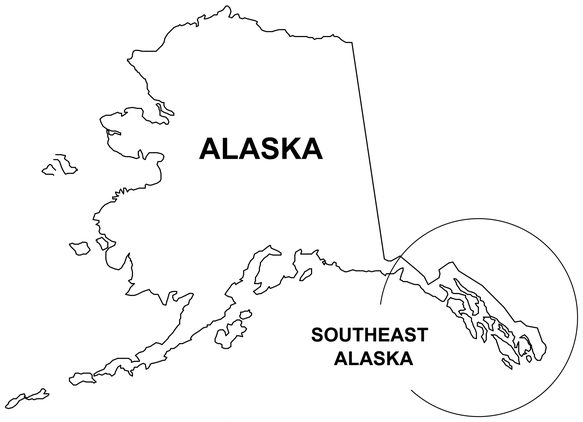
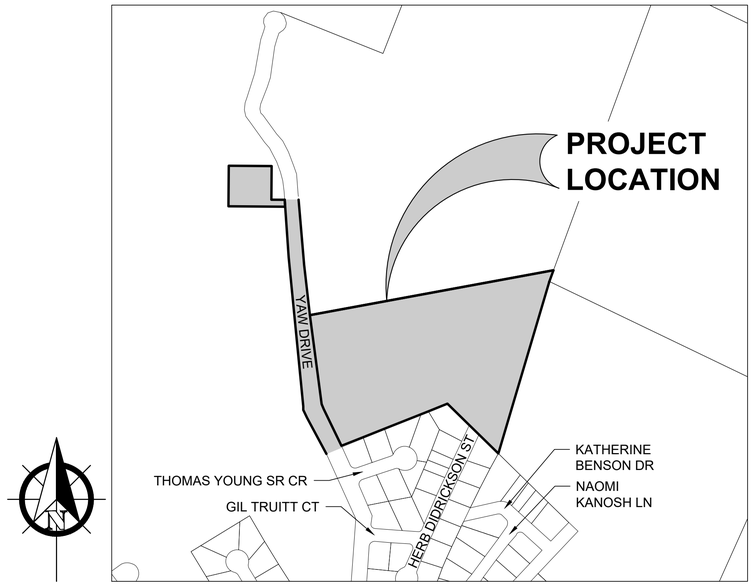
BARANOF ISLAND HOUSING AUTORITY

KAASDA HEEN SHAAK SUBDIVISION PHASE II



LOCATION MAP



PROJECT MAP

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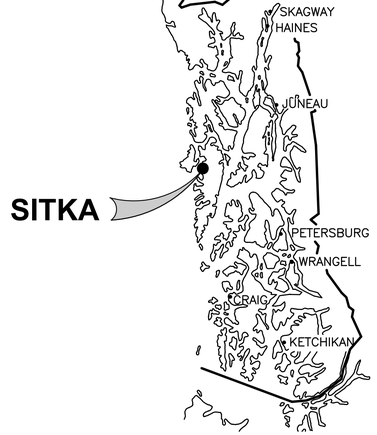
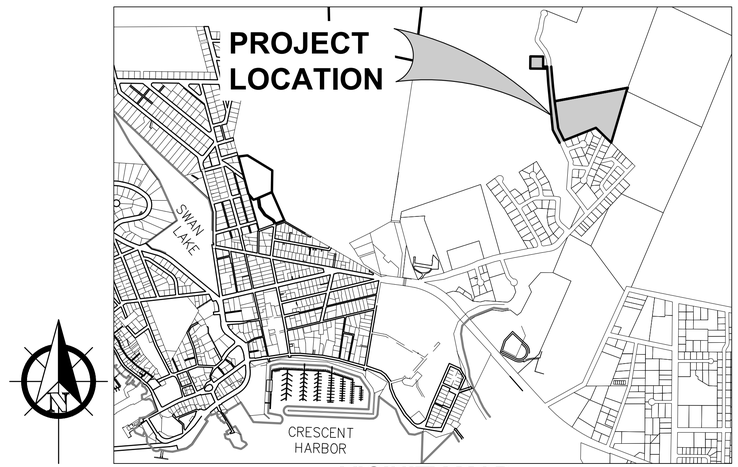
SCALE (FEET)



SOUTHEAST
ALASKA



VICINITY MAP

1000 0 500 1000

SCALE (FEET)

DRAWING INDEX

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Baranof Island Housing Authority

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SCALE:

65% REVIEW

DATE: 4/16/2026

SITKA, ALASKA
BARANOF ISLAND HOUSING AUTHORITY
YAW DRIVE SUBDIVISION

SHEET TITLE:

COVER SHEET

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

G001

N:\23xxx\232064 BIHA Yaw Drive Subdivision\G. Drawings\Civil\232064_Cover Sheet Legend Abbrev.dwg — Mmcguan — 4/16/2026

GENERAL NOTES

1. 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.

2. PROPERTY DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS PRE-CONSTRUCTION CONDITION OR BETTER AT NO ADDITIONAL COST TO THE OWNER.

3. PROPERTY LINE LOCATIONS USED IN THESE PLANS ARE DERIVED FROM RECORD PLATS AND DO NOT REPRESENT A BOUNDARY SURVEY.

4. 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

5. 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.

6. 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.

7. THE CONTRACTOR SHALL NOTIFY CBS PUBLIC WORKS AND ALL AFFECTED RESIDENTS OF PROPOSED UTILITY SERVICE INTERRUPTIONS AT LEAST 72 HOURS PRIOR TO WORK.

8. 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).

9. 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.

10. ALL ITEMS DESIGNATED TO BE REMOVED, INCLUDING PAVEMENT, SHALL BE DISPOSED OF AT CONTRACTOR-PROVIDED DISPOSAL SITE, APPROVED BY THE ENGINEER, EXCEPT AS NOTED.

11. 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.

12. 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.

13. 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.

14. TEMPORARY STAIRS OR RAMPS SHALL BE PROVIDED AS REQUIRED FOR PEDESTRIAN ACCESS TO WALKWAYS DURING THE CONSTRUCTION PERIOD.

15. AT NO TIME SHALL CONCRETE BE POURED AGAINST TREE ROOTS.

16. 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.

17. 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.

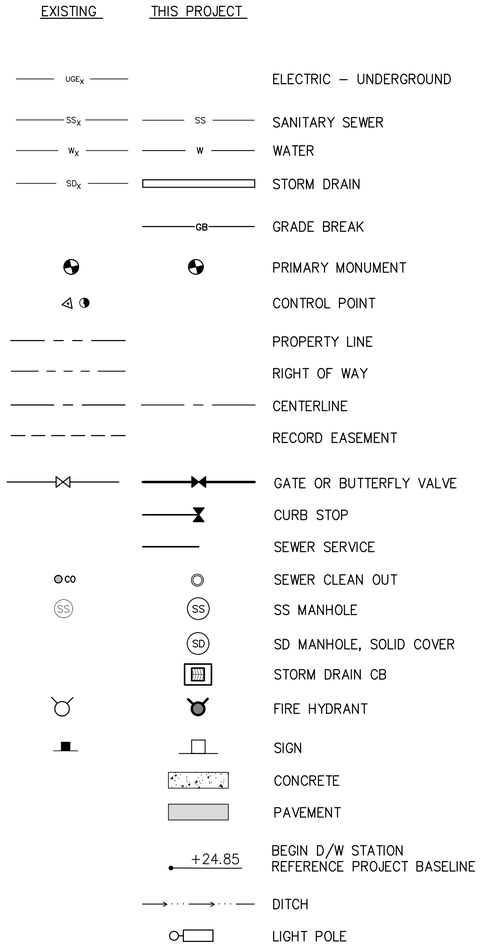
18. HORIZONTAL DIMENSIONS ON PLAN AND PROFILE SHEETS TO PIPELINES, MANHOLES, AND OTHER FACILITIES, ARE TO THE CENTERLINES OF THOSE FACILITIES UNLESS SPECIFICALLY NOTED OTHERWISE. PIPELINE LENGTHS ARE MEASURED HORIZONTALLY. (I.E. PLANAR - NOT CORRECTED FOR SLOPE)

19. 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).

20. MATCH EXISTING GRADES AT PROJECT LIMITS AND WHERE REQUIRED TO MATCH ELEVATIONS AT EXISTING ROADS.

21. 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



ABBREVIATIONS

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

PRELIMINARY ESTIMATE OF QUANTITIES

ITEM DESCRIPTION	QUANTITY	UNIT
ASPHALT REMOVAL	107	SY
CLEARING AND GRUBBING	5	ACRES
USEABLE EXCAVATION	1,300	CY
UNSUITABLE EXCAVATION	32,345	CY
CLASS A SHOT ROCK BORROW	7105	CY
CLASS B SHOT ROCK BORROW	31010	CY
BASE COURSE	1619	CY
GEOTEXTILE (SEPARATION)	143	SY
PCC CURB AND GUTTTER	1093	LF
PCC SIDEWALK 4" THICK	256	SY
PCC SIDEWALK 6" THICK	302	SY
PCC SLAB 8" THICK	12	SY
DETECTABLE TILE, 2'X2'	10	EACH
A.C. PAVEMENT, TYPE II, CLASS B, 3" THICK	7,575	SY
8" PVC C900 SDR 25 SEWER PIPE	1,855	LF
CONNECT TO EXISTING SEWER MAIN	2	EACH
SEWER MANHOLE, TYPE A	9	EACH
SANITARY SEWER SERVICE, 4" PVC	1,320	LF
18" CPEP, TYPE S PIPE	217	LF
12" CPEP, TYPE S PIPE	535	LF
TYPE III CATCH BASIN	4	EACH
OPEN DITCH	1,743	LF
8" HDPE SDR 11 WATER PIPE	1,385	LF
12" HDPE SDR 11 WATER PIPE	535	LF
CONNECT TO EXISTING WATER MAIN	2	EACH
8" GATE VALVE AND VALVE BOX	6	EACH
12" GATE VALVE AND VALVE BOX	1	EACH
FIRE HYDRANT ASSEMBLY	5	EACH
WATER SERVICE, 1" HDPE	1,305	LF
INSULATION BOARD - 2" THICK	96	SF

NOTE: QUANTITIES BASED ON 65% DESIGN AND ARE SUBJECT TO CHANGE AS DESIGN PROGRESSES.

Baranof Island Housing Authority

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1	6/11/25	ADDENDUM No. 2	MSG	SCS	SCS

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SITKA, ALASKA
BARANOF ISLAND HOUSING AUTHORITY
YAW DRIVE SUBDIVISION

SHEET TITLE:
GENERAL NOTES, LEGEND AND ABBREVIATIONS

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

G002

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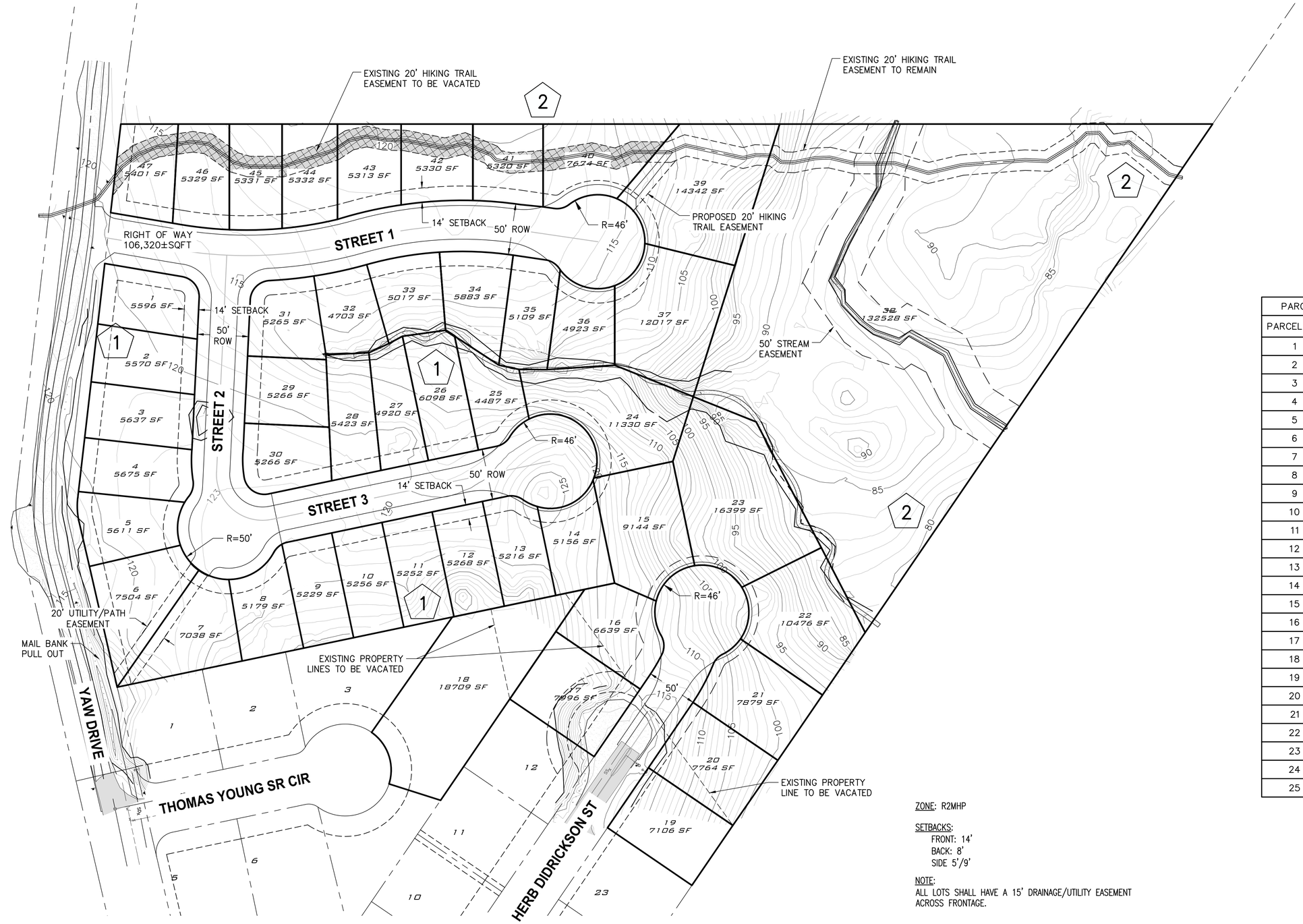

LEGEND

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

PARCEL SUMMARY	
PARCEL No.	AREA (SF)
1	5595.56
2	5570.30
3	5637.10
4	5674.94
5	5611.26
6	7503.69
7	7037.88
8	5178.88
9	5229.35
10	5255.77
11	5251.67
12	5268.24
13	5215.69
14	5156.34
15	9144.27
16	6638.74
17	7996.43
18	18709.37
19	7105.85
20	7763.84
21	7878.89
22	10476.40
23	16398.86
24	11329.53
25	4487.08

PARCEL SUMMARY	
PARCEL No.	AREA (SF)
26	6098.27
27	4920.46
28	5423.34
29	5266.42
30	5265.74
31	5265.09
32	4703.06
33	5016.88
34	5882.79
35	5109.25
36	4923.02
37	12016.74
38	132528.30
39	14342.42
40	7673.61
41	5319.92
42	5329.95
43	5313.49
44	5331.97
45	5330.93
46	5328.98
47	5400.77

ZONE: R2MHP

SETBACKS:
FRONT: 14'
BACK: 8'
SIDE 5'/9'

NOTE:
ALL LOTS SHALL HAVE A 15' DRAINAGE/UTILITY EASEMENT ACROSS FRONTAGE.

N

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SITKA, ALASKA
BARANOF ISLAND HOUSING AUTHORITY
YAW DRIVE SUBDIVISION

SHEET TITLE:
PROPOSED PARCEL LAYOUT

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

G003

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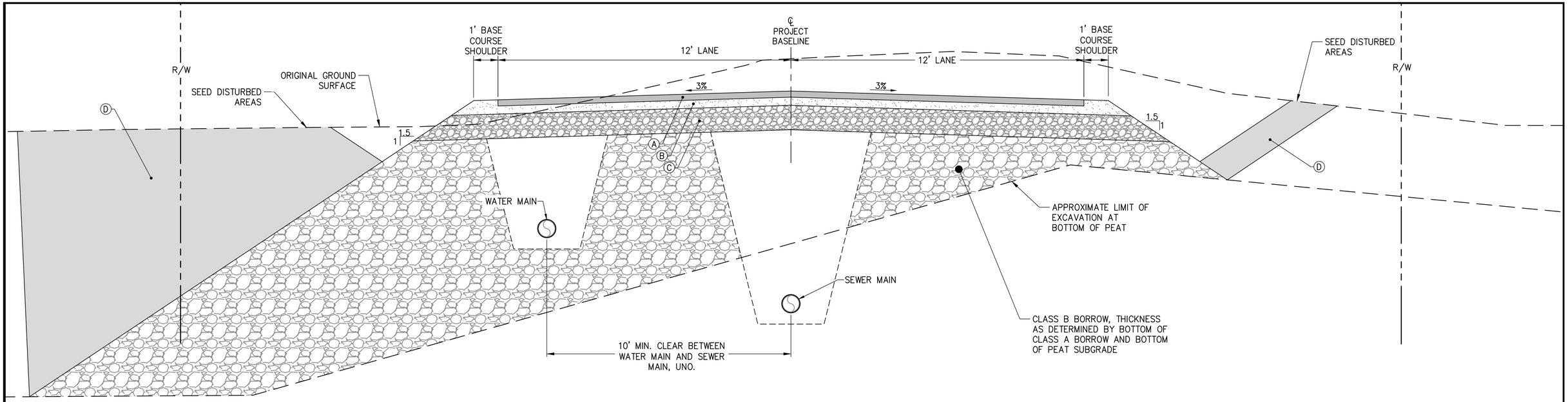

2 - STREET 2 ROCK SECTION
APROX STA 11+60 TO 12+30

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. CURB AND GUTTER FOR YAW DRIVE SHALL BE STANDARD CURB AND GUTTER. CURB AND GUTTER FOR STREET 1 SHALL BE ROLLED CURB AND GUTTER PER DETAIL 3 SHEET C014.
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 PER OSHA AND SUBSURFACE CONDITIONS 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
Ⓐ	3"t. AC PAVEMENT
Ⓑ	4"t. BASE COURSE , SEE NOTE 9
Ⓒ	12"t. MIN. CLASS A SHOT ROCK BORROW
Ⓓ	SUITABLE EXCAVATION FROM TRAFFIC WAYS. THICKNESS PER ENGINEER.

Baranof Island Housing Authority

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SITKA, ALASKA
BARANOF ISLAND HOUSING AUTHORITY
YAW DRIVE SUBDIVISION

SHEET TITLE: **TYPICAL SECTIONS**

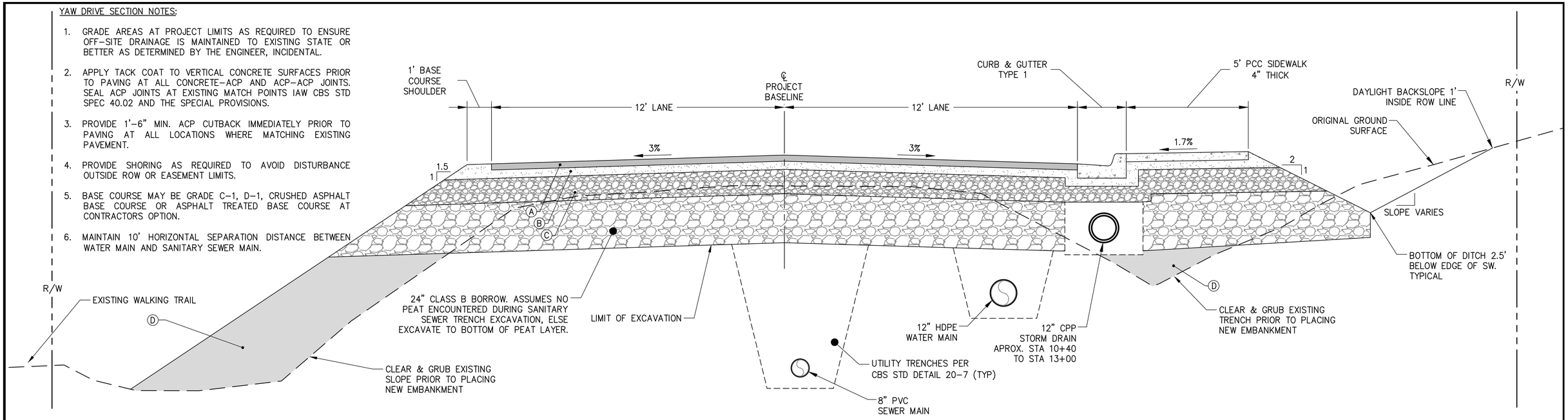
PND PROJECT #: 232064 C.A.N. NO.: AECC250

C001

N:\23xxx\232064 BIHA Yaw Drive Subdivision\G. Drawings\Civil\232064_Typical Sections.dwg - Mmcguan - 4/16/2026

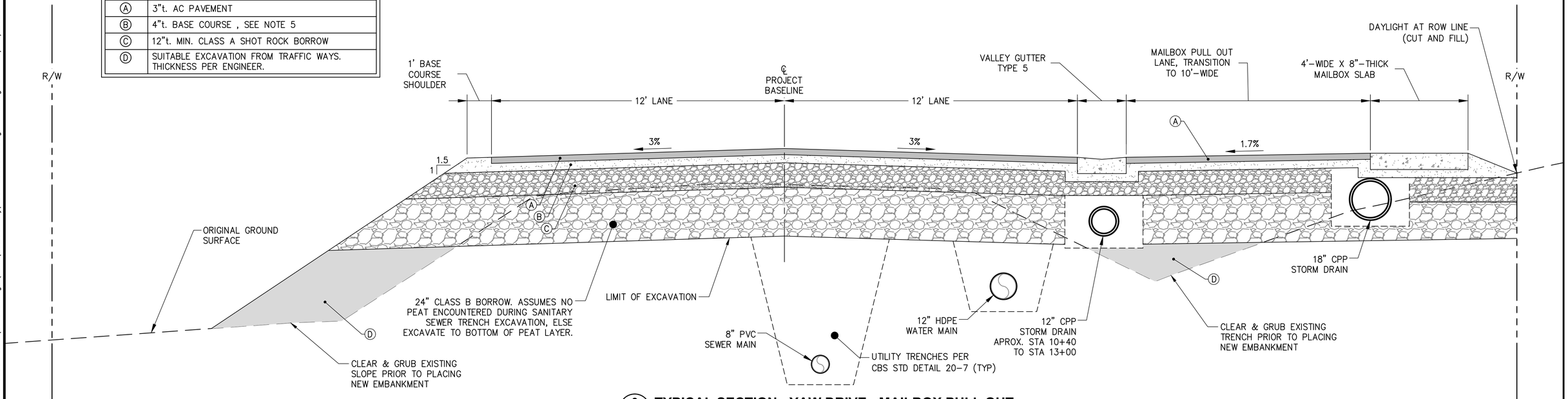
YAW DRIVE SECTION NOTES:

1. 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.
2. APPLY TACK COAT TO VERTICAL CONCRETE SURFACES PRIOR TO PAVING AT ALL CONCRETE-ACP AND ACP-ACP JOINTS. SEAL ACP JOINTS AT EXISTING MATCH POINTS IAW CBS STD SPEC 40.02 AND THE SPECIAL PROVISIONS.
3. PROVIDE 1'-6" MIN. ACP CUTBACK IMMEDIATELY PRIOR TO PAVING AT ALL LOCATIONS WHERE MATCHING EXISTING PAVEMENT.
4. PROVIDE SHORING AS REQUIRED TO AVOID DISTURBANCE OUTSIDE ROW OR EASEMENT LIMITS.
5. BASE COURSE MAY BE GRADE C-1, D-1, CRUSHED ASPHALT BASE COURSE OR ASPHALT TREATED BASE COURSE AT CONTRACTORS OPTION.
6. MAINTAIN 10' HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAIN AND SANITARY SEWER MAIN.



1 / C001 **TYPICAL SECTION - YAW DRIVE - STEEP EMBANKMENT LEFT B.O.P TO STA 12+00**

MATERIAL SCHEDULE	
SYMBOL	MATERIAL DESCRIPTION
Ⓐ	3"t. AC PAVEMENT
Ⓑ	4"t. BASE COURSE , SEE NOTE 5
Ⓒ	12"t. MIN. CLASS A SHOT ROCK BORROW
Ⓓ	SUITABLE EXCAVATION FROM TRAFFIC WAYS. THICKNESS PER ENGINEER.



2 / C001 **TYPICAL SECTION - YAW DRIVE - MAILBOX PULL OUT STA 11+00 TO STA 11+75**

Baranof Island Housing Authority

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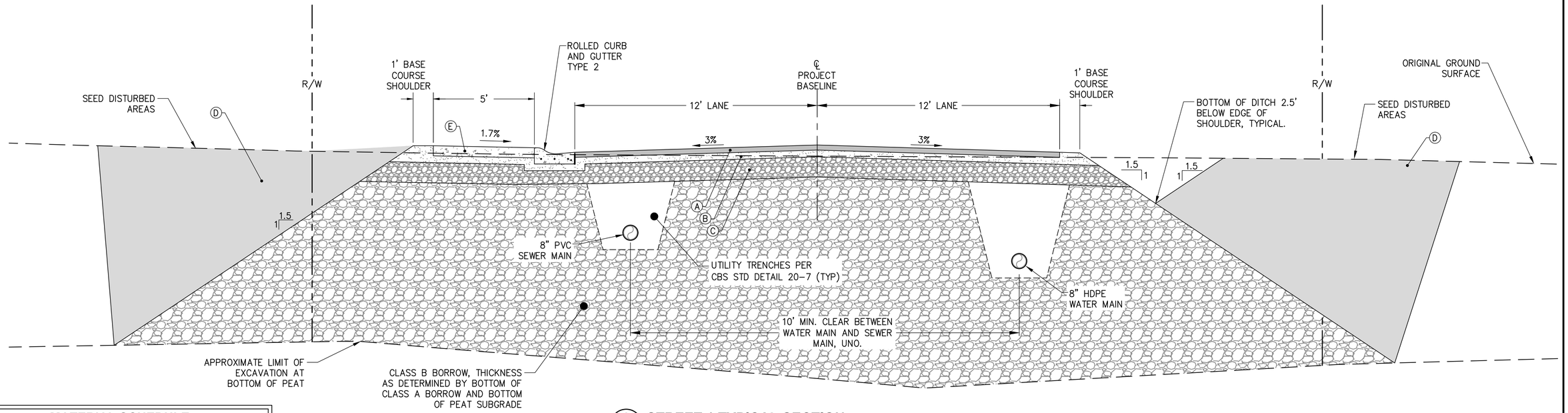
SITKA, ALASKA
BARANOF ISLAND HOUSING AUTHORITY
YAW DRIVE SUBDIVISION

SHEET TITLE: **TYPICAL SECTIONS**

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

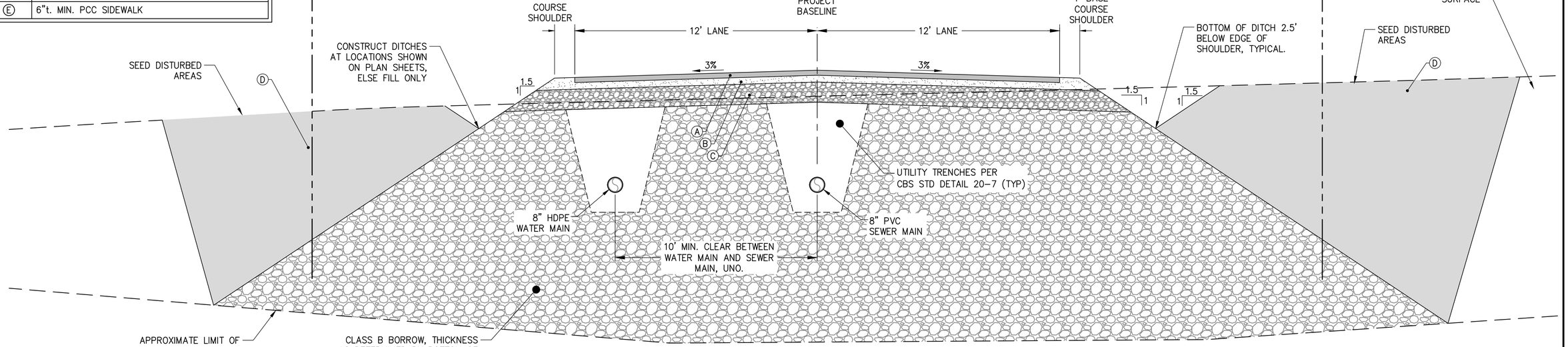
C002

N:\23xxx\232064 BIHA Yaw Drive Subdivision\G. Drawings\Civil\232064_Typical Sections.dwg - Mmcguan - 4/16/2026



2 / - **STREET 1 TYPICAL SECTION**

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



2 / - **STREETS 2, 3, & HERB DIDRICKSON TYPICAL SECTION**
STA 10+00 TO STA 11+60

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DATE: 4/16/2026

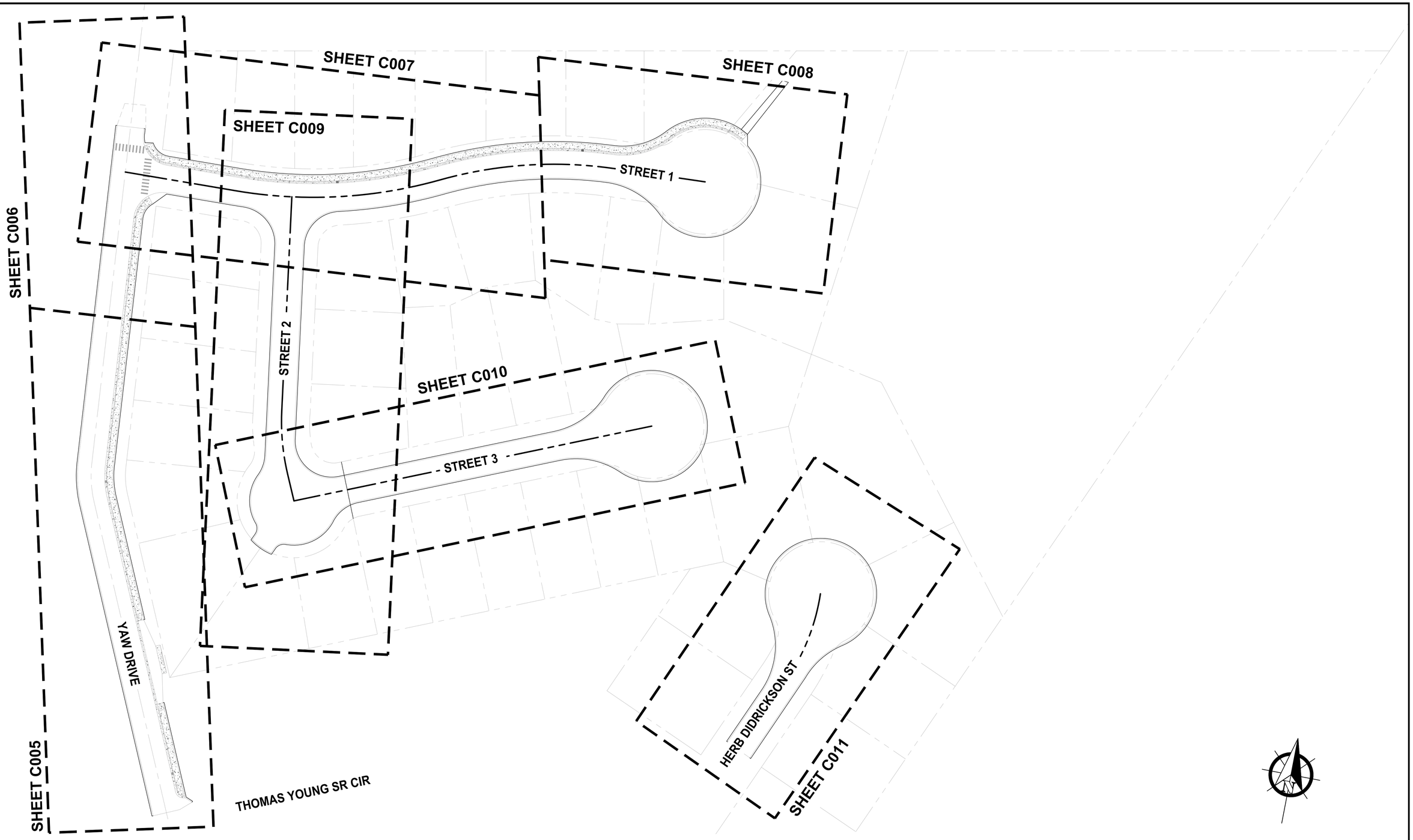
SITKA, ALASKA
BARANOF ISLAND HOUSING AUTHORITY
YAW DRIVE SUBDIVISION

SHEET TITLE:
TYPICAL SECTIONS

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

C003

N:\23xxx\232064 BIHA Yaw Drive Subdivision\G. Drawings\Civil\232064_Typical Sections.dwg - Mmcguan - 4/16/2026



Baranof Island Housing Authority

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SITKA, ALASKA
BARANOF ISLAND HOUSING AUTHORITY
YAW DRIVE SUBDIVISION

SHEET TITLE:

SHEET KEY MAP

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

C004

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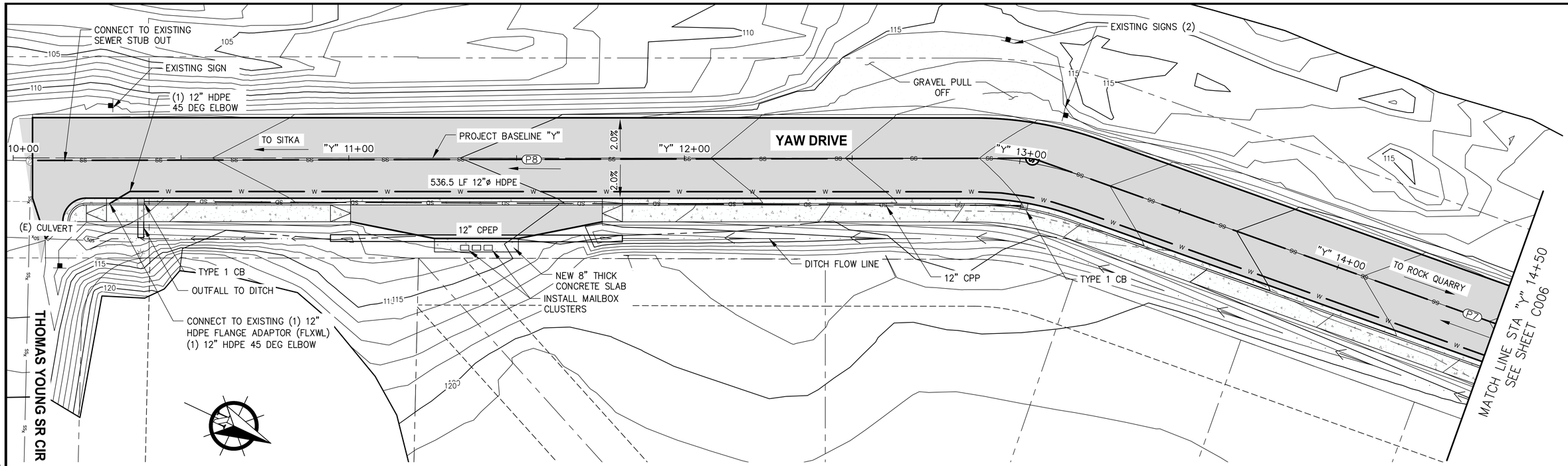
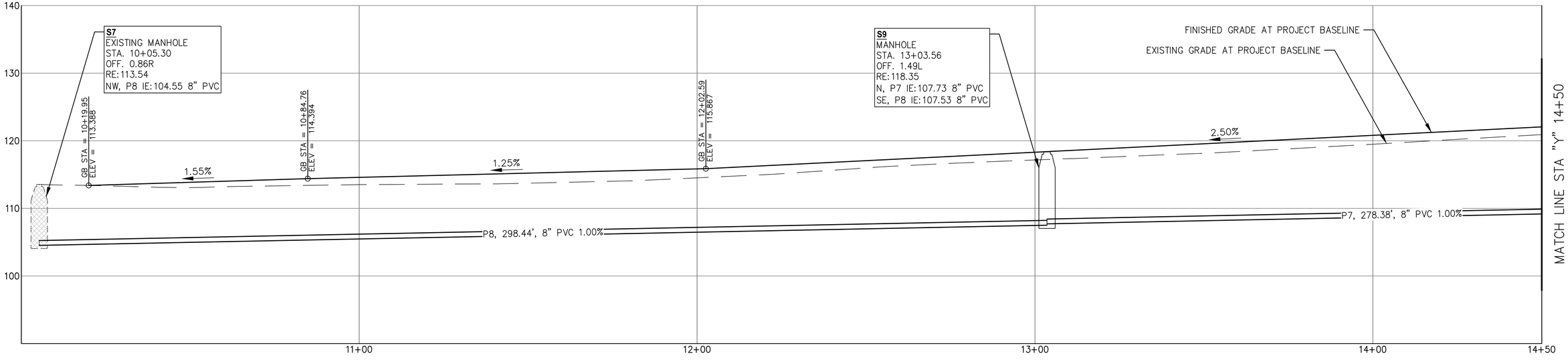


YAW DRIVE GRADING AND UTILITY PLAN

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



YAW DRIVE GRADING AND UTILITY PROFILE

Baranof Island Housing Authority

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SITKA, ALASKA
BARANOF ISLAND HOUSING AUTHORITY
YAW DRIVE SUBDIVISION

SHEET TITLE:
YAW DRIVE GRADING & UTILITY PLAN

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

C005

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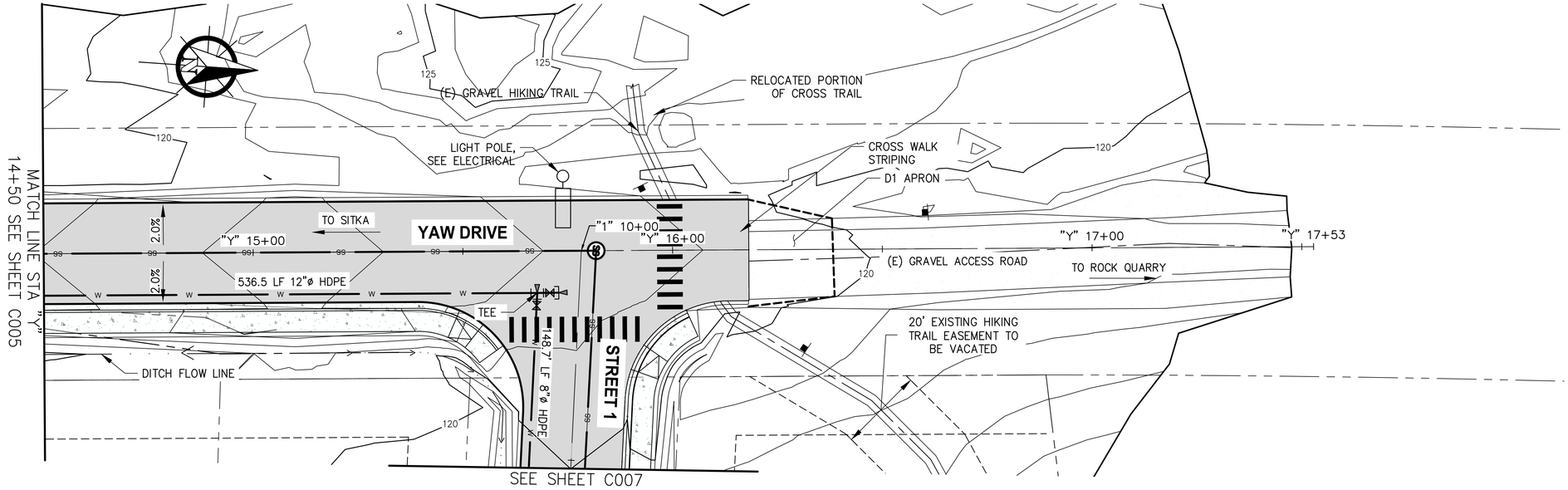

YAW DRIVE GRADING AND UTILITY PLAN

NOTES:
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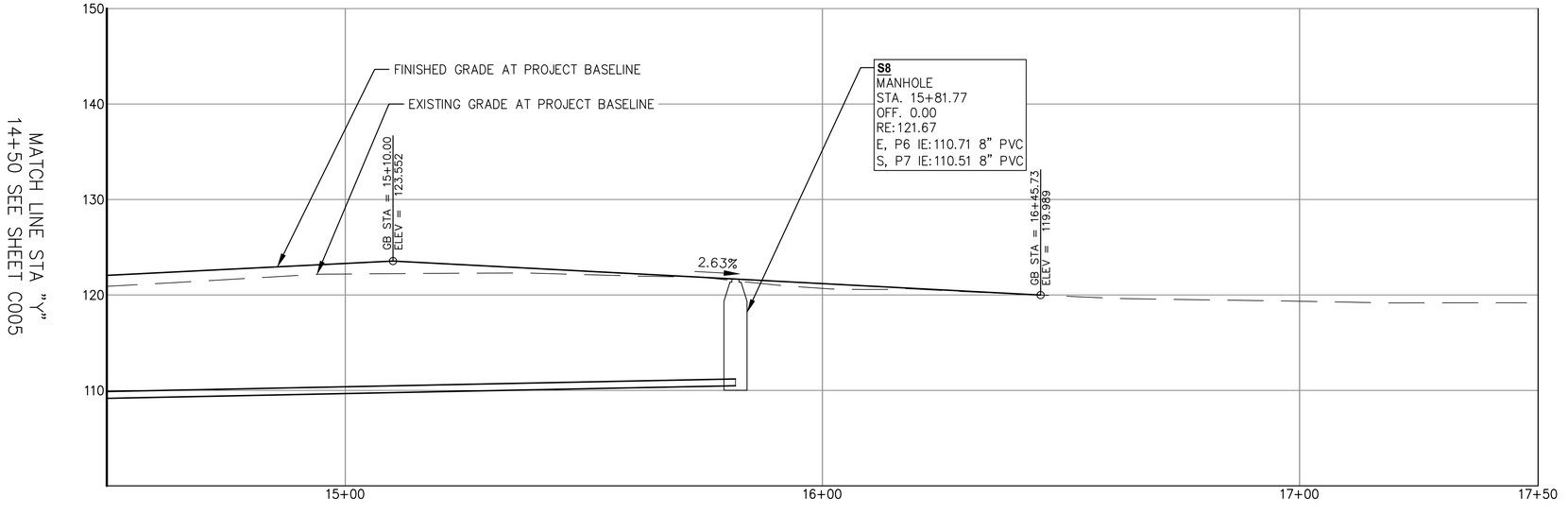

YAW DRIVE GRADING AND UTILITY PROFILE

Baranof Island Housing Authority

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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

C006

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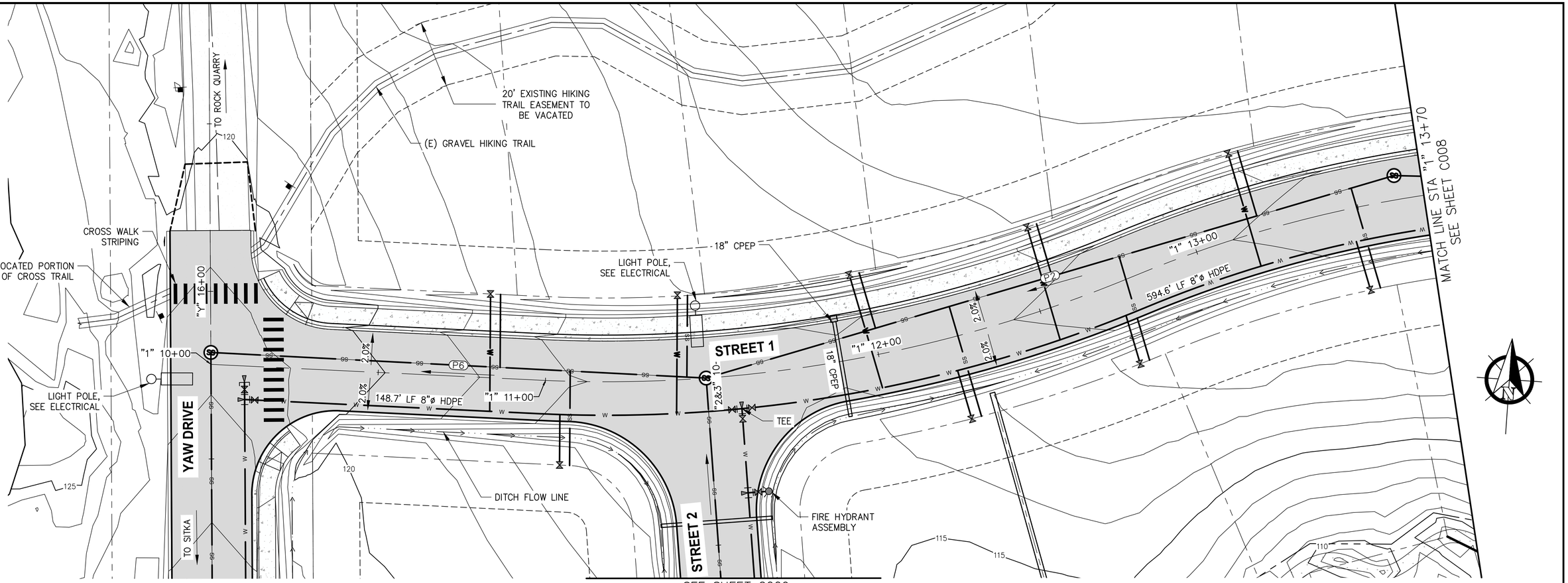

NOTES:
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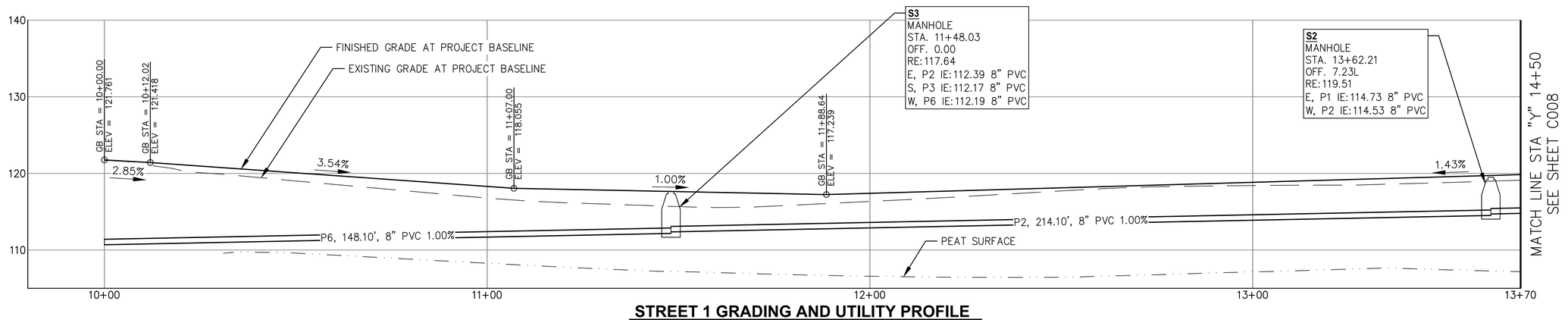
STREET 1 GRADING AND UTILITY PLAN



STREET 1 GRADING AND UTILITY PROFILE

Baranof Island Housing Authority

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DATE: 4/16/2026

SITKA, ALASKA
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YAW DRIVE SUBDIVISION

SHEET TITLE:
STREET 1 GRADING & UTILITY PLAN

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

C007

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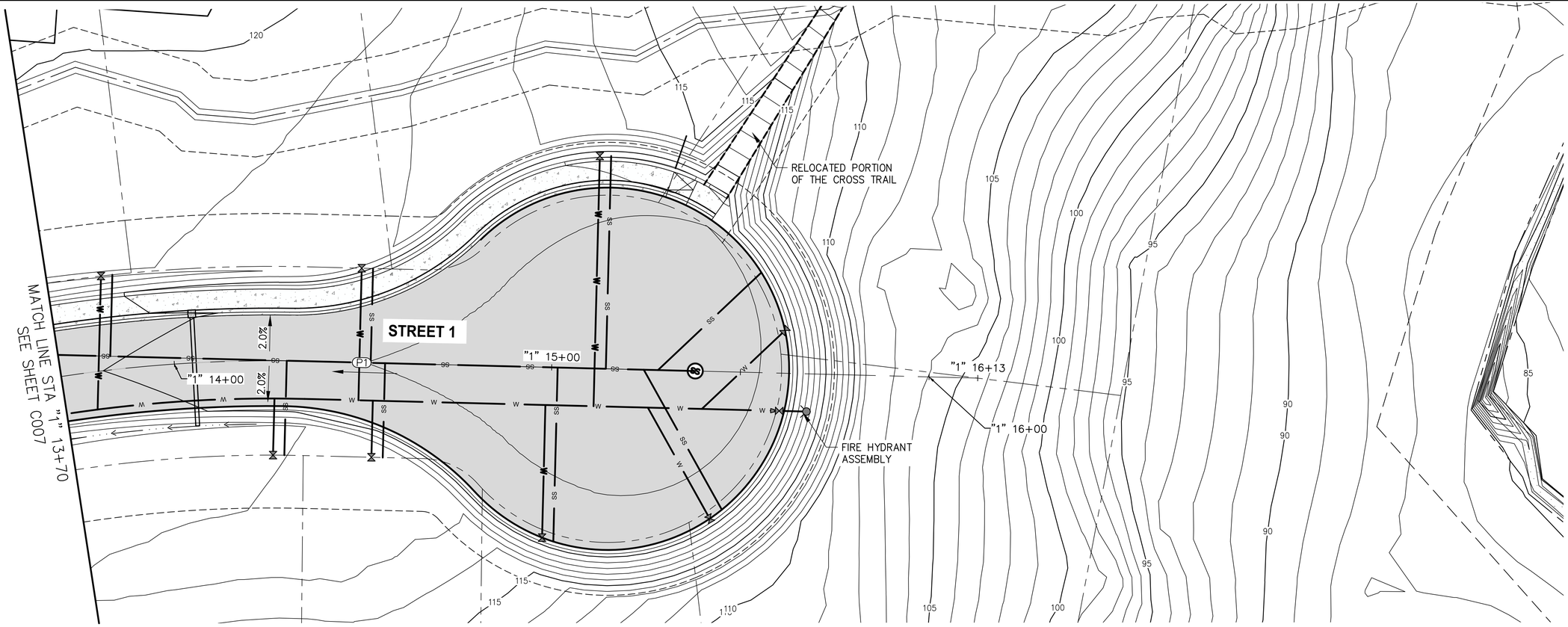
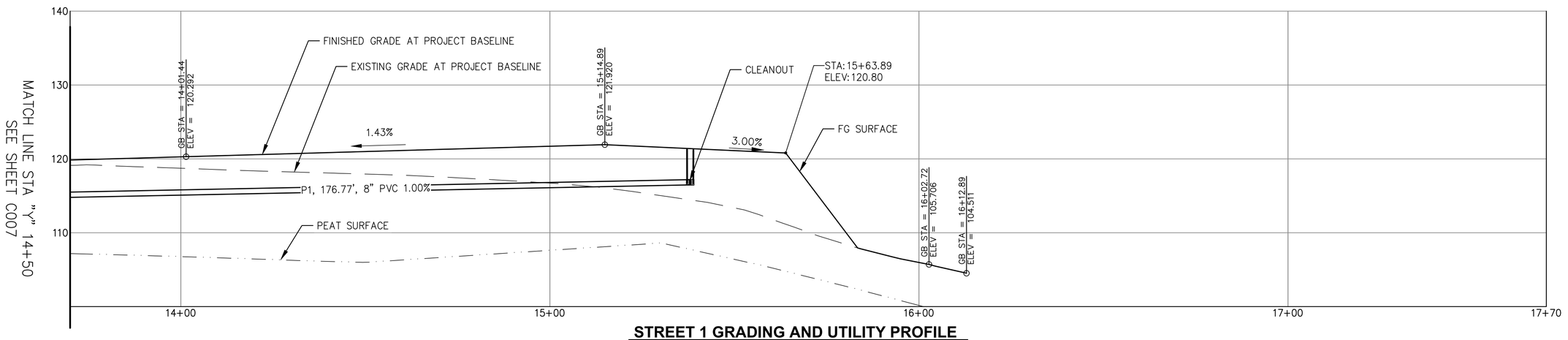


STREET 1 GRADING AND UTILITY PLAN

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



STREET 1 GRADING AND UTILITY PROFILE

Baranof Island Housing Authority

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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

C008

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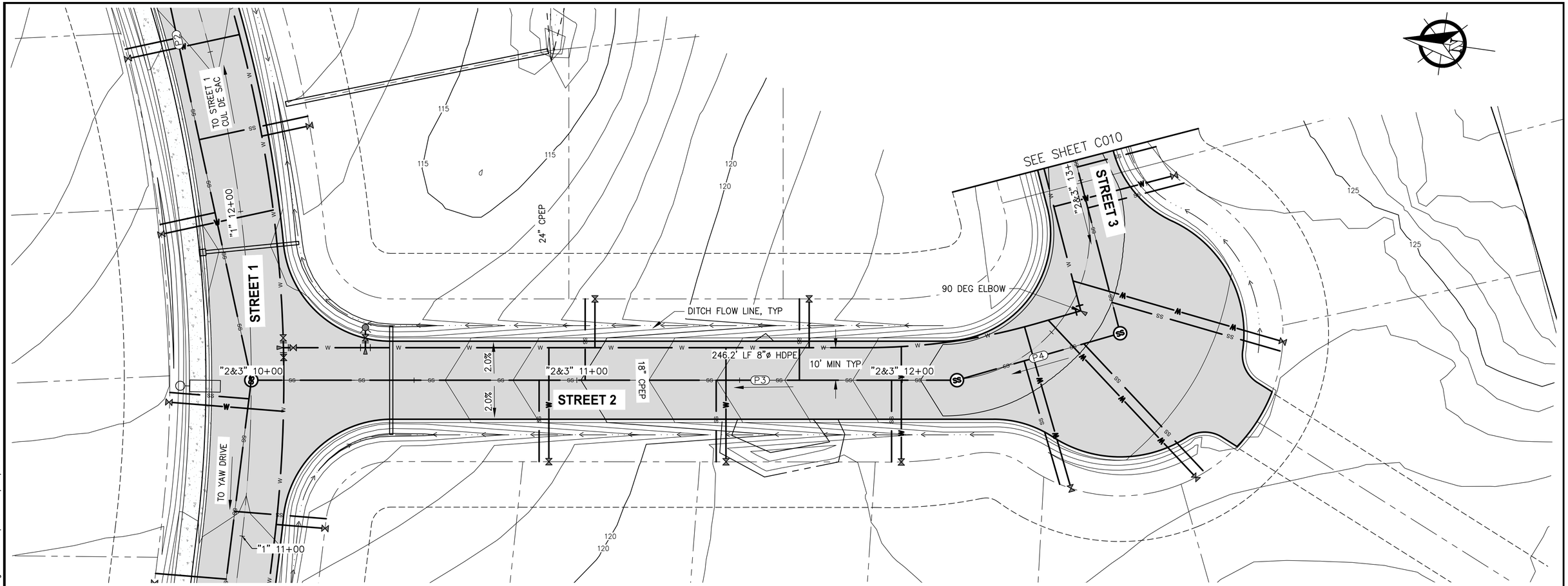
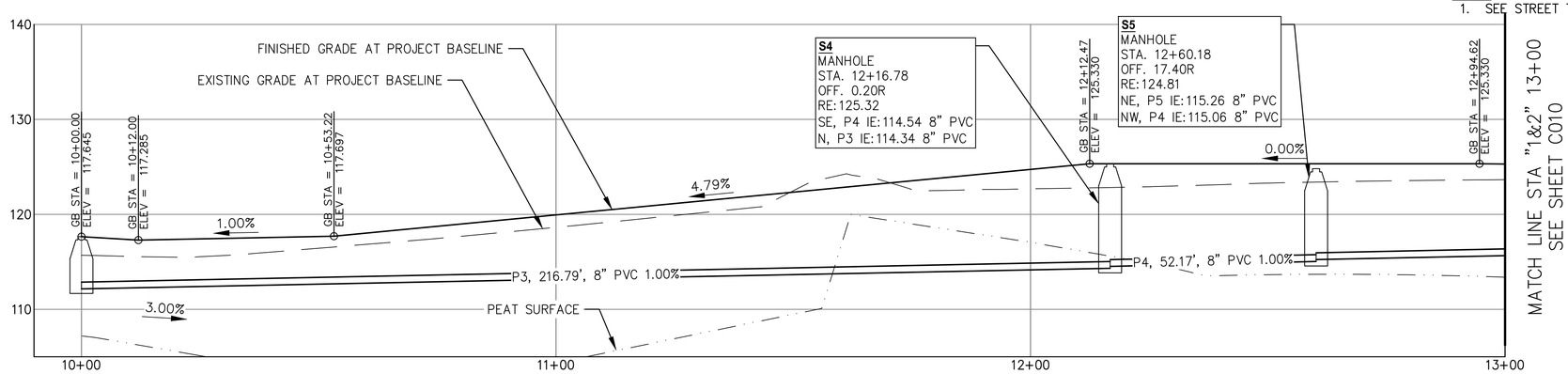


STREET 2 GRADING AND UTILITY PLAN



STREET 2 GRADING AND UTILITY PROFILE

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

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YAW DRIVE SUBDIVISION

SHEET TITLE:
STREET 2 GRADING & UTILITY PLAN

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

C009

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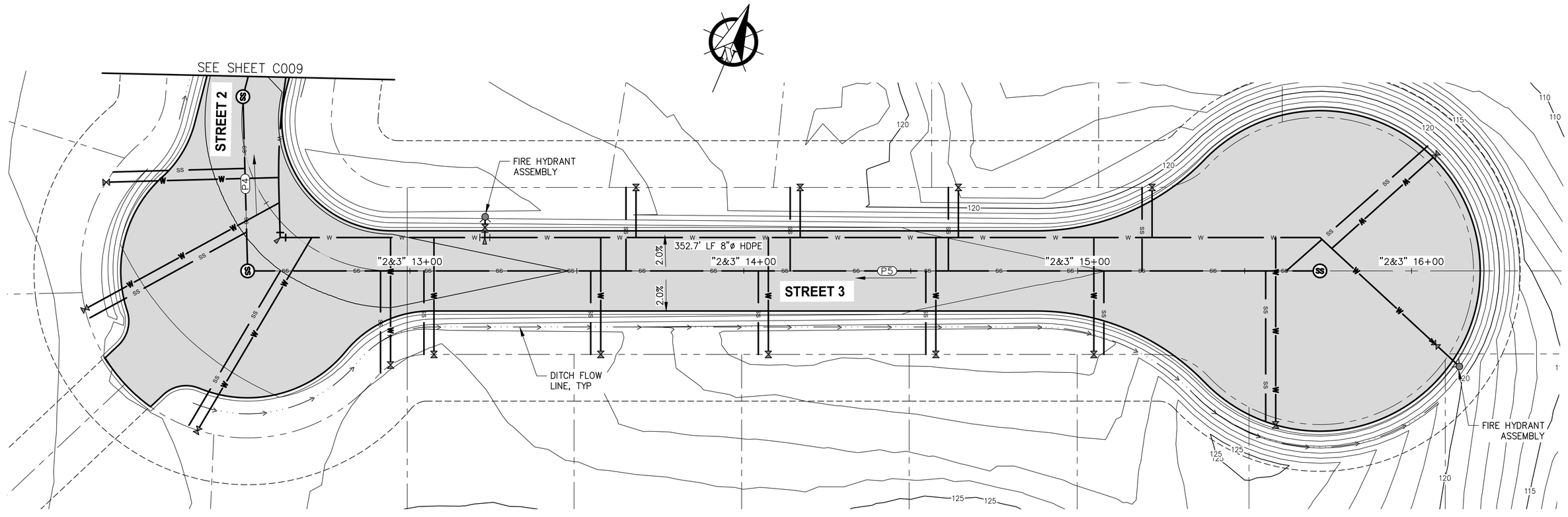
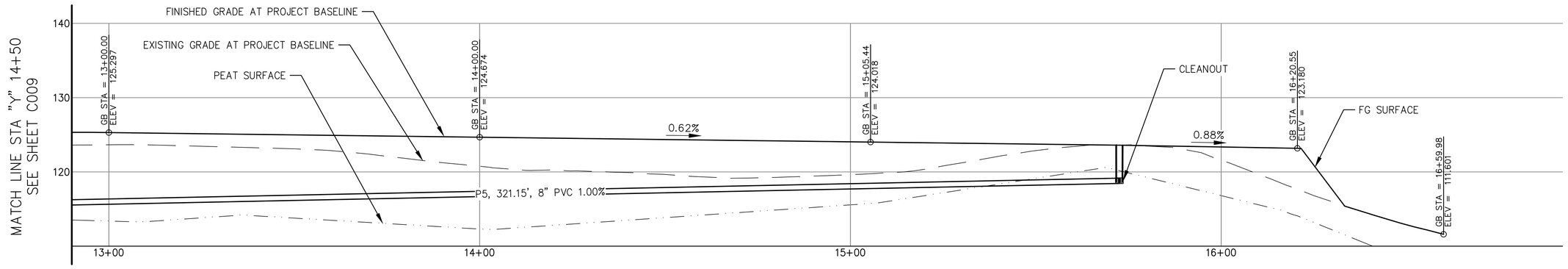


STREET 3 GRADING AND UTILITY PLAN

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



STREET 3 GRADING AND UTILITY PROFILE

Baranof Island Housing Authority

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SITKA, ALASKA
BARANOF ISLAND HOUSING AUTHORITY
YAW DRIVE SUBDIVISION

SHEET TITLE:
STREET 3 GRADING & UTILITY PLAN

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

C010

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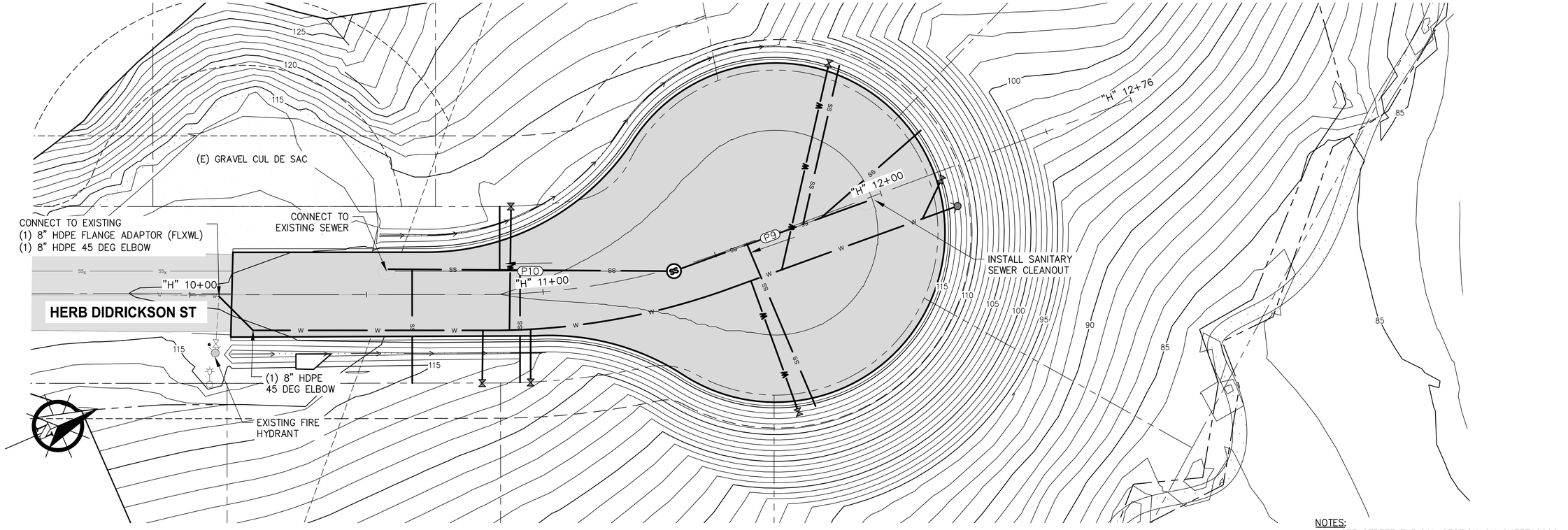
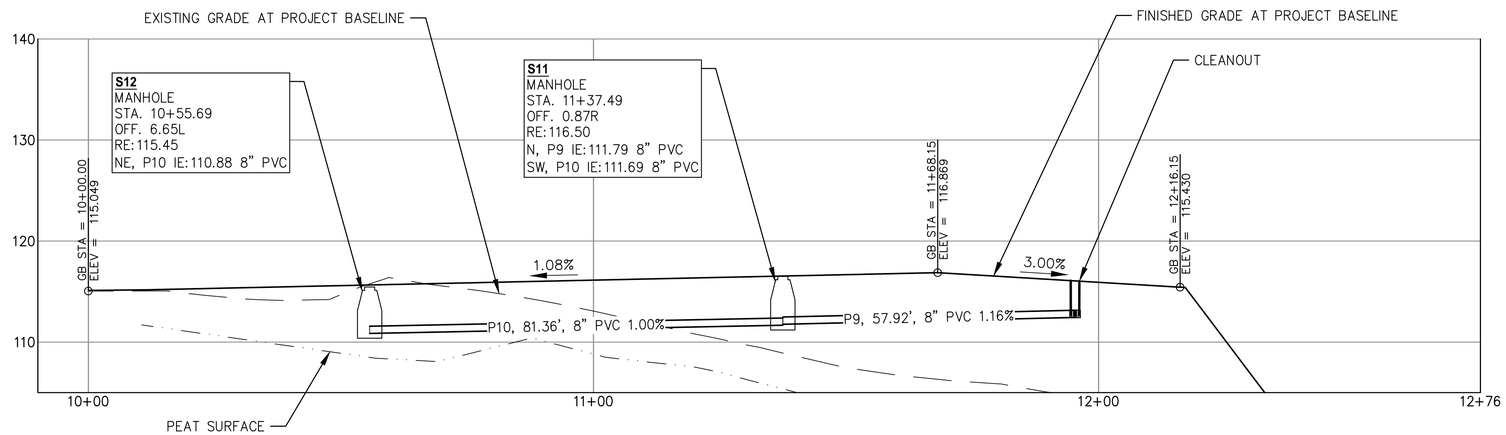


HERB DIDRICKSON GRADING AND UTILITY PLAN



HERB DIDRICKSON GRADING AND UTILITY PROFILE

Baranof Island Housing Authority

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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

C011

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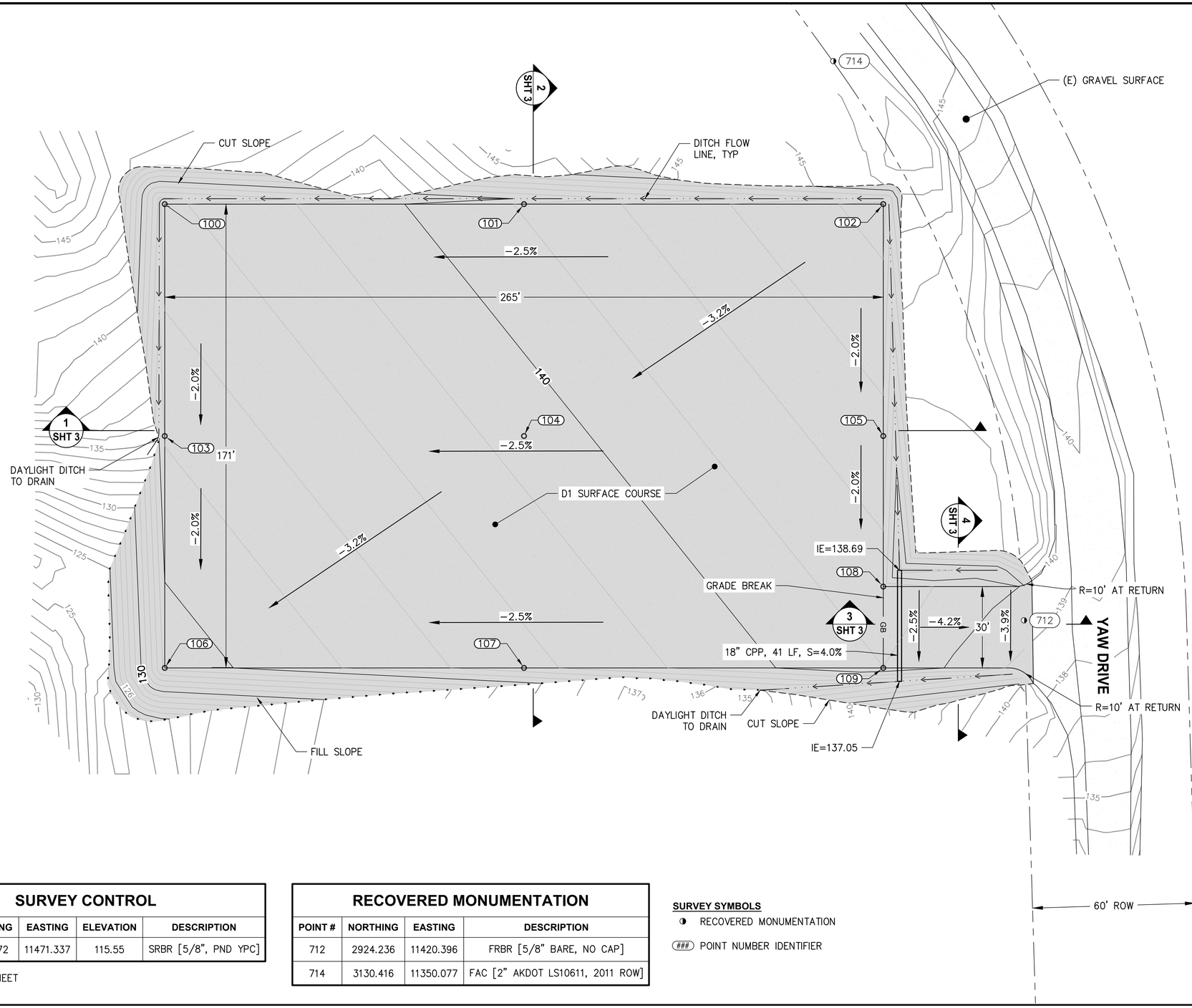

GRADE POINT SUMMARY TABLE

POINT No.	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	3077.69	11103.58	137.79	TSC
101	3077.69	11236.05	141.10	TSC
102	3077.69	11368.51	144.41	TSC
103	2992.19	11103.58	136.08	TSC
104	2992.19	11236.05	139.39	TSC
105	2992.19	11368.51	142.70	TSC
106	2906.69	11103.58	134.37	TSC
107	2906.69	11236.05	137.68	TSC
108	2936.69	11368.51	141.59	TSC
109	2906.69	11368.51	140.99	TSC

TSC = TOP OF SURFACE COURSE

ESTIMATE OF QUANTITIES

ITEM DESCRIPTION	QUANTITY	UNIT
CLEARING AND GRUBBING	1.3	ACRES
UNSUITABLE EXCAVATION	2700	CY
CLASS A SHOT ROCK BORROW	8050	CY
SURFACE COURSE	880	CY
GEOTEXTILE (SEPARATION)	5200	SY
18" CPEP, TYPE S PIPE	41	LF

NOTE: THE TOP 1 FOOT OF OVERBURDEN EXCAVATION IS INCORPORATED INTO CLEARING AND GRUBBING, AND IS NOT INCLUDED IN THE UNSUITABLE EXCAVATION QUANTITY.

SURVEY CONTROL

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
201*	2013.472	11471.337	115.55	SRBR [5/8", PND YPC]

*NOT SHOWN ON SHEET

RECOVERED MONUMENTATION

POINT #	NORTHING	EASTING	DESCRIPTION
712	2924.236	11420.396	FRBR [5/8" BARE, NO CAP]
714	3130.416	11350.077	FAC [2" AKDOT LS10611, 2011 ROW]

SURVEY SYMBOLS

◑ RECOVERED MONUMENTATION

(###) POINT NUMBER IDENTIFIER

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DATE: 4/16/2026

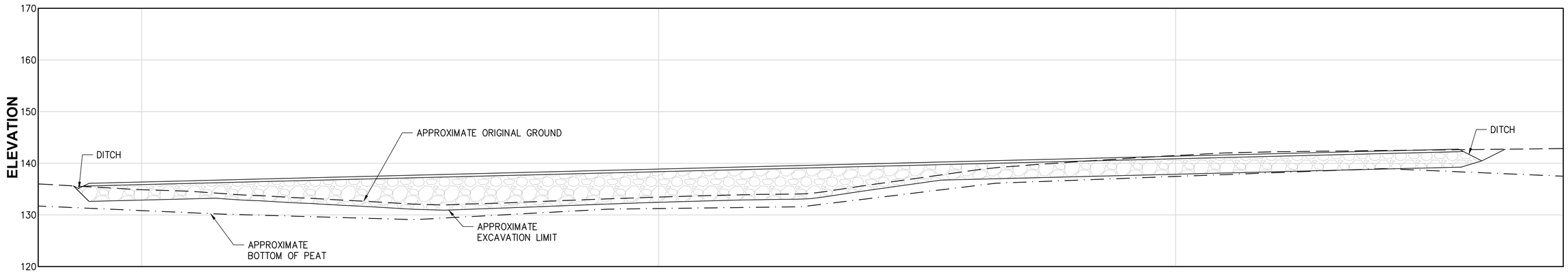
SITKA, ALASKA
BARANOF ISLAND HOUSING AUTHORITY
YAW DRIVE SUBDIVISION

SHEET TITLE:
STAGING AREA PLAN

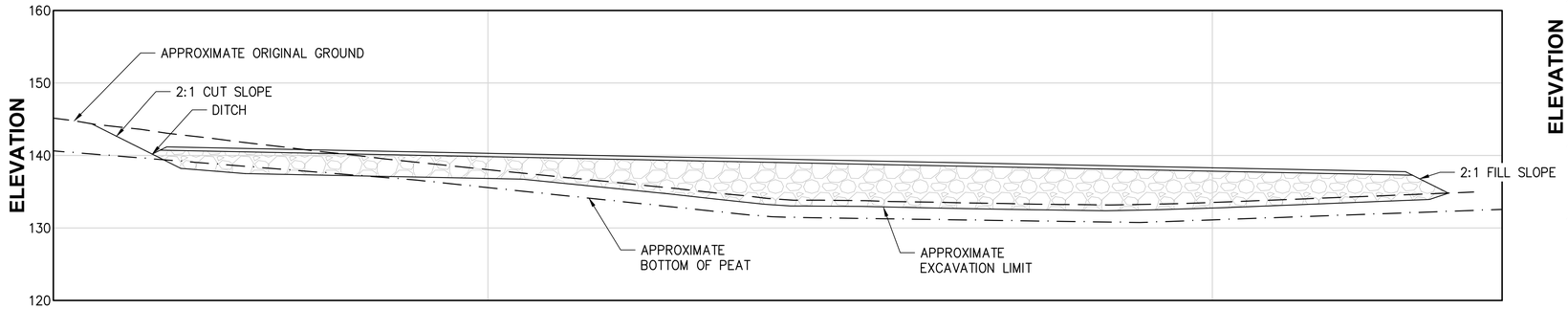
PND PROJECT #: 232064 C.A.N. NO.: AECC250

C012

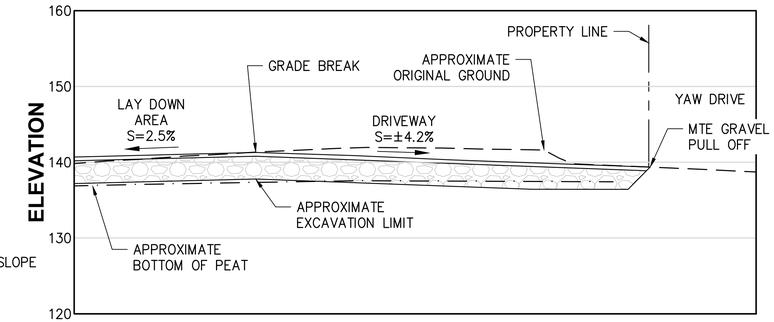
N:\23xxx\232064 BIHA Yaw Drive Subdivision\G. Drawings\Civil\232064_Staging Area Plan.dwg — Klundquist — 4/16/2026



1 SHT 2 STAGING AREA SITE SECTION



2 SHT 2 STAGING AREA SITE SECTION



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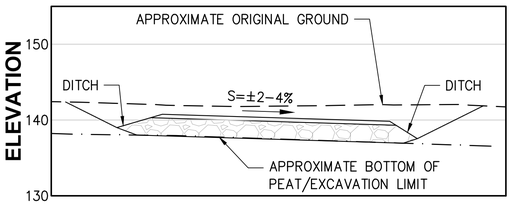
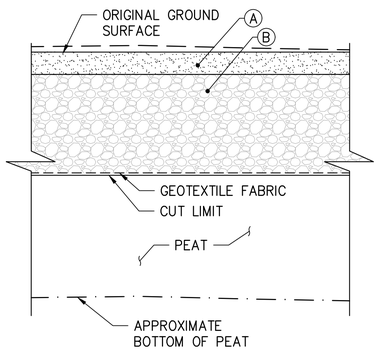
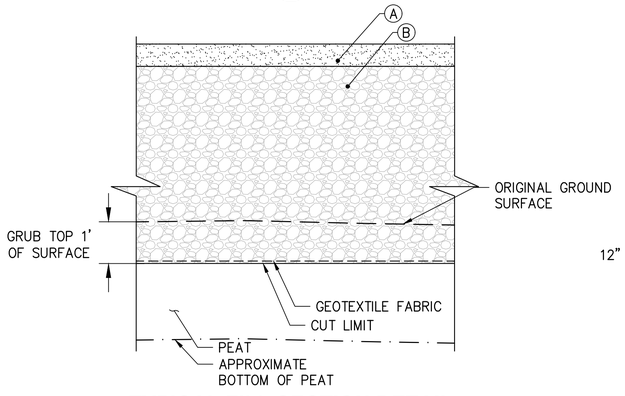


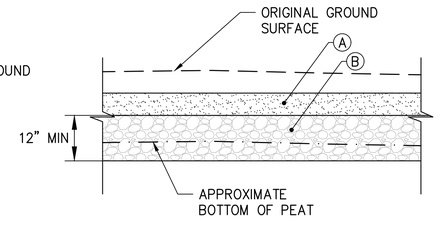
4 SHT 2 DRIVEWAY SECTION



TYPICAL CUT SECTION DETAIL
NTS



TYPICAL FILL SECTION DETAIL
NTS



TYPICAL SECTION IN COMPETENT SUBGRADE DETAIL, NTS

MATERIAL SCHEDULE	
SYMBOL	MATERIAL DESCRIPTION
A	6"t. SURFACE COURSE
B	CLASS A SHOT ROCK BORROW, DEPTH VARIES: A. WHERE SUBCUT IS IN PEAT, 36" MIN OVER GEOTEXTILE. B. WHERE SUBCUT IS IN COMPETENT MATERIAL, 12" MIN OVER SUBCUT LIMIT.

REVISIONS

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DATE: 4/16/2026

65% REVIEW

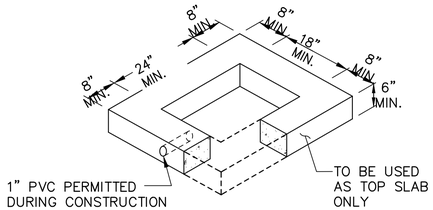
SITKA, ALASKA
BARANOF ISLAND HOUSING AUTHORITY
YAW DRIVE SUBDIVISION

SHEET TITLE:
STAGING AREA SITE SECTIONS

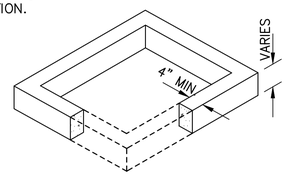
PND PROJECT #: 232064 C.A.N. NO.: AECC250

C013

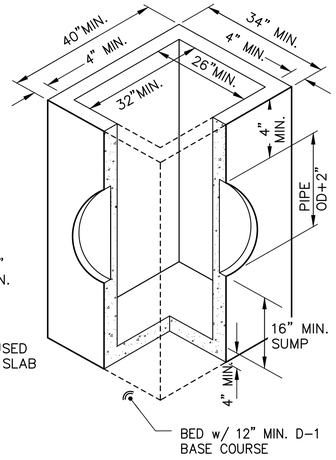
N:\23xxx\232064 BIHA Yaw Drive Subdivision\G. Drawings\Civil\232064_Staging Area Plan.dwg – Klundquist – 4/16/2026



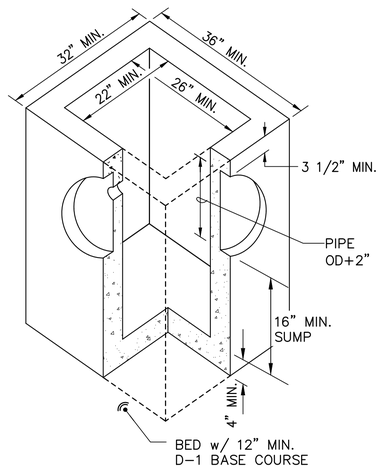
TOP SLAB



ADJUSTING RING

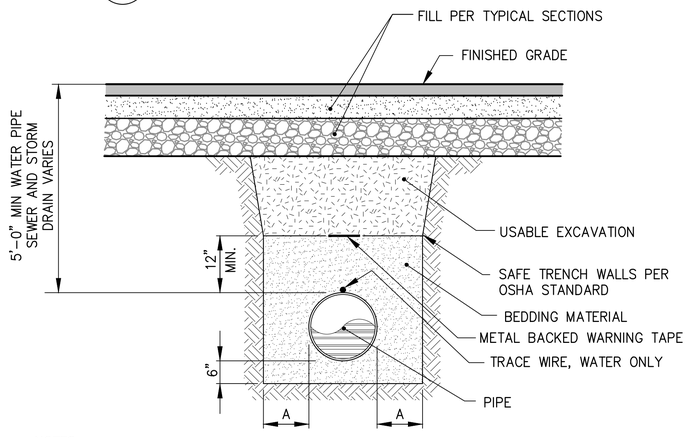


CATCH BASIN
(SEE CBJ STD. DET. 304B TYPE IV IN SPECIFICATIONS FOR INFORMATION NOT SHOWN)



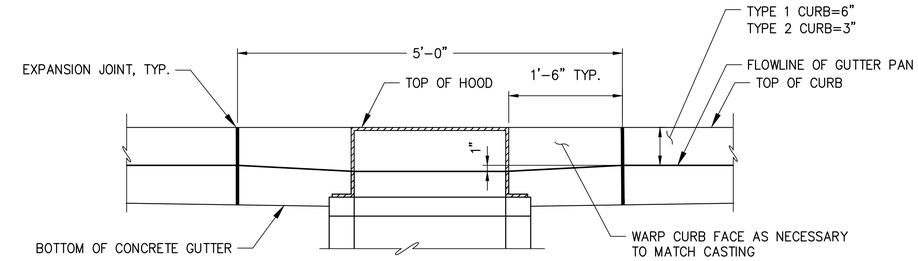
CATCH BASIN
(SEE CBJ STD. DET. 304A TYPE III IN SPECIFICATIONS FOR INFORMATION NOT SHOWN)

1 - STORM SEWER CATCH BASIN DETAIL

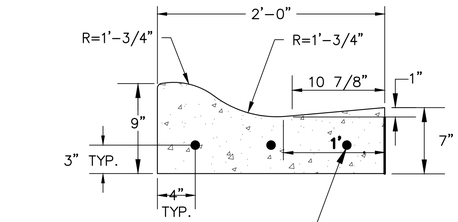


NOTES:
1. DIMENSION "A" SHALL BE 4" WHERE ROCK TRENCHING IS REQUIRED AND 12" AT ALL OTHER LOCATIONS.
2. PIPE INSULATION SHALL BE PLACED OVER PIPE IAW CBS STD DTL 70-8 AT ALL LOCATIONS WHERE DEPTH OF BURY MUST BE LESS THAN 5' AS DETERMINED AND DIRECTED BY THE ENGINEER.

4 - TYPICAL PIPE TRENCH DETAIL

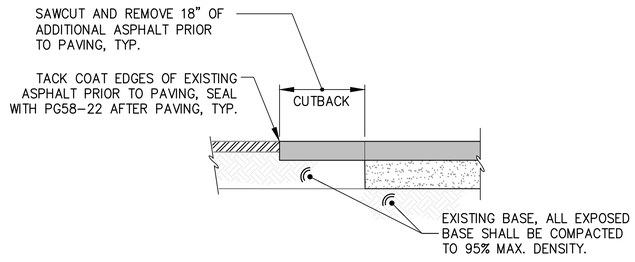


2 - LOCAL DEPRESSION AT STORM DRAIN CURB INLET



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.

3 - ROLLED CURB DETAIL



5 - AC PAVEMENT CUTBACK DETAIL

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

N:\23xxx\232064 BIHA Yaw Drive Subdivision\G. Drawings\Civil\232064_Construction Details.dwg - Mgould - 1/7/2026

Baranof Island Housing Authority

REVISIONS

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

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

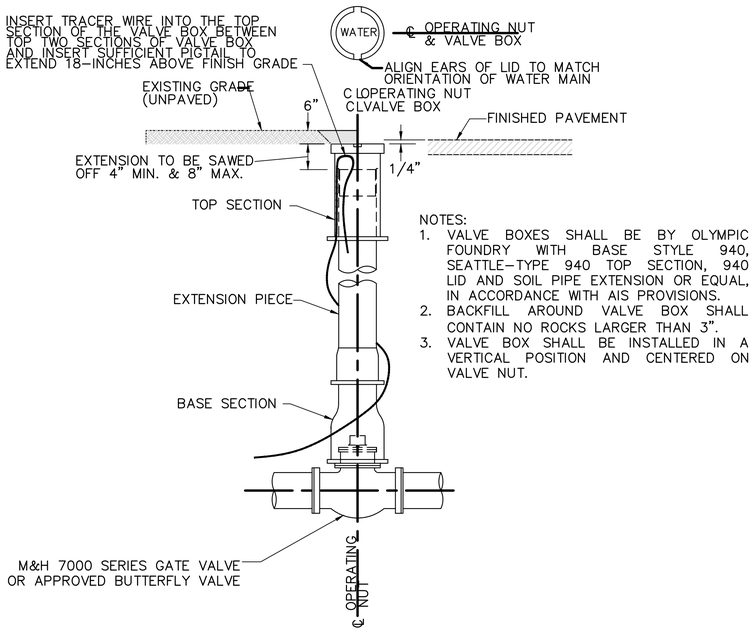
65% REVIEW
DATE: 4/16/2026

SITKA, ALASKA
BARANOF ISLAND HOUSING AUTHORITY
YAW DRIVE SUBDIVISION

SHEET TITLE: CONSTRUCTION DETAILS

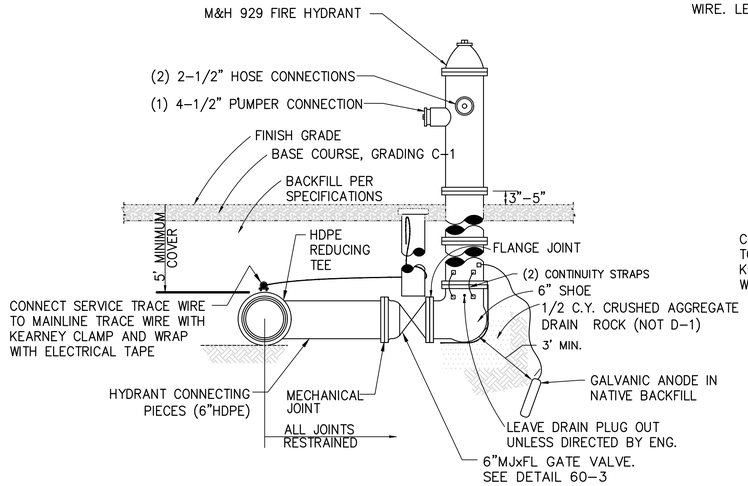
C014

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



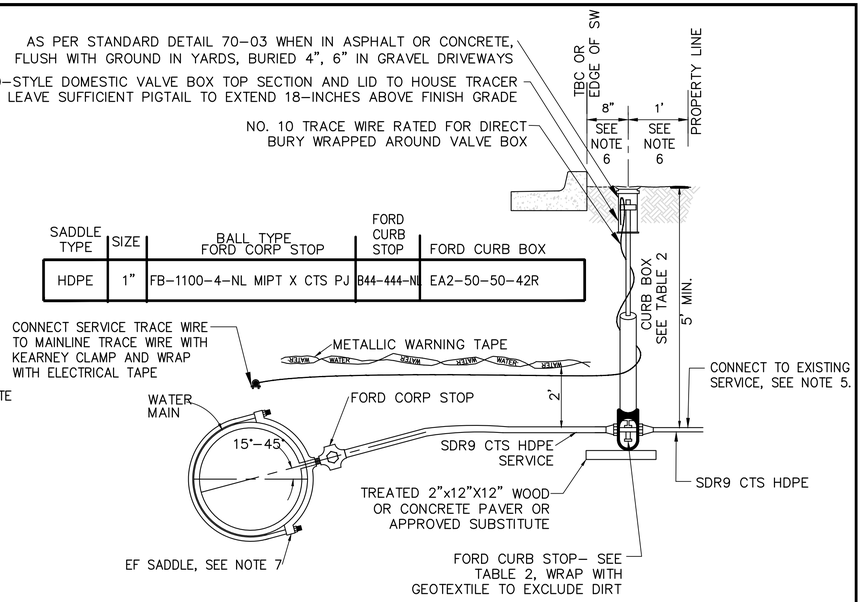
NOTES:
1. VALVE BOXES SHALL BE BY OLYMPIC FOUNDRY WITH BASE STYLE 940, SEATTLE–TYPE 940 TOP SECTION, 940 LID AND SOIL PIPE EXTENSION OR EQUAL, IN ACCORDANCE WITH AIS PROVISIONS.
2. BACKFILL AROUND VALVE BOX SHALL CONTAIN NO ROCKS LARGER THAN 3".
3. VALVE BOX SHALL BE INSTALLED IN A VERTICAL POSITION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

1 - MAINLINE WATER VALVE DETAIL



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.

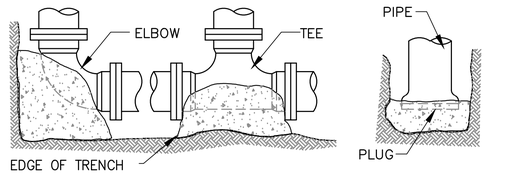
2 - FIRE HYDRANT DETAIL

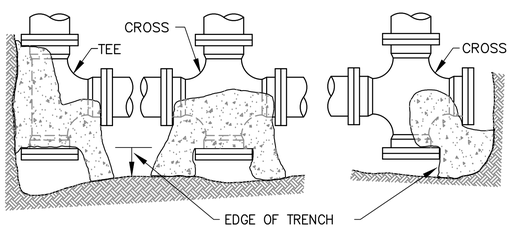


SADDLE TYPE	SIZE	BALL TYPE FORD CORP STOP	FORD CURB STOP	FORD CURB BOX
HDPE	1"	FB–1100–4–NL MIPT X CTS PJ	B44–444–NL	EA2–50–50–42R

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/ USABLUEBOOK.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.		
	90° BEND	45° BEND	PLUG
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

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SITKA, ALASKA
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YAW DRIVE SUBDIVISION

SHEET TITLE:
CONSTRUCTION DETAILS

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

C015

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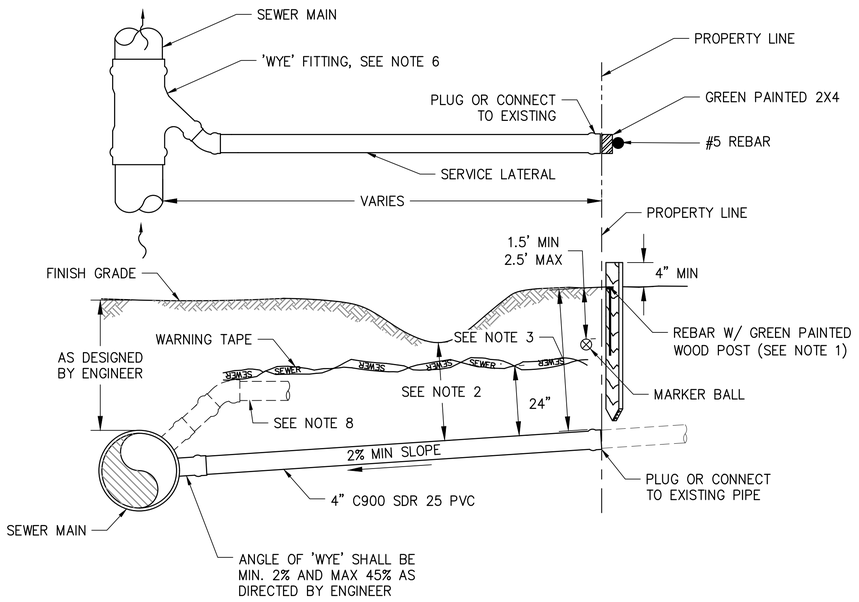

NOTES:
1. MARK SERVICE WITH GREEN PAINTED 2x4 POST OR STAMP "S" IN TOP OF CURB. POST SHALL EXTEND TO DEPTH OF SERVICE LATERAL. REBAR SHALL BE DRIVEN TO GROUND LEVEL.
2. MINIMUM CLEARANCE OF 18" REQUIRED BENEATH DITCH LINE. PIPE WITH LESS THAN 3' OF COVER SHALL BE COVERED WITH 2" OF FOAM INSULATION AS 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 USABLUEBOOK.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

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C016

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

LEGEND

SYMBOL	DESCRIPTION
	POLE MOUNTED AREA LIGHT – OUTDOORS, WEATHERPROOF
A	FIXTURE TAG (LETTER INDICATES TYPE)
	CONDUIT, CONCEALED
#10	NUMBER AND SIZE OF WIRES (NO MARKS = 3 #12)
A-2	HOMERUN TO PANEL (PANEL AND CIRCUIT No.)
UCOM	UNDERGROUND COMMUNICATION LINE
UGE	UNDERGROUND ELECTRICAL LINE
	PANEL
	DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER
J	JUNCTION BOX
	IN GRADE EXTERIOR LIGHTING JUNCTION BOX – TYPE 1A UON
	IN GRADE EXTERIOR TELECOM JUNCTION BOX
1	NOTE TAG (No. INDICATES NOTE)
AFG	ABOVE FINISHED GRADE
C	CONDUIT
CBSED	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 TYPE	MOUNTING HEIGHT	LAMPS	BALLAST/DRIVER	TOTAL INPUT WATTS
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:	M6043
Feeder/Circuit From:	Load Center 'A'
Feeder/Circuit To:	Furthest Light Pole
Date:	3/31/2026

Circuit Description

Circuit Length(1-WAY):	1100 ft.
Load Current:	2 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	3.21 Volts
Voltage Drop Percentage	1.34 %

LIGHTING LOADCENTER 'A'

LIGHTING LOADCENTER — VOLTS: 120/240V,1PH,3W — ENCLOSURE: NEMA 3R — 100 A

TYPE: LOADCENTER — VOLT-AMPS — MTG: SURFACE

NOTE	CIRC	POLE	AMPS	SERVICE	TYPE	A	B	TYPE	SERVICE	AMPS	POLE	CIRC	NOTE
	1	2	20	LIGHTING	LTG	189			SPARE	20	2	2	
	3	2	20	^^	LTG		189		^^		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		189	189		378 VA				
				TOTAL AMPS		2	2		2 A				

A.I.C. RATING: 10,000

	LTG	RECP	MOTR	LG.MT	MISC	SPEC	TOTAL	AMPS
TOTAL CONNECTED LOAD IN KVA:	0.38	0.00	0.00	0.00	0.00	0.00	0.4 KVA	2 A
DEMAND LOAD IN KVA:	0.47	0.00	0.00	0.00	0.00	0.00	0.5 KVA	2 A

PANEL NOTES:

PANEL OPTIONS:
MAIN LUGS ONLY

65% DESIGN SUBMITTAL

NOT ISSUED FOR CONSTRUCTION

RSA Engineering, Inc.
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
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Anchorage, AK 99503
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Corporate No.: AECC542

YAW DRIVE SUBDIVISION
BARANOFF ISLAND HOUSING AUTHORITY
SITKA, ALASKA

REVISIONS:

DRAWN BY:	AB
CHECKED BY:	DB
DATE:	3/31/2026
JOB NUMBER:	M6043
DWG FILE:	

DRAWING TITLE:
LEGEND, SCHEDULES, AND CACULATIONS

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.
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 IVI-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.

65% DESIGN SUBMITTAL

NOT ISSUED FOR CONSTRUCTION

RSA Engineering, Inc.
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
2760 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:

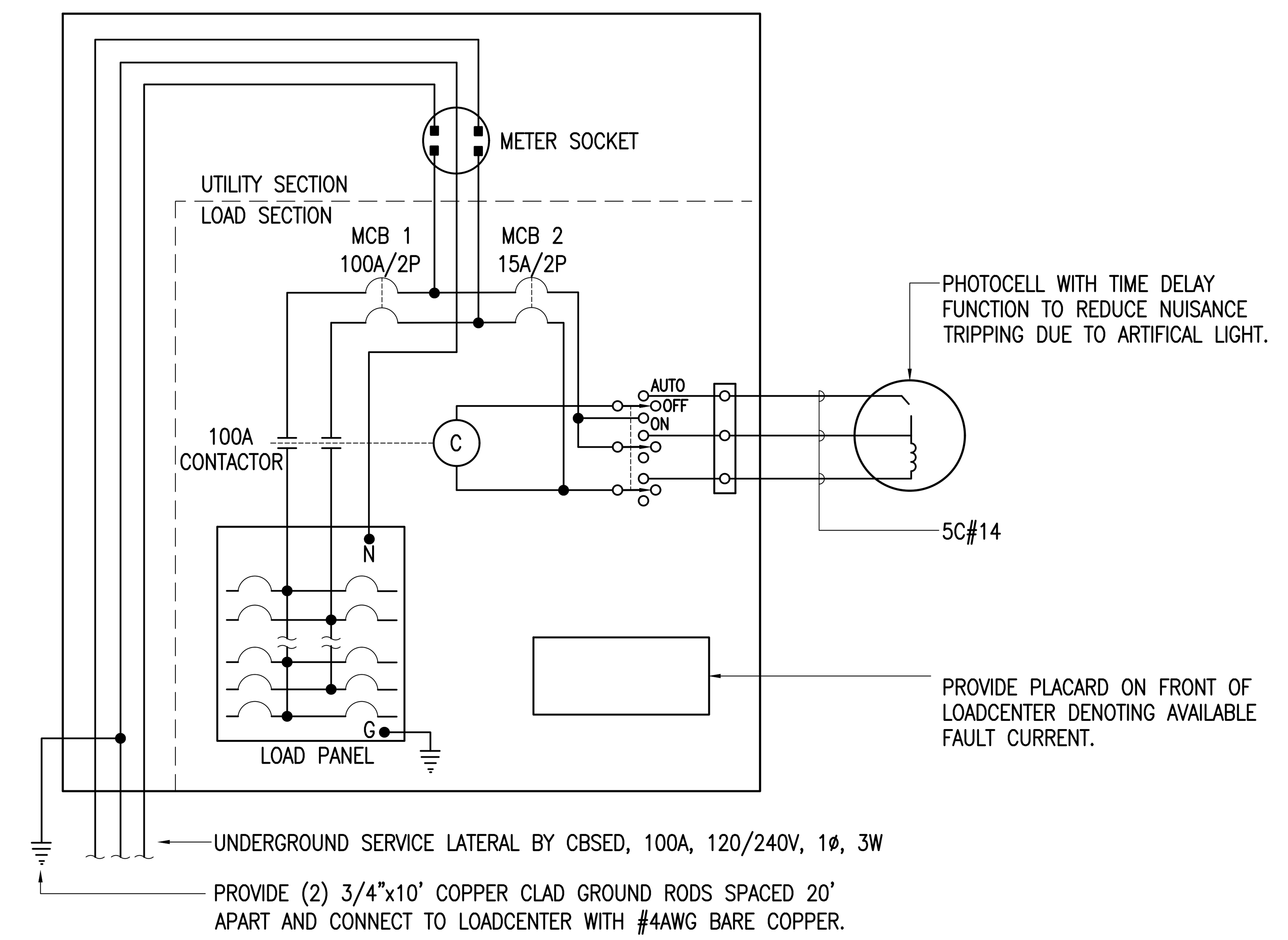
DRAWN BY: AB
CHECKED BY: DB
DATE: 3/31/2026
JOB NUMBER: M6043
DWG FILE:

DRAWING TITLE: SPECIFICATIONS

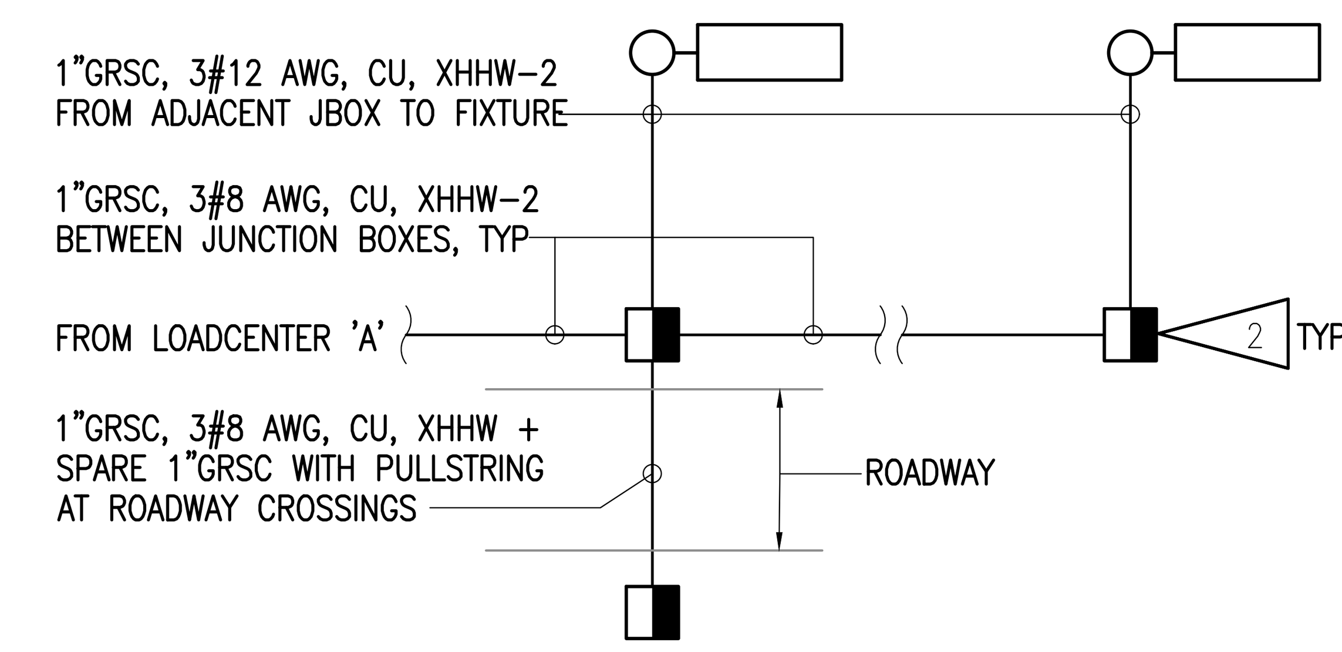
SHEET: E002

SHEET NOTES:

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

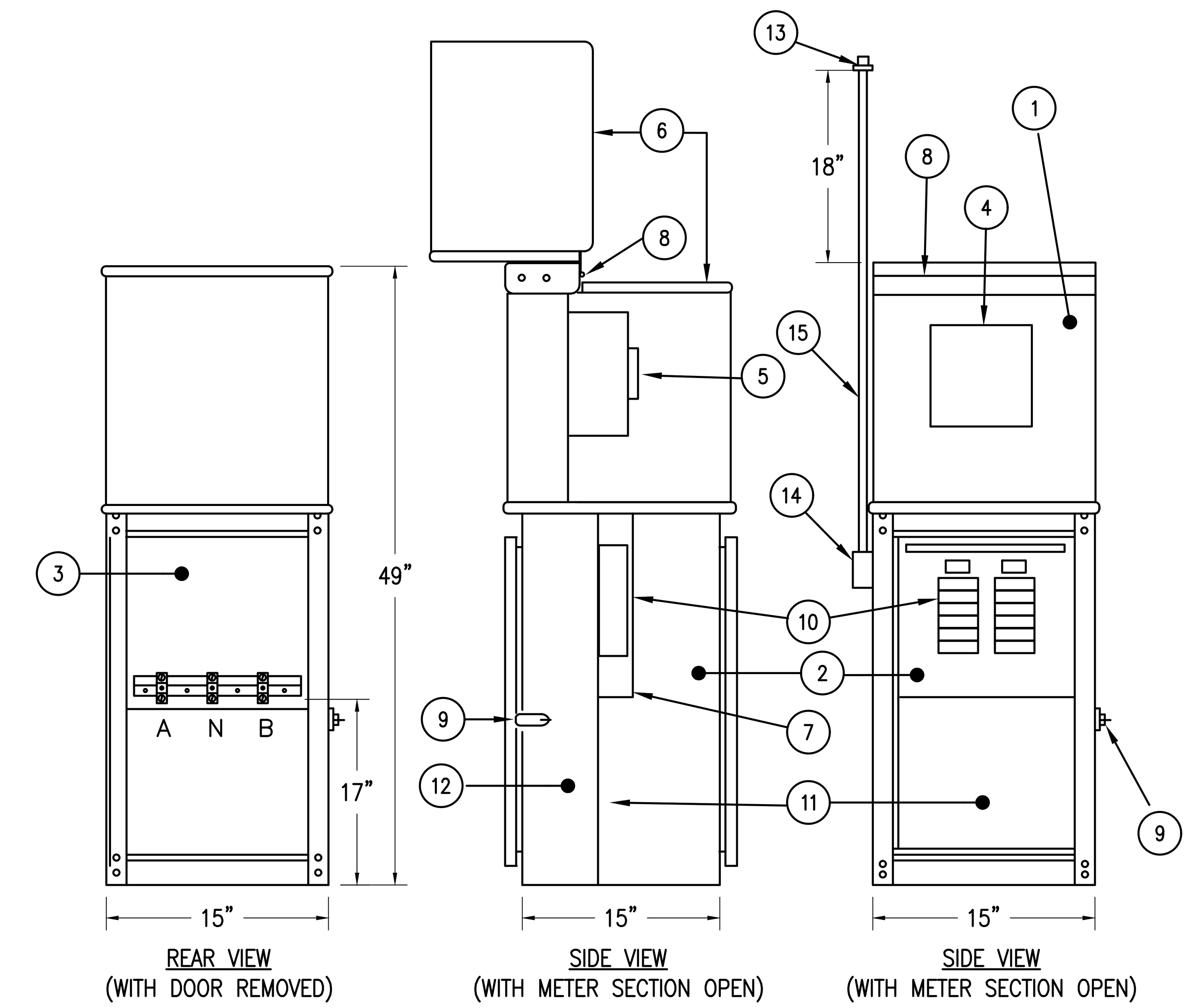


1 LOADCENTER 'A' WIRING DIAGRAM
NO SCALE



DEDUCTIVE ALTERNATE: REPLACE GRSC WITH HDPE FOR ALL LOCATIONS EXCEPT ROADWAY CROSSINGS.

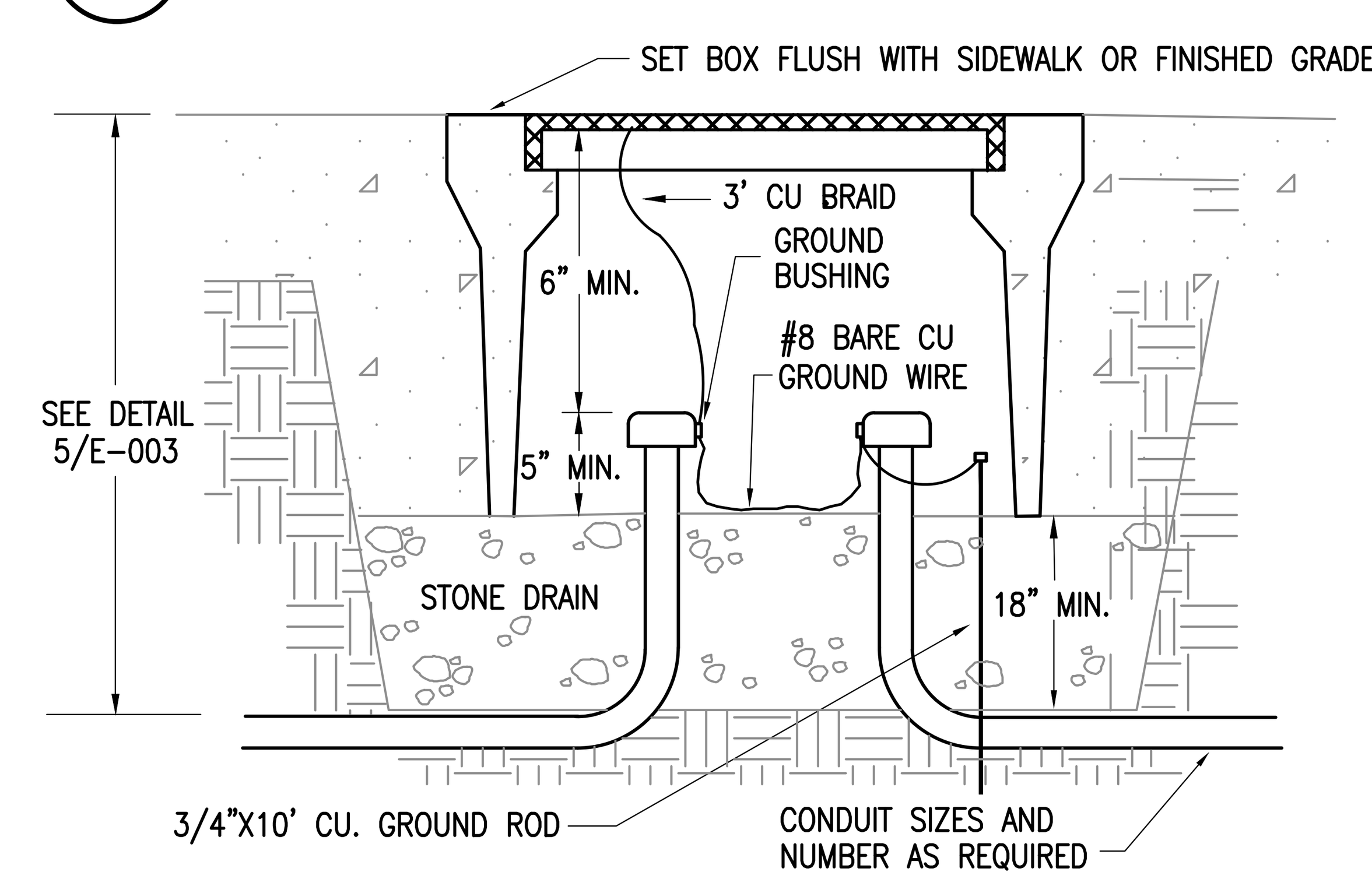
3 STREET LIGHTING SCHEMATIC
NO SCALE



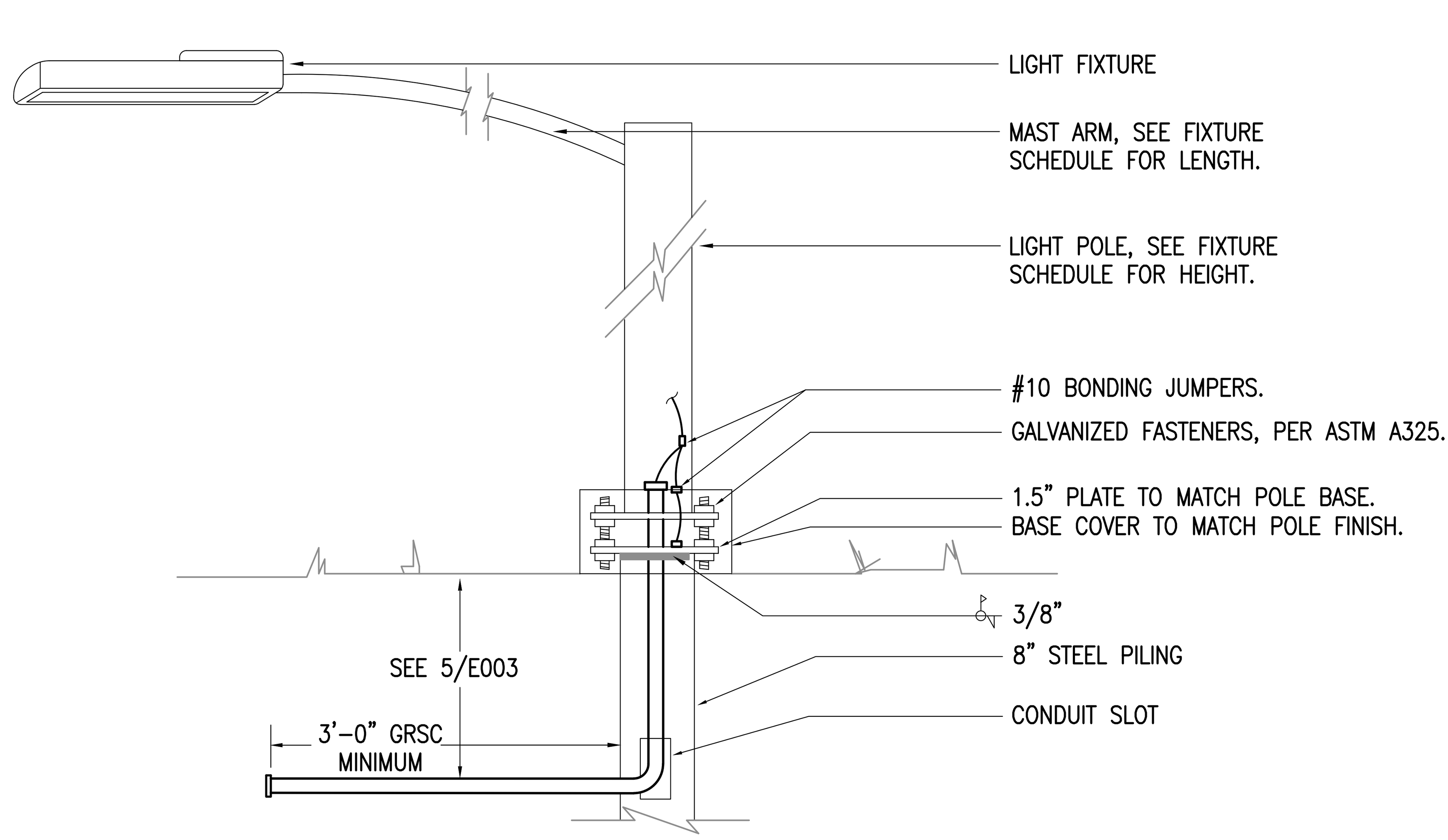
EQUIPMENT DESCRIPTION

1. METERING SECTION
2. LOAD SECTION
3. UTILITY CONNECTION AND TEST BLOCK SECTION
4. METER READING WINDOW (8"x8")
5. METER SOCKET WITH BYPASS & SAFETY SOCKET
6. LIFT AWAY METER SECTION COVER
7. DEADFRONT
8. STAINLESS STEEL PIN HINGE
9. PADLOCKING PROVISIONS
10. DISTRIBUTION PANEL WITH DUAL MAIN BREAKERS
11. ACCESSORY MOUNTING EQUIPMENT AREA (IE CONTACTOR, HOA)
12. SERVICE PULL SECTION
13. PHOTOCELL
14. WEATHERPROOF LB CONDULET
15. 3/4" RIGID CONDUIT, STRAP ON 24" CENTERS

6 LOADCENTER ENCLOSURE DETAIL 1
NO SCALE



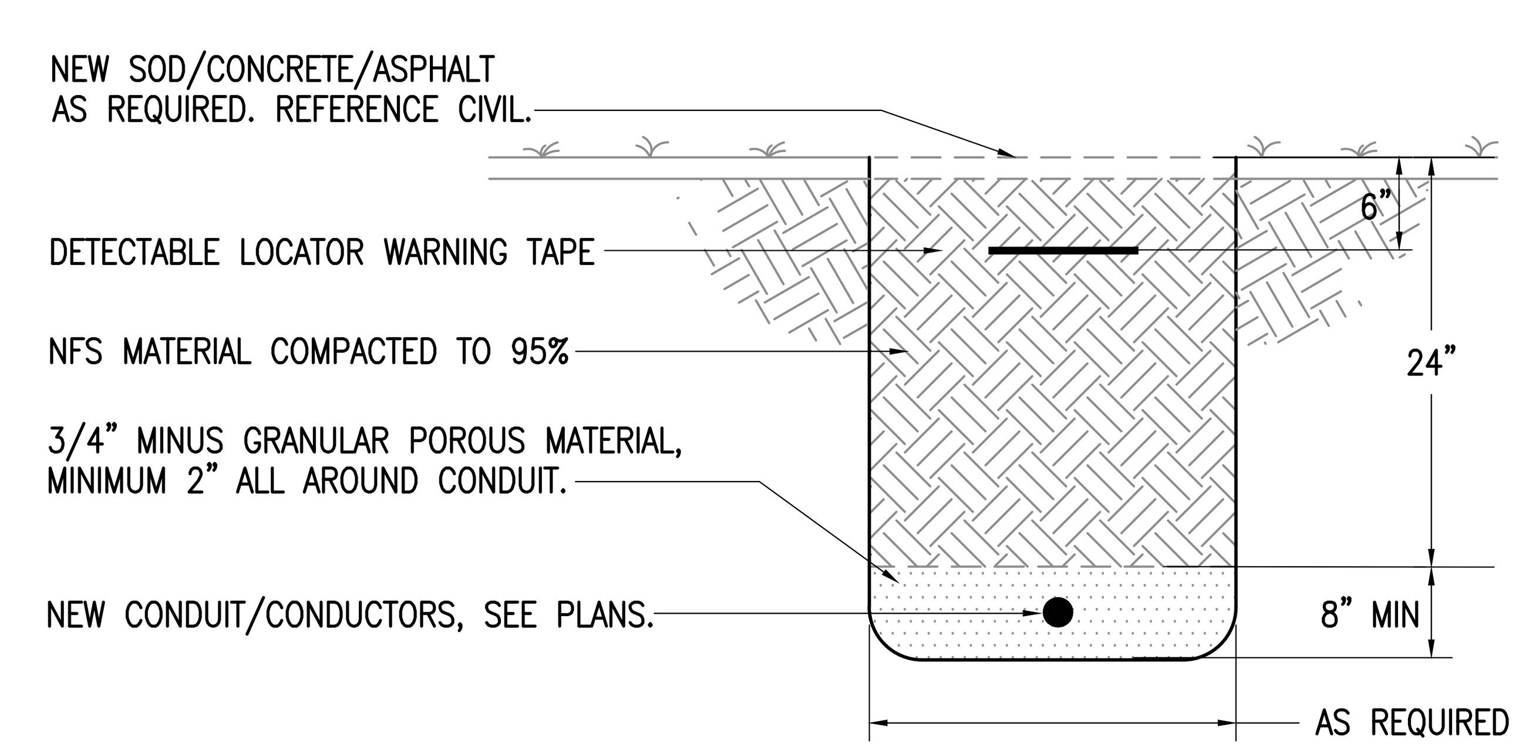
4 EXTERIOR TYPE 1A JUNCTION BOX
NO SCALE



DETAIL NOTES FOR LIGHT POLE BASES:

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

2 TYPICAL LIGHT POLE BASE DETAIL
NTS



5 TYPICAL TRENCHING DETAIL
NO SCALE

65% DESIGN SUBMITTAL
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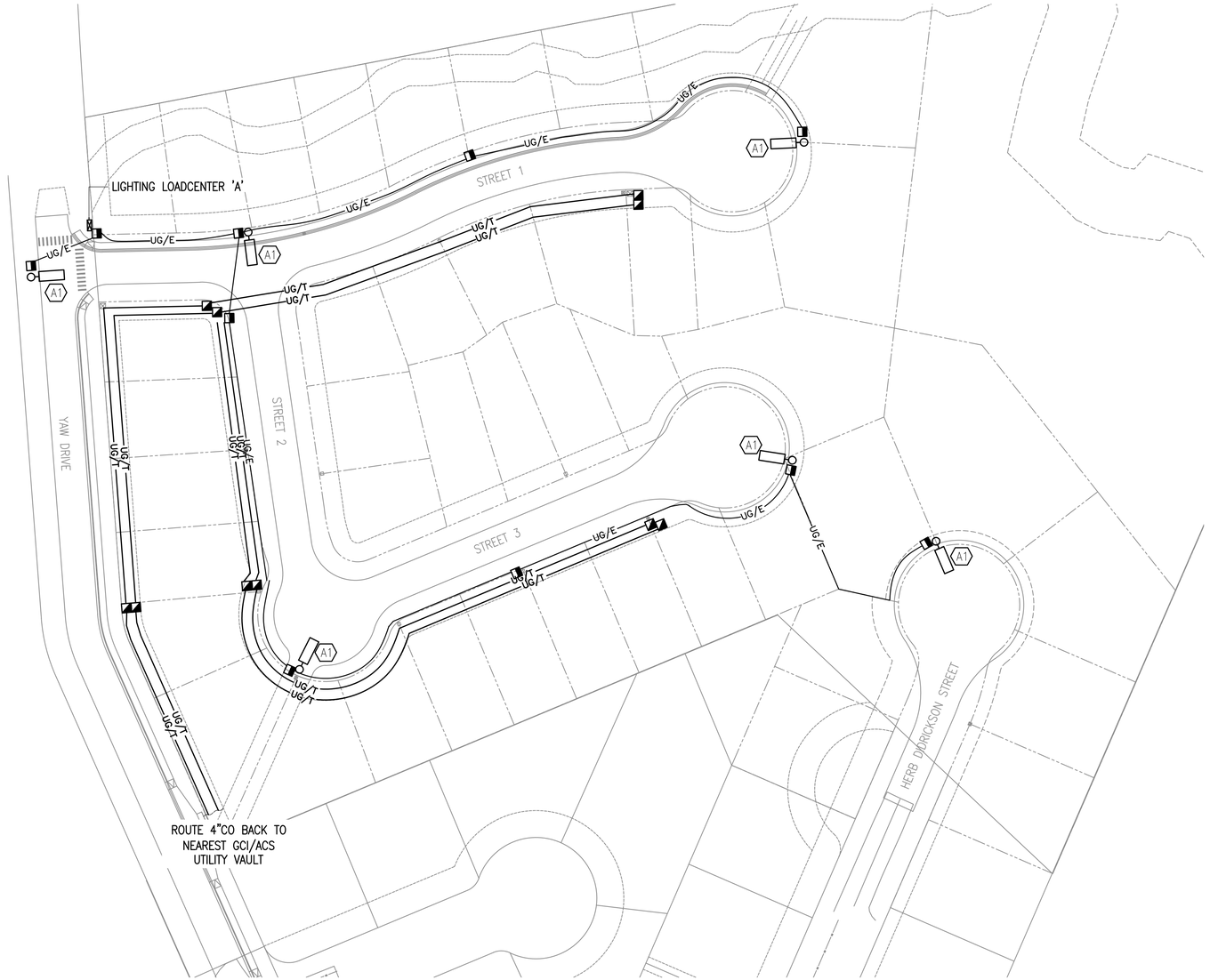
YAW DRIVE SUBDIVISION
BARANOFF ISLAND HOUSING AUTHORITY
SITKA, ALASKA

REVISIONS:

DRAWN BY:	AB
CHECKED BY:	DB
DATE:	3/31/2026
JOB NUMBER:	M6043
DWG FILE:	

DRAWING TITLE:
ELECTRICAL DETAILS

SHEET:
E003



1 ELECTRICAL SITE PLAN
1"=50'

GENERAL NOTES:

A. COORDINATE WITH CBSED FOR ELECTRIC 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.

C. SEE 3/E003 FOR LIGHTING CONDUIT AND CONDUCTOR SIZING/TYPE.

D. COORDINATE WITH GCI AND ACS FOR TELECOMMUNICATIONS REQUIREMENTS.

E. ALL TELECOMMUNICATIONS CONDUIT SHALL BE 4" SCHEDULE 80 PVC.

F. ALL TELECOMMUNICATIONS PULL BOXES SHALL BE 3FT X 3FT CONCRETE VAULTS. COORDINATE WITH UTILITY FOR EXACT TYPE AND LOCATIONS.

65% DESIGN SUBMITTAL

NOT ISSUED FOR CONSTRUCTION

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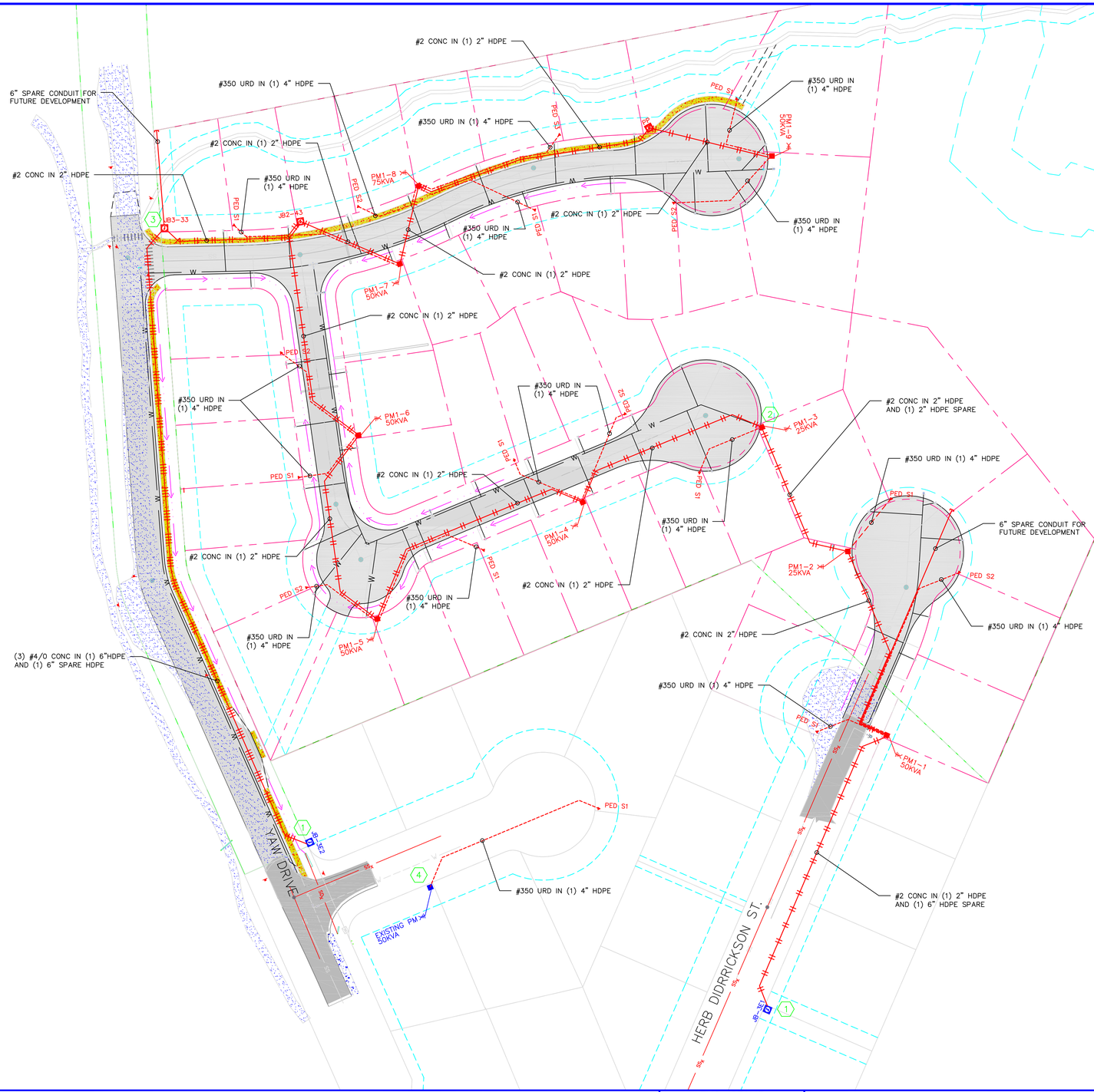
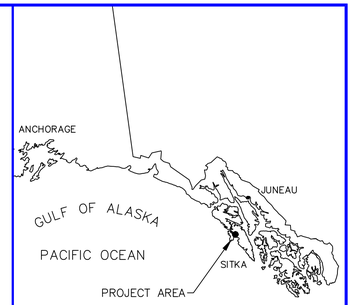
DWG FILE:

DRAWING TITLE:
ELECTRICAL SITE PLAN

SHEET:
E004





Vicinity Map
N.T.S.

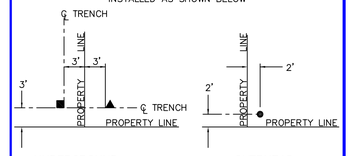
CONSTRUCTION LEGEND

NEW		EXISTING
■	PADMOUNT TRANSFORMER	□
▲	PEDESTAL	△
●	POWER POLE	○
●—✳	STREET LIGHT	○—✳
■	WARNING POST	□
═	1ø U.G. PRI. CONDUCTOR	═
≡	3ø U.G. PRI. CONDUCTOR	≡
- - -	U.G. SECONDARY CONDUCT.	- - -
- - -	U.G. STREET LIGHT CONDUCT.	- - -
———	1ø O.H. CONDUCTOR	———
———	3ø O.H. CONDUCTOR	———
J	JUNCTION BOX	J
◆	SPLICE POINT	◇
═	SPARE CONDUIT	═
≡	CONDUIT W/ CONDUCTOR	≡
S	SWITCH CABINET	S

R.O.W. LEGEND

R.O.W. LINE
CENTERLINE OF TRENCH

UNLESS OTHERWISE NOTED SITKA FACILITIES WILL BE INSTALLED AS SHOWN BELOW



Typical Staking
N.T.S.

GENERAL NOTES:

1. PROVIDE AND INSTALL NON–FROST SUSCEPTIBLE (NFS) IMPORTED BACKFILL FOR ALL NEW PRIMARY AND SECONDARY TRENCHING THAT IS OUTSIDE THE NEW ROADWAY PRISM.

KEY NOTES:

1. EXISTING 3 PHASE JUNCTION BOX. TERMINATE NEW DEVELOPMENT CONDUCTORS AND CONDUIT IN EXISTING JUNCTION BOX.
2. PARK PRIMARY CONDUCTOR BETWEEN PM1–2 AND PM1–3 AT PM1–3 TO CREATE NORMAL OPEN IN SINGLE PHASE PRIMARY LOOP.
3. PROVIDE 120/240V SERVICE TO NEW LIGHTING LOAD CENTER LOCATED AT CORNER OF LOT 47 FROM PEDESTAL S1 OF TRANSFORMER PM1–7.
4. INSTALL NEW SECONDARY AND PEDESTAL FROM EXISTING 50KVA TRANSFORMER ON THOMAS YOUNG CIRCLE TO SERVE LOT 18.

50 0 50 100

1" = 50'

PROJECT: YAW DRIVE SUBDIVISION
DESIGNER/PROJECT ENGINEER: MATTHEW WILLIAMS / MATTHEW WILLIAMS W.O. #: 26-0152

NO.	DESIGN/CONSTRUCTION/ASBUILT REVISION	DWN BY/DATE	REVIEWED (MGR/SUPV)/DATE	APPROVED (DIRECTOR)/DATE
1	REVISED 35% DESIGN SUBMITTAL	MSW/12-09-25	MSW/12-09-25	
2	65% DESIGN SUBMITTAL	MSW/04-16-26	MSW/04-16-26	

ENG. STAMP

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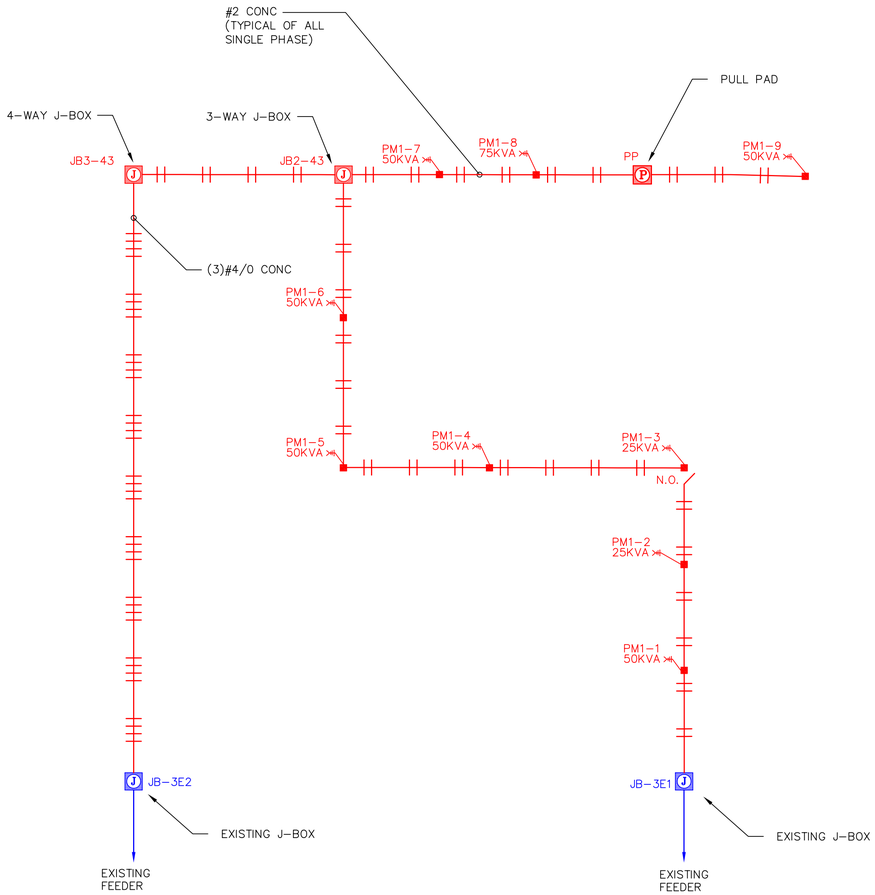
FAX: (907) 522-1182

DRAWING NAME:

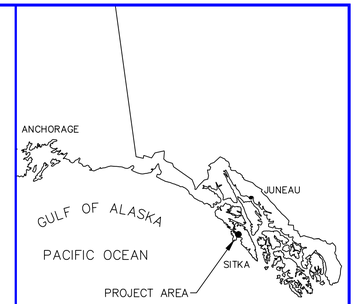
BARANOFF ISLAND HOUSING AUTHORITY
SITKA, AK
YAW DRIVE SUBDIVISION
ELECTRICAL DISTRIBUTION PLAN

W.O. NO.: P001

SHEET ____ OF ____



PRIMARY CIRCUIT DIAGRAM



Vicinity Map
N.T.S.

CONSTRUCTION LEGEND

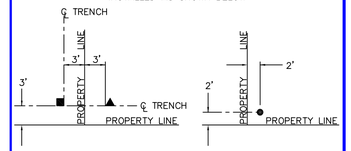
NEW		EXISTING
	PADMOUNT TRANSFORMER	
	PEDESTAL	
	POWER POLE	
	STREET LIGHT	
	WARNING POST	
	1ø U.G. PRI. CONDUCTOR	
	3ø U.G. PRI. CONDUCTOR	
	U.G. SECONDARY CONDUCT.	
	U.G. STREET LIGHT CONDUCT.	
	1ø O.H. CONDUCTOR	
	3ø O.H. CONDUCTOR	
J	JUNCTION BOX	J
	SPLICE POINT	
	SPARE CONDUIT	
	CONDUIT W/ CONDUCTOR	
S	SWITCH CABINET	S

R.O.W. LEGEND

R.O.W. LINE

CENTERLINE OF TRENCH

UNLESS OTHERWISE NOTED
SITKA FACILITIES WILL BE
INSTALLED AS SHOWN BELOW



Typical Staking
N.T.S.

PROJECT: YAW DRIVE SUBDIVISION
DESIGNER/PROJECT ENGINEER: MATTHEW WILLIAMS / MATTHEW WILLIAMS W.O. #: 26-0152

NO.	DESIGN/CONSTRUCTION/ASBUILT REVISION	DWN BY/DATE	REVIEWED (MGR/SUPV)/DATE	APPROVED (DIRECTOR)/DATE
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2	65% DESIGN SUBMITTAL	MSW/04-16-26	MSW/04-16-26	

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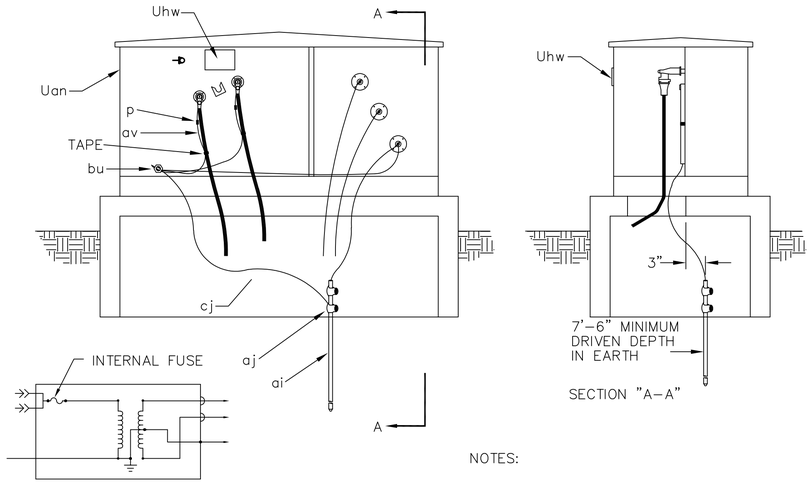
DRAWING NAME:

BARANOFF ISLAND HOUSING AUTHORITY
SITKA, AK
YAW DRIVE SUBDIVISION
ELECTRICAL PRIMARY CIRCUIT DIAGRAM

W.O. NO.: P002

SHEET_____OF_____



WIRING DIAGRAM
(V)UG7–2

SECTION "A–A"

RUS	QUANTITY		
ITEM	UG7-2	UG7-3	MATERIAL
c	2	2	Bolt, Machine, 1/2" x req'd length
p			Connector, Compression, as req'd
ai	1	1	Rod, ground, 3/4" x 8'–0"
aj	2	2	Clamp, ground rod
av			Jumpers, #4 AWG BaCuStr, as req'd
bu	2	2	Connector, equipment ground
cj			Ground wire, #2 AWG BaCuStr, as req'd
Uan	1	1	Transformer, pad mounted, 1ø, loop feed
Ufz	2	2	Connector block, insulated, 6–position
	1	1	Connector block, neutral, 6–position
Uhb		1	Insulating cap
Uhp	2	1	Termination, elbow, load break
Uhw	2	2	Decals, "Warning" and "Danger"
	4	4	Anchors, concrete, 1/2"
	AR	AR	Cable tags, as req'd. See Note 7.
	2	2	Connector, compression, CAL, grounding
	1	1	Equipment lock, tamperproof
			Tape, as req'd

NOTES:

1. DESIGNATE VUG7–2 OR VUG7–3 FOR 24.9/14.4 kV.

2. PROVIDE SUFFICIENT PRIMARY NEUTRAL PIGTAIL AND CABLE SLACK TO PERMIT READY DISCONNECTION OF ELBOW AND MOUNTING ON PARKING STAND. TRAIN CABLES AS SHOWN. PROVIDE A FULL LOOP OF CABLE INSIDE PAD.

3. PROVIDE A COMPLETE GROUND LOOP TO GROUND ROD. LOOP AROUND VAULT OPENING.

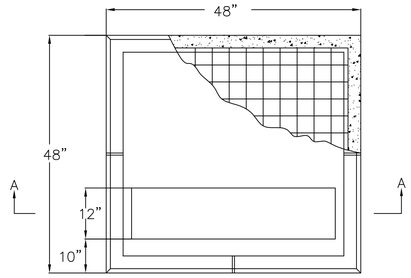
4. TAG PRIMARY AND SECONDARY CABLES PER GUIDE UM2.2GX.

5. SPECIFY PAD SEPARATELY.

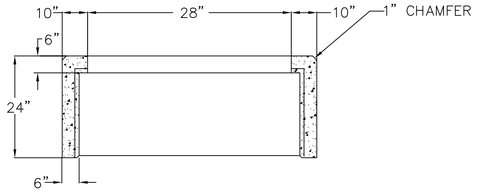
6. INSTALL "DANGER" SIGN INSIDE TRANSFORMER AND "WARNING" SIGN ON OUTSIDE SURFACE OF ENCLOSURE. LABEL OUTSIDE OF TRANSFORMER PER GUIDE UM2.1GX.

7. SPECIFY SIZE THEN SPECIFY SECONDARY VOLTAGE WITH LAST SUFFIX AS FOLLOWS:
   A –240/120
   B –480/240
   C – OTHER (SPECIFY ON DESIGN AND STAKING SHEETS)
(i.e. UG17–2–25–B FOR 25 KVA AT 480/240 VOLTS SECONDARY)

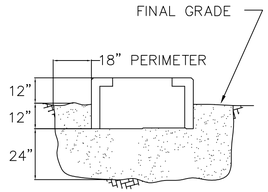
(V)UG7–2/3 SINGLE PHASE PAD–MOUNTED TRANSFORMER
(V)UG7–2 (LOOP FEED)/(V)UG7–3 (RADIAL FEED)



TOP VIEW
N.T.S.



SECTION A–A
N.T.S.



SECTION A–A (TYPICAL)
N.T.S.

NOTES:

1) THIS UNIT INCLUDES THE PAD, GRAVEL, SITE PREPARATION, EXCAVATION AND BACKFILL.

2) LEVEL TOP OF PAD AND GRAVEL. THE GRAVEL INSIDE THE PAD SHALL BE LEVEL WITH THE BASE OF THE PAD.

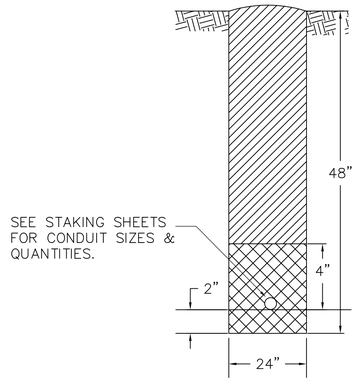
3) PAD SHALL BE SQUARE WITH ADJACENT BUILDINGS AND ROADWAYS UNLESS SPECIFIED OTHERWISE. ORIENT THE PAD AWAY FROM POTENTIAL CONFLICTS TO PROVIDE ACCESS TO THE FRONT OF THE EQUIPMENT.

4) THE PAD SHALL CONFORM TO THE UTILITY MATERIAL SPECIFICATIONS.

5) VERIFY TRANSFORMER DIMENSIONS PRIOR TO ORDERING PAD.

RUS		
ITEM	QTY	MATERIAL
Uja	1	Pad Concrete, 48"x48"x24"(UM1–1)
	5	Gravel, D1 or Recycled/Crushed
		Concrete, 1" Minus (Cu.Yd.)

UM1–1 PAD ASSEMBLY
SINGLE PHASE TRANSFORMER 25kVA – 75kVA



UR2
TRENCHING UNIT

LEGEND

SAND OR CLEAN SOIL

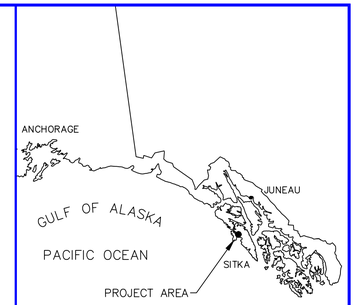
COMPACTED BACKFILL
UNLESS OTHERWISE SPECIFIED

UNDISTURBED EARTH

NOTES:

1. DEPTHS SPECIFIED ARE FINISHED TO GRADE.
2. OVER–EXCAVATE TRENCHES AS NECESSARY TO ALLOW FOR (a) SAND BEDDING OR (b) LOOSE SANDY SOILS OR (c) WHERE MORE THAN ONE CONDUIT WILL BE INSTALLED IN TRENCH AND LAYING FIRST CONDUIT MAY CAUSE TRENCH DAMAGE AND REDUCTION IN DEPTH.
3. SAND BEDDING IS NOT PART OF THESE UNITS AND WILL BE SPECIFIED AS NEEDED.
4. BACKFILLING IS PART OF ALL TRENCHING UNITS INCLUDING JOINT–USE OPTIONAL TRENCHES.
5. OPTIONAL WARNING TAPE IS RECOMMENDED TO BE PLACED ABOVE THE INSTALLED CABLE/CONDUIT.

UR2 TRENCHES FOR PRIMARY CONDUITS



Vicinity Map
N.T.S.

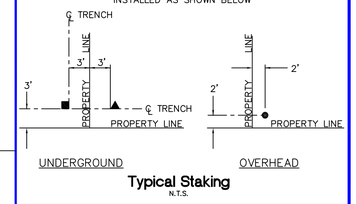
CONSTRUCTION LEGEND

NEW		EXISTING
	PADMOUNT TRANSFORMER	
	PEDESTAL	
	POWER POLE	
	STREET LIGHT	
	WARNING POST	
	1ø U.G. PRI. CONDUCTOR	
	3ø U.G. PRI. CONDUCTOR	
	U.G. SECONDARY CONDUCT.	
	U.G. STREET LIGHT CONDUCT.	
	1ø O.H. CONDUCTOR	
	3ø O.H. CONDUCTOR	
J	JUNCTION BOX	J
	SPLICE POINT	
	SPARE CONDUIT	
	CONDUIT W/ CONDUCTOR	
S	SWITCH CABINET	S

R.O.W. LEGEND

R.O.W. LINE
CENTERLINE OF TRENCH

UNLESS OTHERWISE NOTED
SITKA FACILITIES WILL BE
INSTALLED AS SHOWN BELOW



Typical Staking
N.T.S.

PROJECT: YAW DRIVE SUBDIVISION
DESIGNER/PROJECT ENGINEER: MATTHEW WILLIAMS / MATTHEW WILLIAMS W.O. #: 26-0152

NO.	DESIGN/CONSTRUCTION/ASBUILT REVISION	DWN BY/DATE	REVIEWED (MGR/SUPV)/DATE	APPROVED (DIRECTOR)/DATE
1	REVISED 35% DESIGN SUBMITTAL	MSW/12–09–25	MSW/12–09–25	
2	65% DESIGN SUBMITTAL	MSW/04–16–26	MSW/04–16–26	

ENG. STAMP

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DRAWING NAME:

BARANOFF ISLAND HOUSING AUTHORITY
SITKA, AK
YAW DRIVE SUBDIVISION
ELECTRICAL DISTRIBUTION DETAILS

W.O. NO.: P003

SHEET_____OF_____