



US Army Corps  
of Engineers  
Alaska District

# Public Notice of Application for Permit

ANCHORAGE  
Regulatory Division (1145)  
CEPOA-RD  
Post Office Box 6898  
JBER, Alaska 99506-0898

<b>PUBLIC NOTICE DATE:</b>	<b>March 15, 2018</b>
<b>EXPIRATION DATE:</b>	<b>April 16, 2018</b>
<b>REFERENCE NUMBER:</b>	<b>POA-2017-00212</b>
<b>WATERWAY:</b>	<b>Campbell Creek</b>

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

All comments regarding this Public Notice should be sent to the address noted above. If you desire to submit your comments by email, you should send it to the Project Manager's email as listed below or to [regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil). All comments should include the Public Notice reference number listed above.

All comments should reach this office no later than the expiration date of this Public Notice to become part of the record and be considered in the decision. Please contact Mr. Jesse DeWitt at (907) 753-2719, toll free from within Alaska at (800) 478-2712, by fax at (907) 753-5567, or by email at [jesse.l.dewitt@usace.army.mil](mailto:jesse.l.dewitt@usace.army.mil) if further information is desired concerning this notice.

**APPLICANT:** Ridge Contracting, Inc.

**AGENT:** Travis/Peterson Environmental Consulting, Inc.

**LOCATION:** The project site is located within Section 18, T. 12 N., R. 3 W., Seward Meridian; USGS Quad Map Anchorage A-8; Latitude 61.1372° N., Longitude 149.8876° W.; the site is located at the southern end of C Street between Diamond Boulevard and Minnesota Drive in Anchorage, Alaska.

**PURPOSE:** The applicant's stated purpose is to build storage in a highly visible and easily accessible location for storage of commercial and personal belongings.

PROPOSED WORK: Ridge Contracting, Inc. proposes to construct a structural pad on the subject property to support a 56-unit garage and storage facility. Overburden, slash and peat excavated from the site and not used for a proposed buffer around the property would either be disposed of at a local soil manufacturer or brought to the AS&G organic disposal facility located near Sand Lake Road. Approximately 80,000 cubic yards of structural fill would be placed filling approximately 4.27 acres of wetlands. Once final grade has been met, concrete foundations would be poured for the structures and asphalt driveways and surfaces would be installed. All work would be performed in accordance with the enclosed plan (sheets 1-5), dated March 14, 2018.

ADDITIONAL INFORMATION: The applicant is pending submission for a Fill and Grade Permit and Building Permit through the Municipality of Anchorage

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

a. Avoidance: The applicant stated “an avoidance analysis was performed to determine if reasonable alternative sites were available in this area of Anchorage. No upland property was found to meet specific zoning, location, and property size requirements. One upland property advertised on the Alaska Multiple Listing Service (AK-MLS) (AK-MLS# 7-4873) was found near the proposed project, but this property was too large and did not meet the access and visibility requirements needed to support a profitable business. This property was situated off Minnesota Drive and concealed by a buffer of large trees. This property did not have sufficient access to the site because the primary access is through two roundabouts. These road design features make it difficult for large commercial and recreational vehicles to safely navigate. Additionally, the AK-MLS posting stated that the owner prefers to sell all four lots together. The lots total 23.22 acres, which is too big for the proposed use.”

b. Minimization: The applicant stated he would “minimize impacts to the site by reusing some of the overburden and slash as a buffer surrounding the property. The overburden and slash will be incorporated into the landscape plan on the south and west side bordering the adjacent Class A wetlands. This design maximizes wetland function and maintains as much habitat as possible. Landscaping and trees will be installed after construction to create a buffer between existing wetlands and the commercial business. This effort reduces visual impacts and noise.”

c. Compensatory Mitigation: Ridge Contracting, Inc. stated they would “work with the Great Land Trust to provide a fee in-lieu of mitigation” for the impacts associated with jurisdictional wetlands.

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

**CULTURAL RESOURCES:** The latest published version of the Alaska Heritage Resources Survey (AHRs) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no cultural resources in the permit area or within the vicinity of the permit area. The permit area has been determined to be the footprint of the project. Consultation of the AHRs constitutes the extent of cultural resource investigations by the Corps of Engineers (Corps) at this time, and we are otherwise unaware of the presence of such resources. The Corps has made a No Potential to Cause Effects determination for the proposed project. Consultation with the State Historic Preservation Office (SHPO) is not required, however, any comments SHPO may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work.

**ENDANGERED SPECIES:** No threatened or endangered species are known to use the project area.

**ESSENTIAL FISH HABITAT:** The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

No EFH species are known to use the project area.

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

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

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

cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Commander determines that it would be contrary to the public interest.

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

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

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

Project drawings and a Notice of Application for State Water Quality Certification are enclosed with this Public Notice.

District Commander  
U.S. Army, Corps of Engineers

Enclosures

# STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION  
DIVISION OF WATER  
401 Certification Program  
Non-Point Source Water Pollution Control Program

DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
WQM/401 CERTIFICATION  
555 CORDOVA STREET  
ANCHORAGE, ALASKA 99501-2617  
PHONE: (907) 269-7564/FAX: (907) 334-2415

## NOTICE OF APPLICATION FOR STATE WATER QUALITY CERTIFICATION

Any applicant for a federal license or permit to conduct an activity that might result in a discharge into navigable waters, in accordance with Section 401 of the Clean Water Act of 1977 (PL95-217), also must apply for and obtain certification from the Alaska Department of Environmental Conservation that the discharge will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. By agreement between the U.S. Army Corps of Engineers and the Department of Environmental Conservation, application for a Department of the Army permit to discharge dredged or fill material into navigable waters under Section 404 of the Clean Water Act also may serve as application for State Water Quality Certification.

Notice is hereby given that the application for a Department of the Army Permit described in the Corps of Engineers' Public Notice No. **POA-2017-00212, Campbell Creek**, serves as application for State Water Quality Certification from the Department of Environmental Conservation.

After reviewing the application, the Department may certify there is reasonable assurance the activity, and any discharge that might result, will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. The Department also may deny or waive certification.

Any person desiring to comment on the project, with respect to Water Quality Certification, may submit written comments to the address above by the expiration date of the Corps of Engineer's Public Notice.

# C STREET & 92nd AVENUE SECTION LOT 5 NW 1/4 SECTION 18, T12N, RSW

## GRADING PLAN

### Fill/Grading/Excavation Permit C17-1231



**TRIAD**  
 ENGINEERING  
 P.O. Box 110890  
 Anchorage, Alaska 99511  
 (907) 561-6537  
 www.triadak.com

**RECORD DRAWING**

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

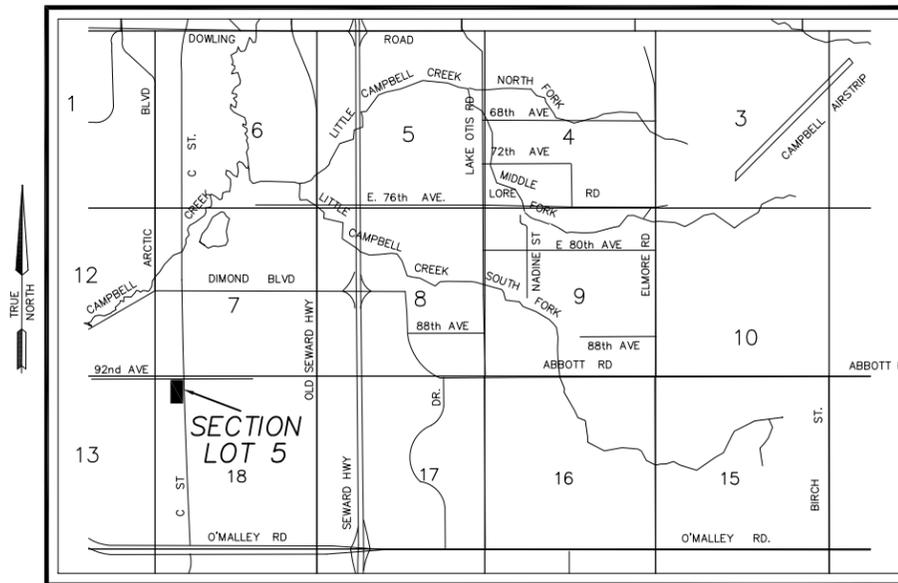
C STREET & 92nd AVENUE  
 TITLE SHEET

**ENGINEERED** TRIAD ENGINEERING  
 BY: P.O. BOX 110890  
 ANCHORAGE, AK 99511  
 (907) 561-6537

SEPTEMBER 2017

**SURVEYED** THE BOUTET CO.  
 BY: 6927 OLD SEWARD HWY, SUITE 201  
 ANCHORAGE, AK 99518  
 (907) 522-6776

**OWNER:** \_\_\_\_\_  
 RIDGE CONTRACTING, INC.  
 9600 VANGUARD DRIVE  
 ANCHORAGE, AK 99507  
 (907) 244-8043  
 CONTACT PERSON: Drew McLaughlin



**LOCATION MAP**

SCALE : 1 Inch = 1/2 Mile

<u>DESCRIPTION</u>	<u>SHEET</u>
TITLE SHEET . . . . .	C1 of 5
NOTES & GRADING PLAN . . . . .	C2 of 5
CROSS SECTIONS . . . . .	C3 of 5
WATER & SEWER IMPROVEMENTS . . .	C4 of 5
SITE/LANDSCAPE PLAN . . . . .	L1 of 5

**INDEX**

DESIGNED	DRAWN	CHECKED	DATE	BY/CHKD
B.M.	B.M.	DAG		
FILE:	C STREET & 92nd AVENUE	DATE:	SEP 2017	
JOB NO.:	17-100	CASE:		
SCALE:		HORIZ:	N/A	
		VERT:	SW2430	
		GRID:	5-9-17	
		REVISIONS:	2-19-18 ADDED WATER & SEWER IMPROV SHEET	
			5-9-17 REVISED PER NOA COMMENTS	
			4-19-17 REVISED PER NOA COMMENTS	



**TRIAD ENGINEERING**  
 P.O. Box 110890  
 Anchorage, Alaska 99511  
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 BY: \_\_\_\_\_ COMPANY: \_\_\_\_\_ DATE: \_\_\_\_\_

C STREET & 92nd AVENUE  
 NOTES &  
 GRADING PLAN

DESIGNED	DRAWN	CHECKED	DATE	REVISIONS	BY/CHKD
B.M.	B.M.	DAG			
FILE:	C STREET & 92nd AVENUE	DATE:	SEP 2017		
JOB NO.:	17-100	CASE:	REVISED FILL & GRADING NOTE 1		
SCALE:	HORIZ: 1" = 50'	VERT.:	REVISED WATER & SEWER IMPROV SHEET		
			5-9-17		GMW BJM

**SPECIAL INSPECTION NOTES**

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

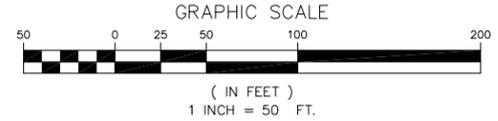
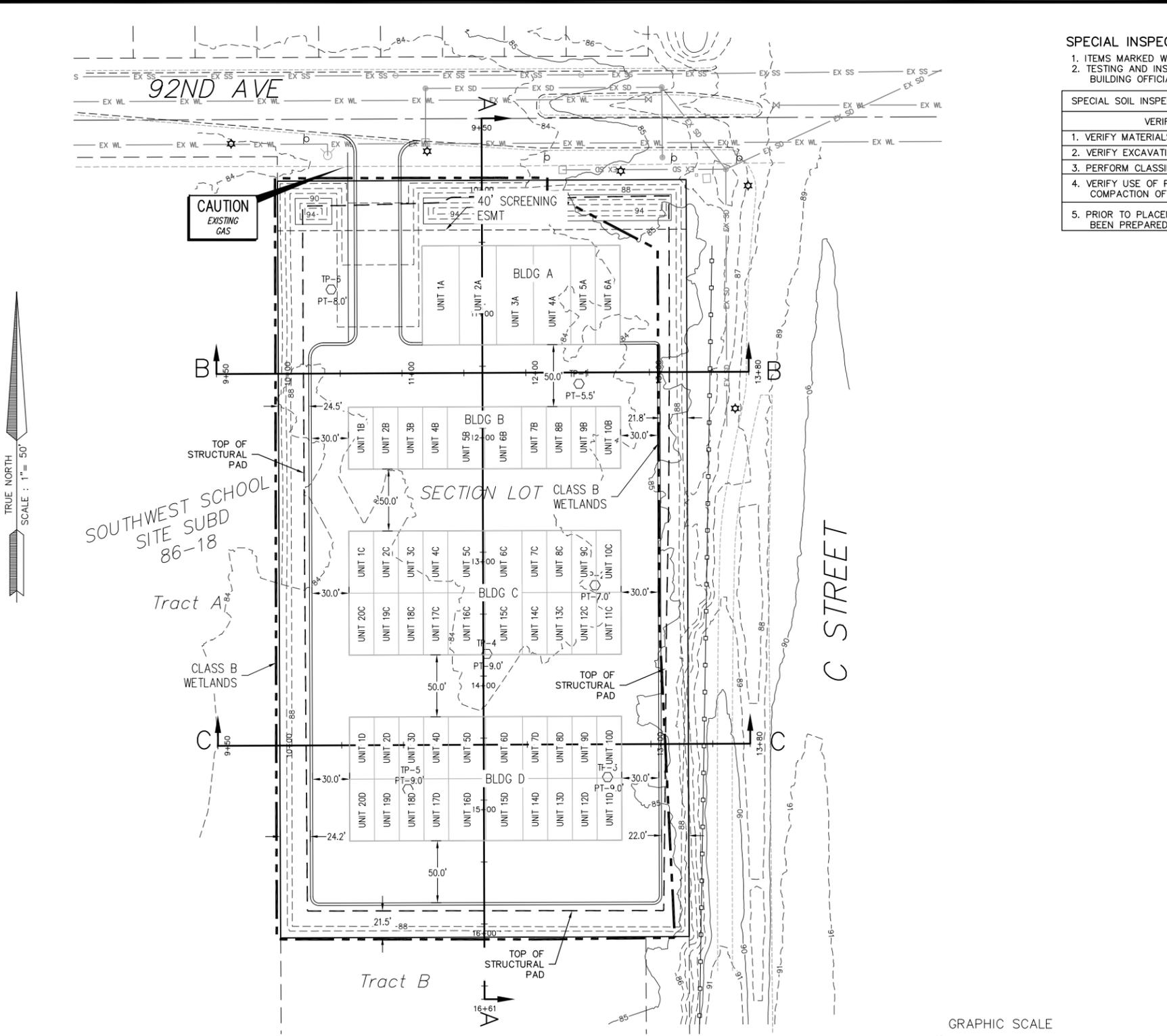
SPECIAL SOIL INSPECTION & TESTING SCHEDULE (IBC 1704.7 & TABLE 1704.7)	CONTINUOUS INSPECTION	PERIODIC INSPECTION
VERIFICATION AND INSPECTION TASK		
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED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

**FILL & GRADING NOTES**

- SLOPES TO BE SEEDED ONCE FINAL GRADE HAS BEEN MET. HAND OR HYDRO-SEEDING WILL BE INSTALLED ON ALL DISTURBED AREAS OF THE PROJECT BEFORE AUGUST 15TH, SO VEGETATION HAS SUFFICIENT TIME TO ESTABLISH BEFORE FREEZE UP.
- ALL FILL SHALL BE PLACED IN ONE FOOT LIFTS, MAXIMUM, AND COMPACTED TO 95% MINIMUM AND IN COMPLIANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS.
- PRIOR TO PLACING FILL MATERIAL, THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION. SCARIFY THE EXISTING GROUND SURFACE TO PROVIDE A BOND WITH THE PROPOSED FILL. ORGANIC SOILS MAY BE SPREAD OVER FINISHED SLOPES AND PROPOSED LOTS AT A MAXIMUM THICKNESS OF 6 INCHES.
- TERRACES AT LEAST 12 FEET WIDE SHALL BE ESTABLISHED AT THE MID POINT OF FILLS 30 FEET OR GREATER. SLOPE OF TERRACES SHALL BE 2:0% MINIMUM TOWARDS BACK OF BENCH.
- 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.
- 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.
- BOTTOM-OF-HOLE INSPECTION AND EXTENT-OF-EXCAVATION INSPECTION SHALL BE PERFORMED BY A BUILDING SAFETY INSPECTOR PRIOR TO ANY FILL PLACEMENT. ADDITIONAL MOA INSPECTIONS SHALL OCCUR FOR EVERY 25,000 C.Y. OR PORTION THEREOF, OF GRADING BEYOND 50,000 C.Y.
- FILL SLOPES SHALL NOT BE CONSTRUCTED ON NATURAL SLOPES STEEPER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50% SLOPE). WHERE SLOPES ARE STEEPER THAN 1 UNIT VERTICAL IN 5 UNITS HORIZONTAL (20% SLOPE) AND THE FILL HEIGHT IS GREATER THAN 5 FEET, A BENCH UNDER THE TOE OF THE FILL SHALL BE INSTALLED AT LEAST 10 FEET WIDE.
- AREA OF DISTURBANCE 4.6 ACRES.
- HOURS OF OPERATION WILL BE BETWEEN 6:00 A.M. TO 10:00 P.M., MON-SAT. ANY WORK SCHEDULED TO OCCUR OUTSIDE THESE HOURS OF OPERATION WILL REQUIRE A NOISE PERMIT PER AMC 15.07.070.
- NORTHERN GEOTECHNICAL ENGINEERING AND TERRA FIRMA WILL PERFORM THE REQUIRED TESTING FOR COMPACTION AS WELL AS OBSERVATIONS DURING PREPARATION OF THE NATURAL GROUND PRIOR TO FILL OPERATIONS PER SECTION 23.105.114 AND PER IBC TABLE 1704.7 WHICH REQUIRES CONTINUOUS INSPECTION DURING FILL PLACEMENT.
- MATERIAL HAULED TO THE PROJECT SITE WILL BE VIA O'MALLEY ROAD, C STREET, 92nd AVENUE TO PROJECT SITE. MATERIAL HAULED FROM THE SITE WILL BE VIA 92nd AVENUE, C STREET, DIMOND BLVD., SANDLAKE ROAD TO DISPOSAL SITE.
- PERMANENT CUT/FILL SLOPES TO BE 2:1 MAX.
- QUANTITY: FILL = 80,000 C.Y., PEAT OVER-EXCAVATION = 52,000 C.Y.
- THE CONTRACTOR SHALL MAINTAIN OPEN AND UNOBSTRUCTED ROUTES DAILY UNTIL CONSTRUCTION IS COMPLETE.
- NO FILL MATERIAL WILL BE PLACED IF FROZEN AND NO FILL SHALL BE PLACED ON FROZEN MATERIAL.
- RIDGE CONTRACTING, INC., DREW MCLAUGHLIN, HAS HIRED TERRA FIRMA TESTING, TO PERFORM THE SPECIAL INSPECTIONS.
- SPECIAL INSPECTIONS WILL FOLLOW THE REQUIREMENTS OF THE IBC TABLE 1704.7 (SEE TABLE THIS SHEET).
- A RIGHT OF WAY PERMIT IS REQUIRED FOR ANY WORK WITHIN THE MOA RIGHTS OF WAY.
- AFTER GRADING IS COMPLETED, STABILIZE ALL DISTURBED AREAS.
- TRIAD ENGINEERING WILL PERFORM THE REQUIRED CIVIL ENGINEER INSPECTIONS PER SECTION AMCR 21.90.003.E2-4 WHICH INCLUDES OBSERVATION AND REVIEW OF LINE, GRADE AND SURFACE DRAINAGE.

**PEAT EXCAVATION NOTES**

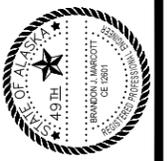
- EXISTING PEAT AS IDENTIFIED BY THE SOILS REPORT SHALL BE REMOVED DOWN TO NATIVE MATERIAL OR TO COMPETENT IN SITU FILL WITH A RELATIVE DENSITY OF 95% OR GREATER THROUGHOUT ITS DEPTH AS DETERMINED BY THE PROJECT SOILS ENGINEER, VERIFIED BY TESTING, AND APPROVED BY THE BUILDING SAFETY INSPECTOR. REPLACEMENT OF EXCAVATED MATERIAL SHALL BE WITH NON-ORGANIC FILL PLACED IN ACCORDANCE WITH FILL AND GRADING NOTE #2 ABOVE. SUBMIT ALL TEST RESULTS TO BUILDING SAFETY FOR REVIEW.



**Cut/Fill Summary**

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
PEAT QTY	1.000	1.000	201655.56 Sq. Ft.	51732.54 Cu. Yd.	4.60 Cu. Yd.	51727.94 Cu. Yd.<Cut>
PAD QTY	1.000	1.000	198778.81 Sq. Ft.	1.12 Cu. Yd.	79736.92 Cu. Yd.	79735.80 Cu. Yd.<Fill>
<b>Totals</b>			<b>400434.37 Sq. Ft.</b>	<b>51733.66 Cu. Yd.</b>	<b>79741.52 Cu. Yd.</b>	<b>28007.86 Cu. Yd.&lt;Fill&gt;</b>

POA-2017-212, Campbell Creek  
 March 14, 2018  
 Sheet 2 of 5



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 BY: \_\_\_\_\_ TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

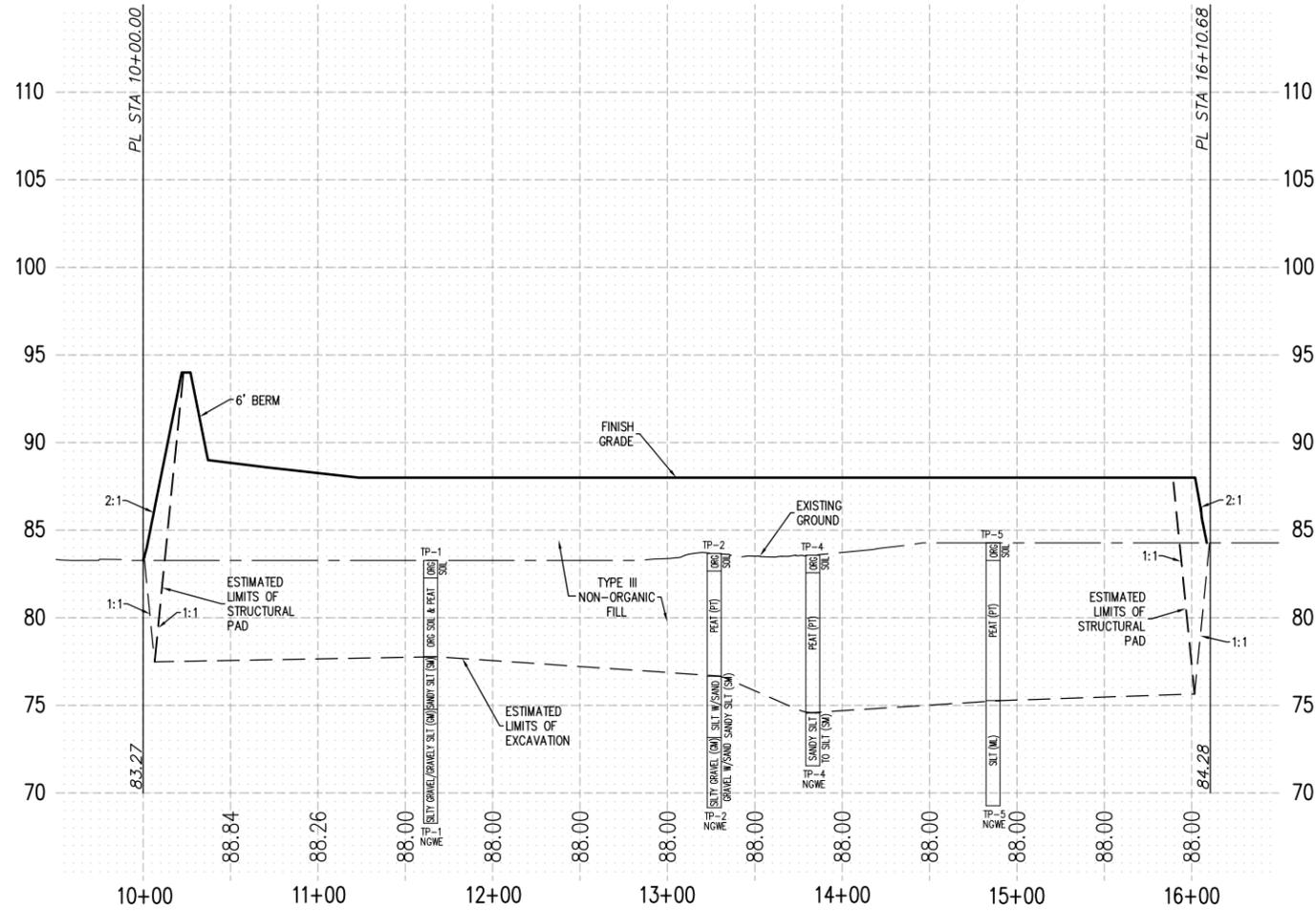
C STREET & 92nd AVENUE  
 CROSS SECTIONS

DATE	REVISIONS	BY/CHKD
2-19-18	ADDED WATER & SEWER IMPROV SHEET	
5-9-17	REVISED PER MDT COMMENTS	(GWT/BM)

SHEET **C3** OF **5**

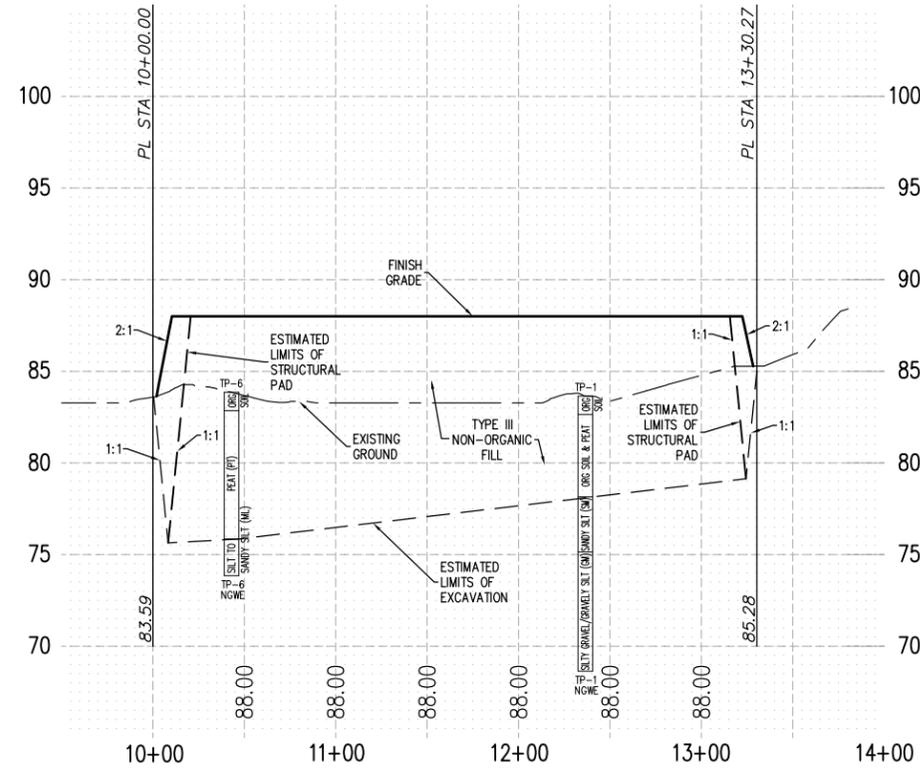
CROSS SECTION A-A

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



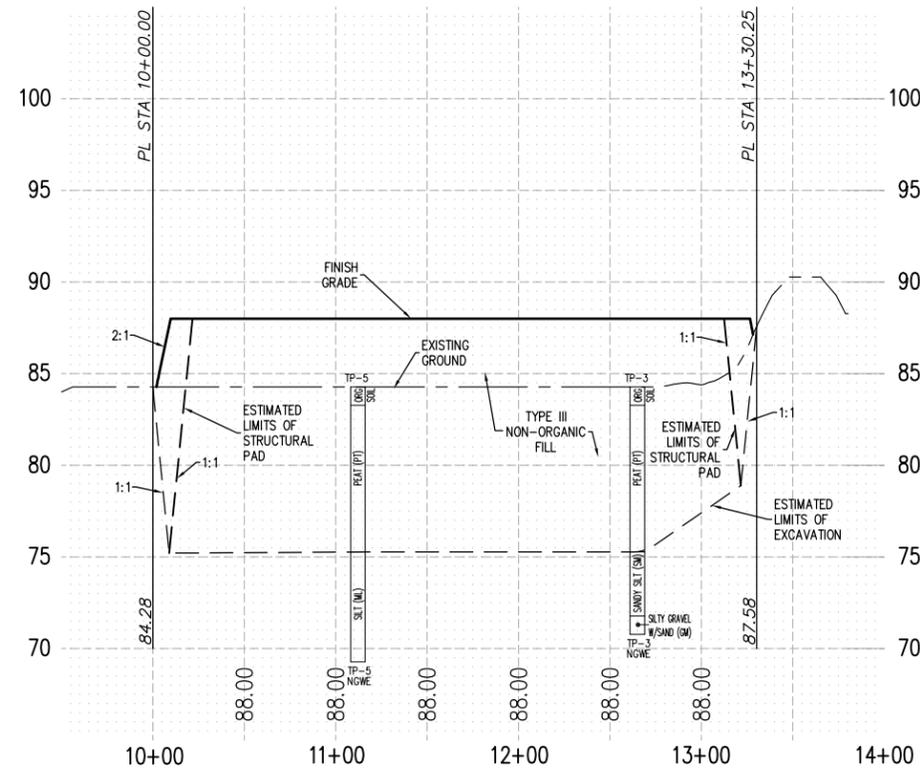
CROSS SECTION B-B

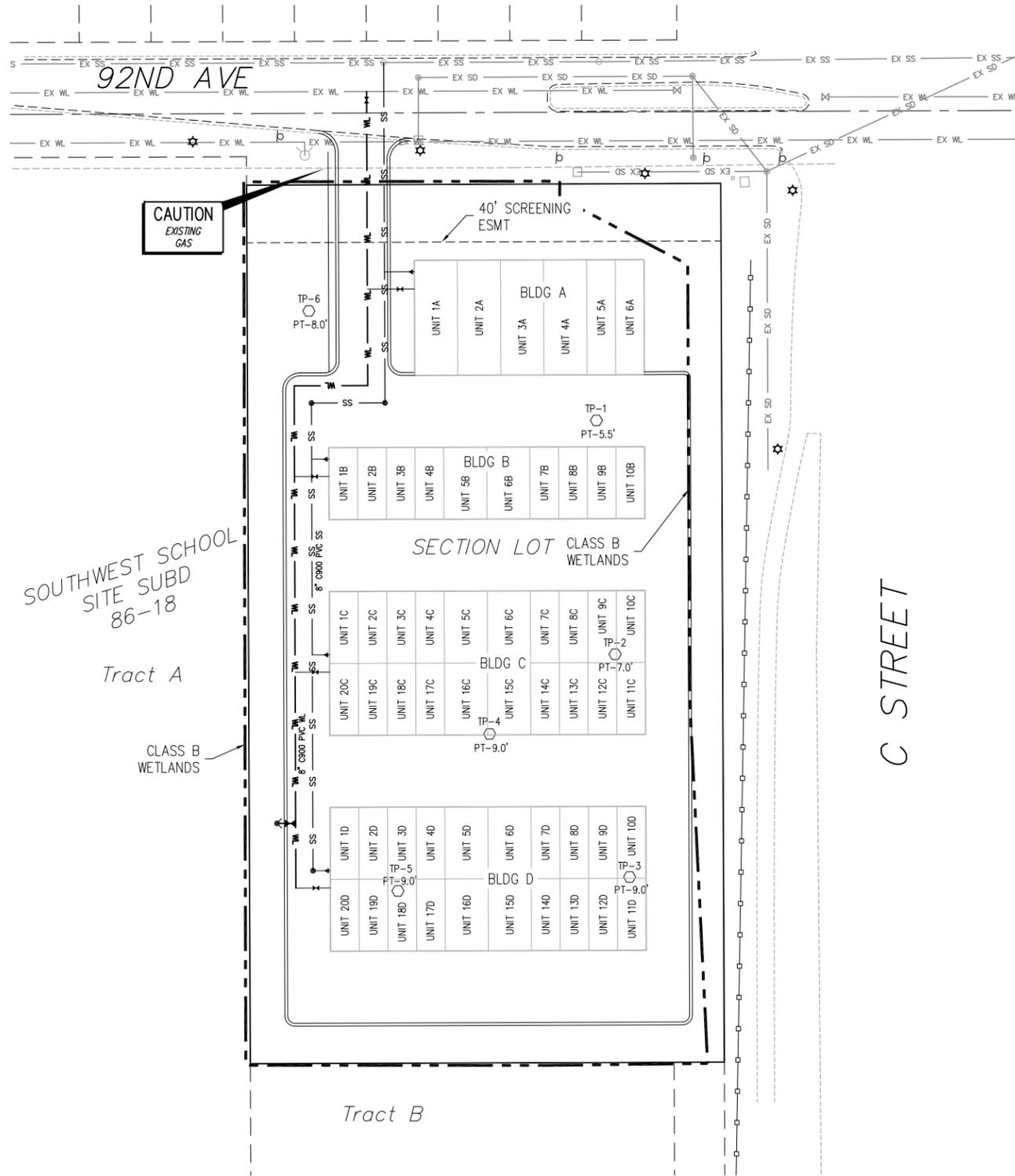
PROFILE SCALE: HORZ: 1" = 50'  
 VERT: 1" = 5'



CROSS SECTION C-C

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

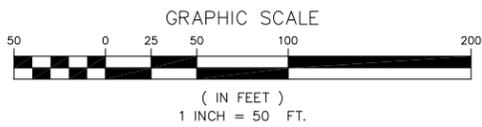




SOUTHWEST SCHOOL SITE SUBD 86-18  
Tract A

CLASS B WETLANDS

Tract B



LEGEND

- EX WL — EXISTING & PROPOSED WATER MAIN (PLAN VIEW)
- SS — EX SS — EXISTING & PROPOSED SEWER MAIN (PLAN VIEW)
- SP — EX SS — EXISTING & PROPOSED STORM MAIN (PLAN VIEW)
- — 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
- — EXISTING CURB & GUTTER
- — EXISTING PAVEMENT
- — PROPOSED PAVEMENT
- — EXISTING SIDEWALK
- — PROPOSED SIDEWALK
- — EXISTING MAJOR & MINOR CONTOURS
- — PROPOSED MAJOR & MINOR CONTOURS
- — PROPOSED SIGN
- — TOP OF CUT
- — TOE OF FILL
- ⊗ ⊠ 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 STORM DRAIN FOOTING CONNECT
- ⊗ ⊠ PROPOSED ROOF DRAIN CLEANOUT
- ⊗ ⊠ EXISTING & PROPOSED STREET LIGHT
- ⊗ ⊠ EXISTING & PROPOSED J-BOX LOCATION
- ⊗ ⊠ EXISTING & PROPOSED LOAD CENTER LOCATION
- ⊗ ⊠ EXISTING & PROPOSED METER PED LOCATION
- ⊗ ⊠ PROPOSED SIGN POST NUMBER
- ⊗ ⊠ EXISTING & PROPOSED BLOCK NUMBERS
- DRAINAGE FLOW ARROW
- ⊗ TH-1 TEST HOLE LOCATION/NUMBER

WATER NOTES

- ALL CONSTRUCTION SHALL BE INSTALLED AS SPECIFIED IN THE 2015 EDITION OF THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS FOR STREETS-DRAINAGE-UTILITIES-PARKS (MASS), THE 2012 EDITION OF THE AWWU DESIGN AND CONSTRUCTION PRACTICES MANUAL AND THE SPECIAL PROVISIONS AND THE DEPT. OF PUBLIC WORKS "DESIGN CRITERIA MANUAL" FOR STREETS AND STORM DRAINAGE.
- 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.
- 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.
- 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.
- SOILS DATA WAS PROVIDED BY NORTHERN GEOTECHNICAL ENGINEERING, INC./TERRA FIRMA TESTING.
- 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.
- 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 (ADECC)) - ONLY WHEN REQUIRED
- ALL WATER MAINS SHALL BE C900 DR18 RJB PVC PIPE.
- ALL FIRE LINES SHALL HAVE RESTRAINED FITTINGS.
- WATER SERVICE CONNECTS SHALL BE 4" C900 PVC PIPE OR EQUAL.
- WATER SERVICES SHALL BE PLACED NO CLOSER THAN: 15 FEET HORIZONTALLY MEASURED TO ANY FIRE HYDRANT OR FIRE HYDRANT LEG; 10 FEET HORIZONTALLY MEASURED TO ANY SANITARY SEWER MAIN, SANITARY SEWER SERVICE, STORM SEWER, FOOTING DRAIN, STREET LIGHT, TRANSFORMER PAD, ELECTRICAL/TELEPHONE/CABLE BOX; AND 5 FEET HORIZONTALLY MEASURED TO ANY SIDE LOT LINE.
- THE CONTRACTOR SHALL PROVIDE ALL SETUP AND TEAR DOWN REQUIRED TO OPEN BORE FLUSH NEWLY INSTALLED WATER PIPE. AWWU WILL PROVIDE FLUSH WATER FROM THE AWWU WATER DISTRIBUTION SYSTEM. THE CONTRACTOR MUST REQUEST WATER AT LEAST 48 HOURS PRIOR TO OPEN BORE FLUSHING. OPEN BORE FLUSHING MUST TAKE PLACE PRIOR TO INSTALLATION OF WATER SERVICES.
- ALL WATER MAIN, SERVICE TRENCHES AND PIPE BEDDING SHALL BE CLASS E, COMPACTED TO 95% OF MAXIMUM DENSITY.
- ALL WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF 10" BURY AT ALL POINTS.
- ALL VALVE BOXES SHALL HAVE DUST PANS AND BE INSTALLED IN ACCORDANCE WITH MASS DTL. 60-08 & 60-09.
- CONTRACTOR TO PROVIDE A MEANS OF FLUSHING ALL WATER LINES (TYPICAL FOR DEAD ENDS) INCLUDING SERVICES.
- THE CONTRACTOR SHALL PROVIDE AWWU FIELD SERVICES (SEE 2015 MASS & DCPM) A MINIMUM OF 48-HOUR ADVANCE NOTIFICATION TO SCHEDULE A LIVE TAP.
- WATER SERVICE CONNECT SADDLE SHALL BE TYPE ROMAC 306 OR APPROVED EQUAL.
- CONTRACTOR SHALL FOLLOW THE UNI-BELL AND AWWU TAPPING GUIDE WHEN INSTALLING WATER SERVICE CONNECTS.

SEWER NOTES

- EXISTING CUSTOMERS SHALL BE NOTIFIED SEVENTY-TWO (72) HOURS IN ADVANCE OF SANITARY SEWER SERVICE INTERRUPTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY SANITARY SEWER SERVICE TO THE EXISTING CUSTOMERS IF DEEMED NECESSARY BY THE ENGINEER.
- ALL MANHOLES SHALL HAVE A MINIMUM OF ONE SIX (6) INCH GRADE RING. MAXIMUM GRADE RING ADJUSTMENT SHALL NOT EXCEED TWO (2) SIX (6) INCH GRADE RINGS.
- ALL SANITARY SEWER MAINS SHALL BE C900 DR18 PVC PIPE UNLESS OTHERWISE NOTED.
- SANITARY SEWER SERVICES SHALL BE 6-INCH C900 DR18 PVC PIPE OR EQUAL. THE MINIMUM SLOPE FOR 6-INCH SANITARY SEWER SERVICE SHALL NOT BE LESS THAN 1%.
- SANITARY SEWER SERVICE LINES SHALL BE PLACED NO CLOSER THAN: 15 FEET HORIZONTALLY MEASURED TO ANY FIRE HYDRANT OR FIRE HYDRANT LEG; 10 FEET HORIZONTALLY MEASURED TO ANY WATER MAIN, WATER SERVICE, STREET LIGHT, TRANSFORMER PAD, ELECTRICAL/TELEPHONE/CABLE BOX, STORM SEWER, FOOTING DRAIN; AND 5 FEET HORIZONTALLY MEASURED TO ANY SIDE LOT LINE.
- ALL SEWER MAIN, SERVICE TRENCHES AND PIPE BEDDING SHALL BE CLASS E, COMPACTED TO 95% OF MAXIMUM DENSITY.
- STATIONING IS ALONG CENTERLINE OF SEWER PIPE.
- ALL SEWER LINE ELEVATIONS SHOWN ARE TO INVERT OF PIPE.
- MANHOLE LID ELEVATIONS SHOWN ON THE PLANS ARE 1/2" BELOW FINISH ASPHALT GRADE, 0" BELOW BACKYARDS AND GRAVEL TRAVELED WAYS, AND 24" ABOVE UNDEVELOPED AREAS.
- ALL SANITARY SEWER MANHOLES SHALL BE WATERPROOFED AND INSTALLED WITH WRAPID SEAL PER MASS DETAIL 50-01, UNLESS NOTED OTHERWISE.
- THERE ARE NO MULTI-FAMILY OR COMMERCIAL WELLS WITHIN 200 FEET OR DOMESTIC WELLS WITHIN 100 FEET OF THE PROPOSED SANITARY SEWER MAIN.
- SEWER CONNECT SADDLE SHALL BE TYPE ROMAC CB4.80UN OR APPROVED EQUAL.

POA-2017-212, Campbell Creek  
March 14, 2018  
Sheet 4 of 5

Fill/Grading/Excavation Permit C17-1231



**TRIAD ENGINEERING**  
P.O. Box 110890  
Anchorage, Alaska 99511  
(907) 565-5777  
www.triadak.com

RECORD DRAWING

1. DATA PROVIDED

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

CONTRACTOR: \_\_\_\_\_

By: \_\_\_\_\_ DATE: \_\_\_\_\_

2. DATA TRANSFERRED

By: \_\_\_\_\_

COMPANY: \_\_\_\_\_

DATE: \_\_\_\_\_

3. DATA TRANSFER CHECKED

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

By: \_\_\_\_\_

COMPANY: \_\_\_\_\_

By: \_\_\_\_\_ DATE: \_\_\_\_\_

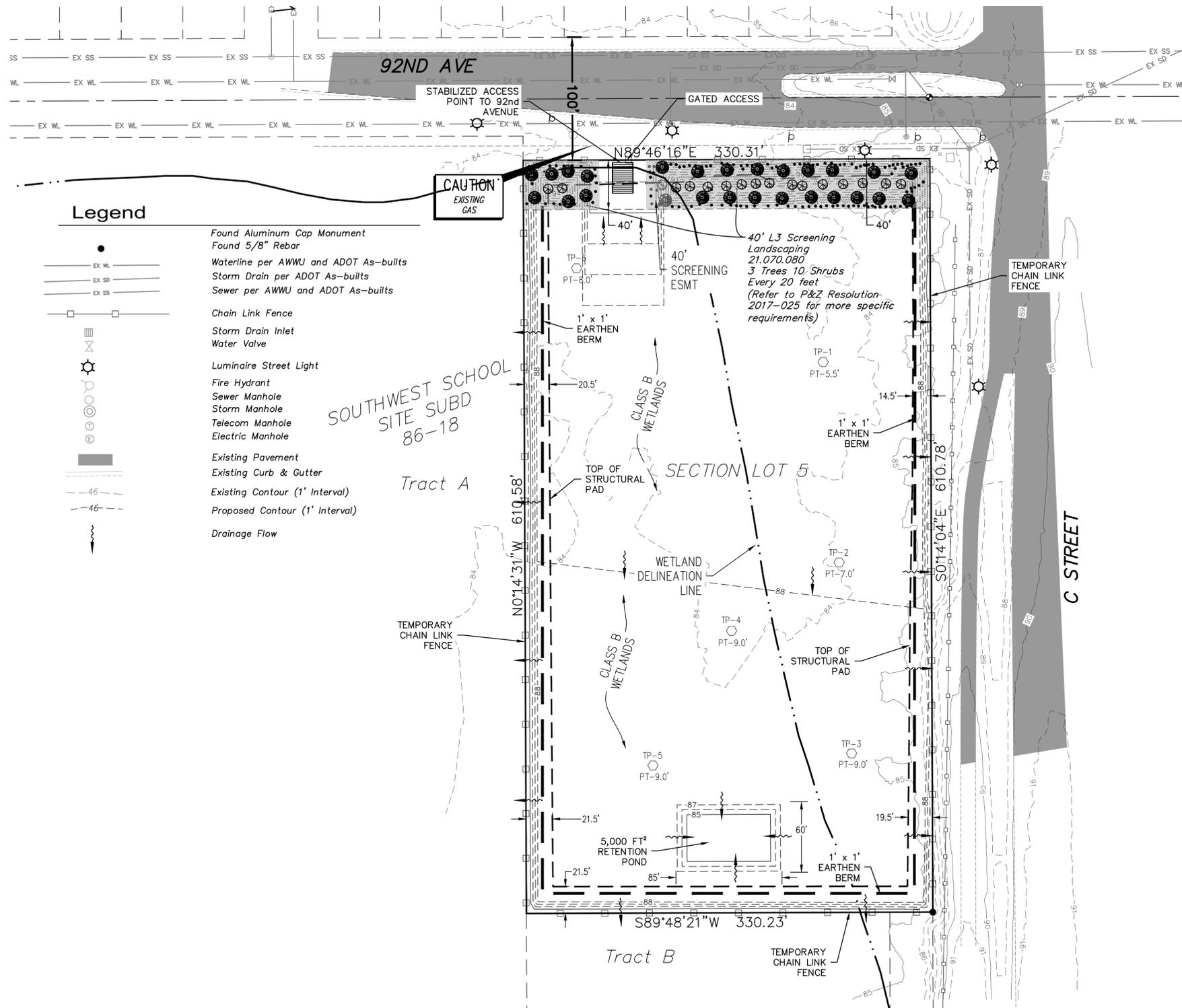
TITLE: \_\_\_\_\_

C STREET & 92nd AVENUE  
WATER & SEWER  
IMPROVEMENT PLAN

DESIGNED	DRAWN	CHECKED	DATE
B.M.	B.M.	DAG	
FILE:	C STREET & 92nd AVENUE	CASE:	DATE: SEP 2017
JOB NO.:	17-100	SCALE:	HORIZ: 1" = 50'
VERT.:	SN2430		VERT.:

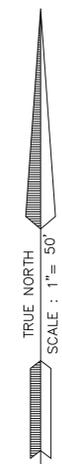
SHEET

C4 OF 5



**Legend**

- Found Aluminum Cap Monument
- Found 5/8" Rebar
- EX WL Waterline per AWWU and ADOT As-built
- EX SD Storm Drain per ADOT As-built
- EX SS Sewer per AWWU and ADOT As-built
- Chain Link Fence
- ▭ Storm Drain Inlet
- ⊕ Water Valve
- ⊙ Luminaire Street Light
- ⊕ Fire Hydrant
- ⊕ Sewer Manhole
- ⊕ Storm Manhole
- ⊕ Telecom Manhole
- ⊕ Electric Manhole
- ▭ Existing Pavement
- ▭ Existing Curb & Gutter
- - - 46 Existing Contour (1' Interval)
- - - 46 Proposed Contour (1' Interval)
- Drainage Flow

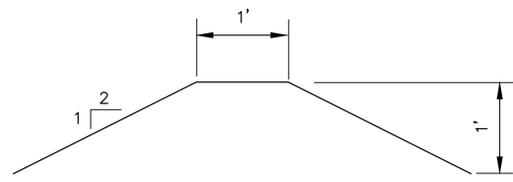


**Notes:**

1. BASIS OF BEARINGS ARE THE FOUND MONUMENTS, PER PLAT 2012-98.
2. BASIS OF ELEVATION IS GAAB DATUM, 1972 NGS ADJUSTMENT.

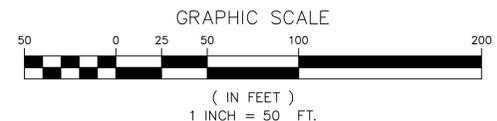
**SITE PLAN INFORMATION (AMC 21.05.060.E.5)**

- A. SITE PLAN SHOWING:
  1. DRAINAGE - ALL DRAINAGE IS CONTAINED ONSITE.
  2. EXISTING/PROPOSED CONTOURS - AS SHOWN.
  3. WATER TABLE INFORMATION - NOT ENCOUNTERED DURING THE SOILS INVESTIGATION.
  4. VEHICULAR ACCESS - NW CORNER OF THE SITE VIA 92ND AVENUE.
- B. EROSION AND SEDIMENT CONTROL PLAN - A STABILIZED ENTRY IS PROVIDED AT THE PROJECT ENTRANCE. BMP'S WILL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SWPPP.
- C. EXISTING SOIL TYPES - A 5 TO 9 FOOT DEEP LENS OF PEAT (PT) EXISTS ABOVE SANDY SILT (ML).
- D. SEE ATTACHED LANDSCAPING PLAN FOR FINAL SITE RESTORATION.
- E. SECURITY PLAN - A TEMPORARY CHAIN LINK FENCE WITH LOCKED, GATED ACCESS IS PROVIDED AROUND THE PERIMETER OF THE PROJECT.
- F. 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.
- G. EXISTING PEAT WILL BE REMOVED DOWN TO LIMITS OF SANDY SILT. INCOMING FILL WILL CONSIST OF NON-ORGANIC MATERIAL CAPABLE OF 95% COMPACTION.
- H. PROJECTED TRAFFIC COUNTS - ESTIMATED 200 TRIPS PER DAY (100 INCOMING - 100 OUTGOING).
- I. QUANTITY OF FILL - APPROXIMATELY 80,000 CUBIC YARDS OF MATERIAL WILL BE NEEDED TO REACH FINISHED GRADE AS SHOWN BELOW.
- J. ACCEPTED MATERIALS - NON-ORGANIC MATERIAL CAPABLE OF 95% COMPACTION. ORGANIC MATERIAL MAY BE USED FOR SURFICIAL LANDSCAPING PURPOSES.



**PERIMETER EARTHEN BERM**

SCALE 1" = 1'



SITE PLAN / LANDSCAPE PLAN  
 Located on  
 U.S. Government Lot 5 (Remnant)  
 Township 12 North, Range 3 West, Section 18, Seward  
 Meridian, Alaska  
 According to the official BLM Plat, dated February 19, 1964

MOA Grid Map: SW2430	
Scale: 1"=50'	
Drawn By: TH	Checked:
Job No.	
Date: 8/15/2017	
Plat No.:	
SHEET: L1 of 4	

