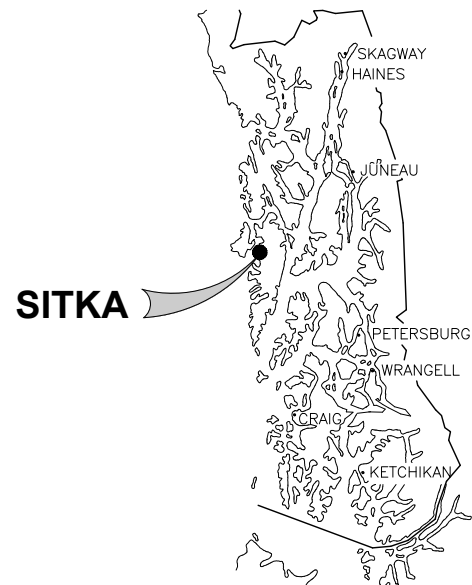


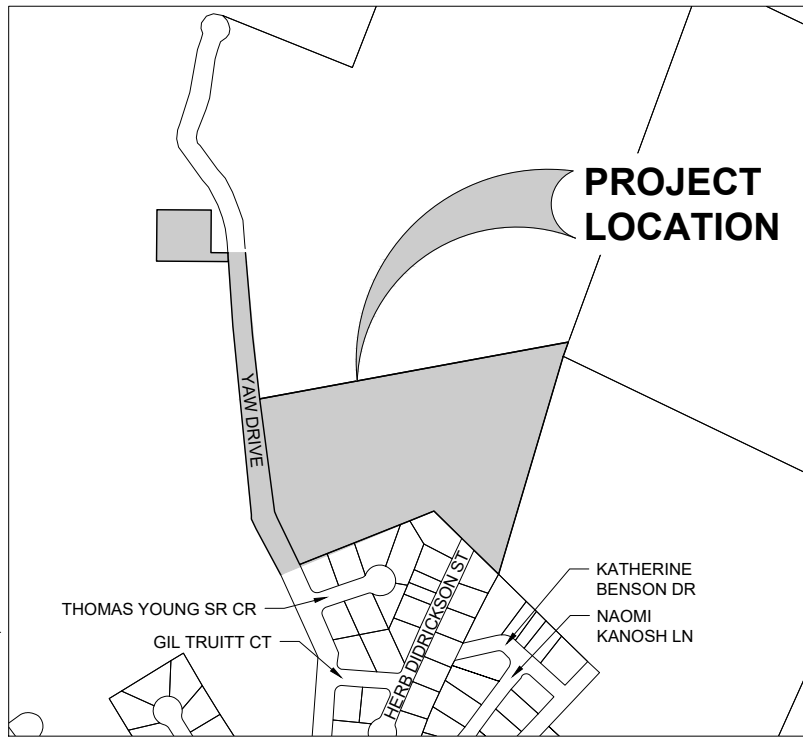
BARANOF ISLAND HOUSING AUTHORITY YAW DRIVE SUBDIVISION



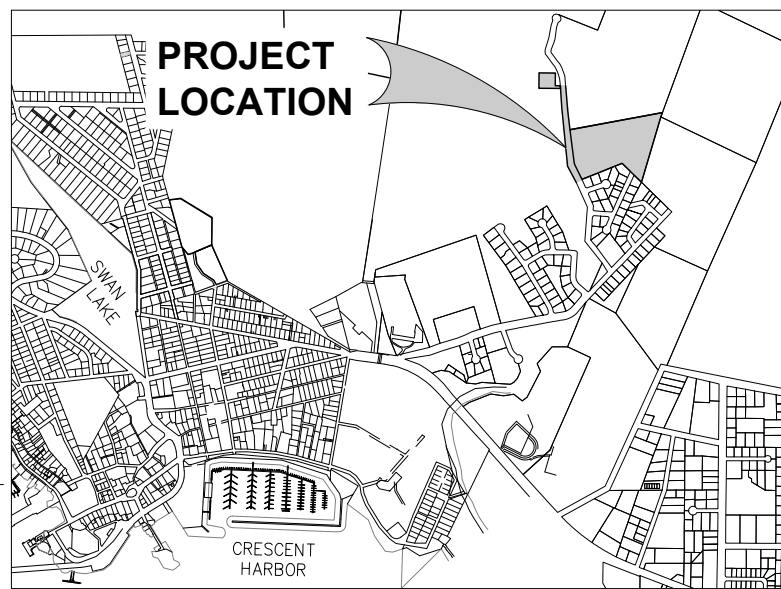
LOCATION MAP



SOUTHEAST ALASKA



PROJECT MAP
SCALE (FEET)
150 0 75 150



VICINITY MAP
SCALE (FEET)
1000 0 500 1000

DRAWING INDEX	
DWG. NO.	TITLE
GENERAL	
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G002	GENERAL NOTES, LEGEND AND ABBREVIATIONS
G003	PROPOSED PARCEL LAYOUT
G004	SHEET KEY MAP
G005	SUBDIVISION EXISTING CONDITIONS & DEMOLITION PLAN
G006	STAGING AREA EXISTING CONDITIONS
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C001	TYPICAL SECTIONS
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C003	TYPICAL SECTIONS
C004	YAW DRIVE GRADING & UTILITY PLAN
C005	YAW DRIVE GRADING & UTILITY PLAN
C006	STREET 1 GRADING & UTILITY PLAN
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C009	STREET 3 GRADING & UTILITY PLAN
C010	HERB DIDRICKSON ST GRADING & UTILITY PLAN
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ELECTRICAL LIGHTING	
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P001	ELECTRICAL DISTRIBUTION PLAN
P002	ELECTRICAL PRIMARY CIRCUIT DIAGRAM

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**SITKA, ALASKA
 BARANOF ISLAND HOUSING AUTHORITY
 YAW DRIVE SUBDIVISION**

SHEET TITLE:
COVER SHEET

PND PROJECT #: 232064 C.A.N. NO.: AECC250

G001

GENERAL NOTES

- CITY AND BOROUGH OF SITKA 2002 STANDARD SPECIFICATIONS ARE MADE PART OF THIS CONTRACT, DETAILS NOT SHOWN SHALL CONFORM TO STANDARD DETAILS THEREIN AS MODIFIED BY THE SPECIAL PROVISIONS.
- PROPERTY DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS PRE-CONSTRUCTION CONDITION OR BETTER AT NO ADDITIONAL COST TO THE OWNER.
- PROPERTY LINE LOCATIONS USED IN THESE PLANS ARE DERIVED FROM RECORD PLATS AND DO NOT REPRESENT A BOUNDARY SURVEY.
- THE LOCATIONS AND ELEVATIONS OF EXISTING FEATURES AND UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE. UTILITIES SHOWN ARE TAKEN FROM EXISTING RECORDS AND OTHER SOURCES. ADDITIONAL UTILITIES MAY BE PRESENT HOWEVER ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS IN THE FIELD AS NECESSARY PRIOR TO BEGINNING WORK. THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD SHALL BE RECORDED ON THE CONTRACTOR'S RECORD DRAWINGS. CONTACT LOCAL UTILITIES AT THE FOLLOWING NUMBERS FOR LOCATE SERVICE A MINIMUM OF TWO BUSINESS DAYS PRIOR TO ANY EXCAVATION:
 CABLE: GCI 811
 WATER AND SEWER: CBS ENVIRONMENTAL DIVISION 747-4060
 ELECTRIC: CBS ELECTRIC DEPARTMENT 747-1884
- PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. NO ASSURANCE IS GIVEN THAT THE INDICATED POSITION OF ANY EXISTING UTILITY IS CORRECT OR THAT THE INFORMATION IS COMPLETE. ALL LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE CORRECT AND TRUE LOCATION AS TO AVOID DAMAGE OR DISTURBANCE. DAMAGE TO EXISTING SITE FACILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- CONTRACTOR SHALL COORDINATE WITH ALASKA WASTE (747-5669) TO ENSURE GARBAGE PICKUP, AND SHALL ENSURE DAILY MAIL SERVICE WILL BE UNINTERRUPTED TO ALL BUSINESSES AND RESIDENCES AFFECTED BY THE PROJECT.
- THE CONTRACTOR SHALL NOTIFY CBS PUBLIC WORKS AND ALL AFFECTED RESIDENTS OF PROPOSED UTILITY SERVICE INTERRUPTIONS AT LEAST 72 HOURS PRIOR TO WORK.
- GRADING AND ALIGNMENT OF PIPE, STRUCTURES & FINAL SURFACING ARE SUBJECT TO MINOR REVISIONS BY THE ENGINEER TO FIT SITE CONDITIONS. GRADE ALL IMPROVEMENTS WITH POSITIVE DRAINAGE AWAY FROM BUILDINGS TO DITCHES, SWALES OR STORM DRAIN INLETS, (INCIDENTAL).
- THE DRAWINGS DO NOT NECESSARILY SHOW ALL TREES, BUSHES OR OTHER PLANTINGS THAT WILL BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES. NO TREES, BUSHES OR OTHER PLANTING SHALL BE DAMAGED OR REMOVED EXCEPT AS SHOWN OR APPROVED BY THE ENGINEER.
- ALL ITEMS DESIGNATED TO BE REMOVED, INCLUDING PAVEMENT, SHALL BE DISPOSED OF AT CONTRACTOR-PROVIDED DISPOSAL SITE, APPROVED BY THE ENGINEER, EXCEPT AS NOTED.
- CONTRACTOR SHALL REFERENCE ALL EXISTING PROPERTY CORNER MONUMENTS, RIGHT OF WAY MONUMENTS, AND CENTERLINE MONUMENTS PRIOR TO CONSTRUCTION. UNLESS NOTED OTHERWISE, DISTURBED MONUMENTS SHALL BE RESET OR REPLACED SUBSEQUENT TO PAVING EXCEPT WHERE MONUMENT WOULD BE A HAZARD AS DETERMINED BY THE ENGINEER. EXISTING SURVEY MONUMENTS MAY NOT BE SHOWN ON THE DRAWINGS. ALL WORK SHALL BE DONE BY, OR UNDER THE DIRECTION OF, AN ALASKA REGISTERED LAND SURVEYOR.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO PRIVATE AND PUBLIC PROPERTY ASSOCIATED WITH THE CONSTRUCTION ACTIVITIES, INCLUDING DAMAGES CAUSED BY COMPACTION EFFORTS.
- THE CONTRACTOR SHALL NOT STORE MATERIALS OR EQUIPMENT, OR OPERATE EQUIPMENT WITH ITS TRACKS OR WHEELS PLACED ON PRIVATE PROPERTY, WITHOUT THE WRITTEN APPROVAL OF THE PROPERTY OWNER.
- TEMPORARY STAIRS OR RAMPS SHALL BE PROVIDED AS REQUIRED FOR PEDESTRIAN ACCESS TO WALKWAYS DURING THE CONSTRUCTION PERIOD.
- AT NO TIME SHALL CONCRETE BE POURED AGAINST TREE ROOTS.
- THE USE OF GROUT AND QUICKSET CEMENT PRODUCTS WITH BRIDGES, WOOD, STONES, AND OTHER SIMILAR GRADE ADJUSTMENT DEVICES TO SUPPORT CATCH BASIN FRAMES OVER CATCH BASINS AND MANHOLES WILL NOT BE PERMITTED ON THE PROJECT. STRUCTURE FRAMES SHALL BE ADJUSTED WITH ADJUSTING RINGS AND CONCRETE CEMENT PRODUCTS THAT WILL PRODUCE A MINIMUM 30 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- SAWCUT AS NECESSARY ACROSS EXISTING SIDEWALKS, DRIVEWAYS AND PARKING AREAS TO PROVIDE A NEAT MATCH LINE. MAINTAIN 1'-6" MINIMUM CUTBACKS ON ACP, UNLESS NOTED OTHERWISE. SIDEWALK, CURB & GUTTER SHALL BE REPLACED TO THE NEAREST EXISTING CONTROL JOINT.
- HORIZONTAL DIMENSIONS ON PLAN AND PROFILE SHEETS TO PIPELINES, MANHOLES, AND OTHER FACILITIES, ARE TO THE CENTERLINES OF THOSE FACILITIES UNLESS SPECIFICALLY NOTED OTHERWISE. PIPELINE LENGTHS ARE MEASURED HORIZONTALLY. (I.E. PLANAR - NOT CORRECTED FOR SLOPE)
- MINOR FITTINGS AND VARIOUS SYSTEM APPURTENANCES NOT SHOWN IN UTILITY SHEETS MAY BE REQUIRED TO CONSTRUCT UTILITY SYSTEMS. CONTRACTOR SHALL USE INDUSTRY STANDARD PRACTICES TO ACHIEVE ALL CONNECTIONS NOT DETAILED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONSISTENT WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS PER ENGINEER DIRECTION (INCIDENTAL).
- MATCH EXISTING GRADES AT PROJECT LIMITS AND WHERE REQUIRED TO MATCH ELEVATIONS AT EXISTING ROADS.
- AS-BUILT RECORDS FOR THE PROJECT AREA ARE INCOMPLETE, UTILITY SERVICE LINES ARE SHOWN APPROXIMATE. CONTRACTOR SHALL EXCAVATE ALONG MAIN LINES TO UNCOVER SERVICES. IF SERVICES CANNOT BE LOCATED THE ENGINEER MAY ORDER EXPLORATORY EXCAVATIONS BE PERFORMED.

LEGEND

EXISTING	THIS PROJECT	
		ELECTRIC - UNDERGROUND
		SANITARY SEWER
		SANITARY FORCE MAIN
		WATER
		STORM DRAIN
		GRADE BREAK
		PRIMARY MONUMENT
		CONTROL POINT
		PROPERTY LINE
		RIGHT OF WAY
		CENTERLINE
		RECORD EASEMENT
		GATE OR BUTTERFLY VALVE
		CURB STOP
		SEWER SERVICE
		SEWER CLEAN OUT
		SS MANHOLE
		SD MANHOLE, SOLID COVER
		STORM DRAIN CB
		FIRE HYDRANT
		SIGN
		CONCRETE
		PAVEMENT
		BEGIN D/W STATION
		REFERENCE PROJECT BASELINE
		DITCH
		LIGHT POLE

ABBREVIATIONS

A	AT	H	HDPE	HIGH DENSITY POLYETHYLENE	R	RADIUS
∅	DIAMETER	L	IE	INVERT ELEVATION	ROW, R/W	RIGHT-OF-WAY
AC	ASPHALT CONCRETE	INV	INVERT		RT	RIGHT
ALCAP	ALUMINUM CAP	L	LF	LINEAR FEET	S	SOUTH, SMOOTH
ALUM	ALUMINUM	LT/L	LEFT		SD	STORM DRAIN
APP	APPROVED	M	MAX	MAXIMUM	SRB	SHOT ROCK BORROW
BH	BOREHOLE	ME/MTE	MATCH EXISTING		SRVC	SERVICE
BOP	BEGINNING OF PROJECT	MH	MANHOLE		SS	SANITARY SEWER SERVICE
CB	CATCH BASIN	MJ	MECHANICAL JOINT		SSMH	SANITARY SEWER MANHOLE
CBS	CITY & BOROUGH OF SITKA	MJRJ	MECHANICAL JOINT RESTRAINED JOINT		ST	STREET
C&G	CURB AND GUTTER	MIN	MINIMUM		STA	STATION
CL	CENTER LINE	N	NORTHING		STD	STANDARD
CMP	CORRUGATED METAL PIPE	NE	NORTHEAST		S/W	SIDEWALK
CPEP/PPP	CORRUGATED POLYETHYLENE PIPE	NO	NUMBER		SY	SQUARE YARD
CTE	CONNECT TO EXISTING	N	NORTHING		t	THICK
CY	CUBIC YARD	NTS	NOT TO SCALE		T	TANGENT
DIP	DUCTILE IRON PIPE	Q	OFFSET		TBC	TOP BACK OF CURB
DTL	DETAIL	OFF	OFFSET		TBM	TEMPORARY BENCHMARK
E	EASTING	P	PIPE		TYP	TYPICAL
EJW	EAST JORDAN IRON WORKS	PCC	PORTLAND CEMENT CONCRETE		U	UNKNOWN
ELEV	ELEVATION	PSI	POUNDS PER SQUARE INCH		UNO	UNLESS NOTED OTHERWISE
EOP	END OF PROJECT	PVC	POLY-VINYL CHLORIDE		w/	WITH
EP	EDGE OF PAVEMENT	PVMT	PAVEMENT		W	WEST
(E)	EXISTING				WS	WATER SERVICE
FT	FOOT				WT	WATER TIGHT
GB	GRADE BREAK					
GTD	GRADE TO DRAIN					
GV	GATE VALVE					

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SHEET TITLE:
GENERAL NOTES, LEGEND AND ABBREVIATIONS

G002

PND PROJECT #: 232064

C.A.N. NO.: AECC250

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LEGEND

- PROPOSED EASEMENT
- PROPOSED VACATED LOT LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING CONTOUR & ELEVATION
- PROPOSED CULVERT
- EASEMENT TO BE VACATED
- EASEMENT TO REMAIN
- PROPOSED EASEMENT

EXISTING PARCELS TO BE ADJUSTED

BLOCK 1		BLOCK 2		EXISTING PARCELS TO BE ADJUSTED	
PARCEL SUMMARY		PARCEL SUMMARY		PARCEL SUMMARY	
PARCEL No.	AREA (SF)	PARCEL No.	AREA (SF)	PARCEL No.	AREA (SF)
1	5596.22	1	5400.51	4	18707.84
2	5573.25	2	5328.64	13	7477.88
3	5642.17	3	5330.47	24	7089.99
4	5674.94	4	5331.38		
5	5611.42	5	5329.37		
6	7514.00	6	5328.84		
7	7043.53	7	5329.71		
8	5196.68	8	5325.56		
9	5243.93	9	8586.52		
10	5270.71	10	10672.36		
11	5266.84	11	13609.87		
12	5283.71	12	8901.20		
13	5254.09	13	7477.88		
14	5257.79	13	10268.97		
16	24599.98	14	24791.16		
17	4507.56	15	10714.20		
18	6019.19	16	9112.78		
19	4913.60	17	7157.84		
20	5367.66	18	6376.89		
21	5265.74	20	12909.36		
22	5266.42	21	9231.66		
23	5265.09	22	8178.18		
24	4758.74	23	7756.90		
25	5103.22				
26	5880.42				
27	5073.82				
28	5091.26				
29	5269.86				
30	5286.39				

ZONE: R2MHP
 SETBACKS:
 FRONT: 14'
 BACK: 8'
 SIDE: 5'/9'
 NOTE:
 ALL LOTS SHALL HAVE A 15' DRAINAGE/UTILITY EASEMENT ACROSS FRONTAGE.



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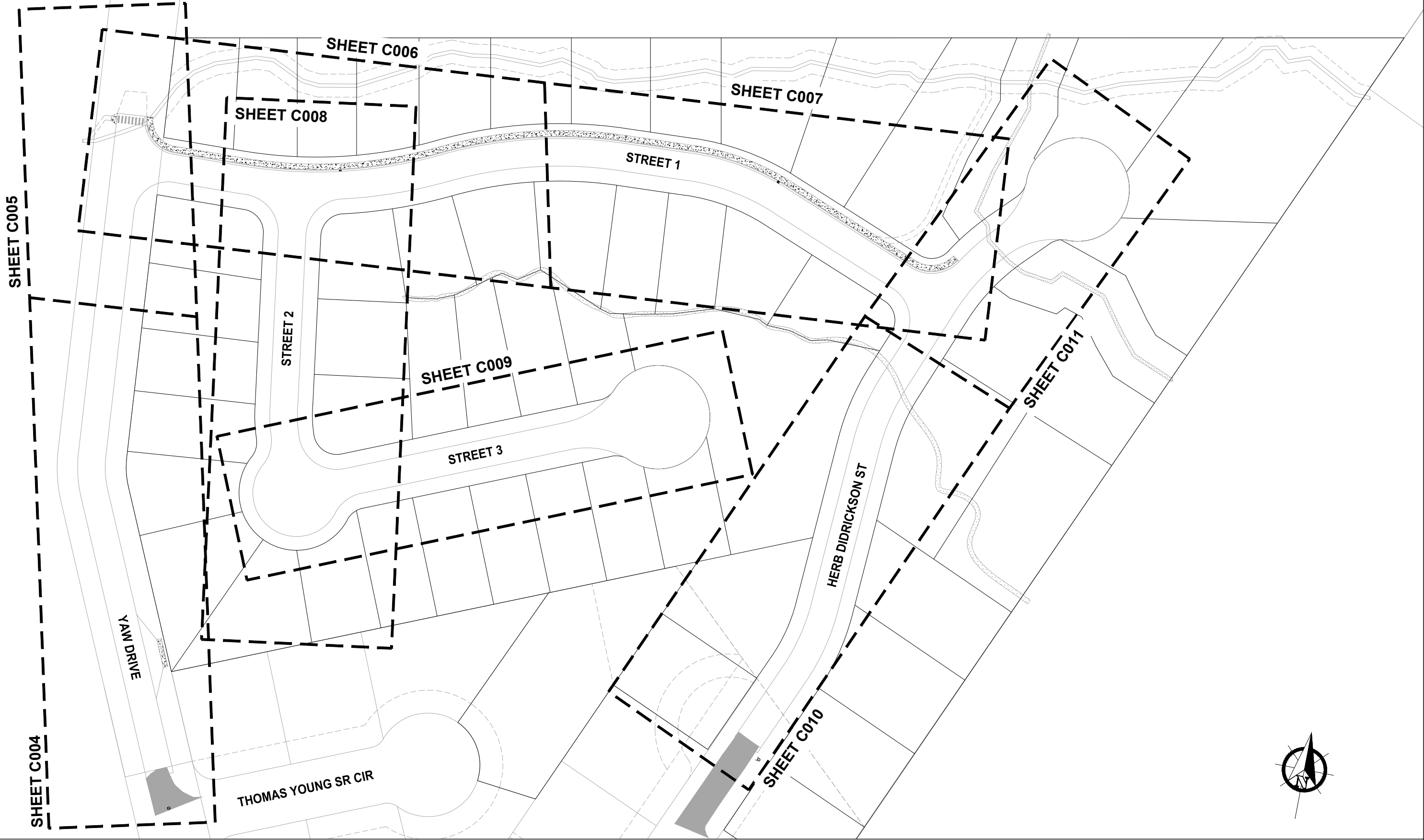
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SHEET TITLE:
PROPOSED PARCEL LAYOUT

PND PROJECT #: 232064 C.A.N. NO.: AECC250

G003

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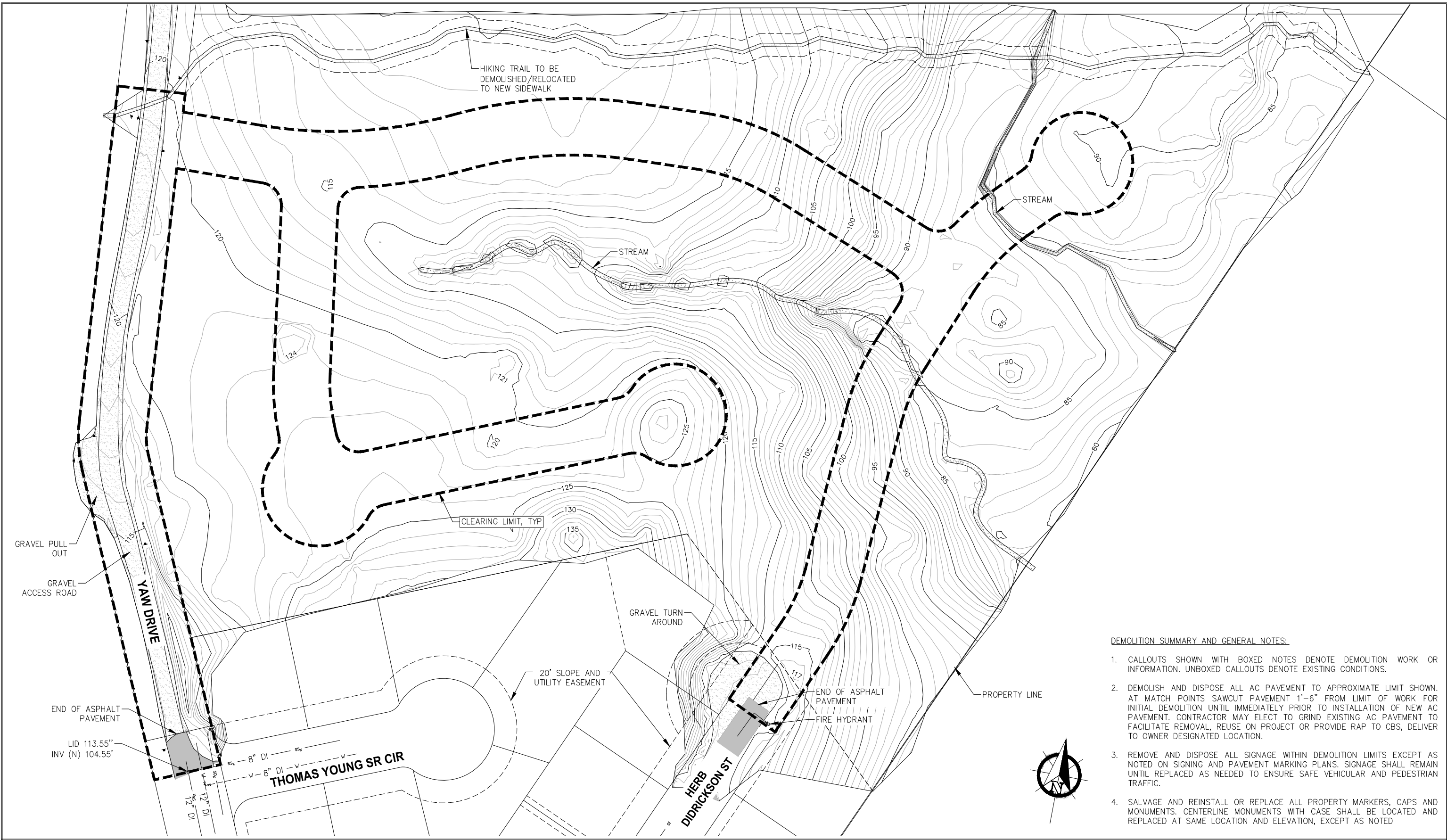
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SHEET TITLE:
SHEET KEY MAP

PND PROJECT #: 232064 C.A.N. NO.: AECC250

G004

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DEMOLITION SUMMARY AND GENERAL NOTES:

1. CALLOUTS SHOWN WITH BOXED NOTES DENOTE DEMOLITION WORK OR INFORMATION. UNBOXED CALLOUTS DENOTE EXISTING CONDITIONS.
2. DEMOLISH AND DISPOSE ALL AC PAVEMENT TO APPROXIMATE LIMIT SHOWN. AT MATCH POINTS SAWCUT PAVEMENT 1'-6" FROM LIMIT OF WORK FOR INITIAL DEMOLITION UNTIL IMMEDIATELY PRIOR TO INSTALLATION OF NEW AC PAVEMENT. CONTRACTOR MAY ELECT TO GRIND EXISTING AC PAVEMENT TO FACILITATE REMOVAL, REUSE ON PROJECT OR PROVIDE RAP TO CBS, DELIVER TO OWNER DESIGNATED LOCATION.
3. REMOVE AND DISPOSE ALL SIGNAGE WITHIN DEMOLITION LIMITS EXCEPT AS NOTED ON SIGNING AND PAVEMENT MARKING PLANS. SIGNAGE SHALL REMAIN UNTIL REPLACED AS NEEDED TO ENSURE SAFE VEHICULAR AND PEDESTRIAN TRAFFIC.
4. SALVAGE AND REINSTALL OR REPLACE ALL PROPERTY MARKERS, CAPS AND MONUMENTS. CENTERLINE MONUMENTS WITH CASE SHALL BE LOCATED AND REPLACED AT SAME LOCATION AND ELEVATION, EXCEPT AS NOTED



Baranof Island Housing Authority

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SHEET TITLE:
**SUBDIVISION EXISTING
CONDITIONS & DEMOLITION PLAN**

G005

PND PROJECT #: 232064 C.A.N. NO.: AECC250

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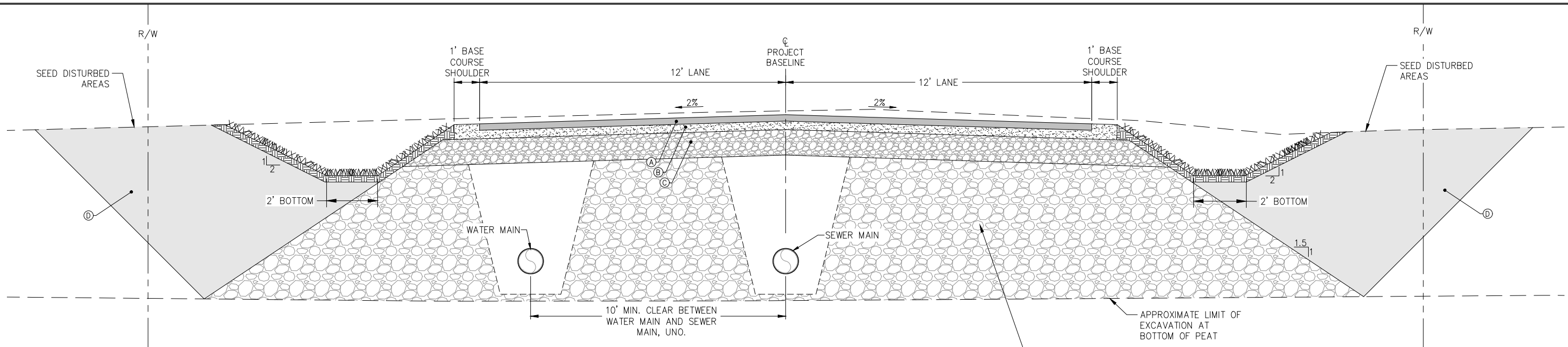
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SHEET TITLE:
**STAGING AREA EXISTING
CONDITIONS**

PND PROJECT #: 232064 C.A.N. NO.: AECC250

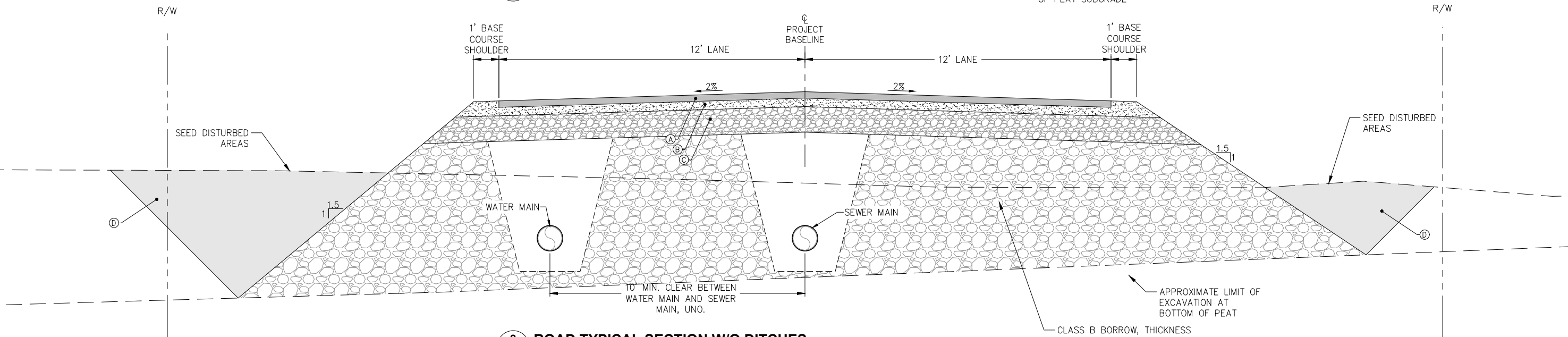
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1 ROAD TYPICAL SECTION W/ DITCHES

APPROXIMATE LIMIT OF EXCAVATION AT BOTTOM OF PEAT
CLASS B BORROW, THICKNESS AS DETERMINED BY BOTTOM OF CLASS A BORROW AND BOTTOM OF PEAT SUBGRADE



2 ROAD TYPICAL SECTION W/O DITCHES

APPROXIMATE LIMIT OF EXCAVATION AT BOTTOM OF PEAT
CLASS B BORROW, THICKNESS AS DETERMINED BY BOTTOM OF CLASS A BORROW AND BOTTOM OF PEAT SUBGRADE

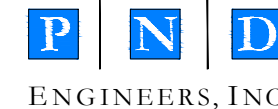
GENERAL SECTION NOTES:

1. DISTURBED AREAS BEYOND THE LIMITS OF SIDEWALKS SHALL BE CONSTRUCTED TO MATCH THE ADJACENT SURFACING PER ENGINEERS DIRECTION.
2. GRADE AREAS AT PROJECT LIMITS AS REQUIRED TO ENSURE OFF-SITE DRAINAGE IS MAINTAINED TO EXISTING STATE OR BETTER AS DETERMINED BY THE ENGINEER, INCIDENTAL.
3. APPLY TACK COAT TO VERTICAL CONCRETE SURFACES PRIOR TO PAVING AT ALL CONCRETE-ACP AND ACP-ACP JOINTS.
4. SEAL ACP JOINTS AT EXISTING MATCH POINTS IAW CBS STD SPEC 40.02 AND THE SPECIAL PROVISIONS.
5. ALL CURB AND GUTTER TYPES SHALL BE ROLLED CURB AND GUTTER PER DETAIL 3 SHEET C016.
6. PROVIDE 1'-6" MIN. ACP CUTBACK IMMEDIATELY PRIOR TO PAVING AT ALL LOCATIONS WHERE MATCHING EXISTING PAVEMENT.
7. SHORING REQUIRED TO AVOID DISTURBANCE OUTSIDE ROW OR EASEMENT LIMITS.
8. EXCAVATE AS STEEP AS ALLOWABLE TO MINIMIZE LIMITS OF EXCAVATION.
9. BASE COURSE MAY BE GRADE C-1, D-1, CRUSHED ASPHALT BASE COURSE OR ASPHALT TREATED BASE COURSE AT CONTRACTORS OPTION.
10. SUITABLE EXCAVATION FROM TRAFFIC WAYS SHALL BE AS DEFINED IN THE SPECIAL PROVISIONS.

MATERIAL SCHEDULE	
SYMBOL	MATERIAL DESCRIPTION
(A)	3"t. AC PAVEMENT
(B)	4"t. BASE COURSE, SEE NOTE 9
(C)	12"t. MIN. CLASS A SHOT ROCK BORROW
(D)	SUITABLE EXCAVATION FROM TRAFFIC WAYS. THICKNESS PER ENGINEER.
(E)	6"t. MIN. PCC SIDEWALK



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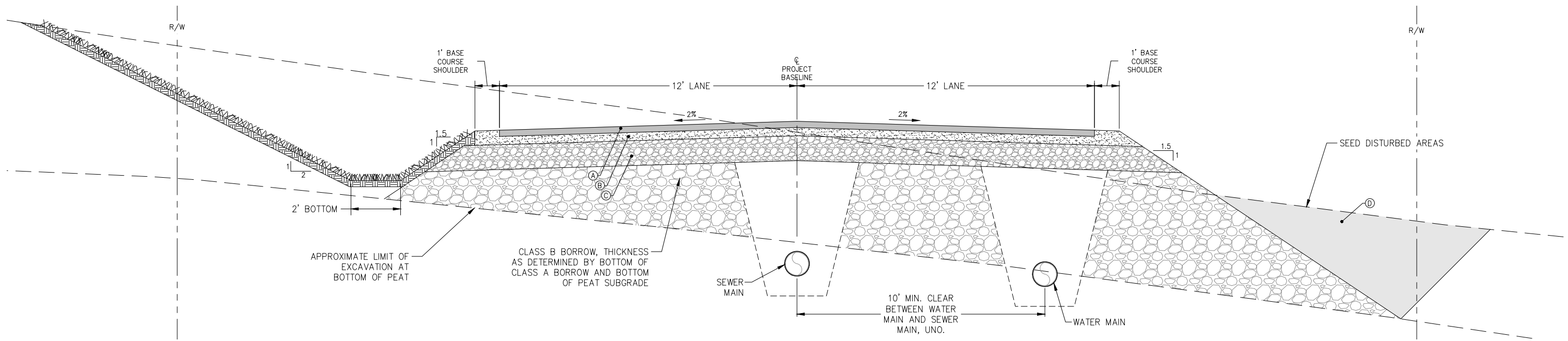
TYPICAL SECTIONS

PND PROJECT #: 232064

C.A.N. NO.: AECC250

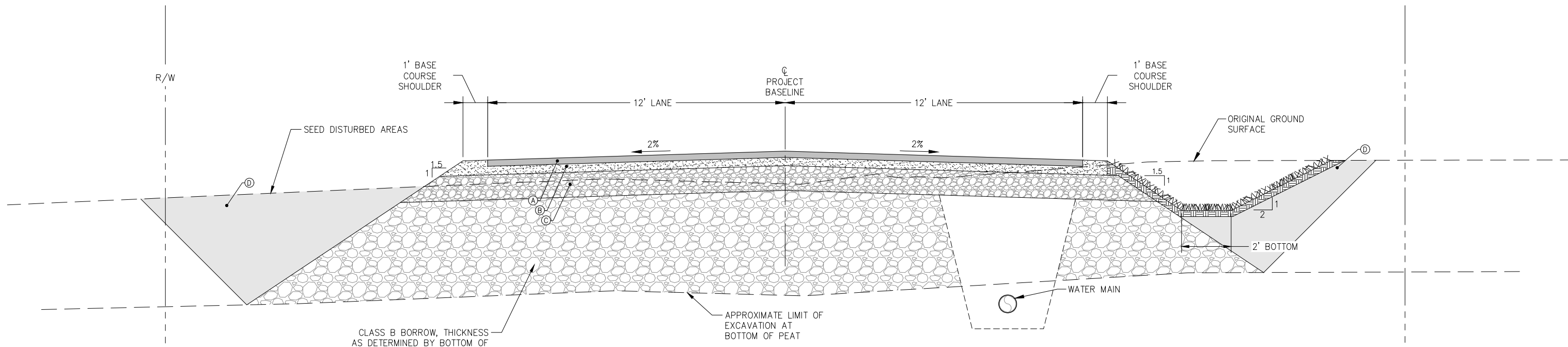
C001

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1 ROAD TYPICAL SECTION WITH DITCH ON LEFT SIDE

MATERIAL SCHEDULE	
SYMBOL	MATERIAL DESCRIPTION
(A)	3"t. AC PAVEMENT
(B)	4"t. BASE COURSE, SEE NOTE 9
(C)	12"t. MIN. CLASS A SHOT ROCK BORROW
(D)	SUITABLE EXCAVATION FROM TRAFFIC WAYS. THICKNESS PER ENGINEER.
(E)	6"t. MIN. PCC SIDEWALK



2 ROAD TYPICAL SECTION WITH DITCH ON RIGHT SIDE



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 SUBMITTAL NOT
 FOR CONSTRUCTION

DATE: 03/13/2025

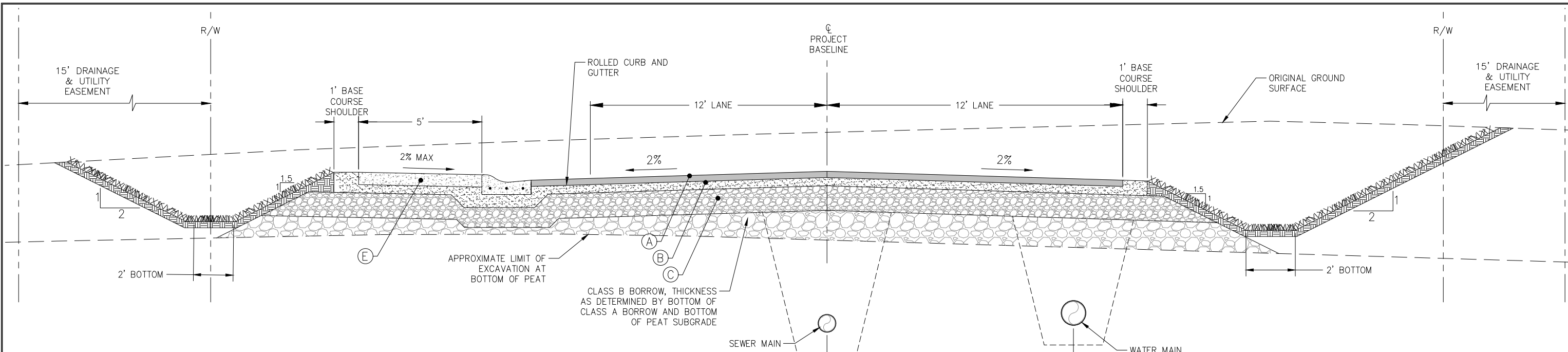
**SITKA, ALASKA
 BARANOF ISLAND HOUSING AUTHORITY
 YAW DRIVE SUBDIVISION**

SHEET TITLE:
TYPICAL SECTIONS

PND PROJECT #: 232064 C.A.N. NO.: AECC250

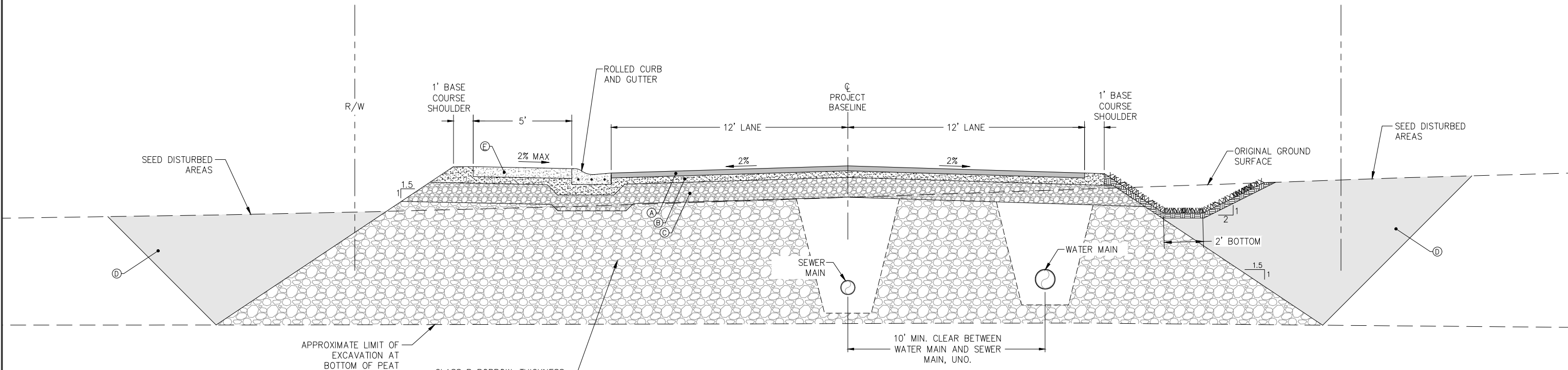
C002

N:\23xxx\232064_BIHA_Yaw Drive Subdivision\G. Drawings\Civil\232064_Typical Sections.dwg -- M Gould -- 3/13/2025



1 STREET 1 TYPICAL SECTION

MATERIAL SCHEDULE	
SYMBOL	MATERIAL DESCRIPTION
(A)	3"t. AC PAVEMENT
(B)	4"t. BASE COURSE, SEE NOTE 9
(C)	12"t. MIN. CLASS A SHOT ROCK BORROW
(D)	SUITABLE EXCAVATION FROM TRAFFIC WAYS. THICKNESS PER ENGINEER.
(E)	6"t. MIN. PCC SIDEWALK



2 STREET 1 TYPICAL SECTION



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SCALE: SCALE IN FEET
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DATE: 03/13/2025

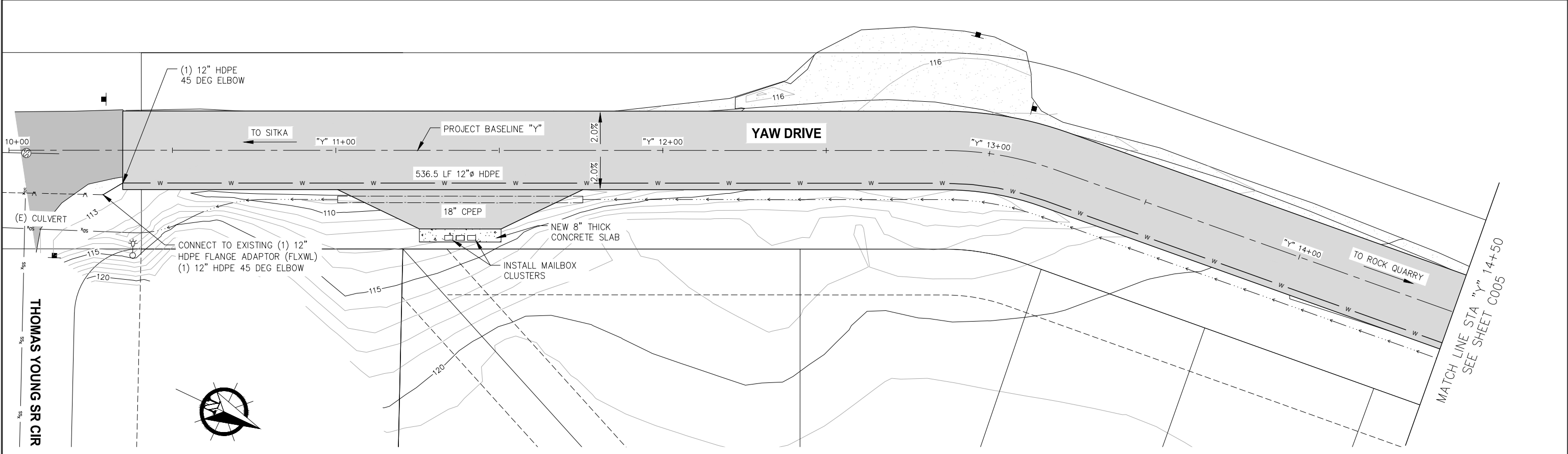
SITKA, ALASKA
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SHEET TITLE:
TYPICAL SECTIONS

PND PROJECT #: 232064 C.A.N. NO.: AECC250

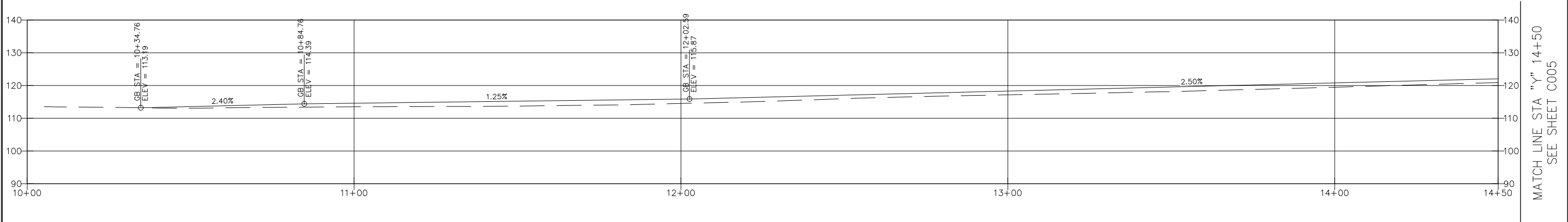
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GRADING AND UTILITY PLAN

NOTES:
1. SEE STREET TYPICAL SECTION ON SHEET C002.



GRADING AND UTILITY PROFILE



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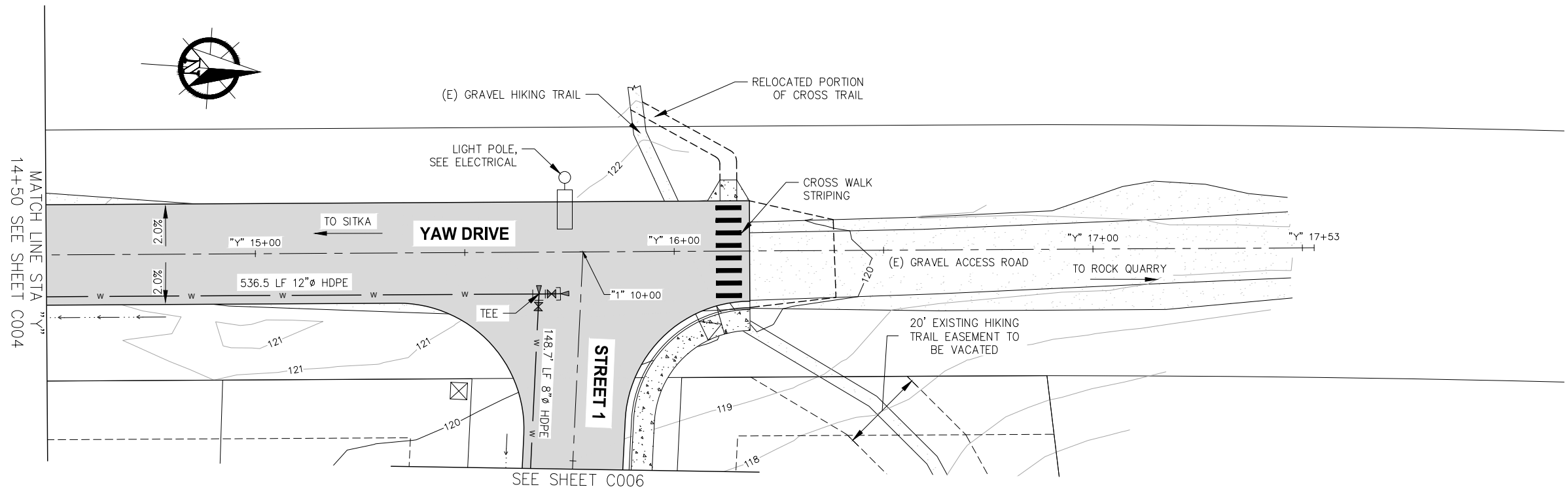
**SITKA, ALASKA
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 YAW DRIVE SUBDIVISION**

SHEET TITLE:
**YAW DRIVE GRADING & UTILITY
 PLAN**

PND PROJECT #: 232064 C.A.N. NO.: AECC250

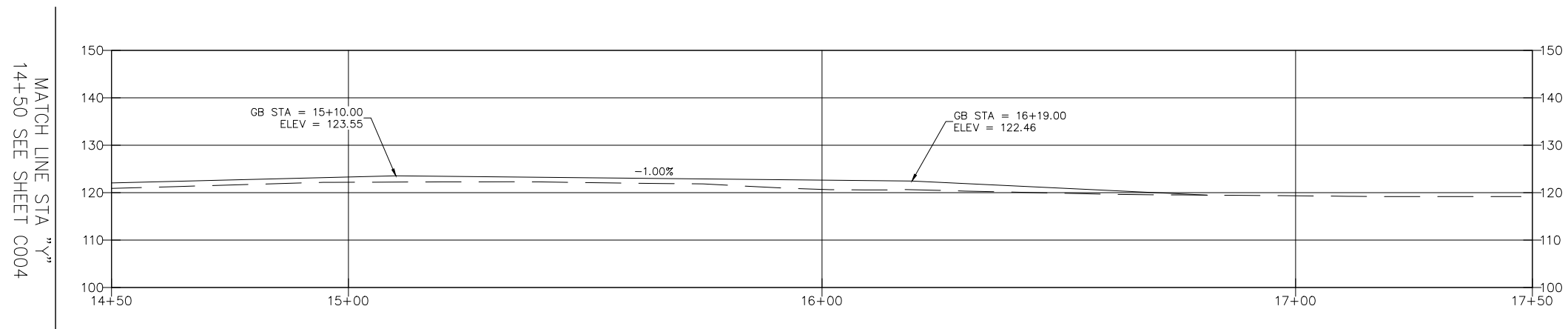
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GRADING AND UTILITY PLAN

NOTES:
1. SEE STREET TYPICAL SECTION ON SHEET C002.



GRADING AND UTILITY PROFILE



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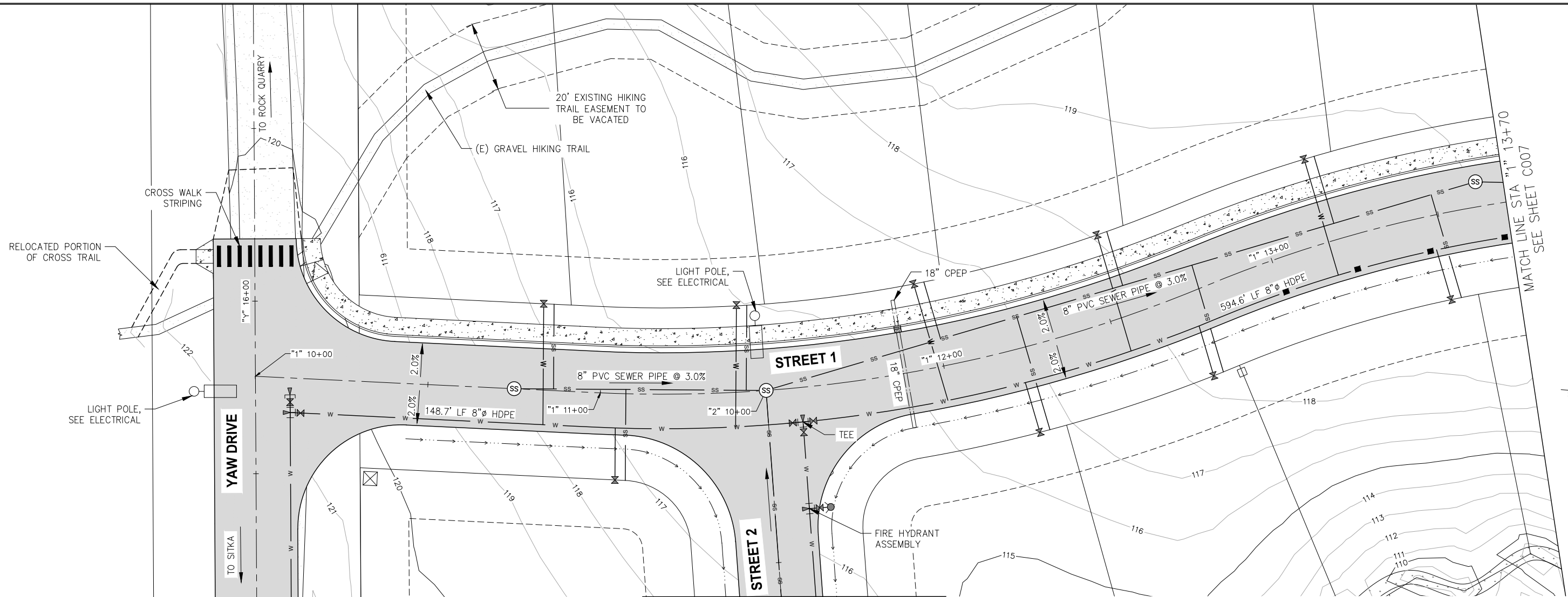
**SITKA, ALASKA
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 YAW DRIVE SUBDIVISION**

SHEET TITLE:
**YAW DRIVE GRADING
 & UTILITY PLAN**

PND PROJECT #: 232064 C.A.N. NO.: AECC250

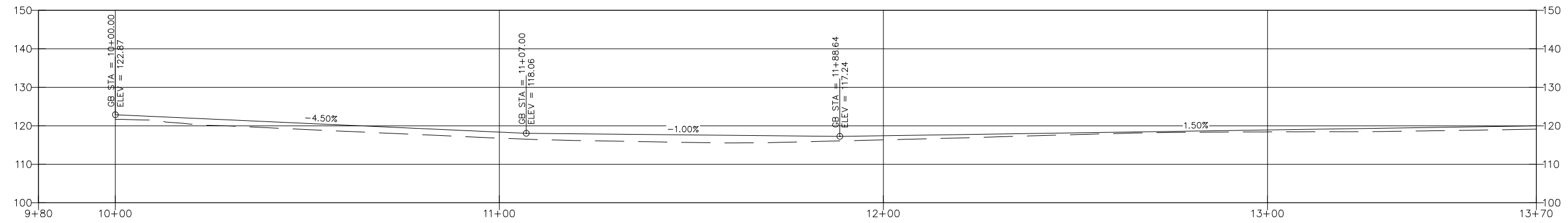
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GRADING AND UTILITY PLAN

NOTES:
1. SEE STREET TYPICAL SECTION ON SHEET C003.



GRADING AND UTILITY PROFILE

MATCH LINE STA "Y" 14+50
SEE SHEET C007



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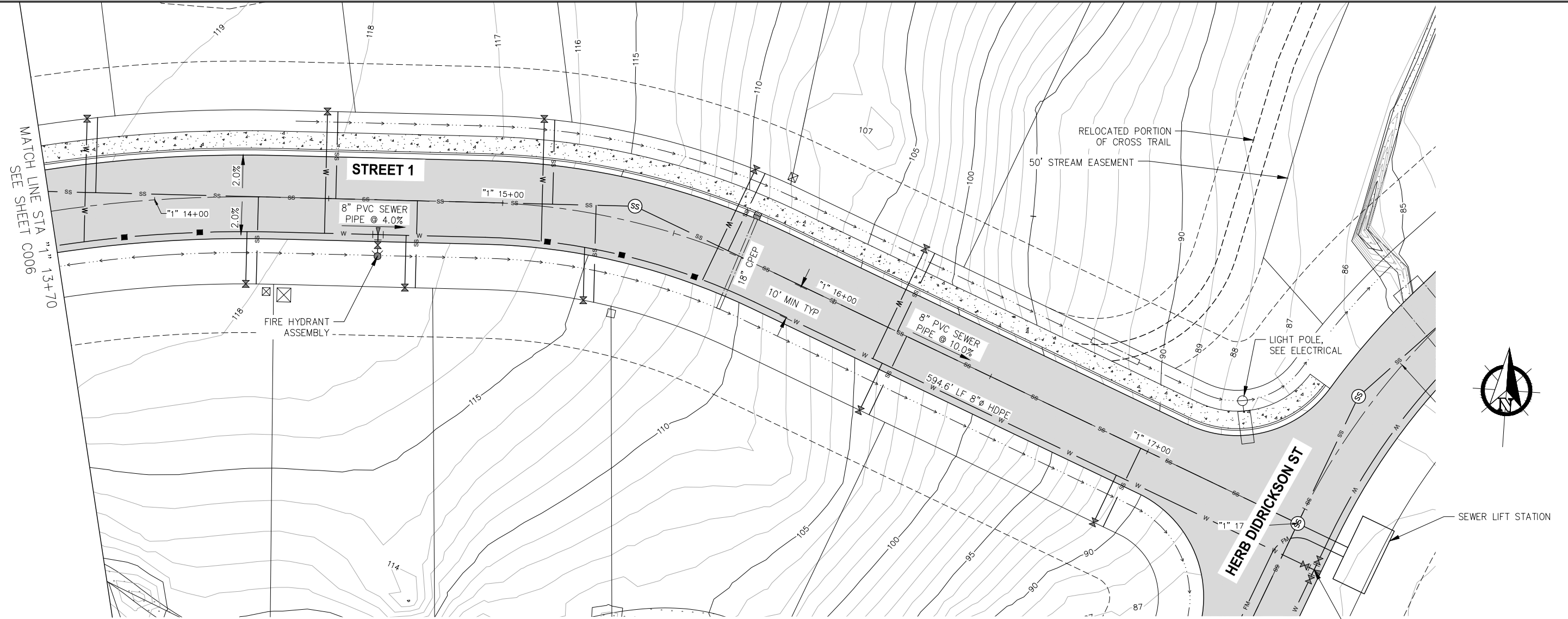
**SITKA, ALASKA
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 YAW DRIVE SUBDIVISION**

SHEET TITLE:
**STREET 1 GRADING
 & UTILITY PLAN**

C006

PND PROJECT #: 232064 C.A.N. NO.: AECC250

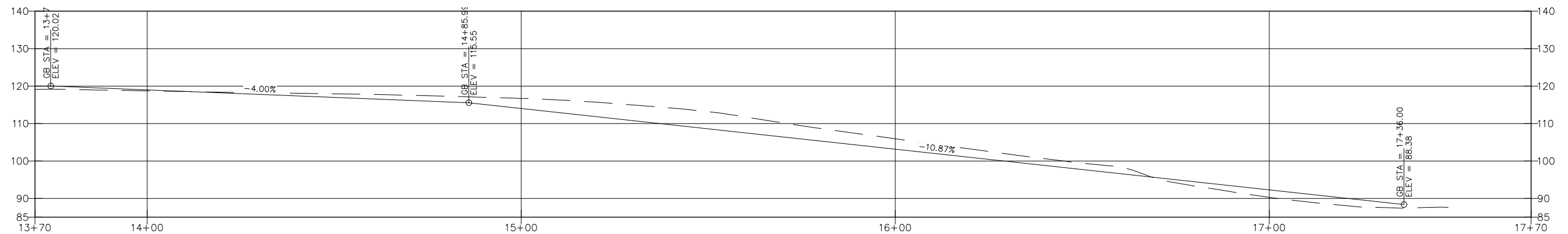
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GRADING AND UTILITY PLAN

NOTES:
1. SEE STREET TYPICAL SECTION ON SHEET C003.

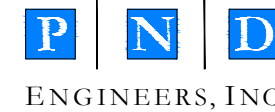
MATCH LINE STA "Y" 14+50
SEE SHEET C006



GRADING AND UTILITY PROFILE



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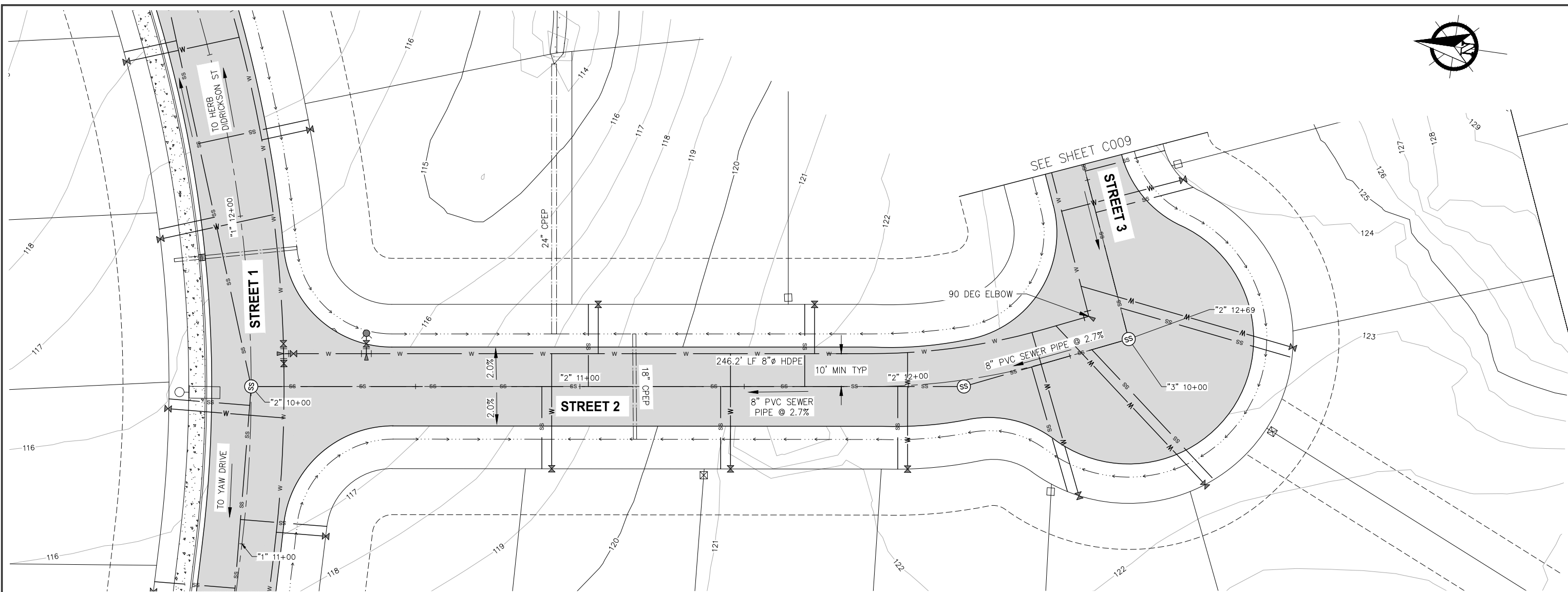
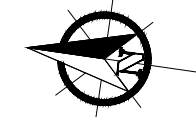
SITKA, ALASKA
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YAW DRIVE SUBDIVISION

SHEET TITLE:
**STREET 1 GRADING
& UTILITY PLAN**

PND PROJECT #: 232064 C.A.N. NO.: AECC250

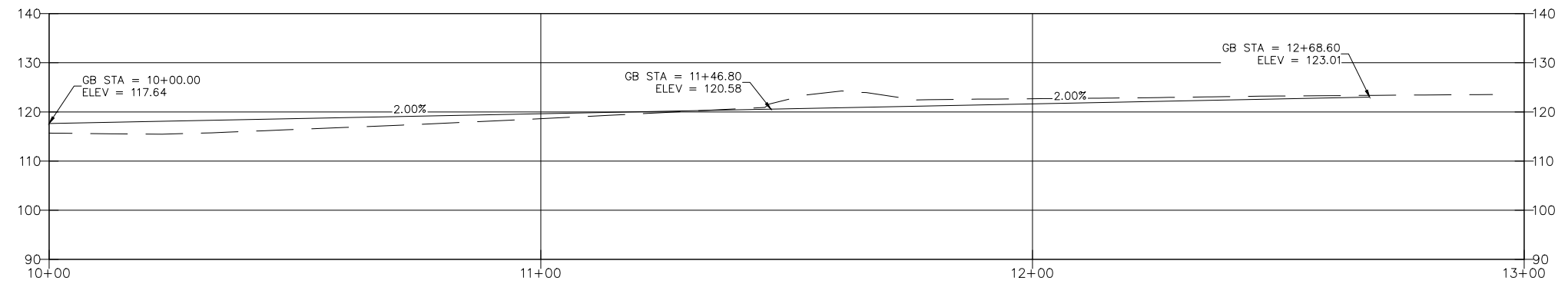
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GRADING AND UTILITY PLAN

NOTES:
1. SEE STREET TYPICAL SECTION ON SHEET C001.



GRADING AND UTILITY PROFILE



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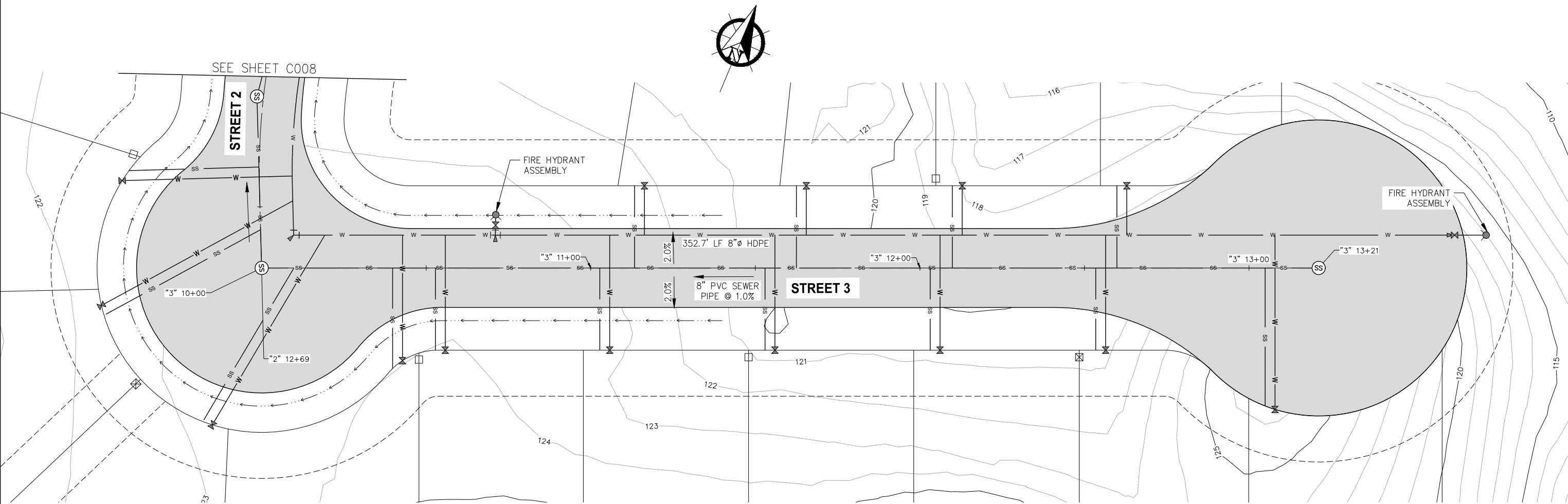
**SITKA, ALASKA
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 YAW DRIVE SUBDIVISION**

SHEET TITLE:
**STREET 2 GRADING
 & UTILITY PLAN**

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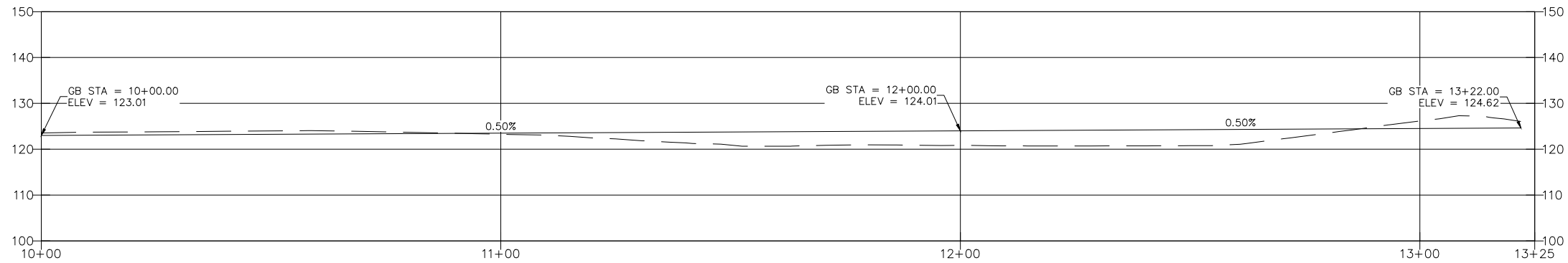
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GRADING AND UTILITY PLAN

NOTES:
1. SEE STREET TYPICAL SECTION ON SHEET C001.



GRADING AND UTILITY PROFILE



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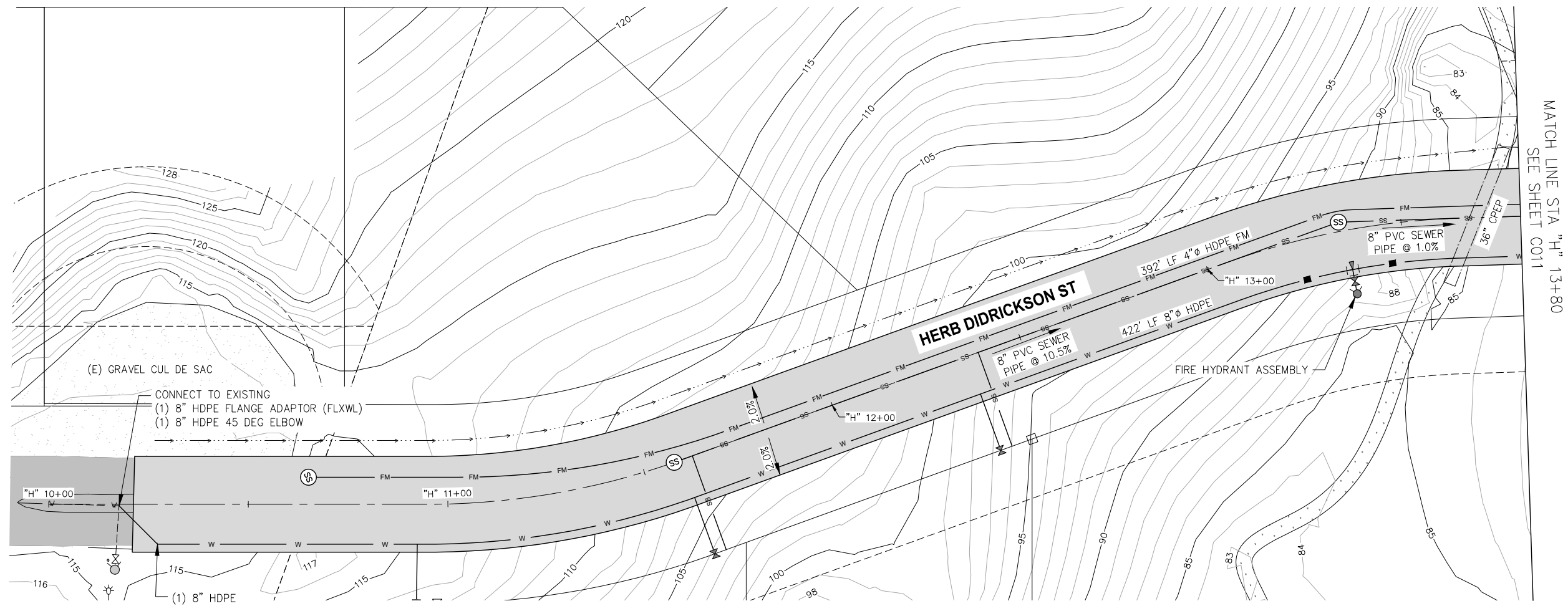
SITKA, ALASKA
BARANOF ISLAND HOUSING AUTHORITY
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SHEET TITLE:
**STREET 3 GRADING
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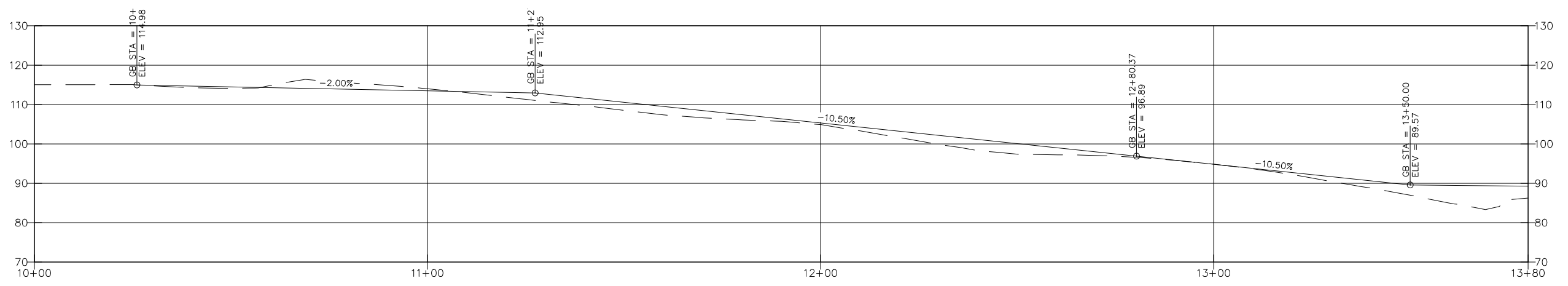
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GRADING AND UTILITY PLAN

NOTES:
1. SEE STREET TYPICAL SECTION ON SHEET C002.



GRADING AND UTILITY PROFILE



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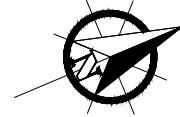
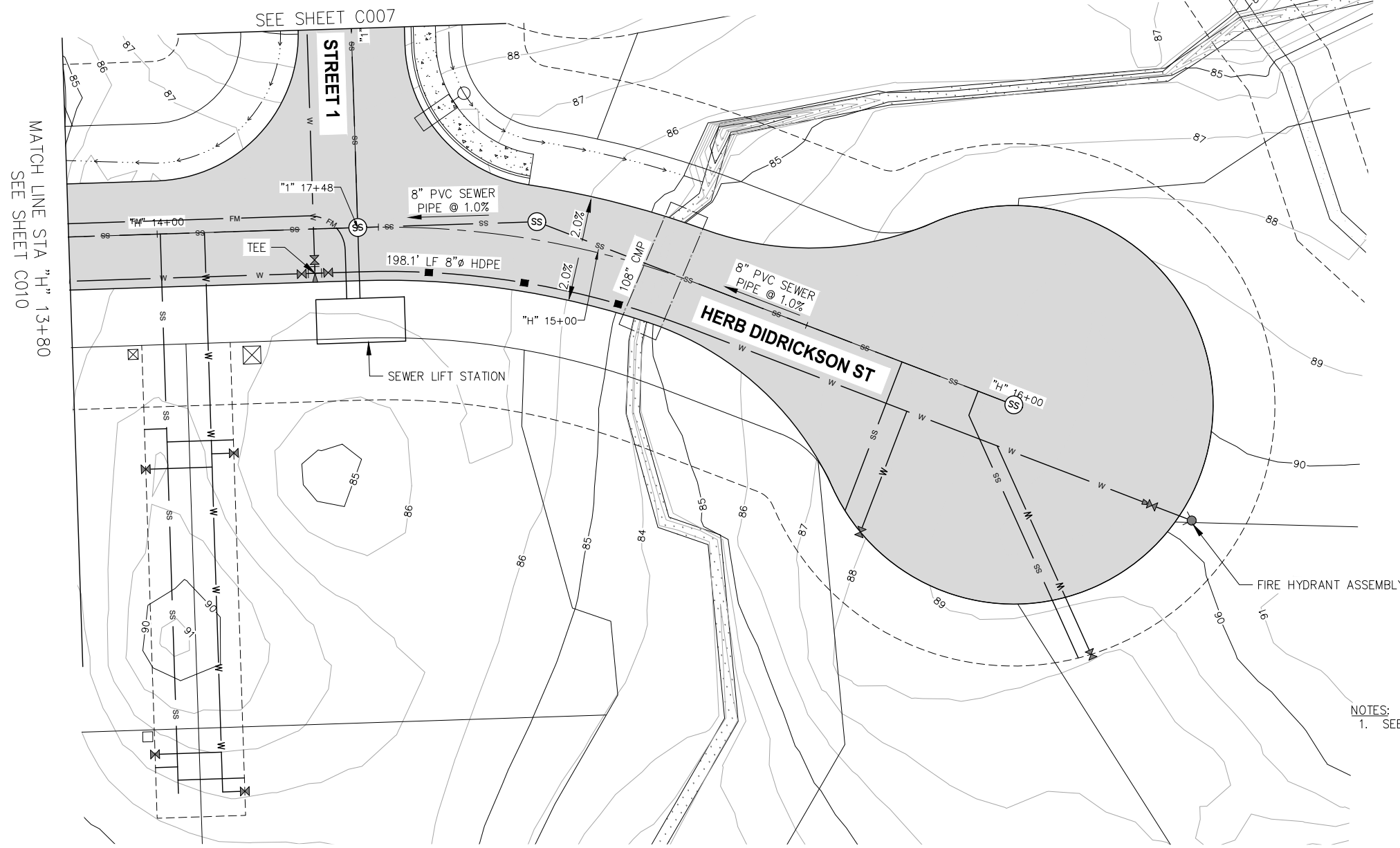
**SITKA, ALASKA
 BARANOF ISLAND HOUSING AUTHORITY
 YAW DRIVE SUBDIVISION**

SHEET TITLE:
**HERB DIDRICKSON ST GRADING
 & UTILITY PLAN**

PND PROJECT #: 232064 C.A.N. NO.: AECC250

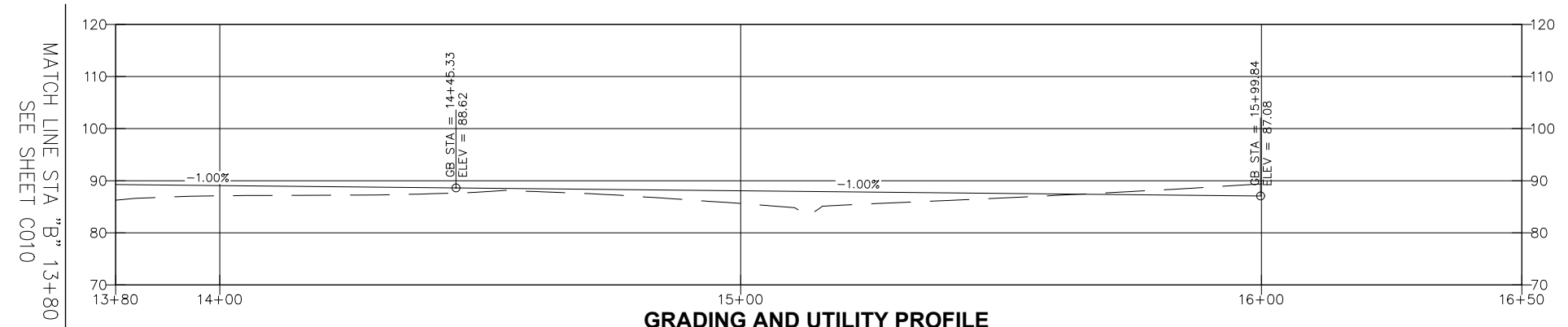
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NOTES:
1. SEE STREET TYPICAL SECTION ON SHEET C002.

GRADING AND UTILITY PLAN



GRADING AND UTILITY PROFILE



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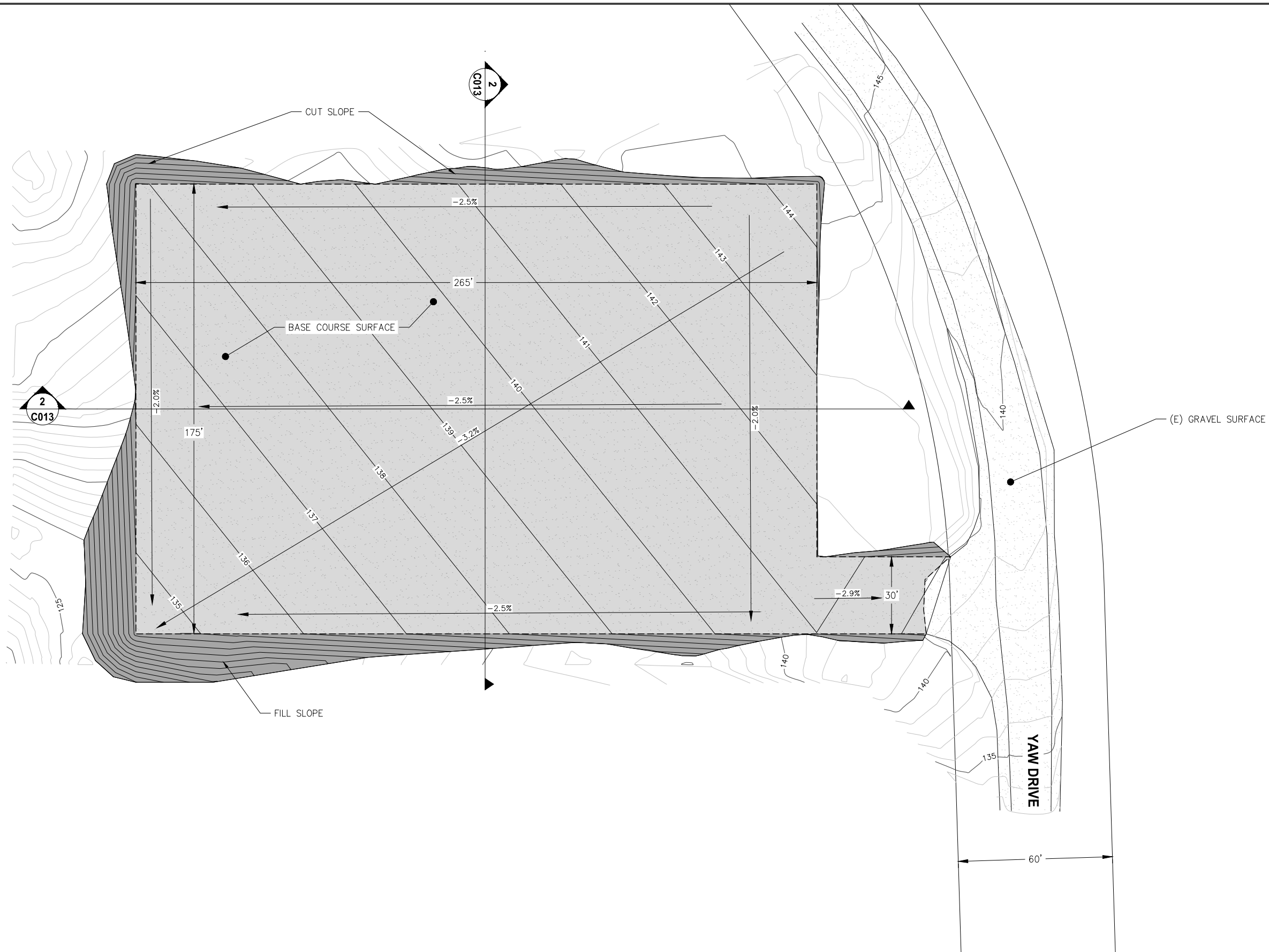
**SITKA, ALASKA
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SHEET TITLE:
**HERB DIDRICKSON ST GRADING
 & UTILITY PLAN**

PND PROJECT #: 232064 C.A.N. NO.: AECC250

C011

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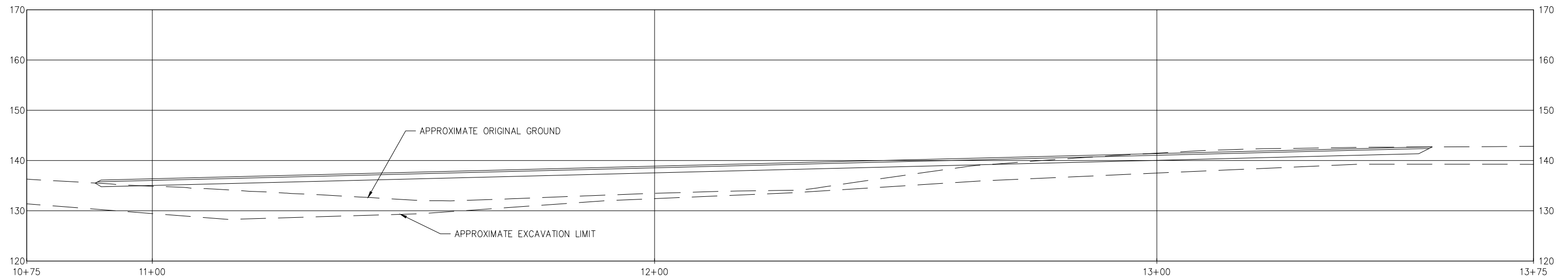
SITKA, ALASKA
BARANOF ISLAND HOUSING AUTHORITY
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SHEET TITLE:
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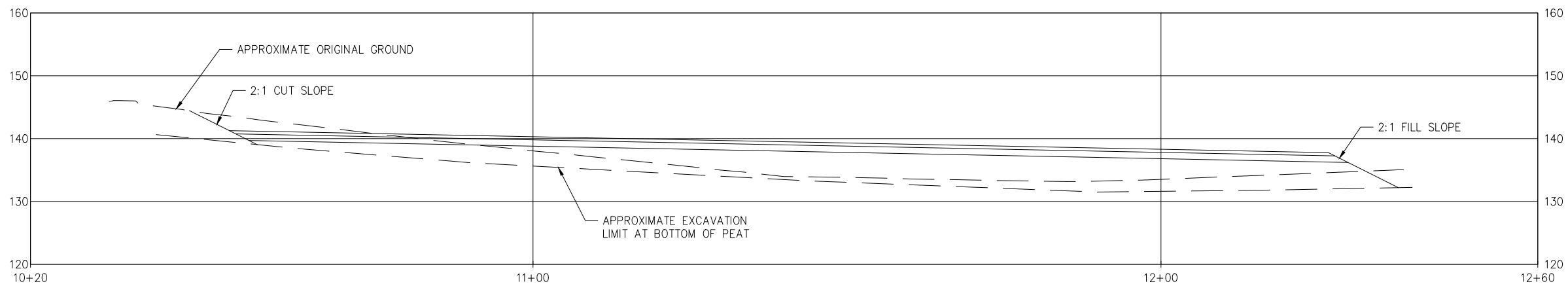
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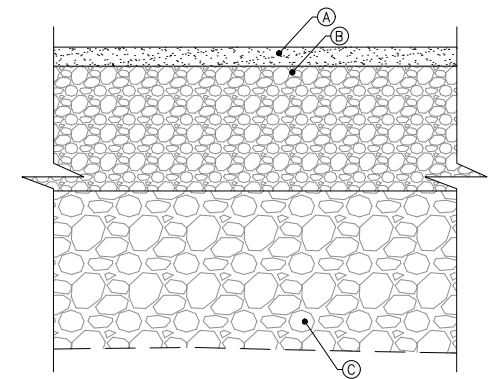
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1 STAGING AREA SITE SECTION



2 STAGING AREA SITE SECTION



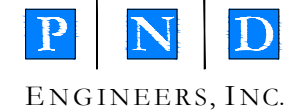
3 STAGING AREA TYPICAL SECTION

MATERIAL SCHEDULE	
SYMBOL	MATERIAL DESCRIPTION
(A)	4"t. BASE COURSE
(B)	26"t. MIN. CLASS A SHOT ROCK BORROW
(C)	CLASS B, DEPTH VARIES



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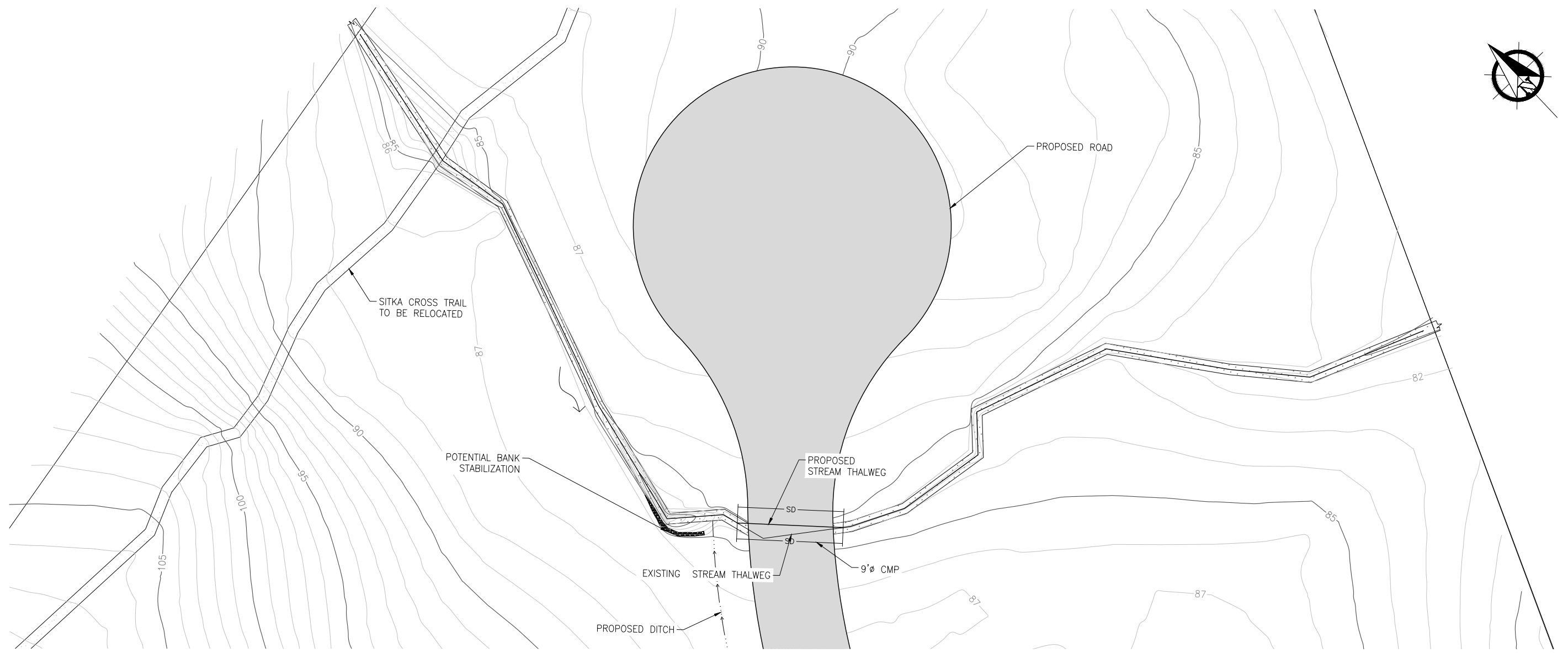
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SHEET TITLE:
STAGING AREA SITE SECTIONS

C013

PND PROJECT #: 232064 C.A.N. NO.: AECC250

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STREAM PLAN



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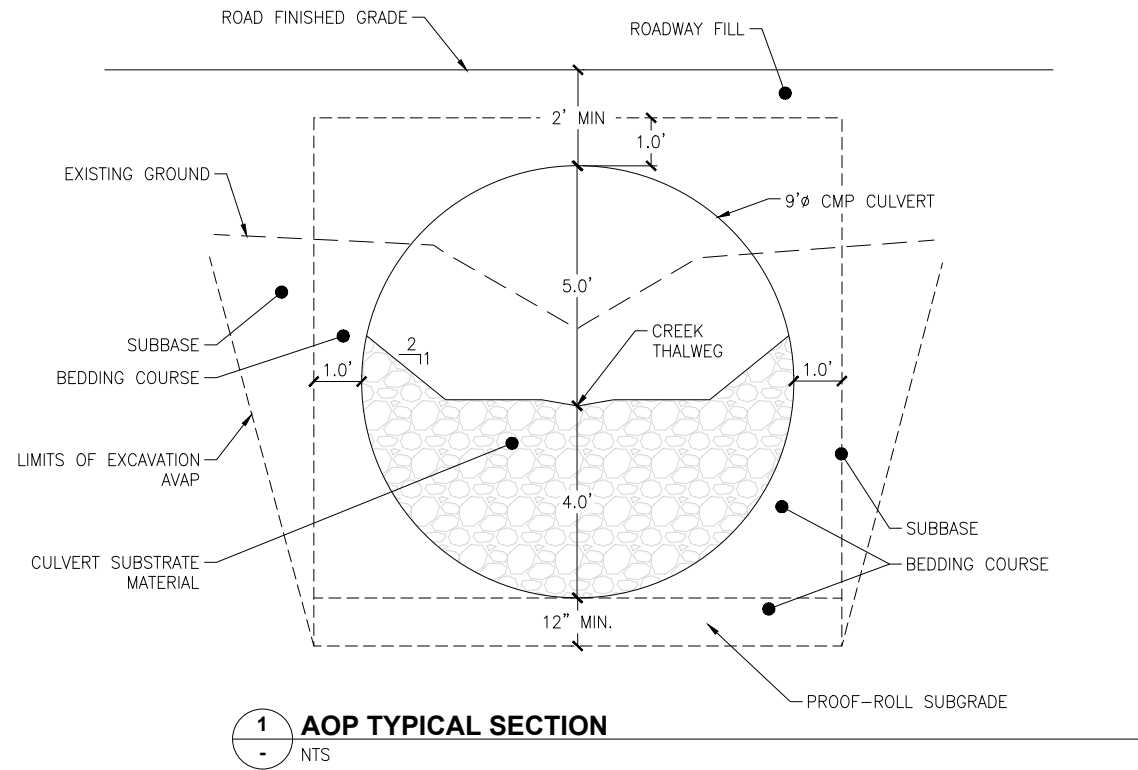
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35% DESIGN
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 FOR CONSTRUCTION
 DATE: 03/13/2025

SITKA, ALASKA
BARANOF ISLAND HOUSING AUTHORITY
YAW DRIVE SUBDIVISION
 SHEET TITLE:
STREAM PLAN
 PND PROJECT #: 232064 C.A.N. NO.: AECC250

C014

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1 AOP TYPICAL SECTION
- NTS



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SCALE:

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DATE: 03/13/2025

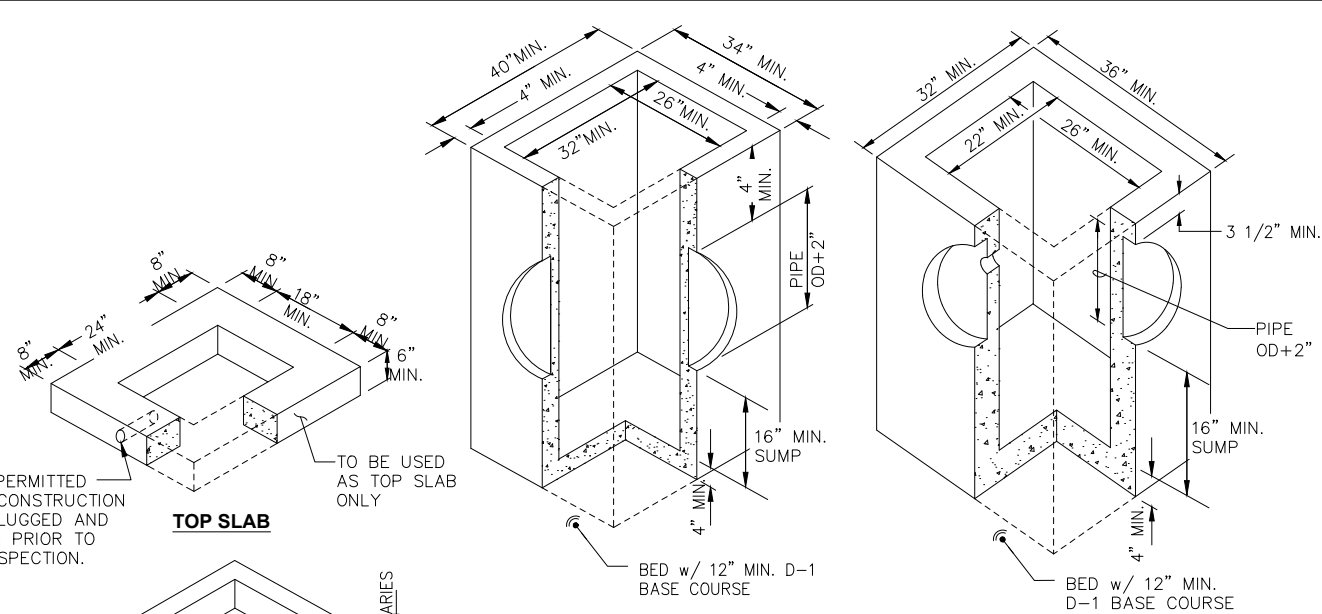
**SITKA, ALASKA
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YAW DRIVE SUBDIVISION**

SHEET TITLE:
STREAM SECTION

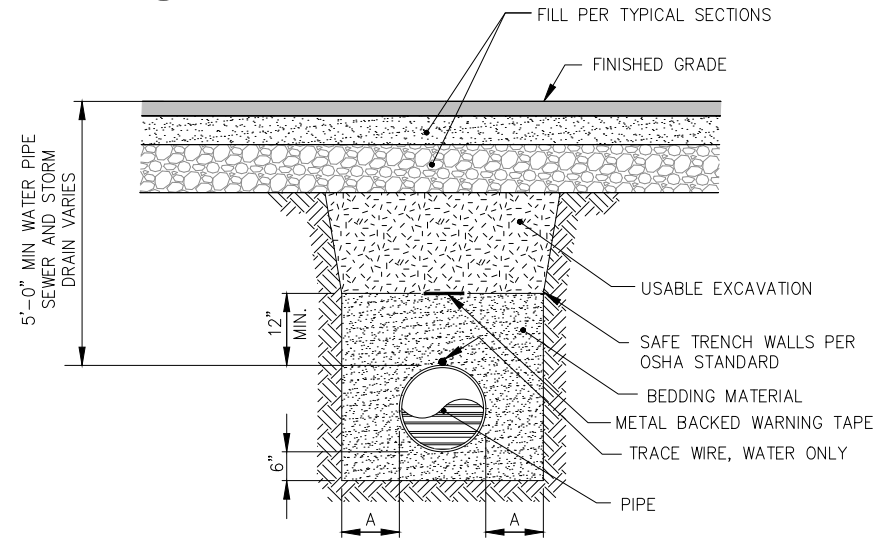
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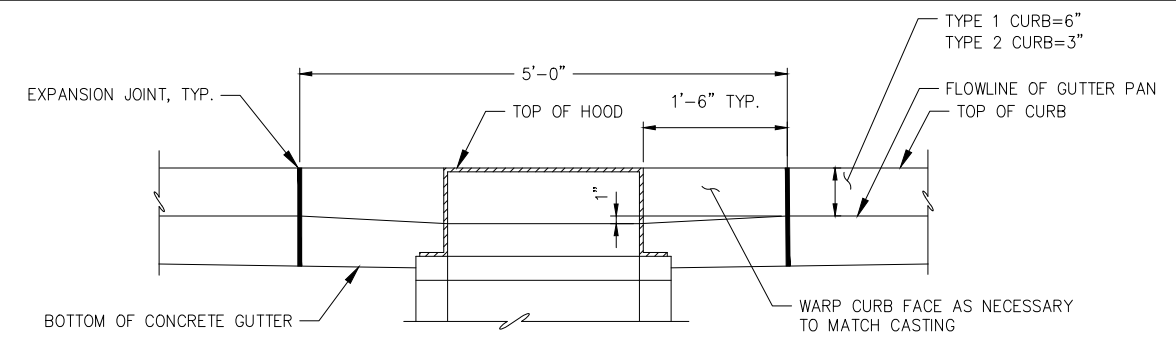


1 STORM SEWER CATCH BASIN DETAIL

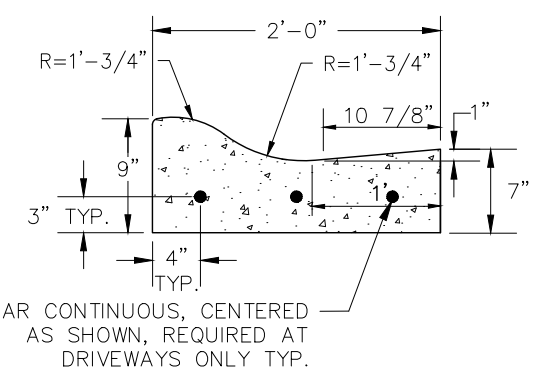


- NOTES:**
1. DIMENSION "A" SHALL BE 4" WHERE ROCK TRENCHING IS REQUIRED AND 12" AT ALL OTHER LOCATIONS.
 2. PIPE INSULATION SHALL BE PLACED OVER PIPE IAW CBS STD DTL 70-8 AT ALL LOCATIONS WHERE DEPTH OF BURY MUST BE LESS THAN 5' AS DETERMINED AND DIRECTED BY THE ENGINEER.

4 TYPICAL PIPE TRENCH DETAIL

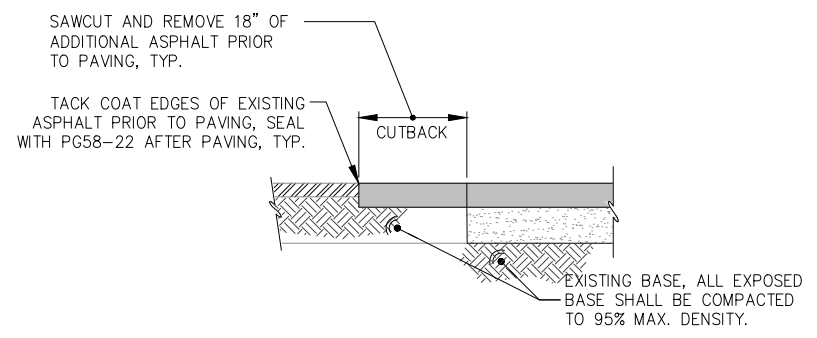


2 LOCAL DEPRESSION AT STORM DRAIN CURB INLET



3 ROLLED CURB DETAIL

- NOTES:**
1. BOTH FRONT AND BACK EDGES OF THE CURB & GUTTER SHALL BE TROWELED TO A RADIUS OF ONE-HALF (1/2) INCH.
 2. REBAR IS NOT REQUIRED IN THESE STANDARD CURB SECTIONS EXCEPT AS NOTED.



5 AC PAVEMENT CUTBACK DETAIL

NOTE: DETAILS NOT CALLED OUT ARE CONTAINED IN CBS STANDARD DETAILS.



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SCALE:

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DATE: 03/13/2025

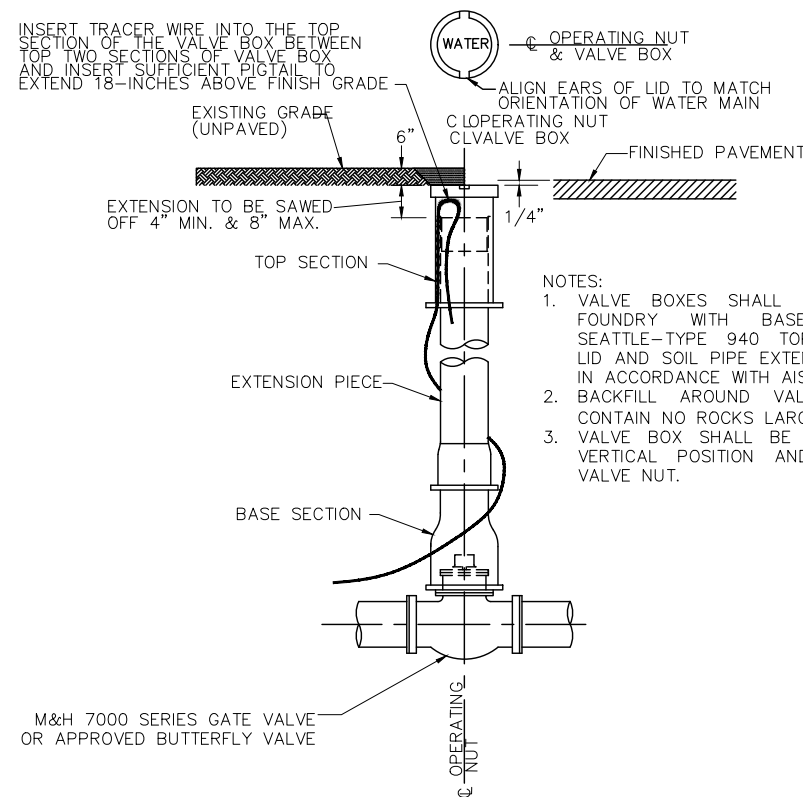
**SITKA, ALASKA
BARANOF ISLAND HOUSING AUTHORITY
YAW DRIVE SUBDIVISION**

SHEET TITLE:
CONSTRUCTION DETAILS

PND PROJECT #: 232064 C.A.N. NO.: AECC250

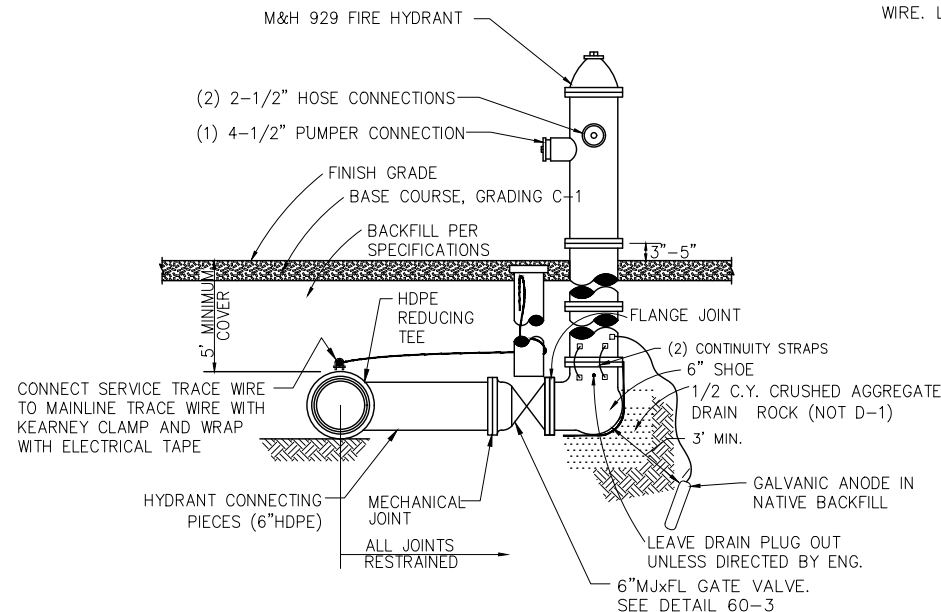
C016

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1 MAINLINE WATER VALVE DETAIL

- NOTES:
1. VALVE BOXES SHALL BE BY OLYMPIC FOUNDRY WITH BASE STYLE 940, SEATTLE-TYPE 940 TOP SECTION, 940 LID AND SOIL PIPE EXTENSION OR EQUAL, IN ACCORDANCE WITH AIS PROVISIONS.
 2. BACKFILL AROUND VALVE BOX SHALL CONTAIN NO ROCKS LARGER THAN 3".
 3. VALVE BOX SHALL BE INSTALLED IN A VERTICAL POSITION AND CENTERED ON VALVE NUT.



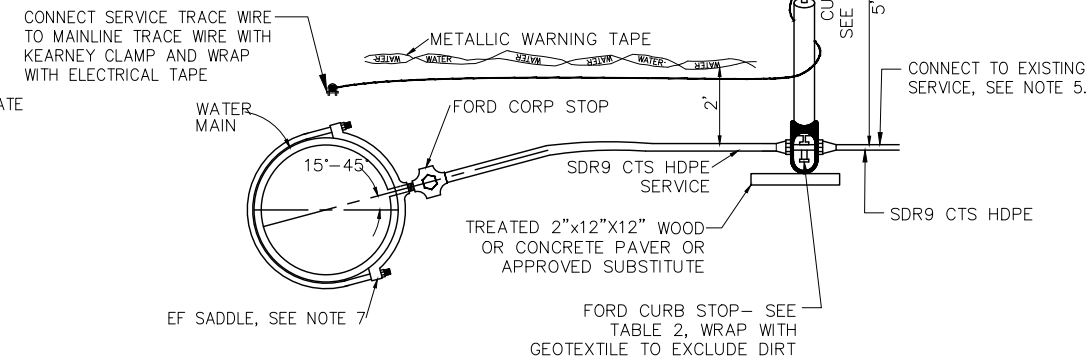
HYDRANT INSTALLATION NOTES

1. HYDRANT BARREL MUST BE INSTALLED PLUMB AND THE LEG MUST BE INSTALLED LEVEL.
2. DRAIN PLUG SHALL BE LEFT OUT UNLESS DIRECTED BY ENGINEER.
3. ALL HYDRANTS SHALL BE PAINTED CATERPILLAR YELLOW AFTER INSTALLATION.
4. AUXILIARY GATE VALVE BOX TO BE INSTALLED ACCORDING TO DETAIL 60-3 FOR TYPICAL VALVE BOX.
5. VALVES SHALL BE RESTRAINED TO THE MAIN LINE AND HYDRANTS SHALL BE RESTRAINED TO THE VALVE.
6. ANODE SHALL BE INSTALLED ON ALL NEW AND SALVAGED HYDRANTS IAW CBSSS 60-11, FURNISH AND INSTALL FIRE HYDRANTS.

2 FIRE HYDRANT DETAIL

AS PER STANDARD DETAIL 70-03 WHEN IN ASPHALT OR CONCRETE, FLUSH WITH GROUND IN YARDS, BURIED 4", 6" IN GRAVEL DRIVEWAYS
INSTALL 940-STYLE DOMESTIC VALVE BOX TOP SECTION AND LID TO HOUSE TRACER WIRE. LEAVE SUFFICIENT PIGTAIL TO EXTEND 18-INCHES ABOVE FINISH GRADE

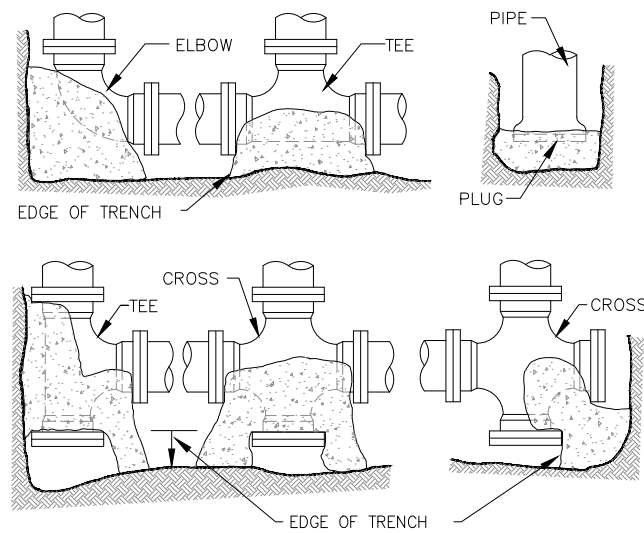
SADDLE TYPE	SIZE	BALL TYPE FORD CORP STOP	FORD CURB STOP	FORD CURB BOX
HDPE	1"	FB-1100-4-NL MIPT X CTS PJ	B44-444-NL	EA2-50-50-42R



NOTES:

1. ROD TO BE ATTACHED TO CURB STOP WITH BRASS OR STAINLESS COTTER PIN.
2. IF 1-1/2" SERVICE IS REQUIRED, INSTALL A 2" SERVICE FROM MAIN TO 2" CURB STOP, THEN REDUCE TO 1-1/2".
3. USE PIPE ROUNDER IN PACK-JOINT AREAS FOR CONNECTION TO EXISTING COPPER PIPE.
4. SERVICE SHALL MAINTAIN 5' MINIMUM BURY UNLESS PROPERLY INSULATED AS DIRECTED BY THE ENGINEER.
5. WHERE SERVICE STUB IS REQ'D PIPE SHALL BE CAPPED WITH HDPE FUSED CAP MARKED WITH LOCATOR BALL AND POST SIMILAR TO DETAIL 50-11M w/ USABUEBOOK.COM WATER BALL=75025 BLUE & BLUE POST).
6. IN AREAS WHERE CURB BOX INSTALLATION 1' FROM PROPERTY LINE AS SHOWN WOULD RESULT IN THE VALVE BOX TOP WITHIN PAVEMENT, CURB OR SIDEWALK CURB STOP SHALL BE LOCATED 8" TO THE PRIVATE SIDE OF THE TOP BACK OF CURB OR EDGE OF SIDEWALK AS SHOWN.
7. EF SADDLE SHALL BE ELECTRO-FUSION TRANSITION CORP AS MFR'D BY CENTRAL PLASTICS. TRANSITION SHALL BE BRASS. COMPRESSION RING, IF USED, SHALL BE BRASS OR 316SS.

3 WATER SERVICE DETAIL



PIPE SIZE	MIN. BASE AREA SQ. FT.		PLUG
	90° BEND	45° BEND	
6"	2.0	1	2.0
8"	2.5	1.5	2.5
10"	4.5	2.5	4.5
12"	6	3.5	6
14"	8	4.5	8
16"	10.5	6	10.5
24"	24	13	24

NOTES:

1. COORDINATE SCHEDULE FOR CONNECTION TO EXISTING WATER MAIN W/PUBLIC WORKS.

4 CONCRETE THRUST BLOCK DETAIL



REVISIONS					
REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

PND ENGINEERS, INC.

9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
Fax: 907-586-2099
www.pndengineers.com

DESIGN: MSG CHECKED: SCS
DRAWN: MSG APPROVED: SCS

SCALE:

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DATE: 03/13/2025

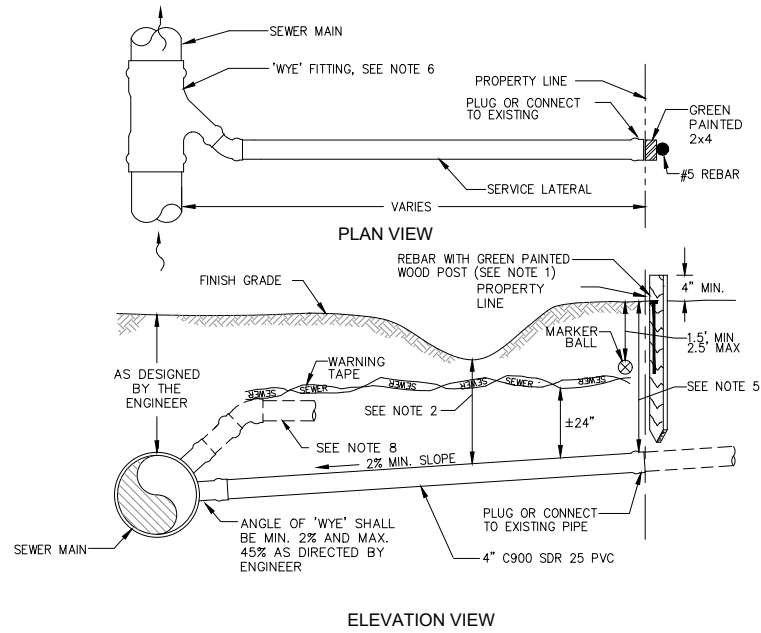
**SITKA, ALASKA
BARANOF ISLAND HOUSING AUTHORITY
YAW DRIVE SUBDIVISION**

SHEET TITLE:
CONSTRUCTION DETAILS

PND PROJECT #: 232064 C.A.N. NO.: AECC250

C017

N:\23xxx\232064_BHA_Yaw Drive Subdivision\G. Drawings\Civil\232064_Construction_Details.dwg - Mgoold - 3/13/2025



- NOTES:
1. MARK SERVICE WITH GREEN PAINTED 2x4 POST OR STAMP "S" IN TOP OF CURB. POST SHALL EXTEND TO DEPTH OF SERVICE LATERAL. REBAR SHALL BE DRIVEN TO GROUND LEVEL.
 2. MINIMUM CLEARANCE OF 18" REQUIRED BENEATH DITCH LINE. PIPE WITH LESS THAN 3' OF COVER SHALL BE COVERED WITH 2" OF FOAM INSULATION AS PER STANDARD DETAIL 70-8.
 3. DISTANCE FROM WYE TO CENTER LID OF NEAREST UPSTREAM OR DOWNSTREAM MANHOLE AND THREE MEASURED DISTANCES FROM END OF SERVICE PIPE TO PERMANENT OBJECTS SHALL BE NOTED ON AS-BUILT PLANS.
 4. SERVICE LATERAL SHALL BE PLUGGED IN A MANNER THAT WILL WITHSTAND TEST PRESSURES.
 5. LATERAL DEPTH AT PROPERTY LINE SHALL ACCOMMODATE EXISTING BUILDING SEWER OR FUTURE BUILDING SITE(S).
 6. WYE FITTING ON MAIN SHALL BE USED FOR NEW CONSTRUCTION. FOR EXISTING MAINS USE SADDLE PER STANDARD DETAIL 50-10.
 7. MARKER BALLS SHALL BE USABLUBOOK.COM EMS MARKER BALL 31392.
 8. WHERE CONFLICTS WITH OTHER UTILITIES OR OBSTRUCTIONS WOULD OTHERWISE EXIST, ORIENT WYE TO ALLOW FOR SERVICE PIPE TO CLEAR OBSTRUCTION PER ENGINEER DIRECTION. MAINTAIN SLOPE AND DEPTH OF BURY REQUIREMENTS AS SPECIFIED. ADDITIONAL PIPE AND FITTINGS SHALL BE INCIDENTAL TO SEWER SERVICE INSTALLATION.

1
SEWER SERVICE DETAIL



REVISIONS					
REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

P | N | D
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SITKA, ALASKA
BARANOF ISLAND HOUSING AUTHORITY
YAW DRIVE SUBDIVISION

SHEET TITLE:
CONSTRUCTION DETAILS

PND PROJECT #: 232064 C.A.N. NO.: AECC250

C018

0"
1"
2"
3"

LEGEND

	POLE MOUNTED AREA LIGHT - OUTDOORS, WEATHERPROOF
	FIXTURE TAG (LETTER INDICATES TYPE)
	SINGLE POLE SWITCH
	PHOTOCELL
	CONDUIT, CONCEALED
	NUMBER AND SIZE OF WIRES (NO MARKS = 3 #12)
	HOMERUN TO PANEL (PANEL AND CIRCUIT No.)
	OVERHEAD ELECTRICAL LINE
	UNDERGROUND ELECTRICAL LINE
	PANEL
	DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER
	JUNCTION BOX
	PADMOUNT UTILITY TRANSFORMER
	IN GRADE EXTERIOR JUNCTION BOX - TYPE 1A UON
	NOTE TAG (No. INDICATES NOTE)
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
C	CONDUIT
CBS	CITY AND BOROUGH OF SITKA ELECTRIC DEPARTMENT
CO	CONDUIT ONLY
E	DENOTES EXISTING ITEM
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GRSC	GALVANIZED RIGID STEEL CONDUIT
K	KELVIN
L#	LIGHT POLE NUMBER (IE L1)
LED	LIGHT EMITTING DIODE
LM	LUMENS
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUGS ONLY
NEC	NATIONAL ELECTRICAL CODE
NTS	NOT TO SCALE
R	DENOTES EXISTING ITEM THAT HAS BEEN RELOCATED
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
WP	WEATHERPROOF

LIGHT FIXTURE SCHEDULE

TYPE	LOCATION	MANUFACTURER AND CATALOG NUMBER (OR APPROVED EQUAL)	LUMINAIRE DESCRIPTION	MOUNTING		LAMPS	BALLAST/DRIVER	TOTAL INPUT WATTS
				TYPE	HEIGHT			
A1	AS SHOWN	CREE GWY-BLSM-M-10L-40K7-4M-UL-GY-DLI DALI-20KV	LED STREET LIGHT, ALUMINUM HOUSING, TYPE 4 MEDIUM DISTRIBUTION, WITH BACKLIGHT CONTROL SHIELD AND SILVER COLOR. MOUNT ON 25' POLE WITH 6' MAST ARM.	POLE/MAST ARM	27'-6" AFG	5,200LM 4000K	120-277V FOR 240V OPERATION	63

Voltage Drop Calculations

RSA Engineering, Inc.
 Job Name: SITKA BIHA YAW DRIVE LIGHTING
 Job Number: M5012
 Feeder/Circuit From: Load Center 'A'
 Feeder/Circuit To: Furthest Light Pole
 Date: 3/12/2025

Circuit Description
 Circuit Length(1-WAY): 800 ft.
 Load Current: 1 amps
 Voltage: 240 volts

Circuit Type 2
 1. 1 phase, 2 wire (120V or 277V)
 2. 1 phase, 3 wire line to line (208V or 480V, 1 ph)
 3. 1 phase, 3 wire line to neutral
 4. 3 phase, 3 or 4 wire line to lin (208V or 480V, 3ph)
 5. 3 phase, 3 or 4 wire line to neutral

Power Factor 2
 1. 100% 4. 70%
 2. 90% 5. 60%
 3. 80%

Conductor Size # 8 AWG
Conductor Type 1 Copper
 1. Copper
 2. Aluminum
Conduit Type 1 Magnetic
 1. Magnetic
 2. Non-Magnetic
Number of Parallel Runs 1 Set
Total Voltage Drop 1.17 Volts
Voltage Drop Percentage 0.49 %

LIGHTING LOADCENTER 'A'

LIGHTING LOADCENTER		VOLTS: 120/240V, 1PH, 3W		ENCLOSURE: NEMA 3R		100 A							
TYPE: LOADCENTER				VOLT-AMPS		MTG: RECESSED							
NOTE	CIRC	POLE	AMPS	SERVICE	TYPE	A	B	TYPE	SERVICE	AMPS	POLE	CIRC	NOTE
	1	2	20	LIGHTING	LTG	95			SPARE	20	2	2	
	3	2	20		LTG		95				2	4	
	5	1	-	SPACE					SPACE	-	1	6	
	7	1	-	SPACE					SPACE	-	1	8	
	9	1	-	SPACE					SPACE	-	1	10	
	11	1	-	SPACE					SPACE	-	1	12	
				TOTAL V-A		95	95			189	VA		
				TOTAL AMPS		1	1			1	A		
				A.I.C. RATING: 10,000									
				TOTAL CONNECTED LOAD IN KVA:	LTG	RECP	MOTR	LG.MT	MISC	SPEC	TOTAL	AMPS	
				DEMAND LOAD IN KVA:	0.19	0.00	0.00	0.00	0.00	0.00	0.2 KVA	1 A	
					0.24	0.00	0.00	0.00	0.00	0.00	0.2 KVA	1 A	
PANEL NOTES:								PANEL OPTIONS: MAIN LUGS ONLY					

35% DESIGN SUBMITTAL
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RSA Engineering, Inc.
 MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
 670 West Fireweed Lane, Suite 200
 Anchorage, AK 99503
 Phone (907) 276-0521
 Corporate No.: AECC542

YAW DRIVE SUBDIVISION
 BARANOFF ISLAND HOUSING AUTHORITY
 SITKA, ALASKA

REVISIONS:

DRAWN BY: AB
 CHECKED BY: DB
 DATE: 3/13/2025
 JOB NUMBER: M5012
 DWG FILE:

DRAWING TITLE:
 LEGEND, SCHEDULES,
 AND CALCULATIONS

SHEET:
E001

ELECTRICAL SPECIFICATIONS

26 05 00 – COMMON WORK RESULTS FOR ELECTRICAL

A. SCOPE OF WORK: FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT FOR A COMPLETE AND WORKABLE ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS.

B. STANDARDS, CODES AND REGULATIONS: COMPLY WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE, INCLUDING ALL STATE AND LOCAL AMENDMENTS. COMPLY WITH THE LATEST PUBLISHED VERSION OF THE NECA STANDARD OF INSTALLATION. FOR STREET LIGHTING SYSTEMS, REFERENCES TO 2024 MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (MASS) HAVE BEEN ADDED TO THESE SPECIFICATIONS AND DRAWINGS TO ASSIST WITH SPECIFIC CRITERIA. A COPY OF THE MASS CAN BE FOUND ONLINE AT MUNI.ORG.

C. DRAWINGS: THE DRAWINGS ARE DIAGRAMMATIC, NOT NECESSARILY SHOWING ALL OFFSETS OR EXACT LOCATIONS OF FIXTURES, EQUIPMENT, ETC. UNLESS SPECIFICALLY DIMENSIONED. BRING QUESTIONABLE OR OBSCURE ITEMS, APPARENT CONFLICTS BETWEEN PLANS AND SPECIFICATIONS, GOVERNING CODES OR UTILITIES REGULATIONS TO THE ATTENTION OF THE ENGINEER. CODES, ORDINANCES, REGULATIONS, MANUFACTURER'S INSTRUCTIONS OR STANDARDS TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT OR CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS.

D. RECORD DRAWINGS: MARK UP A CLEAN SET OF DRAWINGS AS THE WORK PROGRESSES TO SHOW THE DIMENSIONED LOCATION AND ROUTING OF ALL ELECTRICAL WORK WHICH WILL BECOME PERMANENTLY CONCEALED. SHOW COMPLETE ROUTING AND SIZING OF ANY SIGNIFICANT REVISIONS TO THE SYSTEMS SHOWN.

E. WORKMANSHIP: INSTALLATION OF ALL WORK SHALL BE MADE SO THAT ITS SEVERAL COMPONENT PARTS SHALL FUNCTION AS A WORKABLE SYSTEM COMPLETE WITH ALL ACCESSORIES NECESSARY FOR ITS OPERATION. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, INSTRUCTIONS AND/OR INSTALLATION DRAWINGS AND IN ACCORDANCE WITH NECA STANDARDS. MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL CONFORM WITH APPLICABLE INDUSTRY STANDARDS, NEMA STANDARDS AND UNDERWRITERS LABORATORIES STANDARDS WHERE APPLICABLE.

F. SUBMITTALS: PROVIDE MATERIAL AND EQUIPMENT SUBMITTALS CONTAINING A COMPLETE LISTING OF MATERIAL AND EQUIPMENT SHOWN ON THE DRAWINGS. INCLUDE CATALOG NUMBERS, WIRING DIAGRAMS, ROUGH-IN DIMENSIONS AND PERFORMANCE DATA FOR ALL MATERIAL AND EQUIPMENT. SUBMITTALS SHALL BE IN ELECTRONIC .PDF FORMAT, SEPARATE FROM WORK FURNISHED UNDER OTHER DIVISIONS. INDEX AND CLEARLY IDENTIFY ALL MATERIAL AND EQUIPMENT BY ITEM, NAME OR DESIGNATION USED ON THE DRAWINGS. SUBMITTAL REVIEW IS FOR GENERAL DESIGN AND ARRANGEMENT ONLY AND DOES NOT RELIEVE THE CONTRACTOR FROM ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE SUBMITTALS ARE NOT CHECKED FOR QUANTITY, DIMENSION, OR FOR PROPER OPERATION. WHERE DEVIATIONS OF A SUBSTITUTE PRODUCT OR SYSTEM PERFORMANCE HAVE NOT BEEN SPECIFICALLY NOTED IN THE SUBMITTAL BY THE CONTRACTOR, PROVISIONS OF A COMPLETE AND SATISFACTORY WORKING INSTALLATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

G. OPERATION AND MAINTENANCE MANUALS: PROVIDE OPERATION AND MAINTENANCE MANUALS FOR TRAINING OF THE OWNER'S PERSONNEL. DESCRIBE THE PROCEDURES NECESSARY TO OPERATE THE SYSTEM INCLUDING START-UP, OPERATION, EMERGENCY OPERATION AND SHUTDOWN. PROVIDE INSTRUCTIONS AND A SCHEDULE OF PREVENTIVE MAINTENANCE IN TABULAR FORM FOR ALL ROUTINE CLEANING, INSPECTION AND LUBRICATION WITH RECOMMENDED LUBRICANTS. PROVIDE INSTRUCTIONS FOR MINOR REPAIR OR ADJUSTMENTS REQUIRED FOR PREVENTIVE MAINTENANCE ROUTINES. PROVIDE MANUFACTURER'S DESCRIPTIVE LITERATURE INCLUDING APPROVED SHOP DRAWINGS COVERING DEVICES USED IN ANY CONTRACTOR-PROVIDED EQUIPMENT OR SYSTEMS WITH ILLUSTRATION, EXPLODED VIEWS, ETC.

H. WARRANTY: THE CONTRACTOR SHALL GUARANTEE ALL WORK EXECUTED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM BENEFICIAL OCCUPANCY. ANY FAULTY MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER DURING THE GUARANTEE PERIOD.

I. PERMITS: SECURE AND PAY FOR ALL FEES, PERMITS, ETC. REQUIRED BY LOCAL AND STATE AGENCIES AND ALL LOCAL UTILITY COMPANIES. COSTS FOR THE LINE EXTENSION TO THE METER ARE PAID FOR BY THE OWNER.

26 05 19 – WIRE AND CABLE

B. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

C. MATERIALS:

1. ALL CONDUCTORS SHALL BE COPPER WITH TYPE XHHW-2 INSULATION. MINIMUM BRANCH CIRCUIT CONDUCTOR SIZE SHALL BE 12 AWG.

C. INSTALLATION:

1. COLOR CODE WIRES BY LINE OR PHASE. COLOR CODE THE 120/240V CONDUCTORS BLACK, RED, AND WHITE; COLOR CODE THE 277/480V CONDUCTORS BROWN, ORANGE, YELLOW, AND GRAY.
2. DO NOT SHARE NEUTRAL CONDUCTORS. PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR EACH BRANCH CIRCUIT THAT REQUIRES A NEUTRAL.
3. USE PROPERLY SIZED INSULATED SPRING WIRE CONNECTORS WITH PLASTIC CAPS FOR ALL CONDUCTORS #8 AWG AND SMALLER. TERMINATE #6 AWG AND LARGER CONDUCTORS WITH CRIMP OR COMPRESSION TYPE CONNECTORS INSTALLED WITH TOOL RECOMMENDED BY CONNECTION MANUFACTURER AND INSULATE WITH PROPERLY SIZED 600 VOLT RATED HEAT SHRINK TUBING.
4. INSTALLATION SCHEDULE: BUILDING WIRE IN CONDUIT AT ALL LOCATIONS UNLESS OTHERWISE NOTED.

26 05 26 – GROUNDING AND BONDING

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR GROUND RODS.

B. MATERIAL: SOLID GROUND RODS: COPPER-ENCASED STEEL, 3/4 INCH DIAMETER, MINIMUM LENGTH 10 FEET.

C. INSTALLATION:

1. PROVIDE A SEPARATE, INSULATED EQUIPMENT GROUNDING CONDUCTOR IN ALL BRANCH CIRCUITS AND FEEDERS. TERMINATE EACH END ON A GROUNDING LUG, BUS, OR BUSHING.
2. MECHANICAL CONNECTORS: NON-REVERSIBLE CRIMP TYPE LUGS ONLY. USE FACTORY MADE COMPRESSION LUG FOR ALL TERMINATIONS. FOR TELECOMMUNICATION SYSTEMS USE COPPER, COPPER ALLOY, OR TIN-PLATED COPPER, NON-REVERSIBLE LONG BARREL CRIMP TYPE BOLT LUGS WITH TWO BOLT TONGUES FOR 6 AWG OR LARGER CONDUCTORS. CRIMP TYPE ONE HOLE FOR CONDUCTORS SMALLER THAN 6 AWG.
3. BOND TOGETHER SYSTEM NEUTRALS, SERVICE EQUIPMENT ENCLOSURES, EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT, METAL RACEWAY SYSTEMS, GROUNDING CONDUCTOR IN RACEWAYS AND CABLES, RECEPTACLE GROUND CONNECTORS, AND PLUMBING AND FUEL SYSTEMS.

26 05 29 – HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. MATERIAL: EQUIPMENT SUPPORT CHANNEL SHALL BE CORROSION RESISTANT STAINLESS STEEL OR FIBERGLASS. HARDWARE SHALL BE CORROSION RESISTANT.

C. INSTALLATION: EQUIPMENT WEIGHING MORE THAN 50 POUNDS SHALL BE ADEQUATELY ANCHORED TO RESIST LATERAL EARTHQUAKE FORCES.

26 05 33 – RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS

1. RIGID STEEL CONDUIT: ANSI C80.1. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; THREADED TYPE WITH INSULATED THROAT BUSHINGS, MATERIAL TO MATCH CONDUIT. PROVIDE PVC COATED RIGID CONDUIT WHERE EXPOSED OUTDOORS, 40 MIL EXTERIOR COATING AND 2 MIL INTERIOR COATING. CONDUIT FITTINGS SHALL MATCH CONDUIT TYPE (IE PVC COATED RIGID FITTINGS WHERE PVC COATED RIGID IS REQUIRED).
2. PROVIDE TYPE 1A CONCRETE JUNCTION BOXES IN-GRADE WHERE SHOWN ON DRAWINGS. TYPE 1A JUNCTION BOX CONSISTING OF REINFORCED CONCRETE RATED FOR A MINIMUM TEST LOAD OF 7500 POUNDS DISTRIBUTED OVER A 10"x10" AREA, LIGHT TRAFFIC RATED, CAST-IRON LID WITH "LIGHTING" LABEL, AND STAINLESS STEEL HARDWARE.

C. INSTALLATION:

1. INSTALL GALVANIZED RIGID STEEL CONDUIT UNDERGROUND AND ABOVE GRADE WHERE NOTE EXPOSED TO THE ELEMENTS (IE STUBBED UP UNDER EQUIPMENT), UNLESS OTHERWISE NOTED. PROVIDE PVC COATED RIGID STEEL CONDUIT WHERE EXPOSED OUTDOORS.
2. PROVIDE OUTLET BOXES AS SHOWN ON THE DRAWINGS, AND AS REQUIRED FOR SPLICES, TAPS, WIRE PULLING, EQUIPMENT CONNECTIONS, DEVICE INSTALLATION AND CODE COMPLIANCE.

26 05 53 – IDENTIFICATION FOR ELECTRICAL SYSTEMS

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. MATERIALS

1. NAMEPLATES: ENGRAVED THREE-LAYER LAMINATED PLASTIC, WHITE LETTERS ON A BLACK BACKGROUND. NAMEPLATES SHALL BE PROVIDED TO IDENTIFY ALL ELECTRICAL DISTRIBUTION AND CONTROL EQUIPMENT AND LOADS SERVED.
2. TAPE LABELS: ADHESIVE TAPE LABELS, WITH 3/16 INCH BOLD BLACK LETTERS ON CLEAR BACKGROUND MADE USING DYMO RHINOPRO 5000 OR EQUAL LABEL PRINTER.
3. WIRE AND CABLE MARKERS: CLOTH MARKERS, SPLIT SLEEVE OR TUBING TYPE.

C. INSTALLATION:

1. GEAR: PROVIDE ENGRAVED THREE-LAYER LAMINATED PLASTIC NAMEPLATES WITH WHITE LETTERS ON A BLACK BACKGROUND TO IDENTIFY ALL ELECTRICAL DISTRIBUTION, CONTROL EQUIPMENT, LOADS SERVED, AND LOW-VOLTAGE SYSTEM PANELS.
2. CONDUITS: LABEL CONDUITS AT EACH END WITH SOURCE AND TERMINATION POINT.
3. JUNCTION BOXES: MARK ALL CIRCUIT NUMBERS OF WIRING ON ALL JUNCTION BOXES WITH SHEET STEEL COVERS. MARK WITH INDELIBLE BLACK MARKER. ON EXPOSED JUNCTION BOXES IN PUBLIC AREAS, MARK ON INSIDE OF COVER.
4. WIRE IDENTIFICATION: PROVIDE WIRE MARKERS ON EACH CONDUCTOR IN PANELBOARD GUTTERS, PULL BOXES, OUTLET AND JUNCTION BOXES, AND AT LOAD CONNECTION. MARKERS SHALL BE LOCATED WITHIN ONE INCH OF EACH CABLE END, EXCEPT AT PANELBOARDS, WHERE MARKERS FOR BRANCH CIRCUIT CONDUCTORS SHALL BE VISIBLE WITHOUT REMOVING PANEL DEADFRONT.

26 24 16 – STREET LIGHTING LOADCENTERS

A. SUBMITTALS: SUBMIT PRODUCT, SHOP DRAWINGS, AND WIRING DIAGRAMS FOR APPROVAL.

B. MATERIAL:

1. MANUFACTURERS: MYERS POWER PRODUCTS, COOPER B-LINE, OR EQUAL.
2. LOADCENTER SHALL CONFORM TO MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATION (MASS) SECTION 80.14 AND DETAIL 80-38 FOR TYPE 1A LOADCENTERS. REFERENCE DETAILS ON DRAWINGS FOR ADDITIONAL INFORMATION. LOADCENTER SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING COMPONENTS: METERING/UTILITY SECTION (METER FURNISHED BY UTILITY), DUAL MAIN BREAKERS, PANEL SECTION, HAND/OFF/AUTO SELECTOR SWITCH, CONTACTOR, AND PHOTOCELL. ALL COMPONENTS SHALL BE INTEGRAL TO THE UNIT AND PRE-WIRED FOR A COMPLETE AND OPERABLE STREET LIGHTING LOADCENTER.

C. INSTALLATION:

1. PROVIDE 6" THICK REINFORCED CONCRETE HOUSEKEEPING PAD FOR LOADCENTERS.
2. MAKE ARRANGEMENTS WITH UTILITY COMPANY FOR PERMANENT ELECTRIC SERVICE TO EQUIPMENT.
3. PROVIDE TYPED CIRCUIT DIRECTORIES FOR EACH PANELBOARD.
4. INSTALL PERMANENT LABEL AT THE SERVICE EQUIPMENT INDICATING THE MAXIMUM AVAILABLE FAULT CURRENT PER NEC 110.24.

26 50 00 – LIGHTING FIXTURES

A. SUBMITTALS:

1. SUBMIT PRODUCT DATA ON LIGHT FIXTURES, POLES, ARMS, PILES, AND ALL ACCESSORIES FOR APPROVAL.
2. SUBMIT STRUCTURALLY ENGINEERED SHOP DRAWINGS AND CALCULATIONS, STAMPED AND SIGNED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF ALASKA, FOR LIGHT POLES/ARM ASSEMBLIES AND PILES. DRAWINGS AND CALCULATIONS SHALL STATE CONFORMANCE TO THE INTERNATIONAL BUILDING CODE (IBC), THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE), AND THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) REQUIREMENTS SPECIFIC TO THE PROJECT AREA.
3. FIXTURE SUBSTITUTIONS SHALL BE SUBMITTED WITH POINT-BY-POINT LIGHTING CALCULATIONS ON A 2'x2' GRID SHOWING COMPLIANCE WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) RECOMMENDED LIGHTING LEVELS AND UNIFORMITY THROUGHOUT THE PROJECT AREA. LIGHT FIXTURE SUBSTITUTIONS WILL NOT BE CONSIDERED WITHOUT THE REQUIRED LIGHTING CALCULATIONS. FIXTURE, POLE AND ARM APPROVED ALTERNATES WILL CONFORM TO THE SAME BASIC SHAPE/STYLE, TECHNICAL AND AESTHETIC CHARACTERISTICS, PROVIDE EQUAL OR BETTER ILLUMINATION/UNIFORMITY, CONSUME EQUAL OR LESS POWER, AND BE ACCOMPANIED BY AN EQUAL OR BETTER MANUFACTURER WARRANTY THAN THE SPECIFIED PRODUCTS.

B. MATERIALS:

1. LUMINAIRES: PROVIDE AND INSTALL ALL LIGHTING EQUIPMENT OR APPROVED EQUAL AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE "FIXTURE SCHEDULE". PROVIDE LIGHTING EQUIPMENT COMPLETE, WIRED, ASSEMBLED, WITH PROPER FLANGES, MOUNTING SUPPORTS, HARDWARE, ETC.
2. LED DRIVERS: PROVIDE UL LISTED POWER SUPPLY AS RECOMMENDED BY THE LED FIXTURE MANUFACTURER FOR OPERATION OF THE SPECIFIED LED LAMPS. POWER SUPPLY SHALL BE INTEGRAL TO THE LUMINAIRE UNLESS OTHERWISE NOTED ON THE PLANS. POWER SUPPLY SHALL OPERATE AT THE SUPPLY VOLTAGE INDICATED ON THE PLANS AND SHALL BE LISTED FOR STARTING AND OPERATING THE LAMPS AT -40°F WHERE INSTALLED OUTDOORS.
3. LED LAMPS: UNLESS OTHERWISE SCHEDULED ON THE PLANS, PROVIDE NOMINAL 4000 K, WITH MINIMUM 75CRI AND A MINIMUM L70 LAMP LIFE OF 50,000 HOURS.
4. LIGHT POLES: POLES SHALL BE HOT-DIPPED GALVANIZED MEETING THE REQUIREMENTS OF MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (MASS) DETAIL 80-19, HEIGHT AS SHOWN ON THE FIXTURE SCHEDULE. MAST ARMS SHALL BE HOT-DIPPED GALVANIZED STEEL MEETING THE REQUIREMENTS OF MASS DETAIL 80-20, LENGTH AS SHOWN ON THE FIXTURE SCHEDULE. POLE BASES SHALL BE FIXED BASE PER MASS DETAIL 80-21. DRIVEN STEEL PILE FOUNDATIONS SHALL BE PER MASS DETAIL 80-9.

C. INSTALLATION:

1. LUMINAIRE POLES, MAST ARMS, AND BASES SHALL BE INSTALLED PER THE APPLICABLE PORTIONS OF THE MASS DIVISION 80, INCLUDING DETAILS 80-9, 80-19, 80-20, 80-21, AND 80-25.
2. PROVIDE LUMINAIRE DISCONNECTING MEANS IN DRIVER CHANNEL OF EACH LIGHT FIXTURE. WHERE THE LUMINAIRE IS FED FROM A MULTI-WIRE BRANCH CIRCUIT, PROVIDE MULTI-POLE DISCONNECT TO SIMULTANEOUSLY BREAK ALL SUPPLY CONDUCTORS TO THE BALLAST, INCLUDING THE GROUNDED CONDUCTOR.

26 21 00 – LOW-VOLTAGE ELECTRICAL SERVICE ENTRANCE

A. SUMMARY: THIS SECTION INCLUDES EQUIPMENT AND COORDINATION WITH LOCAL UTILITY TO OBTAIN PERMANENT ELECTRICAL SERVICE FOR THE FACILITY. THIS WILL INVOLVE COORDINATING WITH THE UTILITY TO INSTALL A NEW UNDERGROUND LINE TO FEED THE FACILITY. SEE POWER ONE-LINE DIAGRAM FOR SERVICE SIZE AND CONFIGURATION.

B. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

C. MATERIALS:

1. METER/MAIN: COMBINATION NEMA 3R METERBASE/MAIN DISCONNECT WITH RATINGS AS INDICATED ON THE PLANS.
2. METER: FURNISHED AND INSTALLED BY THE UTILITY COMPANY.

D. INSTALLATION:

1. MAKE ARRANGEMENTS WITH UTILITY COMPANY TO OBTAIN PERMANENT ELECTRIC SERVICE TO THE PROJECT.
2. METER SOCKETS SHALL BE INSTALLED WITH THE CENTERLINE OF THE SOCKET OPENING NO MORE THAN 72 INCHES AND NO LESS THAN 60 INCHES ABOVE FINISHED GRADE. THE METER SOCKET SHALL BE INSTALLED WITH A MINIMUM 10 INCHES OF SIDE CLEARANCE TO EACH SIDE OF THE SOCKET.
3. SPRAY ALL EXPOSED CONDUCTOR SECTIONS AND TERMINATION LUGS WITH SCOTCH #1602 M-SPRAY OR APPROVED EQUAL RED ELECTRICAL SEALER.
4. INSTALL PERMANENT LABEL AT SERVICE EQUIPMENT INDICATING THE MAXIMUM AVAILABLE FAULT CURRENT PER NEC 110.24.
5. ALL SERVICE ENTRANCE EQUIPMENT SHALL HAVE SIGNAGE FOR ARC HAZARD INSTALLED. THE MARKING SHALL BE LOCATED TO BE CLEARLY VISIBLE TO QUALIFIED PERSONNEL BEFORE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE OF THE EQUIPMENT. AT A MINIMUM THE 3-LINE SIGNAGE SHALL STATE THE FOLLOWING: WARNING – ARC FLASH AND SHOCK HAZARD – APPROPRIATE PPE REQUIRED.

35% DESIGN
SUBMITTAL

NOT ISSUED FOR
CONSTRUCTION

RISA

Engineering, Inc.

MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
670 West Fireweed Lane, Suite 200
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Phone (907) 276-0521
Corporate No.: AECC542

YAW DRIVE SUBDIVISION

BARANOFF ISLAND HOUSING AUTHORITY
SITKA, ALASKA

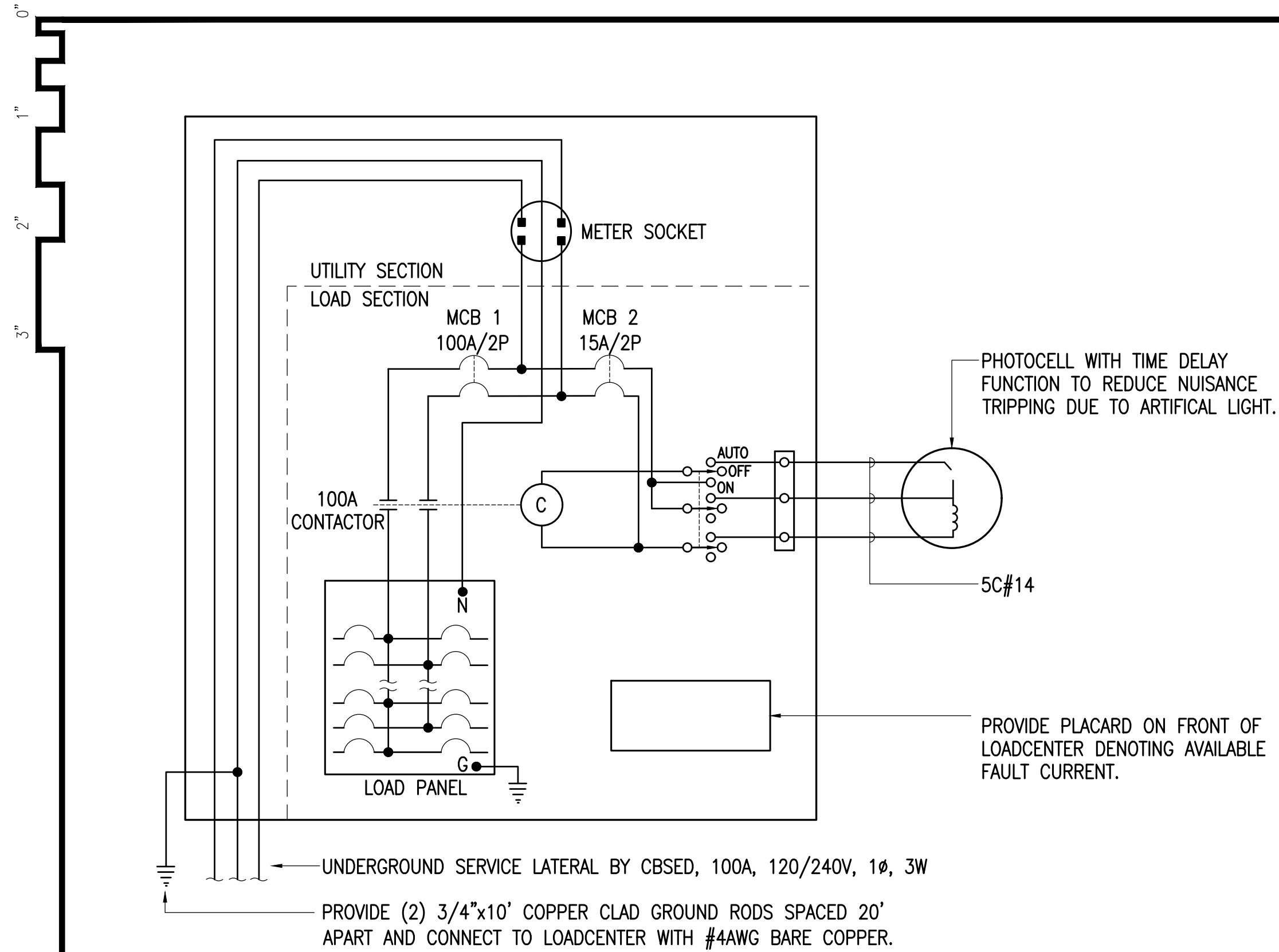
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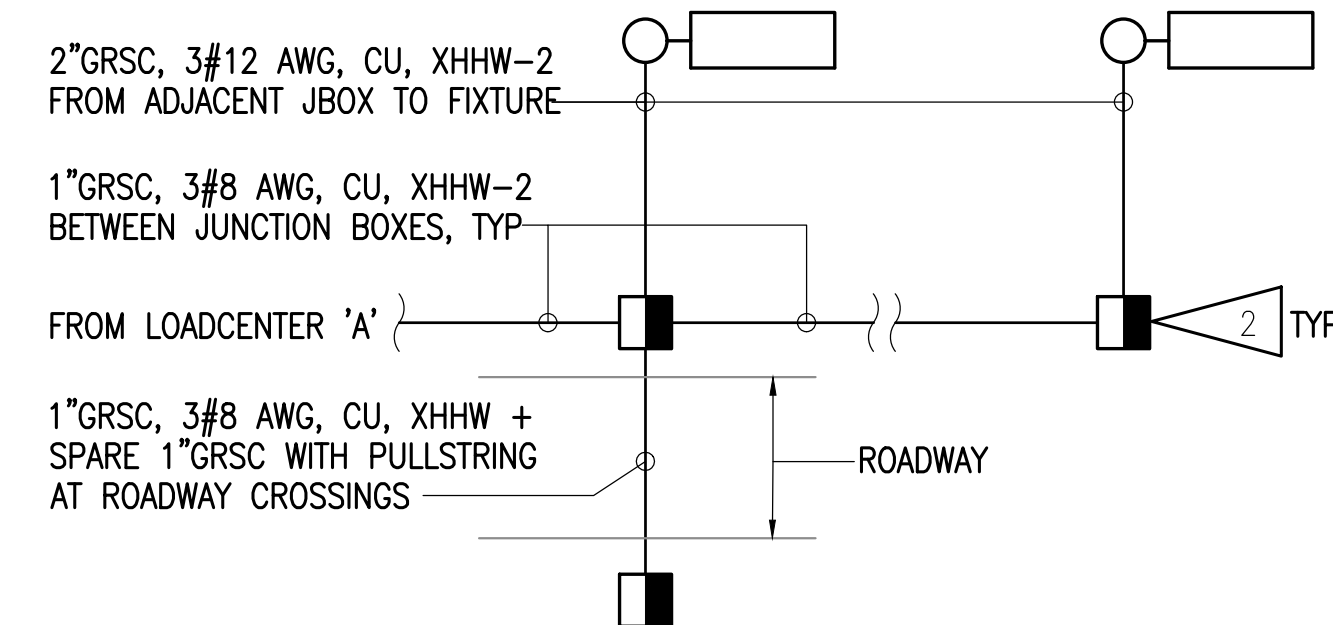
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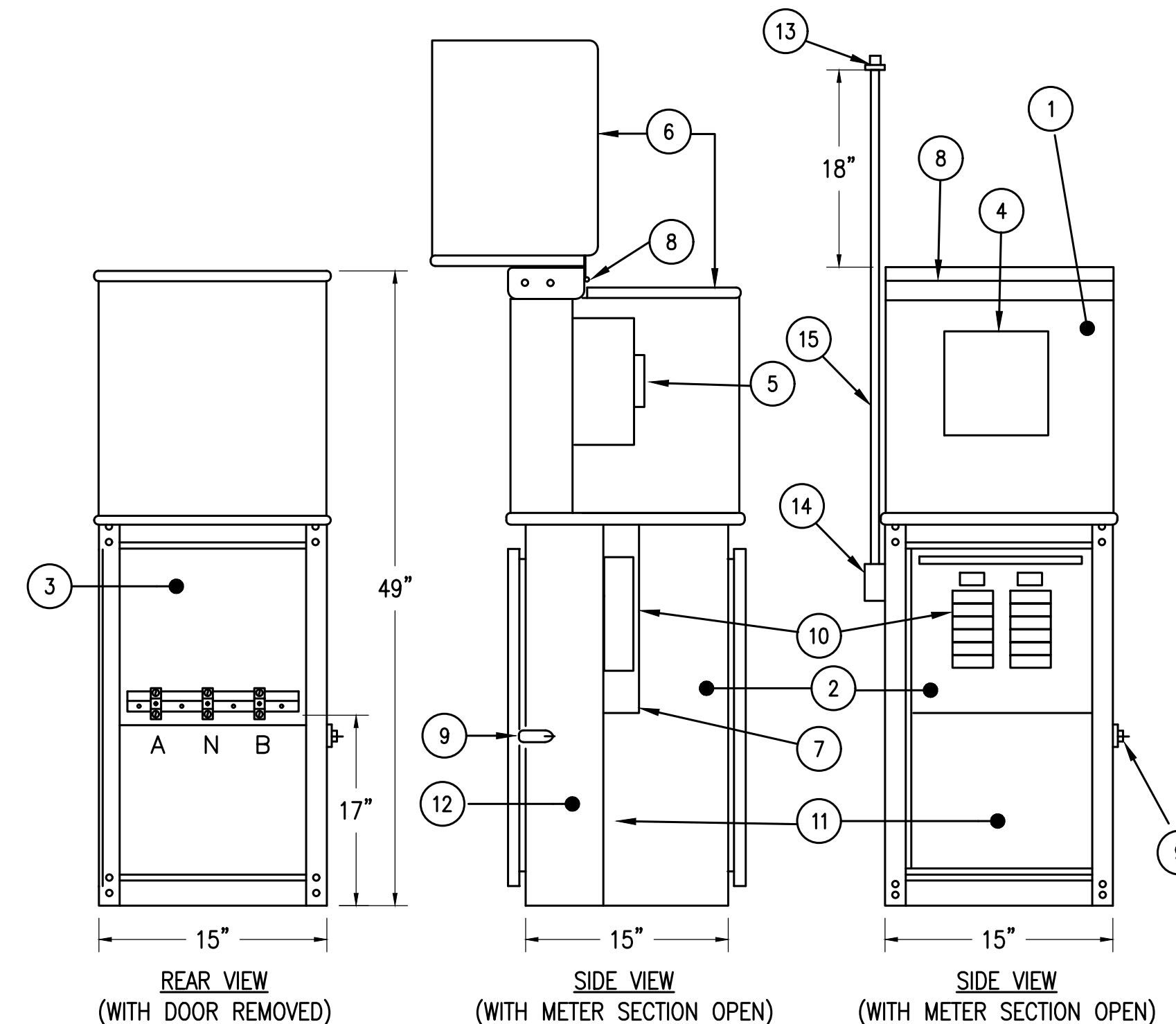
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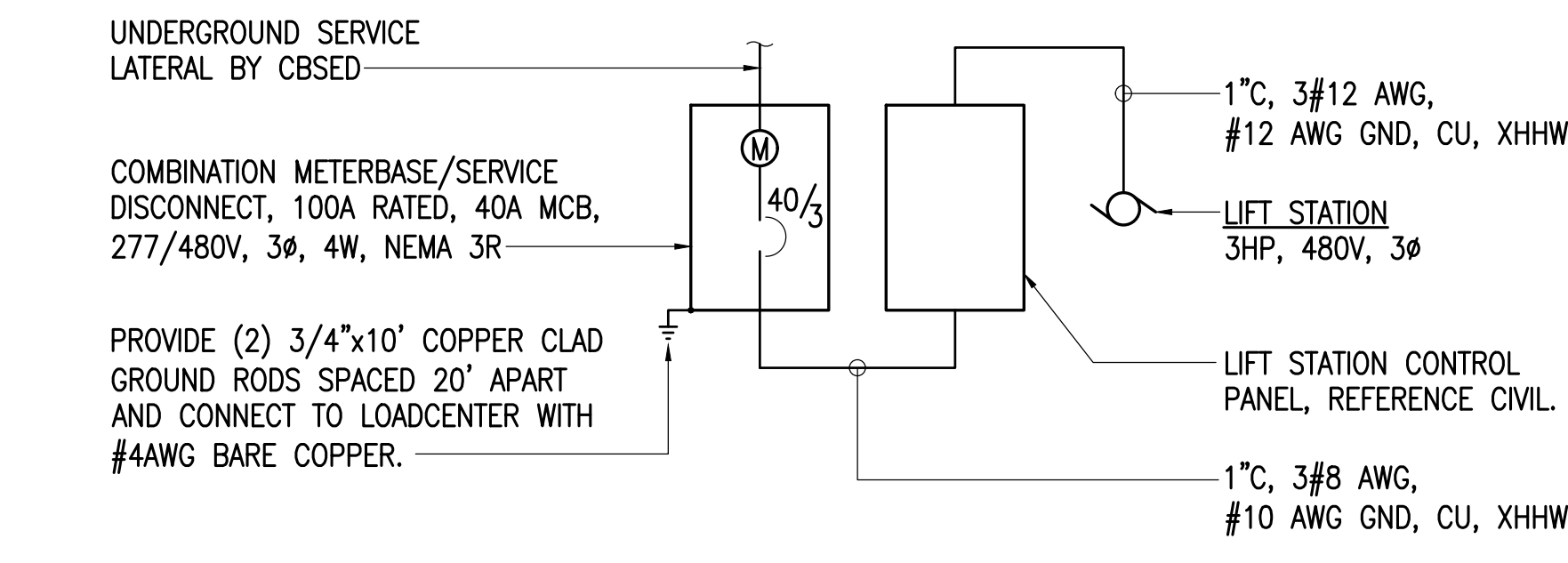
1 LOADCENTER 'A' WIRING DIAGRAM
NO SCALE



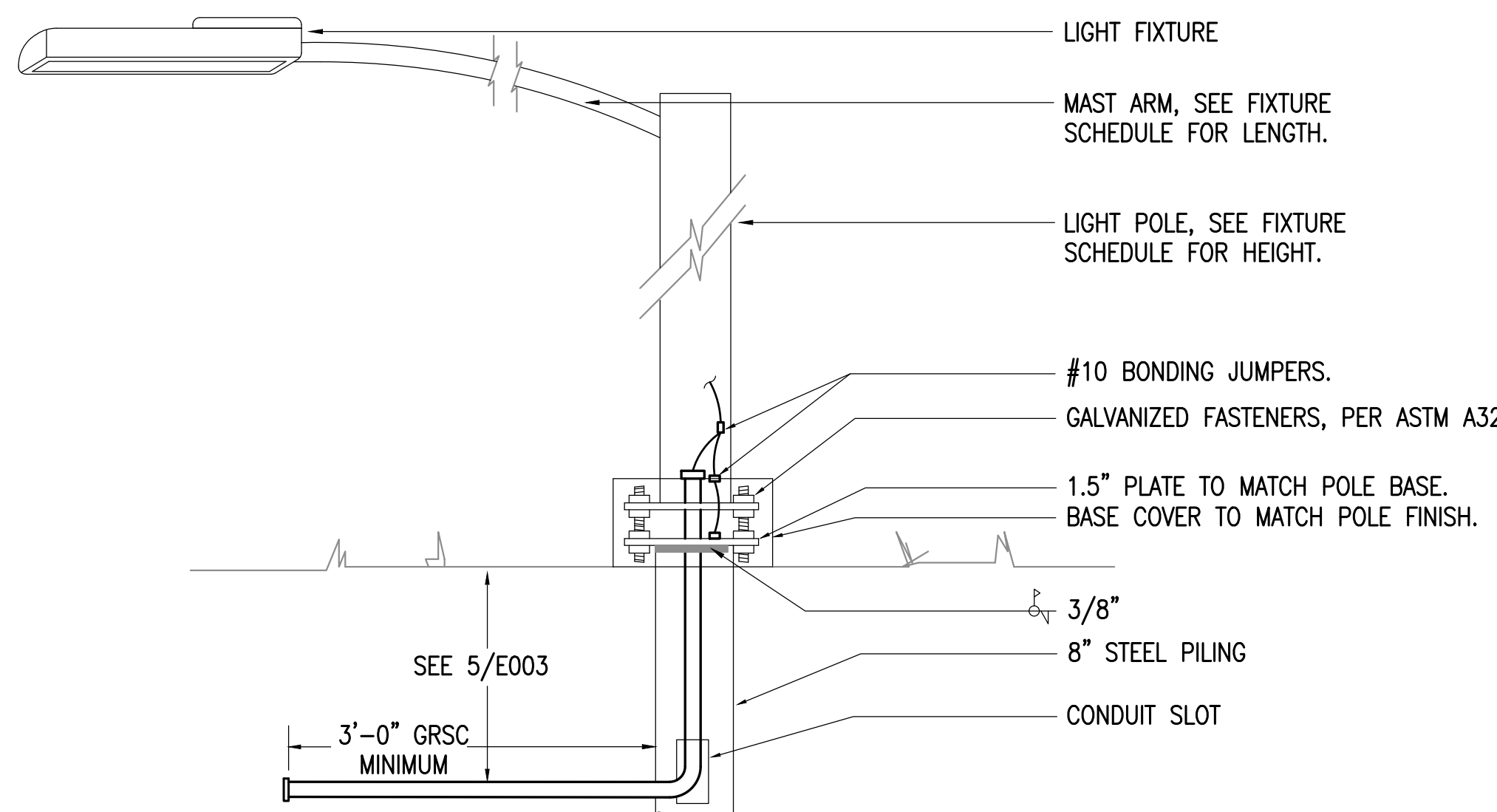
3 STREET LIGHTING SCHEMATIC
NO SCALE



6 LOADCENTER ENCLOSURE DETAIL
NO SCALE



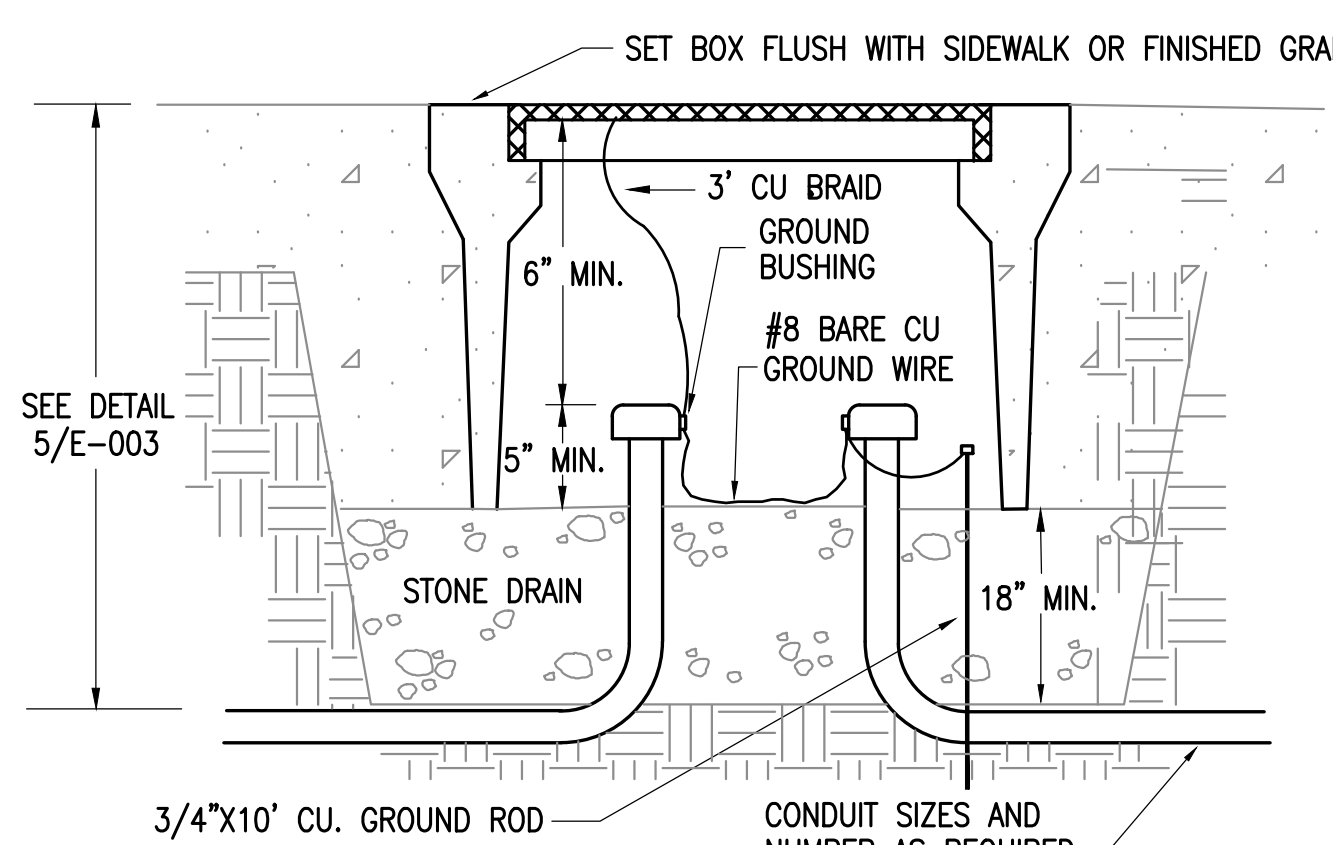
7 LIFT STATION POWER ONE-LINE DIAGRAM
NO SCALE



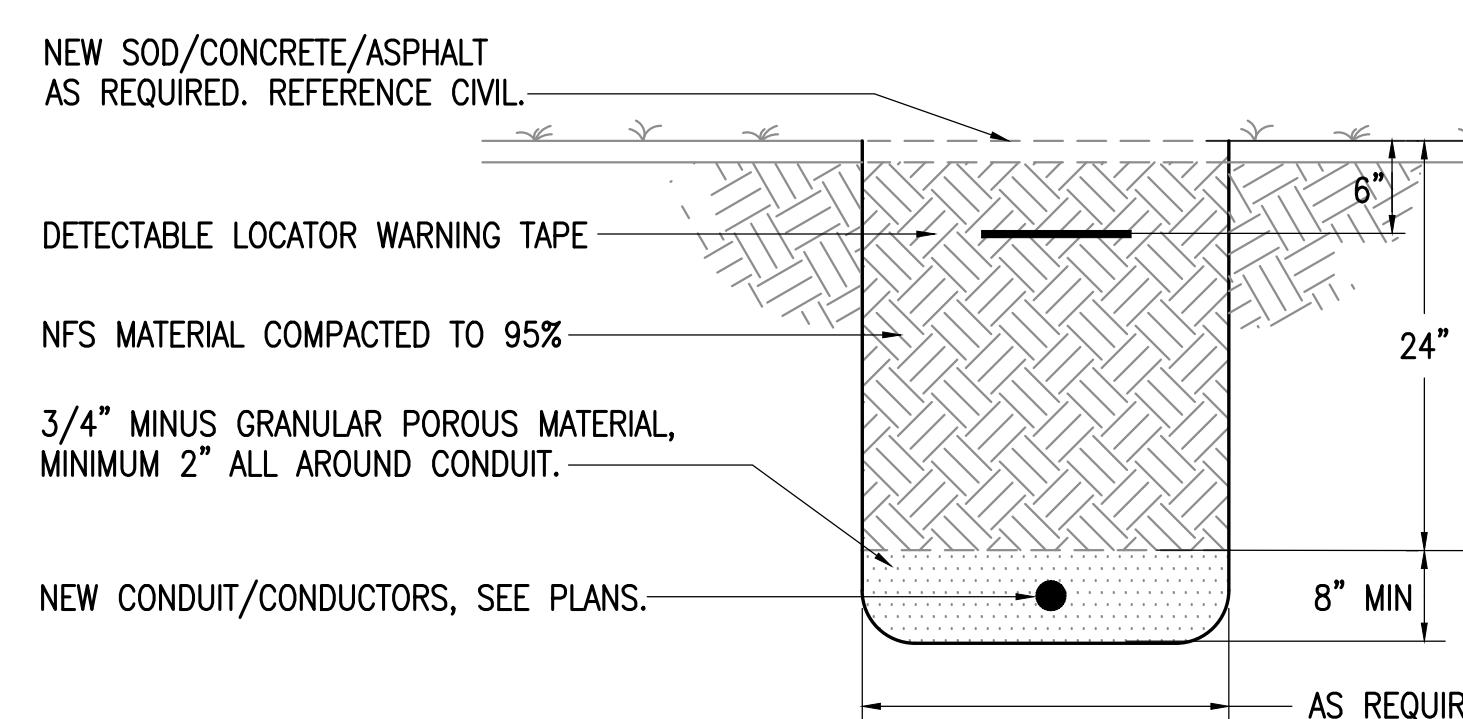
2 TYPICAL LIGHT POLE BASE DETAIL
NTS

DETAIL NOTES FOR LIGHT POLE BASES:

1. REFERENCE SPECIFICATION SECTION 26 50 00 FOR LIGHT POLE, MAST ARM, AND DRIVEN PILE REQUIREMENTS.



4 EXTERIOR TYPE 1A JUNCTION BOX
NO SCALE



5 TYPICAL TRENCHING DETAIL
NO SCALE

SHEET NOTES:

- PROVIDE 6" THICK REINFORCED CONCRETE HOUSEKEEPING PAD FOR LOADCENTER.
- PROVIDE A 36" LOOP WITHIN THE STREET LIGHTING CONDUCTORS AT EACH JUNCTION BOX TO PROVIDE SLACK FOR FUTURE MAINTENANCE PURPOSES.

35% DESIGN SUBMITTAL
NOT ISSUED FOR CONSTRUCTION

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SITKA, ALASKA

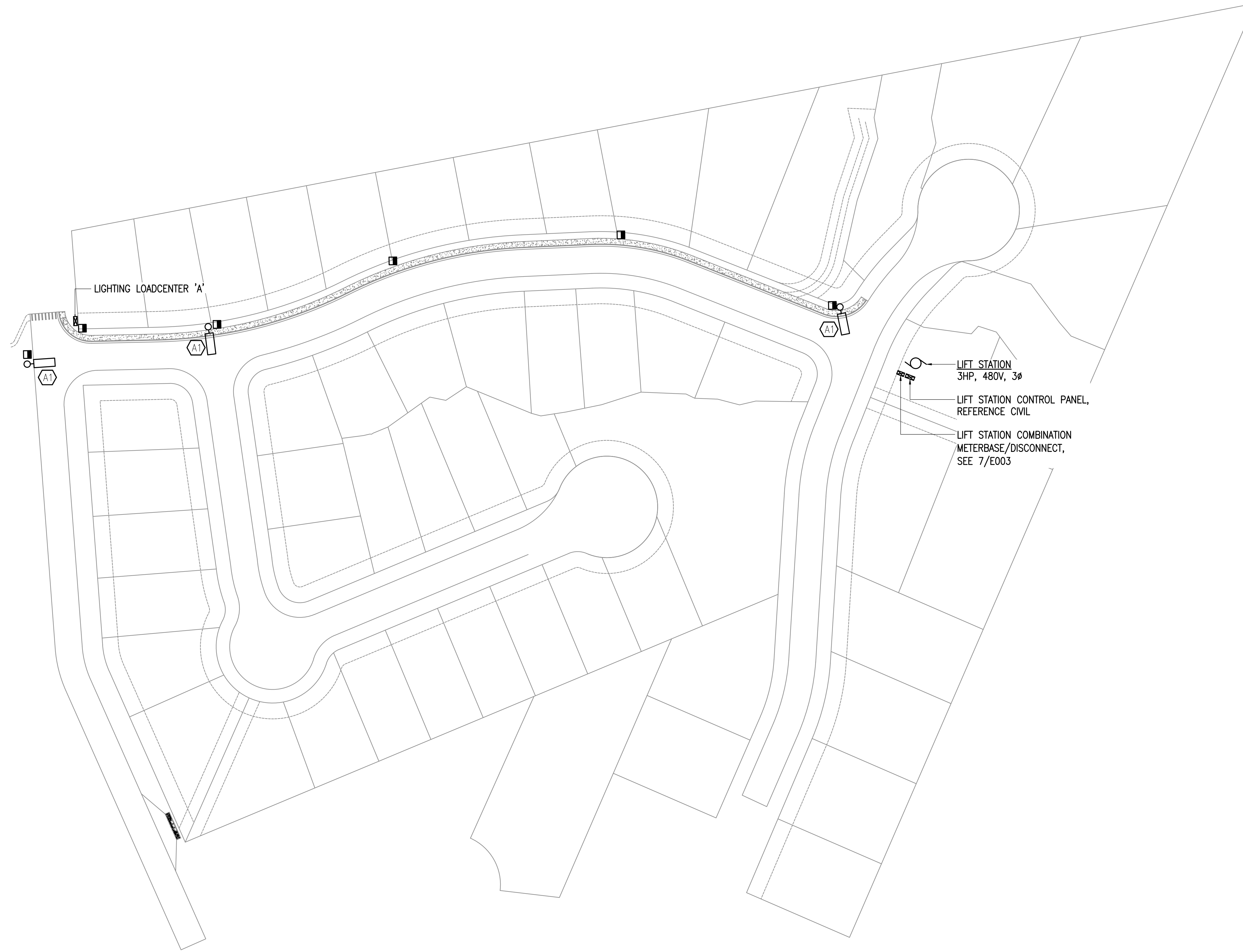
REVISIONS:

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DATE: 3/13/2025
JOB NUMBER: M5012
DWG FILE:

DRAWING TITLE:
ELECTRICAL DETAILS

SHEET:
E003

0"
1"
2"
3"



GENERAL NOTES:

- A. COORDINATE WITH CBSED FOR UTILITY SERVICE REQUIREMENTS.
- B. LIGHT POLE AND IN-GRADE JUNCTION BOX LOCATIONS SHOWN ARE APPROXIMATE ONLY. ADJUST LOCATIONS IN THE FIELD AS REQUIRED TO ACCOMMODATE CONSTRUCTION.

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REVISIONS:

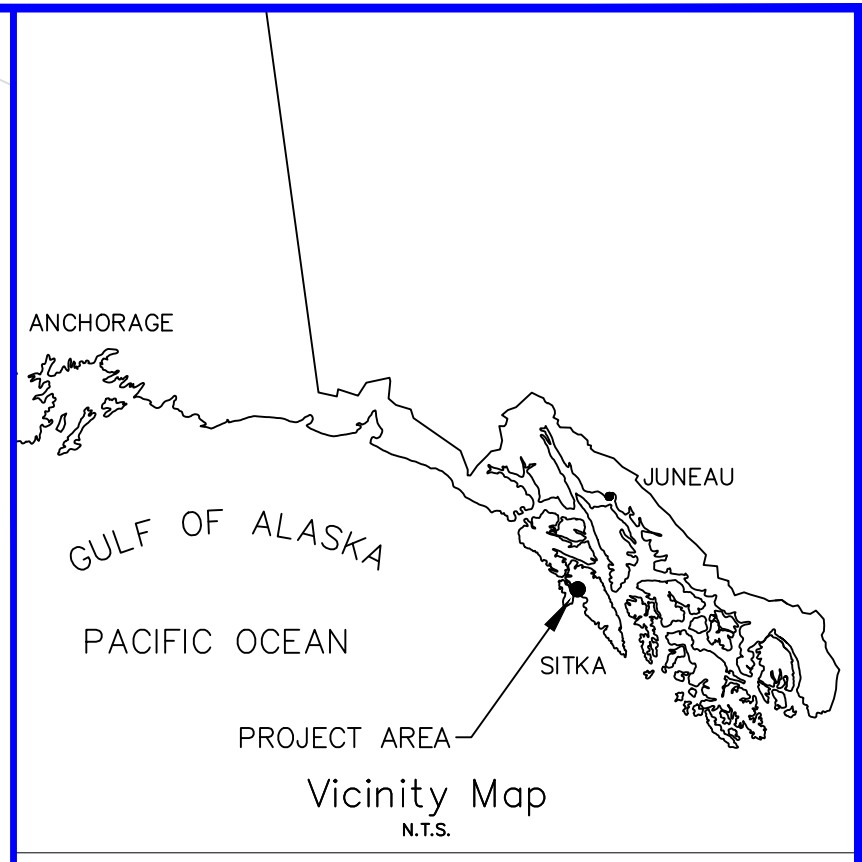
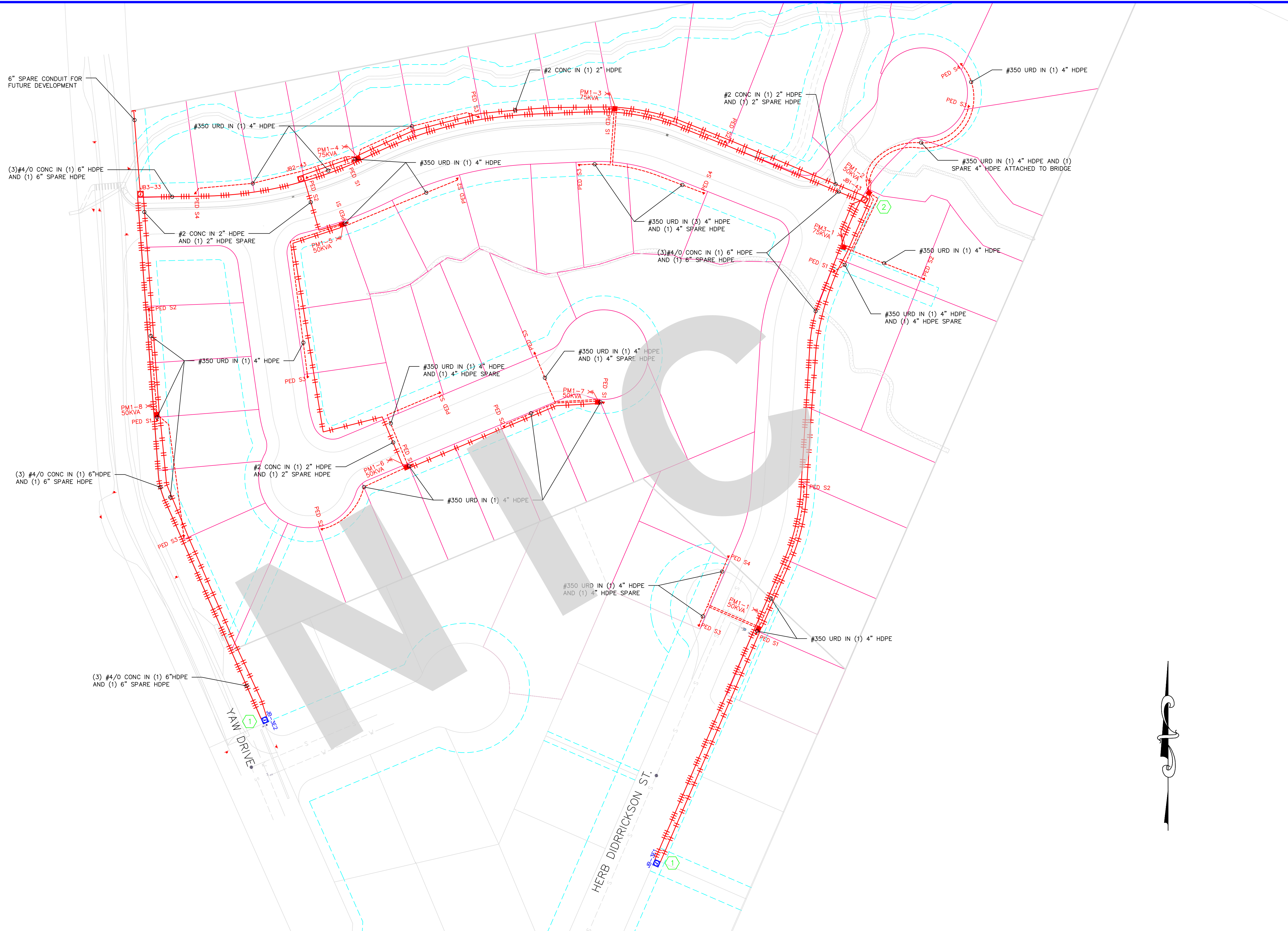
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DATE: 3/13/2025
JOB NUMBER: M5012
DWG FILE:

DRAWING TITLE:
ELECTRICAL SITE PLAN

SHEET:
E004

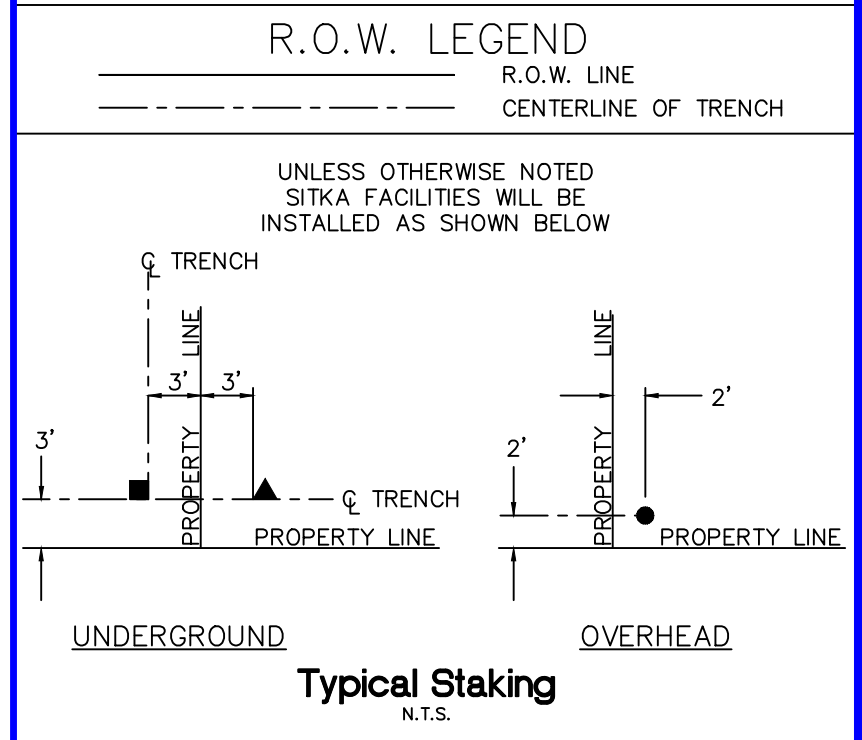
1 ELECTRICAL SITE PLAN
1"=50'



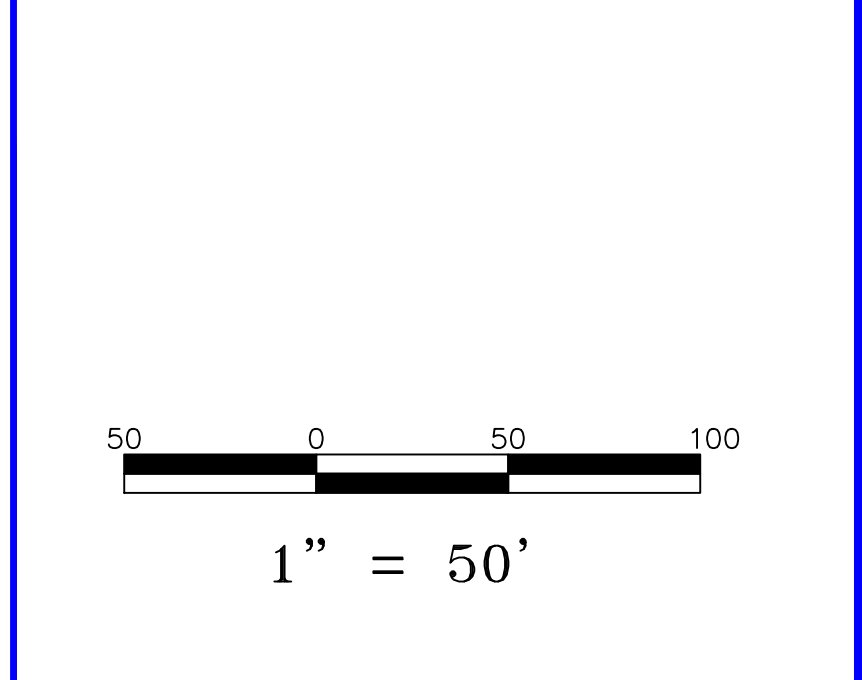


CONSTRUCTION LEGEND

NEW	EXISTING



- NOTES:**
- 1 EXISTING 3 PHASE JUNCTION BOX. TERMINATE NEW DEVELOPMENT CONDUCTORS AND CONDUIT IN EXISTING JUNCTION BOX.
 - 2 LOOP SUBDIVISION AND PARK FOR NORMAL OPEN.



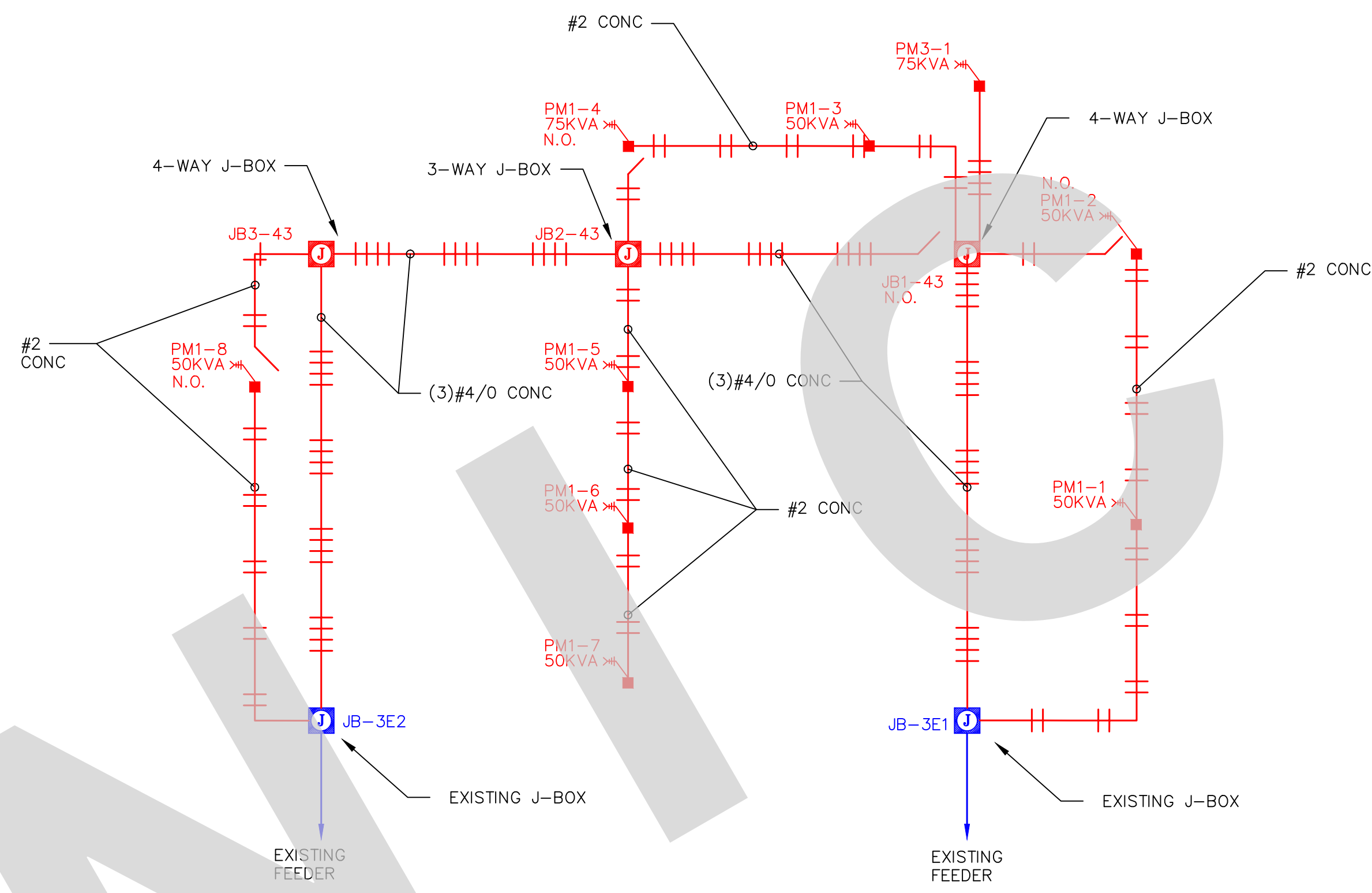
PROJECT: **YAW DRIVE SUBDIVISION**
 DESIGNER/PROJECT ENGINEER: **MATTHEW WILLIAMS / MATTHEW WILLIAMS** W.O. #: **25-0110**

NO.	DESIGN/CONSTRUCTION/ASBUILT REVISION	DWN BY/DATE	REVIEWED (MGR/SUPV)/DATE	APPROVED (DIRECTOR)/DATE
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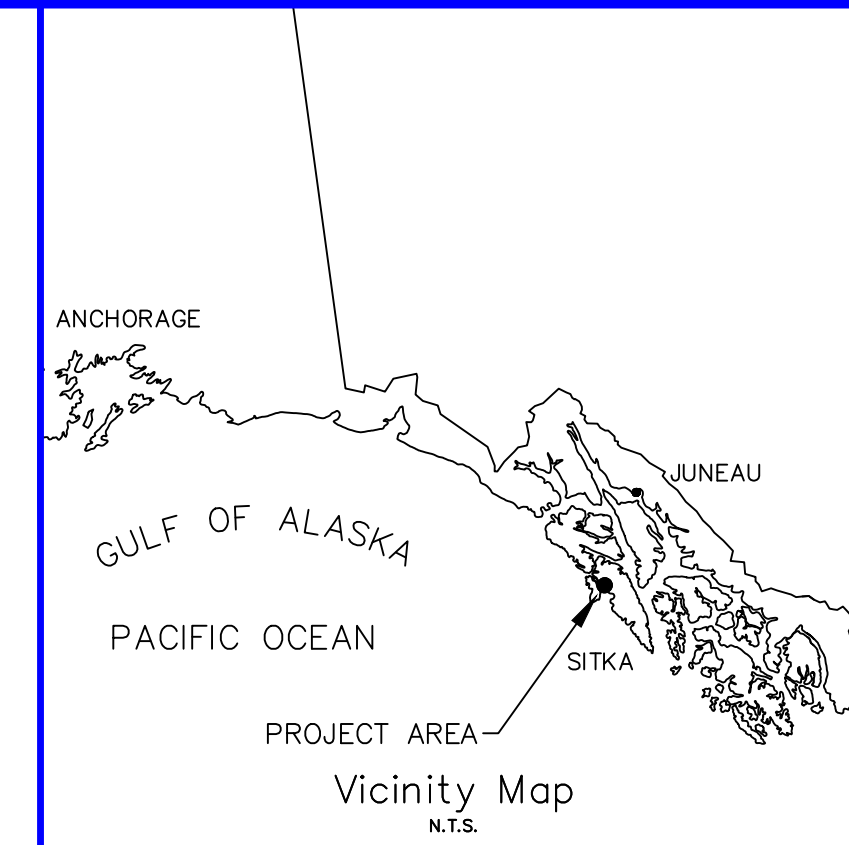
ENG. STAMP

DRAWING NAME: **BARANOFF ISLAND HOUSING AUTHORITY
SITKA, AK
YAW DRIVE SUBDIVISION
ELECTRICAL DISTRIBUTION PLAN**

W.O. NO.: **P001** SHEET OF

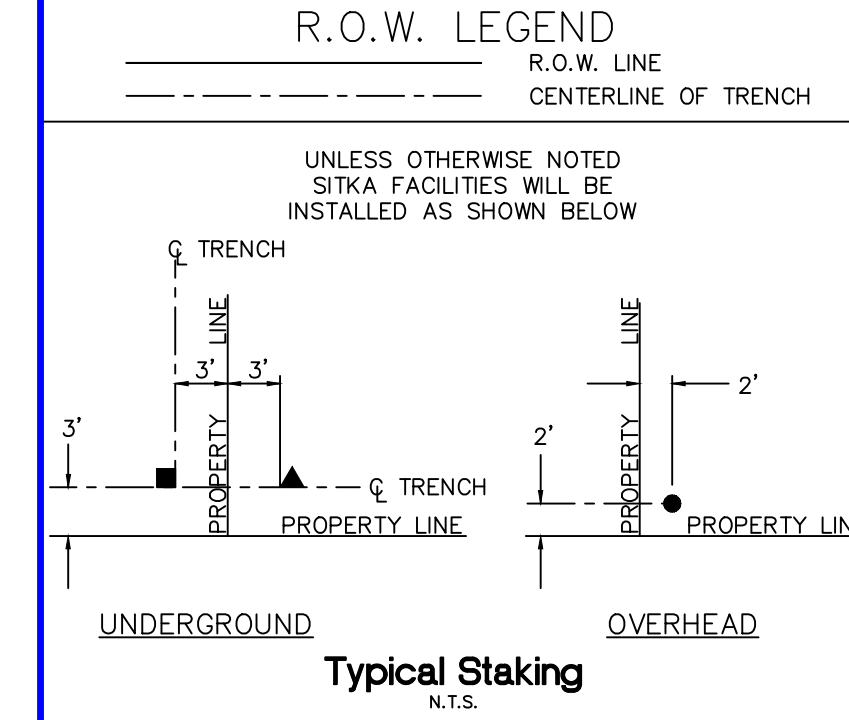


PRIMARY CIRCUIT DIAGRAM



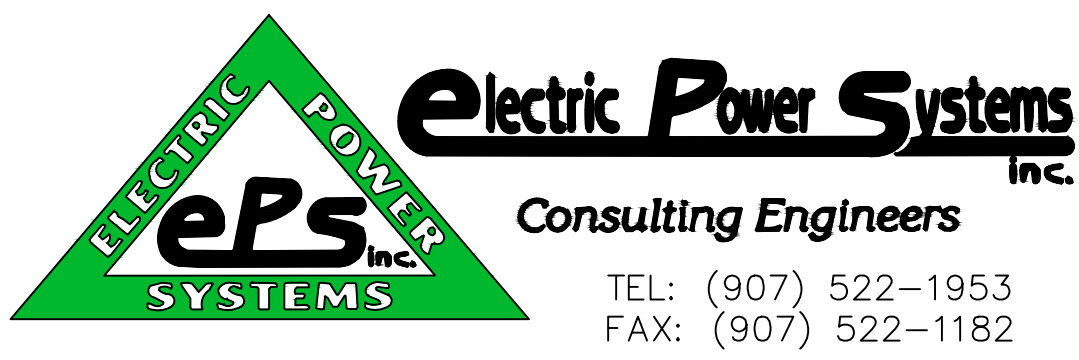
CONSTRUCTION LEGEND

NEW	EXISTING



PROJECT: YAW DRIVE SUBDIVISION				
DESIGNER/PROJECT ENGINEER: MATTHEW WILLIAMS / MATTHEW WILLIAMS W.O. #: 25-0110				
NO.	DESIGN/CONSTRUCTION/ASBUILT REVISION	DWN BY/DATE	REVIEWED (MGR/SUPV)/DATE	APPROVED (DIRECTOR)/DATE
1	35% DESIGN SUBMITTAL	MAP/3-13-25	MSW/3-13-25	

ENG. STAMP



DRAWING NAME:	BARANOFF ISLAND HOUSING AUTHORITY SITKA, AK YAW DRIVE SUBDIVISION ELECTRICAL PRIMARY CIRCUIT DIAGRAM
W.O. NO.:	P002
SHEET	OF