



TO: ALL PLANHOLDERS OF RECORD
RE: RFP 26T-CN-203 Baxter Family Housing II – Civil Construction
FROM: Rashaad Esters, Procurement Manager
PAGE(S): 40, including this cover sheet
DATE: April 6, 2026

Transmitted herewith is an Addendum to the solicitation listed above. If the Addendum is **not** received in full, please contact the Procurement Office at (907) 793-3000. If all pages of the Addendum are received, please sign this sheet and email it back to CIHA's Procurement Department at Procurement@cookinlethousing.org.

Company's Name

Company's Representative

Date

RFP 26T-CN-203 Baxter Family Housing II – Civil Construction

This document forms a part of and modifies the solicitation as noted below. Respondents must acknowledge receipt of this addendum. Failure to acknowledge receipt of this addendum may subject Respondent to disqualification.

PROJECT: Baxter Family Housing II – Civil Construction

FOR: Cook Inlet Housing Authority

The following corrections, clarifications, additions, and/or deletions to the RFP 26T-CN-203 are hereby made a part of said documents. All other terms and conditions remain the same.

This Addendum Shall:

1. Answer questions submitted by the deadline date of 03/31/2026, 2:00PM
2. Provide an updated Bid Form
3. Provide a revised schedule
4. Provide revised Baxter Phase II Civil Drawings
5. Phase I Water improvements
6. Phase I Sewer improvements

Baxter Family Housing Phase II – Civil Construction
RFP 26T-CN-203
Q&A

<p>1. Question: Will the road/ sidewalk tie ins to Baxter and Mclean already be done with the previous phase?</p>	<p>Answer: The road (Erna Court), including the tie ins to Baxter Road and McLean Place, will be completed prior to Phase II starting. Only a portion of the sidewalk on the north side of Erna Court will be completed. The western portion of the sidewalk is included in the Phase II scope of work. See attached civil drawings revised to add line work to distinguish Phase I and Phase II work.</p>
<p>2. Question: How much of the paving/ sidewalks will be done in Phase 1?</p>	<p>Answer: See question and answer #1.</p>
<p>3. Question: Where is the power coming from for the light poles (3 in the parking area and 4 along the street?)</p>	<p>Answer: As indicated in question and answer #14, there are only 3 lights poles in the Phase II scope of work. One (1) is located next to building F and two (2) are next to building G. As indicated on sheet E2, sheet note 1, "Fixtures to be controlled with integrated photocells and circuited to nearest house panel. Each 4-plex will have a house panel located in the shared mechanical room.</p>
<p>4. Question: Is the storm system complete already? Are there footing drains that tie into the storm?</p>	<p>Answer: Yes, the storm system will be installed in Phase I. There are no footing drains required for the Phase II buildings.</p>
<p>5. Question: Drawings appear to represent Phase 1 better than Phase 2. Scope seems vague for Phase 2. Narrative scope indicates significant piles of unusable existing to be hauled off. Are there any quantities available for estimating? Square footage doesn't help much.</p>	<p>Answer: See attached civil drawings revised to add line work to better distinguish Phase I and Phase II work. The Phase I civil contractor will haul off the large piles of gravel/soil located along the north property line prior to Phase II work starting.</p>
<p>6. Question: Preliminary schedule for excavation of the building foundations indicates excavating all five foundations in ten days, July 6-July16. Where do we stack the dirt for all five buildings? The order seems to be Bldg. D & E first, then F, then G & H. It would make more sense if the order was reversed with G&H first then D, E,F from a civil standpoint. G&H foundations would need to be backfilled before excavating D,E, & F.</p>	<p>Answer: The order of building start/completion has been changed to H, G, F, E and lastly D. See attached revised schedule.</p>
<p>7. Question: what can we expect the site to look like? Will Phase 1 contractor be off the site? Will Erna Court be complete? Will we have to contend with residents in Phase 1?</p>	<p>Answer: The Phase I civil contractor is planning on being off the site by July 1, 2026. Yes, Erna Court will be completed in the Phase I work (see question and answer #1). Residents will start moving into the Phase I buildings in September of 2026 and each month thereafter more will move in through December 2026.</p>
<p>8. Question: Work scope includes backfill to top of footings only. If that is correct, do we haul off excavated materials removed for building foundations, or stock pile on site?</p>	<p>Answer: Backfill to the top of the footing is required only within the interior of the foundations. Backfill on the exterior of the foundations shall be done like traditional residential foundations (i.e. 6" below top of</p>

Baxter Family Housing Phase II – Civil Construction
RFP 26T-CN-203
Q&A

	foundation insulation, sloped away from building). All soils not used on site shall be hauled off.
9. Question: Cedar Fence – Please confirm that the existing cedar fence is NOT INCLUDED in the Phase 2 construction scope.	Answer: All landscaping and fencing shown on the drawings are NOT included in the Phase II scope of work. Those scopes of work will be done by others via a separate contract.
10. Question: Phase 1 Gravel Stockpile – Will the large gravel stockpile remaining from the Phase 1 civil package be completely removed from the site prior to the start of Phase 2 construction?	Answer: See question and answer #5.
11. Question: Snow Stockpiles – If not melted prior to commencement of Phase 2, will all existing snow stockpiles from vertical contract be removed from the site before Phase 2 constructions begins?	Answer: The snow stockpiles will either melt by July 1, 2026 or they will be moved by then. Either way the Phase II civil contractor can plan on them being off of the Phase II site.
12. Question: Staged Materials from Vertical Construction – Will all materials currently staged onsite for vertical construction be removed prior to the start of Phase 2 civil work? Including job site trailers.	Answer: Yes, the staged materials and job trailers for the Phase I work will be moved off the Phase II site prior to the start of Phase II work.
13. Question: Existing Conditions Photos – Please provide site photographs showing existing conditions following completion of Phase 1 civil construction. The site is currently snow-covered.	Answer: The Phase I civil contractor will be finishing up this summer and is planning on being finished by July 1, 2026, so we don't have any photos of Phase I completion at this time.
14. Question: Light Poles – Please confirm that the Phase 2 civil scope includes only three (3) light poles.	Answer: Yes, Phase II includes 3 light poles. See also question and answer #3.
15. Question: Cross Sections – The cross section provided appears to be from the Phase 1 civil package. If this is the case, please provide updated cross sections specific to Phase 2 scope.	Answer: We do not have an updated survey to show new cross section since the Phase I scope of work still needs to be completed this spring/early summer. Phase 2 is a change order to Phase I Master Fill & Grade permit so we still need to show the original conditions for the original permit. See also question and answer #16.
16. Question: Sheet C6 -Note 12 Quantity – Note 12 on Sheet C6 lists a quantity that appears to match Phase 1 civil package quantity. Please confirm whether this quantity was entirely removed/completed by the Phase 1 contractor.	Answer: The existing grades for Phase II scope of work will be very close to the finish grades of Phase II. The Phase II civil contractor will have to remove and haul off the excavation for the building foundations, the sidewalk structural sections as well as the parking lot structural sections.
17. Question: BMPs and Temporary Controls – Are the Phase 1 BMPs (including straw wattles and construction entrances) still installed onsite? Please confirm that Phase 2 civil scope includes maintenance only of the existing BMPs	Answer: The straw wattles will be in place; however the construction entrances will not be as Erna Court will be fully constructed by July 1, 2026. The Phase II civil scope shall include the maintenance of existing BMP's, installation of a construction entrance if needed, sweeping and of Erna Court as well as Baxter

Baxter Family Housing Phase II – Civil Construction
RFP 26T-CN-203
Q&A

<p>and does not include new installation unless noted otherwise.</p>	<p>Road and McLean Place if tracking offsite occurs. The Phase II civil contractor will also need to sign on to the existing SWPPP as a subcontractor. Note: Erna Court and a portion of the associated curb & gutter and sidewalks will be in place from the Phase I scope of work. The Phase II civil contractor shall take precautions to protect those portions of the work that were completed in Phase I.</p>
<p>18. Question: Anticipated Start Date – The ITB indicates an anticipated start date of July 1, 2026. Please clarify whether this date applies to; the building (vertical) contractor, OR the Phase 2 civil contractor.</p>	<p>Answer: The July 1, 2026 start date indicates the start date for the Phase II scope of work, which civil will be the first on site to start work.</p>
<p>19. Question: Water and Sewer Service Extensions – Please provide locations and limits of water and sewer service extensions within the building footprints.</p>	<p>Answer: See attached Phase I Water Improvements and Sewer Improvements (sheets C11 & C12) from the Phase I scope of work. These are the water & sewer stub locations where the Phase II civil contractor will connect to and bring into the building footprints.</p>
<p>20. Question: Phase 1 Contractor Demobilization – Will the Phase 1 civil contractor fully demobilize all equipment remaining onsite prior to the commencement of Phase 2 civil construction?</p>	<p>Answer: Yes, the Phase I contractors will demobilize from the Phase II area prior to July 1, 2026; however, work will still be ongoing on the Phase I portion of the site.</p>
<p>21. Question: C4 demo drawing has note “Demo items are shown on this sheet only for clarity”. Does that mean demo has been or will be by others and not in scope of Phase 2? Please confirm.</p>	<p>Answer: Yes, the demo shown on sheet C4 will be done by the Phase I civil contractor.</p>
<p>22. Question: What is the scope for water and sewer service extensions? Are the anodes installed on the key boxes? How far do we extend the services? Water service to building E&D appears to be a single line serving both buildings, what are the specific extension requirements configuration? C13 connect chart indicates individual service to each building but drawing shows one line. Are clean outs installed on the sewer service lines or are we to install those under Phase 2?</p>	<p>Answer: Water and sewer service lines from the stubs installed in the Phase I scope of work to the mechanical room of each building are included in the Phase II scope of work. Yes, the anodes were installed on the Phase II key boxes (reference Mass Detail 60-14). No cleanouts were installed on the sewer stubs onto the Phase II site (reference Mass Detail 50-17). They shall be installed within the Phase II scope of work. See also question and answer #19.</p>
<p>23. Question: Please confirm that there are no footing drains (or storm drain work) in Phase 2 work.</p>	<p>Answer: See question and answer #4.</p>

**BAXTER FAMILY HOUSING PHASE II – CIVIL CONSTRUCTION
COOK INLET HOUSING AUTHORITY**

**PROPOSAL PRICING FORM
BAXTER FAMILY HOUSING PHASE II – CIVIL CONSTRUCTION
RFP # 26T-CN-203**

- 1) The undersigned, _____(Company Name) on this date: _____, having familiarized itself with the local conditions affecting the scope and cost of work, and with the Request for Proposal (RFP), including the Construction Drawings and Specifications, Proposal Form, General Conditions, Form of Contract, Project Drawings, and the Scope of Work, hereby proposes to furnish all labor, material, equipment and services required to complete the Baxter Family Housing Phase II project in accordance with all sections of this Request For Proposal.

Proposer to submit a Firm, Fixed-Price proposal to complete the work as described in the RFP. Additionally, the proposal shall include all administrative requirements of the contract, including but not limited to the submission of a project schedule, safety plan, schedule of values, daily reports, submittals as required, and other tasks required under the contract, as well as ancillary and miscellaneous work as described or reasonably inferable from the RFP.

Proposer acknowledges and hereby expressly agrees to work closely with Owner's Representative during the construction phase. This includes, but is not limited to, providing input and recommendations on construction feasibility; actions designed to minimize adverse effects of labor or material shortages; time requirements for procurement; installation and construction completion; and factors related to construction cost, including estimates of alternative designs or materials, preliminary budgets and possible economies.

CIHA expects to execute a Contract with Proposer subject to the Proposer's final firm fixed price based upon the completed design being within the project budget and award of project funding.

Total Lump Sum Proposal \$ _____

(Written Amount): _____

- Note: The above Pricing will be the items used in the Evaluation Criteria Scoring in addition to the Statement of Qualifications and Scope of Work. The above pricing shall also be used in its eventual construction pricing and agreement to construct the project for the Owner.
- 2) In submitting this proposal, it is understood that the right is reserved by CIHA to reject any and all proposals at its sole discretion and for its convenience or benefit. The proposer agrees to execute and deliver to CIHA a contract in the prescribed form.
- 3) I/We have submitted with this proposal the following items:
- a. Cover Page
 - b. Statement of Qualifications and Scope of Services
 - c. References

**BAXTER FAMILY HOUSING PHASE II – CIVIL CONSTRUCTION
COOK INLET HOUSING AUTHORITY**

- d. Current State of Alaska Business License
 - e. Current State of Alaska Contractor's License
 - f. Current Municipality of Anchorage Contractor's License
 - g. Completed IRS form W9
 - h. Lobbying Certification and Disclosure Packet
 - i. Form of Non-Collusive Affidavit
 - j. Bid Bond
 - k. Acknowledgement of Addendums, if applicable
- 4) Proposal cannot be withdrawn for a period of ninety (90) days without the express permission of CIHA.

5) I/We further acknowledge receipt of the following addenda:

Addendum No.: ____ Dated: _____

Addendum No.: ____ Dated: _____

Addendum No.: ____ Dated: _____

Addendum No.: ____ Dated: _____

Addendum No.: ____ Dated: _____

6) Non-Collusive Affidavit: By submission of this Proposal, the Proposer certifies that making the foregoing proposal, that such proposal is genuine and not collusive or a sham; that said proposer has not colluded, conspired, connived or agreed, directly or indirectly, with any proposer or person, to put in a sham proposal or to refrain from quoting, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communications or conference, with any person, to fix the proposal price of affiant or any other proposer, or to fix any overhead, profit or cost element or said proposer price, or of that of any other proposer, or to secure any advantage against CIHA or any person interested in the proposed contract; and that all statements in said proposal are true.

7) I/We further understand the penalty for making false statements in offers is prescribed by federal law at 18 U.S.C. §1001.

Proposal Submitted by:

**BAXTER FAMILY HOUSING PHASE II – CIVIL CONSTRUCTION
COOK INLET HOUSING AUTHORITY**

NAME OF PROPOSER

OFFICIAL ADDRESS

BY:

Signature

Address

Print Name and Title

City, State, Zip Code

Email

Phone

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter		
								Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
1																									
2																									
3		Building H																							
4		Excavation & Utilities	3 days	Mon 7/6/26	Wed 7/8/26																				
5		Bottom of Hole Inspection	1 day	Thu 7/9/26	Thu 7/9/26																				
6		Footings Forms & Rebar	3 days	Fri 7/10/26	Tue 7/14/26																				
7		MOA Rebar Inspection	1 day	Wed 7/15/26	Wed 7/15/26																				
8		Foundation Walls	5 days	Thu 7/16/26	Wed 7/22/26																				
9		Foundation Damproofing/Insulation	2 days	Thu 7/23/26	Fri 7/24/26																				
10		Backfill/Compaction	2 days	Mon 7/27/26	Tue 7/28/26																				
11		Vapor Intrusion Barrier	4 days	Mon 8/3/26	Thu 8/6/26																				
12		Barrier Smoke Test	1 day	Fri 8/7/26	Fri 8/7/26																				
13		Rough Framing	40 days	Mon 8/10/26	Fri 10/2/26																				
14		Roofing	5 days	Mon 10/5/26	Fri 10/9/26																				
15		Exterior Doors & Windows	4 days	Mon 10/12/26	Thu 10/15/26																				
16		Sprinkler Rough-In	2 days	Thu 10/15/26	Fri 10/16/26																				
17		Plumbing & Mechanical Rough-In	20 days	Mon 10/12/26	Fri 11/6/26																				
18		Electrical Rough-In	20 days	Mon 10/12/26	Fri 11/6/26																				
19		Insulation & Vapor Barrier	7 days	Mon 11/9/26	Tue 11/17/26																				
20		Sheetrock	15 days	Thu 11/12/26	Wed 12/2/26																				
21		Tape & Texture	10 days	Mon 11/30/26	Fri 12/11/26																				
22		Interior Painting	10 days	Mon 12/7/26	Fri 12/18/26																				
23		Set Cabinets	5 days	Mon 12/21/26	Fri 12/25/26																				
24		Interior Trim & Doors	10 days	Mon 12/28/26	Fri 1/8/27																				
25		Sprinkler Trim	4 days	Mon 1/4/27	Thu 1/7/27																				
26		Flooring	10 days	Mon 1/11/27	Fri 1/22/27																				
27		Mech. & Elec. Trim	6 days	Wed 1/20/27	Wed 1/27/27																				
28		Solid Surface Countertops	8 days	Mon 1/25/27	Wed 2/3/27																				
29		Set Appliances	4 days	Thu 2/4/27	Tue 2/9/27																				
30		Final Cleaning	6 days	Wed 2/10/27	Wed 2/17/27																				
31		Window Blinds	4 days	Thu 2/18/27	Tue 2/23/27																				
32		Exterior Siding	10 days	Mon 3/1/27	Fri 3/12/27																				
33		Exterior Painting	7 days	Mon 6/14/27	Tue 6/22/27																				
34		Punchlist	10 days	Mon 6/21/27	Fri 7/2/27																				
35		Building Address	1 day	Wed 6/23/27	Wed 6/23/27																				

Project: Initial Schedule 2.6.26 Date: Thu 4/2/26	
--	--

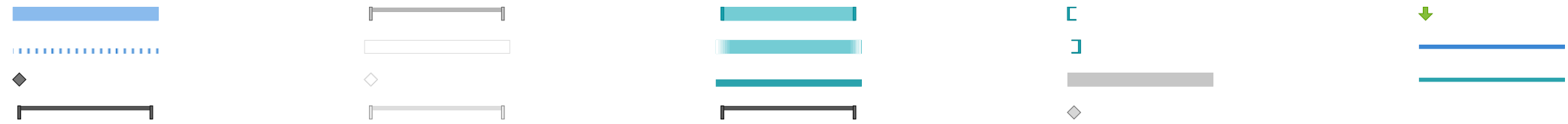
ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	1st Quarter		2nd Quarter			3rd Quarter			4th Quarter		
								Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
140	🚀	Window Blinds	4 days	Thu 5/13/27	Tue 5/18/27													
141	🚀	Exterior Painting	7 days	Thu 7/15/27	Fri 7/23/27													
142	🚀	Building Address	1 day	Mon 7/26/27	Mon 7/26/27													
143	🚀	Punchlist	10 days	Tue 7/27/27	Mon 8/9/27													
144	🚀	MOA Final Inspections	4 days	Tue 8/10/27	Fri 8/13/27													
145	🚀	Contractual Completion Date	1 day	Tue 8/31/27	Tue 8/31/27													
146	👉																	
147	🚀?	Building D																
148	🚀	Excavation & Utilities	3 days	Tue 7/14/26	Thu 7/16/26													
149	🚀	Bottom of Hole Inspection	1 day	Fri 7/17/26	Fri 7/17/26													
150	🚀	Footings Forms & Rebar	3 days	Thu 7/30/26	Mon 8/3/26													
151	🚀	MOA Rebar Inspection	1 day	Mon 8/3/26	Mon 8/3/26													
152	🚀	Foundation Walls	5 days	Thu 8/6/26	Wed 8/12/26													
153	🚀	Foundation Dampproofing	2 days	Thu 8/13/26	Fri 8/14/26													
154	🚀	Backfill/Compaction	2 days	Mon 8/17/26	Tue 8/18/26													
155	🚀	Vapor Intrusion Barrier	4 days	Wed 8/19/26	Mon 8/24/26													
156	🚀	Barrier Smoke Test	1 day	Tue 8/25/26	Tue 8/25/26													
157	🚀	Rough Framing	40 days	Mon 1/4/27	Fri 2/26/27													
158	🚀	Roofing	5 days	Mon 3/1/27	Fri 3/5/27													
159	🚀	Exterior Doors & Windows	4 days	Mon 3/8/27	Thu 3/11/27													
160	🚀	Sprinkler Rough-In	2 days	Thu 3/11/27	Fri 3/12/27													
161	🚀	Plumbing & Mechanical Rough-In	20 days	Mon 3/8/27	Fri 4/2/27													
162	🚀	Electrical Rough-In	20 days	Mon 3/8/27	Fri 4/2/27													
163	🚀	Insulation & Vapor Barrier	7 days	Mon 4/5/27	Tue 4/13/27													
164	🚀	Sheetrock	15 days	Thu 4/8/27	Wed 4/28/27													
165	🚀	Exterior Siding	10 days	Mon 4/26/27	Fri 5/7/27													
166	🚀	Tape & Texture	10 days	Mon 4/26/27	Fri 5/7/27													
167	🚀	Interior Painting	10 days	Mon 5/3/27	Fri 5/14/27													
168	🚀	Set Cabinets	5 days	Mon 5/10/27	Fri 5/14/27													
169	🚀	Interior Trim & Doors	10 days	Mon 5/17/27	Fri 5/28/27													
170	🚀	Flooring	10 days	Mon 5/31/27	Fri 6/11/27													
171	🚀	Mech. & Elec. Trim	6 days	Wed 6/9/27	Wed 6/16/27													
172	🚀	Sprinkler Trim	4 days	Mon 6/14/27	Thu 6/17/27													
173	🚀	Solid Surface Countertops	8 days	Mon 6/14/27	Wed 6/23/27													
174	🚀	Set Appliances	4 days	Thu 6/24/27	Tue 6/29/27													
175	🚀	Final Cleaning	6 days	Wed 6/30/27	Wed 7/7/27													

Project: Initial Schedule 2.6.26
Date: Thu 4/2/26

- Blue bar: Task
- Red bar: Milestone
- Green bar: Summary Task
- Yellow bar: Summary Task
- Grey bar: Summary Task
- Blue arrow: Task dependency
- Red diamond: Milestone dependency
- Green diamond: Summary Task dependency
- Yellow diamond: Summary Task dependency
- Grey diamond: Summary Task dependency

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	2nd Quarter		3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter		
								May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
246																								
247																								
248																								
249																								
250																								
251																								
252																								
253																								
254																								
255																								
256																								
257																								
258																								
259																								
260																								
261																								
262																								
263																								
264																								
265																								
266																								
267																								
268																								
269																								
270																								
271																								
272																								
273																								
274																								
275																								
276																								
277																								
278																								
279																								
280																								
281																								

Project: Initial Schedule 2.6.26
Date: Thu 4/2/26



ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	2nd Quarter		3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter		
								May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
282																								
283																								
284																								



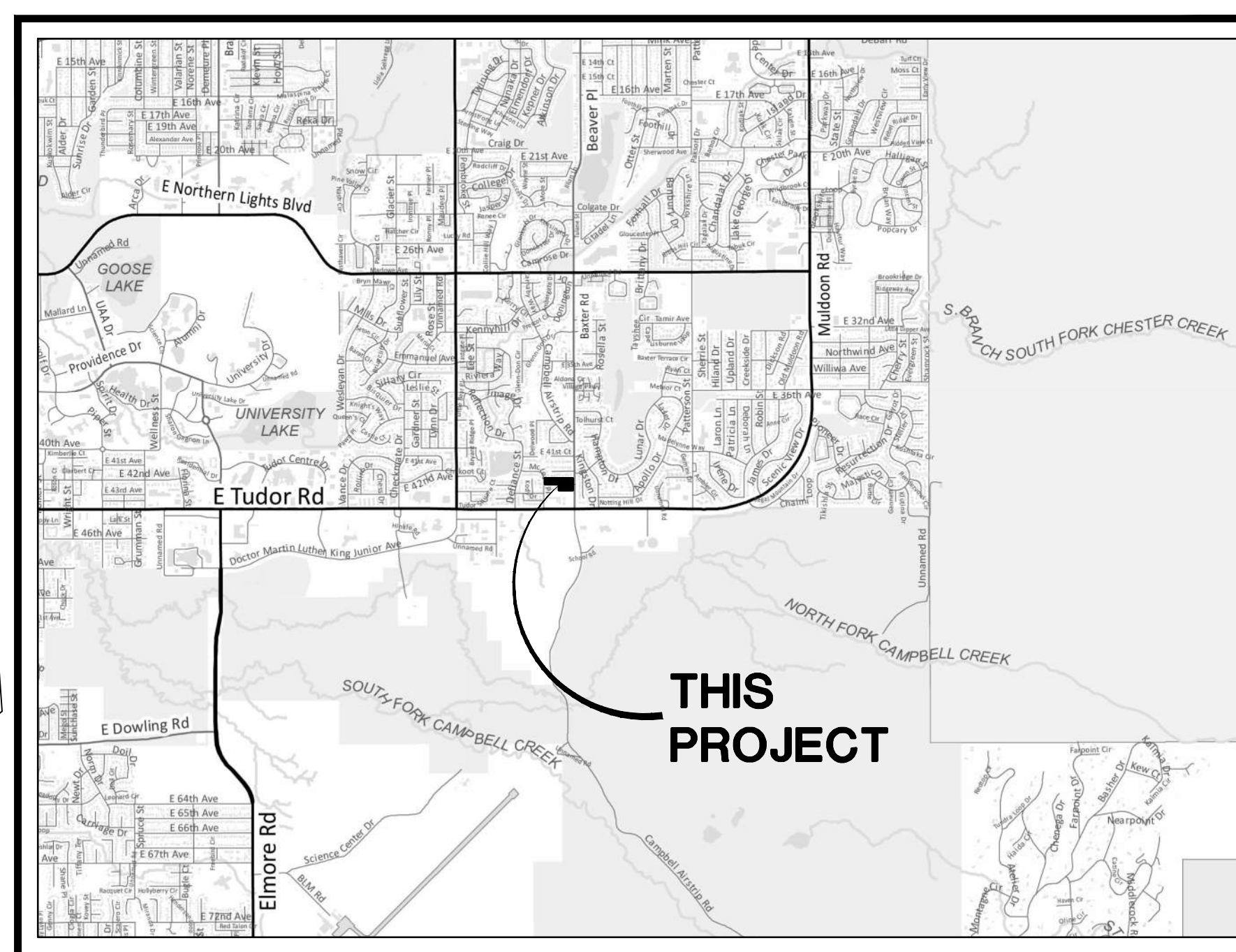
Project: Initial Schedule 2.6.26 Date: Thu 4/2/26					
--	--	--	--	--	--

VALETSKAYA ADDITION NO. 1 TRACT B

GRADING, STREET, WATER, SEWER & DRAINAGE IMPROVEMENT PLANS

AWWU Private Systems Number PS25-005
Master Fill & Grade Permit Number C25-1286
Change Order Number X26-1099

MARCH 2026



LOCATION MAP

ENGINEERED TRIAD ENGINEERING, LLC
BY: P.O. BOX 111989
ANCHORAGE, AK 99511
(907) 344-3114

SURVEYED THE BOUTET COMPANY, INC.
BY: 601 E. 57TH PLACE
ANCHORAGE, AK 99518
(907) 522-6776

OWNER: _____
COOK INLET HOUSING AUTHORITY
3510 SPENARD ROAD, SUITE 100
ANCHORAGE, AK 99503
(907) 793-3000
CONTACT PERSON: MARK FINEMAN

DESCRIPTION

	<u>SHEET</u>
TITLE SHEET	C1 of 20
KEY MAPS & TYPICAL SECTIONS	C2 of 20
NOTES & LEGENDS	C3 of 20
DEMO PLAN	C4 of 20
OVERALL SITE PLAN	C5 of 20
GRADING PLAN	C6 of 20
SPOT ELEVATIONS	C7 of 20
SPOT ELEVATIONS CONT'D	C7A of 20
CROSS SECTIONS	C8 of 20
CROSS SECTIONS CONT'D	C9 of 20
STREET IMPROVEMENTS	C10 of 20
WATER IMPROVEMENTS	C11 of 20
SEWER IMPROVEMENTS	C12 of 20
CONNECT CHARTS	C13 of 20
STORM IMPROVEMENTS	C14 of 20
STORM IMPROVEMENTS CONT'D	C15 of 20
LANDSCAPE PLAN	L1 of 20
LANDSCAPE DETAILS	L2 of 20
SITE LIGHTING	E1 of 20
SITE LIGHTING	E2 of 20
PLOT PLAN	V1 of 20

INDEX

Change Order Number X26-1099
AWWU Private Systems Number PS25-005
Master Fill & Grade Permit Number C25-1286

AWWU PLAN SET NO. 11465



TRIAD
ENGINEERING, LLC
P.O. Box 111989 99511
Anchorage, Alaska (907) 561-6537
www.triadak.com
COAF # 128633

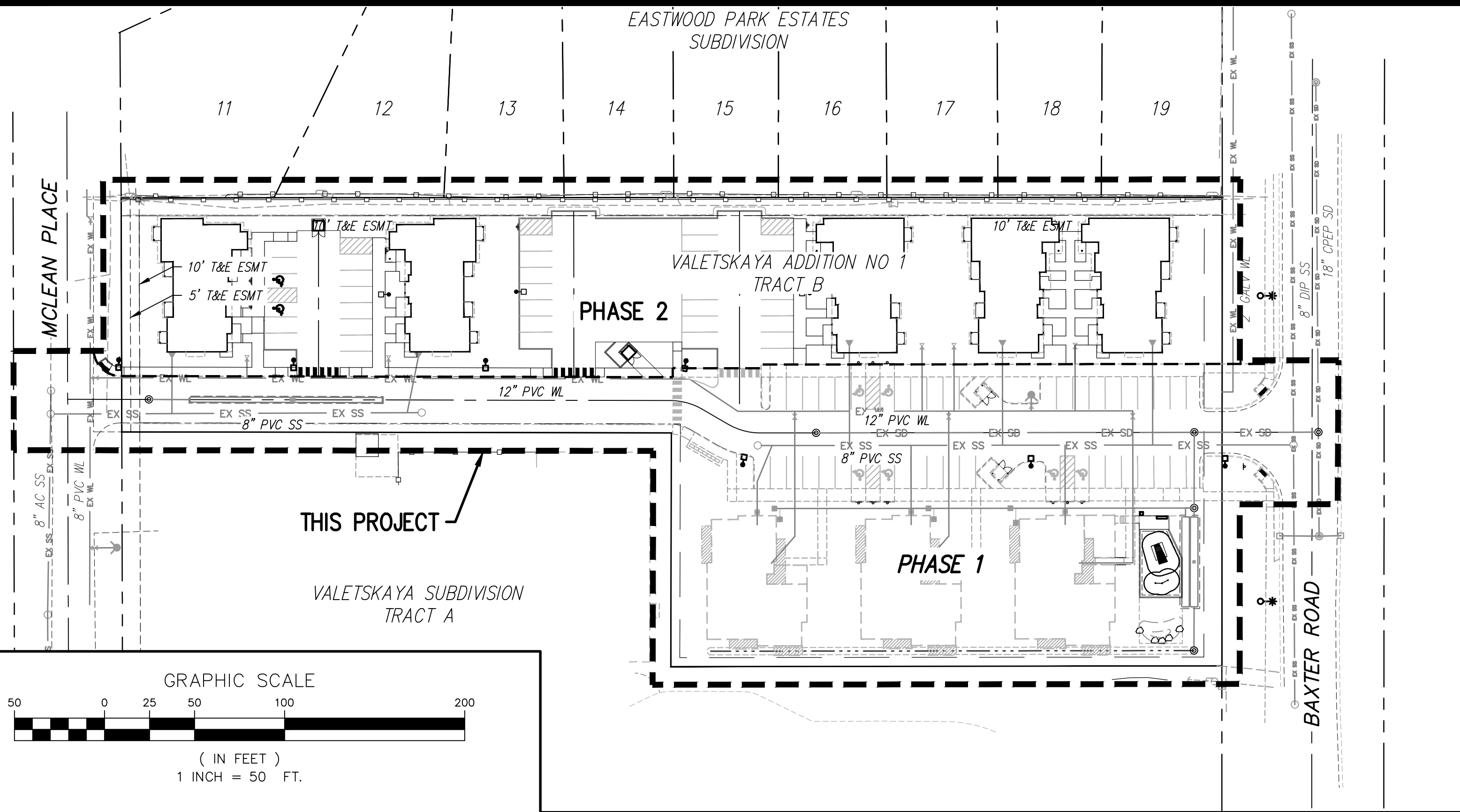
RECORD DRAWING

1. DATA PROVIDED
This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
CONTRACTOR:
BY: _____ DATE: _____
2. DATA TRANSFERRED
BY: _____ COMPANY: _____ DATE: _____
3. DATA TRANSFER CHECKED
Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
BY: _____ COMPANY: _____ DATE: _____

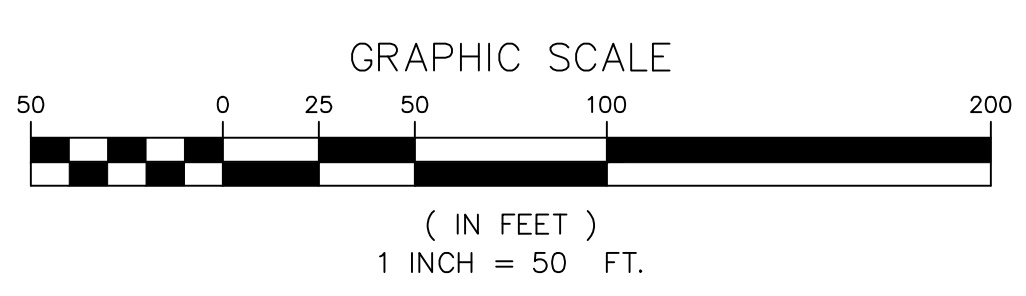
VALETSKAYA ADDITION NO. 1
TRACT B
TITLE SHEET

DESIGNED	DRAWN	CHECKED	DATE	FILE
B.M.	B.M.	B.M.	12/10/25	PHASE 2 BUILDING LAYOUTS ADDED
B.M.	B.M.	B.M.	3/16/25	REVISED PER X-INGS NORTH OF BLDG C
B.M.	B.M.	B.M.	4/16/25	REVISED PER AWWU COMMENTS
B.M.	B.M.	B.M.	4/1/25	REVISED PER MOA COMMENTS

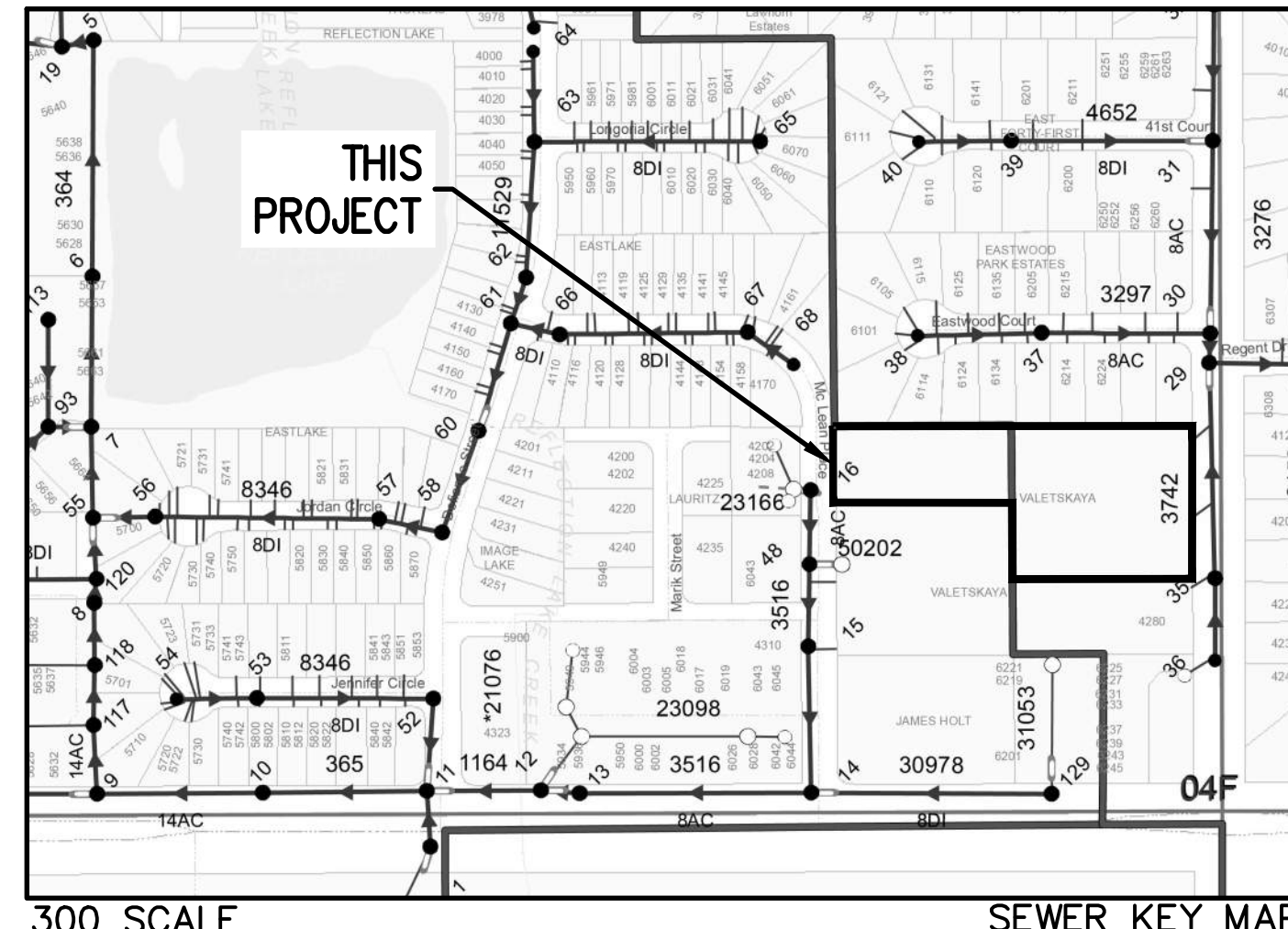
SHEET
C1 OF 20



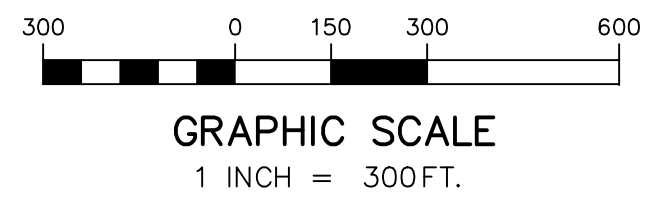
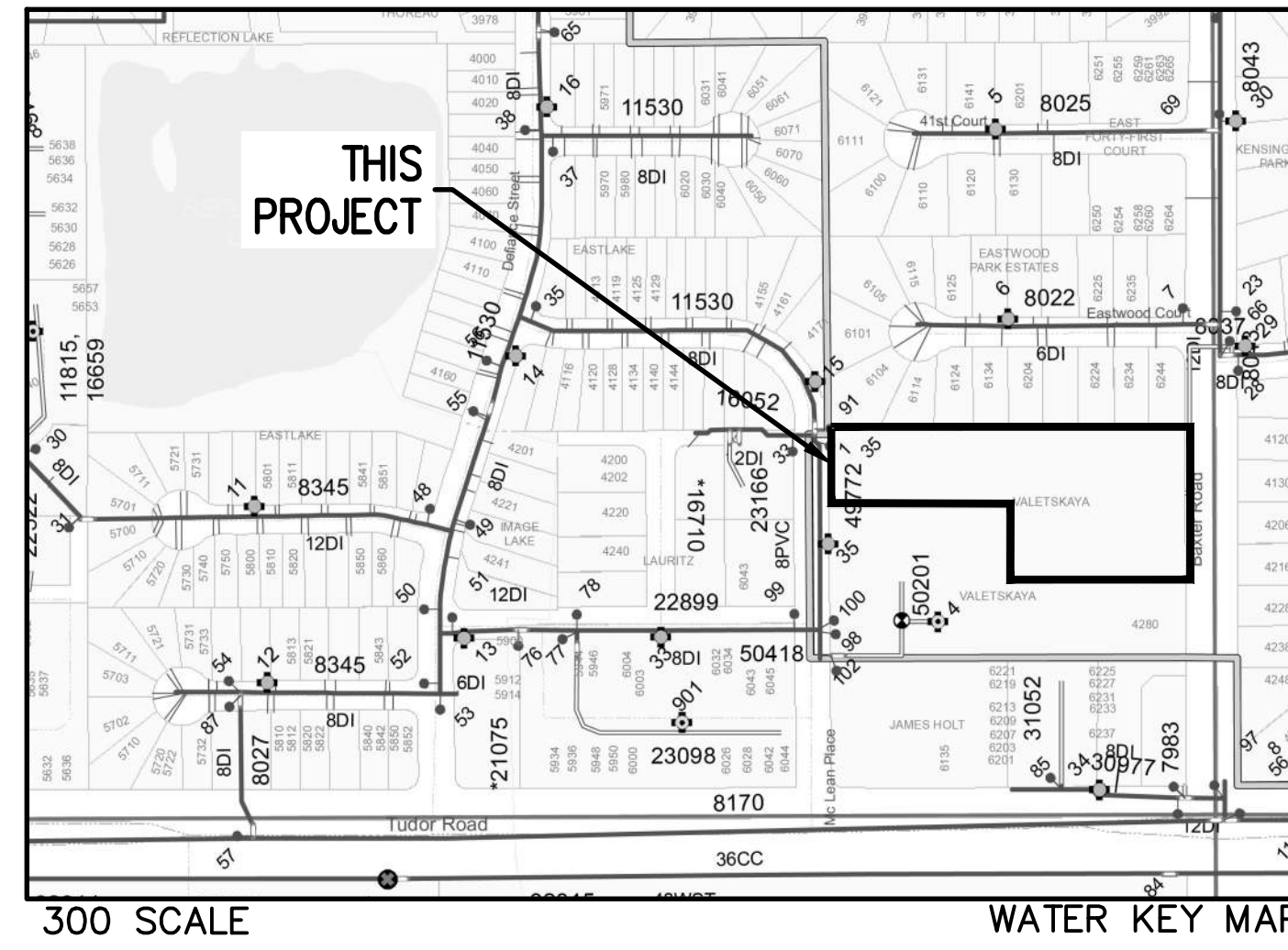
TRUE NORTH
SCALE: 1" = 50'



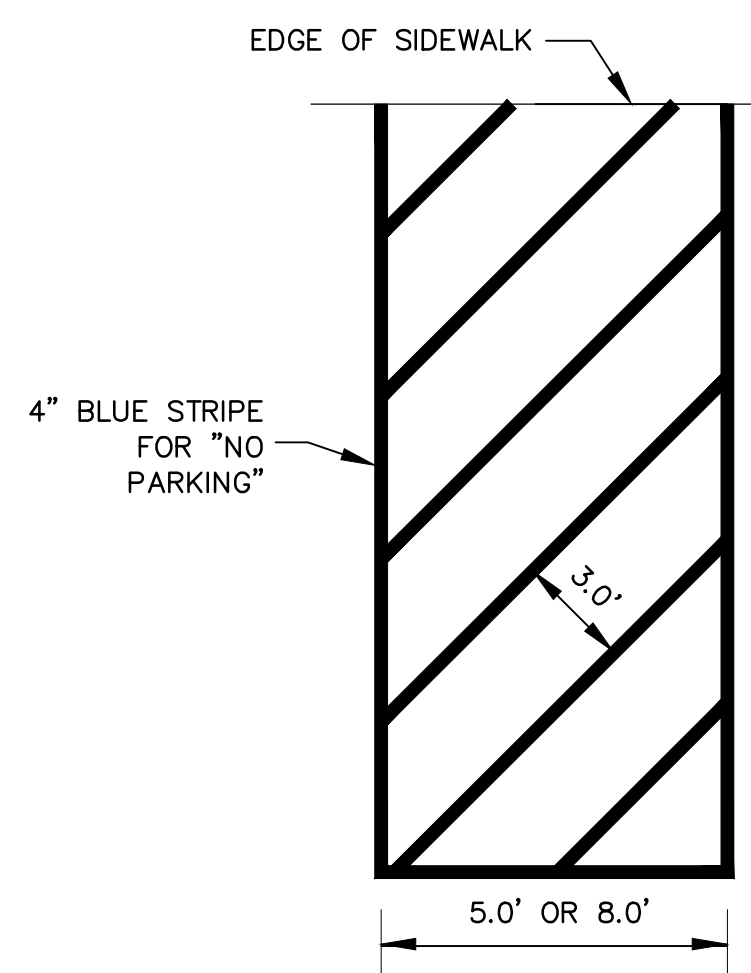
50 SCALE KEY MAP



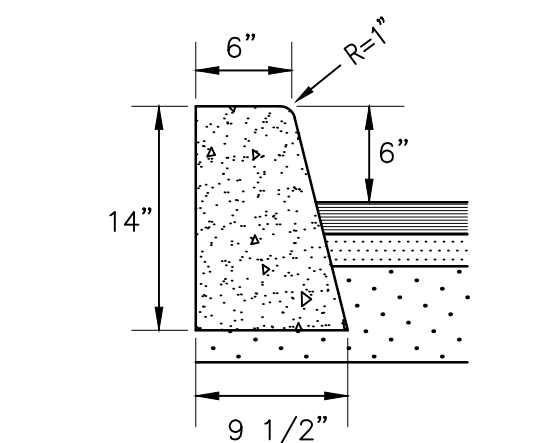
TRUE NORTH
SCALE: 1" = 300'



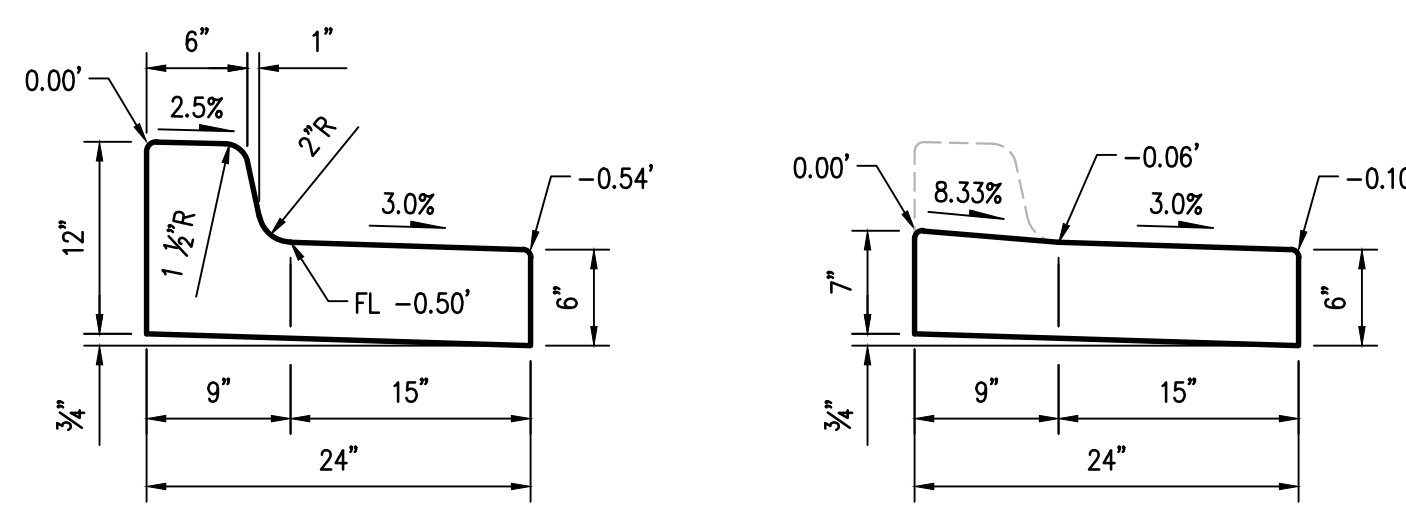
300 SCALE WATER KEY MAP



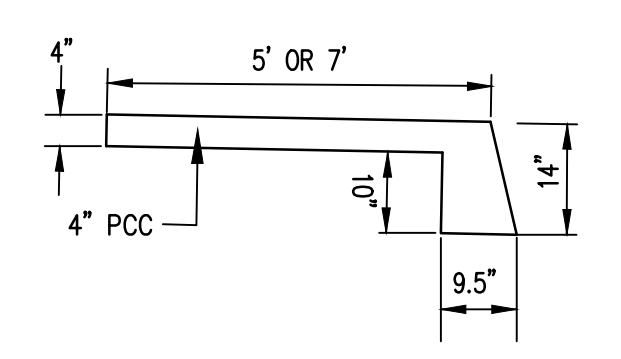
F TYPICAL NO PARKING STRIPING
SCALE: 1" = 5'



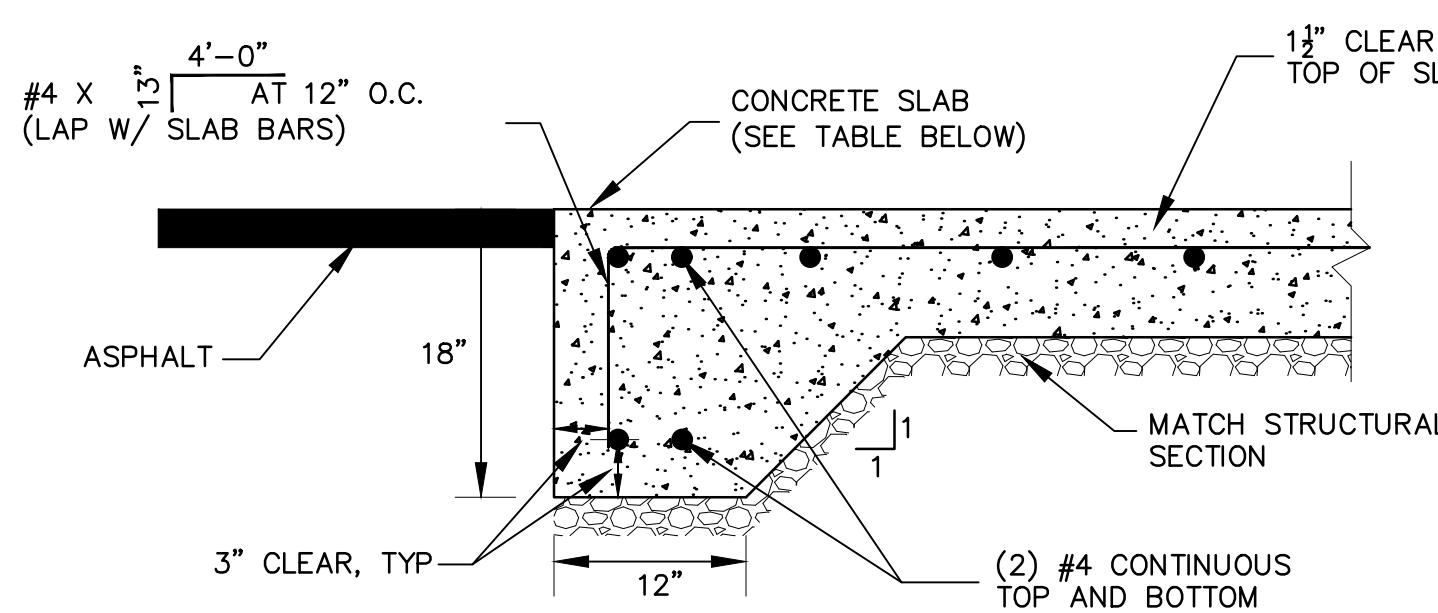
D BARRIER CURB
SCALE: 1" = 1'



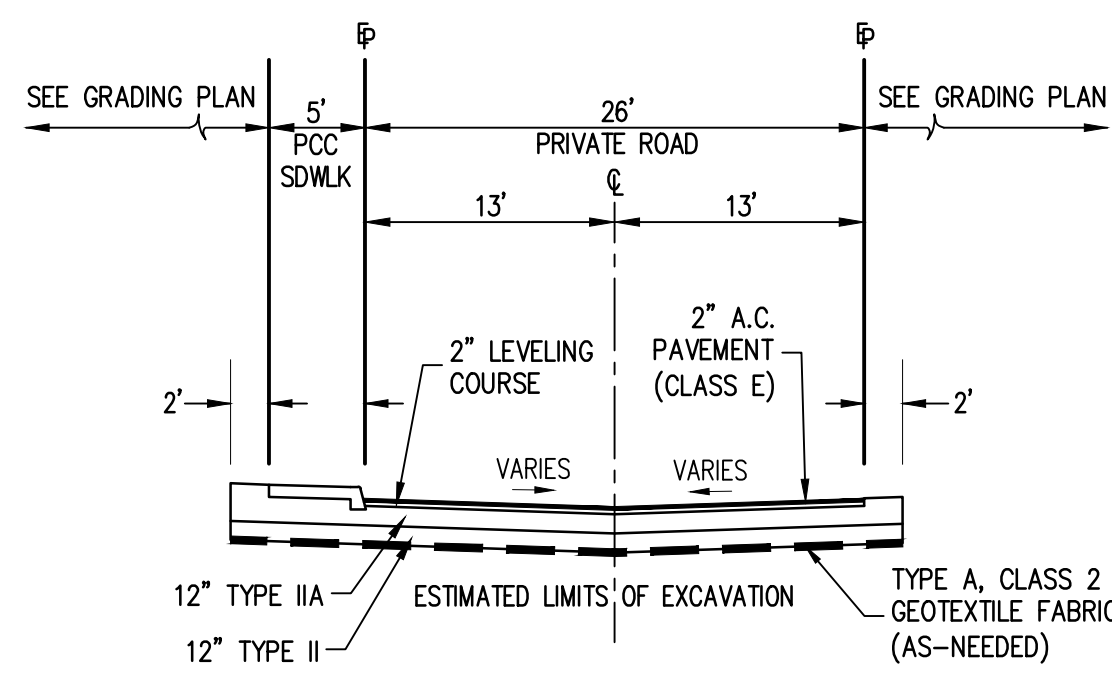
C TYPE 3 & TYPE 3A CURB DETAILS
SCALE: 1" = 1'



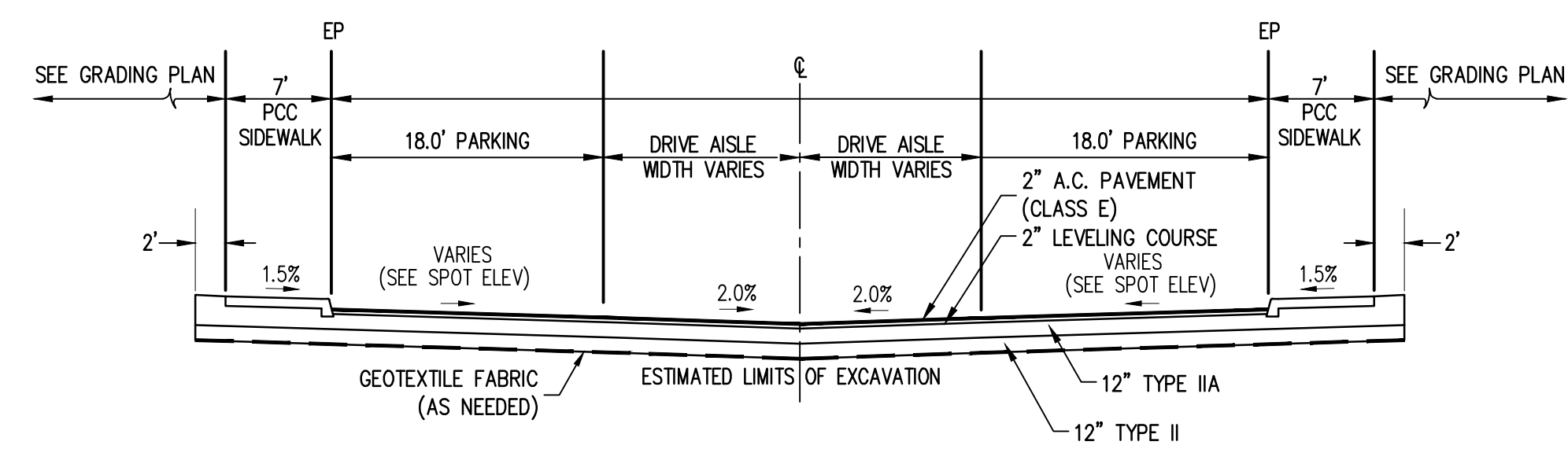
E THICKENED SIDEWALK EDGE
SCALE: 1" = 2'



G DUMPSTER PAD SLAB TURN DOWN DETAIL
SCALE: 1" = 1'



B TYPICAL SECTION ACCESS ROAD
SCALE: 1" = 10'



TYPICAL SECTION NOTES

1. STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPING PLAN, EROSION AND SEDIMENT CONTROL PLAN AND SWPPP.
2. ALL DIMENSIONS AND ELEVATIONS AS SHOWN ARE TYPICAL BUT MAY VARY IN SPECIFIC INSTANCES AS SHOWN ON PLAN/PROFILE DRAWINGS OR AS DIRECTED BY THE ENGINEER.
3. ALL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY AASHTO T-180-METHOD-D.
4. USE TYPE A, CLASS 2 GEOTEXTILE FABRIC AS SHOWN IN MASS SECTION 20.25.
5. AFTER CONSTRUCTION OF DEEP UTILITIES SUBGRADE SHALL BE TESTED FOR FROST CLASSIFICATION. FREQUENCY OF TESTS SHALL BE ONE SAMPLE PER 100 FEET AND ONE SAMPLE EVERY 200 FEET AT 12 INCHES BELOW SUBGRADE. NGE SHALL PROVIDE FURTHER DIRECTION BASED ON TEST RESULTS.
6. SEE SITE PLAN ON SHEET C5 FOR SPECIFIC LOCATIONS OF CURB VS SIDEWALK ALONG PARKING STALLS.

A TYPICAL SECTION - DRIVE AISLE & PARKING
SCALE: 1" = 10'

Change Order Number X26-1099
AWWU Private Systems Number PS25-005
Master Fill & Grade Permit Number C25-1286

AWWU PLAN SET NO. 11465



TRIAD ENGINEERING, LLC
P.O. Box 111989
Anchorage, Alaska 99511
(907) 561-6537
www.triadok.com
COAF# 128635

RECORD DRAWING

1. DATA PROVIDED
By: _____ DATE: _____

2. DATA TRANSFERRED
By: _____ DATE: _____

3. DATA TRANSFER CHECKED
Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
By: _____ DATE: _____

VALETSKAYA ADDITION NO. 1 TRACT B
KEY MAPS & TYPICAL SECTIONS

DESIGNED	DRAWN	CHECKED	DATE	REVISIONS
B.M.	B.M.	B.M.	12/10/25	PHASE 2 BUILDING LAYOUTS ADDED
B.M.	B.M.	B.M.	3/10/25	REVISED PER X-INGS NORTH OF BLDG C
B.M.	B.M.	B.M.	4/16/25	REVISED PER AWWU COMMENTS
B.M.	B.M.	B.M.	4/1/25	REVISED PER MOA COMMENTS

FILE: BAXTER MULTI-FAMILY
JOB NO.: 24-155
CASE: N/A
DATE: MAR 2026
SCALE: VARIES
HORIZ: VARIES
VERT: 1/8"=1'-0"

SHEET **C2** OF 20

LEGEND

- DRAINAGE FLOW ARROW
- PROPOSED SEWER, STORM DRAIN OR WATER MAIN (PROFILE)
- EXISTING SEWER, STORM DRAIN OR WATER MAIN (PROFILE)
- EXISTING & PROPOSED WATER MAIN (PLAN)
- EXISTING & PROPOSED SEWER MAIN (PLAN)
- EXISTING & PROPOSED STORM MAIN (PLAN)
- PROPOSED TYPE 2 CURB & GUTTER
- EXISTING OVERHEAD ELECTRIC & TELEPHONE
- EXISTING UNDERGROUND ELECTRIC & TELEPHONE
- EXISTING & PROPOSED ELECTRICAL PEDESTAL & TRANSFORMER
- EXISTING GAS MAIN
- EXISTING UNDERGROUND TV CABLE
- EXISTING FIBER OPTIC CABLE
- EXISTING FENCE
- LOT LINES/EDGE OF ROW
- EASEMENT
- PROPERTY LINE
- DITCH LINE
- STREET CENTERLINE STATION
- UTILITY STATION (WATER, SEWER & STORM)
- EXISTING & PROPOSED GATE VALVE & VALVE BOX
- EXISTING & PROPOSED REDUCER
- EXISTING & PROPOSED FIRE HYDRANT
- EXISTING & PROPOSED WATER CONNECT
- EXISTING & PROPOSED SANITARY SEWER MANHOLE
- EXISTING & PROPOSED SEWER CLEANOUT
- EXISTING & PROPOSED SEWER CONNECT
- EXISTING & PROPOSED STORM DRAIN MANHOLE
- EXISTING & PROPOSED STORM DRAIN CATCH BASIN
- EXISTING & PROPOSED CATCH BASIN MANHOLE
- EXISTING & PROPOSED STORM DRAIN FOOTING CONNECT
- PROPOSED ROOF DRAIN CLEANOUT
- EXISTING & PROPOSED STREET LIGHT
- EXISTING CURB & GUTTER
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING MAJOR & MINOR CONTOURS
- PROPOSED MAJOR & MINOR CONTOURS

QUALITY CONTROL AND QUALITY ASSURANCE PROGRAM

- FREQUENCY OF COMPACTION TESTS SHALL BE PER AMCR 21.90.003.E.4 AND PER THE REVISED SECTION OF THE MOST RECENT AWWU DESIGN CRITERIA MANUAL "MINIMUM FREQUENCY OF ROUTINE QUALITY CONTROL TEST."
- COMPACTION TESTING SHALL BE PER ASTM D2922 AND PER MASS.
- OVERVIEW BY A QUALIFIED TECHNICIAN, UNDER THE DIRECT SUPERVISION OF THE PROJECT ENGINEER, SHALL OCCUR DURING CONSTRUCTION.
- INSPECTION REPORTING, QUALITY CONTROL PLANS AND TESTING STANDARDS MUST COMPLY WITH MOA OPERATING POLICY AND PROCEDURES #6. PROCEDURES LISTED IN AMCR 21.90.003.E.2-4 SHALL BE CONSIDERED PART OF THE QUALITY CONTROL AND QUALITY ASSURANCE PLAN.

PAVEMENT CUT/TRENCH DETAIL GENERAL NOTES

- 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 MOST CURRENT EDITION OF THE AWWU DESIGN AND CONSTRUCTION PRACTICES MANUAL (DCPM) AND THE SPECIAL PROVISIONS AND THE DEPT. OF PUBLIC WORKS DESIGN CRITERIA MANUAL (DCM) FOR STREETS AND STORM DRAINAGE.
- THE CONTRACTOR SHALL NOTIFY ALL AREA UTILITY COMPANIES PRIOR TO COMMENCEMENT OF EXCAVATION. (LOCATE CALL CENTER OF ALASKA: 278-3121.)
- ALL BACK FILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY AASHTO T-180-METHOD-D. SHOULD INSULATION BE PRESENT IN THE ROAD SECTION, REPLACE ALL INSULATION WITH MATCHING THICKNESS AND KIND.
- PIPE FOUNDATION SHALL BE FREE OF DEBRIS AND ORGANIC MATERIAL.
- SEE STORM DRAIN NOTES FOR ADDITIONAL INFO ON TRENCH REQUIREMENTS FOR STORM PIPE.

ABBREVIATIONS

- | | |
|--------------------------------------|--|
| AC ASPHALTIC CONCRETE | PL PROPERTY LINE |
| BOP BEGINNING OF PROJECT | POC POINT ON CURVE |
| BP BOTTOM OF PIPE | POL PETROLEUM OIL LINE |
| BSB BUILDING SETBACK | PP HIGH DENSITY POLYPROPYLENE PIPE |
| BSW BACK OF SIDEWALK | PRC POINT OF REVERSE CURVE |
| BV BUTTERFLY VALVE | PT POINT OF TANGENCY |
| CB CATCH BASIN | PVC POLYVINYL CHLORIDE |
| CL CLASS OR CENTERLINE | PVC POINT OF VERTICAL CURVATURE |
| CO CLEANOUT | PVI POINT OF VERTICAL INTERSECTION |
| CPEP CORRUGATED POLYETHYLENE PIPE | PVT POINT OF VERTICAL TANGENCY |
| CR CURVE RETURN | RAP RECYCLED ASPHALT PAVEMENT |
| DIP DUCTILE IRON PIPE | REC AWWU RECORD DRAWING INFORMATION |
| E ELECTRIC | REJ RESTRAINED JOINT INTEGRAL BELL |
| EOP END OF PROJECT | RP RADIUS POINT |
| EP EDGE OF PAVEMENT | SC SERVICE CONNECT |
| ESMT EASEMENT | SD STORM DRAIN |
| FC FACE OF CURB | SI STREET INTERSECTION |
| FD FOOTING DRAIN | ST LT STREET LIGHT |
| FLD FIELD SURVEYED INFORMATION | SS SANITARY SEWER |
| FF FINISH FLOOR ELEVATION | ST STREET |
| FH FIRE HYDRANT | SW SIDEWALK |
| FG FINISH GRADE | T TELEPHONE |
| FL FLOW LINE | T&E TELECOMMUNICATIONS & ELECTRICAL EASEMENT |
| G ENSTAR GAS | T,E&G TELECOMMUNICATIONS, ELECTRICAL, & GAS |
| GB GRADEBREAK | TBC TOP BACK OF CURB |
| GBT GREENBELT TRACT | TH TEST HOLE |
| GV GATE VALVE | TP TEST PIT |
| HDPE HIGH DENSITY POLYETHYLENE PIPE | TR TOP OF PIPE |
| LF LINEAL FOOT | TR TRAFFIC |
| MH MANHOLE | TRN ELECTRICAL PAD MOUNT TRANSFORMER |
| MPOC MID POINT ON CURVE | TTA TEMPORARY TURNAROUND |
| NGWE NO GROUND WATER ENCOUNTERED | TV CABLE TELEVISION |
| OD OUTSIDE DIAMETER | UGU UNDERGROUND ELECTRIC, TELEPHONE & CABLE TV |
| OBU OVERHEAD UTILITY | WL WATER LINE |
| PC POINT OF CURVATURE | W&PL WALKWAY & PRIVATE LANDSCAPE EASEMENT |
| PC PROPERTY CORNER | UB UNDISTURBED BUFFER EASEMENT |
| PCC PORTLAND CEMENT CONCRETE | VB VALVE BOX |
| PCC POINT OF COMPOUND CURVATURE | |
| PCMP PRECOATED CORRUGATED METAL PIPE | |
| PED ELECTRIC PEDESTAL | |

GENERAL NOTES

- 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 MOST CURRENT EDITION OF THE AWWU DESIGN AND CONSTRUCTION PRACTICES MANUAL (DCPM) AND THE SPECIAL PROVISIONS AND THE DEPT. OF PUBLIC WORKS DESIGN CRITERIA MANUAL (DCM) FOR STREETS AND STORM DRAINAGE.
- MAINTAIN MINIMUM OF TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SEPARATION BETWEEN ANY WATERLINE (MANS OR SERVICES) AND SANITARY SEWER (MANS AND SERVICES) OR STORM SEWER (STORM DRAIN, SUBDRAIN, OR FOOTING DRAIN). SANITARY AND STORM SEWER PIPE JOINTS SHALL BE PLACED AT LEAST NINE (9) FEET FROM ANY WATERLINE CROSSING. SEPARATION DISTANCES ARE MEASURED FROM THE OUTSIDE OF PIPES.
- MAINTAIN A MINIMUM THIRTY-SIX (36) INCHES OF VERTICAL SEPARATION BETWEEN ANY STORM SEWER (STORM DRAIN OR FOOTING DRAIN) AND WATERLINE (MANS OR SERVICES) OR SANITARY SEWER (MANS OR SERVICES). IF THIRTY-SIX (36) INCHES CAN NOT BE MAINTAINED, PROVIDE A MINIMUM OF 4-INCH THICK INSULATION.
- ALL WATER/SEWER/STORM PIPE AND ROAD INSULATION SHALL BE RIGID BOARD, HIGH DENSITY EXPANDED POLYSTYRENE, MIN. 60 P.S.I., FOR UNDERGROUND INSTALLATIONS EQUIVALENT TO R-20 PER FOUR (4) INCH THICK INSULATION MEETING ASTM C578 TYPE VII.
- 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.
- CONTRACTOR SHALL RESTORE ALL PROPERTY, INCLUDING DRAINAGE SWALES, DISTURBED BY CONTRACT ACTIVITIES TO PRECONSTRUCTION CONDITION.
- IN CASE OF CONFLICT BETWEEN STATIONING LOCATION OF PIPE OR FITTINGS, AND DIMENSIONED LOCATIONS RELATIVE TO CENTERLINE AND PROPERTY LINE, THE DIMENSIONED LOCATIONS SHALL GOVERN.
- THE CONTRACTOR SHALL RECORD SURVEY NOTES FOR SUBMITTAL WITH RECORD DRAWING PLANS PRIOR TO CONTRACT FINAL PAYMENT.
- 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 TRACKING TO MINIMIZE THE WASH-OFF OF SEDIMENT INTO THE STORM DRAINS OR WATERWAYS.
- THE CONTRACTOR SHALL RELOCATE ANY WATER OR SANITARY SEWER SERVICE CONNECTIONS INSTALLED WITH LESS THAN MINIMUM STANDARD MEASURED DISTANCES PER MASS PRIOR TO FINAL ACCEPTANCE BY AWWU. SEE WATER NOTE 5 AND SEWER NOTE 4 FOR MINIMUM DISTANCES.
- SERVICE CONNECTIONS TO EXISTING MAINS ARE TO BE INSPECTED BY AWWU FIELD SERVICES. PROVIDE A MINIMUM OF 48 HOURS ADVANCE NOTICE TO SCHEDULING THE CONNECTIONS AND INSPECTIONS.
- SOILS DATA WAS PROVIDED BY NORTHERN GEOTECHNICAL ENGINEERING JANUARY 2025.
- THE CONTRACTOR SHALL CONSPICUOUSLY POST ALL REQUIRED MUNICIPALITY OF ANCHORAGE, STATE AND FEDERAL PERMITS NEAR THE JOB ENTRANCE(S). THE CONTRACTOR/ENGINEER SHALL MAINTAIN ON THE JOBSITE AT ALL TIMES A CURRENT COPY OF THE APPROVED PLAN SET, THE APPROVED SWPPP/ESCP, AND A CURRENT MATERIALS TESTING LOG.
- NO OTHER UTILITY SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY AWWU WATER MAIN, SEWER MAIN, SERVICE CONNECTION, FIRE HYDRANT, VALVE, OR KEY BOX, EXCEPT WHERE SUCH UTILITY CROSSES WATER OR SEWER PIPES AT A 90° ANGLE.
- THE CONTRACTOR SHALL RESTORE EXISTING INFRASTRUCTURE TO ORIGINAL CONDITION INCLUDING THE REPLACEMENT OF PAVEMENT, CURBS, SIDEWALKS, LAWNS, UTILITIES AND ALL OTHER ITEMS DISTURBED BY CONSTRUCTION.

SEWER NOTES

- 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.
- ALL MANHOLES SHALL HAVE A MINIMUM OF ONE SIX (6) INCH GRADE RING. MAXIMUM GRADE RING ADJUSTMENT SHALL NOT EXCEED TWO (2) SIX (6) INCH GRADE RINGS.
- SANITARY SEWER SERVICES SHALL BE 4 AND 6-INCH C900 DR18 PVC PIPE OR EQUAL. THE MINIMUM SLOPE FOR 4 AND 6-INCH SANITARY SEWER SERVICE SHALL NOT BE LESS THAN 2% AND 1% RESPECTIVELY.
- SANITARY SEWER SERVICE LINES 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, STREET LIGHT, TRANSFORMER PAD, ELECTRICAL/TELEPHONE/CABLE BOX, STORM SEWER, FOOTING DRAIN; AND 5 FEET HORIZONTALLY MEASURED TO ANY SIDE LOT LINE.
- ALL SEWER MAIN, SERVICE TRENCHES AND PIPE BEDDING SHALL BE CLASS E, COMPACTED TO 95% OF MAXIMUM DENSITY.
- STATIONING IS ALONG CENTERLINE OF SEWER PIPE.
- ALL SEWER LINE ELEVATIONS SHOWN ARE TO INVERT OF PIPE.
- MANHOLE LID ELEVATIONS SHOWN ON THE PLANS ARE 1/2" BELOW FINISH ASPHALT GRADE, 0" BELOW BACKYARDS AND GRAVEL TRAVELED WAYS, AND 24" ABOVE UNDEVELOPED AREAS.
- ALL SANITARY SEWER MANHOLES SHALL BE WATERPROOFED AND INSTALLED WITH WRAPID SEAL PER MASS DETAIL 50-01, UNLESS NOTED OTHERWISE.
- THERE ARE NO MULTI-FAMILY OR COMMERCIAL WELLS WITHIN 200 FEET OR DOMESTIC WELLS WITHIN 100 FEET OF THE PROPOSED SANITARY SEWER MAIN.
- SEWER CONNECT SADDLE SHALL BE TYPE ROMAC CB4.80UN OR APPROVED EQUAL.

EXISTING UTILITIES

- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES (GAS, ELECTRIC, TELEPHONE, CABLE) PRIOR TO GRADING AND/OR CONSTRUCTION AND SHOW THEIR LOCATION IN THE RECORD DRAWINGS.
- THE CONTRACTOR SHALL SCHEDULE ALL NECESSARY UTILITY RELOCATIONS (GAS, ELECTRIC, TELEPHONE, CABLE) PRIOR TO GRADING AND/OR CONSTRUCTION.

WATER NOTES

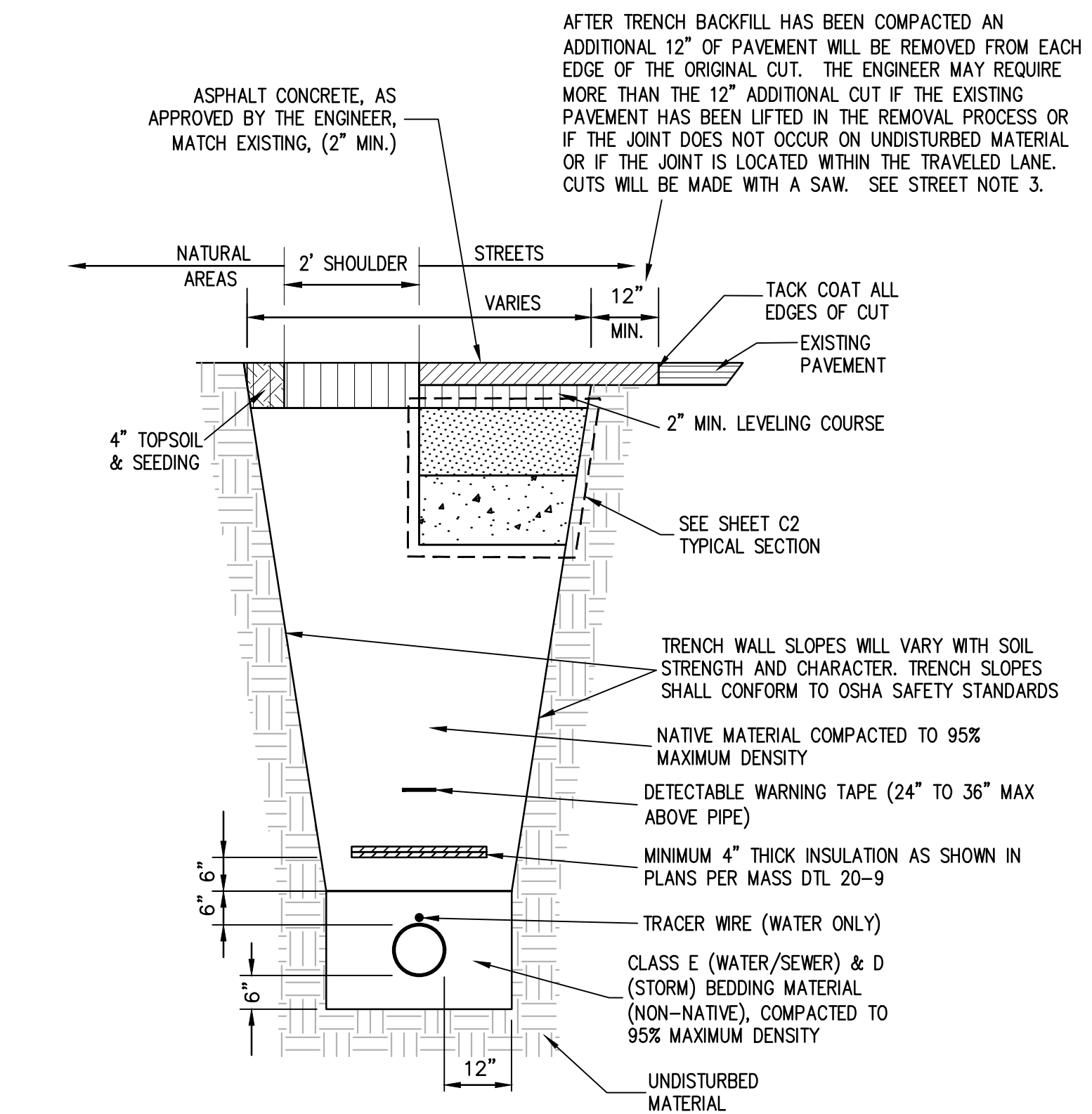
- AWWU, ANCHORAGE FIRE DEPARTMENT AND EXISTING CUSTOMERS SHALL BE NOTIFIED SEVENTY-TWO (72) HOURS IN ADVANCE OF WATER SERVICE INTERRUPTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY WATER SERVICE TO THE EXISTING CUSTOMERS IF THE OUTAGE EXCEEDS SIX (6) HOURS OR DEEMED NECESSARY BY THE ENGINEER. (THE CONTRACTOR SHALL HAVE A TEMPORARY WATER SERVICE PLAN REVIEWED AND APPROVED BY THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION (ADEC.)) - ONLY WHEN REQUIRED
- WATER SERVICE CONNECTS SHALL BE 2" POLYETHYLENE COATED TYPE K COPPER SEAMLESS PIPE AND 4" C900 RUB PVC. ALL SERVICES SHALL HAVE ONE (1) PREPACKAGED 70 LB. ANODE INSTALLED AT THE KEYBOX.
- WATER 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 SANITARY SEWER MAIN, SANITARY SEWER SERVICE, STORM SEWER, FOOTING DRAIN, STREET LIGHT, TRANSFORMER PAD, ELECTRICAL/TELEPHONE/CABLE BOX; AND 5 FEET HORIZONTALLY MEASURED TO ANY SIDE LOT LINE.
- THE CONTRACTOR SHALL PROVIDE ALL SETUP AND TEAR DOWN REQUIRED TO OPEN BORE FLUSH NEWLY INSTALLED WATER PIPE. AWWU WILL PROVIDE FLUSH WATER FROM THE AWWU WATER DISTRIBUTION SYSTEM. THE CONTRACTOR MUST REQUEST WATER AT LEAST 48 HOURS PRIOR TO OPEN BORE FLUSHING. OPEN BORE FLUSHING MUST TAKE PLACE PRIOR TO INSTALLATION OF WATER SERVICES.
- ALL WATER MAIN, SERVICE TRENCHES AND PIPE BEDDING SHALL BE CLASS E, COMPACTED TO 95% OF MAXIMUM DENSITY.
- ALL WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF 10' BURY AT ALL POINTS.
- THE CONTRACTOR SHALL RELOCATE ANY WATER SERVICE CONNECTIONS INSTALLED WITH LESS THAN MINIMUM STANDARD DISTANCES PRIOR TO ACCEPTANCE BY AWWU.
- ALL VALVE BOXES SHALL HAVE DUST PANS AND BE INSTALLED IN ACCORDANCE WITH MASS DTL 60-08 & 60-09.
- CONTRACTOR TO PROVIDE A MEANS OF FLUSHING ALL WATER LINES (TYPICAL FOR DEAD ENDS) INCLUDING SERVICES.
- ALL WATER LINE ELEVATIONS SHOWN ARE TO BOTTOM OF PIPE. ALL DISTANCES ARE FROM CENTER TO CENTER OF FITTINGS OR APPURTENANCE.
- STATIONING IS ALONG CENTERLINE OF THE WATER PIPE.
- WATER SERVICE PROVIDED SHALL BE FOR A RESIDENTIAL DEVELOPMENT.
- THE CONTRACTOR SHALL PROVIDE AWWU FIELD SERVICES (SEE MASS & DCPM) A MINIMUM OF 1-WEEK ADVANCE NOTIFICATION TO SCHEDULE A LIVE TAP.

STORM DRAIN NOTES

- STORM DRAIN MANHOLES SHALL BE THE TYPE NOTED.
- ALL STORM DRAIN SHALL BE HIGH DENSITY CORRUGATED POLYPROPYLENE (HP) SMOOTH INTERIOR PIPE, ADS N-12 HP OR EQUAL.
- STATIONING IS ALONG CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH MASS, THE PIPE MANUFACTURERS RECOMMENDATION AND ASTM D 2321-89 WITH PROPER PLACEMENT AND COMPACTION OF BEDDING, HAUNCHING AND BACKFILL.
- INSULATION SHALL BE INSTALLED OVER ALL DRAIN PIPE WITH LESS THAN FOUR FEET OF COVER PER MASS 20-9.
- ALL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY AASHTO T-180-METHOD-D.
- ALL STORM MAIN PIPE SHALL BE BEDDED WITH CLASS D BEDDING, COMPACTED TO 95% OF MAXIMUM DENSITY.
- ALL MANHOLES SHALL HAVE A MINIMUM OF ONE SIX (6) INCH GRADE RING. MAXIMUM GRADE RING ADJUSTMENT SHALL NOT EXCEED TWO (2) SIX (6) INCH GRADE RINGS.

STREET NOTES

- ALL CURB DIMENSIONS AND ELEVATIONS ARE TO TOP BACK OF CURB UNLESS OTHERWISE NOTED.
- WATER RESULTING FROM THE CONTRACTOR'S DEWATERING EFFORT MAY NOT BE PUMPED OR OTHERWISE DIVERTED INTO EXISTING STORM DRAINS UNLESS REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO, THE MUNICIPALITY OF ANCHORAGE STORMWATER PLAN REVIEW OFFICE, ARE OBTAINED BY CONTRACTOR. UNDER NO CIRCUMSTANCES WILL CONTRACTOR BE ALLOWED TO DIVERT WATER FROM THE EXCAVATION ONTO ROADWAYS. THE CONTRACTOR SHALL PROVIDE DISPOSAL SITE FOR EXCESS WATER AND BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL PROVIDE COPIES OF PERMITS AND APPROVALS TO THE MOA ROW PERMIT OFFICE.
- IN PREPARATION FOR AND IMMEDIATELY PRIOR TO PAVING, CONTRACTOR SHALL SAW CUT AND REMOVE AN ADDITIONAL 12 INCHES FROM EXISTING PAVEMENT EDGE. THE ENGINEER MAY REQUIRE MORE THAN A 12-INCH ADDITIONAL CUT IF THE EXISTING PAVEMENT HAS BEEN LIFTED IN THE REMOVAL PROCESS, IF THE JOINT DOES NOT OCCUR ON UNDISTURBED MATERIAL, OR IF THE JOINT IS LOCATED WITHIN THE TRAVEL LANE. CUTS WILL BE MADE WITH A SAW. TRANSVERSE JOINTS SHALL NOT BE PERPENDICULAR TO CENTERLINE, BUT SHALL BE SKEWED BETWEEN FIFTEEN AND TWENTY-FIVE DEGREES (15° AND 25°).
- LIMITS OF EXCAVATION SHOWN ON THE PLANS ARE APPROXIMATE. FINAL LIMITS TO BE DETERMINED IN THE FIELD BY THE ENGINEER. TO INSURE THAT OVER EXCAVATION DOES NOT OCCUR, THE CONTRACTOR WILL LIMIT THE INITIAL MASS EXCAVATION OF THE ROADWAY TO A MINIMUM OF 1 FT. ABOVE THE ESTIMATED LIMITS OF EXCAVATION LINE OR TO A DEPTH APPROVED BY THE ENGINEER. FINAL REMOVAL OF MATERIAL TO THE APPROVED LIMITS OF EXCAVATION DEPTH WILL OCCUR AFTER INSTALLATION OF WATER AND SANITARY SEWER MAINS INCLUDING SERVICE CONNECTIONS AS WELL AS STORM DRAIN IMPROVEMENTS.
- ALL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY AASHTO T-180-METHOD-D.



PAVEMENT CUT REPLACEMENT/TRENCH DETAIL
SCALE: 1/2" = 1' SEE AWWU DCPM 20.08.02

AWWU PLAN SET NO. 11465



TRIAD ENGINEERING, LLC
P.O. Box 111989
Anchorage, Alaska 99511
(907) 561-6537
www.triadok.com
CONF. 128053

RECORD DRAWING

1. DATA PROVIDED
By: _____
This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
CONTRACTOR: _____
By: _____ DATE: _____
2. DATA TRANSFERRED
By: _____ COMPANY: _____ DATE: _____
3. DATA TRANSFER CHECKED
Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
By: _____ COMPANY: _____
By: _____ TITLE: _____ DATE: _____

VALETSKAYA ADDITION NO. 1 TRACT B NOTES & LEGENDS

DESIGNED	DRAWN	CHECKED	DATE	BY	CKD
B.M.	B.M.	G.W.	12.10.25	PHASE 2 BUILDING LAYOUTS ADDED	
B.M.	B.M.	G.W.	9.10.25	REVISED PER X-INCH NORTH OF BLDG C	
B.M.	B.M.	G.W.	4.16.25	REVISED PER AWWU COMMENTS	
B.M.	B.M.	G.W.	4.1.25	REVISED PER MOA COMMENTS	

FILE: BAXTER MULTI-FAMILY
JOB NO.: 24-155
CASE: N/A
DATE: MAR 2026
SCALE: N/A
GRID: SW/738

SHEET **C3** OF **20**

Change Order Number X26-1099
AWWU Private Systems Number PS25-005
Master Fill & Grade Permit Number C25-1286



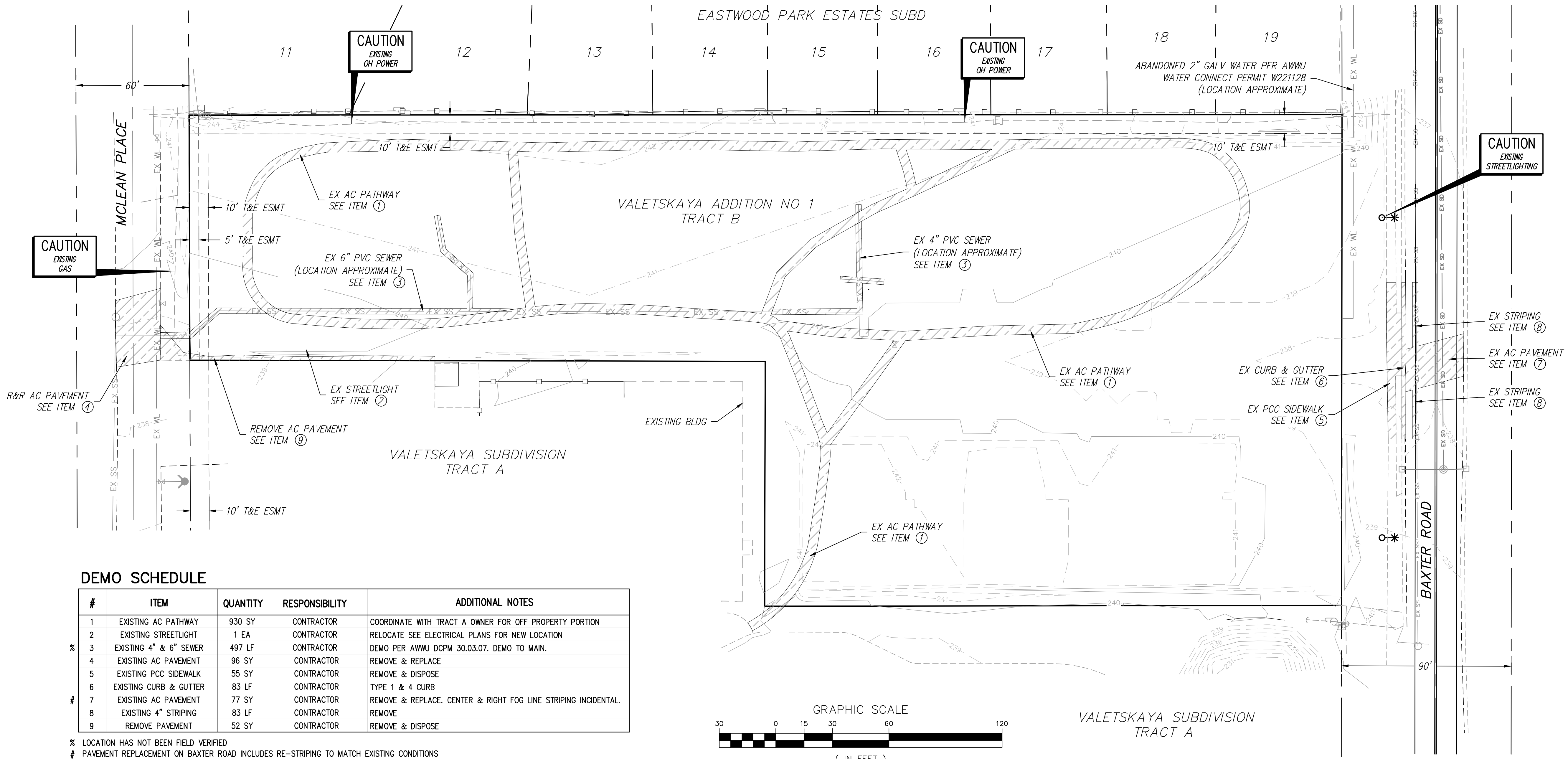
TRIAD ENGINEERING, LLC
 1998
 Anchorage, Alaska 99511
 (907) 561-6537
 www.triadok.com
 CO#A 128635

RECORD DRAWING
 1. DATA PROVIDED
 BY: _____ DATE: _____
 This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
 CONTRACTOR: _____
 BY: _____ DATE: _____
 2. DATA TRANSFERRED
 BY: _____ COMPANY: _____ DATE: _____
 3. DATA TRANSFER CHECKED
 Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
 BY: _____ COMPANY: _____ DATE: _____
 BY: _____ DATE: _____

VALETSKAYA ADDITION NO. 1 TRACT B DEMO PLAN

DATE	REVISIONS	BY/CHKD
12/10/25	PHASE 2 BUILDING LAYOUTS ADDED	B.M./G.M.
9/16/25	REVISED PER X-INGS NORTH OF BLDG C	B.M./G.M.
4/16/25	REVISED PER AWWU COMMENTS	B.M./G.M.
4/1/25	REVISED PER MOA COMMENTS	B.M./G.M.

DESIGNED: B.M. FILE: BAXTER MULTI-FAMILY
 DRAWN: B.M. DATE: MAR 2026
 CHECKED: G.M. DATE: MAR 2026
 JOB NO: 24-155 CASE: N/A
 SCALE: HORIZ: 1"=30' VERT: N/A
 GRID: SW738



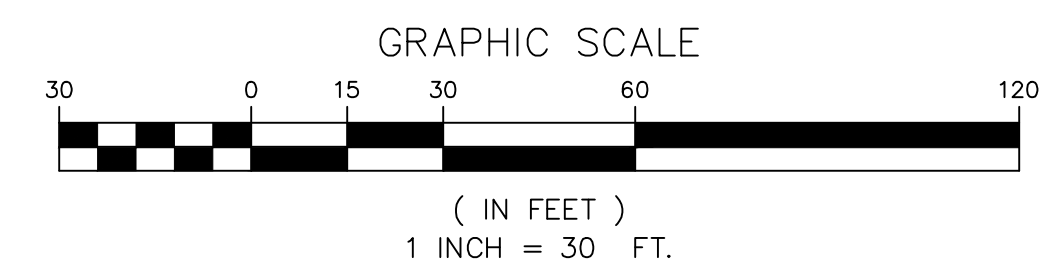
DEMO SCHEDULE

#	ITEM	QUANTITY	RESPONSIBILITY	ADDITIONAL NOTES
1	EXISTING AC PATHWAY	930 SY	CONTRACTOR	COORDINATE WITH TRACT A OWNER FOR OFF PROPERTY PORTION
2	EXISTING STREETLIGHT	1 EA	CONTRACTOR	RELOCATE SEE ELECTRICAL PLANS FOR NEW LOCATION
3	EXISTING 4" & 6" SEWER	497 LF	CONTRACTOR	DEMO PER AWWU DCPM 30.03.07. DEMO TO MAIN.
4	EXISTING AC PAVEMENT	96 SY	CONTRACTOR	REMOVE & REPLACE
5	EXISTING PCC SIDEWALK	55 SY	CONTRACTOR	REMOVE & DISPOSE
6	EXISTING CURB & GUTTER	83 LF	CONTRACTOR	TYPE 1 & 4 CURB
7	EXISTING AC PAVEMENT	77 SY	CONTRACTOR	REMOVE & REPLACE. CENTER & RIGHT FOG LINE STRIPING INCIDENTAL.
8	EXISTING 4" STRIPING	83 LF	CONTRACTOR	REMOVE
9	REMOVE PAVEMENT	52 SY	CONTRACTOR	REMOVE & DISPOSE

% LOCATION HAS NOT BEEN FIELD VERIFIED
 # PAVEMENT REPLACEMENT ON BAXTER ROAD INCLUDES RE-STRIPING TO MATCH EXISTING CONDITIONS

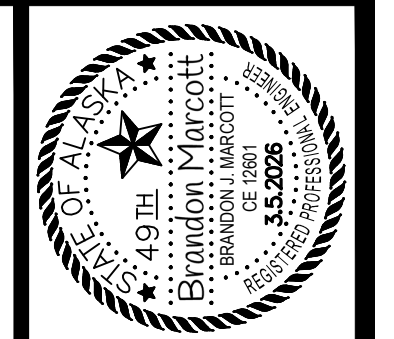
GENERAL DEMO NOTES

1. DEMO ITEMS ARE SHOWN ON THIS SHEET ONLY FOR CLARITY.



AWWU PLAN SET NO. 11465

SEE SHEET C2 FOR TYPICAL SECTIONS
 SEE SHEET C4 FOR DEMO PLAN
 SEE SHEET C6 FOR GRADING PLAN



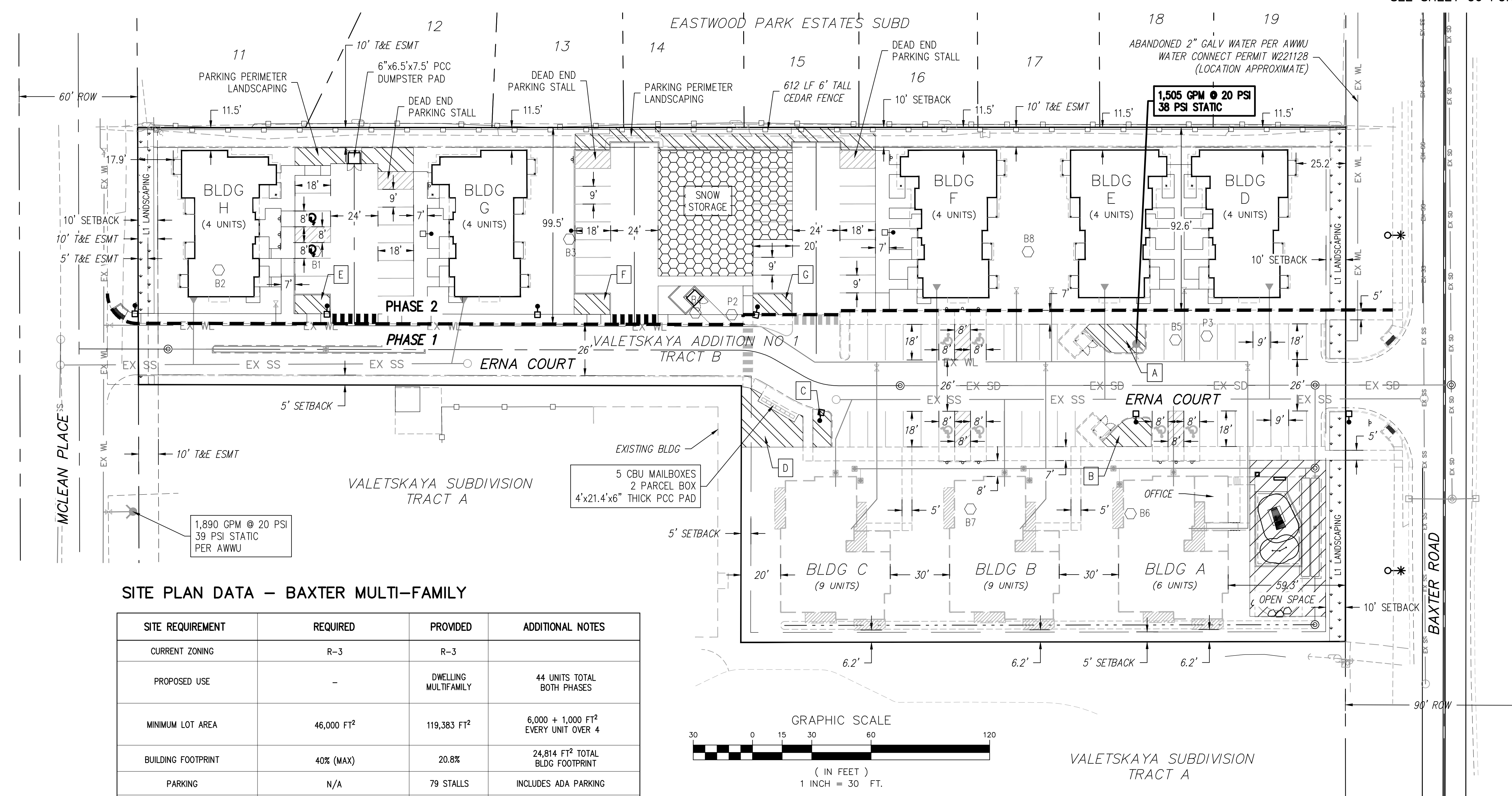
TRIAD
 ENGINEERING, LLC
 1990 1st Avenue
 Anchorage, Alaska 99511
 (907) 561-6537
 www.triadok.com
 CO#A 128635

RECORD DRAWING
 1. DATA PROVIDED
 BY: _____ DATE: _____
 This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
 CONTRACTOR: _____
 BY: _____ DATE: _____
 2. DATA TRANSFERRED
 BY: _____ COMPANY: _____
 DATE: _____
 3. DATA TRANSFER CHECKED
 Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
 BY: _____ COMPANY: _____
 BY: _____ DATE: _____

VALETSKAYA ADDITION NO. 1
 TRACT B
 OVERALL SITE PLAN

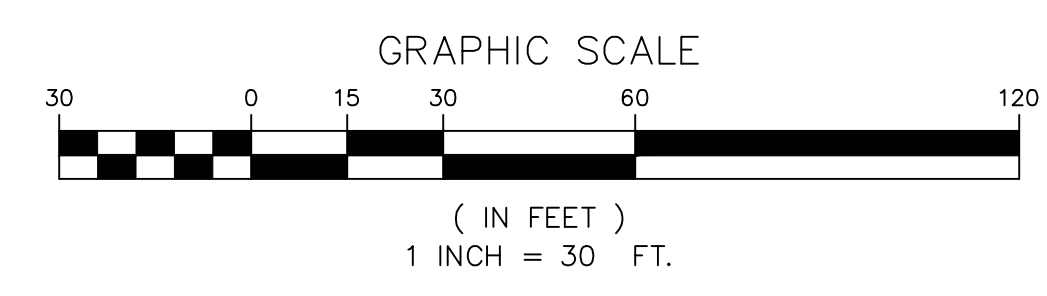
DATE	REVISIONS	BY/CHKD
12/02/25	PHASE 2 BUILDING LAYOUTS ADDED	B.M./G.W.

DESIGNED: B.M.	CHECKED: G.W.	DRAWN: B.M.	FILE: BAXTER MULTI-FAMILY
JOB NO. CASE: 24-155 N/A	DATE: MAR 2025	SCALE: HORIZ: 1"=30'	GRID: SW738
SCALE: VERT: N/A			



SITE PLAN DATA – BAXTER MULTI-FAMILY

SITE REQUIREMENT	REQUIRED	PROVIDED	ADDITIONAL NOTES
CURRENT ZONING	R-3	R-3	
PROPOSED USE	-	DWELLING MULTIFAMILY	44 UNITS TOTAL BOTH PHASES
MINIMUM LOT AREA	46,000 FT ²	119,383 FT ²	6,000 + 1,000 FT ² EVERY UNIT OVER 4
BUILDING FOOTPRINT	40% (MAX)	20.8%	24,814 FT ² TOTAL BLDG FOOTPRINT
PARKING	N/A	79 STALLS	INCLUDES ADA PARKING
PASSENGER LOADING	N/A	-	
ACCESSIBLE SPACES	8 STALLS	8 STALLS	8 VAN ACCESSIBLE
LOADING BERTH	N/A	N/A	
BUILDING HEIGHT	MAXIMUM HEIGHT 35 FT	31.65 FT	SEE ARCHITECTURAL
BUILDING SETBACKS	FRONT – 10 FT	17.9 FT	TO WEST PL
	REAR – N/A	N/A	DOUBLE FRONTAGE
	SIDE – 5 FT & 10 FT	6.2 FT & 11.5 FT	TO SOUTH & NORTH PL
PARKING AREA	N/A	38,669 FT ²	
SNOW STORAGE	3,867 FT ²	3,945 FT ²	10% OF PARKING AREA FOR RESIDENTIAL USE
PARKING LOT INTERIOR LANDSCAPING	1,934 FT ²	2,024 FT ²	40 TO 100 SPACES: 5% OF PARKING AREA
OPEN SPACE	3,000 FT ²	3,000 FT ²	4-PLEX MULTI-FAMILY EXEMPT
	NORTH – N/A	N/A	R-3 & R-2M
	SOUTH – N/A	N/A	R-3 & R-3
	EAST – L1	L1	R-3 & COLLECTOR
LANDSCAPING	WEST – L1	L1	R-3 & LOCAL STREET
	5 (PHASE 1)	INSIDE BLDGS	SEE ARCHITECTS PLANS (A, B & C)
BICYCLE PARKING	4 (PHASE 2)	INSIDE BLDGS	SEE BUILDING PLANS (D, E, F, G & H)

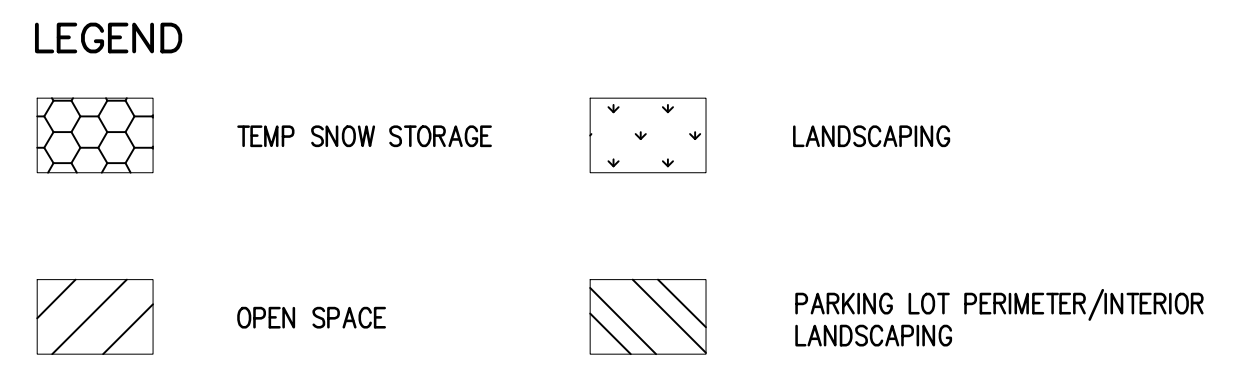


PARKING LOT INTERIOR LANDSCAPING SUMMARY

LOCATION	AREA
A	367 FT ²
B	280 FT ²
C	169 FT ²
D	651 FT ²
E	167 FT ²
F	185 FT ²
G	205 FT ²

SITE PLAN NOTES
 5' WIDE SIDEWALK CONNECTION TO BUILDINGS A-C AND OPEN SPACE AREA IS THE RESPONSIBILITY OF VERTICAL CONTRACTOR.

LANDSCAPING NOTES
 1. SEE THE LANDSCAPING PLAN FOR ADDITIONAL LANDSCAPING INFORMATION.



Change Order Number X26-1099
 AWWU Private Systems Number PS25-005
 Master Fill & Grade Permit Number C25-1286

SEE SHEET C2 FOR TYPICAL SECTIONS
 SEE SHEET C4 FOR DEMO PLAN
 SEE SHEET C5 FOR SITE PLAN
 SEE SHEET C7 & C7A FOR SPOT ELEVATIONS

AWWU PLAN SET NO. 11465

TRIAD ENGINEERING, LLC
 1990 W. Anchorage
 Anchorage, Alaska 99511
 (907) 561-6537
 www.triadok.com
 CO# 128635

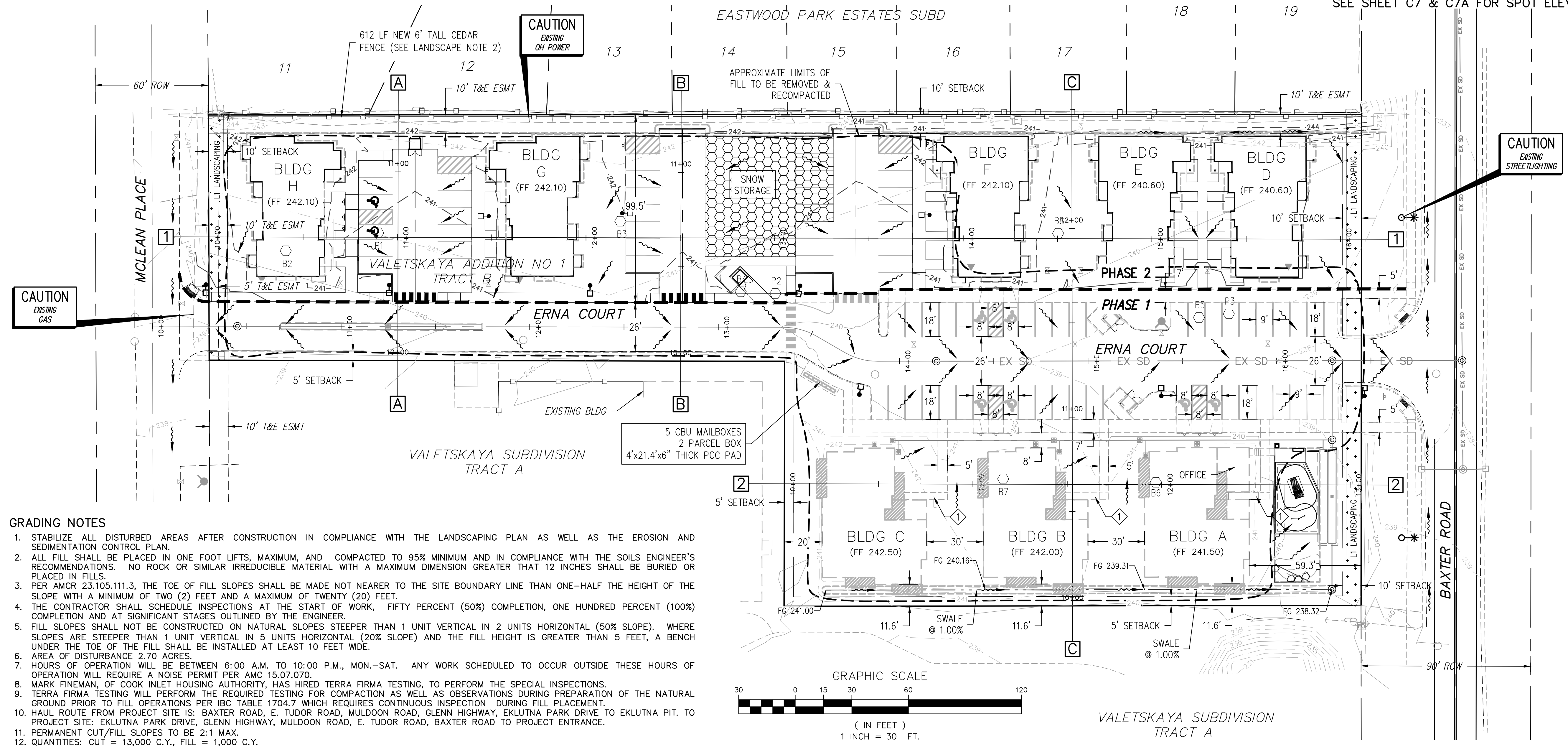
RECORD DRAWING
 1. DATA PROVIDED
 BY: _____ DATE: _____
 This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
 CONTRACTOR: _____
 BY: _____ DATE: _____
 2. DATA TRANSFERRED
 BY: _____ COMPANY: _____
 DATE: _____
 3. DATA TRANSFER CHECKED
 Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
 BY: _____ COMPANY: _____
 DATE: _____
 TITLE: _____

VALETSKAYA ADDITION NO. 1 TRACT B GRADING PLAN

DATE	REVISIONS	BY/CHKD
12/10/25	PHASE 2 BUILDING LAYOUTS ADDED	B.M. / G.M.
9/16/25	REVISED PER X-MARKS NORTH OF BLDG C	B.M. / G.M.
4/16/25	REVISED PER AWWU COMMENTS	B.M. / G.M.
4/1/25	REVISED PER MOA COMMENTS	B.M. / G.M.

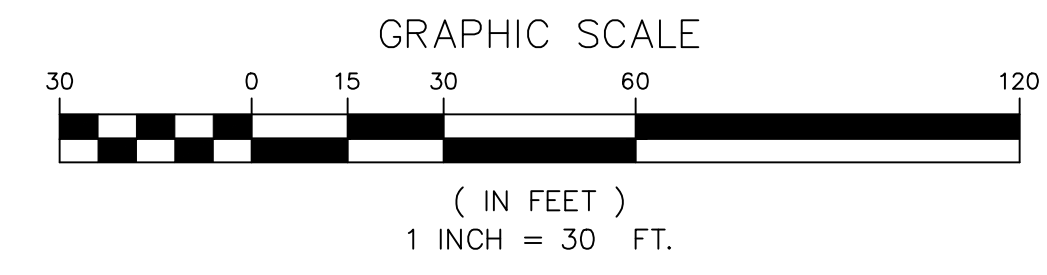
DESIGNED	DRAWN	CHECKED	DATE
B.M.	B.M.	G.M.	MAR 2026

JOB NO. CASE: BAXTER MULTI-FAMILY
 FILE: 24-155 N/A
 DATE: MAR 2026
 SCALE: HORIZ: 1"=30' VERT: N/A
 GRID: SW738



GRADING NOTES

- STABILIZE ALL DISTURBED AREAS AFTER CONSTRUCTION IN COMPLIANCE WITH THE LANDSCAPING PLAN AS WELL AS THE EROSION AND SEDIMENTATION CONTROL PLAN.
- ALL FILL SHALL BE PLACED IN ONE FOOT LIFTS, MAXIMUM, AND COMPACTED TO 95% MINIMUM AND IN COMPLIANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS.
- PER AMCR 23.105.111.3, THE TOE OF FILL SLOPES SHALL BE MADE NOT NEARER TO THE SITE BOUNDARY LINE THAN ONE-HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF TWO (2) FEET AND A MAXIMUM OF TWENTY (20) FEET.
- THE CONTRACTOR SHALL SCHEDULE INSPECTIONS AT THE START OF WORK, FIFTY PERCENT (50%) COMPLETION, ONE HUNDRED PERCENT (100%) COMPLETION AND AT SIGNIFICANT STAGES OUTLINED BY THE ENGINEER.
- FILL SLOPES SHALL NOT BE CONSTRUCTED ON NATURAL SLOPES STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE). WHERE SLOPES ARE STEEPER THAN 1 UNIT VERTICAL IN 5 UNITS HORIZONTAL (20% SLOPE) AND THE FILL HEIGHT IS GREATER THAN 5 FEET, A BENCH UNDER THE TOE OF THE FILL SHALL BE INSTALLED AT LEAST 10 FEET WIDE.
- AREA OF DISTURBANCE 2.70 ACRES.
- HOURS OF OPERATION WILL BE BETWEEN 6:00 A.M. TO 10:00 P.M., MON.-SAT. ANY WORK SCHEDULED TO OCCUR OUTSIDE THESE HOURS OF OPERATION WILL REQUIRE A NOISE PERMIT PER AMC 15.07.070.
- MARK FINEMAN, OF COOK INLET HOUSING AUTHORITY, HAS HIRED TERRA FIRMA TESTING, TO PERFORM THE SPECIAL INSPECTIONS.
- TERRA FIRMA TESTING WILL PERFORM THE REQUIRED TESTING FOR COMPACTION AS WELL AS OBSERVATIONS DURING PREPARATION OF THE NATURAL GROUND PRIOR TO FILL OPERATIONS PER IBC TABLE 1704.7 WHICH REQUIRES CONTINUOUS INSPECTION DURING FILL PLACEMENT.
- HAUL ROUTE FROM PROJECT SITE IS: BAXTER ROAD, E. TUDOR ROAD, MULDOON ROAD, GLENN HIGHWAY, EKLUINA PARK DRIVE TO EKLUINA PIT. TO PROJECT SITE: EKLUINA PARK DRIVE, GLENN HIGHWAY, MULDOON ROAD, E. TUDOR ROAD, BAXTER ROAD TO PROJECT ENTRANCE.
- PERMANENT CUT/FILL SLOPES TO BE 2:1 MAX.
- QUANTITIES: CUT = 13,000 C.Y., FILL = 1,000 C.Y.
- PER AMCR 23.105.111.2, THE TOP OF CUT SLOPES SHALL NOT BE MADE NEARER TO A SITE BOUNDARY LINE THAN ONE-FIFTH OF THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF TWO (2) FEET AND A MAXIMUM OF TEN (10) FEET. THE SETBACK MAY NEED TO BE INCREASED FOR ANY REQUIRED INTERCEPTOR DRAINS.
- THE CONTRACTOR SHALL MAINTAIN OPEN AND UNOBSTRUCTED ROUTES DAILY UNTIL CONSTRUCTION IS COMPLETE.
- NO FILL MATERIAL WILL BE PLACED IF FROZEN AND NO FILL SHALL BE PLACED ON FROZEN MATERIAL.
- A RIGHT OF WAY PERMIT IS REQUIRED FOR ANY WORK WITHIN THE MOA RIGHTS OF WAY.
- MAINTAIN MINIMUM 5% AND 2% POSITIVE DRAINAGE PATTERNS AWAY FROM THE BUILDINGS IN AREAS OF LANDSCAPING AND HARDSCAPING RESPECTIVELY.
- ALL ORGANICS AND LOOSE FILL ENCOUNTERED BELOW THE BUILDING FOOTPRINT SHALL BE REMOVED AND RECOMPACTED TO MINIMUM 95% OF MAXIMUM DENSITY. THE BUILDING FOOTPRINT EXTENDS AT A 1:1 SLOPE FROM THE BOTTOM OF THE FOUNDATION AND SHALL BE FOUNDED ON COMPETENT SOILS.
- THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION AND SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.
- CONFIGURE DOWNSPOUTS SUCH THAT WATER DOES NOT DRAIN ONTO THE SIDEWALK.



SITE PLAN NOTES

- 5' WIDE SIDEWALK CONNECTION TO BUILDINGS A-C AND OPEN SPACE AREA IS THE RESPONSIBILITY OF VERTICAL CONTRACTOR.

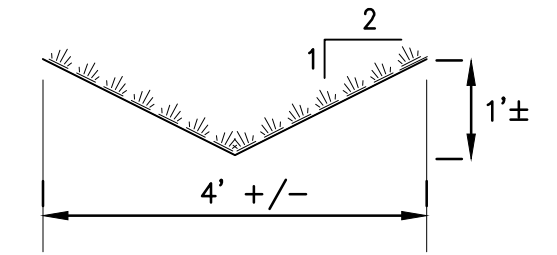
LANDSCAPING NOTES

- SEE THE LANDSCAPING PLAN FOR ADDITIONAL LANDSCAPING INFORMATION.
- CEDAR FENCE SHALL BE 4 FEET TALL WITHIN THE 10' FRONT SETBACKS OF BAXTER ROAD AND MCLEAN PLACE.

SPECIAL INSPECTION NOTES

- ITEMS MARKED WITH AN "X" REQUIRE INSPECTION BY A SPECIAL INSPECTOR.
- TESTING AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE ARCHITECT-ENGINEER, BUILDING OFFICIAL, OWNER AND CONTRACTOR.

SPECIAL SOIL INSPECTION & TESTING SCHEDULE (IBC 1704.7 & TABLE 1704.7)		CONTINUOUS INSPECTION	PERIODIC INSPECTION
VERIFICATION AND INSPECTION TASK			
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.			X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.			X
3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.			X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	X		
5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.			X



SWALE NOTES:
 1. TOP SOIL & SEED WITH MOA SCHEDULE "A" SEED MIX.

SWALE CROSS-SECTION
 SCALE: NTS

Change Order Number X26-1099
 AWWU Private Systems Number PS25-005
 Master Fill & Grade Permit Number C25-1286

SEE SHEET C2 FOR TYPICAL SECTIONS
 SEE SHEET C4 FOR DEMO PLAN
 SEE SHEET C5 FOR SITE PLAN
 SEE SHEET C6 FOR GRADING PLAN

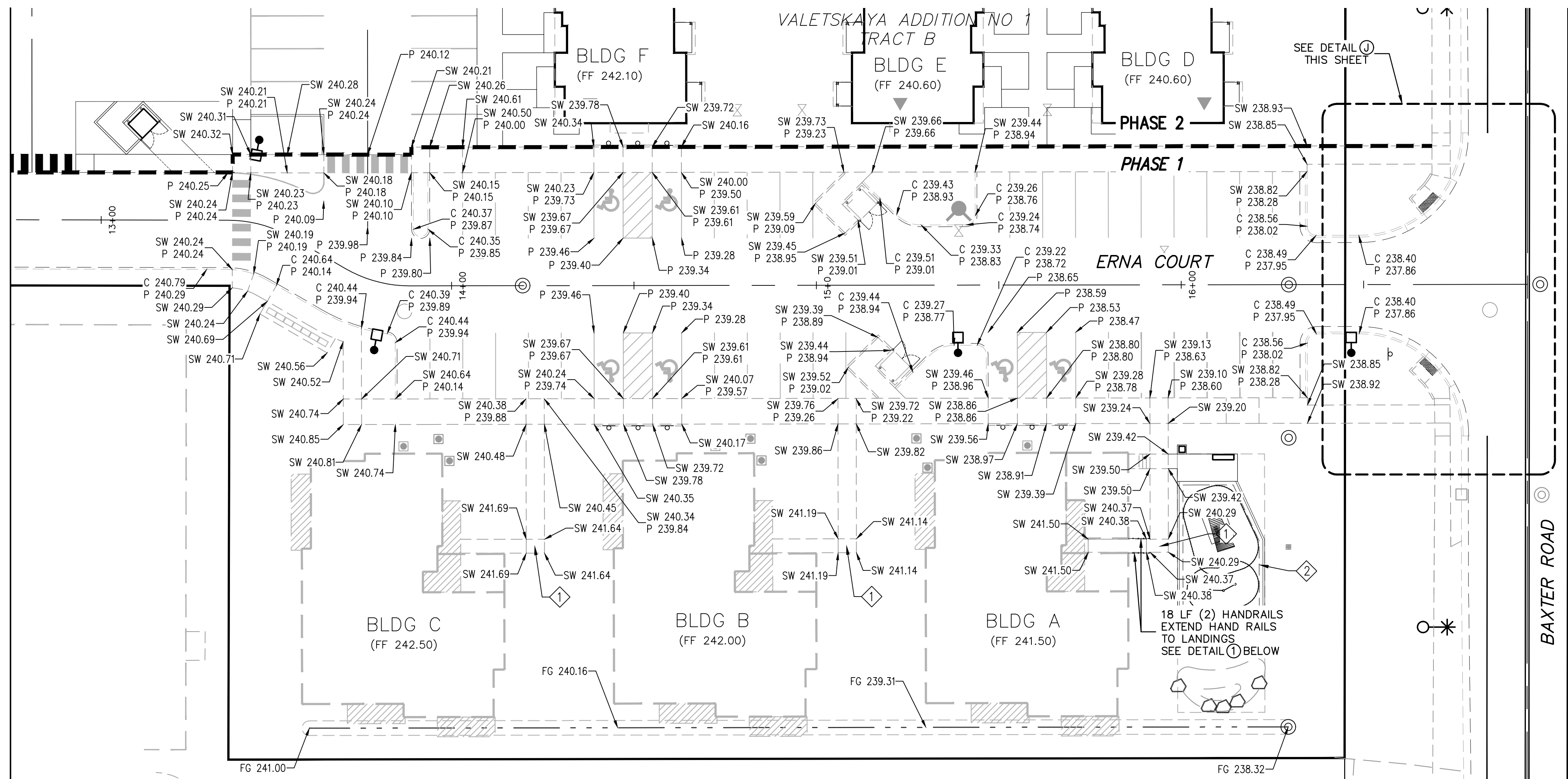
AWWU PLAN SET NO. 11465

TRIAD ENGINEERING, LLC
 1999
 90511
 907-961-6537
 www.triadok.com
 CO#F 128635

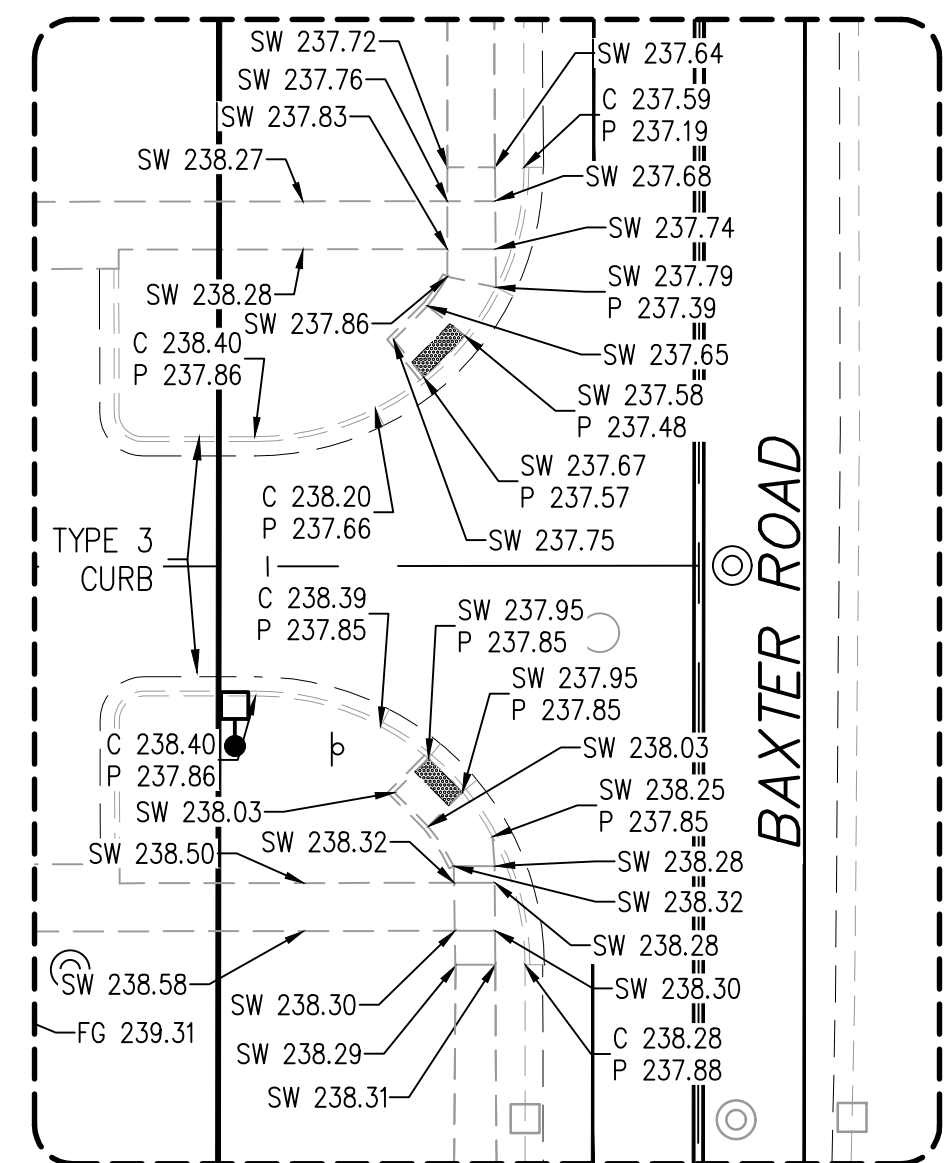
RECORD DRAWING
 1. DATA PROVIDED
 BY: _____ DATE: _____
 This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
 CONTRACTOR: _____
 2. DATA TRANSFERRED
 BY: _____ DATE: _____
 COMPANY: _____
 3. DATA TRANSFER CHECKED
 Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
 BY: _____ DATE: _____
 COMPANY: _____
 TITLE: _____ DATE: _____

**VALETSKAYA ADDITION NO. 1
 TRACT B
 SPOT ELEVATIONS**

DESIGNED	DRAWN	CHECKED	DATE	BY	CHKD
BM	BM	GWM	12/10/25		
FILE: BAXTER MULTI-FAMILY					
JOB NO. CASE: 24-155 N/A	DATE: MAR 2025				
SCALE: HORIZ: 1" = 20'	VERT: N/A				

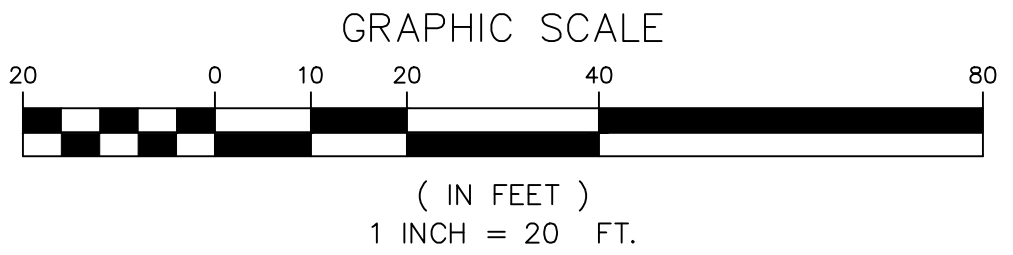


TRUE NORTH
 SCALE: 1" = 20'



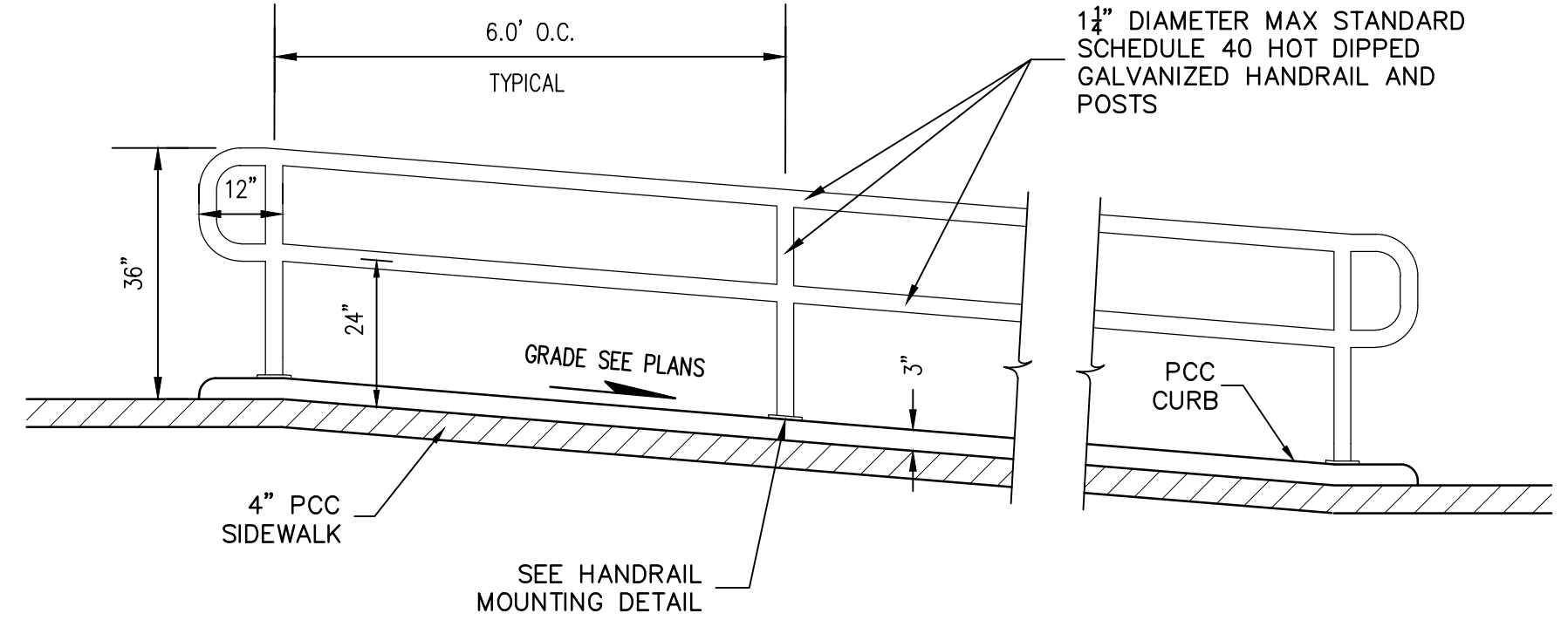
RAMP NOTES
 1. CONSTRUCT RAMP PER MASS DETAIL 30-10.
 2. SEE DETAIL C, SHEET C2 FOR TYPE 3 CURB TRANSITIONS AT ADA CONNECTION.

J BAXTER ENTRANCE DETAIL
 SCALE: 1" = 20'

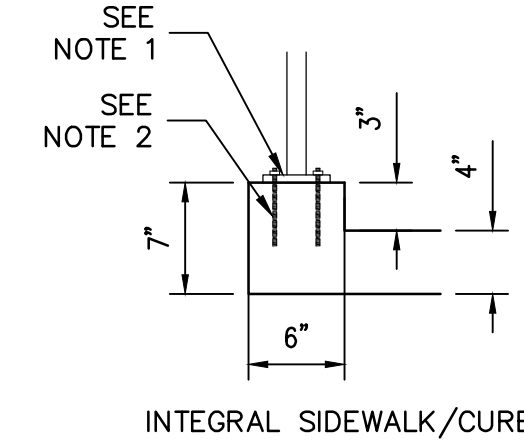


SITE PLAN NOTES

- 1. 5' WIDE SIDEWALK CONNECTION TO BUILDINGS A-C AND OPEN SPACE AREA IS THE RESPONSIBILITY OF VERTICAL CONTRACTOR.
- 2. PLAY AREA SHALL BE GRADED SUCH THAT NO SLOPES EXCEED 2% IN ANY DIRECTION. SEE PLAYGROUND SHEET P1 OF 1 AND LANDSCAPE PLANS FOR ADDITIONAL PLAY AREA DETAILS.



1 HANDRAIL DETAIL
 SCALE: 1" = 2'



2 HANDRAIL MOUNTING DETAIL
 SCALE: 1.5" = 1'

HANDRAIL MOUNTING NOTES

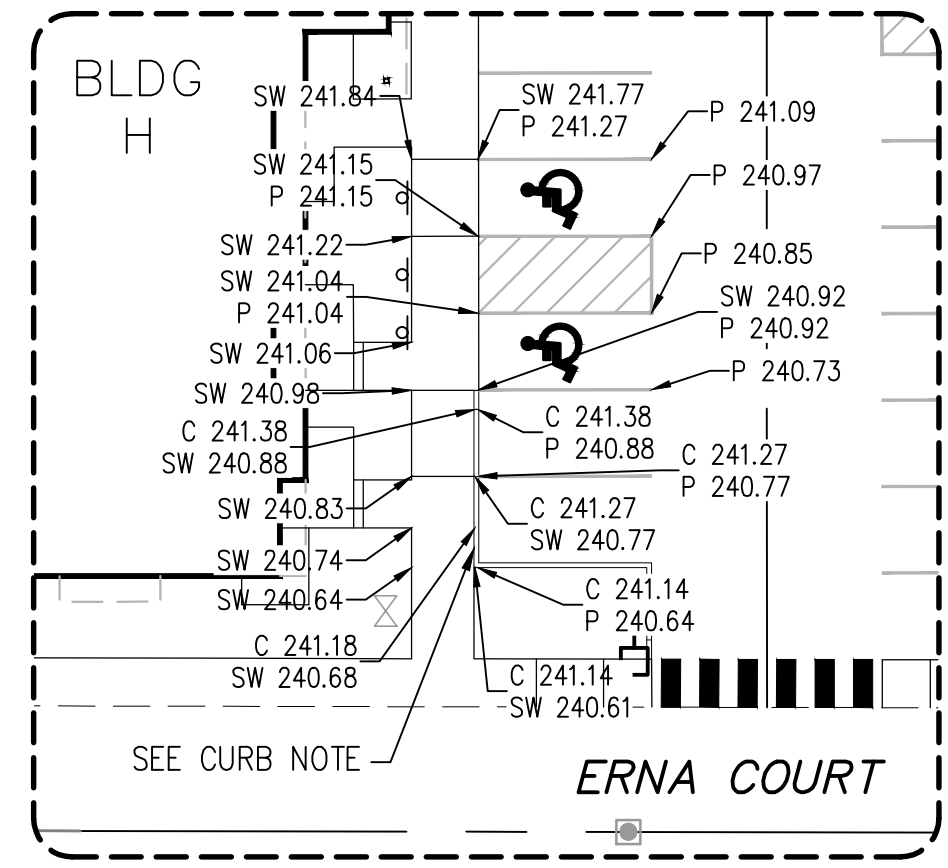
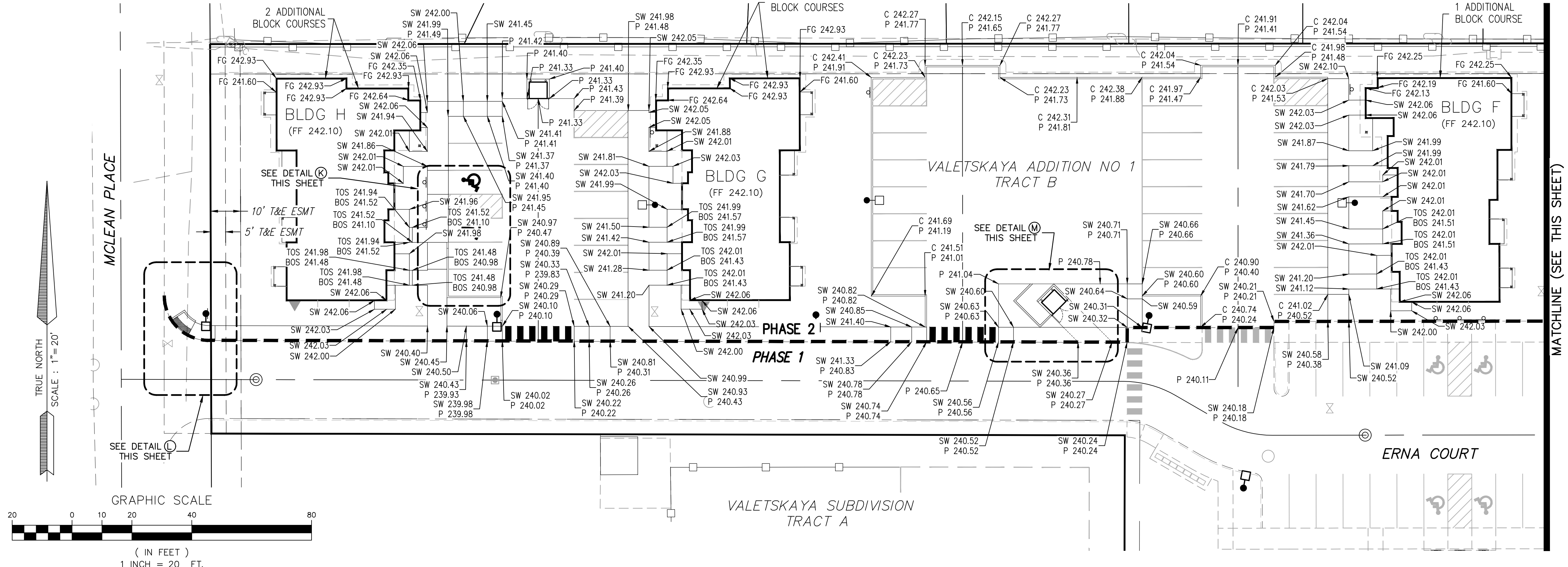
- 1. BASE PLATE SHALL BE 4"x4"x1/4" MINIMUM WITH (4) 1/8" HOLES.
- 2. PROVIDE (4) 3/8" DIAMETER X 6" EPOXY SET ANCHORS OR APPROVED EQUAL. OBTAIN MINIMUM 4" EMBEDMENT EACH. PROVIDE ADHESIVE SUITABLE FOR CONCRETE APPLICATION AND FREEZE-THAW EXPOSURE.
- 3. PROVIDE MINIMUM 36" CLEAR WIDTH BETWEEN HAND RAILS.
- 4. SEAL PENETRATIONS TO PREVENT WATER INTRUSION WITH NON-SHRINK GROUT.
- 5. REPAIR ANY DAMAGED SURFACES OR AREAS WITH COLD GALVANIZING PER MASS SECTION 80.16 ARTICLE 16.3.

Change Order Number X26-1099
 AWWU Private Systems Number PS25-005
 Master Fill & Grade Permit Number C25-1286

SEE SHEET C2 FOR TYPICAL SECTIONS
 SEE SHEET C4 FOR DEMO PLAN
 SEE SHEET C5 FOR SITE PLAN
 SEE SHEET C6 FOR GRADING PLAN

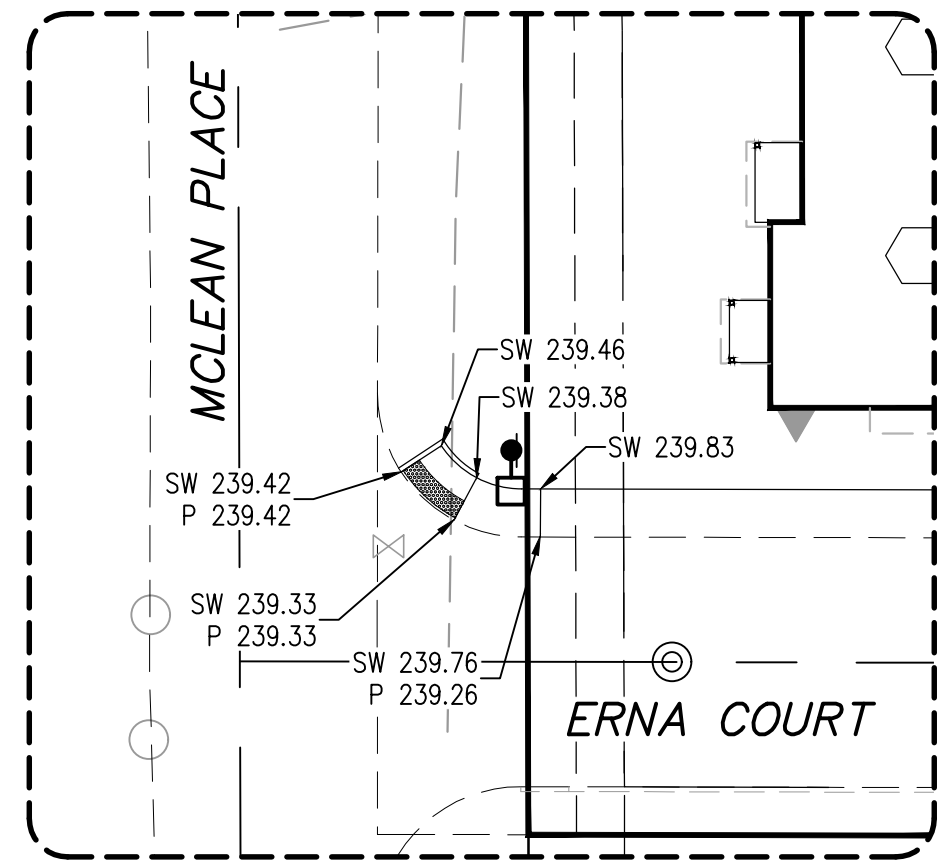
AWWU PLAN SET NO. 11465

TRIAD ENGINEERING, LLC
 1990 W. Anchorage
 Anchorage, Alaska 99511
 (907) 561-6537
 www.triadok.com
 CO# 128635



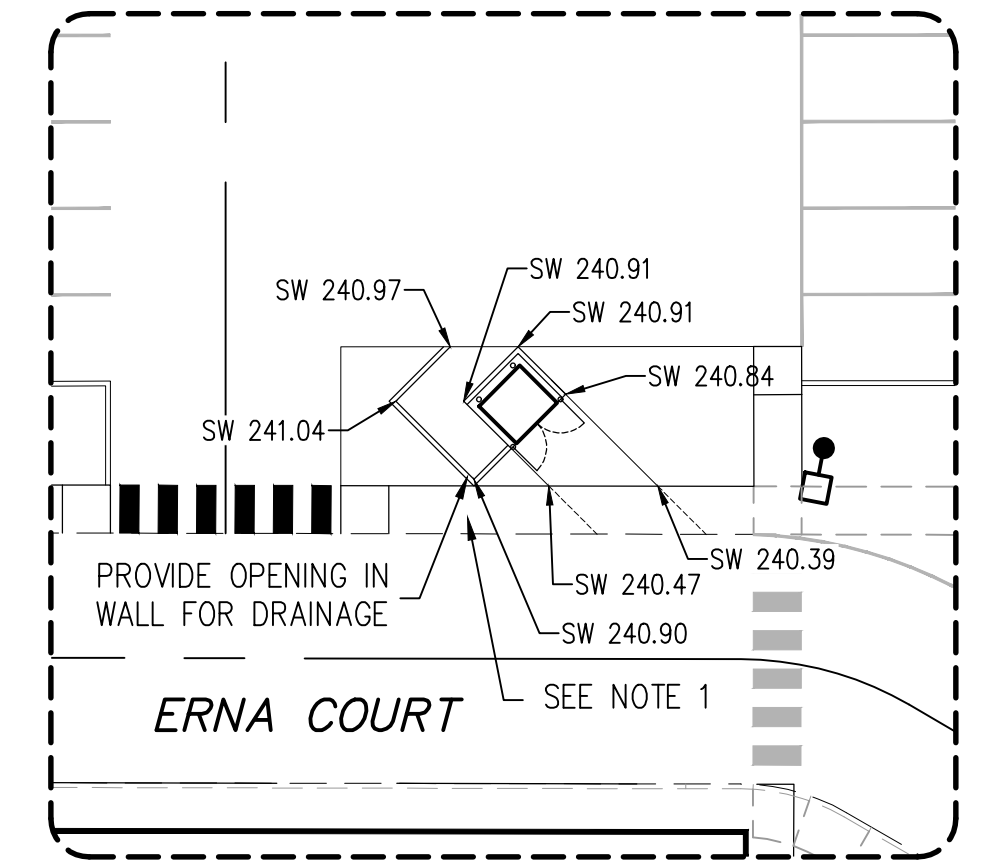
CURB NOTES
 1. FACE AND BACK OF CURB TO BE LEFT EXPOSED FOR THE WIDTH OF TWO PARKING STALLS.

(K) ADA DETAIL
 SCALE: 1" = 20'



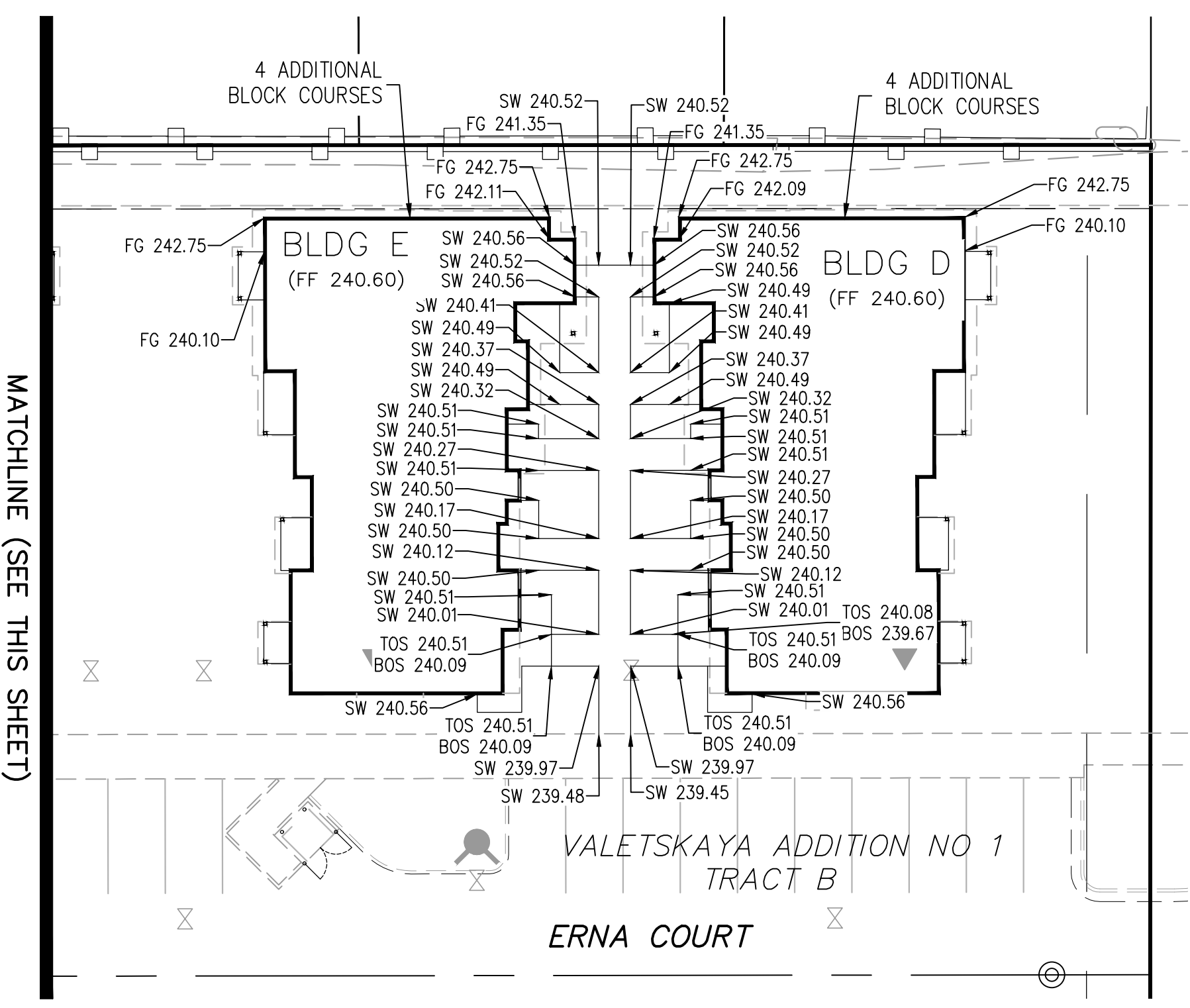
RAMP NOTES
 1. CONSTRUCT RAMPS PER MASS DETAIL 30-10.

(L) MCLEAN ENTRANCE DETAIL
 SCALE: 1" = 20'



DUMPSTER DETAIL NOTES
 1. SIDEWALK FRONTING DUMPSTER SHALL BE 6" THICK PCC (APPROX 22 SY).

(M) DUMPSTER DETAIL
 SCALE: 1" = 20'



RECORD DRAWING
 1. DATA PROVIDED
 BY: _____ DATE: _____
 This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
 CONTRACTOR:
 BY: _____ DATE: _____
 2. DATA TRANSFERRED
 BY: _____ DATE: _____
 COMPANY: _____
 3. DATA TRANSFER CHECKED
 Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
 BY: _____ DATE: _____
 COMPANY: _____
 BY: _____ DATE: _____

VALETSKAYA ADDITION NO. 1
 TRACT B
 SPOT ELEVATIONS
 CONTINUED

DESIGNED	DRAWN	CHECKED	DATE	BY/CHKD	REVISIONS	DATE
BM	BM	GM	MAR 2025			
FILE: BAXTER MULTI-FAMILY						
JOB NO: 24-155	CASE: N/A	DATE: MAR 2025	REVISED PER AWWU COMMENTS			
		SCALE: 1" = 20'	REVISED PER MCA COMMENTS			
		HORIZ: N/A	REVISED PER MCA COMMENTS			
		VERT: N/A				

Change Order Number X26-1099
 AWWU Private Systems Number PS25-005
 Master Fill & Grade Permit Number C25-1286



TRIAD ENGINEERING, LLC
 P.O. Box 111989
 Anchorage, Alaska 99511
 (907) 561-6537
 www.triadak.com
 COWI# 128633

AWWU PLAN SET NO. 11465

RECORD DRAWING

1. DATA PROVIDED
 BY: _____
 This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
 CONTRACTOR: _____
 BY: _____ DATE: _____
 2. DATA TRANSFERRED
 BY: _____ COMPANY: _____ DATE: _____
 3. DATA TRANSFER CHECKED
 Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
 BY: _____ COMPANY: _____ DATE: _____

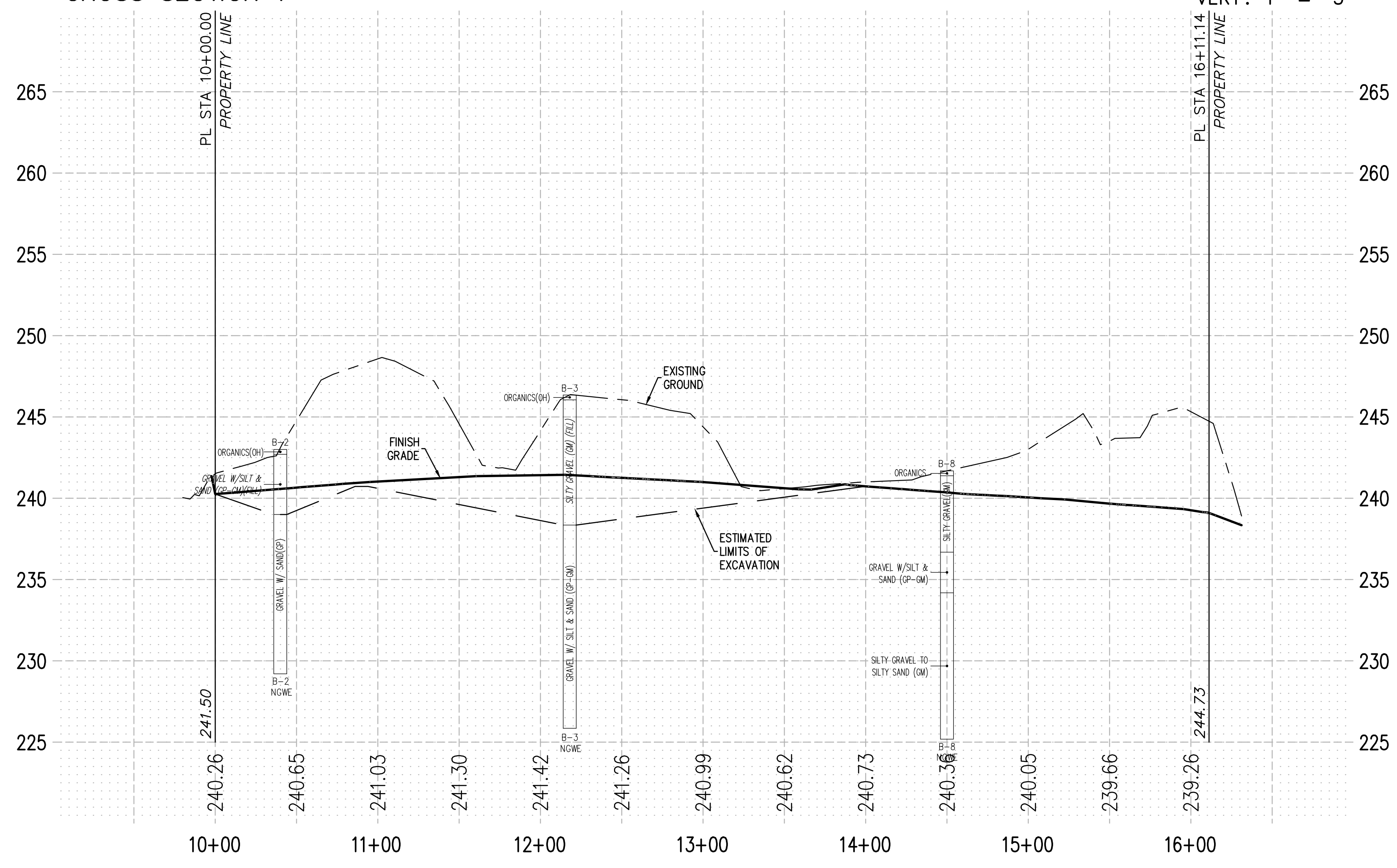
VALETSKAYA ADDITION NO. 1
 TRACT B
 CROSS SECTIONS

DATE	REVISIONS	BY	CHKD
12/10/25	PHASE 2 BUILDING LAYOUTS ADDED	B.M.	G.M.
9/16/25	REVISED PER X-LINES NORTH OF BLDG C	B.M.	G.M.
4/16/25	REVISED PER AWWU COMMENTS	B.M.	G.M.
4/1/25	REVISED PER MOA COMMENTS	B.M.	G.M.

DESIGNED: B.M. DRAWN: B.M. CHECKED: G.M. FILE: BAXTER MULTI-FAMILY
 JOB NO.: 24-155 CASE: N/A DATE: MAR 2026
 SCALE: HORIZ: 1"=50' VERT: 1"=5'
 SHEET **C8** OF 20

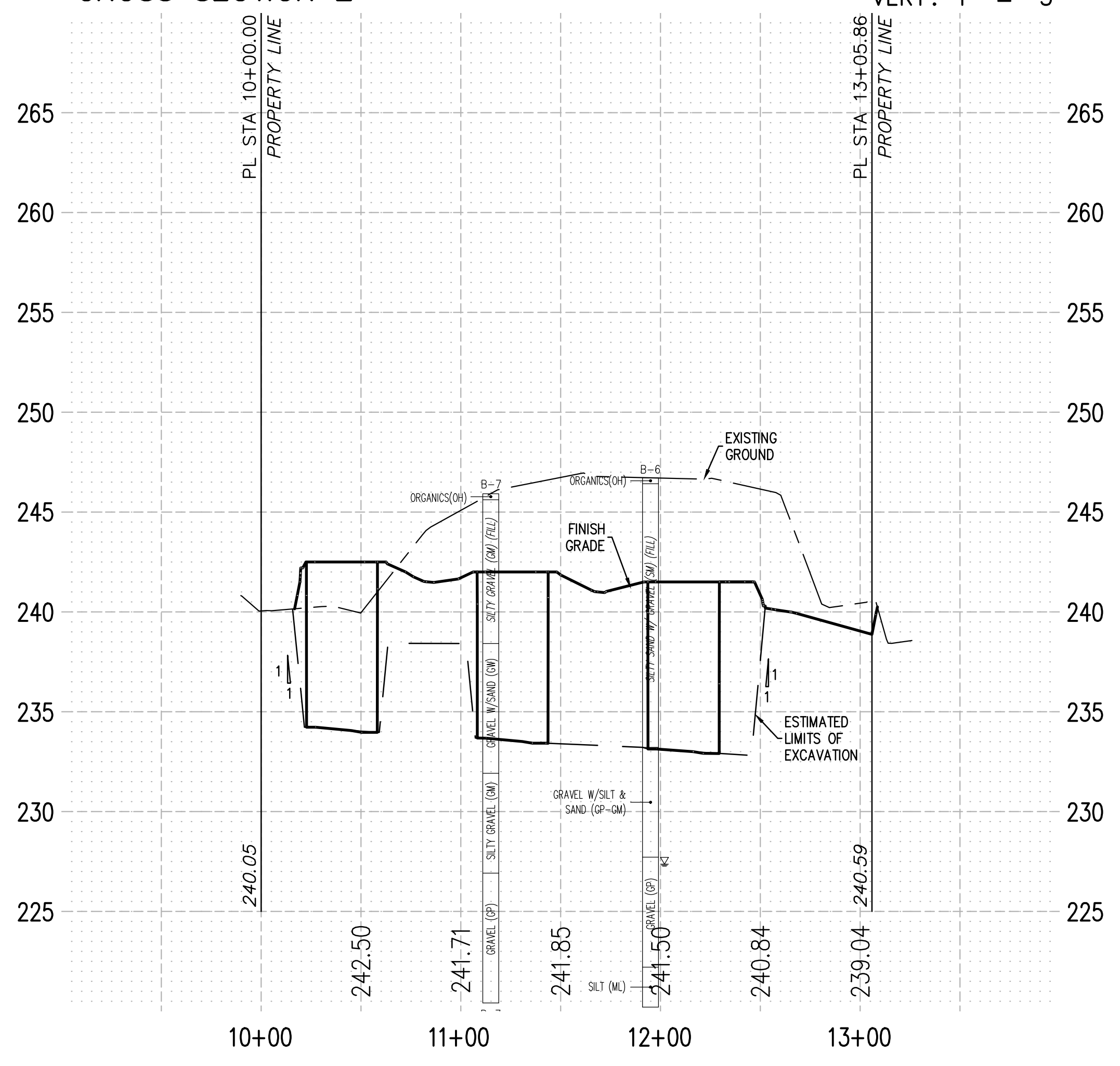
CROSS SECTION 1

PROFILE SCALE: HORIZ: 1" = 50'
 VERT: 1" = 5'



CROSS SECTION 2

PROFILE SCALE: HORIZ: 1" = 50'
 VERT: 1" = 5'



CROSS SECTION NOTES
 1. CROSS SECTIONS SHOWN ARE FOR REFERENCE ONLY. SEE SHEETS 7 & 7A FOR SPECIFIC SPOT ELEVATIONS AND GRADES.

Change Order Number X26-1099
 AWWU Private Systems Number PS25-005
 Master Fill & Grade Permit Number C25-1286



TRIAD
ENGINEERING, LLC
P.O. Box 111989
Anchorage, Alaska 99511
(907) 561-6537
www.triadak.com
CONF. 128633

RECORD DRAWING

1. DATA PROVIDED

BY: _____
This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.

CONTRACTOR: _____

BY: _____ DATE: _____

2. DATA TRANSFERRED

BY: _____ DATE: _____

COMPANY: _____

DATE: _____

3. DATA TRANSFER CHECKED

Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.

BY: _____

COMPANY: _____

BY: _____ DATE: _____

VALETSKAYA ADDITION NO. 1
TRACT B
CROSS SECTIONS
CONTINUED

BY: CKD

REVISIONS

DATE

12/10/25 PHASE 2 BUILDING LAYOUTS ADDED B.M. CMM

9/16/25 REVISED PER X-RINGS NORTH OF BLDG C B.M. CMM

4/16/25 REVISED PER AWWU COMMENTS B.M. CMM

4/1/25 REVISED PER MOA COMMENTS B.M. CMM

DATE

DESIGNED

DRAWN

CHECKED

DATE

FILE: BAXTER MULTI-FAMILY

JOB NO. CASE: DATE: MAR 2026

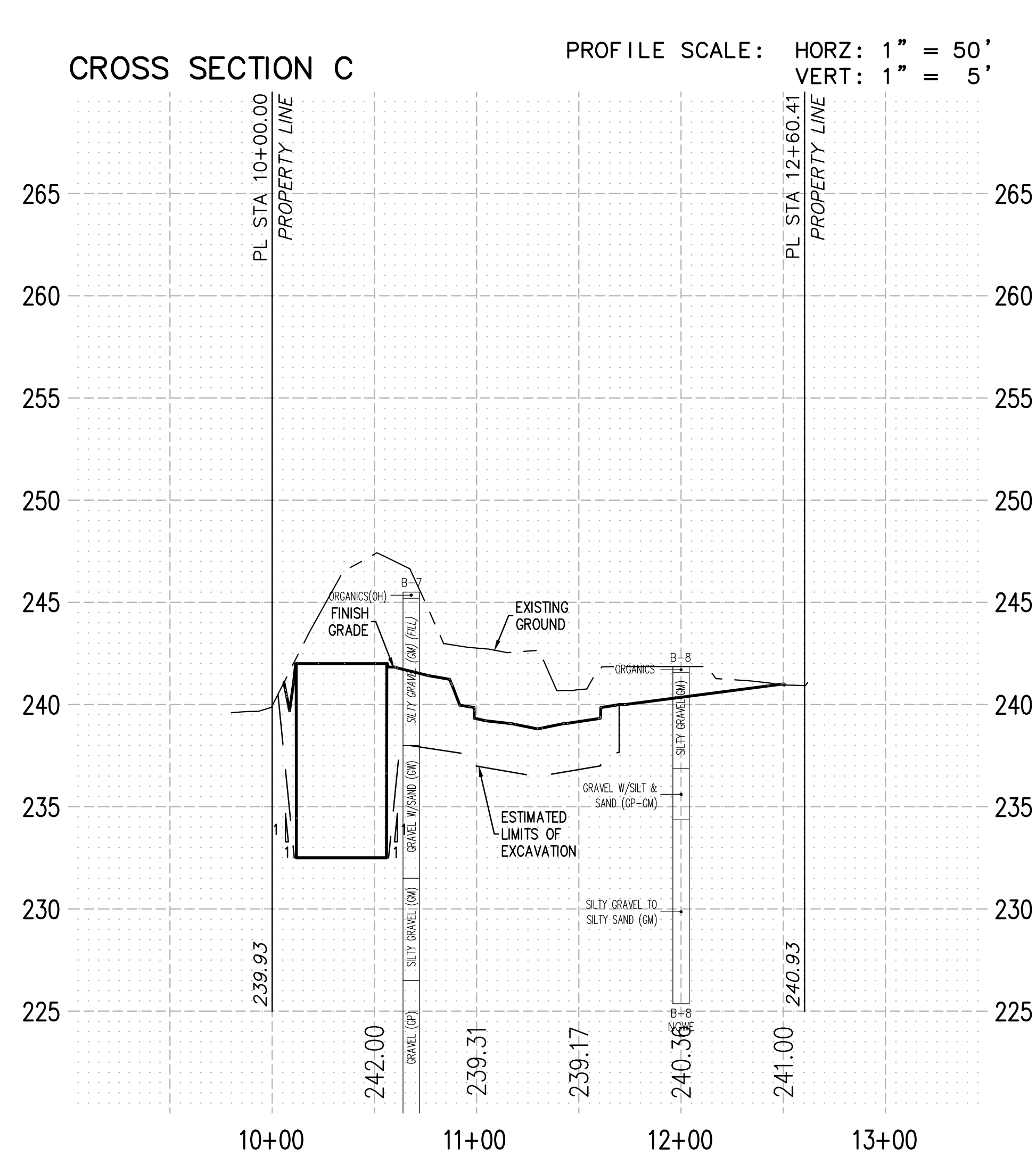
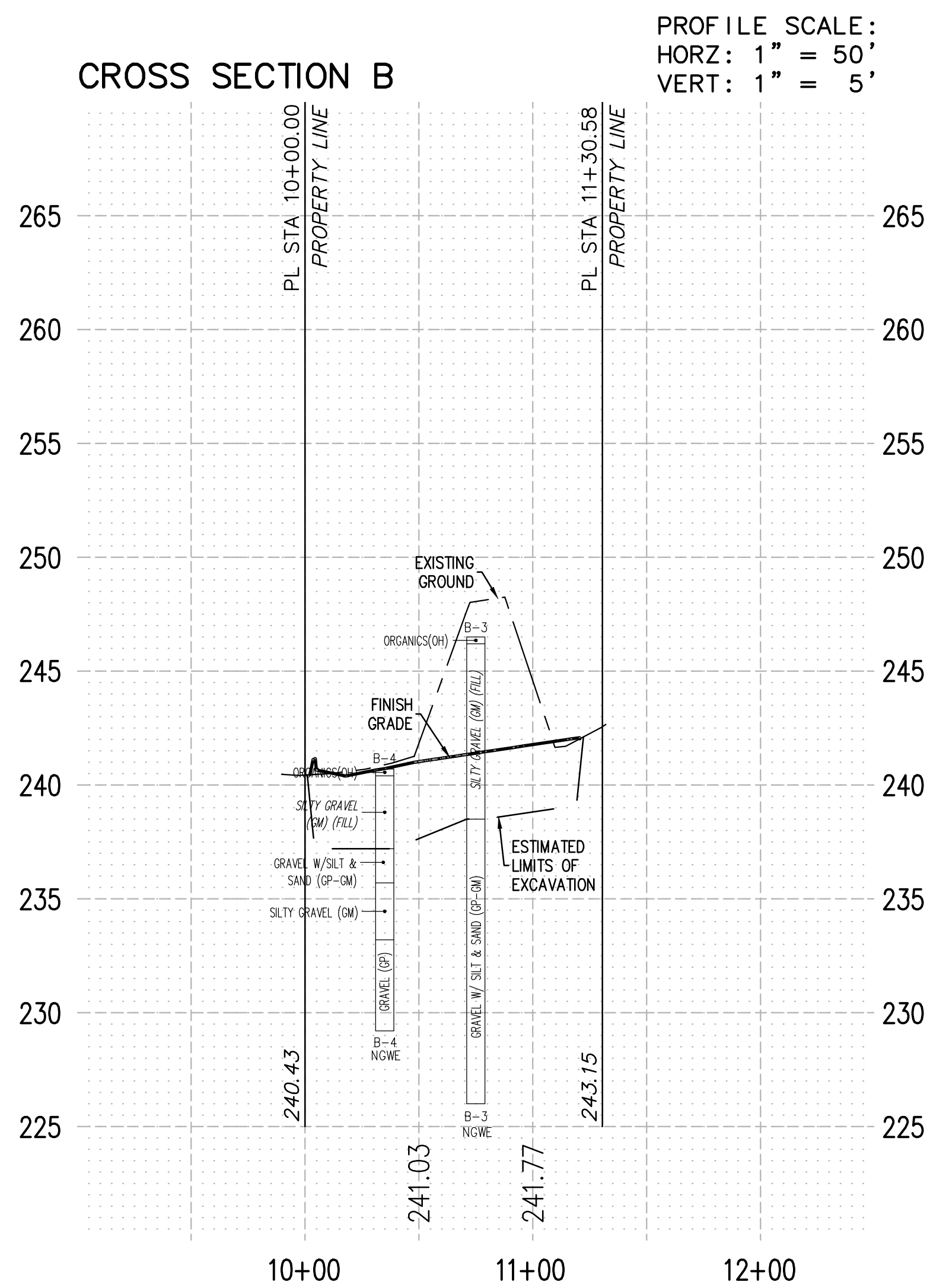
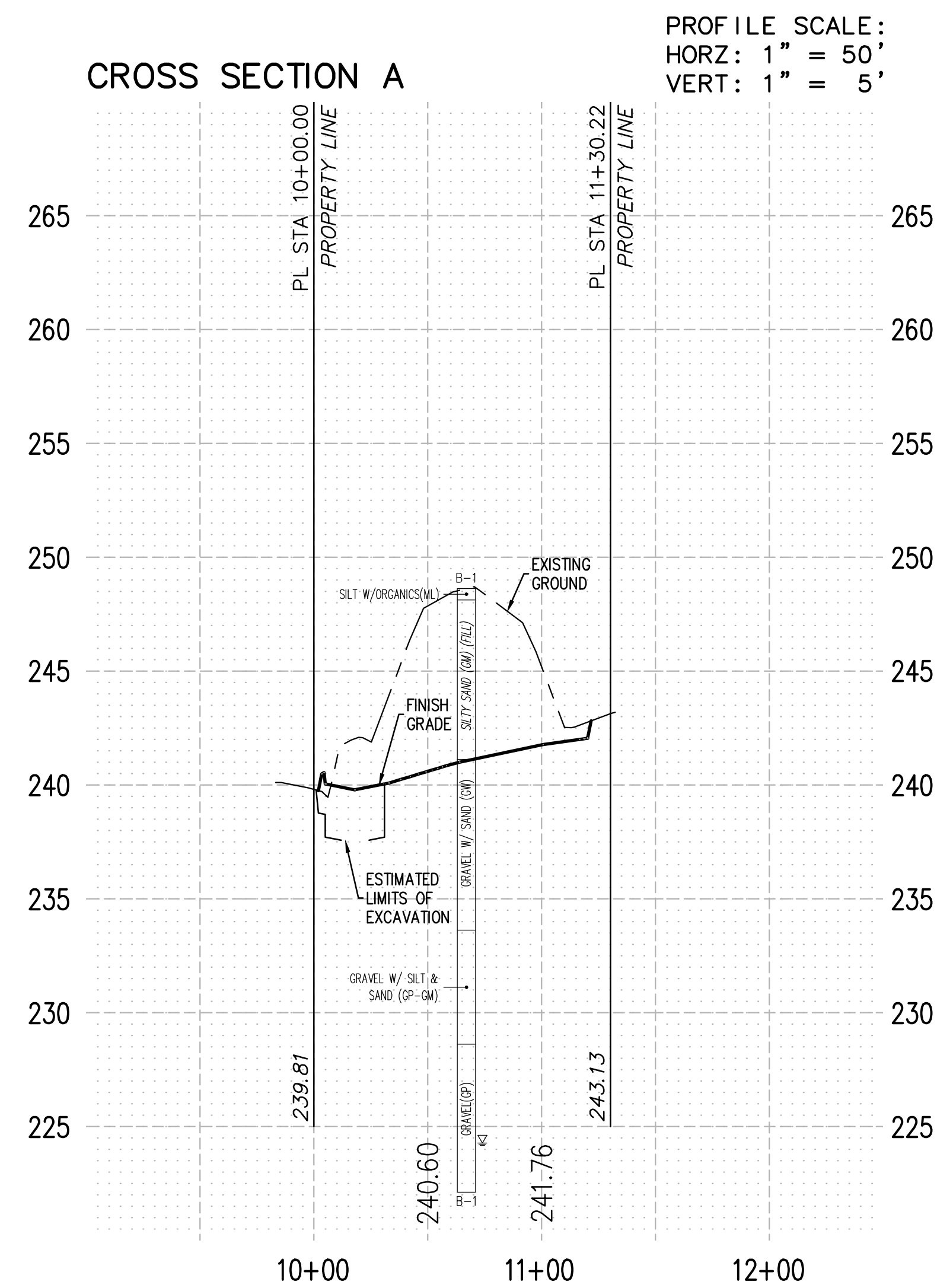
24-155 N/A

SCALE: HORIZ: 1"=50' GRID: B.M. CMM

VERT: 1"=5' SW/738

SHEET

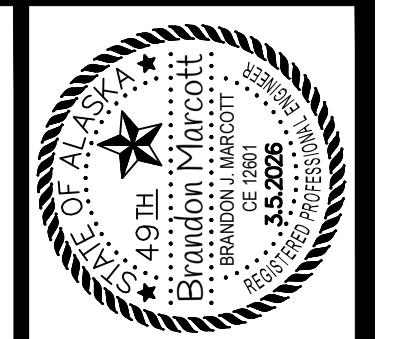
C9 OF 20



CROSS SECTION NOTES
1. CROSS SECTIONS SHOWN ARE FOR REFERENCE ONLY. SEE SHEETS 7 & 7A FOR SPECIFIC SPOT ELEVATIONS AND GRADES.

Change Order Number X26-1099
AWWU Private Systems Number PS25-005
Master Fill & Grade Permit Number C25-1286

SEE SHEET C2 FOR TYPICAL SECTIONS
 SEE SHEET C4 FOR DEMO PLAN
 SEE SHEET C5 FOR SITE PLAN
 SEE SHEET C6 FOR GRADING PLAN
 SEE SHEET C7 & C7A FOR SPOT ELEVATIONS



TRIAD
 ENGINEERING, LLC
 1998
 99611
 951-6537
 www.triadok.com
 CO# 128635

RECORD DRAWING
 1. DATA PROVIDED
 BY: _____ DATE: _____
 This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
 CONTRACTOR: _____
 BY: _____ DATE: _____
 2. DATA TRANSFERRED
 BY: _____ DATE: _____
 COMPANY: _____
 3. DATA TRANSFER CHECKED
 Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
 BY: _____ DATE: _____
 COMPANY: _____
 BY: _____ DATE: _____
 TITLE: _____

VALETSKAYA ADDITION NO. 1
 TRACT B
 STREET IMPROVEMENTS

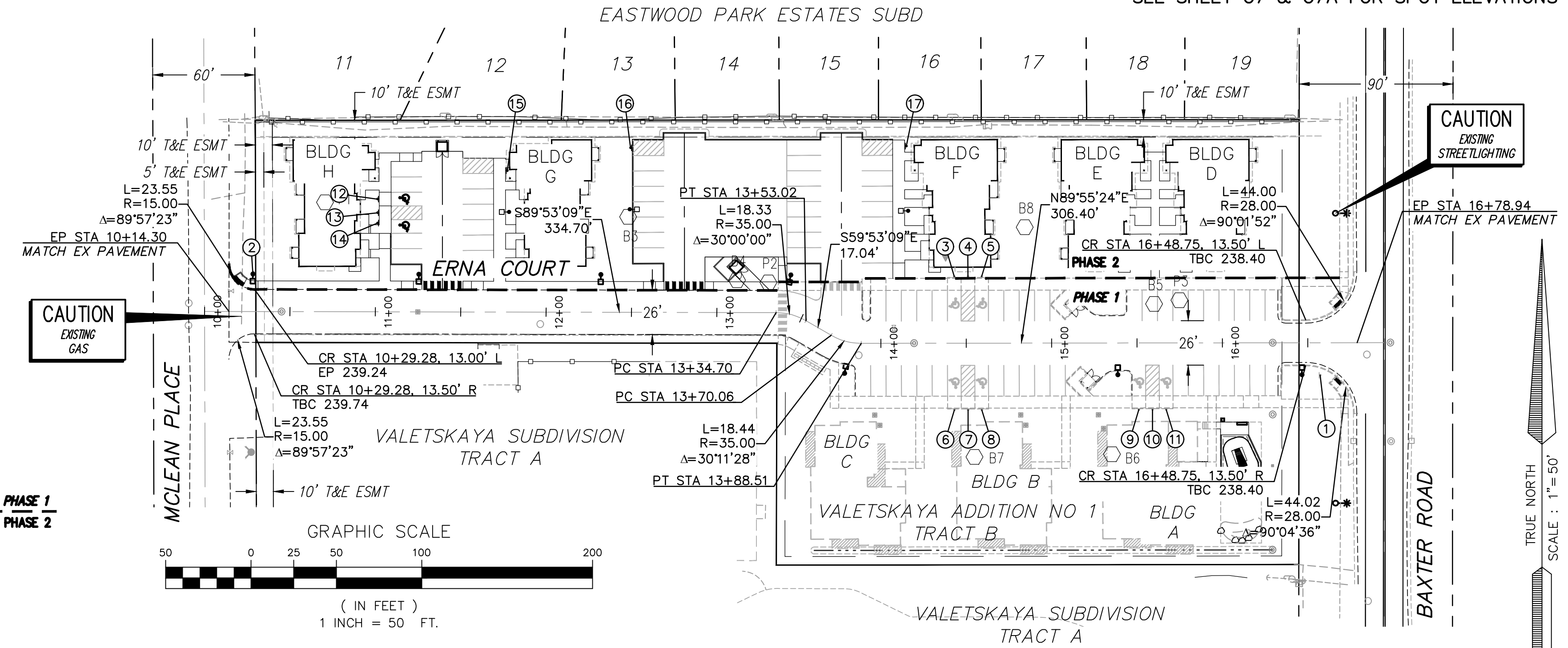
DATE	REVISIONS	BY/CHKD
12.10.25	PHASE 2 BUILDING LAYOUTS ADDED	B.M./G.M.
9.16.25	REVISED PER X-INGS NORTH OF BLDG C	B.M./G.M.
4.16.25	REVISED PER AWWU COMMENTS	B.M./G.M.
4.1.25	REVISED PER MCA COMMENTS	B.M./G.M.

DESIGNED	DRAWN	CHECKED	DATE
B.M.	B.M.	G.M.	MAR 2025

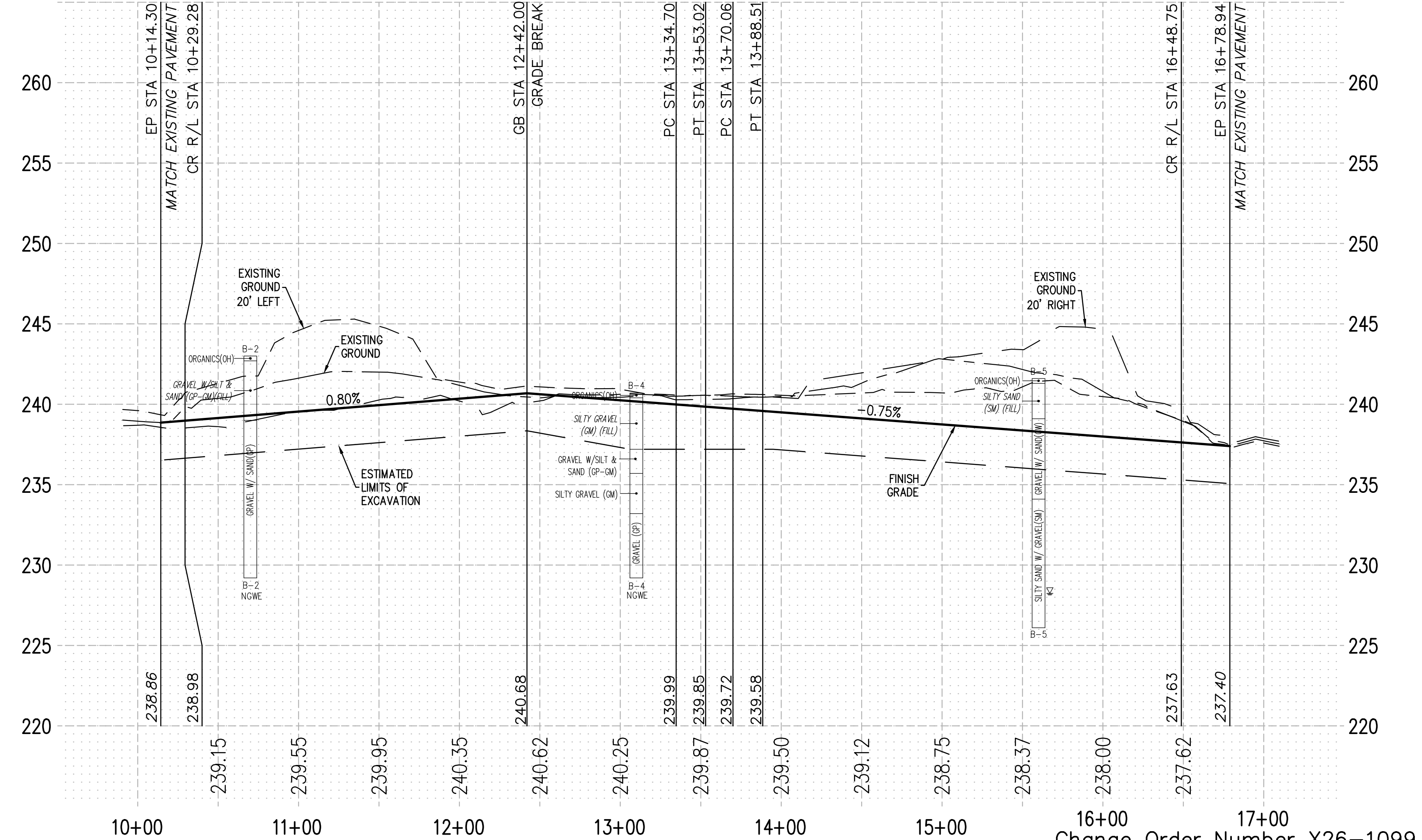
JOB NO. CASE: 24-155 N/A
 FILE: BAXTER MULTI-FAMILY
 SCALE: HORIZ: 1"=50' VERT: 1"=5'
 GRID: SW738

POST	SHEET	POST SIZE (TELSPAR)	STREET	STATION	OFFSET	DIRECTION SIGN FACES	NAME	SIGN CODE	SIZE	AREA(SF)	STREET BLOCK NO.
1	C10	2.5"x2.5"	ERNA COURT	16+57.24	19.06	WEST	STOP	R1-1	30"x30"	6.25	-
						N/S	ERNA COURT	D3-1P	8"x VARIES	VARIES	6200
						E/W	BAXTER ROAD	D3-101	8"x VARIES	VARIES	4200
2	C10	ST LIGHT	ERNA COURT	10+28.21	22.00	EAST	STOP	R1-1	30"x30"	6.25	-
						N/S	ERNA COURT	D3-1P	8"x VARIES	VARIES	6100
						E/W	MCLEAN PLACE	D3-101	8"x VARIES	VARIES	4200
3	C10	2.0"x2.0"	ERNA COURT	14+43.03	39.00	SOUTH	RESERVED PARKING	R7-8	12"x18"	1.50	-
						SOUTH	VAN ACCESSIBLE	R7-8A	12"x6"	0.50	-
4	C10	2.0"x2.0"	ERNA COURT	14+51.03	39.00	SOUTH	NO PARKING	R7P-101	12"x18"	1.50	-
						SOUTH	RESERVED PARKING	R7-8	12"x18"	1.50	-
5	C10	2.0"x2.0"	ERNA COURT	14+59.03	39.00	SOUTH	VAN ACCESSIBLE	R7-8A	12"x6"	0.50	-
						SOUTH	RESERVED PARKING	R7-8	12"x18"	1.50	-
6	C10	2.0"x2.0"	ERNA COURT	14+43.04	39.00	NORTH	RESERVED PARKING	R7-8	12"x18"	1.50	-
						NORTH	VAN ACCESSIBLE	R7-8A	12"x6"	0.50	-
7	C10	2.0"x2.0"	ERNA COURT	14+51.04	39.00	NORTH	NO PARKING	R7P-101	12"x18"	1.50	-
						NORTH	RESERVED PARKING	R7-8	12"x18"	1.50	-
8	C10	2.0"x2.0"	ERNA COURT	14+59.04	39.00	NORTH	VAN ACCESSIBLE	R7-8A	12"x6"	0.50	-
						NORTH	RESERVED PARKING	R7-8	12"x18"	1.50	-
9	C10	2.0"x2.0"	ERNA COURT	15+51.04	39.00	NORTH	RESERVED PARKING	R7-8	12"x18"	1.50	-
						NORTH	VAN ACCESSIBLE	R7-8A	12"x6"	0.50	-
10	C10	2.0"x2.0"	ERNA COURT	15+59.04	39.00	NORTH	NO PARKING	R7P-101	12"x18"	1.50	-
						NORTH	RESERVED PARKING	R7-8	12"x18"	1.50	-
11	C10	2.0"x2.0"	ERNA COURT	15+67.04	39.00	NORTH	RESERVED PARKING	R7-8	12"x18"	1.50	-
						NORTH	VAN ACCESSIBLE	R7-8A	12"x6"	0.50	-
12	C10	2.0"x2.0"	ERNA COURT	11+01.12	65.98	EAST	RESERVED PARKING	R7-8	12"x18"	1.50	-
						EAST	VAN ACCESSIBLE	R7-8A	12"x6"	0.50	-
13	C10	2.0"x2.0"	ERNA COURT	11+01.14	57.96	EAST	NO PARKING	R7P-101	12"x18"	1.50	-
						EAST	RESERVED PARKING	R7-8	12"x18"	1.50	-
14	C10	2.0"x2.0"	ERNA COURT	11+01.15	51.94	EAST	RESERVED PARKING	R7-8	12"x18"	1.50	-
						EAST	VAN ACCESSIBLE	R7-8A	12"x6"	0.50	-
15	C10	2.0"x2.0"	ERNA COURT	11+77.08	82.78	WEST	NO PARKING	R7P-101	12"x18"	1.50	-
						WEST	RESERVED PARKING	R7-8	12"x18"	1.50	-
16	C10	2.0"x2.0"	ERNA COURT	12+49.29	96.27	EAST	NO PARKING	R7P-101	12"x18"	1.50	-
						EAST	RESERVED PARKING	R7-8	12"x18"	1.50	-
17	C10	2.0"x2.0"	ERNA COURT	14+15.11	115.42	WEST	NO PARKING	R7P-101	12"x18"	1.50	-
						WEST	RESERVED PARKING	R7-8	12"x18"	1.50	-

SIGN NOTES
 1. SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH MASS.
 2. UPPER/LOWER CASE DESIGN TO BE USED FOR ALL STREET NAME SIGNS (D3-101) & D3-1P PER MUTCD SECTION 2D.43.



STREET IMPROVEMENTS



Change Order Number X26-1099
 AWWU Private Systems Number PS25-005
 Master Fill & Grade Permit Number C25-1286

SEE SHEET C2 FOR TYPICAL SECTIONS
 SEE SHEET C4 FOR DEMO PLAN
 SEE SHEET C5 FOR SITE PLAN
 SEE SHEET C13 FOR CONNECT CHARTS

AWWU PLAN SET NO. 11465

TRIAD ENGINEERING, LLC
 1999 W. 49th Street
 Ancho, Alaska 99511
 (907) 961-6537
 www.triadok.com
 CO# 128635

WATER NOTES

- ALL WATER MAIN SHALL BE C900 DR18 RJIB PVC PIPE TO WL STA 34+82.14 THEN TRANSITION TO ZINC COATED CL52 DIP FROM WL STA 34+82.14 TO WL STA 35+84.34.
- FIRE HYDRANT LEADS SHALL BE 8" C900 DR18 RJIB PIPE.
- ALL BENDS, TEES, AND CAPS/PLUGS SHALL HAVE THRUST BLOCKS INSTALLED PER MASS DTL 60-06.
- FILL MATERIAL FOR TRENCH CONSTRUCTION SHALL BE NON-ORGANIC NATIVE MATERIAL CAPABLE OF 95% MINIMUM COMPACTION.
- EXISTING WATER MAIN DATA TAKEN FROM AWWU AS-BUILTS. CONTRACTOR SHALL FIELD VERIFY ANY NECESSARY ELEVATIONS.
- PROPOSED DEVELOPMENT IS MULTI-FAMILY RESIDENTIAL.
- WHERE A FITTING IS PROVIDED TO CHANGE DIRECTION, THE CONTRACTOR IS TO INSTALL A PIPE ANGLE MARKER PER THE STANDARD DETAILS. THE MARKER MUST BE CENTERED OVER THE FITTING PER MASS DETAIL 60-05.
- TRENCH PLUGS SHALL CONSIST OF 5 TO 10% BENTONITE MIXED WITH TRENCH BACKFILL. TRENCH BACKFILL SHALL BE PLACED IN STANDARD LIFTS WITH COMPACTION TO 95% OF MAXIMUM DENSITY. TRENCH PLUGS SHALL BE PLACED 5 TO 6 FEET IN LENGTH, FULL WIDTH OF THE UTILITY TRENCH AND VERTICALLY 3 TO 4 FEET BELOW FINISHED GRADE. DO NOT PLACE BENTONITE WITHIN 3 FEET OF FINISH GRADE.

△ WATER MAIN COORDINATE CHART (LOCAL)

DESCRIPTION	BEGINNING POINT	ENDING POINT	DISTANCE	ASB DISTANCE	BEARING	ASB BEARING
BEGINNING	ENDING	X	Y	X	Y	
BAXTER WATER						
CONNECT TO EX	12" 22.5 & 11.25	1681498.3147	2624141.7636	1681831.0067	2624141.0001	332.69 333.75
12" 22.5 & 11.25	12" 22.5 & 11.25	1681831.0067	2624141.0001	1681858.0139	2624123.1068	32.45 32.18
12" 22.5 & 11.25	12" TEE & 4" GV&VB	1681858.0139	2624123.1068	1681889.4841	2624123.1490	31.40 32.48
12" TEE & 4" GV&VB	12" TEE & 4" GV&VB	1681889.4841	2624123.1490	1681974.9840	2624123.2636	85.50 85.50
12" TEE & 4" GV&VB	12X8" TEE	1681974.9840	2624123.2636	1682020.8865	2624123.3251	46.90 49.90
12" TEE & 4" GV&VB	FH	1682020.8865	2624123.3251	1682020.8745	2624132.3251	9.00 9.00
12" X8" TEE	12" TEE & 12" CAP	1682020.8865	2624123.3251	1682077.2131	2624123.4006	56.32 54.00

△ ANODE TABLE

ASB WL STATION	ASB SIDE OF MAIN
30+01	LT
30+87	LT
30+87	11'LT
31+65	LT
31+65	11'LT
32+20	RT
33+32	LT
33+65	RT
33+85	LT
33+96	11'RT
33+96	40'RT
33+96	58'RT
33+96	74'RT
33+82	88'RT
34+05	RT
34+20	LT
34+39	RT
34+59	LT
34+75	LT
34+82	LT
34+82	21'RT
34+82	RT
34+82	21'RT
34+82	39'RT
34+82	72'RT
34+69	86'RT

△ ANODE TABLE

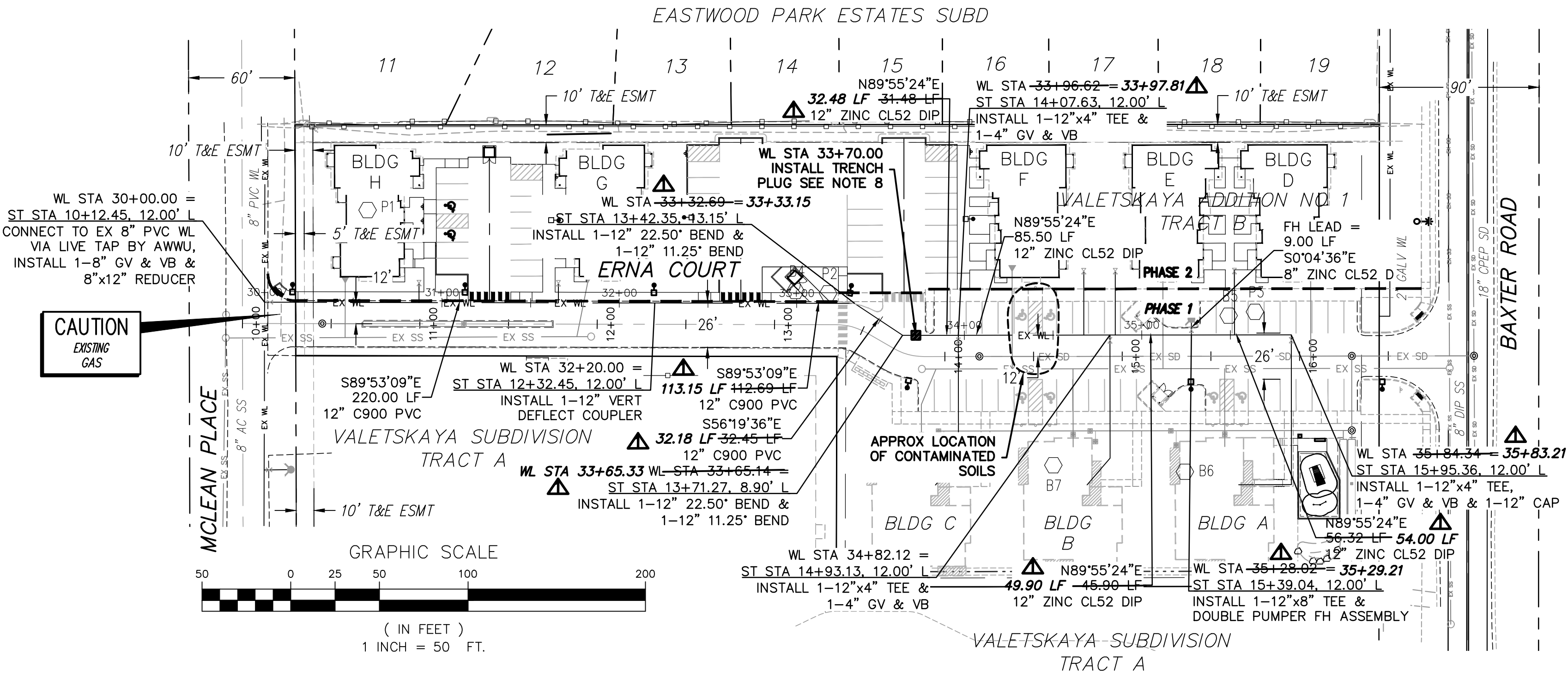
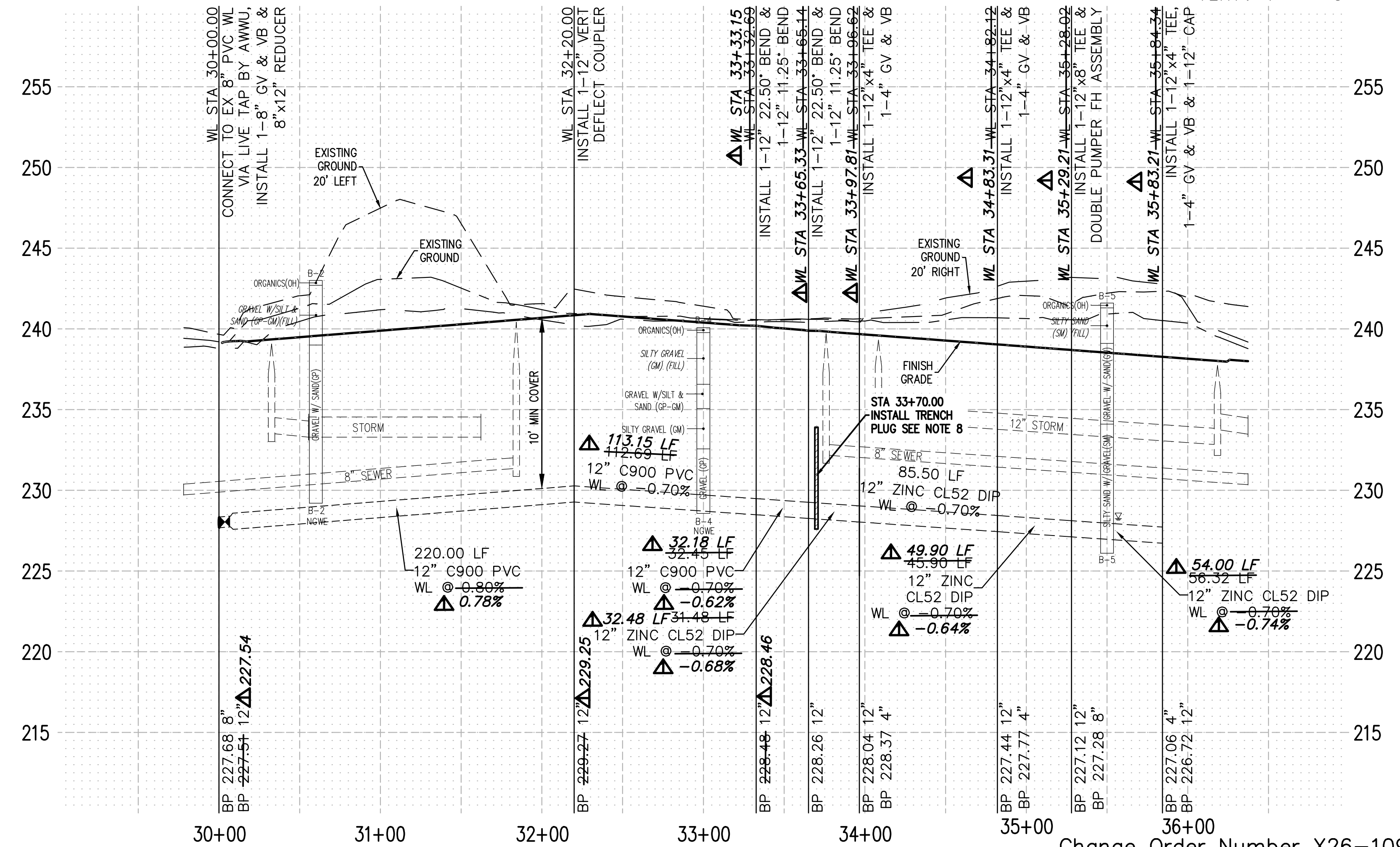
ASB WL STATION	ASB SIDE OF MAIN
34+85	LT
34+85	35'LT
35+12	RT
35+28	LT
35+28	71'LT
35+44	RT
35+52	LT
35+52	36'LT
35+63	RT
35+80	RT
35+80	15'RT
35+80	53'RT
35+80	52'RT
35+80	70'RT
35+80	86'RT
35+54	85'RT
34+67	LT
34+67	35'LT

ANGLE MARKER SCHEDULE

WL STATION	ANGLE
33+32.69	33.75°
33+65.14	33.75°

INSTALL ANGLE MARKERS PER MASS DETAIL 60-05 EXCEPT THAT NO VALVE BOX SHALL BE INSTALLED. ALUMINUM CAPS SHALL BE SET 1/4" TO 1/2" BELOW FINISH GRADE.

WATER IMPROVEMENTS



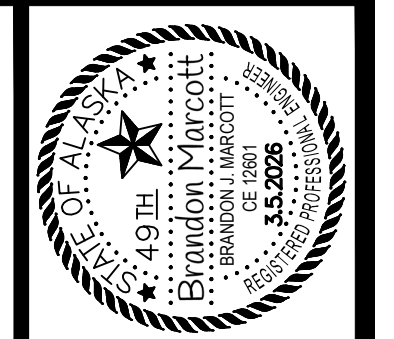
RECORD DRAWING

1. DATA PROVIDED
 BY: _____ DATE: _____
 This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
 CONTRACTOR: _____
 BY: _____ DATE: _____
 2. DATA TRANSFERRED
 BY: _____ COMPANY: _____
 DATE: _____
 3. DATA TRANSFER CHECKED
 Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
 BY: _____ COMPANY: _____
 DATE: _____
 TITLE: DATE: _____

VALETSKAYA ADDITION NO. 1 TRACT B WATER IMPROVEMENTS

DESIGNED	DRAWN	CHECKED	DATE	REVISIONS
BM	BM	BM	12/15/25	1. REVISED - PHASE 1 CONSTRUCTION
			12/10/25	2. REVISED - PHASE 2 BUILDING LAYOUTS ADDED
			9/16/25	3. REVISED PER X-NINGS NORTH OF BLDG C
			6/12/25	4. REVISED PIPE TYPES
			4/16/25	5. REVISED PER AWWU COMMENTS
			4/12/25	6. REVISED PER MCA COMMENTS

SEE SHEET C2 FOR TYPICAL SECTIONS
 SEE SHEET C4 FOR DEMO PLAN
 SEE SHEET C5 FOR SITE PLAN
 SEE SHEET C13 FOR CONNECT CHARTS



TRIAD
 ENGINEERING, LLC
 1998
 99511
 617-861-6537
 www.triadok.com
 CO#F 128635

RECORD DRAWING
 1. DATA PROVIDED
 BY: _____ DATE: _____
 This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
 CONTRACTOR: _____
 BY: _____ DATE: _____
 2. DATA TRANSFERRED
 BY: _____ COMPANY: _____
 DATE: _____
 3. DATA TRANSFER CHECKED
 Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
 BY: _____ COMPANY: _____
 DATE: _____
 BY: _____ DATE: _____

VALETSKAYA ADDITION NO. 1
 TRACT B
 SEWER IMPROVEMENTS

DATE	REVISIONS	BY/CHKD
12/15/25	REVISES - PHASE 1 CONSTRUCTION	YB/BAM
12/10/25	PHASE 2 BUILDING LAYOUTS ADDED	BAM/GWM
9/16/25	REVISED PER X-INGS NORTH OF BLDG C	BAM/GWM
4/16/25	REVISED PER AWWU COMMENTS	BAM/GWM
4/1/25	REVISED PER MOA COMMENTS	BAM/GWM

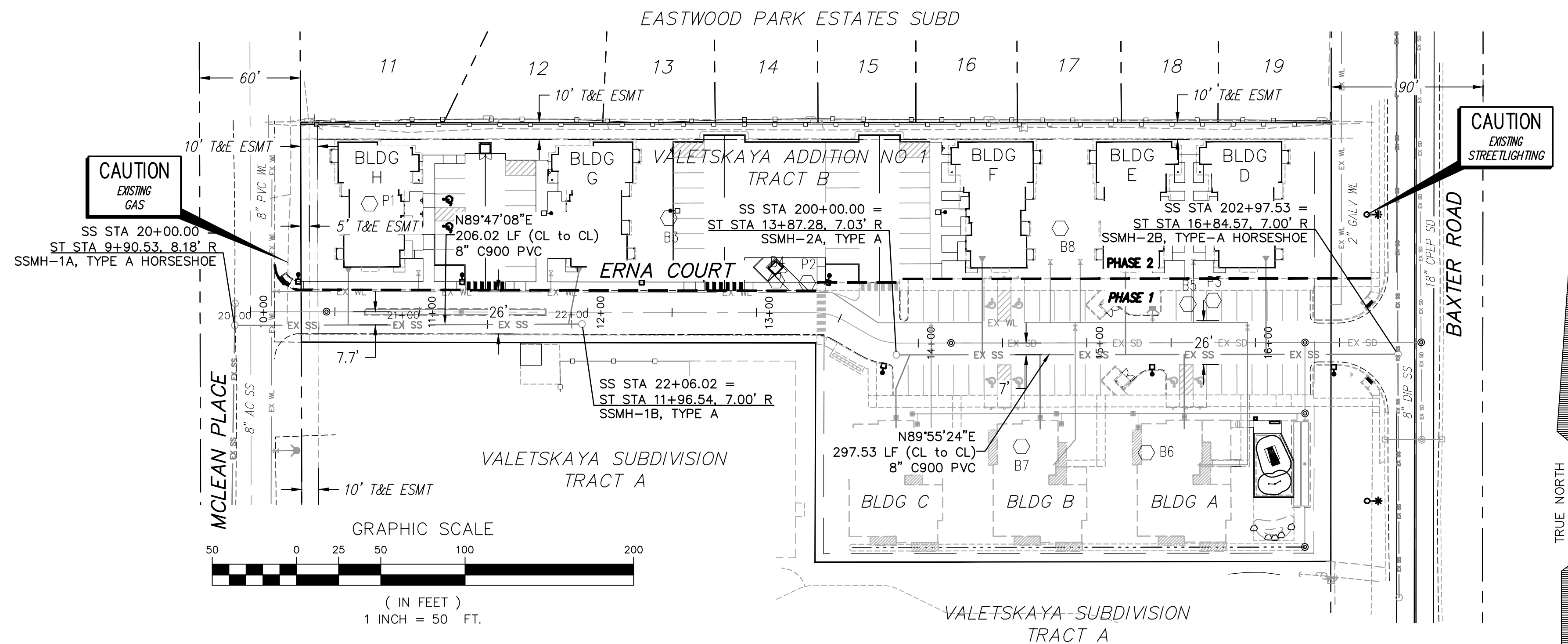
DESIGNED: DRAWN: CHECKED: GWM
 FILE: BAXTER MULTI-FAMILY
 JOB NO: CASE: DATE: MAR 2025
 24-155 N/A
 SCALE: HORIZ: 1"=50' VERT: 1"=5'

SEWER MAIN NOTES

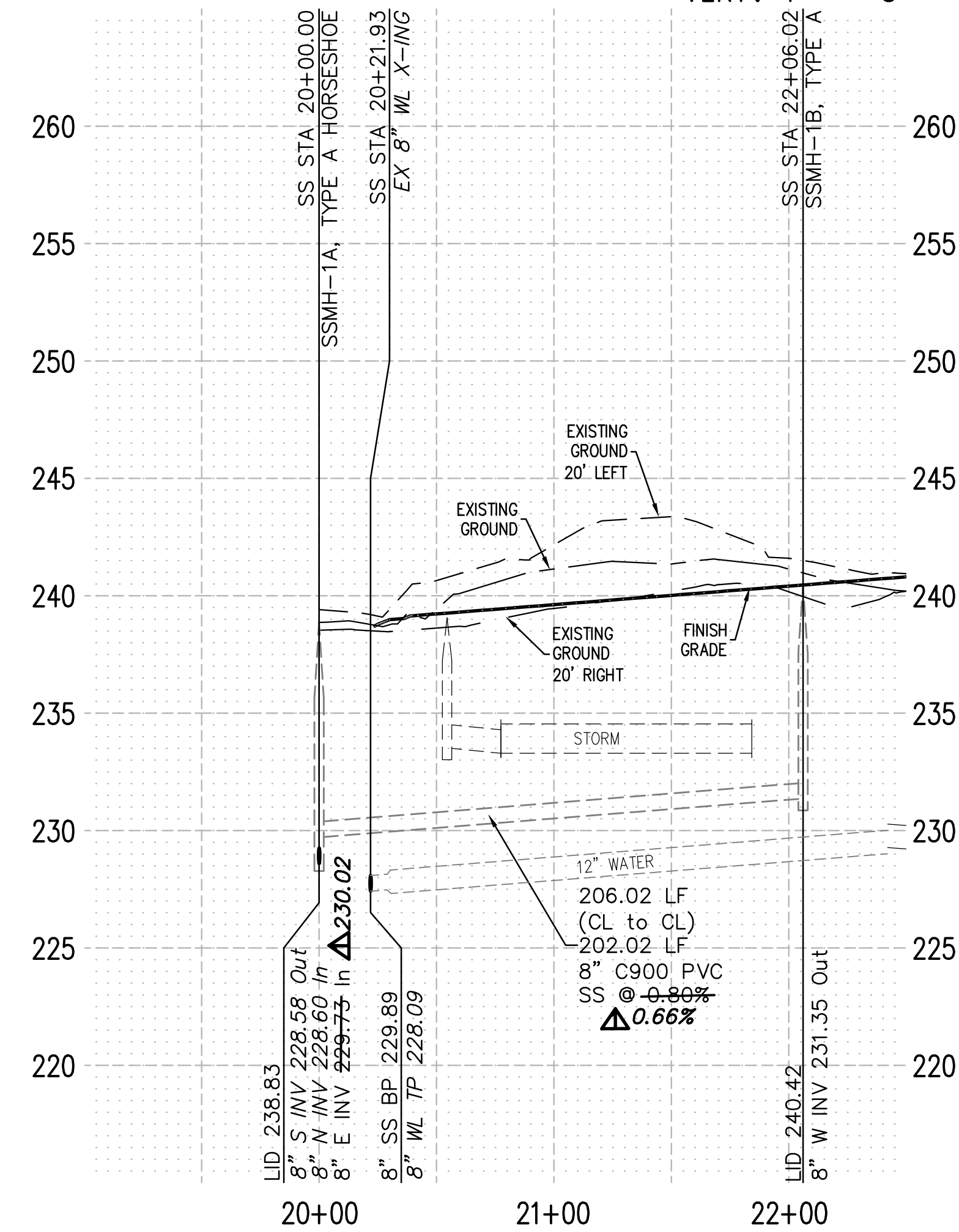
- GRAVITY SEWER MAIN PIPE AND SERVICE CONNECTS SHALL BE C900 DR18 PVC.
- CONTRACTOR SHALL FIELD VERIFY ALL NECESSARY ELEVATIONS.
- PROPOSED DEVELOPMENT IS MULTI-FAMILY RESIDENTIAL.
- SEWER CONNECT SADDLE SHALL BE TYPE ROMAC CB4.80UN OR APPROVED EQUAL.
- PROVIDE BEAVER SLIDE AT SSMH-1A PER MASS DETAIL 50-13.

SEWER MAIN COORDINATE CHART (LOCAL)

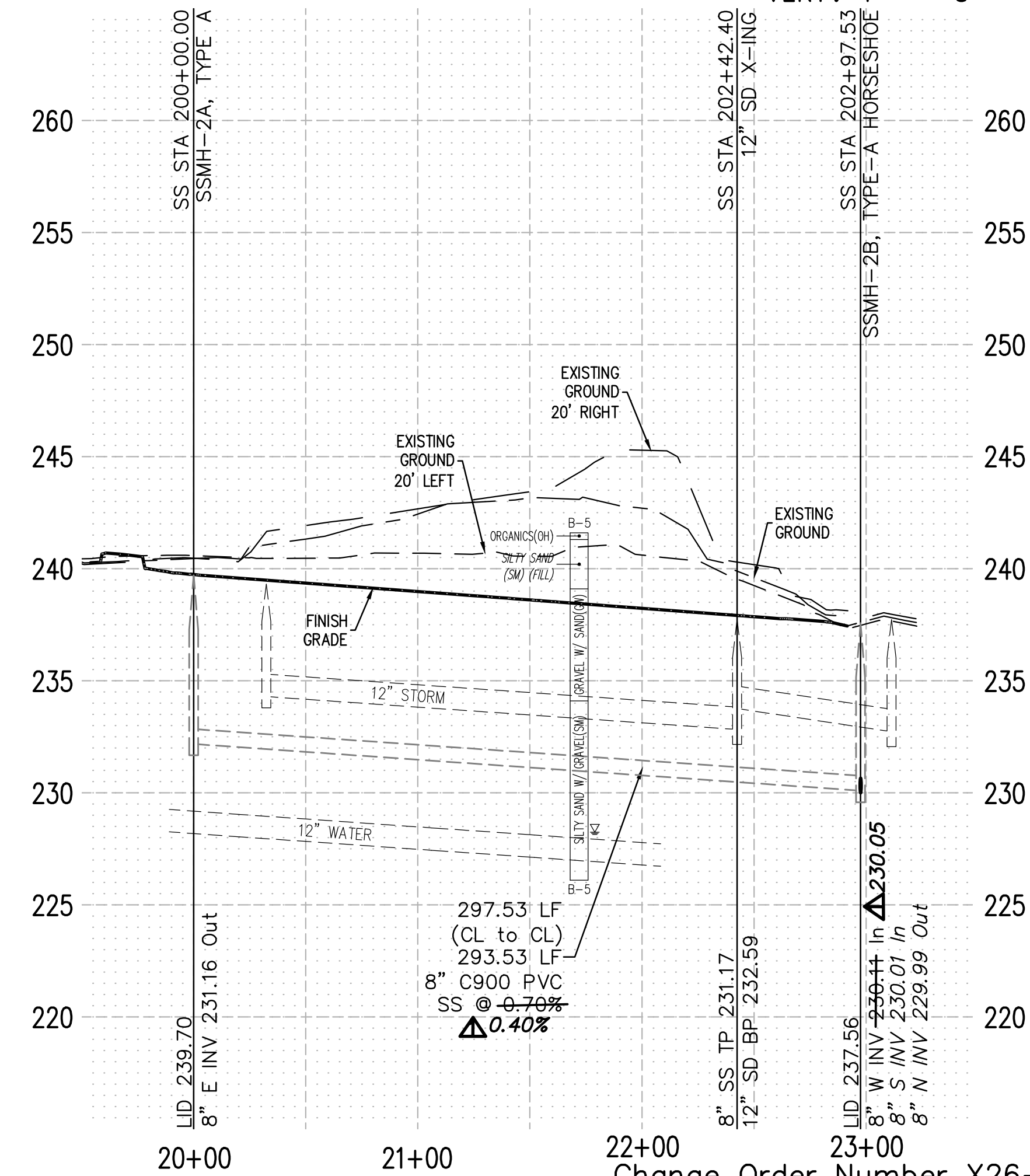
DESCRIPTION	BEGINNING POINT	ENDING POINT	DISTANCE	ASB DISTANCE	BEARING	ASB BEARING
BEGINNING	ENDING	X	Y	X	Y	
SEWER 1						
SSMH-1A	SSMH-1B	1681476.3492	2624121.6258	1681682.3636	2624122.3965	206.02
SEWER 2						
SSMH-2A	SSMH-2B	1681868.9121	2624104.1214	1682166.4431	2624104.5201	297.53



SEWER IMPROVEMENTS - "1"



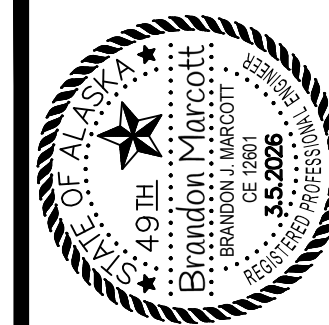
SEWER IMPROVEMENTS - "2"



Change Order Number X26-1099
 AWWU Private Systems Number PS25-005
 Master Fill & Grade Permit Number C25-1286

SEE SHEET C2 FOR TYPICAL SECTIONS
 SEE SHEET C4 FOR DEMO PLAN
 SEE SHEET C5 FOR SITE PLAN
 SEE SHEET C11 FOR WATER IMPROVEMENTS
 SEE SHEET C12 FOR SEWER IMPROVEMENTS

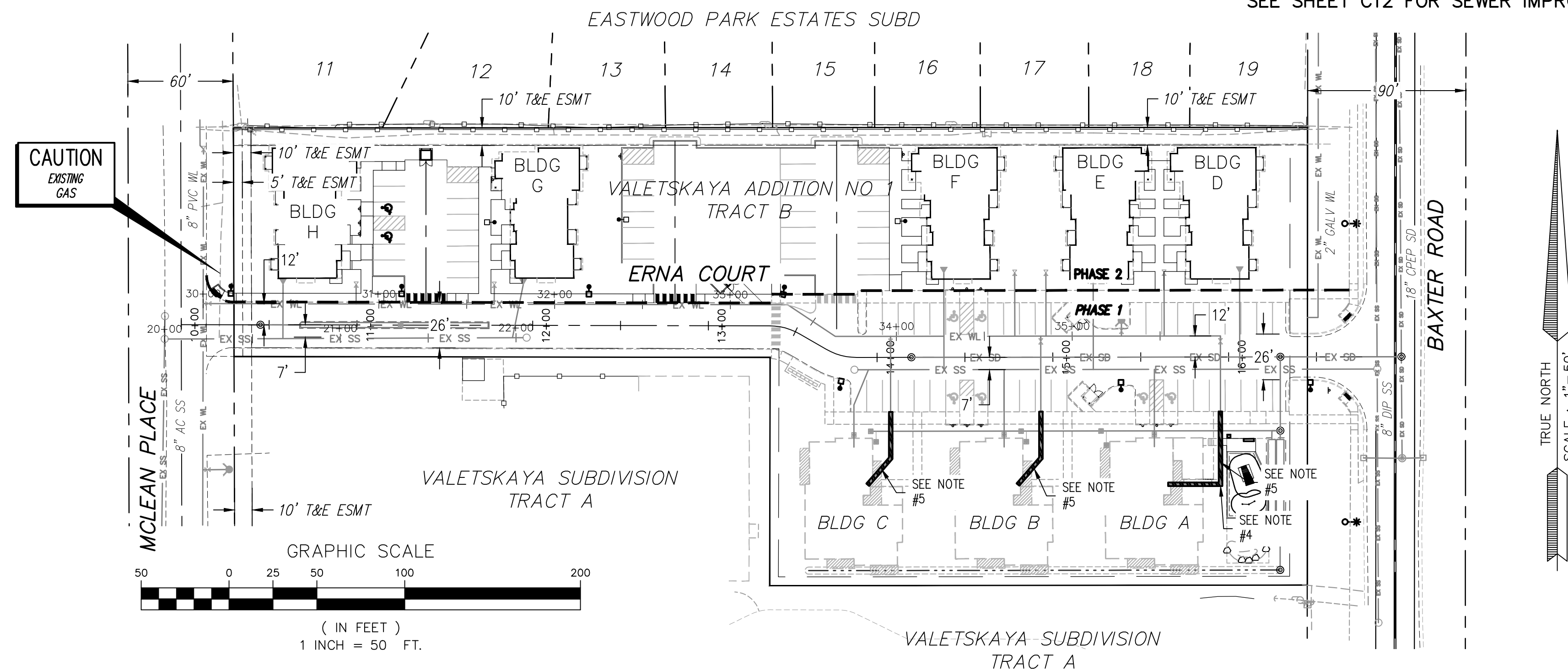
AWWU PLAN SET NO. 11465



TRIAD
 ENGINEERING, LLC
 1999
 Anchorage, Alaska 99511
 (907) 961-6537
 www.triadok.com
 CO# 128635

RECORD DRAWING

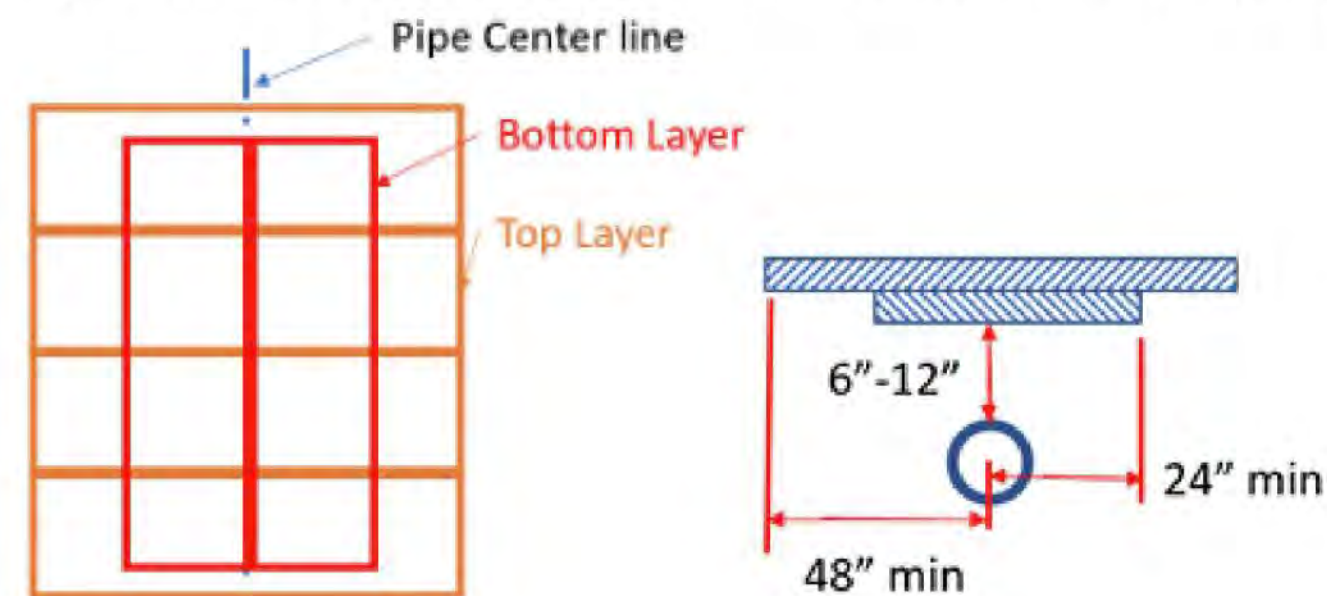
1. DATA PROVIDED
 BY: _____
 This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
 CONTRACTOR: _____
 BY: _____ DATE: _____
 2. DATA TRANSFERRED
 BY: _____ COMPANY: _____ DATE: _____
 3. DATA TRANSFER CHECKED
 Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
 BY: _____ COMPANY: _____ DATE: _____
 BY: _____ DATE: _____



WATER SERVICE NOTES

- BLDG A BEARING = S00°04'36"W, 84.43' @ +2.30% INV 229.00 (MAIN TO 90° BEND), S89°55'24"W, 4.00' @ -100% INV 225.00 (90° BEND TO 45° BEND), S89°55'24"W, 25.80' @ 0.00% INV 225.00 (45° BEND TO RISER)
- BLDG B BEARING = S00°04'36"W, 69.40' @ +2.49% INV 229.50 (MAIN TO 45° BEND), S40°55'24"W, 19.91' @ 0.00% INV 229.50 (45° BEND TO RISER)
- BLDG C BEARING = S00°04'36"W, 69.40' @ +2.35% INV 230.00 (MAIN TO 45° BEND), S40°55'24"W, 19.91' @ 0.00% INV 230.00 (45° BEND TO RISER)
- ROTATE FIRST 90° BEND TO ALLOW SERVICE TO DEFLECT DOWN AT 100% GRADE. PROVIDE 4"x26' INSULATION ABOVE WATER SERVICE BETWEEN 45° BEND AND RISER PER THE BELOW DETAIL.
- BUILDING A, B & C WATER SERVICES ARE DENSO WRAPPED CL52 DIP FROM THE RISER TO APPROXIMATELY EDGE OF PAVEMENT.

- Four inches (4") thick rigid board insulation that is four foot (4') wide centered on the pipe with two inch (2") thick of insulation that extends an additional two feet (2') beyond the 4" insulation. The 4" thick insulation must be constructed of two pieces of insulation board with joints offset. The insulation is to be between 6" and 12" above the top of the pipe, laid flat.



WATER SERVICE CONNECT CHART

BLDG	WATER LINE STA @ MAIN		BEARING OF SERVICE LINE FROM MAIN TO KEYBOX		BOP OF MAIN @ SERVICE CONNECT		DISTANCE MAIN TO KEYBOX		SERVICE LINE GRADE (%)		BOP ELEVATION @ KEYBOX		COVER @ BEND OR KEYBOX	
	DESIGN	ASB	DESIGN	ASB	DESIGN	ASB	DESIGN	ASB	DESIGN	ASB	DESIGN	ASB	DESIGN	ASB
4" ZINC CL52 DIP														
BLDG A	35+84.34	<u>35+86.68</u>	SEE NOTE #1	SEE NOTE #1	227.06	<u>226.72</u>	121.17	<u>117.25</u>	3.0%	<u>0.67%</u>	229.72	<u>225.00</u>	10.68	<u>10.68</u>
BLDG B	34+82.12	<u>34+82.15</u>	SEE NOTE #2	SEE NOTE #2	227.77	<u>227.44</u>	93.14	<u>89.61</u>	4.0%	<u>2.29%</u>	230.59	<u>229.50</u>	10.76	<u>10.76</u>
BLDG C	33+96.62	<u>32+96.82</u>	SEE NOTE #3	SEE NOTE #3	228.37	<u>228.04</u>	93.14	<u>92.90</u>	4.0%	<u>5.7%</u>	231.19	<u>230.00</u>	10.65	<u>10.65</u>
2" POLYETHYLENE COATED TYPE K COPPER														
BLDG D	35+52.34	<u>35+52.54</u>	N00° 02' 51"W	<u>N00°02'51"W</u>	226.95	<u>226.95</u>	36.00	<u>36.00</u>	6.0%	<u>6.00%</u>	229.11	<u>229.11</u>	10.44	<u>10.44</u>
BLDG E	34+85.12	<u>35+85.12</u>	S00° 04' 36"W	<u>S00°04'36"W</u>	227.42	<u>227.42</u>	36.00	<u>36.00</u>	6.0%	<u>6.00%</u>	229.58	<u>229.55</u>	10.52	<u>10.52</u>
BLDG F	34+67.36	<u>34+67.36</u>	S00° 04' 36"W	<u>S00°04'36"W</u>	227.54	<u>227.54</u>	36.00	<u>36.00</u>	6.0%	<u>6.00%</u>	229.70	<u>229.77</u>	10.46	<u>10.46</u>
BLDG G	31+65.64	<u>32+65.64</u>	S00° 06' 51"W	<u>S00°06'51"W</u>	228.84	<u>228.84</u>	11.00	<u>11.00</u>	10.0%	<u>10.00%</u>	229.94	<u>229.84</u>	10.55	<u>10.55</u>
BLDG H	30+87.06	<u>30+67.06</u>	S00° 06' 51"W	<u>S00°06'51"W</u>	228.21	<u>228.21</u>	11.00	<u>11.00</u>	10.0%	<u>10.00%</u>	229.31	<u>229.31</u>	10.74	<u>10.74</u>

SEWER SERVICE CONNECT CHART

BLDG	SANITARY SEWER STA @ MAIN		BEARING OF SERVICE LINE FROM MAIN TO CONNECT		INV SERVICE CONNECT @ MAIN		DISTANCE MAIN TO CONNECT		SERVICE LINE GRADE (%)		INV ELEV. @ CONNECT		COVER @ CONNECT	
	DESIGN	ASB	DESIGN	ASB	DESIGN	ASB	DESIGN	ASB	DESIGN	ASB	DESIGN	ASB	DESIGN	ASB
6" C900 PVC														
BLDG A	201+70.72	<u>201+70.72</u>	N00° 04' 36"W	<u>N00°04'36"W</u>	231.6500	<u>231.15</u>	44.00	<u>44.00</u>	1.0%	<u>1.0%</u>	232.79	<u>231.59</u>	7.81	<u>7.81</u>
BLDG B	200+85.22	<u>200+85.22</u>	N00° 04' 36"W	<u>N00°04'36"W</u>	232.25	<u>231.45</u>	44.00	<u>44.00</u>	1.0%	<u>1.0%</u>	232.25	<u>231.89</u>	8.85	<u>8.85</u>
BLDG C	200+08.00	<u>200+08.00</u>	SEE NOTE #1	SEE NOTE #1	232.79	<u>231.73</u>	45.65	<u>45.65</u>	1.0%	<u>1.0%</u>	278.44	<u>232.19</u>	8.35	<u>8.35</u>
4" C900 PVC														
% BLDG D	202+19.33	<u>202+19.33</u>	S00° 04' 36"E	<u>S00°04'36"E</u>	231.31	<u>231.06</u>	55.00	<u>55.00</u>	2.0%	<u>2.0%</u>	341.31	<u>232.15</u>	6.47	<u>6.47</u>
% BLDG E	201+35.99	<u>201+33.00</u>	S00° 04' 36"E	<u>S00°04'36"E</u>	231.89	<u>231.29</u>	55.00	<u>55.00</u>	2.0%	<u>2.0%</u>	341.89	<u>232.39</u>	6.53	<u>6.53</u>
% BLDG F	200+50.99	<u>200+51.00</u>	S00° 04' 36"E	<u>S00°04'36"E</u>	232.49	<u>231.58</u>	55.00	<u>55.00</u>	2.0%	<u>2.0%</u>	342.49	<u>232.68</u>	6.60	<u>6.60</u>
% BLDG G	21+98.02	<u>21+96.80</u>	S11° 21' 51"W	<u>S11°21'51"W</u>	231.96	<u>231.96</u>	30.63	<u>30.63</u>	2.0%	<u>2.0%</u>	293.22	<u>232.57</u>	7.82	<u>7.82</u>
% BLDG H	20+67.35	<u>20+65.13</u>	S00° 06' 51"W	<u>S00°06'51"W</u>	230.92	<u>231.03</u>	30.80	<u>30.80</u>	2.0%	<u>2.0%</u>	292.52	<u>231.65</u>	7.81	<u>7.81</u>

SEWER SERVICE NOTES

- BLDG C BEARING = S22°25'24"W, 21.63' (MAIN TO 22.50' BEND), S00°04'36"E, 24.02' (22.50° BEND TO END)

SEWER SERVICE CHART KEY

% PROVIDE 4"x4"x8' INSULATION BETWEEN SEWER SERVICE AND STORM MAIN.

Change Order Number X26-1099
 AWWU Private Systems Number PS25-005
 Master Fill & Grade Permit Number C25-1286

VALETSKAYA ADDITION NO. 1
 TRACT B
 CONNECT CHARTS

DATE	REVISIONS	BY	CHKD
12/15/25	REVISED PER M&A COMMENTS		
12/10/25	REVISED PER M&A COMMENTS		
9/16/25	REVISED PER M&A COMMENTS		
6/12/25	REVISED PER M&A COMMENTS		
4/16/25	REVISED PER M&A COMMENTS		
4/15	REVISED PER M&A COMMENTS		

DESIGNED: BAXTER MULTI-FAMILY
 DRAWN: B.M.
 CHECKED: G.M.
 FILE: BAXTER MULTI-FAMILY
 JOB NO: 24-155
 CASE: N/A
 DATE: MAR 2025
 SCALE: HORIZ: 1"=50'
 VERT: N/A
 SHEET: C13 OF 20

SEE SHEET C2 FOR TYPICAL SECTIONS
SEE SHEET C4 FOR DEMO PLAN
SEE SHEET C5 FOR SITE PLAN

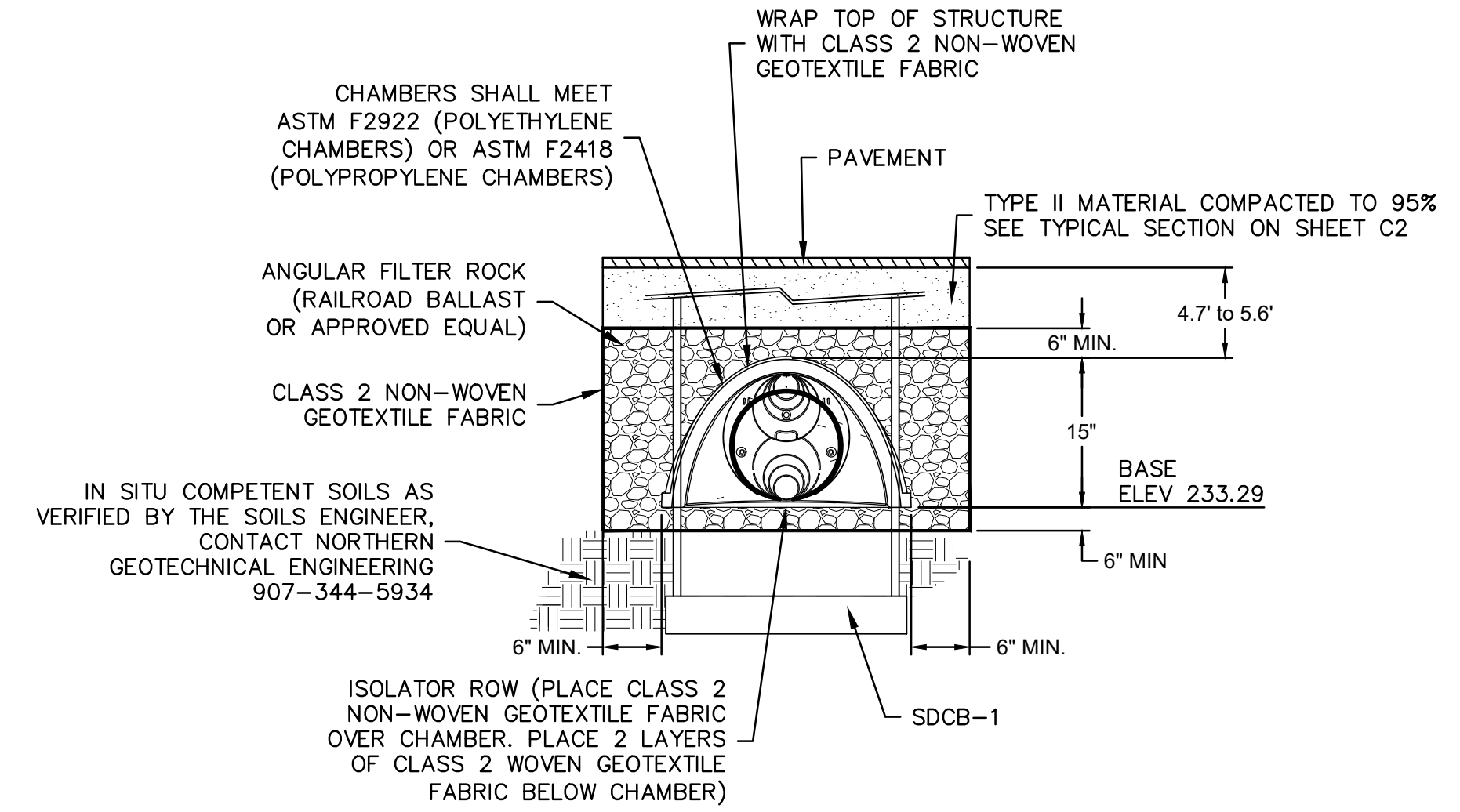
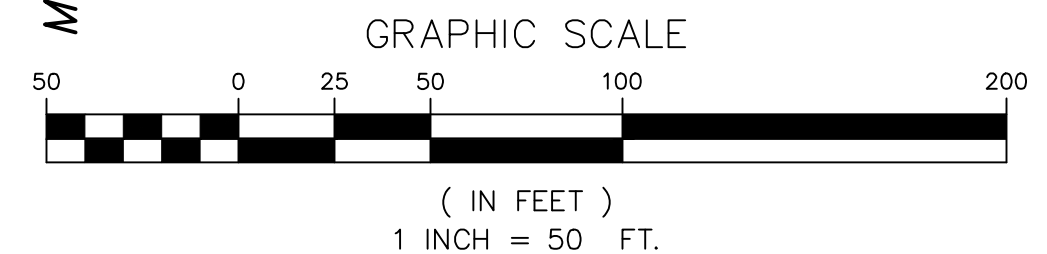
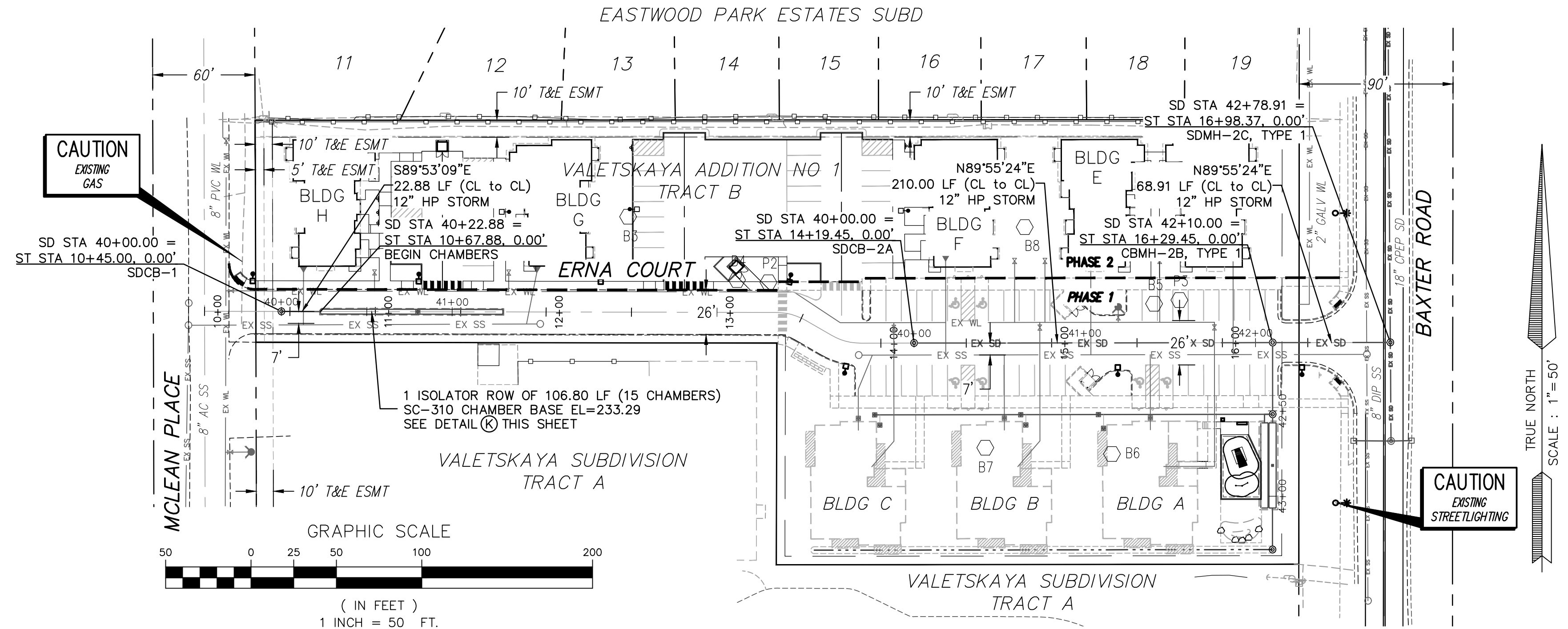


TRIAD
ENGINEERING, LLC
1990 B. Street
Anchorage, Alaska 99511
(907) 961-6537
www.triadok.com
CO# 128635

RECORD DRAWING
1. DATA PROVIDED
This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
CONTRACTOR:
BY: _____ DATE: _____
2. DATA TRANSFERRED
BY: _____ COMPANY: _____ DATE: _____
3. DATA TRANSFER CHECKED
Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
BY: _____ COMPANY: _____ DATE: _____
BY: _____ TITLE: _____ DATE: _____

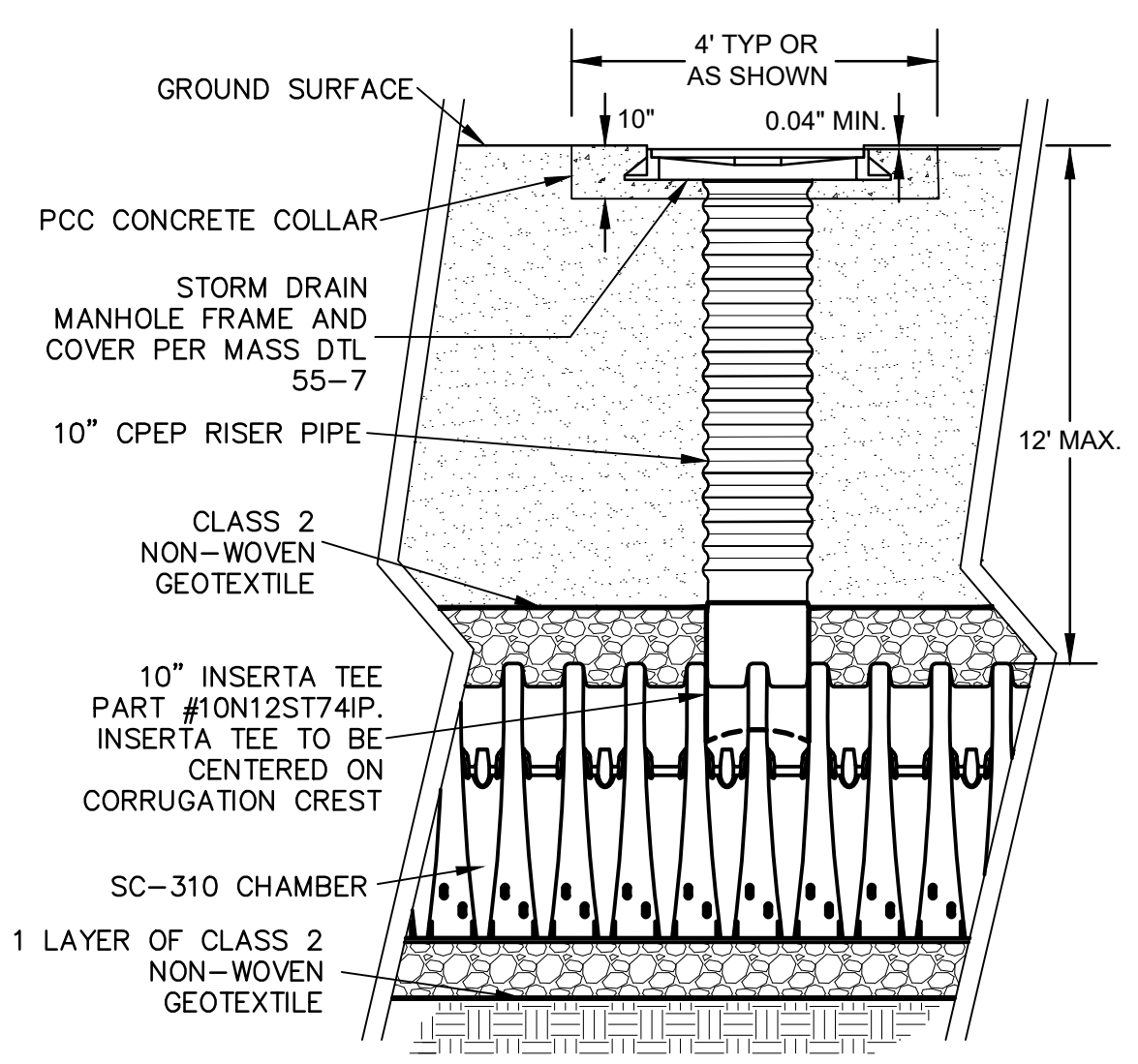
△ STORM MAIN COORDINATE CHART (LOCAL)

DESCRIPTION	BEGINNING POINT	ENDING POINT	DISTANCE	ASB DISTANCE	BEARING	ASB BEARING
BEGINNING	ENDING	X	Y	X	Y	
STORM 1						
SDCB-1	SC-310 CHAMBERS	1681530.8387	2624129.6987	1681553.7187	2624129.6531	22.88 22.88
SC-310 CHAMBERS	SC-310 CHAMBERS	1681553.7187	2624129.6531	1681660.5184	2624129.4401	106.80 106.80
STORM 2						
SDCB-1	CBMH-2B	1681901.3201	2624111.1649	1682111.3199	2624111.4463	210.00 210.00
CBMH-2B	SDMH-2C	1682111.3199	2624111.4463	1682180.2322	2624111.5386	68.91 68.91



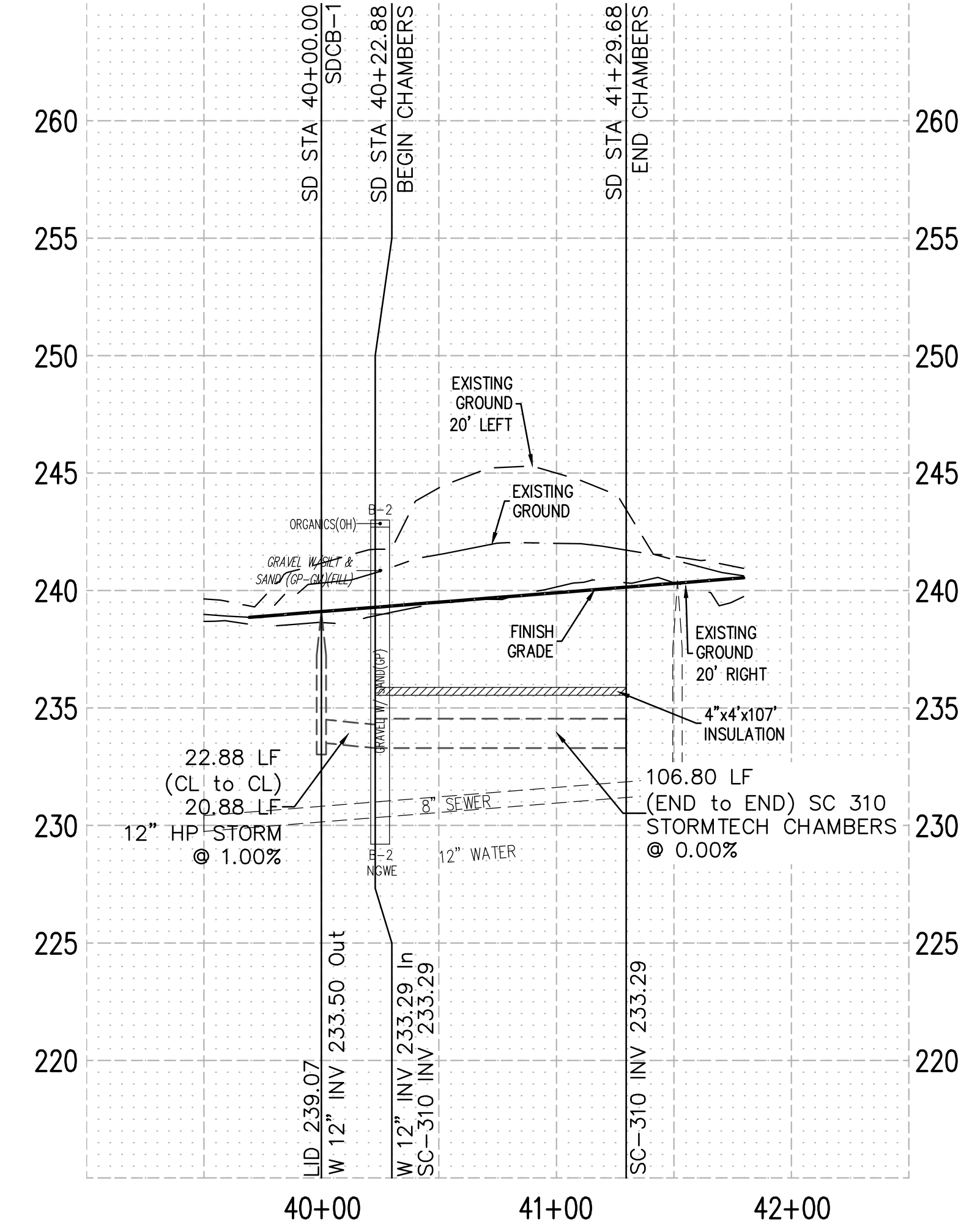
NOTE
CLASS 2 WOVEN GEOTEXTILE FABRIC DIRECTLY BELOW CHAMBER SHALL NOT CONTAIN ANY SEAMS

(K) SC-310 CHAMBER - CROSS SECTION
SCALE: NTS

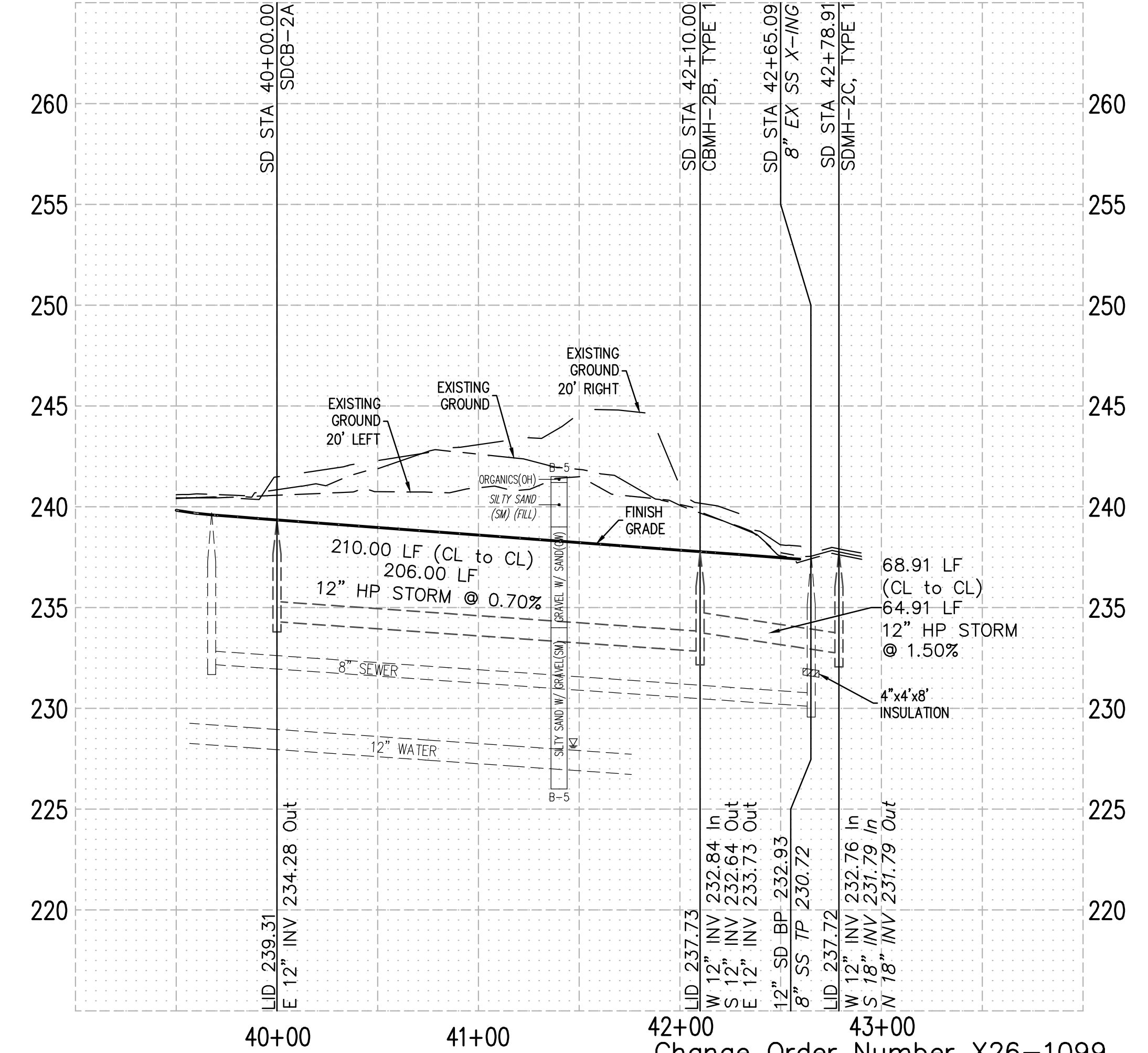


(L) INSPECTION PORT DETAIL
SCALE: NTS

STORM IMPROVEMENTS - "1"
PROFILE SCALE: HORZ: 1" = 50', VERT: 1" = 5'



STORM IMPROVEMENTS - "2"
PROFILE SCALE: HORZ: 1" = 50', VERT: 1" = 5'



**VALETSKAYA ADDITION NO. 1
TRACT B
STORM IMPROVEMENTS**

DATE	BY	CHKD	REVISIONS
12/15/25	BM	BM	REVISES - PHASE 1 CONSTRUCTION
12/10/25	BM	BM	REVISES - PHASE 2 BUILDING LAYOUTS ADDED
9/16/25	BM	BM	REVISED PER X-NINGS NORTH OF BLDG C
4/16/25	BM	BM	REVISED PER AWWU COMMENTS
4/1/25	BM	BM	REVISED PER MOA COMMENTS

Change Order Number X26-1099
AWWU Private Systems Number PS25-005
Master Fill & Grade Permit Number C25-1286

0"
1"

ELECTRICAL SPECIFICATIONS

SECTION 26 05 00 - COMMON WORK RESULTS FOR ELECTRICAL

- PROVIDE MATERIALS AND EQUIPMENT THAT ARE PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF SUCH PRODUCTS. ALL MATERIALS SHALL BE LISTED AND LABELED FOR THE APPLICATION WITH A NATIONALLY RECOGNIZED TESTING LABORATORY IN ACCORDANCE WITH NFPA 70.
- MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE, STATE, MUNICIPAL, AND FEDERAL LAWS, AND AMENDMENTS GOVERNING THE PROJECT. INSTALLATION OF EQUIPMENT SHALL BE ACCORDANCE WITH THE WRITTEN INSTRUCTIONS RECOMMENDATIONS OF THE MANUFACTURER.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL DETAILS OF WORK AND VERIFY ALL DIMENSIONS IN THE FIELD SO THAT ALL OUTLETS AND EQUIPMENT ARE PROPERLY LOCATED AND READILY ACCESSIBLE.
- LIGHTING FIXTURES, OUTLETS, AND OTHER EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH STRUCTURAL FEATURES AND ALL OTHER TRADES PRIOR TO INSTALLATION. IF ANY CONFLICTS OCCUR NECESSITATING DEPARTURES FROM THE DRAWINGS, DETAILS OF AND REASONS FOR DEPARTURES SHALL BE SUBMITTED AND ACCEPTED PRIOR TO IMPLEMENTING ANY CHANGE.
- THE LISTED PUBLICATIONS BELOW ESTABLISH MINIMUM REQUIREMENTS FOR MATERIALS, SYSTEMS AND EXECUTION THAT MAY BE SPECIFIED IN THIS SECTION AND UTILIZED FOR THIS PROJECT.
 - NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA); NECA 1 - STANDARD PRACTICES FOR GOOD WORKMANSHIP IN ELECTRICAL CONSTRUCTION
 - NATIONAL FIRE PROTECTION ASSOCIATION (NFPA); NFPA 70 NATIONAL ELECTRICAL CODE. NFPA 70E STANDARD FOR ELECTRICAL SAFETY IN THE WORKPLACE.

SECTION 26 05 19 - POWER CONDUCTORS AND CABLES

- PROVIDE WIRING, CABLES AND ASSOCIATED SPLICES, CONNECTORS, AND TERMINATIONS FOR WIRING SYSTEMS RATED 600 VOLTS AND LESS. CONDUCTOR CAPACITY SHALL BE BASED ON TABLE 310.16 OF THE NEC UTILIZING THE 75-DEGREE C RATING COLUMN. ALL CONNECTIONS SHALL BE RATED 75-DEGREE C OR GREATER.
- ALL CONDUCTORS SHALL BE COPPER UNLESS NOTED OTHERWISE. ALL CONDUCTORS INSTALLED IN UNHEATED SPACES WITHIN THE BUILDING, UNDERGROUND, OR LOCATED OUTSIDE OF THE BUILDING SHALL HAVE TYPE XHHW 90 DEGREE C INSULATION. ALL CONDUCTORS INSTALLED WITHIN HEATED SPACES MAY HAVE XHHW OR THHN 90 DEGREE C INSULATION.
- CONDUCTORS NO. 8 AWG AND LARGER DIAMETER SHALL BE STRANDED. CONDUCTORS NO. 12 AWG AND SMALLER SHALL BE SOLID, EXCEPT THAT CONDUCTORS FOR REMOTE CONTROL, ALARM, AND SIGNAL CIRCUITS, CLASSES 1, 2, AND 3 SHALL BE STRANDED.
- BRANCH CIRCUITS: CONDUCTORS SHALL BE NOT SMALLER THAN NO. 12 AWG. CONDUCTORS FOR BRANCH CIRCUITS OF 120 VOLTS MORE THAN 100 FEET LONG AND OF 277 VOLTS MORE THAN 200 FEET LONG FROM PANEL TO FARTHEST DEVICE OR LOAD, SHALL BE NO SMALLER THAN NO. 10 AWG. CONDUCTORS FOR BRANCH CIRCUITS OF 120 VOLTS MORE THAN 150 FEET LONG AND OF 277 VOLTS MORE THAN 300 FEET LONG FROM PANEL TO FARTHEST DEVICE OR LOAD, SHALL BE NO SMALLER THAN NO. 8 AWG.
- INSTALL CONDUCTORS IN COMPLIANCE WITH NEC REQUIREMENTS FOR TEMPERATURE AND CONDUIT FILL DERATING AND BOX FILL LIMITATIONS.
- COLOR CODE CONDUCTORS AS FOLLOWS:
 - 240/120 VOLT, 1 PHASE, 3 WIRE: BLACK, RED, WHITE
 - 120/208 VOLT, 3 PHASE, 4 WIRE: BLACK, RED, BLUE, WHITE
 - 277/480 VOLT, 3 PHASE, 4 WIRE: BROWN, ORANGE, YELLOW, WHITE OR GRAY WITH ID STRIPE.
- GROUNDING CONDUCTORS: PROVIDE A GREEN EQUIPMENT GROUNDING CONDUCTOR IN EACH NEW RACEWAY, SIZED IN ACCORDANCE WITH NFPA 70, REGARDLESS OF THE TYPE OF CONDUIT.

SECTION 26 05 33 - RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS

- PROVIDE RACEWAYS AND BOXES LISTED AND SUITABLE FOR THE PROPOSED APPLICATION. PROVIDE AN EFFICIENTLY LAID OUT SYSTEM THAT ALLOWS FOR FUTURE GROWTH. COORDINATE RACEWAYS WITH THE WORK OF OTHER TRADES, AND COORDINATE LAYOUT AND CONSTRUCTION WITH OTHER CONSTRUCTION ELEMENTS TO ENSURE MAXIMUM HEADROOM, WORKING CLEARANCE, AND ACCESS.
- UTILIZE RACEWAY SYSTEMS LISTED AND SUITABLE FOR THE ENVIRONMENT INSTALLED AS DEFINED BELOW:
 - OUTDOORS (EXPOSED): WEATHERPROOF RIGID STEEL CONDUIT OR EMT SYSTEM.
 - INDOORS (NOT SUBJECT TO PHYSICAL DAMAGE): EMT OR TYPE MC CABLE.
 - CONNECTION TO VIBRATING EQUIPMENT: FLEXIBLE METAL CONDUIT, LIQUID-TIGHT IN DAMP AND WET LOCATIONS.

SECTION 26 24 16 PANELBOARDS & LOAD CENTERS

- ALL PANELBOARDS SHALL BE FACTORY ASSEMBLED OF THE BOLTED CIRCUIT BREAKERS TYPE WITH SOLID COPPER BUSSING, FULL SIZED NEUTRAL, 100% GROUND BUSSING, AND OVERALL HINGED/LOCKABLE DOOR. ALL CIRCUIT BREAKERS SHALL BE OF THE QUICK-MAKE AND QUICK-BREAK DESIGN, THERMAL-MAGNETIC TYPE, TRIP FREE AND TRIP-INDICATING. ALL PANELS SHALL BE DEAD FRONT AND FLUSH OR SURFACE MOUNTED AS SHOWN AND SHALL BE FURNISHED WITH A TYPEWRITTEN DIRECTORY CARD OF THE CIRCUITS AND AN ENGRAVED NAMEPLATE.
- CIRCUIT BREAKER PANELBOARDS SHALL HAVE FULL LENGTH NON-TAPERED

BUS BARS ARRANGED AND DRILLED FOR SEQUENCE PHASING.

- ALL PANELS SHALL HAVE DOORS FLUSH WITH THE TRIM, EQUIPPED WITH LOCKS, AND KEYS ALIKE. ALL MULTI-POLE BREAKERS SHALL BE COMMON TRIP.
- ALL PANELBOARDS PHASE AMPERAGE SHALL BE BALANCED TO WITHIN 10 PERCENT MAX. TO MIN. REARRANGE BRANCH CIRCUITS AS REQUIRED AND NOTE CHANGES ON RECORD DRAWINGS.
- PANELS SHALL BE AS INDICATED ON THE DRAWINGS. ALL BRANCH CIRCUIT BREAKERS (CIB) SHALL BE RATED 20 AMPERES SINGLE POLE MINIMUM, EXCEPT AS NOTED OR REQUIRED BY LOCAL CODES.
- PROVIDE LOCKOUT CLIPS ON CIRCUIT BREAKERS WHERE INDICATED ON PANEL SCHEDULE.
- PROVIDE ONE SPARE 1" CONDUIT FOR EACH SIX SPACES OR SPARE CIRCUIT BREAKERS IN EACH RECESSED MOUNTED PANEL. MINIMUM 1-SPARE CONDUIT PER PANEL. RUN CONDUIT TO A LOCATION JUST ABOVE CEILING.
- CIRCUIT BREAKERS SERVING HEATING, VENTILATION, AND/OR AIR CONDITIONING (HVAC) EQUIPMENT SHALL BE RATED AND MARKED "HACR", IF FUSING IS NOT PROVIDED AT PIECE OF HVAC EQUIPMENT. FIELD VERIFY EXACT "HACR" BREAKER REQUIREMENTS WITH HVAC EQUIPMENT NAMEPLATE AND MANUFACTURER'S REQUIREMENTS PRIOR TO INSTALLATION.
- IN SERVICE ENTRANCE APPLICATIONS, PANELS SHALL BEAR THE MANUFACTURER'S LABEL INDICATING THE EQUIPMENT IS RATED FOR "SERVICE ENTRANCE" APPLICATION IN ACCORDANCE WITH THE NEC AND AS INDICATED ON DRAWINGS.
- PANELBOARDS SHALL HAVE A MINIMUM SHORT CIRCUIT CURRENT RATING AS INDICATED ON THE DRAWINGS.
- VERIFY ACTUAL AIC SHORT CIRCUIT CURRENT REQUIREMENTS WITH OWNER OR UTILITY COMPANY PRIOR TO ORDERING EQUIPMENT.
- AFTER COMPLETION, ALL PANELBOARDS SHALL BE CLEANED BOTH INSIDE AND OUTSIDE.
- MANUFACTURER SHALL BE SQUARE "D" OR EQUAL BY GENERAL ELECTRIC, OUTLER HAMMER, SQUARE D OR APPROVED EQUAL.

SECTION 26 27 26 - WIRING DEVICES

- PROVIDE RECEPTACLES, CONNECTORS, SWITCHES, AND FINISH PLATES OF TYPES AND QUANTITIES SUITABLE FOR THE PROJECT AND INTENDED USE. WIRING DEVICES SHALL MEET NEMA WD 1 AND NEMA WD 6. WIRING TERMINALS SHALL BE OF THE SCREW TYPE OR OF THE SOLDERLESS PRESSURE TYPE HAVING SUITABLE CONDUCTOR-RELEASE ARRANGEMENT. WIRING DEVICES SHALL BE IMPACT RESISTANT NYLON WITH WHITE COLOR UNLESS NOTED OTHERWISE.
- DEVICE PLATES ON UNFINISHED WALLS MAY BE OF ZINC-COATED SHEET STEEL, OR CAST METAL HAVING ROUNDED OR BEVELED EDGES. DEVICE PLATES ON FINISHED WALLS SHALL BE STAINLESS STEEL OR MATCH DEVICE COLOR, COORDINATE WITH ARCHITECT. SCREWS SHALL BE OF METAL WITH COUNTERSUNK HEADS, IN A COLOR TO MATCH THE FINISH OF THE PLATE.
- SINGLE AND DUPLEX RECEPTACLES SHALL BE RATED 20 AMPERES, 125 VOLTS, 2-POLE, 3-WIRE, GROUNDING TYPE WITH POLARIZED PARALLEL SLOTS, BACK AND SIDE WIRED.
- TOGGLE SWITCHES SHALL BE RATED 120-277 VOLT AC GROUNDING TYPE, TOTALLY ENCLOSED, GENERAL USE.

SECTION 26 51 00- INTERIOR LIGHTING

- PROVIDE AND INSTALL ALL LIGHTING EQUIPMENT AS SHOWN ON THE DRAWINGS AND SPECIFIED IN THE LIGHTING FIXTURE SCHEDULE. PROVIDE WITH ALL OPTIONS AND ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION IN COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- REPAIR ALL SURFACE TO MATCH EXISTING WHERE DAMAGED BY INSTALLATION OF NEW LIGHTING FIXTURES OR CIRCUITRY. PAINT ALL EXPOSED RACEWAYS AND BOXES TO MATCH ADJACENT SURFACES.

MOUNTING HEIGHT SCHEDULE

*SWITCHES	4'-0"
*RECEPTACLES	1'-6"
*WEATHERPROOF RECEPTACLES	2'-0"
BRANCH PANELS (TOP)	6'-6"
DISCONNECT SWITCHES (TOP)	5'-6"

MOUNTING HEIGHTS SHALL PREVAIL ON ALL NEW CONSTRUCTION UNLESS OTHERWISE NOTED.

MOUNTING HEIGHTS ARE TO CENTER OF DEVICE AND ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.

COORDINATE FINAL MOUNTING HEIGHTS FOR DEVICES ABOVE COUNTERS WITH ARCHITECTURAL ELEVATIONS.

COORDINATE FINAL MOUNTING HEIGHTS FOR DEVICES FOR EQUIPMENT WITH ARCHITECTURAL ELEVATIONS.

MOUNTING FOR DEVICES SHOWN ABOVE BASEBOARD HEATERS, 4" ABOVE HEATER, MOUNTED VERTICALLY.

THESE ARE TYPICAL MOUNTING HEIGHTS. NOT ALL DEVICES ARE NECESSARILY APPLICABLE TO THIS PROJECT.

*MOUNTING HEIGHTS COMPLY WITH ICC/ANSI A117.1-09

ELECTRICAL ABBREVIATIONS

AC	ABOVE COUNTER
AFF	ABOVE FINISHED FLOOR
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AIC	AMPERES INTERRUPTING CAPACITY
AMP, A	AMPERE
ARCH	ARCHITECTURAL
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
AW	ABOVE WINDOW
C	CONDUIT
°C	CELSIUS
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CLG	CEILING
CO	CONDUIT ONLY
COMM	COMMUNICATIONS
DW	DISH WASHER
EF	EXHAUST FAN
E.Ex. EXIST	EXISTING
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
G, GRD	GROUND
GFCI	GROUND FAULT CURRENT INTERRUPTER
GF	GROUND FAULT PROTECTION
HP	HORSE POWER
IN, "	INCHES
K	DEGREE KELVIN
KCMIL, MCM	THOUSAND CIRCULAR MILS
KVA	KILOVOLT AMPERES
KW	KILOWATT
LC	LIGHTING CONTACTOR
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MECH	MECHANICAL
MLO	MAIN LUGS ONLY
MW	MICROWAVE
N	NEUTRAL
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRIC CODE
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NORMALLY OPEN
NO, #	NUMBER
OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
PA	PUBLIC ADDRESS
PC	PHOTO CELL
PH, Ø	PHASE
RECP, REC	RECEPTACLE
REF	REFRIGERATOR
REQ, REQD	REQUIRED
Re	RELOCATED
TELECOM	TELECOMMUNICATIONS
TV	TELEVISION
TYP	TYPICAL
UC	UNDER COUNTER
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
UTP	UNSHIELDED TWISTED PAIR
V	VOLTS
VA	VOLT AMPERES
VFD	VARIABLE FREQUENCY DRIVE
W	WATT
WAP	WIRELESS ACCESS POINT
WP	WEATHERPROOF
WR	WEATHER RESISTANT

ELECTRICAL SYMBOLS

LIGHTING FIXTURES

- ☐ POLE MOUNTED AREA LIGHT FIXTURE
- ☐ WALL MOUNTED AREA LIGHT FIXTURE

LIGHTING CONTROLS

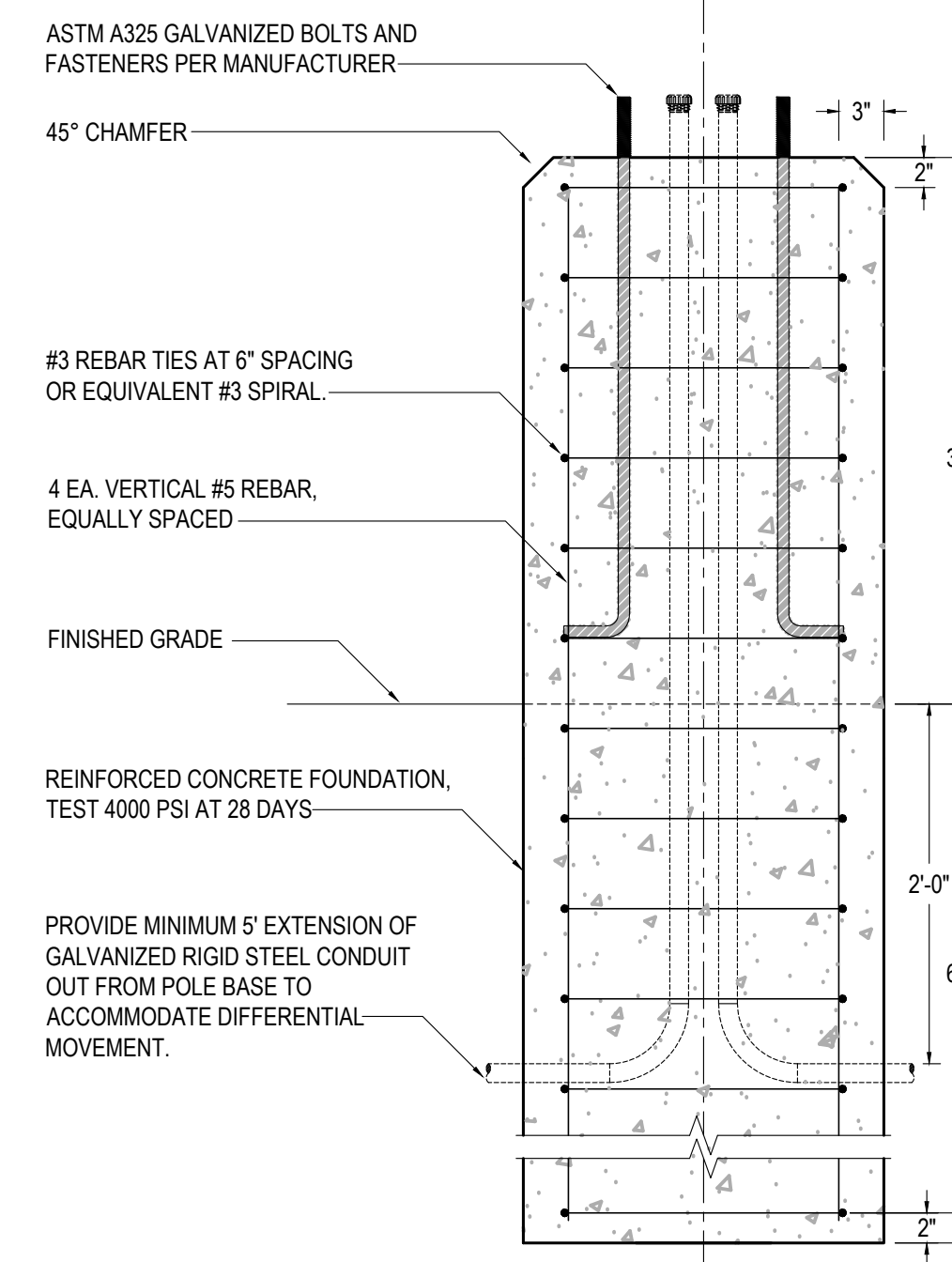
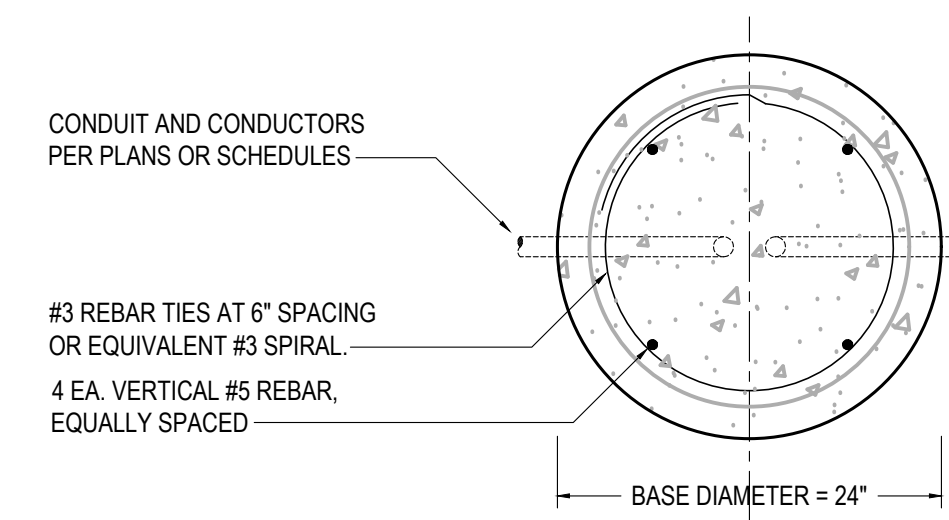
- ☉ PHOTOCELL

CONDUITS AND CONDUCTORS

- CONDUIT OR CABLE, CONCEALED U.N.O.
- #10 / III NUMBER AND SIZE OF WIRES (NO SLASHES INDICATES 3#12)
- P-# CONDUIT HOMERUN TO PANEL (PANEL & CIRCUIT NUMBER)

LIGHT FIXTURE NOMENCLATURE

- FIXTURE TYPE PER SCHEDULE
- ASSOCIATED SWITCH OR CONTROL ZONE (NO ID = CONTROL VIA SINGLE ROOM SWITCH) (nl = NIGHT LIGHT)
- PANEL & CIRCUIT #



CONCRETE BASE FOUNDATION

POLE AND BASE CONNECTION

1 CONCRETE POLE BASE DETAIL

SCALE: NTS

PROJECT SUMMARY

THIS PROJECT CONSISTS OF ADDING THREE PARKING LOT LIGHTING FIXTURES TO MATCH THE AREA FIXTURES FOR SOME NEW 4-PLEXES. THE ACTUAL 4-PLEX DESIGN IS BY OTHERS.

T3 ALASKA LLC
Mechanical & Electrical Engineering
301 Calista Court, Suite 100
Anchorage, Alaska 99503
Ph: 907-865-7975 AEC/L

BAXTER ASSISTED LIVING
PHASE 2 - SITE LIGHTING
ANCHORAGE, ALASKA

Revision Schedule

No.	Description	Date

Drawn: CCA,MJM

Reviewed: TCA

Date: 1/9/2026

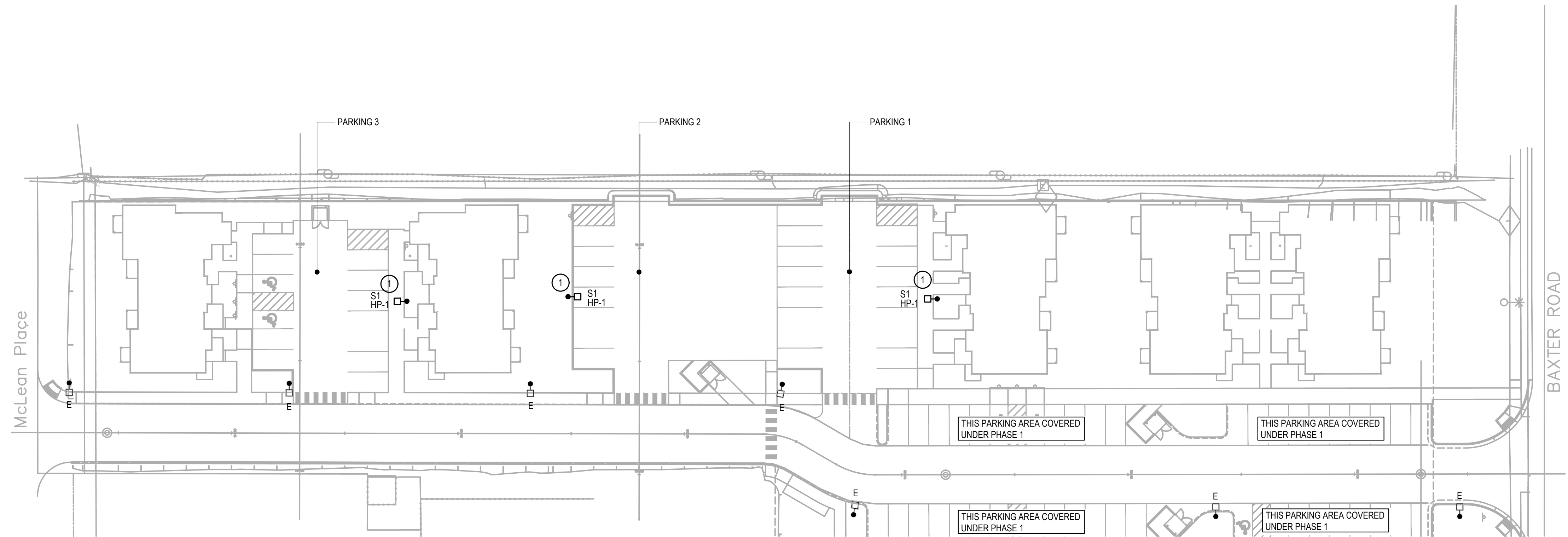
Job No: 2026.001.0

Sheet Contents
LEGENDS, SYMBOLS,
ABBREVIATIONS

Drawing No.

E1

0"
1"



SHEET NOTES

INDICATED BY: #

1. FIXTURES TO BE CONTROLLED WITH INTEGRATED PHOTOCELLS AND CIRCUITED TO NEAREST HOUSE PANELS

1 SITE LIGHTING PLAN

SCALE: 1" = 30'-0"

EXTERIOR ILLUMINATION SUMMARY		
MINIMUM DESIGN REQUIREMENTS		DESIGNED PERFORMANCE LEVELS
PARKING LOT		
MINIMUM ILLUMINATION LEVEL	0.2 FC	
AVERAGE ILLUMINATION LEVEL	0.4 FC	
UNIFORMITY RATIO (MAX:MIN)	20:1	
UNIFORMITY RATION (AVG:MIN)	10:1	
PARKING LOT 1		
MINIMUM ILLUMINATION LEVEL	0.3 FC	
AVERAGE ILLUMINATION LEVEL	0.6 FC	
UNIFORMITY RATIO (MAX:MIN)	3:0.1	
UNIFORMITY RATIO (AVG:MIN)	2:0.1	
PARKING LOT 2		
MINIMUM ILLUMINATION LEVEL	0.3 FC	
AVERAGE ILLUMINATION LEVEL	0.6 FC	
UNIFORMITY RATIO (MAX:MIN)	3:0.1	
UNIFORMITY RATIO (AVG:MIN)	2:0.1	
PARKING LOT 3		
MINIMUM ILLUMINATION LEVEL	0.3 FC	
AVERAGE ILLUMINATION LEVEL	0.6 FC	
UNIFORMITY RATIO (MAX:MIN)	3:0.1	
UNIFORMITY RATIO (AVG:MIN)	2:0.1	
NOTES: 1. SYSTEMS ARE DESIGNED TO MINIMIZE GLARE TO MOTORIST ON PUBLIC STREETS AND RESIDENTS OF ADJACENT PROPERTIES 2. THIS DESIGN COMPLIES WITH THE CURRENT REQUIREMENTS OF TITLE 21 AND IESNA		
ENGINEER SIGNATURE	<i>Shawn C. Miller</i>	DATE: 1/7/2026

LIGHTING FIXTURE SCHEDULE					
TYPE ID	MANUFACTURER MODEL NUMBER	FIXTURE DESCRIPTION	LED		MOUNTING
			LUMENS	WATTS	TYPE
S1	LITHONIA LIGHTING #DSX0-LED-P3-40K-T4M-MVOLT-SPA-HS-DBLXD #DLL127F 1.5 JU #SSS-30-4G-DM19AS-DBLXD	POLE MOUNTED AREA LUMINAIRE WITH 4000K COLOR TEMPERATURE WITH TYPE 4 MEDIUM DISTRIBUTION AND BLACK FINISH. INCLUDE 30" MATCHING SQUARE STEEL POLE AS SPECIFIED. PHOTOCELL CONTROL	8,926	69	30'
			129 lm/w		

NOTE: FIXTURES MAY BE SUBSTITUTED ON A ONE-FOR-ONE BASIS WITH APPROVAL BY PROJECT MANAGER.

T3 ALASKA LLC
Mechanical & Electrical
Engineering
301 Calista Court, Suite 100
Anchorage, Alaska 99503
Ph: 907-865-7975 AEC/L
1625

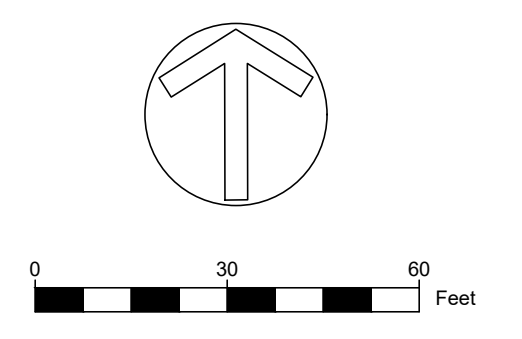
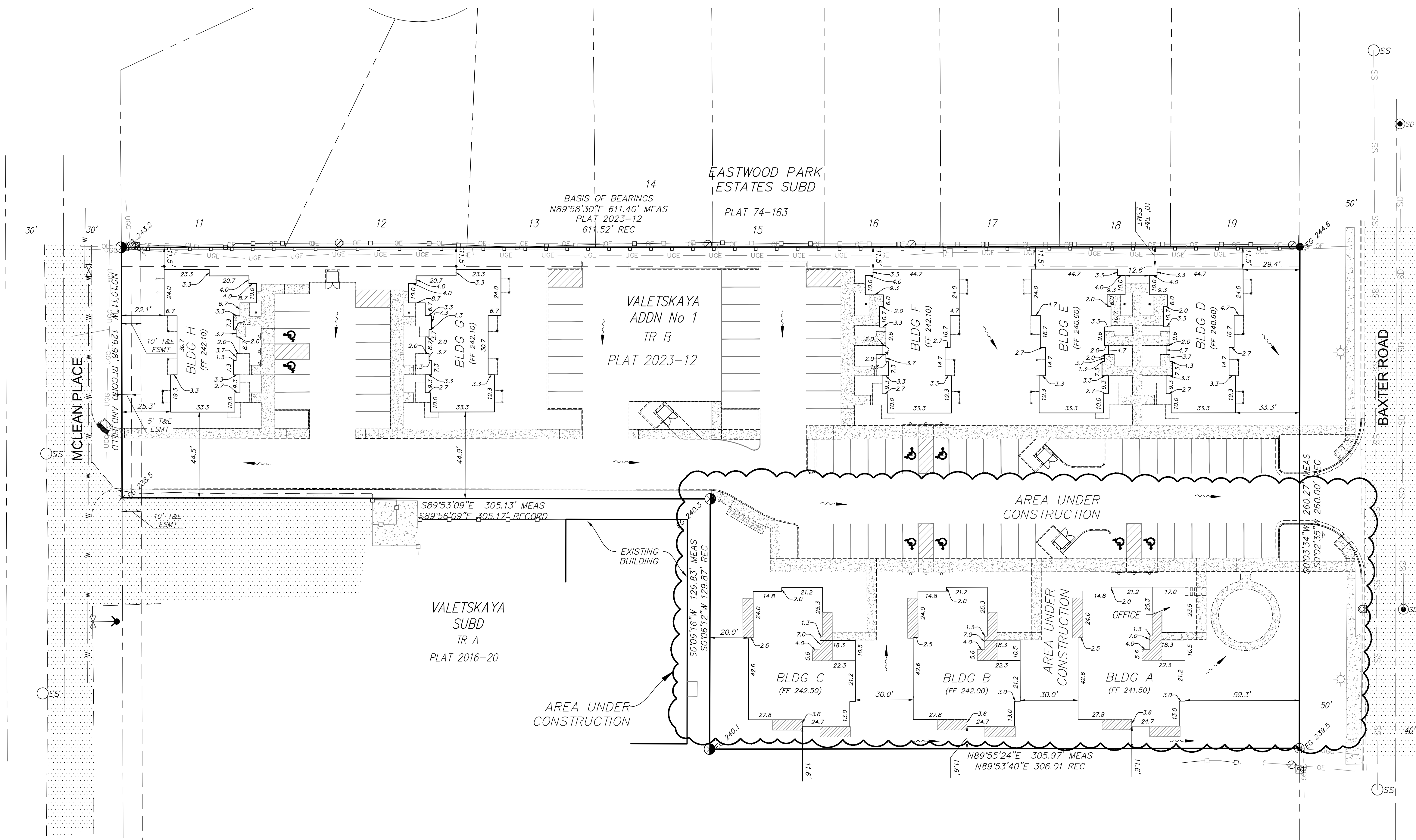
**BAXTER ASSISTED LIVING
PHASE 2 - SITE LIGHTING
ANCHORAGE, ALASKA**

Revision Schedule		
No.	Description	Date

Drawn: CA,MJM
Reviewed: TCA
Date: 1/9/2026
Job No: 2026.001.0

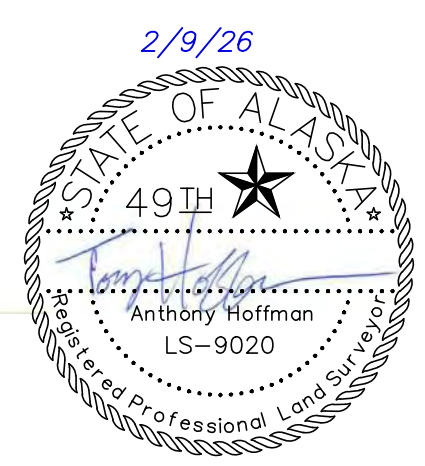
Sheet Contents
SITE LIGHTING PLAN
& CALCULATIONS

Drawing No.
E2



GENERAL NOTES

1. THIS SURVEY WAS PERFORMED IN NOVEMBER AND DECEMBER 2024
2. SEE CIVIL IMPROVEMENT PLANS FOR MORE INFORMATION



SURVEYOR'S CERTIFICATE

EXCLUSION NOTES: It is the owners' responsibility to determine the existence of any easements, covenants, or restrictions which do not appear on the recorded subdivision plat.

NOTE: It is the contractor's responsibility to check final foundation grade & setbacks in relation to lot lines and easements.

SURVEY CERTIFICATION: The BOUTET Company has conducted a physical survey of this property as shown on this drawing and to the best of our knowledge and abilities, all dimensions have been measured true and correct.

LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER LINE
- SEWER LINE
- SEWER MANHOLE
- ELECTRIC TRANSFORMER
- TELECOMMUNICATIONS PEDESTAL
- EXISTING PAVEMENT
- EXISTING CONCRETE
- STORM MANHOLE
- STORM CATCH BASIN
- STORM LINE
- U/G GAS
- WOODEN FENCE
- EXISTING ELEVATION
- DRAINAGE

REVISED 12/5/25: ADDED BUILDINGS D-H AND PHASE 2 IMPROVEMENTS
2/9/26: REVISED BLDG D AND E FINISH FLOORS

Plot Plan

VALETSKAYA SUBD ADDN 1
Tract B (Plat 2023-12)

Located within SW 1/4, Section 26, Township 13 North, Range 3 West, Seward Meridian, Ak., Anchorage Recording District, Third Judicial District, State of Alaska.

Platting Case No. N/A
Grid: SW 1738
Scale: AS SHOWN
Drawn By: TH
Date: 2/9/26
FB/PG: 2024-6/30

SHEET: 1 of 1

The Boutet Company, Inc.
601 E 57th Place #102
Anchorage, AK 99518
Ph: 907-522-8778
F: 907-522-8779
License No. ACCE957
info@tbccak.com

SEE SHEET C2 FOR TYPICAL SECTIONS
 SEE SHEET C4 FOR DEMO PLAN
 SEE SHEET C5 FOR SITE PLAN
 SEE SHEET C13 FOR CONNECT CHARTS

Phase I Sewer Improvements with locations of sewer stubs onto Phase II highlighted green



AWWU PLAN SET NO. 1465
TRITON ENGINEERING, LLC
 Anchorage, Alaska 99511
 (907) 562-0007
 (907) 562-0003
 CO# 128635

RECORD DRAWING
 1. DATA PROVIDED
 BY:
 This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
 CONTRACTOR:
 BY: _____ DATE: _____
 2. DATA TRANSFERRED
 BY: _____ COMPANY: _____ DATE: _____
 3. DATA TRANSFER CHECKED
 Based on periodic field observations by the Engineer (or an individual under his/her direct supervision), the Contractor-provided data appears to represent the project as constructed.
 BY: _____ COMPANY: _____ DATE: _____

VALETSKAYA ADDITION NO. 1
 TRACT B
SEWER IMPROVEMENTS

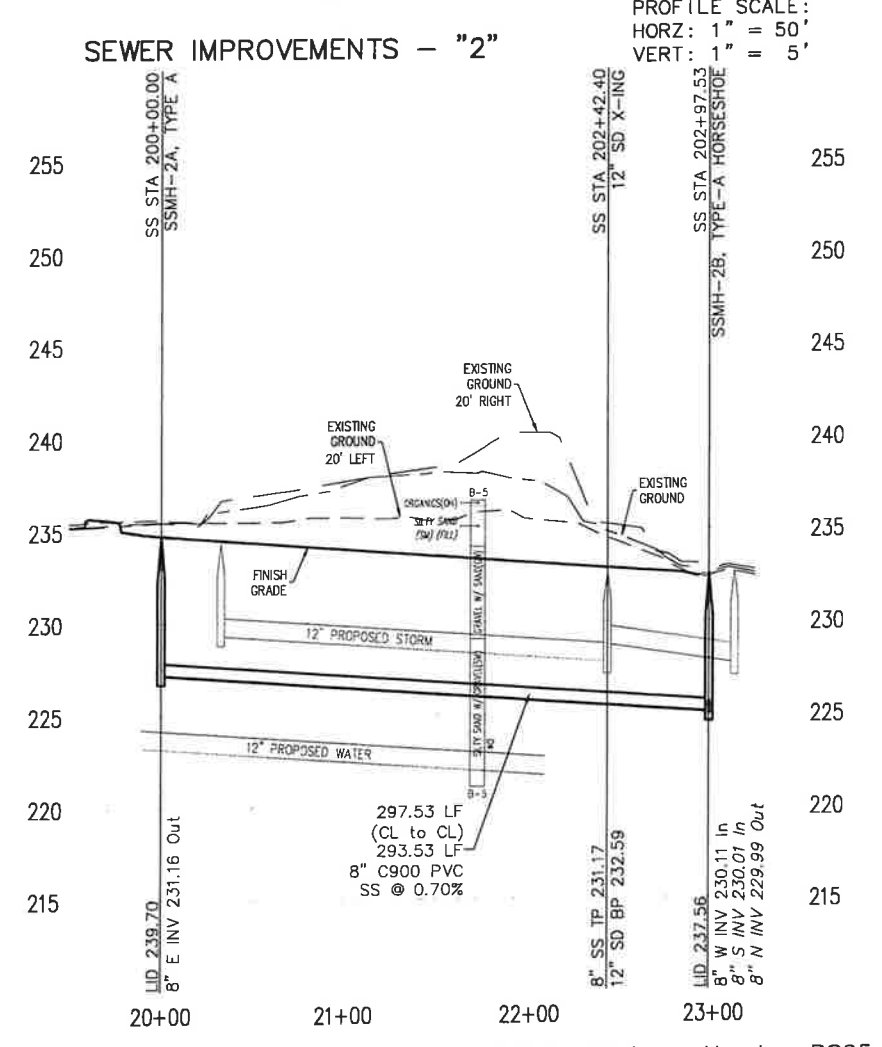
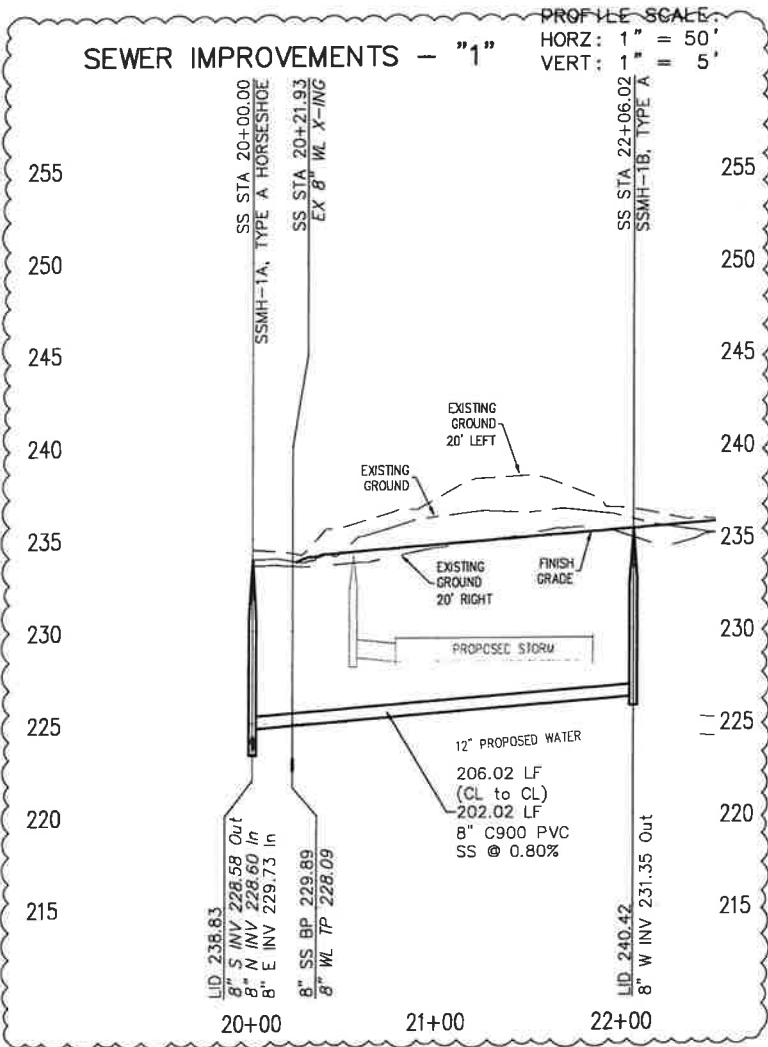
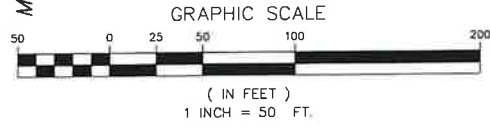
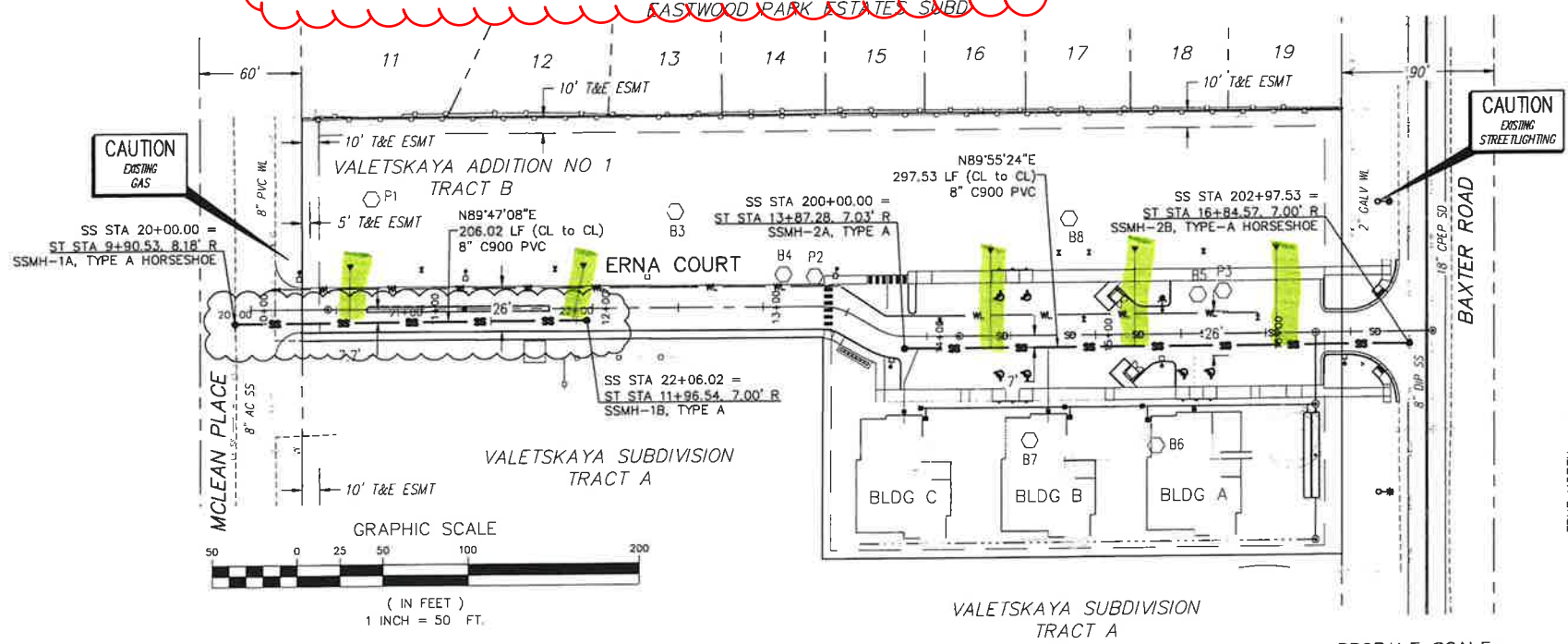
BY/CHKD	REVISIONS	DATE

DESIGNED: B.M. B.M.
 DRAWN: B.M. B.M.
 CHECKED: B.M. B.M.
 DATE: 9/16/25
 FILE: BAXTER MULTI-FAMILY
 JOB NO.: 24-155
 CASE: N/A
 DATE: SEPT 2025
 SCALE: HORIZ: 1"=50'
 VERT: 1"=5'

- SEWER MAIN NOTES**
- GRAVITY SEWER MAIN PIPE AND SERVICE CONNECTS SHALL BE C900 DR18 PVC.
 - CONTRACTOR SHALL FIELD VERIFY ALL NECESSARY ELEVATIONS.
 - PROPOSED DEVELOPMENT IS MULTI-FAMILY RESIDENTIAL.
 - SEWER CONNECT SADDLE SHALL BE TYPE ROMAC CB4.80UN OR APPROVED EQUAL.
 - PROVIDE BEAVER SLIDE AT SSMH-1A PER MASS DETAIL 50-13.

SEWER MAIN COORDINATE CHART (LOCAL)

DESCRIPTION	BEGINNING POINT	ENDING POINT	DISTANCE	ASB DISTANCE	BEARING	ASB BEARING
BEGINNING	ENDING	X	Y	X	Y	
SEWER 1						
SSMH-1A	SSMH-1B	1681476.3492	2624121.6258	1681682.3636	2624122.3965	206.02 N89°47'08"E
SEWER 2						
SSMH-2A	SSMH-2B	1681688.9121	2624104.1214	1682166.4431	2624104.5201	297.53 N89°55'24"E



AWWU Private Systems Number PS25-005
 Master Fill & Grade Permit Number C25-1286