VALETSKAYA ADDITION NO. 1
TRACT B

GRADING, STREET, WATER, SEWER & DRAINAGE IMPROVEMENT PLANS

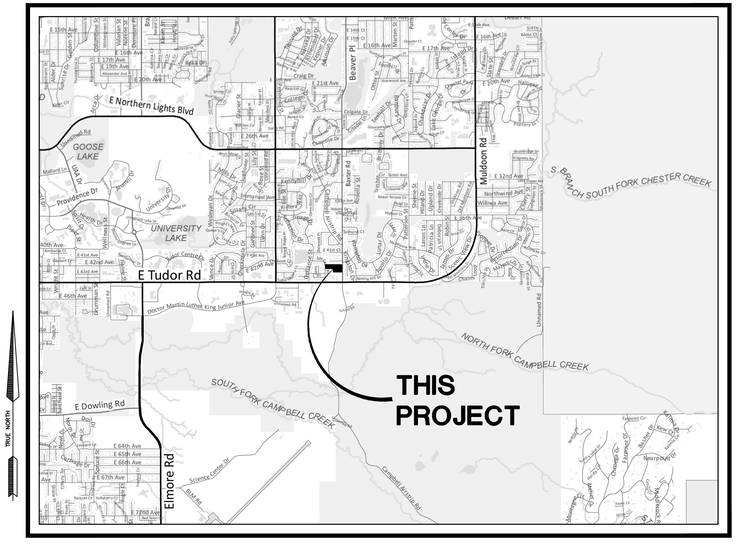
AWWU Private Systems Number PS25-____
Master Fill & Grade Permit Number C25-_____

MARCH 2025

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

SURVEYED BY: THE BOUTET COMPANY, INC.
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: TYLER ROBINSON



LOCATION MAP

INDEX

AWWU Private Systems Number PS25-____
Master Fill & Grade Permit Number C25-_____

AWWU PLAN SET NO. 00000

TRIAD ENGINEERING, LLC
P.O. Box 111989
Anchorage, Alaska 99511
(907) 451-8537
www.triadak.com
COA# 1286635

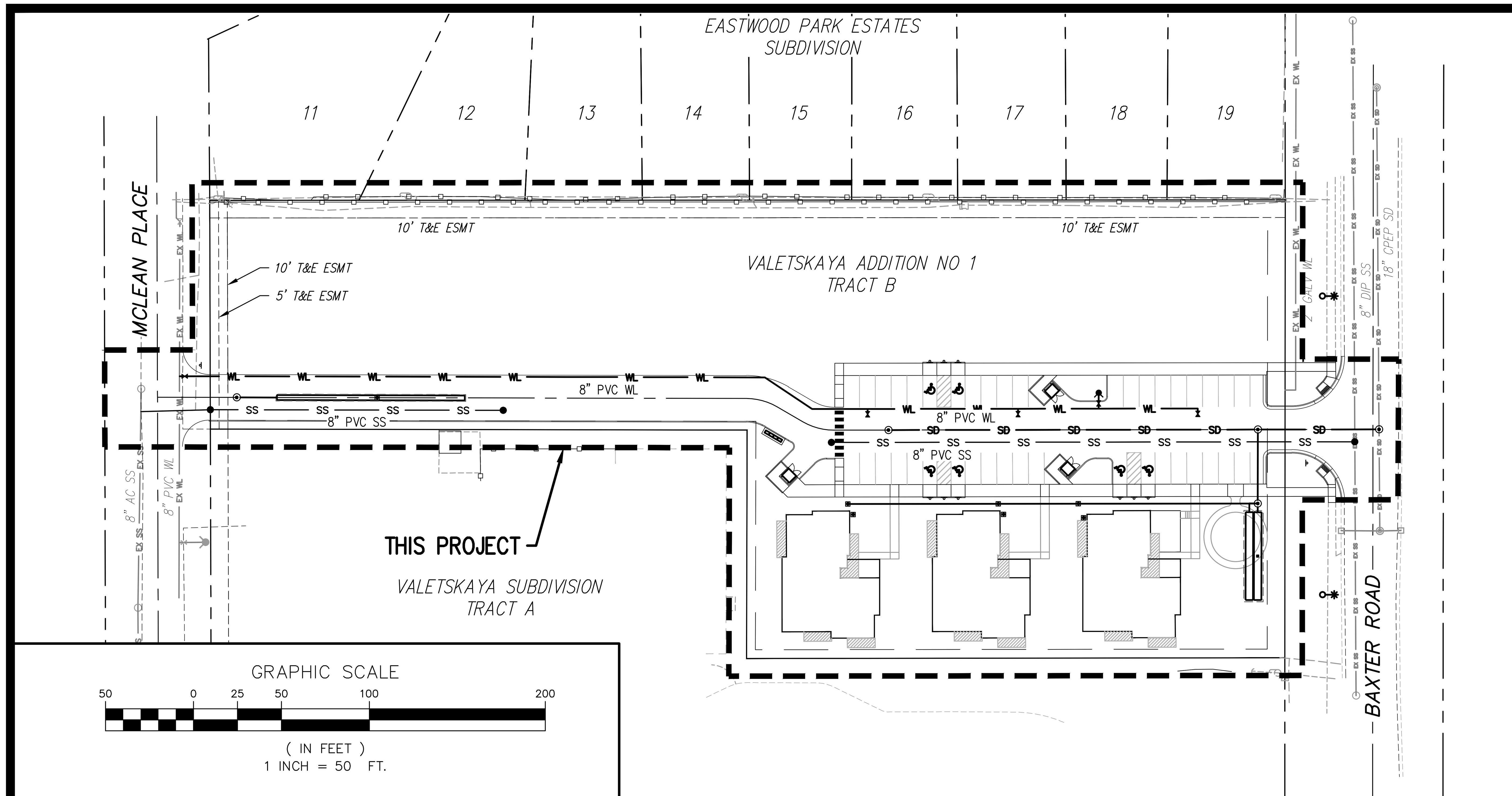
RECORD DRAWING
1. DATA PROVIDED
BY: _____
This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
CONTRACTOR: _____
BY: _____
TITLE: _____ DATE: _____
2. DATA TRANSFERRED
BY: _____
COMPANY: _____
DATE: _____
3. DATA TRANSFER CHECKED
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
TITLE SHEET

DATE	REVISIONS	BY	CKD

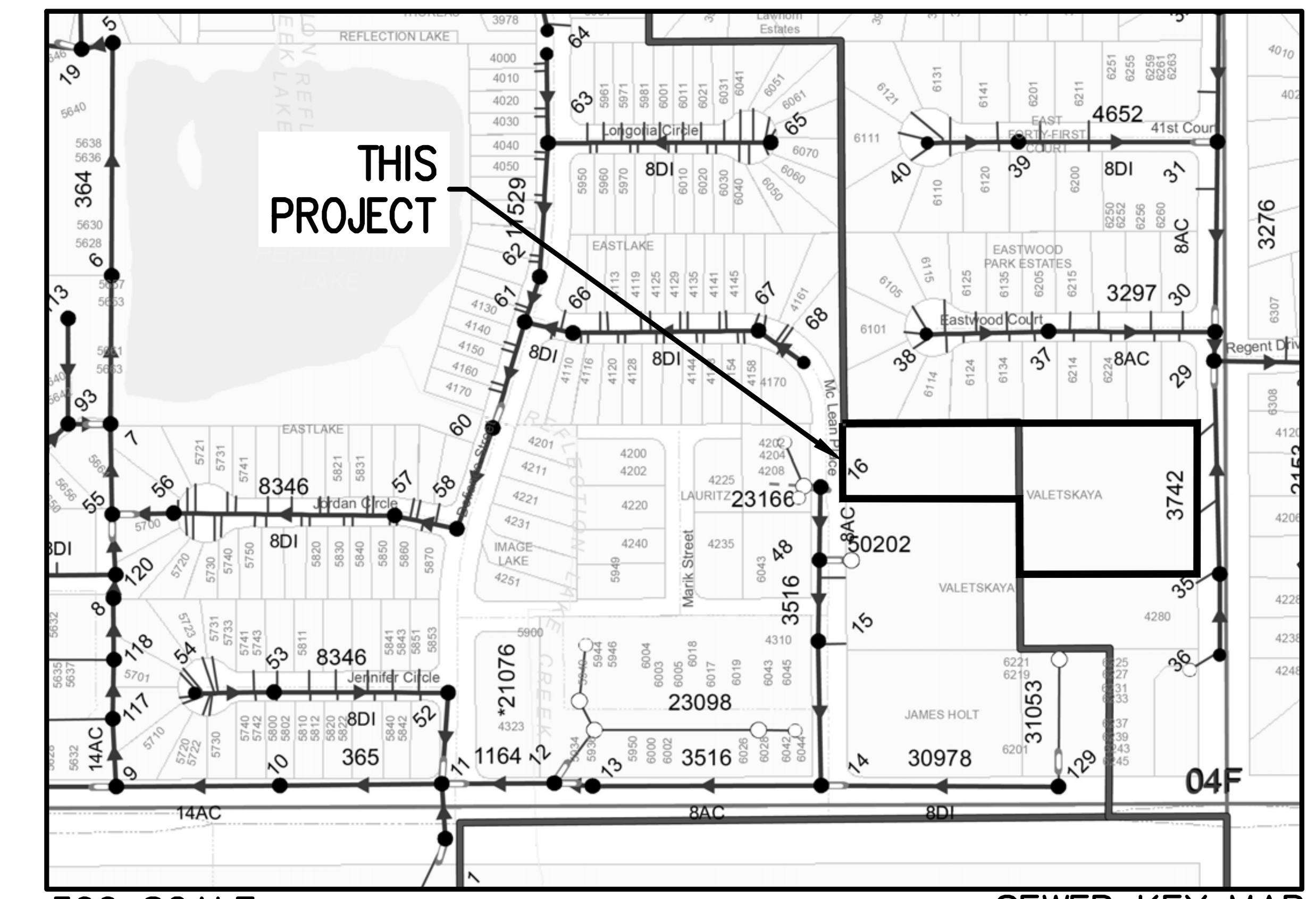
DESIGNED BJM | DRAWN BJM | CHECKED GWM
FILE: BAXTER MULTI-FAMILY
JOB NO.: 24-155 | CASE: N/A | DATE: MAR 2025 | GRID: SW1738
SCALE: HORIZ: N/A VERT: N/A

SHEET C1 OF 18

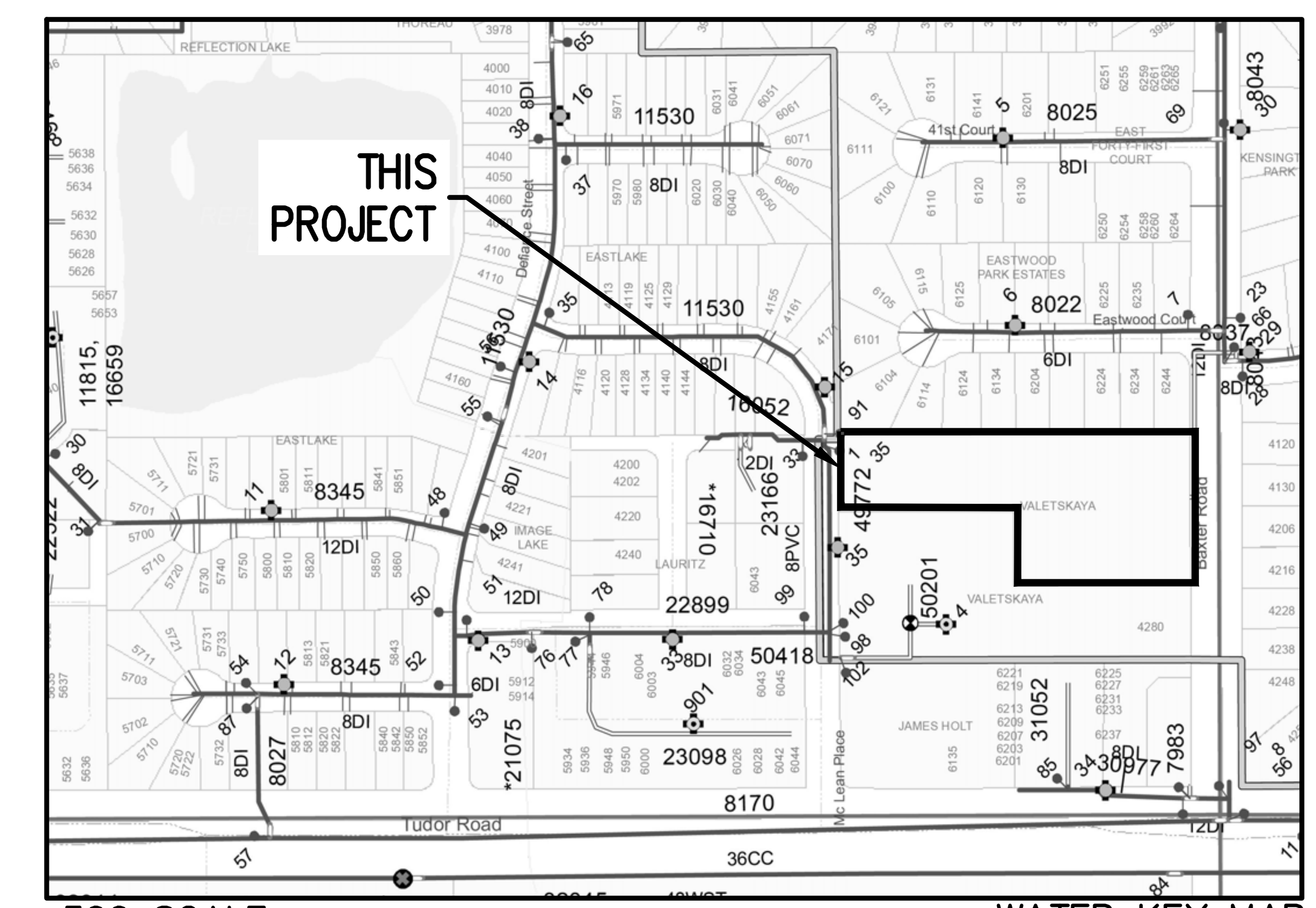


50 SCALE KEY MAP

TRUE NORTH
SCALE : 1"= 50'



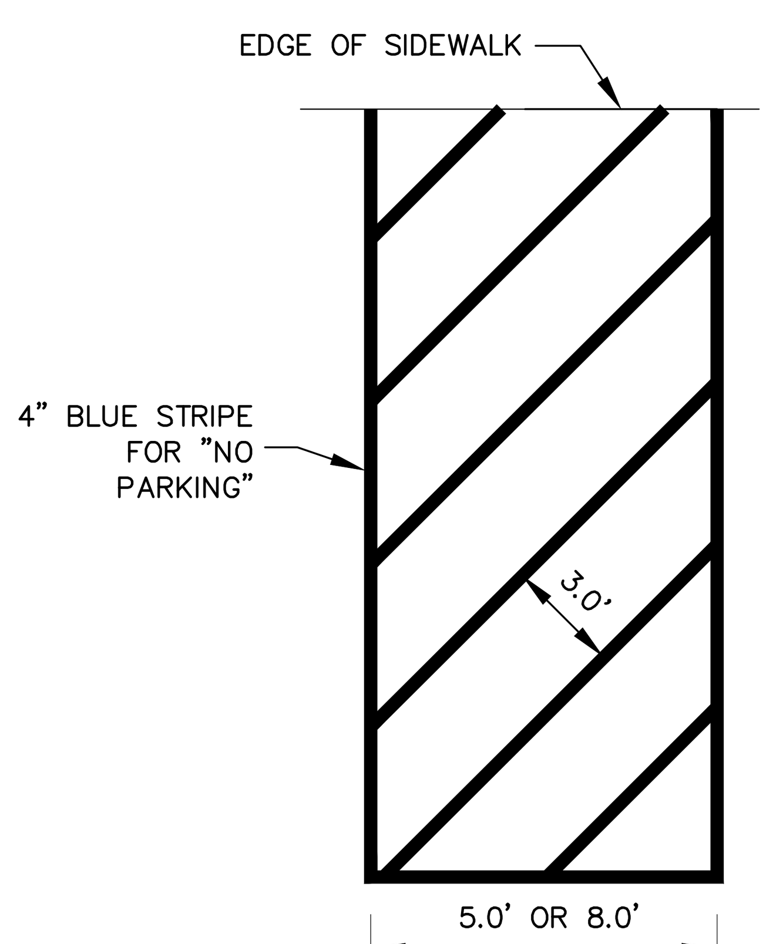
300 SCALE SEWER KEY MAP



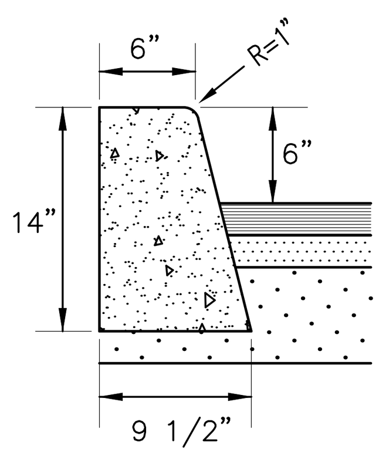
300 SCALE WATER KEY MAP

TRUE NORTH
SCALE : 1"= 300'

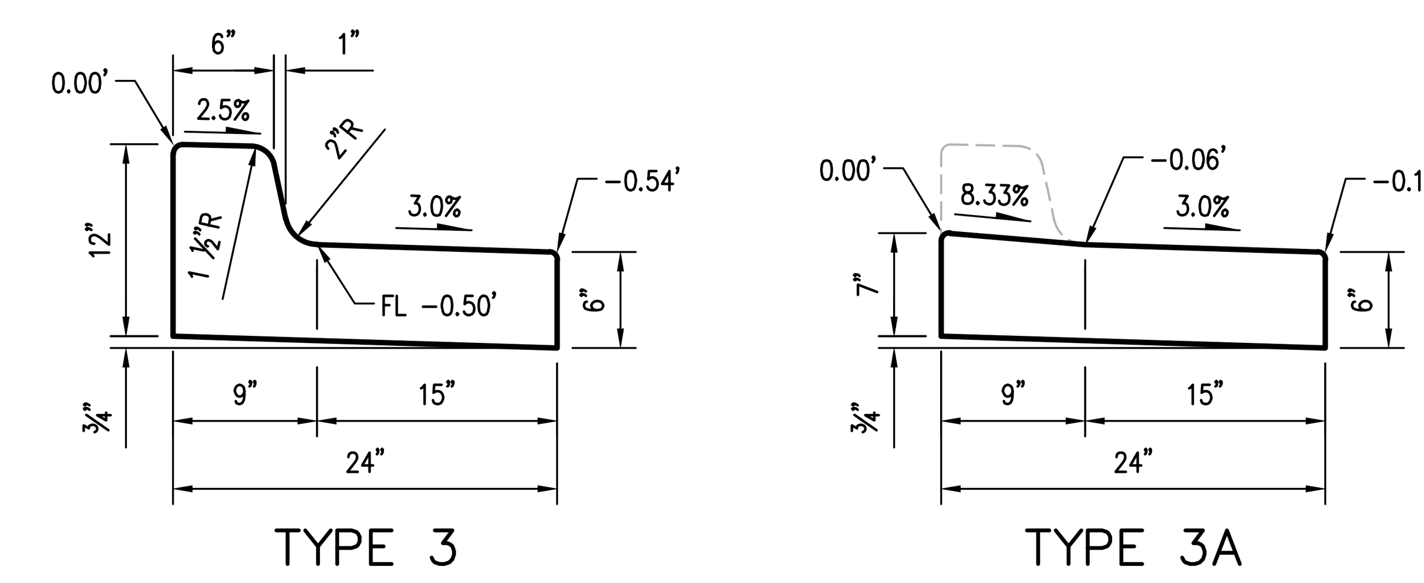
GRAPHIC SCALE
300 0 150 300 600
1 INCH = 300FT.



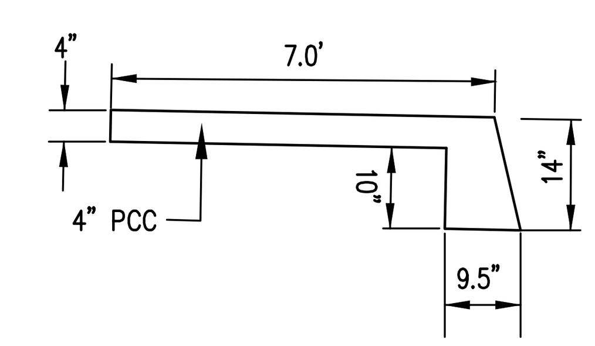
(F) TYPICAL NO PARKING STRIPING
SCALE: 1" = 5'



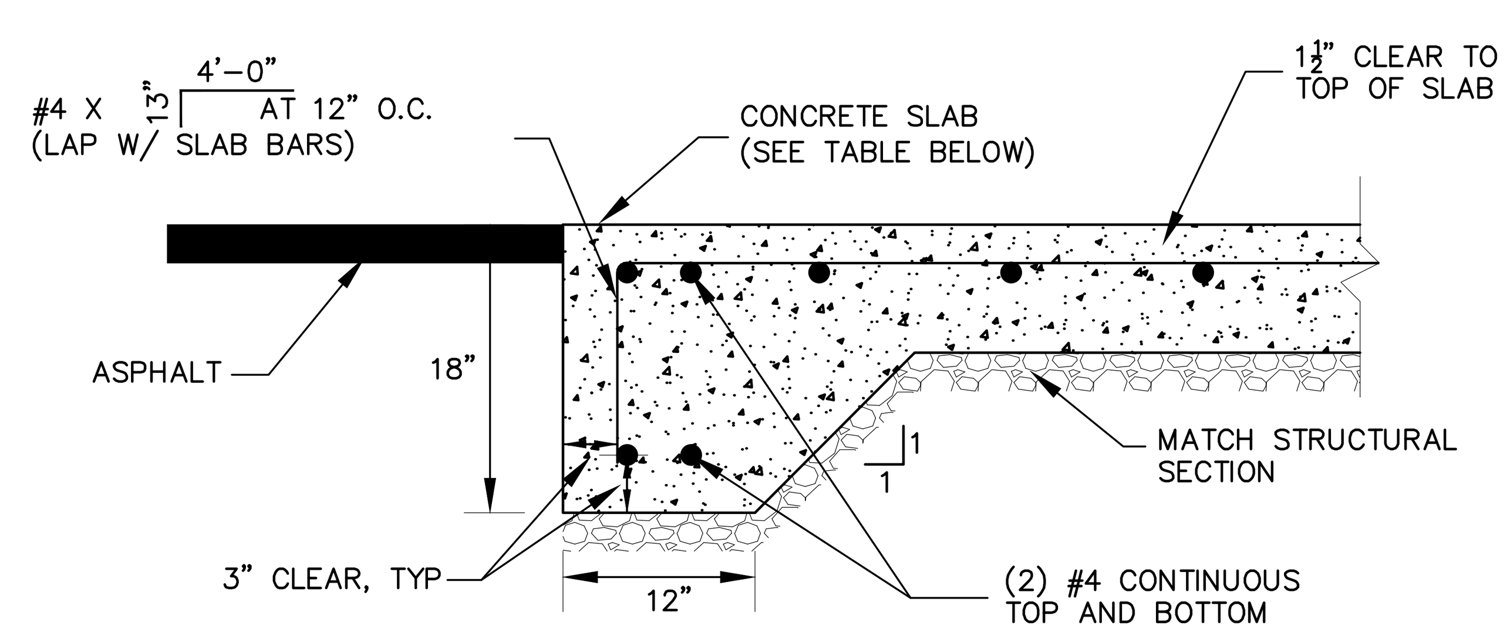
(D) BARRIER CURB
SCALE: 1" = 1'



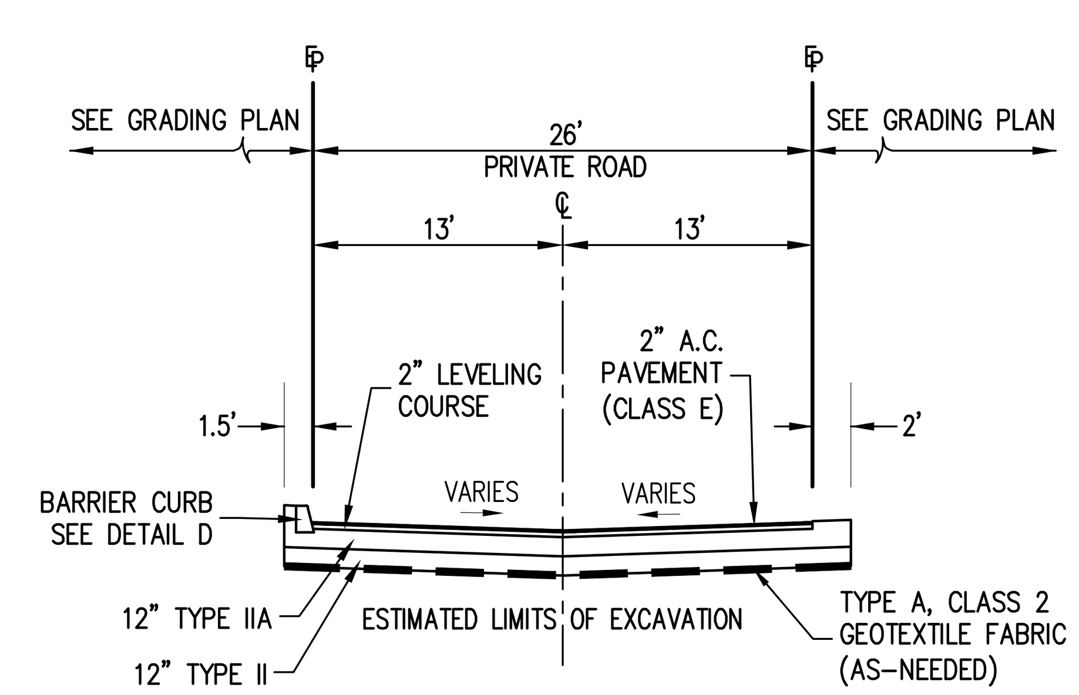
(C) TYPE 3 & TYPE 3A CURB DETAILS
SCALE: 1" = 1'



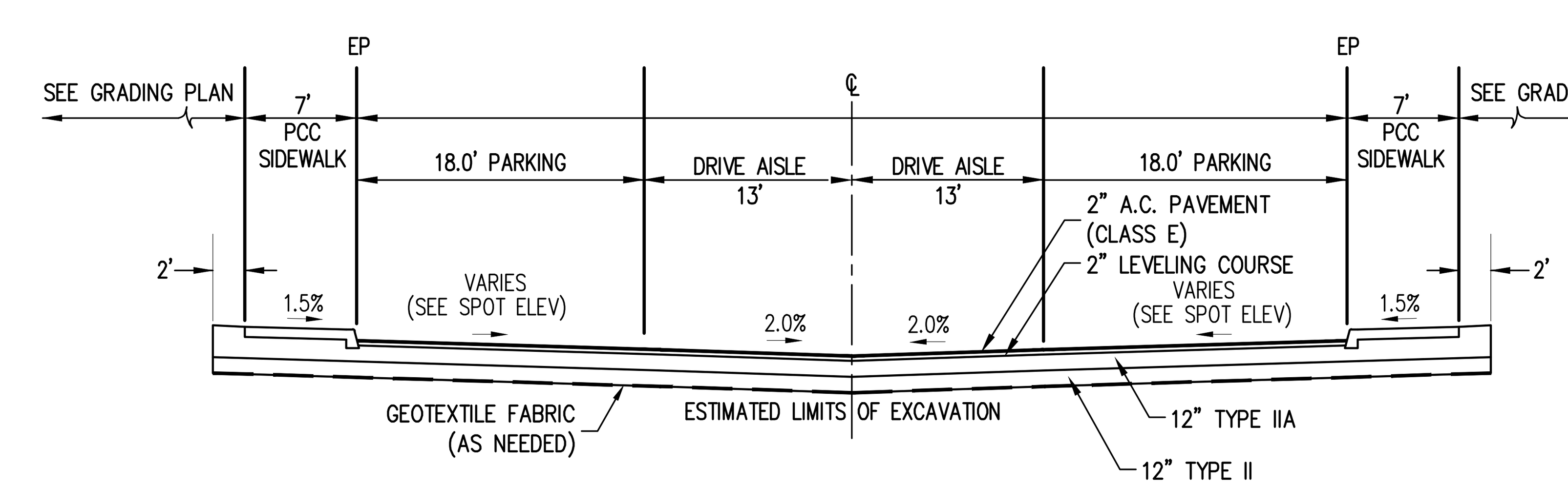
(E) THICKENED SIDEWALK EDGE
SCALE: 1" = 2'



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



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



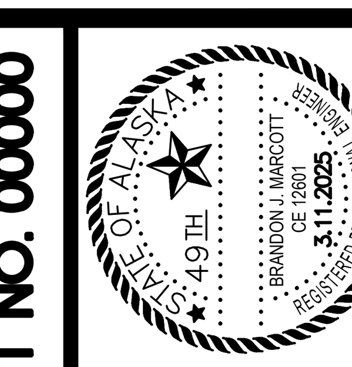
TYPICAL SECTION NOTES

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.

(A) TYPICAL SECTION – DRIVE AISLE & PARKING
SCALE: 1" = 10'

AWWU Private Systems Number PS25-___
Master Fill & Grade Permit Number C25-____

AWWU PLAN SET NO. 00000



TRIAD ENGINEERING, LLC
P.O. Box 111889
Anchorage, Alaska 99511
(907) 561-6537
www.triadak.com
COA# 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:
TITLE: 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
KEY MAPS &
TYPICAL SECTIONS

DATE	REVISIONS	BY	CKD

DESIGNED	DRAWN	CHECKED
BJM	BJM	GWM

FILE: BAXTER MULTI-FAMILY

JOB NO:	CASE:	DATE:	GRID:
24-155	N/A	MAR 2025	SW1738

SCALE: HORIZ: VARIES VERT:

SHEET C2 OF 18

LEGEND

- DRAINAGE FLOW ARROW
- PROPOSED SEWER, STORM DRAIN OR WATER MAIN (PROFILE)
- EXISTING SEWER, STORM DRAIN OR WATER MAIN (PROFILE)
- EX WL / WL — EXISTING & PROPOSED WATER MAIN (PLAN)
- EX SS / SS — EXISTING & PROPOSED SEWER MAIN (PLAN)
- EX SD / SD — EXISTING & PROPOSED STORM MAIN (PLAN)
- PROPOSED TYPE 2 CURB & GUTTER
- OHU — EXISTING OVERHEAD ELECTRIC & TELEPHONE
- UGU — EXISTING UNDERGROUND ELECTRIC & TELEPHONE
- EXISTING & PROPOSED ELECTRICAL PEDESTAL & TRANSFORMER
- 6"G — EXISTING GAS MAIN
- TV — EXISTING UNDERGROUND TV CABLE
- FO — EXISTING FIBER OPTIC CABLE
- EXISTING FENCE
- LOT LINES/EDGE OF ROW
- EASEMENT
- PROPERTY LINE
- DITCH LINE
- 36+00 — STREET CENTERLINE STATION
- 21 — 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 & J-BOX (C SHEETS)
- EXISTING CURB & GUTTER
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING MAJOR & MINOR CONTOURS
- PROPOSED MAJOR & MINOR CONTOURS

ABBREVIATIONS

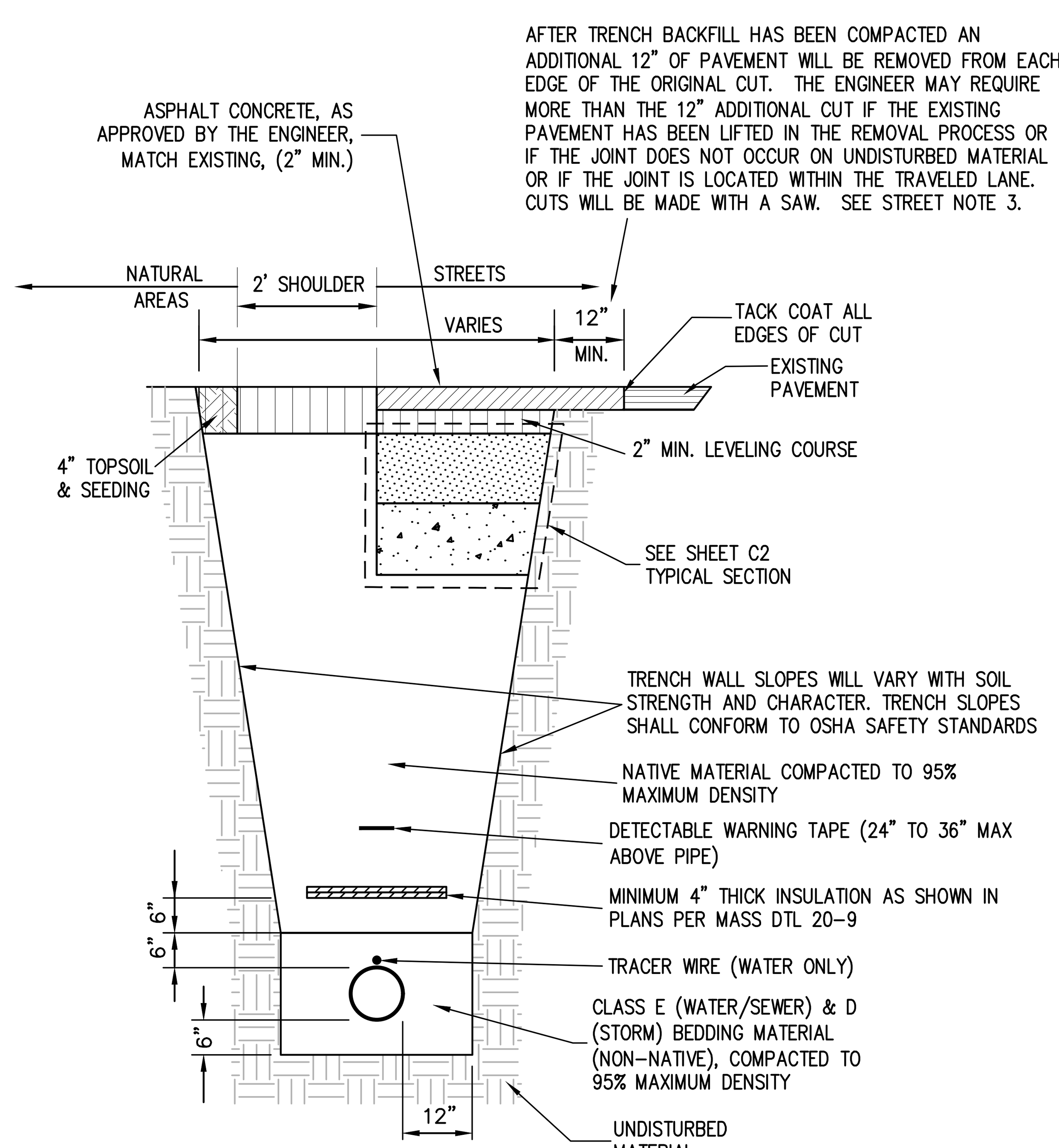
AC	ASPHALTIC CONCRETE	PL	PROPERTY LINE
BOP	BEGINNING OF PROJECT	POC	POINT ON CURVE
BP	BOTTOM OF PIPE	POL	PETROLEUM OIL LINE
BSB	BUILDING SETBACK	PP	HIGH DENSITY POLYPROPYLENE PIPE
BSW	BACK OF SIDEWALK	PRC	POINT OF REVERSE CURVE
BV	BUTTERFLY VALVE	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVC	POLYVINYL CHLORIDE
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	RJIB	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	TP	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
OHU	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		

QUALITY CONTROL AND QUALITY ASSURANCE PROGRAM

1. 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."
2. COMPACTION TESTING SHALL BE PER ASTM D2922 AND PER MASS.
3. OVERVIEW BY A QUALIFIED TECHNICIAN, UNDER THE DIRECT SUPERVISION OF THE PROJECT ENGINEER, SHALL OCCUR DURING CONSTRUCTION.
4. 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

1. 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.
2. THE CONTRACTOR SHALL NOTIFY ALL AREA UTILITY COMPANIES PRIOR TO COMMENCEMENT OF EXCAVATION. (LOCATE CALL CENTER OF ALASKA: 278-3121.)
3. 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.
4. PIPE FOUNDATION SHALL BE FREE OF DEBRIS AND ORGANIC MATERIAL.
5. SEE STORM DRAIN NOTES FOR ADDITIONAL INFO ON TRENCH REQUIREMENTS FOR STORM PIPE.



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

GENERAL NOTES

1. 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.
2. MAINTAIN MINIMUM OF TEN (10) FEET HORIZONTAL AND EIGHTEEN (18) INCHES VERTICAL SEPARATION BETWEEN ANY WATERLINE (MAINS OR SERVICES) AND SANITARY SEWER (MAINS 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.
3. MAINTAIN A MINIMUM THIRTY-SIX (36) INCHES OF VERTICAL SEPARATION BETWEEN ANY STORM SEWER (STORM DRAIN OR FOOTING DRAIN) AND WATERLINE (MAINS OR SERVICES) OR SANITARY SEWER (MAINS OR SERVICES). IF THIRTY-SIX (36) INCHES CAN NOT BE MAINTAINED, PROVIDE A MINIMUM OF 4-INCH THICK INSULATION.
4. 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.
5. 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.
6. CONTRACTOR SHALL RESTORE ALL PROPERTY, INCLUDING DRAINAGE SWALES, DISTURBED BY CONTRACT ACTIVITIES TO PRECONSTRUCTION CONDITION.
7. 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.
8. THE CONTRACTOR SHALL RECORD SURVEY NOTES FOR SUBMITTAL WITH RECORD DRAWING PLANS PRIOR TO CONTRACT FINAL PAYMENT.
9. 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.
10. 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.
11. 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.
12. SOILS DATA WAS PROVIDED BY NORTHERN GEOTECHNICAL ENGINEERING JANUARY 2025.
13. 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.
14. 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.
15. 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

1. EXISTING CUSTOMERS SHALL BE NOTIFIED SEVENTY-TWO (72) HOURS IN ADVANCE OF SANITARY SEWER SERVICE INTERRUPTION.THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY SANITARY SEWER SERVICE TO THE EXISTING CUSTOMERS IF DEEMED NECESSARY BY THE ENGINEER.
2. ALL MANHOLES SHALL HAVE A MINIMUM OF ONE SIX (6) INCH GRADE RING. MAXIMUM GRADE RING ADJUSTMENT SHALL NOT EXCEED TWO (2) SIX (6) INCH GRADE RINGS.
3. 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.
4. 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.
5. ALL SEWER MAIN, SERVICE TRENCHES AND PIPE BEDDING SHALL BE CLASS E, COMPACTED TO 95% OF MAXIMUM DENSITY.
6. STATIONING IS ALONG CENTERLINE OF SEWER PIPE.
7. ALL SEWER LINE ELEVATIONS SHOWN ARE TO INVERT OF PIPE.
8. 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.
9. ALL SANITARY SEWER MANHOLES SHALL BE WATERPROOFED AND INSTALLED WITH WRAPID SEAL PER MASS DETAIL 50-01, UNLESS NOTED OTHERWISE.
10. THERE ARE NO MULTI-FAMILY OR COMMERCIAL WELLS WITHIN 200 FEET OR DOMESTIC WELLS WITHIN 100 FEET OF THE PROPOSED SANITARY SEWER MAIN.
11. SEWER CONNECT SADDLE SHALL BE TYPE ROMAC CB4.80UN OR APPROVED EQUAL.

EXISTING UTILITIES

1. 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.
2. THE CONTRACTOR SHALL SCHEDULE ALL NECESSARY UTILITY RELOCATIONS (GAS, ELECTRIC, TELEPHONE, CABLE) PRIOR TO GRADING AND/OR CONSTRUCTION.

WATER NOTES

1. 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
2. WATER SERVICE CONNECTS SHALL BE 2" POLYETHYLENE COATED TYPE K COPPER SEAMLESS PIPE AND 4" C900 RJIB PVC. ALL SERVICES SHALL HAVE ONE (1) PREPACKAGED 70 LB. ANODE INSTALLED AT THE KEYBOX.
3. 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.
4. 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.
5. ALL WATER MAIN, SERVICE TRENCHES AND PIPE BEDDING SHALL BE CLASS E, COMPACTED TO 95% OF MAXIMUM DENSITY.
6. ALL WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF 10' BURY AT ALL POINTS.
7. THE CONTRACTOR SHALL RELOCATE ANY WATER SERVICE CONNECTIONS INSTALLED WITH LESS THAN MINIMUM STANDARD DISTANCES PRIOR TO ACCEPTANCE BY AWWU.
8. ALL VALVE BOXES SHALL HAVE DUST PANS AND BE INSTALLED IN ACCORDANCE WITH MASS DTL. 60-08 & 60-09.
9. CONTRACTOR TO PROVIDE A MEANS OF FLUSHING ALL WATER LINES (TYPICAL FOR DEAD ENDS) INCLUDING SERVICES.
10. ALL WATER LINE ELEVATIONS SHOWN ARE TO BOTTOM OF PIPE. ALL DISTANCES ARE FROM CENTER TO CENTER OF FITTINGS OR APPURTENANCE.
11. STATIONING IS ALONG CENTERLINE OF THE WATER PIPE.
12. WATER SERVICE PROVIDED SHALL BE FOR A RESIDENTIAL DEVELOPMENT.
13. 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

1. STORM DRAIN MANHOLES SHALL BE THE TYPE NOTED.
2. ALL STORM DRAIN SHALL BE HIGH DENSITY CORRUGATED POLYPROPYLENE (HP) SMOOTH INTERIOR PIPE, ADS N-12 HP OR EQUAL.
3. STATIONING IS ALONG CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
4. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH MASS, THE PIPE MANUFACTURES RECOMMENDATION AND ASTM D 2321-89 WITH PROPER PLACEMENT AND COMPACTION OF BEDDING, HAUNCHING AND BACKFILL.
5. INSULATION SHALL BE INSTALLED OVER ALL DRAIN PIPE WITH LESS THAN FOUR FEET OF COVER PER MASS 20-9.
6. ALL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY AASHTO T-180-METHOD-D.
7. ALL STORM MAIN PIPE SHALL BE BEDDED WITH CLASS D BEDDING, COMPACTED TO 95% OF MAXIMUM DENSITY.
8. 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

1. ALL CURB DIMENSIONS AND ELEVATIONS ARE TO TOP BACK OF CURB UNLESS OTHERWISE NOTED.
2. 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.
3. 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°).
4. 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 CONNECTS AS WELL AS STORM DRAIN IMPROVEMENTS.
5. ALL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY AASHTO T-180-METHOD-D.

AWWU Private Systems Number PS25-___
Master Fill & Grade Permit Number C25-____

AWWU PLAN SET NO. 00000

STATE OF ALASKA 49th — BRANDON J. MARCOTT — 3.11.2025

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

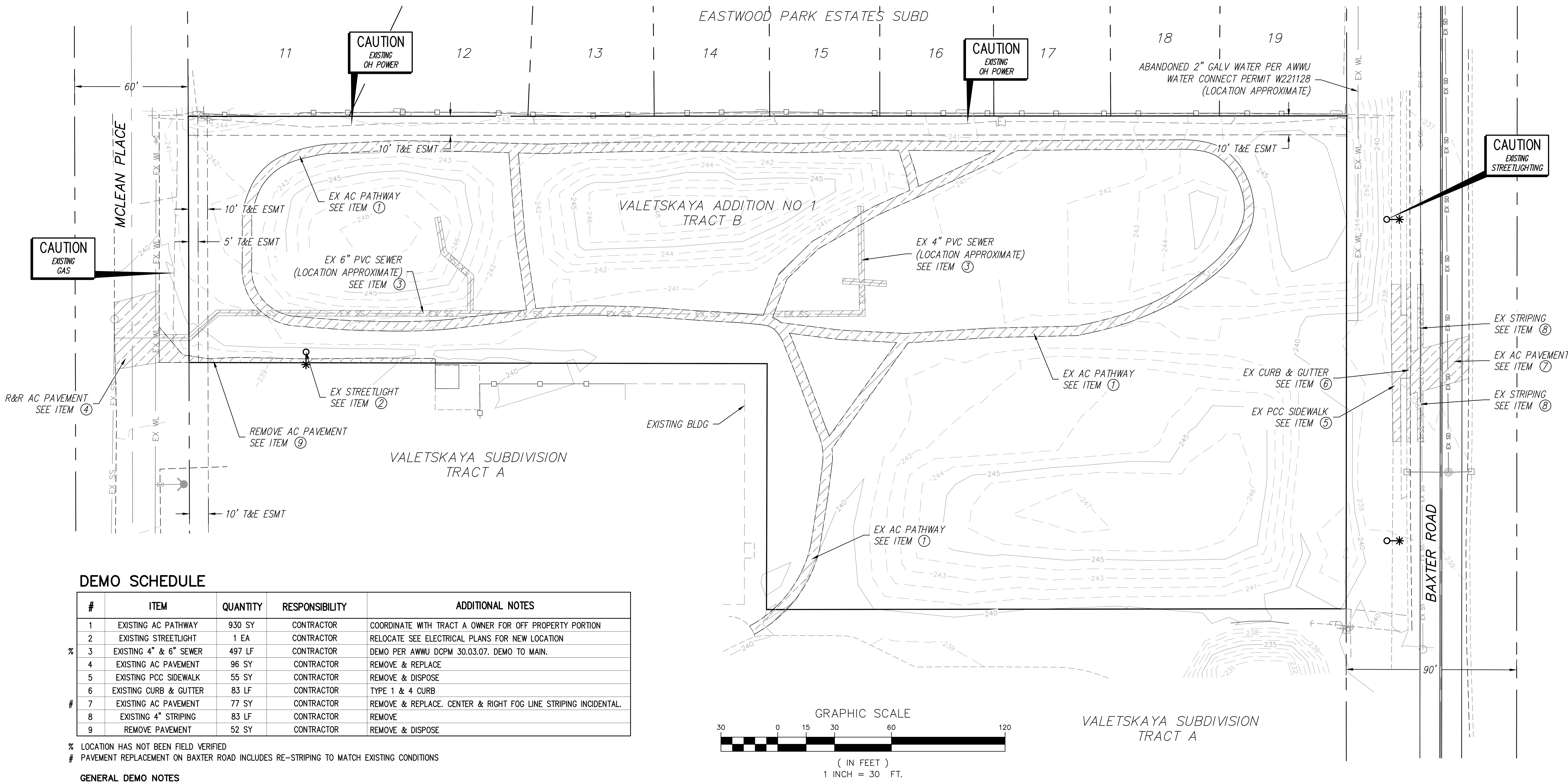
RECORD DRAWING
1. DATA PROVIDED
BY:
This will serve to certify that these Record Drawings are a true and accurate representation of the project as constructed.
CONTRACTOR:
BY:
TITLE: DATE:
2. DATA TRANSFERRED
BY:
COMPANY:
DATE:
3. DATA TRANSFER CHECKED
Based on periodic field observations by the Engineer (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

DATE	REVISIONS	BY	CKD

DESIGNED: BJM | DRAWN: BJM | CHECKED: GWM
FILE: BAXTER MULTI-FAMILY
JOB NO.: 24-155 | CASE: N/A | DATE: MAR 2025
SCALE: HORIZ.: N/A VERT.: | GRID: SW1738

SHEET C3 OF 18



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 Private Systems Number PS25-____
Master Fill & Grade Permit Number C25-____

AWWU PLAN SET NO. 00000

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

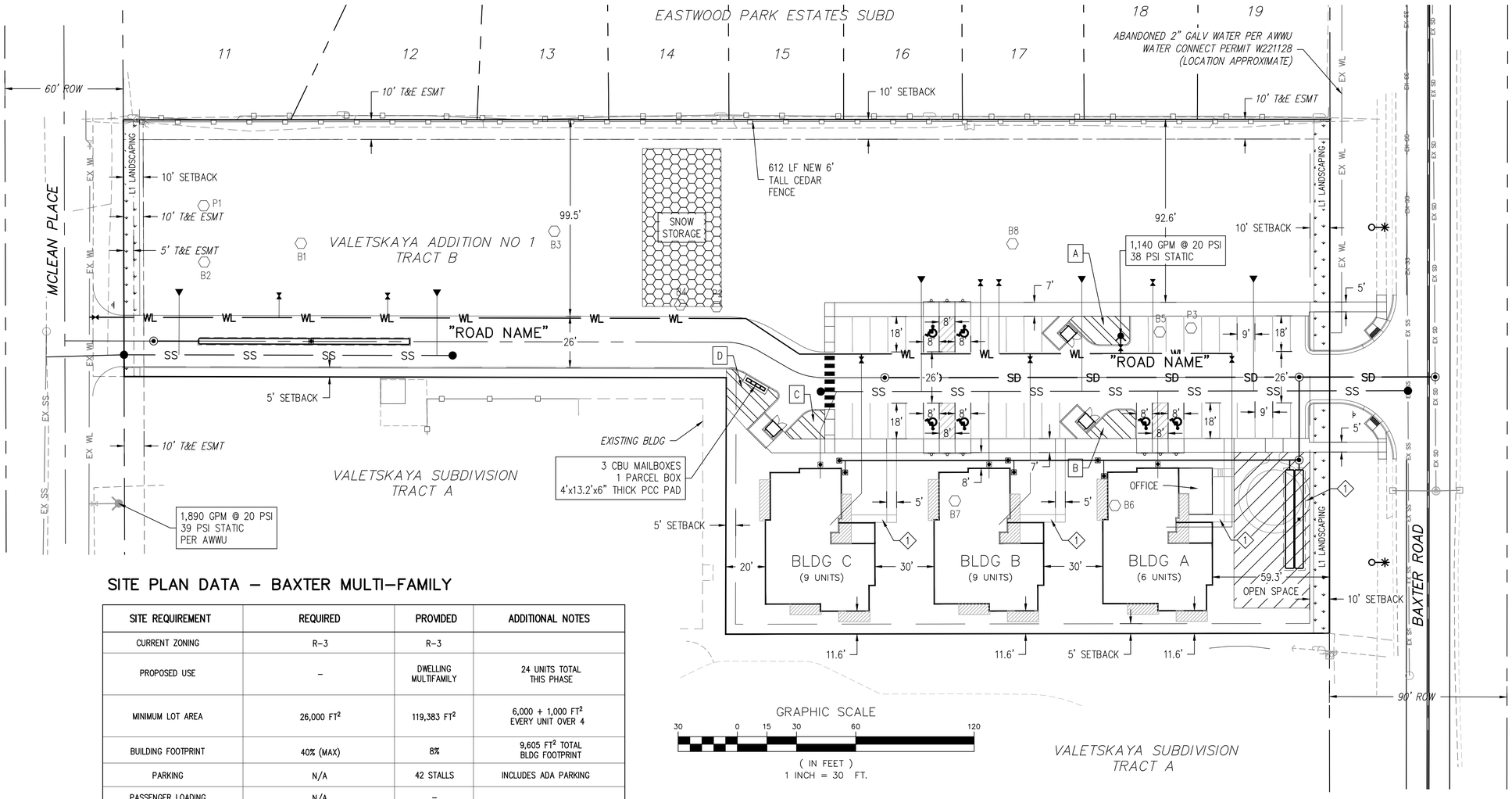
VALETSKAYA ADDITION NO. 1 TRACT B DEMO PLAN

BY	CKD	REVISIONS	DATE

DESIGNED: BJM | DRAWN: BJM | CHECKED: GWM
FILE: BAXTER MULTI-FAMILY
JOB NO.: 24-155 | CASE: N/A | DATE: MAR 2025
SCALE: HORIZ: 1"=30' VERT: N/A | GRID: SW1738

SHEET C4 OF 18

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



SITE PLAN DATA – BAXTER MULTI-FAMILY

SITE REQUIREMENT	REQUIRED	PROVIDED	ADDITIONAL NOTES
CURRENT ZONING	R-3	R-3	
PROPOSED USE	–	DWELLING MULTIFAMILY	24 UNITS TOTAL THIS PHASE
MINIMUM LOT AREA	26,000 FT^2	119,383 FT^2	6,000 + 1,000 FT^2 EVERY UNIT OVER 4
BUILDING FOOTPRINT	40% (MAX)	8%	9,605 FT^2 TOTAL BLDG FOOTPRINT
PARKING	N/A	42 STALLS	INCLUDES ADA PARKING
PASSENGER LOADING	N/A	–	
ACCESSIBLE SPACES	4 STALLS	6 STALLS	3 VAN ACCESSIBLE
LOADING BERTH	N/A	N/A	
BUILDING HEIGHT	MAXIMUM HEIGHT 35 FT	31.65 FT	SEE ARCHITECTURAL
BUILDING SETBACKS	FRONT – 10 FT	21 FT	TO WEST PL
	REAR – N/A	N/A	DOUBLE FRONTAGE
	SIDE – 5 FT & 10 FT	11.6 FT & 20 FT	TO SOUTH & WEST PL
PARKING AREA	N/A	25,450 FT^2	
SNOW STORAGE	2,545 FT^2	3,195 FT^2	10% OF PARKING AREA FOR RESIDENTIAL USE
PARKING LOT INTERIOR LANDSCAPING	1,273 FT^2	1,304 FT^2	40 TO 100 SPACES: 5% OF PARKING AREA
OPEN SPACE	3,000 FT^2	3,000 FT^2	
LANDSCAPING	NORTH – N/A	N/A	R-3 & R-2M
	SOUTH – N/A	N/A	R-3 & R-3
	EAST – L1	L1	R-3 & COLLECTOR
	WEST – L1	L1	R-3 & LOCAL STREET
BICYCLE PARKING	5	INSIDE BLDGS	SEE ARCHITECTS PLANS

PARKING LOT INTERIOR LANDSCAPING SUMMARY

LOCATION	AREA
A	367 FT^2
B	280 FT^2
C	219 FT^2
D	438 FT^2

SITE PLAN NOTES

1. 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.

LIGHTING NOTES

1. EXTERIOR LIGHTING FIXTURES TO BE MOUNTED ON BUILDINGS A, B, & C TO PROVIDE LIGHTING FOR PRIVATE ROAD.

LEGEND

TEMP SNOW STORAGE
LANDSCAPING
OPEN SPACE
PARKING LOT INTERIOR LANDSCAPING

AWWU Private Systems Number PS25–____
Master Fill & Grade Permit Number C25–_____

TRUE NORTH
SCALE : 1"= 30'

AWWU PLAN SET NO. 00000

BRADLEY ENGINEERING, LLC
P.O. Box 111989
Anchorage, Alaska 99511
(907) 561-6537
www.bradleyak.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: _____
TITLE: _____ 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: _____

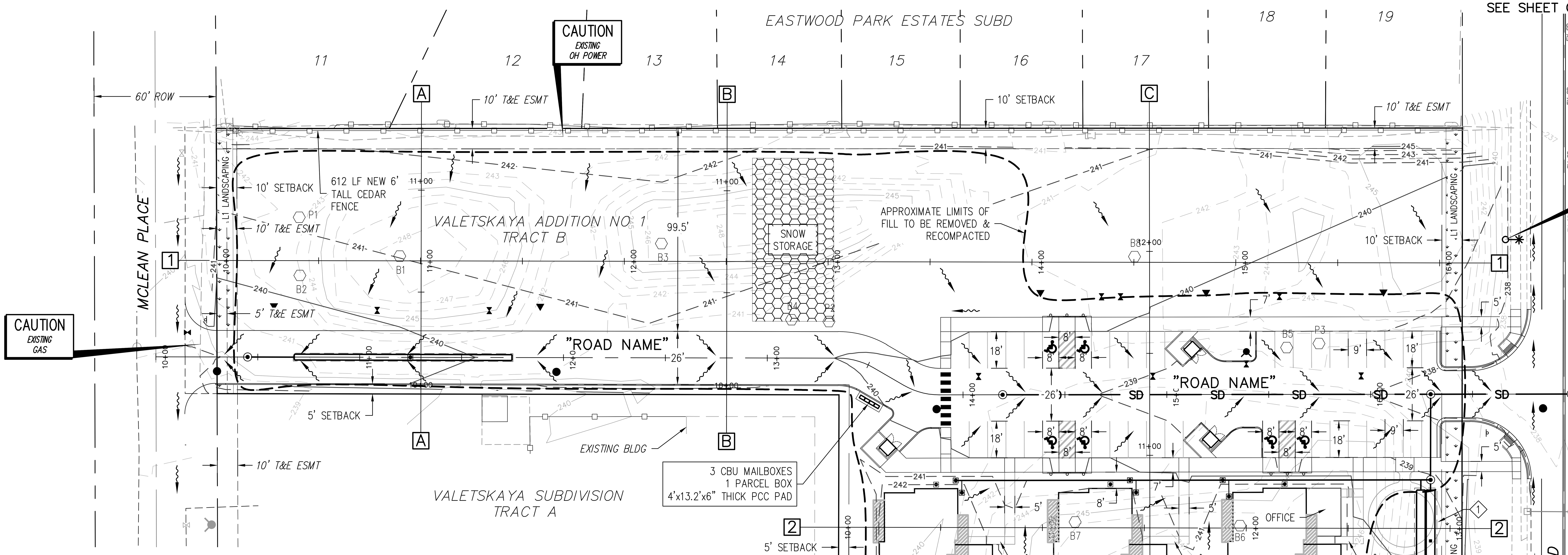
VALETSKAYA ADDITION NO. 1
TRACT B
SITE PLAN

DATE	REVISIONS	BY	CKD

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

SHEET C5 OF 18

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



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

VALETSKAYA SUBDIVISION
TRACT A

GRADING NOTES

1. STABILIZE ALL DISTURBED AREAS AFTER CONSTRUCTION IN COMPLIANCE WITH THE LANDSCAPING PLAN AS WELL AS THE EROSION AND SEDIMENTATION CONTROL PLAN.
2. 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 THAT 12 INCHES SHALL BE BURIED OR PLACED IN FILLS.
3. 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.
4. 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.
5. 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.
6. AREA OF DISTURBANCE 2.70 ACRES.
7. 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.
8. TYLER ROBINSON, OF COOK INLET HOUSING AUTHORITY, HAS HIRED TERRA FIRMA TESTING, TO PERFORM THE SPECIAL INSPECTIONS.
9. 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.
10. HAUL ROUTE FROM PROJECT SITE IS: BAXTER ROAD, E. TUDOR ROAD, MULDOON ROAD, GLENN HIGHWAY, EKLUTNA PARK DRIVE TO EKLUTNA PIT. TO PROJECT SITE: EKLUTNA PARK DRIVE, GLENN HIGHWAY, MULDOON ROAD, E. TUDOR ROAD, BAXTER ROAD TO PROJECT ENTRANCE.
11. PERMANENT CUT/FILL SLOPES TO BE 2:1 MAX.
12. QUANTITIES: CUT = 13,000 C.Y., FILL = 1,000 C.Y.
13. 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.
14. THE CONTRACTOR SHALL MAINTAIN OPEN AND UNOBSTRUCTED ROUTES DAILY UNTIL CONSTRUCTION IS COMPLETE.
15. NO FILL MATERIAL WILL BE PLACED IF FROZEN AND NO FILL SHALL BE PLACED ON FROZEN MATERIAL.
16. A RIGHT OF WAY PERMIT IS REQUIRED FOR ANY WORK WITHIN THE MOA RIGHTS OF WAY.
17. MAINTAIN MINIMUM 5% AND 2% POSITIVE DRAINAGE PATTERNS AWAY FROM THE BUILDINGS IN AREAS OF LANDSCAPING AND HARDSCAPING RESPECTIVELY.
18. 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.
19. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION AND SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.
20. CONFIGURE DOWNSPOUTS SUCH THAT WATER DOES NOT DRAIN ONTO THE SIDEWALK.

ESTIMATED EARTHWORK QUANTITIES

MASS GRADING (C.Y.)		IMPORT MATERIAL (TONS)	
* UNUSABLE EX (EXCESS CUT)	13,000	TYPE IIA	2,400
* USABLE EX (FILL)	1,000	TYPE II	2,400
TOTAL	**14,000**	**TOTAL**	**4,800**
^ OVER EX (R&R)	3,000	–	–

* ASSUMES 6" REMOVED FOR GRUBBING, INCLUDES EX FOR ROAD PRISM & BASEMENT/CRAWL SPACES FOR BUILDINGS A–C.
^ MATERIAL TO BE REMOVED & RECOMPACTED

SITE PLAN NOTES

(1) 5' WIDE SIDEWALK CONNECTION TO BUILDINGS A–C AND OPEN SPACE AREA IS THE RESPONSIBILITY OF VERTICAL CONTRACTOR.

SPECIAL INSPECTION NOTES

1. ITEMS MARKED WITH AN "X" REQUIRE INSPECTION BY A SPECIAL INSPECTOR.
2. 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) VERIFICATION AND INSPECTION TASK	CONTINUOUS INSPECTION	PERIODIC INSPECTION
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

AWWU Private Systems Number PS25–____
Master Fill & Grade Permit Number C25–_____

AWWU PLAN SET NO. 00000

STATE OF ALASKA 49TH BRANDON J. MARCOTT CE 15300 3.11.2025 REGISTERED PROFESSIONAL ENGINEER

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

TITLE: 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
GRADING PLAN

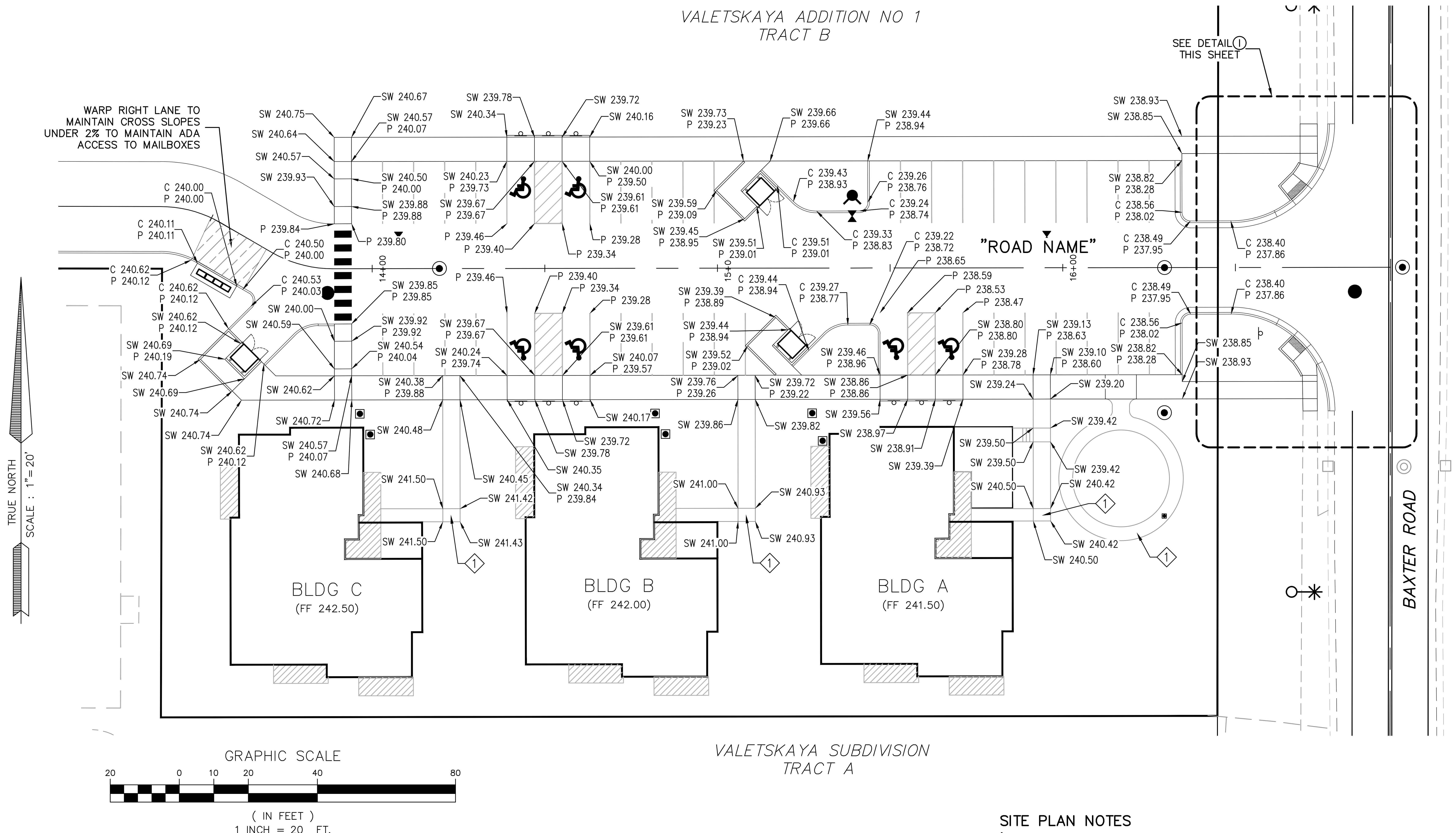
DATE	REVISIONS	BY	CKD

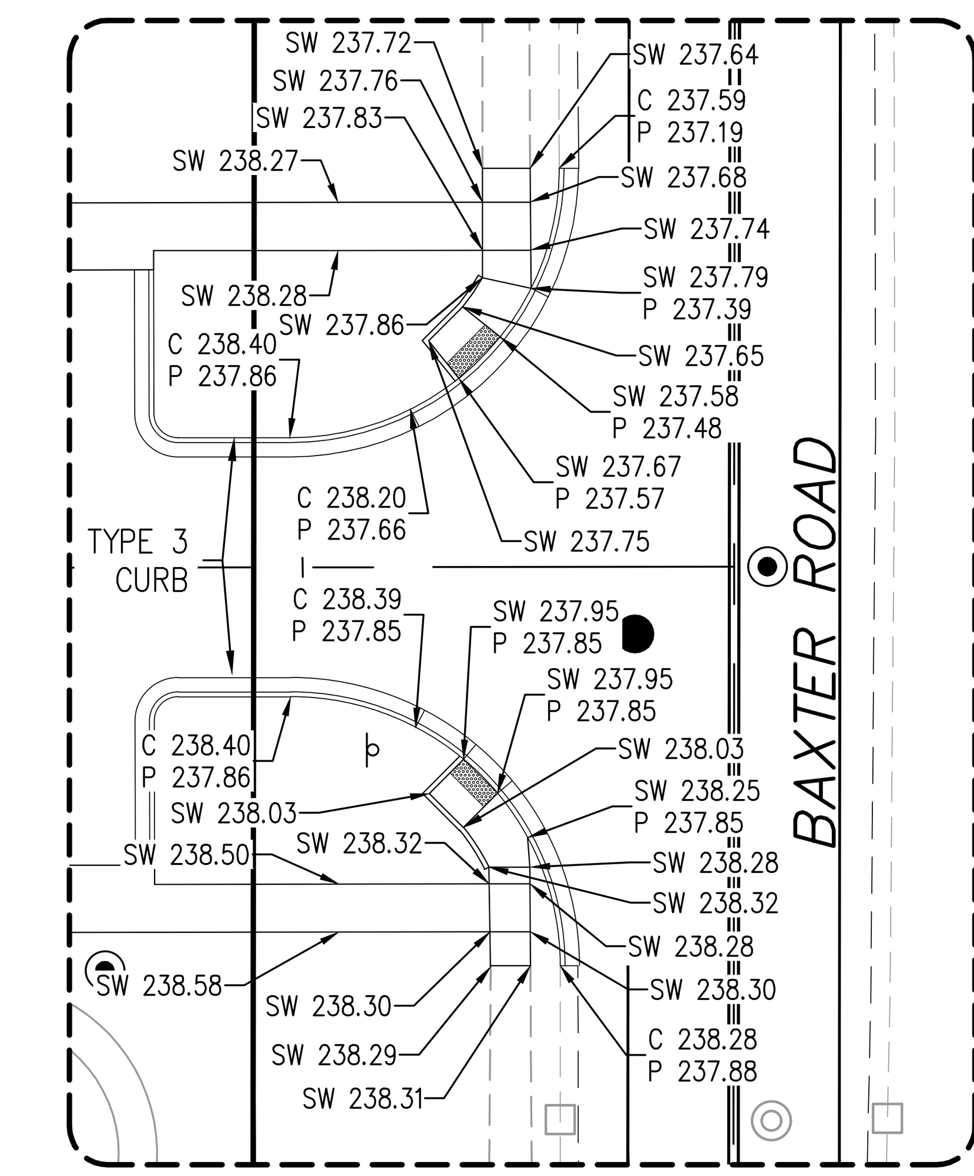
DESIGNED BJM	DRAWN BJM	CHECKED GWM
FILE: BAXTER MULTI-FAMILY		
JOB NO. 24-155	CASE: N/A	DATE: MAR 2025
SCALE: HORIZ: 1"=30' VERT: N/A		GRID: SW1738

SHEET C6 OF 18

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. 00000





RAMP NOTES

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

(1) 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.

AWWU Private Systems Number PS25-___
Master Fill & Grade Permit Number C25-____

STATE OF ALASKA 49TH
BRANDON J. MARCOTT
CE 13681
3.11.2025
REGISTERED PROFESSIONAL ENGINEER

TRIAD ENGINEERING, LLC
P.O. Box 111989
Anchorage, Alaska 99511
(907) 561-6537
www.triadak.com
COA# 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:
TITLE: 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
SPOT ELEVATIONS

DATE	REVISIONS	BY	CKD

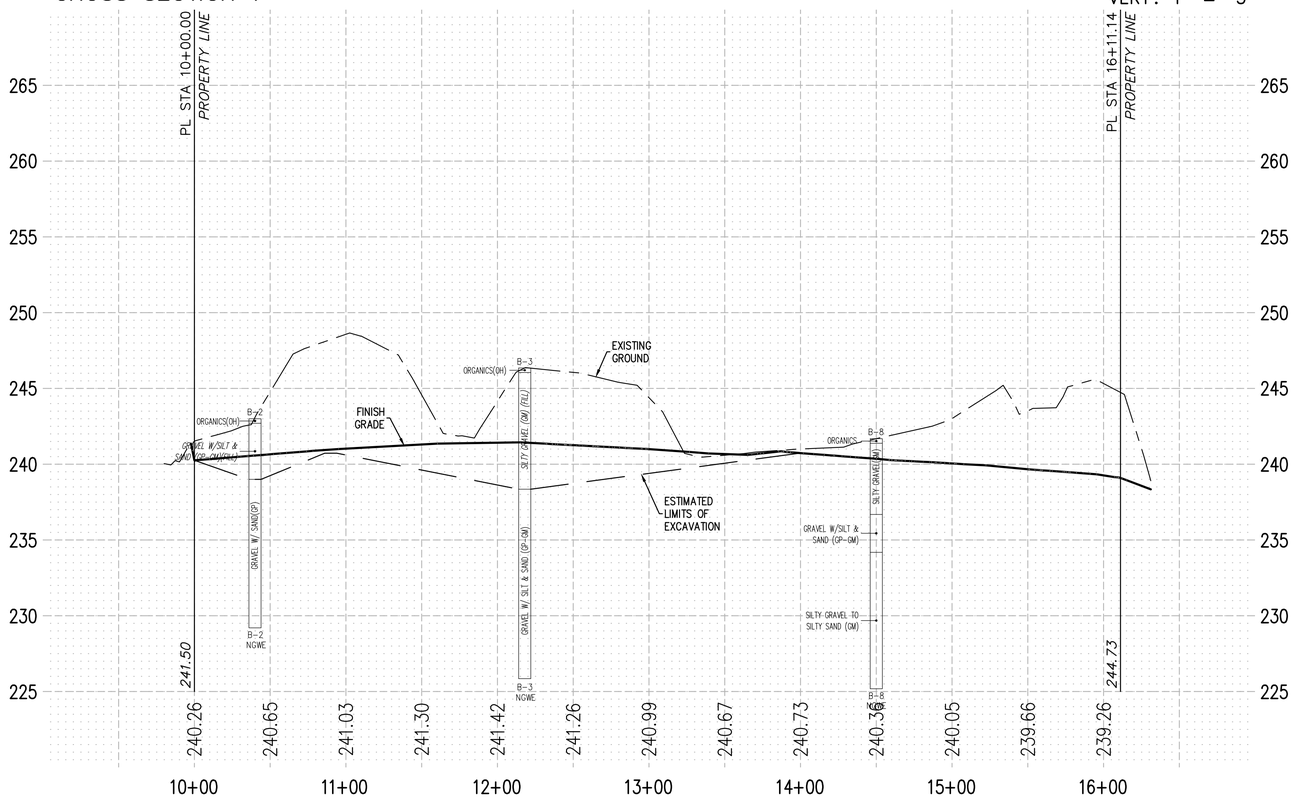
DESIGNED	BJM
DRAWN	BJM
CHECKED	GWM
FILE:	BAXTER MULTI-FAMILY
JOB NO.	24-155
CASE:	N/A
DATE:	MAR 2025
SCALE: HORIZ:	1"=20'
VERT:	N/A
GRID:	SW1738

SHEET C7 OF 18

AWWU PLAN SET NO. 00000

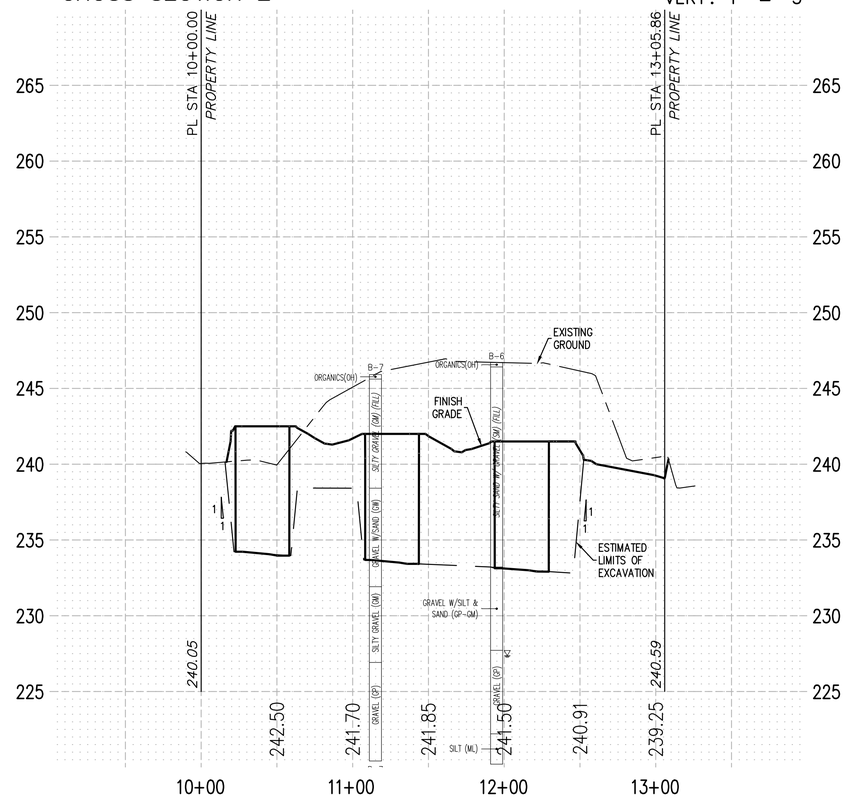
CROSS SECTION 1

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



CROSS SECTION 2

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



AWWU Private Systems Number PS25-____
Master Fill & Grade Permit Number C25-_____

IRIDIAN ENGINEERING, LLC
P.O. Box 111989
Anchorage, Alaska 99511
(907) 451-8537
www.iridiak.com
COA# 1286335

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: _____
TITLE: _____ 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
CROSS SECTIONS

DATE	REVISIONS	BY	CKD

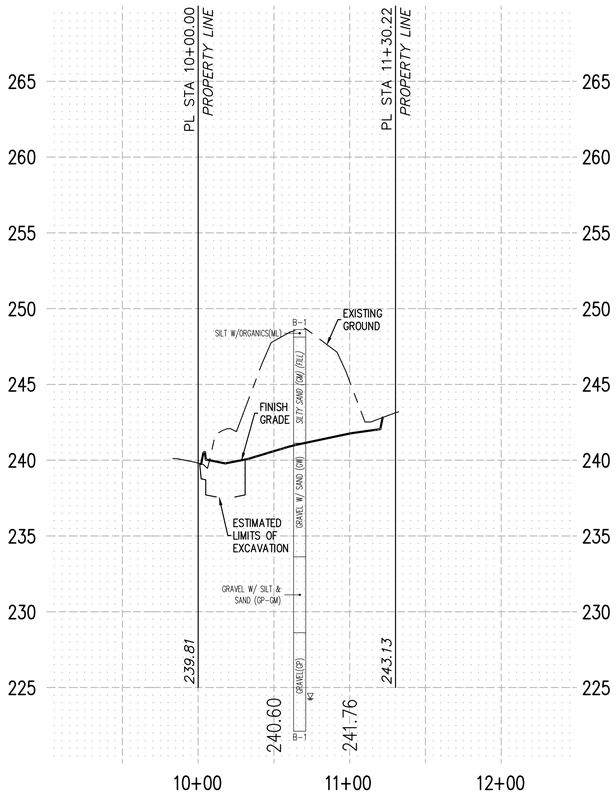
DESIGNED BJM | DRAWN BJM | CHECKED GWM
FILE: BAXTER MULTI-FAMILY
JOB NO. 24-155 | CASE: N/A | DATE: MAR 2025
SCALE: HORIZ: 1"=50' VERT: 1"=5' | GRID: SW1738

SHEET C8 OF 18

AWWU PLAN SET NO. 00000

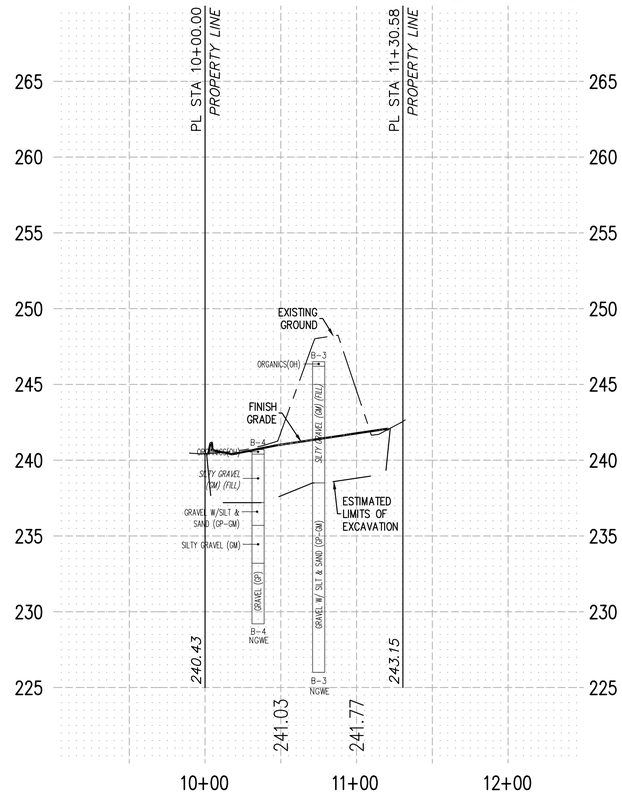
CROSS SECTION A

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



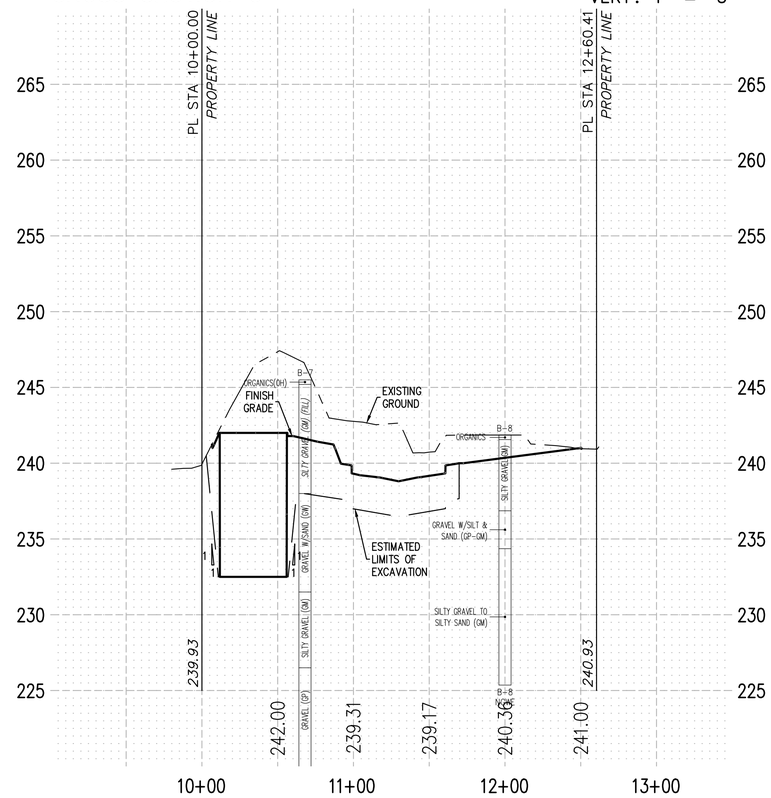
CROSS SECTION B

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



CROSS SECTION C

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



AWWU Private Systems Number PS25-____
Master Fill & Grade Permit Number C25-_____

IRIDIAN ENGINEERING, LLC
P.O. Box 111989
Anchorage, Alaska 99511
(907) 451-8537
www.iridiak.com
COA# 1286635

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: _____
TITLE: _____ 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
CROSS SECTIONS CONTINUED

DATE	REVISIONS	BY	CKD

DESIGNED BJM | DRAWN BJM | CHECKED GWM
FILE: BAXTER MULTI-FAMILY
JOB NO. 24-155 | CASE: N/A | DATE: MAR 2025
SCALE: HORIZ: 1"=50' VERT: 1"=5' | GRID: SW1738

SHEET C9 OF 18

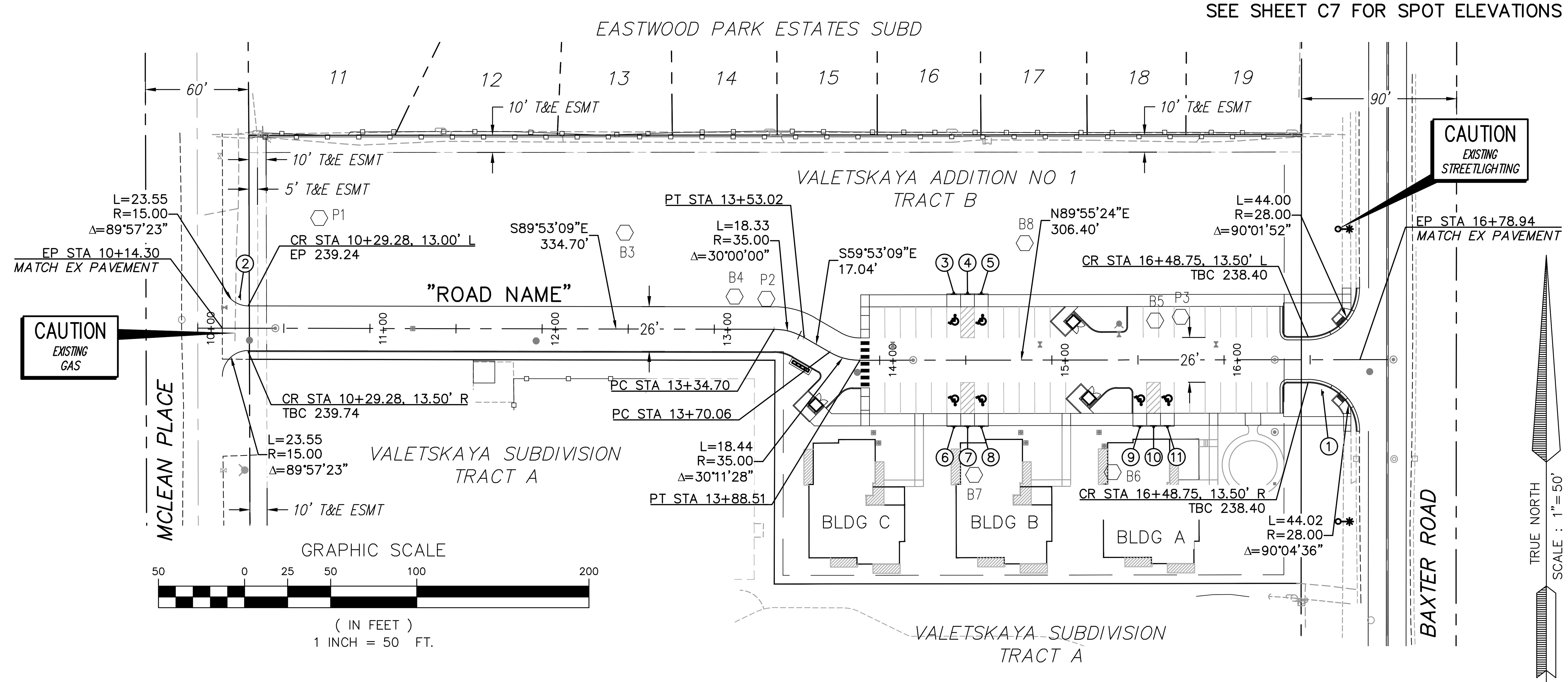
SEE SHEET C2 FOR TYPICAL SECTIONS
SEE SHEET C4 FOR DEMO PLAN
SEE SHEET C5 FOR SITE PLAN
SEE SHEET C6 FOR GRADING PLAN
SEE SHEET C7 FOR SPOT ELEVATIONS

SIGN SCHEDULE

POST	SHEET	POST SIZE (TELSPAR)	STREET	STATION	OFFSET	DIRECTION SIGN FACES	NAME	SIGN CODE	SIZE	AREA(SF)	STREET BLOCK NO.
1	C9	2.5"x2.5"	NEW ROAD	16+57.24	19.06 R	WEST	STOP	R1-1	30"x30"	6.25	–
						N/S	NEW ROAD	D3-1P	8"x VARIES	VARIES	6200
						E/W	BAXTER ROAD	D3-101	8"x VARIES	VARIES	4200
2	C9	2.5"x2.5"	NEW ROAD	10+24.28	18.20 L	EAST	STOP	R1-1	30"x30"	6.25	–
						N/S	NEW ROAD	D3-1P	8"x VARIES	VARIES	6100
						E/W	MCLEAN PLACE	D3-101	8"x VARIES	VARIES	4200
3	C9	2.0"x2.0"	NEW ROAD	14+43.03	39.00' L	SOUTH	RESERVED PARKING	R7-8	12"x18"	1.50	
						SOUTH	VAN ACCESSIBLE	R7-8A	12"x6"	0.50	–
4	C9	2.0"x2.0"	NEW ROAD	14+51.03	39.00' L	SOUTH	NO PARKING	R7P-101	12"x18"	1.50	–
5	C9	2.0"x2.0"	NEW ROAD	14+59.03	39.00' L	SOUTH	RESERVED PARKING	R7-8	12"x18"	1.50	–
6	C9	2.0"x2.0"	NEW ROAD	14+43.04	39.00' R	NORTH	RESERVED PARKING	R7-8	12"x18"	1.50	–
7	C9	2.0"x2.0"	NEW ROAD	14+51.04	39.00' R	NORTH	NO PARKING	R7P-101	12"x18"	1.50	–
8	C9	2.0"x2.0"	NEW ROAD	14+59.04	39.00' R	NORTH	RESERVED PARKING	R7-8	12"x18"	1.50	–
						NORTH	VAN ACCESSIBLE	R7-8A	12"x6"	0.50	–
9	C9	2.0"x2.0"	NEW ROAD	15+51.04	39.00' R	NORTH	RESERVED PARKING	R7-8	12"x18"	1.50	–
10	C9	2.0"x2.0"	NEW ROAD	15+59.04	39.00' R	NORTH	NO PARKING	R7P-101	12"x18"	1.50	–
11	C9	2.0"x2.0"	NEW ROAD	15+67.04	39.00' R	NORTH	RESERVED PARKING	R7-8	12"x18"	1.50	–
						NORTH	VAN ACCESSIBLE	R7-8A	12"x6"	0.50	–

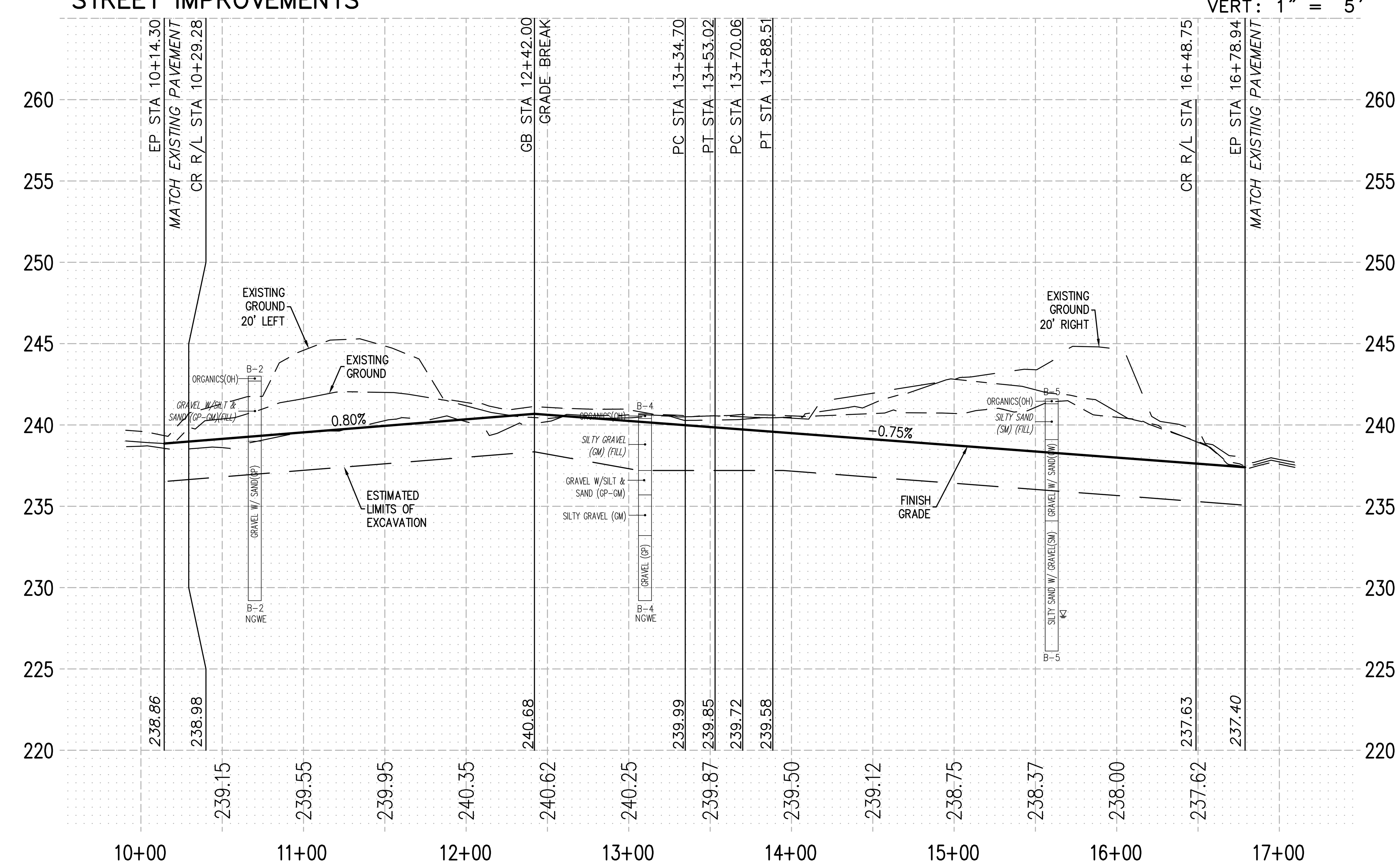
SIGN NOTES

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

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



AWWU PLAN SET NO. 00000

TRIAD ENGINEERING, LLC
P.O. Box 111989
Anchorage, Alaska 99511
(907) 561-6537
www.triadak.com
COA# 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:
TITLE: 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
STREET IMPROVEMENTS

DATE	REVISIONS	BY	CKD

DESIGNED	DRAWN	CHECKED
BJM	BJM	GWM

FILE: BAXTER MULTI-FAMILY
JOB NO.: 24-155 | CASE: N/A | DATE: MAR 2025
SCALE: HORIZ: 1"=50' VERT: 1"=5' | GRID: SW1738

SHEET C10 OF 18

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

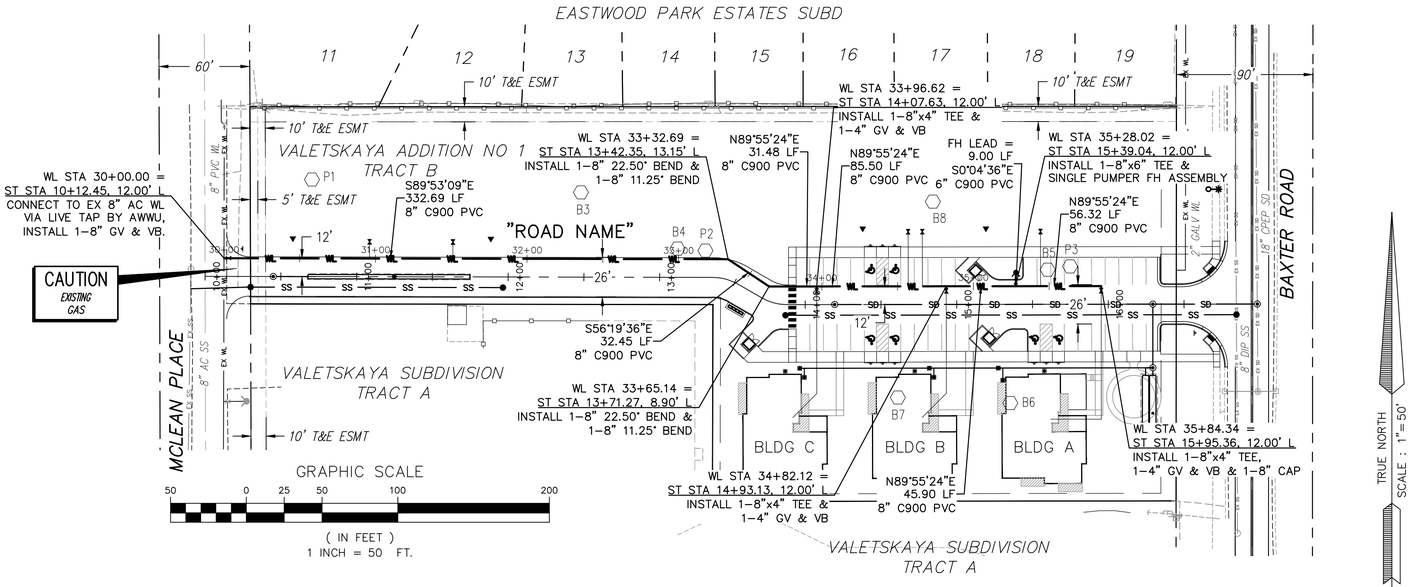
SEE SHEET C2 FOR TYPICAL SECTIONS
SEE SHEET C4 FOR DEMO PLAN
SEE SHEET C5 FOR SITE PLAN
SEE SHEET C13 FOR CONNECT CHARTS

AWWU PLAN SET NO. 00000

WATER NOTES
1. ALL WATER MAIN SHALL BE C900 DR18 RJIB PVC PIPE.
2. FIRE HYDRANT LEADS SHALL BE 6" C900 DR18 RJIB PIPE.
3. ALL BENDS, TEES, AND CAPS/PLUGS SHALL HAVE THRUST BLOCKS INSTALLED PER MASS DTL 60-06.
4. FILL MATERIAL FOR TRENCH CONSTRUCTION SHALL BE NON-ORGANIC NATIVE MATERIAL CAPABLE OF 95% MINIMUM COMPACTION.
5. EXISTING WATER MAIN DATA TAKEN FROM AWWU AS-BUILTS. CONTRACTOR SHALL FIELD VERIFY ANY NECESSARY ELEVATIONS.
6. PROPOSED DEVELOPMENT IS MULTI-FAMILY RESIDENTIAL.
7. 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.

WATER MAIN COORDINATE CHART (LOCAL)

DESCRIPTION		BEGINNING POINT		ENDING POINT		DISTANCE	ASB DISTANCE	BEARING	ASB BEARING
BEGINNING	ENDING	X	Y	X	Y				
BAXTER WATER									
EX 8" AC CONNECT	8" 22.5 & 11.25	1681498.3147	2624141.7636	1681831.0067	2624141.1001	332.69		S89°53'09"E	
8" 22.5 & 11.25	8" 22.5 & 11.25	1681831.0067	2624141.1001	1681858.0139	2624123.1068	32.45		S56°19'36"E	
8" 22.5 & 11.25	8" TEE & 4" GV&VB	1681858.0139	2624123.1068	1681889.4841	2624123.1490	31.48		N89°55'24"E	
8" TEE & 4" GV&VB	8" TEE & 4" GV&VB	1681889.4841	2624123.1490	1681974.9840	2624123.2636	85.50		N89°55'24"E	
8" TEE & 4" GV&VB	8"X6" TEE	1681974.9840	2624123.2636	1682020.8865	2624123.3251	45.90		N89°55'24"E	
8"X6" TEE	FH	1682020.8865	2624123.3251	1682020.8745	2624132.3251	9.00		S00°04'36"E	
8"X6" TEE	8" TEE & 8" CAP	1682020.8865	2624123.3251	1682077.2131	2624123.4006	56.32		N89°55'24"E	



ANODE TABLE

ASB WL STATION	ASB SIDE OF MAIN

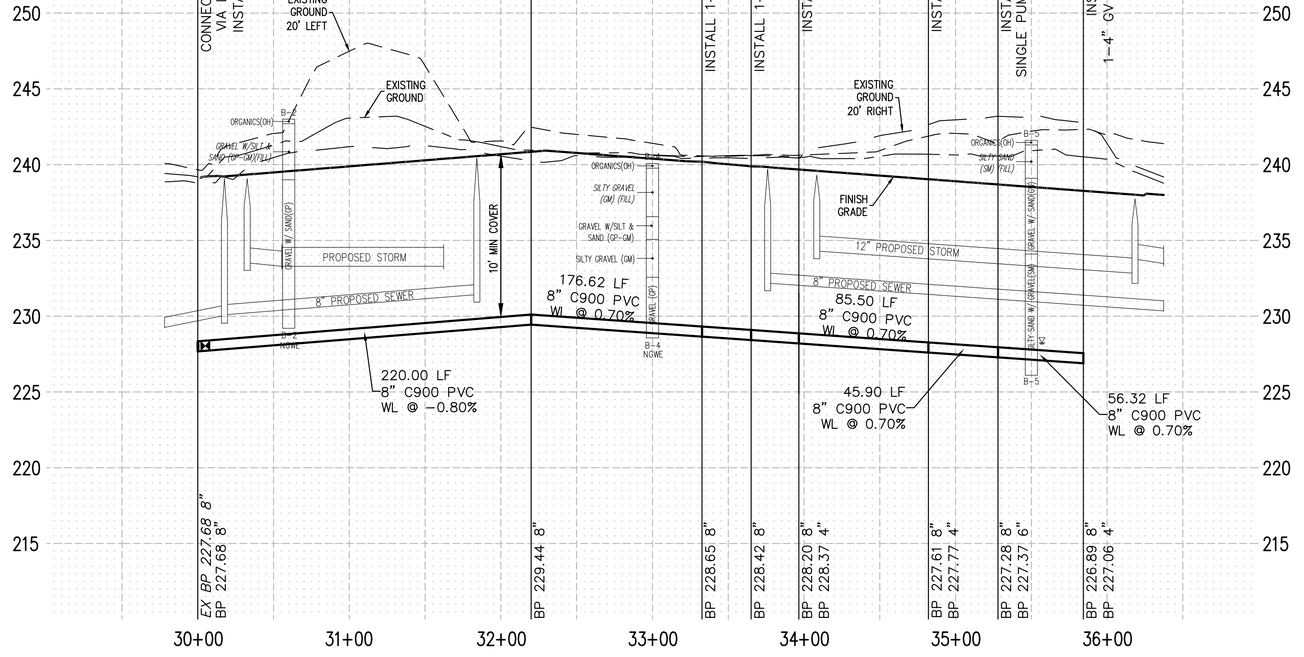
ANGLE MARKER SCHEDULE

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

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



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

TIM READ ENGINEERING, LLC
P.O. Box 111989
Anchorage, Alaska 99511
(907) 561-6537
www.timread.com
CO#4 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: _____
TITLE: _____ 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
WATER IMPROVEMENTS

BY	CKD	DATE	REVISIONS

DESIGNED BJM | DRAWN BJM | CHECKED GWM
FILE: BAXTER MULTI-FAMILY
JOB NO. 24-155 | CASE: N/A | DATE: MAR 2025
SCALE: HORIZ: 1"=50' VERT: 1"=5' | GRID: SW1738

SHEET C11 OF 18

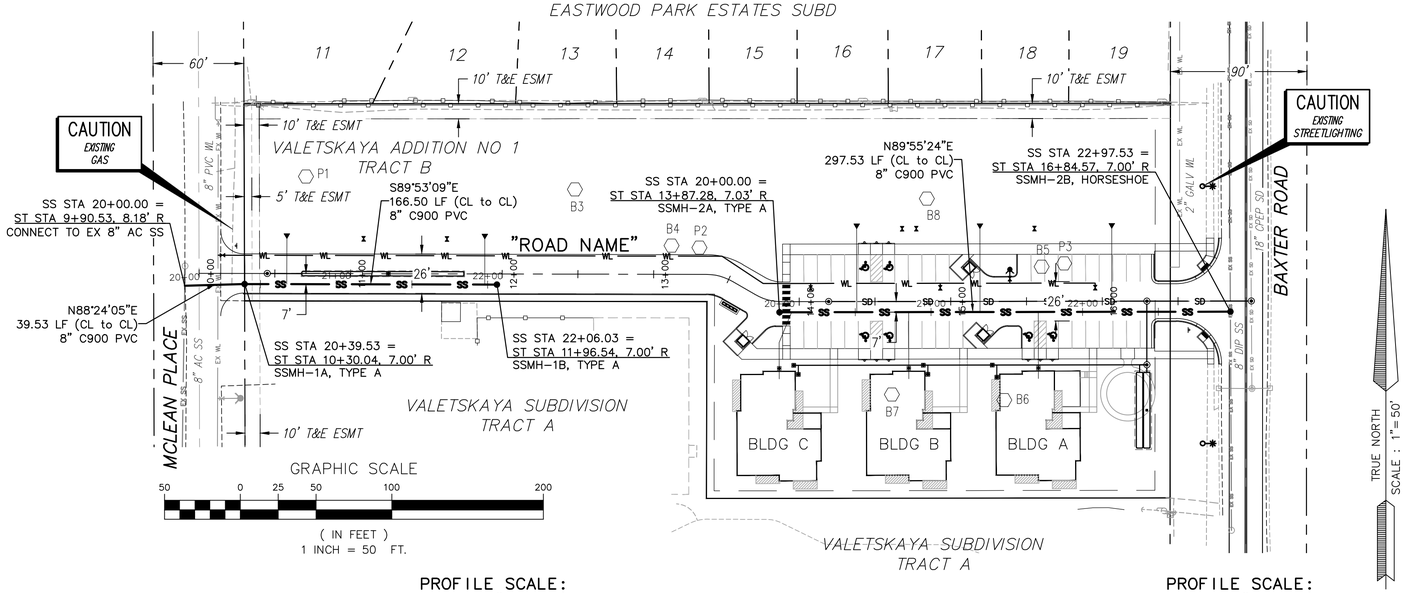
SEE SHEET C2 FOR TYPICAL SECTIONS
SEE SHEET C4 FOR DEMO PLAN
SEE SHEET C5 FOR SITE PLAN
SEE SHEET C13 FOR CONNECT CHARTS

AWWU PLAN SET NO. 00000

SEWER MAIN NOTES
1. GRAVITY SEWER MAIN PIPE AND SERVICE CONNECTS SHALL BE C900 DR18 PVC.
2. CONTRACTOR SHALL FIELD VERIFY ALL NECESSARY ELEVATIONS.
3. PROPOSED DEVELOPMENT IS MULTI-FAMILY RESIDENTIAL.
4. SEWER CONNECT SADDLE SHALL BE TYPE ROMAC CB4.80UN OR APPROVED EQUAL.

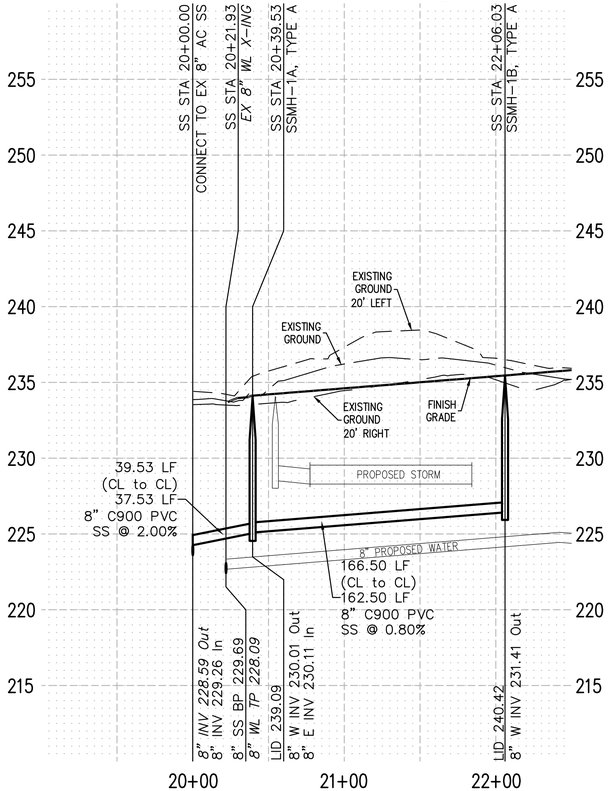
SEWER MAIN COORDINATE CHART (LOCAL)

DESCRIPTION		BEGINNING POINT		ENDING POINT		DISTANCE	ASB DISTANCE	BEARING	ASB BEARING
BEGINNING	ENDING	X	Y	X	Y				
SEWER 1									
EX 8" AC CONNECT	SSMH-1A	1681476.3492	2624121.6258	1681515.8593	2624122.7286	39.53		N88°24'05"E	
SSMH-1A	SSMH-1B	1681515.8593	2624122.7286	1681682.3636	2624122.3965	166.50		S89°53'09"E	
SEWER 2									
SSMH-2A	SSMH-2B	1681868.9121	2624104.1214	1682166.4431	2624104.5201	297.53		N89°55'24"E	



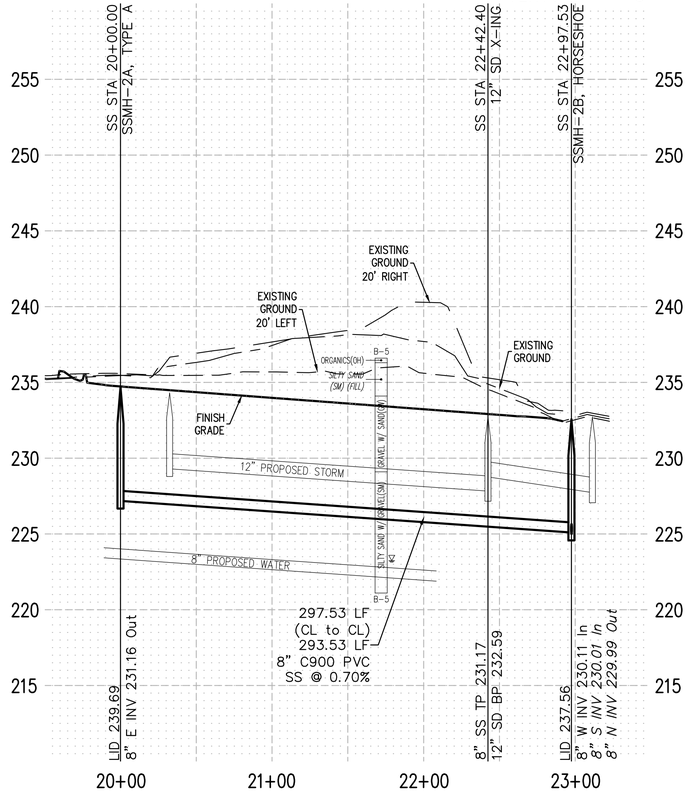
SEWER IMPROVEMENTS – "1"

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



SEWER IMPROVEMENTS – "2"

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



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

ENGINEERING, LLC
P.O. Box 111989
Anchorage, Alaska 99511
(907) 561-6537
www.tirtad.com
CO#4 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: _____
TITLE: _____ 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
SEWER IMPROVEMENTS

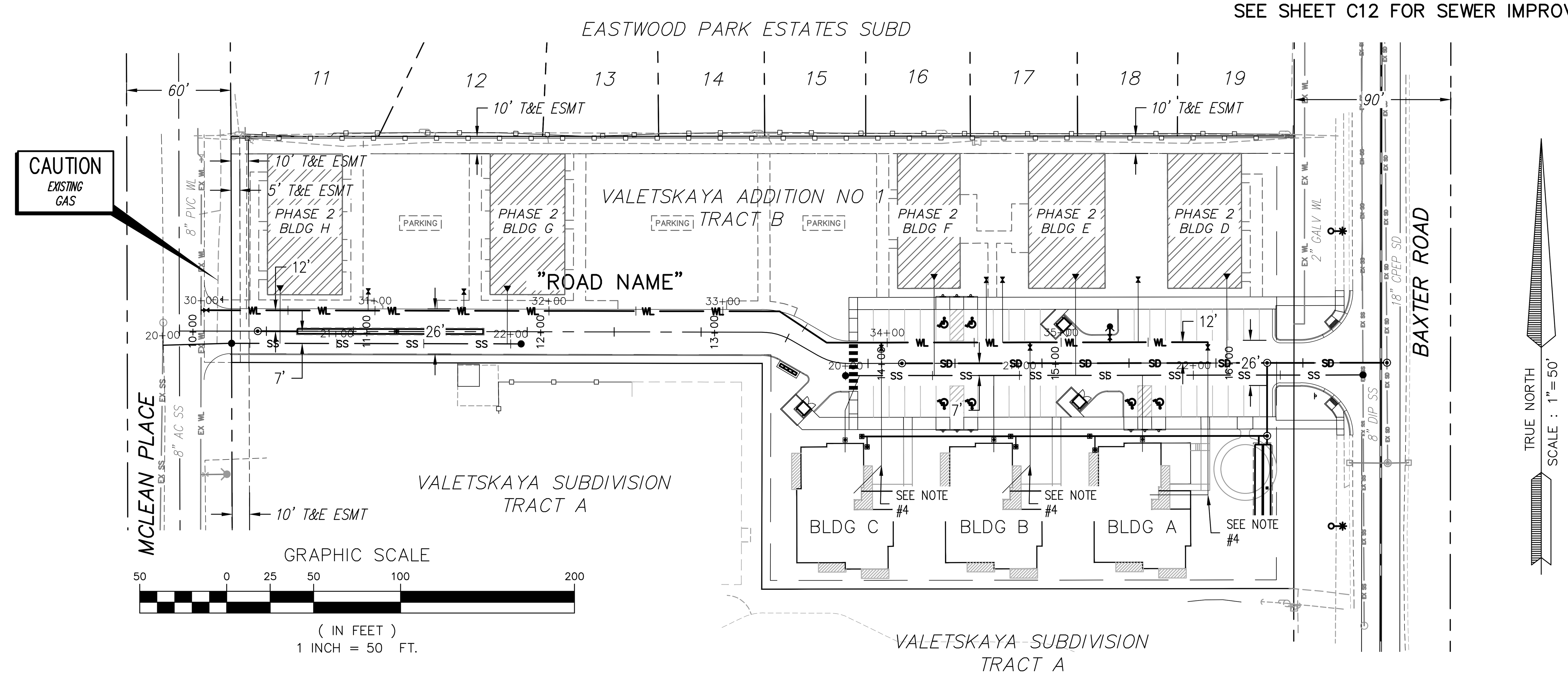
BY	CKD	DATE	REVISIONS

DESIGNED BJM | DRAWN BJM | CHECKED GWM
FILE: BAXTER MULTI-FAMILY
JOB NO. 24-155 | CASE: N/A | DATE: MAR 2025
SCALE: HORIZ: 1"=50' VERT: 1"=5' | GRID: SW1738

SHEET C12 OF 18

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. 00000



WATER SERVICE NOTES

1. BLDG A BEARING = S00°04'36"W, 88.83' (MAIN TO 90° BEND), S89°55'24"W, 33.33' (90° BEND TO END)
2. BLDG B BEARING = S00°04'36"W, 70.57' (MAIN TO 45° BEND), S44°55'24"W, 22.56' (45° BEND TO END)
3. BLDG C BEARING = S00°04'36"W, 70.57' (MAIN TO 45° BEND), S44°55'24"W, 22.56' (45° BEND TO END)
4. ROTATE BEND TO ALLOW SERVICE TO DEFLECT DOWN TO AN ELEVATION WITHIN BUILDING OF FF–14.00'. PROVIDE 1' MINIMUM CLEARANCE FROM TOP OF PIPE TO BOTTOM OF FOOTER. SEE DETAILS 2 AND 3 ON SHEET A6.3 OF ARCHITECTURAL PLANS.

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" C900 RJIB PVC														
BLDG A	35+84.34		SEE NOTE #1		226.89		121.17		3.0%		229.55		10.85	
BLDG B	34+82.12		SEE NOTE #2		227.61		93.14		4.0%		230.43		10.92	
BLDG C	33+96.62		SEE NOTE #3		228.20		93.14		4.0%		231.03		10.81	
2" POLYETHYLENE COATED TYPE K COPPER														
BLDG D	35+44.34		N00° 02' 51"W		227.17		36.00		5.0%		407.17		10.58	
BLDG E	34+66.34		S00° 04' 36"W		227.72		36.00		5.0%		407.72		10.58	
BLDG F	34+57.01		S00° 04' 36"W		227.78		36.00		5.0%		407.78		10.58	
BLDG G	31+51.09		S00° 06' 51"W		228.89		11.00		10.0%		338.89		10.50	
BLDG H	30+96.08		S00° 06' 51"W		228.45		11.00		10.0%		338.45		10.50	

SEWER SERVICE NOTES

1. 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.

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	21+70.72		N00° 04' 36"W		231.65		44.00		1.0%		232.79		7.81	
	BLDG B	20+85.22		N00° 04' 36"W		232.25		44.00		1.0%		232.25		8.85	
	BLDG C	20+08.00		SEE NOTE #1		232.79		45.65		1.0%		278.44		8.35	
	4" C900 PVC														
%	BLDG D	22+19.33		S00° 04' 36"E		231.31		55.00		2.0%		341.31		6.47	
%	BLDG E	21+32.32		S00° 04' 36"E		231.92		55.00		2.0%		341.92		6.50	
%	BLDG F	20+50.99		S00° 04' 36"E		232.49		55.00		2.0%		342.49		6.60	
	BLDG G	21+98.03		S00° 06' 51"W		232.03		30.00		2.0%		292.03		7.76	
%	BLDG H	20+67.37		S00° 06' 51"W		230.98		30.00		2.0%		290.98		7.77	

AWWU Private Systems Number PS25–___
Master Fill & Grade Permit Number C25–____

STATE OF ALASKA 49TH BRANDON J. MARCOTT CE 12601 3.11.2025 REGISTERED PROFESSIONAL ENGINEER

TRIAD ENGINEERING, LLC
P.O. Box 111989
Anchorage, Alaska 99511
(907) 561-6537
www.triadak.com
COA# 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:
TITLE: 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
CONNECT CHARTS

REVISIONS | DATE | BY | CKD

DESIGNED BJM | DRAWN BJM | CHECKED GWM
FILE: BAXTER MULTI-FAMILY
JOB NO. 24-155 | CASE: N/A | DATE: MAR 2025
SCALE: HORIZ: 1"=50' VERT: N/A | GRID: SW1738

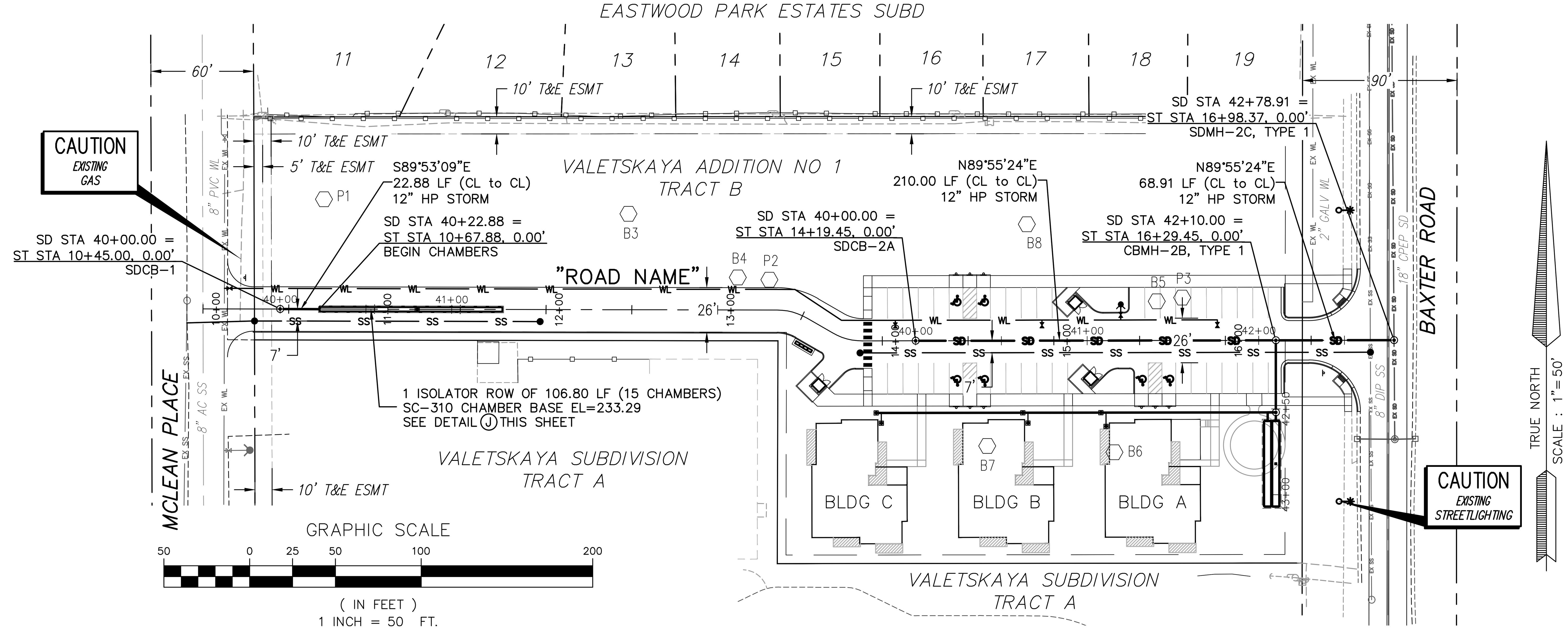
SHEET C13 OF 18

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

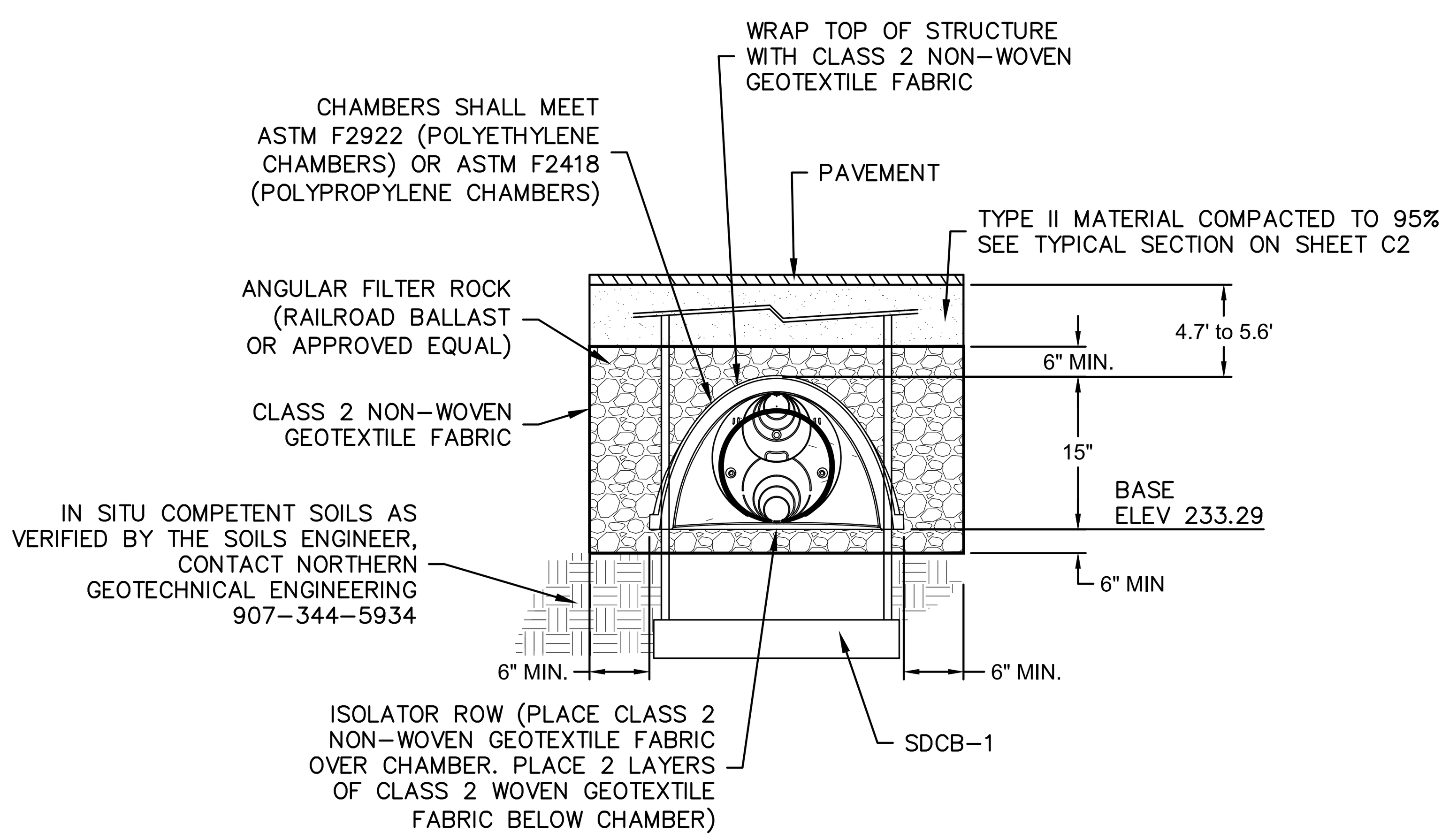
AWWU PLAN SET NO. 00000

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		S89°53'09"E	
SC-310 CHAMBERS	SC-310 CHAMBERS	1681553.7187	2624129.6531	1681660.5184	2624129.4401	106.80		S89°53'09"E	
STORM 2									
SDCB-1	CBMH-2B	1681901.3201	2624111.1649	1682111.3199	2624111.4463	210.00		N89°55'24"E	
CBMH-2B	SDMH-2C	1682111.3199	2624111.4463	1682180.2322	2624111.5386	68.91		N89°55'24"E	

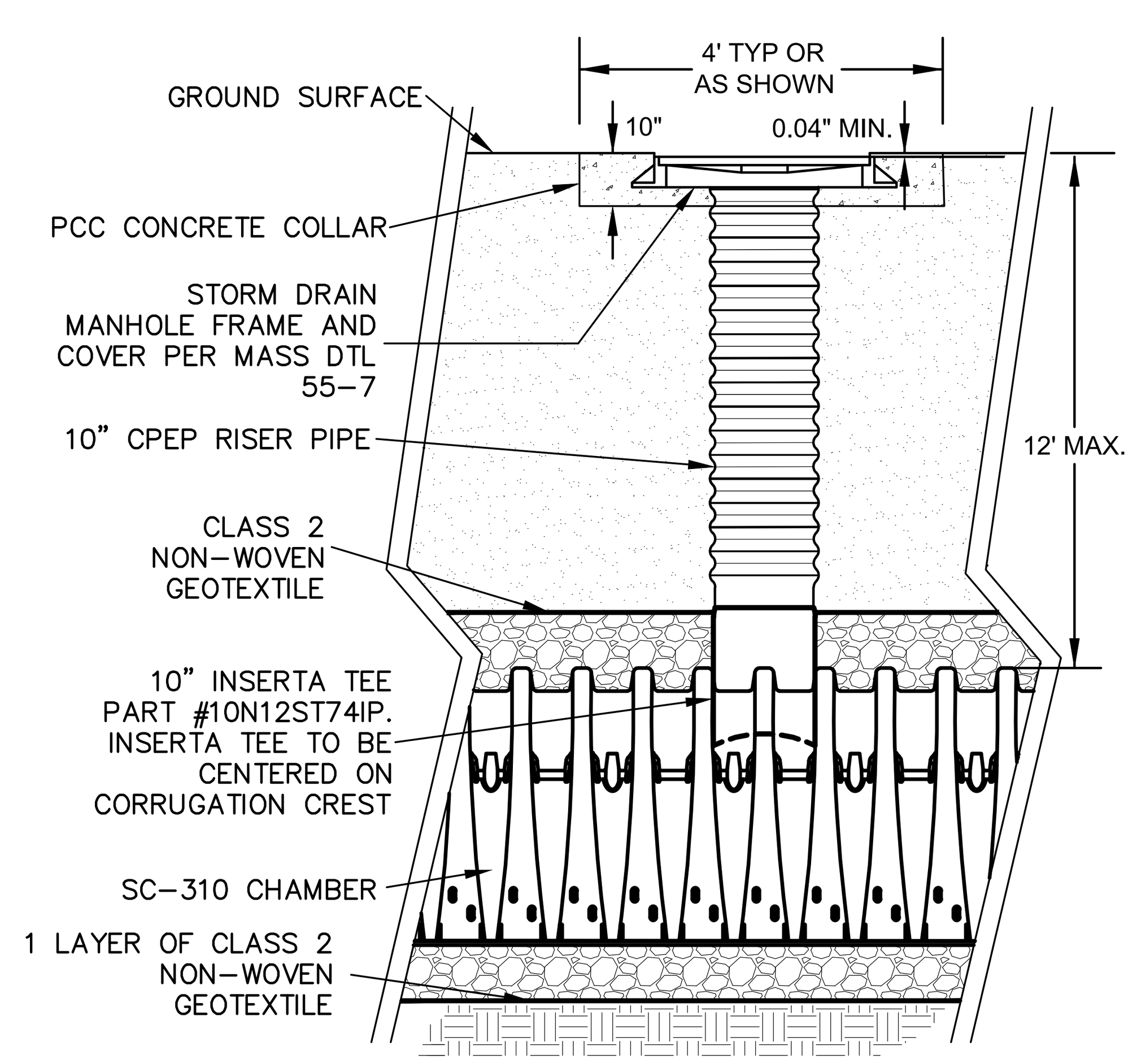


SC-310 CHAMBER – CROSS SECTION



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

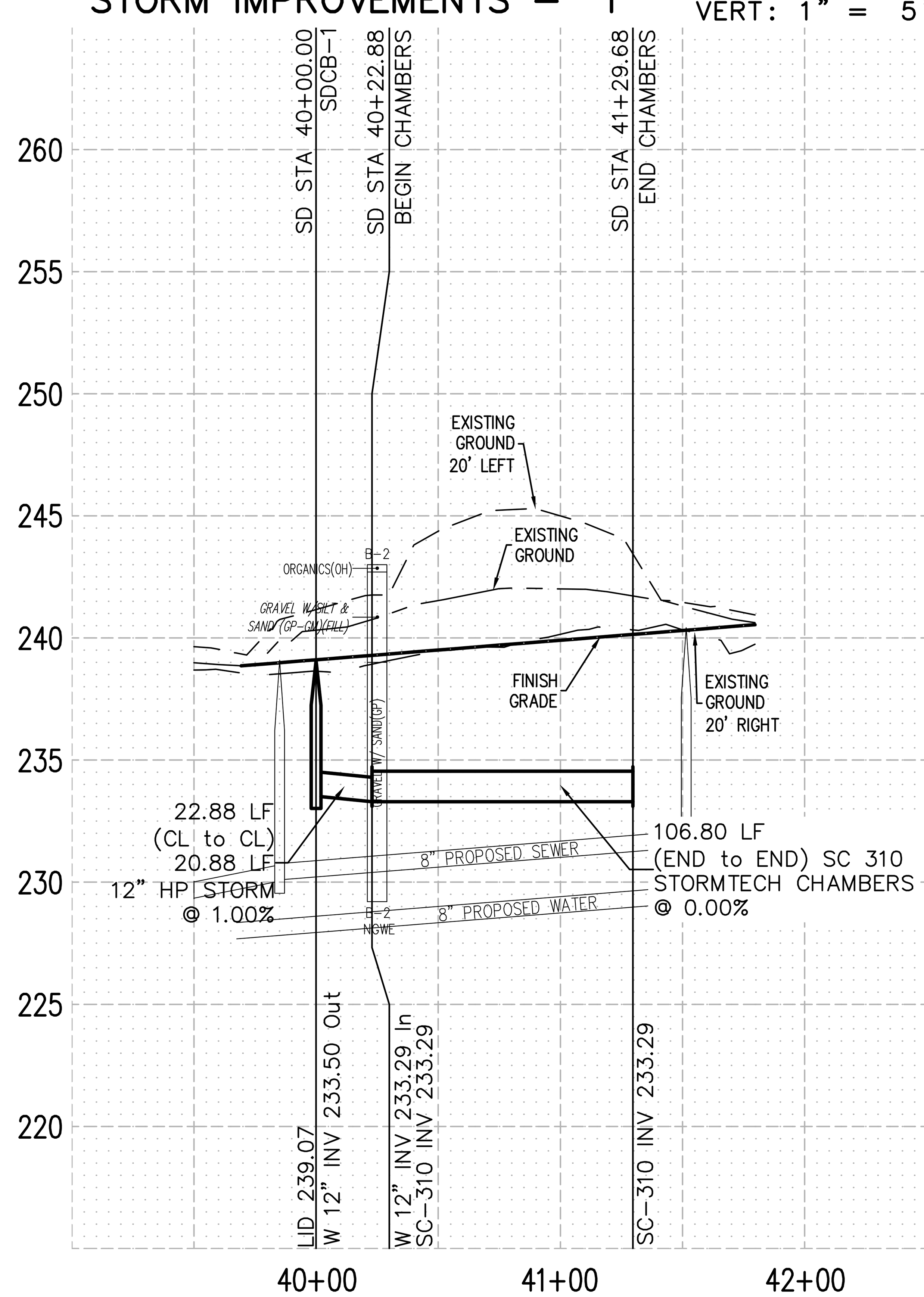
(J) SC-310 CHAMBER – CROSS SECTION
SCALE: NTS



(K) INSPECTION PORT DETAIL
SCALE: NTS

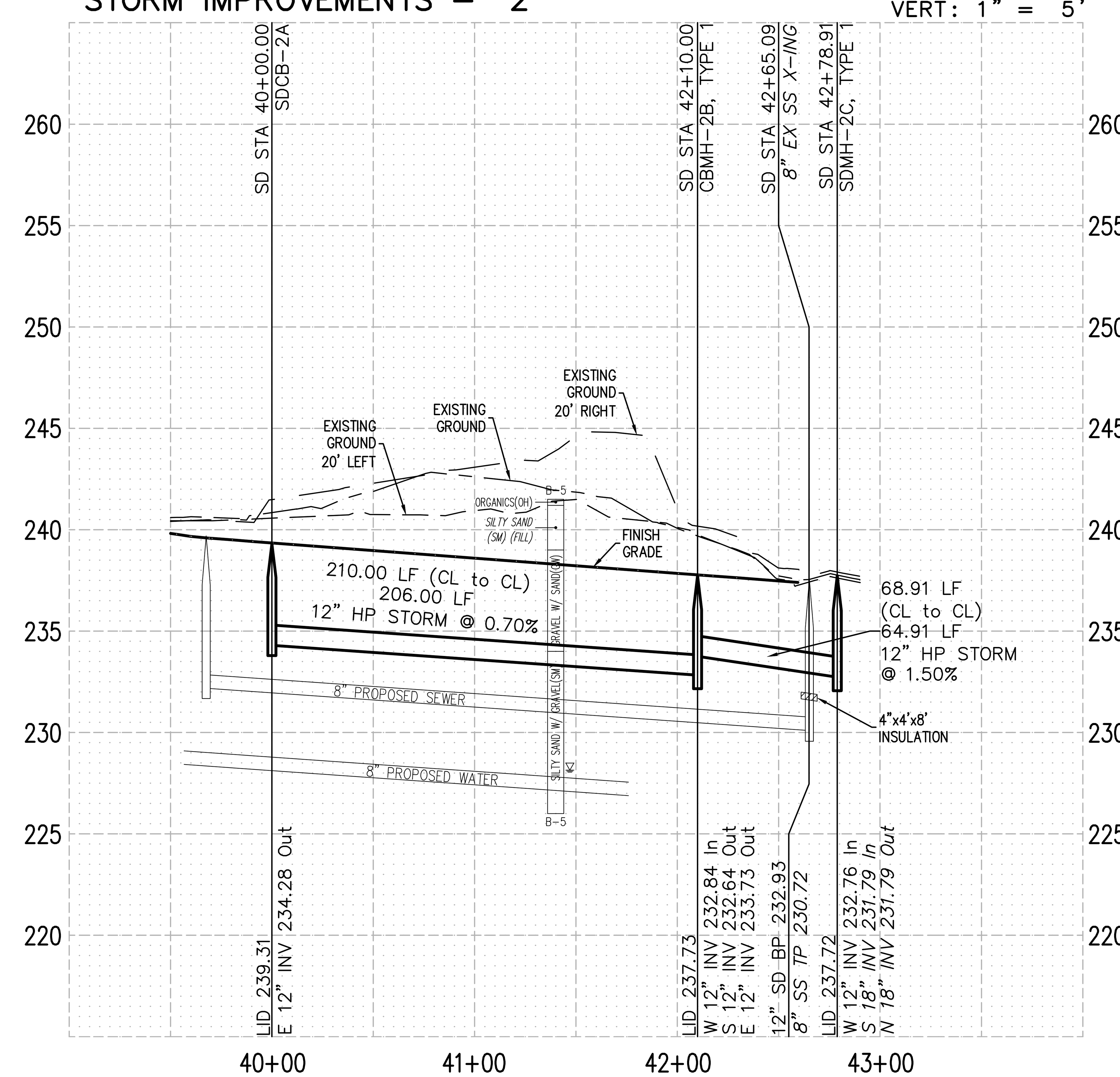
STORM IMPROVEMENTS – "1"

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

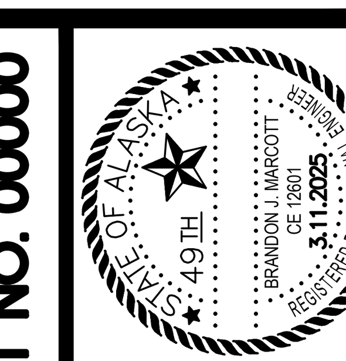


STORM IMPROVEMENTS – "2"

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



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



TRIAD ENGINEERING, LLC
P.O. Box 111989
Anchorage, Alaska 99511
(907) 561-6537
www.triadak.com
COA# 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:
TITLE: 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
STORM IMPROVEMENTS

DATE	REVISIONS	BY	CKD

DESIGNED	DRAWN	CHECKED
BJM	BJM	GWM

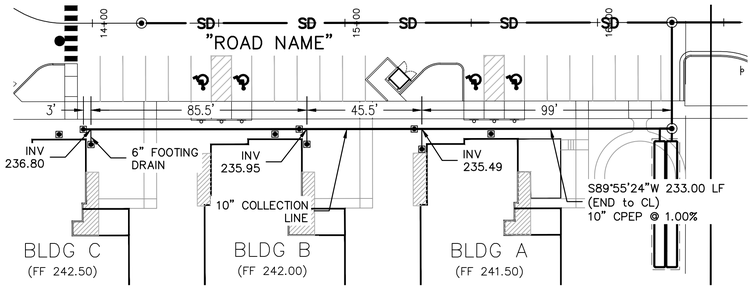
FILE: BAXTER MULTI-FAMILY

JOB NO.	CASE:	DATE:
24-155	N/A	MAR 2025

SCALE: HORIZ: 1"=50' VERT: 1"=5' GRID: SW1738

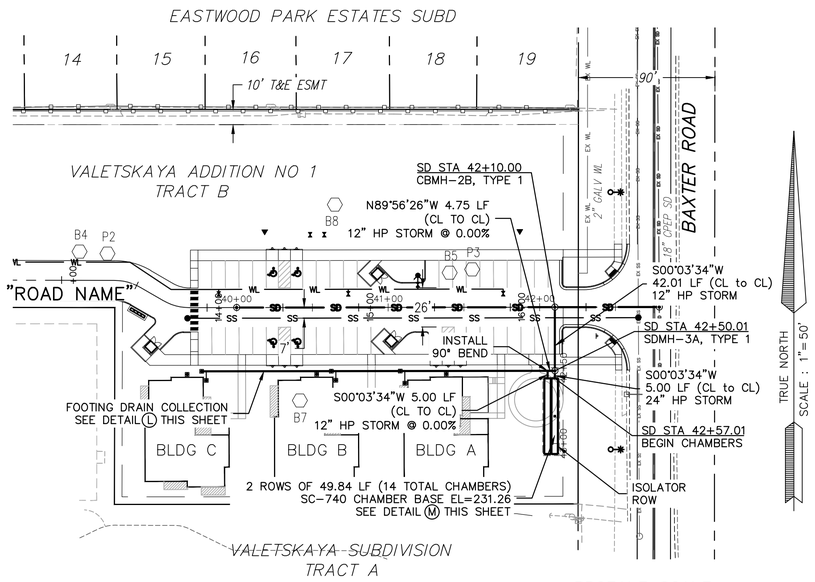
SHEET C14 OF 18

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



FOOTING DRAIN NOTES
1. BLDG A – S00°04'36"E, 8.00 LF, 6" CPEP @ 1.00%. INVERT AT BUILDING = 236.40
2. BLDG B – S00°04'36"E, 6.00 LF, 6" CPEP @ 1.00%. INVERT AT BUILDING = 236.84
3. BLDG C – S00°04'36"E, 6.00 LF, 6" CPEP @ 1.00%. INVERT AT BUILDING = 237.69
4. CONNECT TO 10" COLLECTION LINE WITH 6" INSERTA TEE AND 45° BEND.
5. PROVIDE CLEANOUTS WITHIN 3 FT OF 6" CONNECTION TO 10" COLLECTION LINE.
6. PROVIDE CLEANOUT 2' FROM BUILDING FOUNDATION.

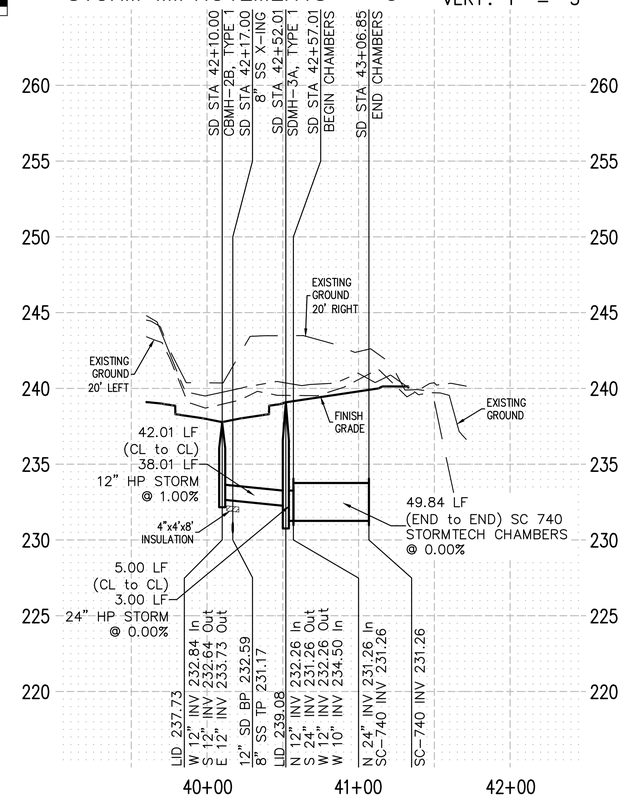
Ⓛ FOOTING DRAIN CONNECTION DETAIL
SCALE: 1"=30'



GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FT.

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

STORM IMPROVEMENTS – "3"

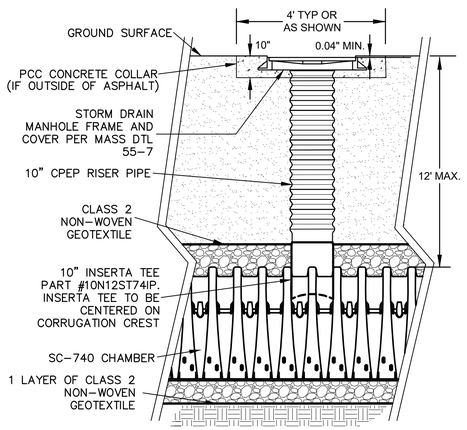


STORM MAIN COORDINATE CHART (LOCAL)

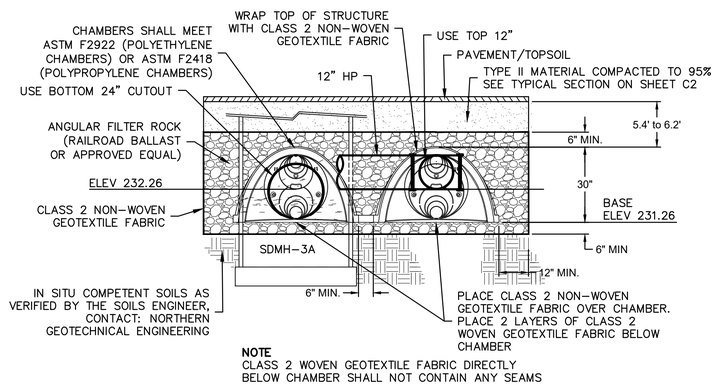
DESCRIPTION		BEGINNING POINT		ENDING POINT		DISTANCE	ASB DISTANCE	BEARING	ASB BEARING
BEGINNING	ENDING	X	Y	X	Y				
STORM 3									
CBMH-2B	SDMH-3A	1682111.3199	2624111.4463	1682111.2763	2624069.4393	42.01		S00°03'34"W	
SDMH-3A	SC-740 CHAMBERS	1682111.2763	2624069.4393	1682111.2711	2624064.4393	5.00		S00°03'34"W	
SC-740 CHAMBERS	SC-740 CHAMBERS	1682111.2711	2624064.4393	1682111.2194	2624014.5993	49.84		S00°03'34"W	

SD STRUCTURE CHART

STRUCTURE NAME	MOA LID STD DTL
SDCB-1	55-8
SDCB-2A	55-8
CBMH-2B	55-8
SDMH-2C	55-7
SDMH-3A	55-7



Ⓝ INSPECTION PORT DETAIL
SCALE: NTS



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

Ⓜ SC 740 CHAMBER – CROSS SECTION
SCALE: NTS LOOKING SOUTH

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

AWWU PLAN SET NO. 00000

ENGINEERING, LLC
P.O. Box 111989
Anchorage, Alaska 99511
(907) 561-6537
www.turnagain.com
COA# 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: _____
TITLE: _____ 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
STORM IMPROVEMENTS CONTINUED

DATE	REVISIONS	BY	CKD

DESIGNED BJM | DRAWN BJM | CHECKED GWM
FILE: BAXTER MULTI-FAMILY
JOB NO. 24-155 | CASE: N/A | DATE: MAR 2025
SCALE: HORIZ: VARIES VERT: 1"=5" | GRID: SW738

SHEET C15 OF 18