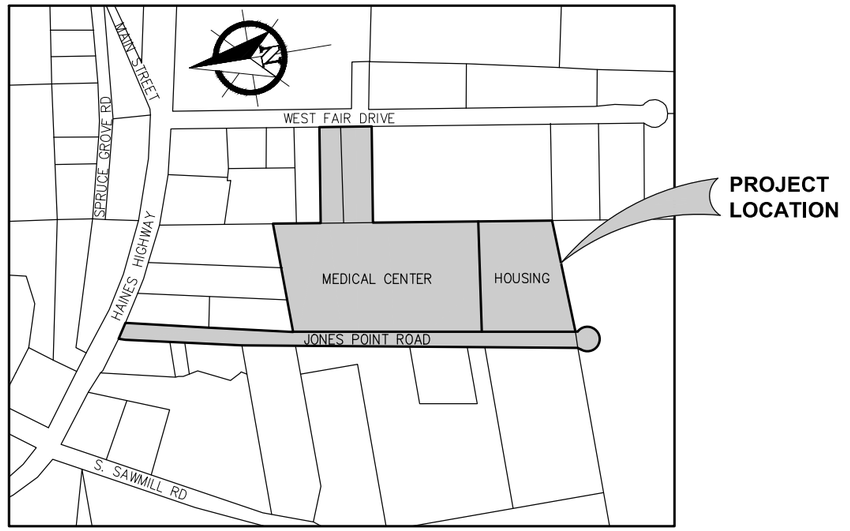
LEGEND

EXISTING	THIS PROJECT	
OHE$_x$		OVERHEAD ELECTRICAL
UGE$_x$		BURIED ELECTRICAL
UGT$_x$		UNDERGROUND TELEPHONE
UGC$_x$		UNDERGROUND FIBER OPTIC
W$_x$	W	WATER
SS$_x$	SS	SANITARY SEWER
SD$_x$	SD	STORM DRAIN (SIZE, TYPE AS NOTED)
GB GB		GRADE BREAK
		BUILDING SETBACK LINE
X		FENCE
		PROPERTY LINE / RIGHT-OF-WAY
		CENTERLINE
		EASEMENT
E		ELECTRIC PEDESTAL
T		TELEPHONE PEDESTAL
SSMH	SS	SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		FIRE HYDRANT
		WATER VALVE
		AREA DRAIN w/ CATCH BASIN
SDMH		STORM DRAIN MANHOLE
		BOLLARD
		SIGN (TYP)
		POWER POLE
		LIGHT POLE
		CONCRETE
		PAVEMENT
		BUILDING
		DRAINAGE SWALE
		LANDSCAPED
	##	RADIUS CALLOUT
	41	LAYOUT POINT NUMBER
	1	CURB TYPE

ABBREVIATIONS

A	
@	AT
ACP	ASPHALT CONCRETE PAVEMENT/ ASBESTOS CEMENT PIPE
ADA	AMERICANS WITH DISABILITIES ACT
ADI	AREA DRAIN INLET STRUCTURE
<PT	ANGLE POINT
APPROX. or APPX.	APPROXIMATE
B	
BLDG	BUILDING
BOL	BOLLARD
BTM	BOTTOM
C	
CB	CATCH BASIN
℄	CENTER LINE
CLR	CLEAR
CONC.	CONCRETE
COR	CORNER
CPP	CORRUGATED PLASTIC PIPE
CPEP	CORRUGATED POLYETHYLENE PIPE
CTE	CONNECT TO EXISTING
CY	CUBIC YARD
D	
ø/DIA	DIAMETER
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
DR	DRIVE
DTL	DETAIL
E	
E	EAST
EA.	EACH
EC	EDGE OF CONCRETE
EF	ELECTRO-FUSION
EJIW	EAST JORDAN IRON WORKS
EL/ELEV	ELEVATION
ELEC.	ELECTRICAL
EP	EDGE OF PAVEMENT
EW	EACH WAY
F	
FC	FACE OF CURB
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
G	
GALV	GALVANIZED
GB	GRADE BREAK
GINT	GRIDLINE INTERSECTION
GR	GRATE
H	
HDG	HOT-DIPPED GALVANIZED
HDPE	HIGH DENSITY POLYETHYLENE
HDWL	HEADWALL
I	
IAW	IN ACCORDANCE WITH
IE	INVERT ELEVATION
INV	INVERT
L	
L	LENGTH
LF	LINEAR FEET
LOW	EP LOW POINT
LP	LIGHT POLE
M	
MAX	MAXIMUM
ME	MATCH EXISTING
MFR	MANUFACTURE (R)
MH	MANHOLE
MJ	MECHANICAL JOINT
MIN	MINIMUM
MTE/ME	MATCH TO EXISTING
N	
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O	
OC	ON CENTER
OHE	OVERHEAD ELECTRICAL
P	
PC	POINT OF CURVATURE
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLY-VINYL CHLORIDE
R	
R	RADIUS
RE	RIM ELEVATION
S	
S	SOUTH, SMOOTH
SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
ST	STREET
STA	STATION
STD	STANDARD
SW	SIDEWALK
SY	SQUARE YARD
T	
t.	THICK
TYP	TYPICAL
U	
UNO	UNLESS NOTED OTHERWISE
V	
VB	VALVE BOX
VERT	VERTICAL
VG	VALLEY GUTTER
W	
W	WEST
w/	WITH
WL	WATERLINE
WV	WATER VALVE



VICINITY MAP

1"=300'

WORK SEQUENCING

1. WORK PRIORITIZATION SHALL BE IN THE FOLLOWING ORDER, FROM GREATEST IMPORTANCE TO LEAST IMPORTANCE:
   a. WORKFORCE HOUSING
      i. BUILDING PADS SHALL BE FOUNDATION-READY BY JULY 1, 2026.
   b. MEDICAL CENTER SITE PREPARATION – LOT 10
      i. BUILDING PAD SHALL BE FOUNDATION-READY BY JULY 15, 2026.
   c. JONES POINT ROAD
      i. WORK SHALL NOT COMMENCE FROM BOP TO STATION 2+00, INCLUDING UTILITY STRUCTURE MATERIAL PROCUREMENT, UNTIL AUTHORIZED BY THE OWNER. THIS AREA IS UNDER DESIGN IN COORDINATION WITH AKDOT&PF.
   d. MEDICAL CENTER SITE PREPARATION – LOTS 5 AND 6
      i. EARTH-DISTURBING ACTIVITIES IN THIS AREA SHALL NOT COMMENCE UNTIL THE WORK DESCRIBED IN A AND B HAS BEEN COMPLETED. ADDITIONALLY, THIS AREA HAS NOT YET BEEN COMPLETELY DESIGNED AND ADDITIONAL GUIDANCE WILL BE ISSUED.

STRIPING AND SIGNAGE NOTES

1. JONES POINT ROAD SHALL BE STRIPED ITS ENTIRE LENGTH WITH A DOUBLE YELLOW CENTERLINE AND SINGLE WHITE FOG LINE ON THE NORTHBOUND LANE TO CREATE THE FOLLOWING, FROM WEST TO EAST: 12.5' LANE, 12.5' LANE, 3' BIKE LANE. LANE STRIPING SHALL BE 4 INCHES WIDE.
2. THE NORTHBOUND LANE OF JONES POINT ROAD AT THE HAINES HIGHWAY INTERSECTION SHALL RECEIVE A WHITE STOP BAR THE FULL WIDTH OF THE LANE. STOP BAR SHALL BE 2 FEET WIDE.
3. THE WORKFORCE HOUSING ACCESS ROAD SHALL RECEIVE A WHITE STOP BAR ON THE ACCESS ROAD LANE ENTERING JONES POINT ROAD. STOP BAR SHALL BE THE FULL WIDTH OF THE ENTERING LANE AND 2 FEET WIDE.
4. ALL LOCATIONS DESIGNATED TO RECEIVE STOP BARS SHALL ALSO RECEIVE STOP SIGNS IN ACCORDANCE WITH AKDOT&PF STANDARD SPECIFICATIONS AND DETAILS.

Cushing Terrell

cushingterrell.com
800.757.9622

PND ENGINEERS, INC.
9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
AK. LIC# AECC250

04.08.2026
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM
HAINES MEDICAL CAMPUS

STATE OF ALASKA 49TH
Sean C. Sjostedt
CE-102428
REGISTERED PROFESSIONAL ENGINEER

04.08.2026
PROJ# | 242078
DESIGNED BY | WBROWN
DRAWN BY | WBROWN
REVIEWED BY | SSJOSTEDT
REVISIONS:

SHEET INDEX, LEGEND AND ABBREVIATIONS

C1.01

GENERAL NOTES

1. DETAILS SHOWN HEREIN SHALL TAKE PRECEDENCE.
2. PROPERTY DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ITS PRE-CONSTRUCTION CONDITION OR BETTER AT NO ADDITIONAL COST.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE, LOCAL, STATE AND FEDERAL CODES, PERMITS AND SAFETY REQUIREMENTS.
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 THREE BUSINESS DAYS PRIOR TO ANY EXCAVATION:

DIAL BEFORE YOU DIG!

UNDERGROUND POWER, TELEPHONE	**907-766-6500**
HAINES CABLE T.V.	**907-766-2337**
WATER	**907-766-2200**
WASTEWATER	**907-766-6452**

UTILITIES SHOWN HERE DO NOT SUBSTITUTE FOR FIELD LOCATES.

DIAL BEFORE YOU DIG!
811
UNDERGROUND POWER, TELEPHONE, T.V., COMMUNICATIONS, WATER AND WASTEWATER LINES ARE IN THE AREA. UTILITIES SHOWN HERE DO NOT SUBSTITUTE FOR FIELD LOCATES.

5. CONTRACTOR SHALL COORDINATE WITH ALL AFFECTED BOROUGH DEPARTMENTS AND LOCAL UTILITY COMPANIES DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT DISRUPT UTILITY SERVICES EXCEPT AS REQUIRED TO COMPLETE THE RECONFIGURATION OF THOSE SERVICES AS SHOWN IN THE PLANS. COORDINATE ANY DISRUPTIONS WITH HAINES BOROUGH AND NOTIFY AFFECTED RESIDENTS IN ACCORDANCE WITH HAINES BOROUGH REQUIREMENTS AND A MINIMUM OF 48 HOURS IN ADVANCE.
7. 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.
8. OVERHEAD UTILITIES INCLUDING ELECTRICAL POWER, TELEPHONE, CABLE TV, AND OTHER OVERHEAD LINES ARE GENERALLY NOT SHOWN, THE LINES THAT ARE SHOWN ARE LOCATED BY POINT-TO-POINT, POLE-TO-POLE. DETERMINE THE EXTENT OF HAZARDS OR IMPACTS ON CONSTRUCTION ACTIVITIES CREATED BY OVERHEAD OR UNDERGROUND LINES IN ALL AREAS AND FOLLOW PROCEDURES DURING CONSTRUCTION AS REQUIRED BY LAW. PRIOR TO CONSTRUCTION, MEET WITH UTILITY OWNERS TO DETERMINE THE EXTENT OF HAZARDS AND TAKE PRECAUTIONS AS REQUIRED TO PROTECT PERSONS AND PROPERTY AND TO AVOID DISRUPTION OF SERVICE.
9. 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.
10. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF AT CONTRACTOR-PROVIDED DISPOSAL SITE.
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 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 BUT NOT LIMITED TO DAMAGES CAUSED BY COMPACTION EFFORTS.
13. EXCEPT WHERE STAGING AND WORK AREAS ARE DESIGNATED ON THE PLANS, 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. 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).
15. MATCH EXISTING GRADES AT PROJECT LIMITS AND WHERE REQUIRED TO MATCH ELEVATIONS AT EXISTING ROADS OR PATHS.

DRAWING INDEX

DRAWING INDEX

DRAWING INDEX

DRAWING INDEX

Cushing Terrell.
cushingterrell.com
800.757.9622

PND ENGINEERS, INC.
9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
AK. LIC# AECC250

04.08.2026
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM
HAINES MEDICAL CAMPUS

STATE OF ALASKA 49TH
Seward Sjostedt
CE-102428
REGISTERED PROFESSIONAL ENGINEER

04.08.2026
PROJ# | 242078
DESIGNED BY | WBROWN
DRAWN BY | WBROWN
REVIEWED BY | SSJOSTEDT
REVISIONS:

GENERAL NOTES AND DRAWING INDEX

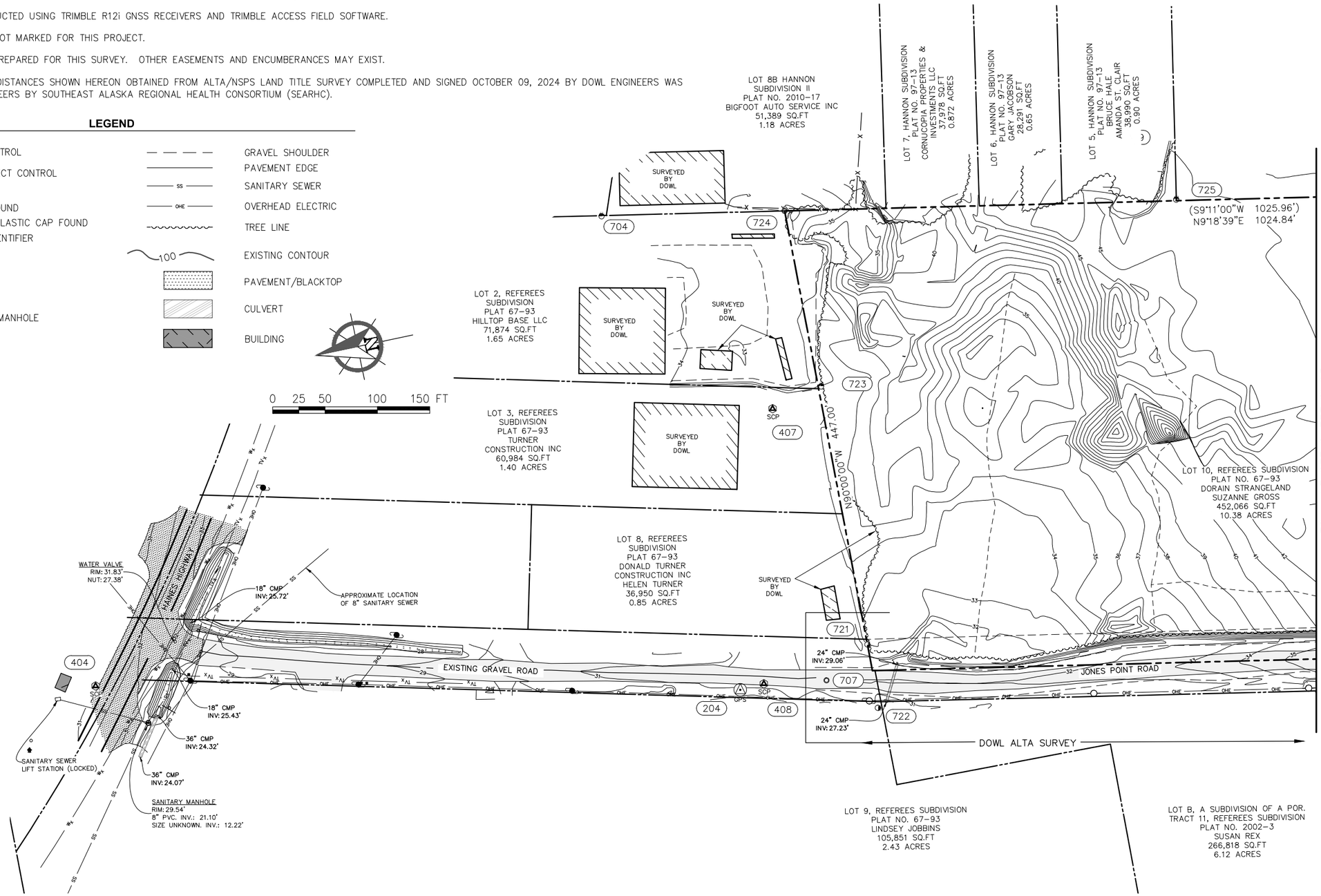
C1.02

NOTES

1. THE HORIZONTAL DATUM FOR THIS PROJECT IS AN ARBITRARY LOCAL PLANE COORDINATE SYSTEM; DERIVED FROM AND MATCHING THE ORIGINAL SITE PLAN SURVEY CONTROL FOR THE SUBJECT PROPERTY COMPLETED BY DOWL ENGINEERING OCTOBER 09, 2024.
2. THE BASIS OF COORDINATES FOR THIS PROJECT IS A FOUND 60D NAIL (#480) ON THE EDGE OF JONES POINT ROAD SET BY DOWL ENGINEERING OCTOBER 09, 2024, HAVING LOCAL COORDINATES OF N: 2707789.375, E: 2348175.322.
3. THE BASIS OF VERTICAL CONTROL FOR THIS PROJECT IS A FOUND 60D NAIL (#480) ON THE EDGE OF JONES POINT ROAD SET BY DOWL ENGINEERING OCTOBER 09, 2024, HAVING AN ELEVATION OF 31.22 U.S. FEET.
4. THE INFORMATION SHOWN HEREON IS BASED ON FIELD SURVEYS CONDUCTED BY PND ENGINEERS NOVEMBER 18–20, 2024 AND DOWL ENGINEERING OCTOBER 09, 2024.
5. ALL DISTANCES ARE GROUND DISTANCES REDUCED TO HORIZONTAL IN U.S. SURVEY FEET; UNLESS OTHERWISE INDICATED.
6. THIS SURVEY WAS CONDUCTED USING TRIMBLE R12i GNSS RECEIVERS AND TRIMBLE ACCESS FIELD SOFTWARE.
7. UTILITY LOCATES WERE NOT MARKED FOR THIS PROJECT.
8. NO TITLE REPORT WAS PREPARED FOR THIS SURVEY. OTHER EASEMENTS AND ENCUMBERANCES MAY EXIST.
9. RECORD BEARINGS AND DISTANCES SHOWN HEREON OBTAINED FROM ALTA/NSPS LAND TITLE SURVEY COMPLETED AND SIGNED OCTOBER 09, 2024 BY DOWL ENGINEERS WAS PROVIDED TO PND ENGINEERS BY SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM (SEARHC).

LEGEND

- PRIMARY GPS CONTROL
- SECONDARY PROJECT CONTROL
- STONE MONUMENT
- ALUMINUM CAP FOUND
- 5/8" REBAR OR PLASTIC CAP FOUND
- ### POINT NUMBER IDENTIFIER
- POWER POLE
- GUY ANCHOR
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- GRAVEL SHOULDER
- PAVEMENT EDGE
- SANITARY SEWER
- OVERHEAD ELECTRIC
- TREE LINE
- EXISTING CONTOUR
- PAVEMENT/BLACKTOP
- CULVERT
- BUILDING



Cushing Terrell

cushingterrell.com
800.757.9532

PND ENGINEERS, INC.
9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
AK. LIC# AECC250

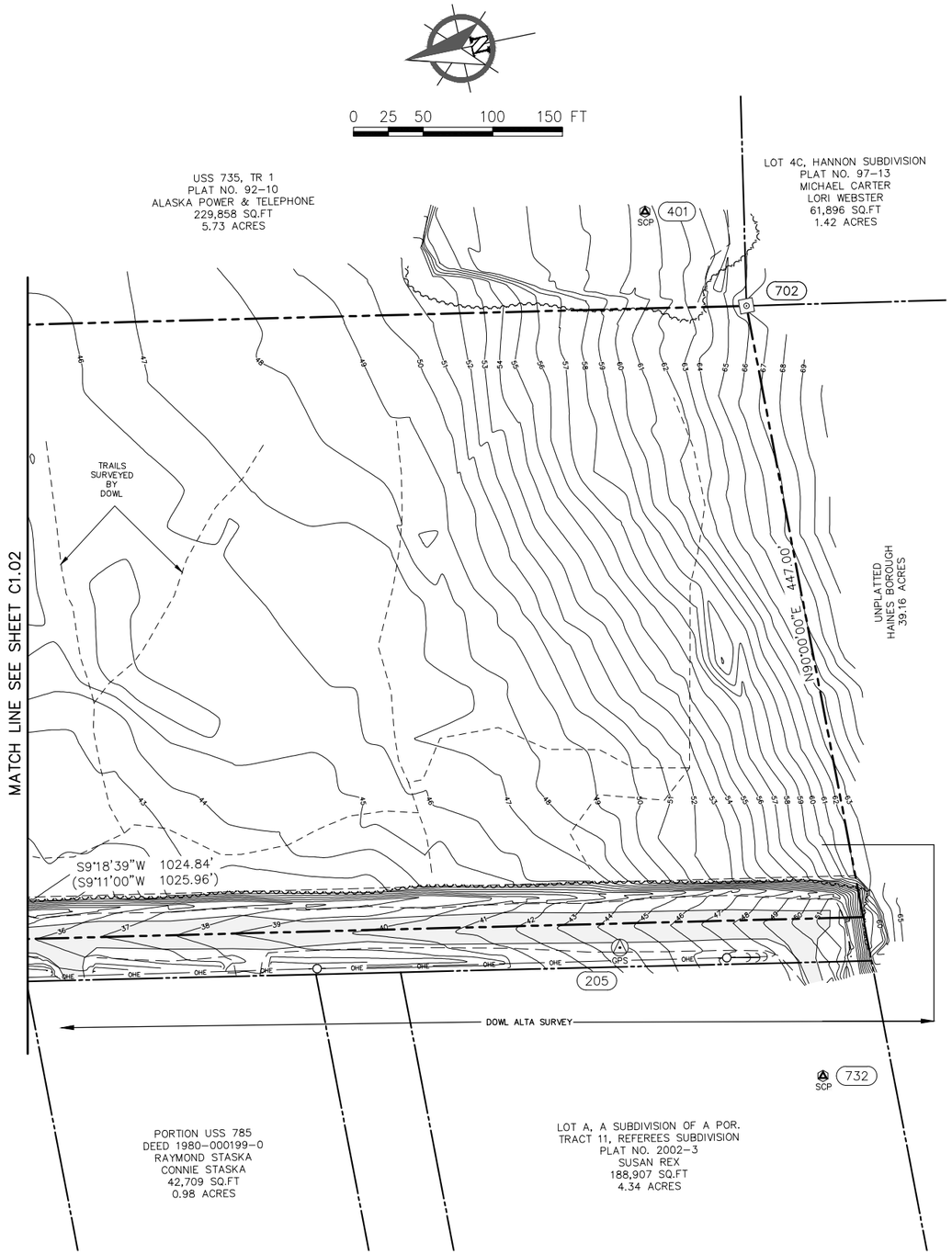
04.08.2026
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM
HAINES MEDICAL CAMPUS

STATE OF ALASKA 49TH
Scott Sjostedt
CE-102428
REGISTERED PROFESSIONAL ENGINEER

04.08.2026
PROJ# | 242078
DESIGNED BY | WBROWN
DRAWN BY | WBROWN
REVIEWED BY | SSJOSTEDT
REVISIONS:

PARTIAL EXISTING CONDITIONS AND SURVEY CONTROL

C1.03



PND SURVEY CONTROL

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
* 201	2707723.865	2353637.880	22.25	FAC 2" DOWL HKM
* 202	2708441.885	2347805.563	23.31	FBC NGS B 141 B 141
* 203	2709112.534	2347743.994	29.22	FAC 3.25" ADOT PI ROW 78+95.55 43.5R 8904-S 1998
204	2707812.539	2348173.814	30.93	RBR SET 5/8" PND CONTROL
205	2706849.513	2348013.644	43.90	RBR SET 5/8" PND CONTROL

* NOT SHOWN HEREON

DOWL SURVEY CONTROL

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
401	2706732.724	2348529.572	61.48	CTRL/SETN.GPSR.SPIKE
402	2706670.806	2348842.108	70.04	CTRL/SETN.GPSR.SPIKE
403	2708461.073	2348680.698	27.79	CTRL/SETN.GPSR.SPIKE
404	2708416.722	2348292.914	31.00	CTRL/SETN.GPSR.SPIKE
405	2708148.501	2348642.257	34.06	CTRL/SETN.GPSR.SPIKE
406	2708113.256	2348676.640	32.70	CTRL/SETN.GPSR.SPIKE
407	2707731.885	2348431.801	35.92	CTRL/SETN.GPSR.SPIKE
408	2707789.375	2348175.322	31.22	CTRL/SETN.GPSR.SPIKE
409	2707366.712	2348625.948	47.33	CTRL/SETN.GPSR.SPIKE
410	2707281.723	2348919.380	48.38	CTRL/SETN.GPSR.SPIKE
731	2706728.139	2347515.637	57.27	CTRL/SETN.GPSR.60D
732	2706723.579	2347895.776	47.98	CTRL/SETN.GPSR.60D
733	2706976.358	2347660.324	25.70	CTRL/SETN.TRAV.GPSR.60D

DOWL RECOVERED MONUMENTATION

POINT #	NORTHING	EASTING	DESCRIPTION
702	2706673.81	2348449.41	CTRL/FOUN.TRAV.STONE.USS785-C3 [,]
703	2708123.65	2348645.55	CTRL/FOUN.GPSR.ALPRM.DOT-PI [,]
704	2707857.88	2348642.95	CTRL/FOUN.GPSR.5RBR [,]
707	2707730.02	2348167.26	CTRL/FOUN.GPSR.IP.2INCH [,]
721	2707685.18	2348193.55	CTRL/FOUN.TRAV.JWBEAN.1.5INCH.ALCAP [,]
722	2707686.81	2348132.31	CTRL/FOUN.TRAV.JWBEAN.2INCH.ALCAP [,]
723	2707682.41	2348443.98	CTRL/FOUN.TRAV.TPC.JWBEAN [,]
724	2707685.15	2348615.22	CTRL/FOUN.TRAV.IP [,]
725	2707315.78	2348555.53	CTRL/FOUN.TRAV.YPC.WILD [,]
726	2708213.48	2348703.32	CTRL/FOUN.TRAV.3.25.ALCAP.AK.SURV [,]
727	2708520.80	2348752.80	CTRL/FOUN.TRAV.IP [,]
728	2708520.54	2348753.20	CTRL/FOUN.TRAV.SPIN [,]
740	2706673.81	2347430.12	CTRL/FOUN.TRAV.STONE.USS785.C3 [,]

Cushing Terrell
cushingterrell.com
360.757.9622

PND ENGINEERS, INC.
9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
AK. LIC# AECC250

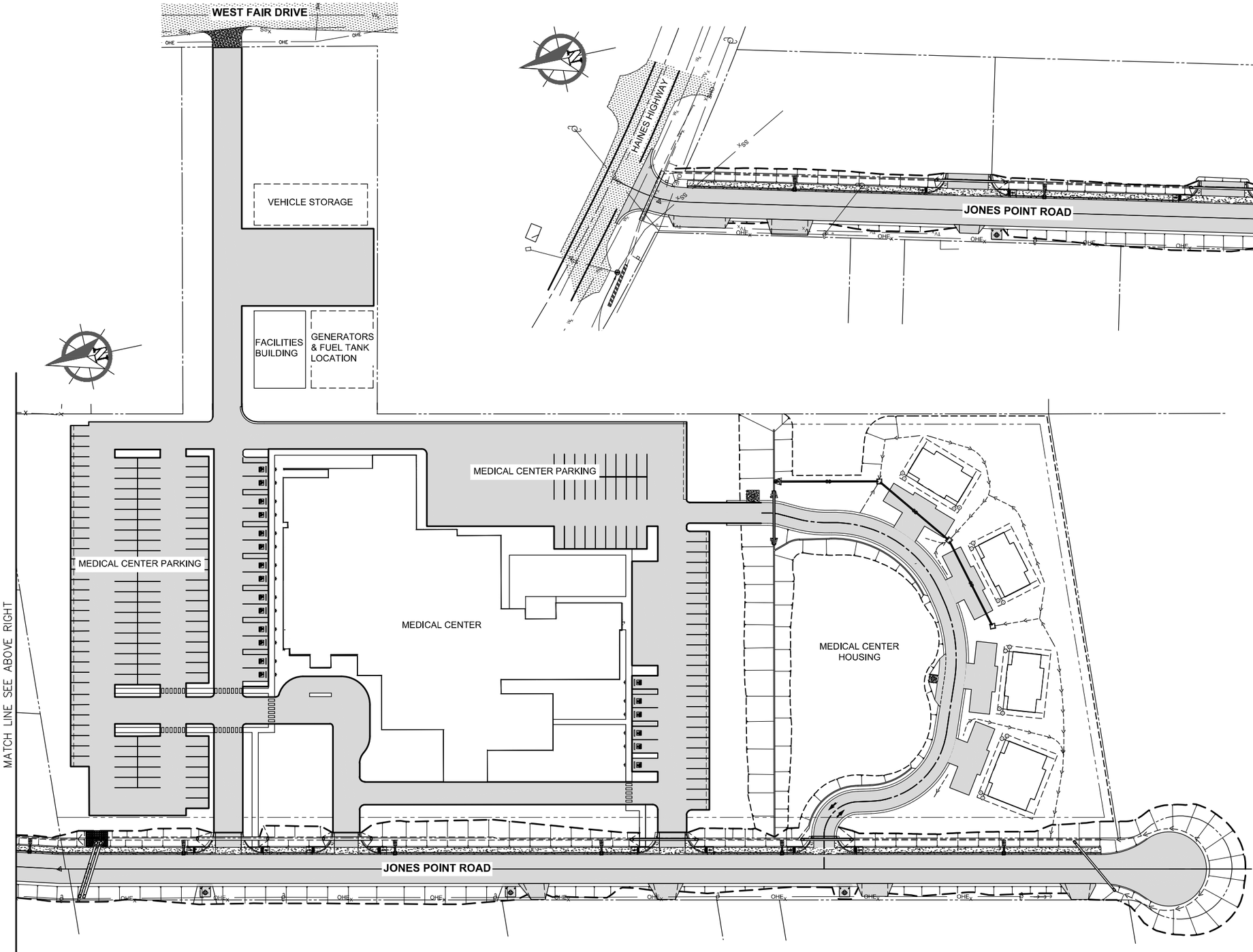
04.08.2026
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM
HAINES MEDICAL CAMPUS

STATE OF ALASKA 49TH
Seth C. Sjostedt
CE-102428
REGISTERED PROFESSIONAL ENGINEER

04.08.2026
PROJ# | 242078
DESIGNED BY | WBROWN
DRAWN BY | WBROWN
REVIEWED BY | SSJOSTEDT
REVISIONS:

PARTIAL EXISTING CONDITIONS AND SURVEY CONTROL

C1.04



OVERALL SITE PLAN

Cushing Terrell
cushingterrell.com
800.757.9522

PND ENGINEERS, INC.
9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
AK. LIC# AECC250

04.08.2026
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM

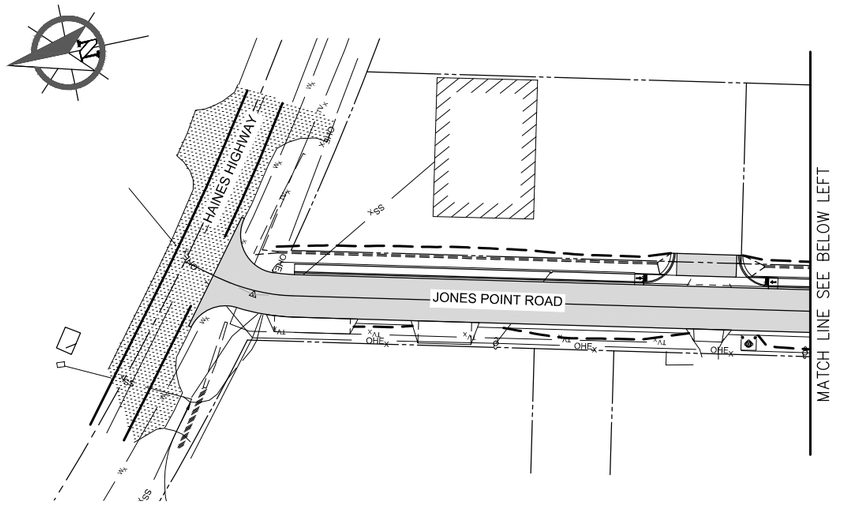
HAINES MEDICAL CAMPUS

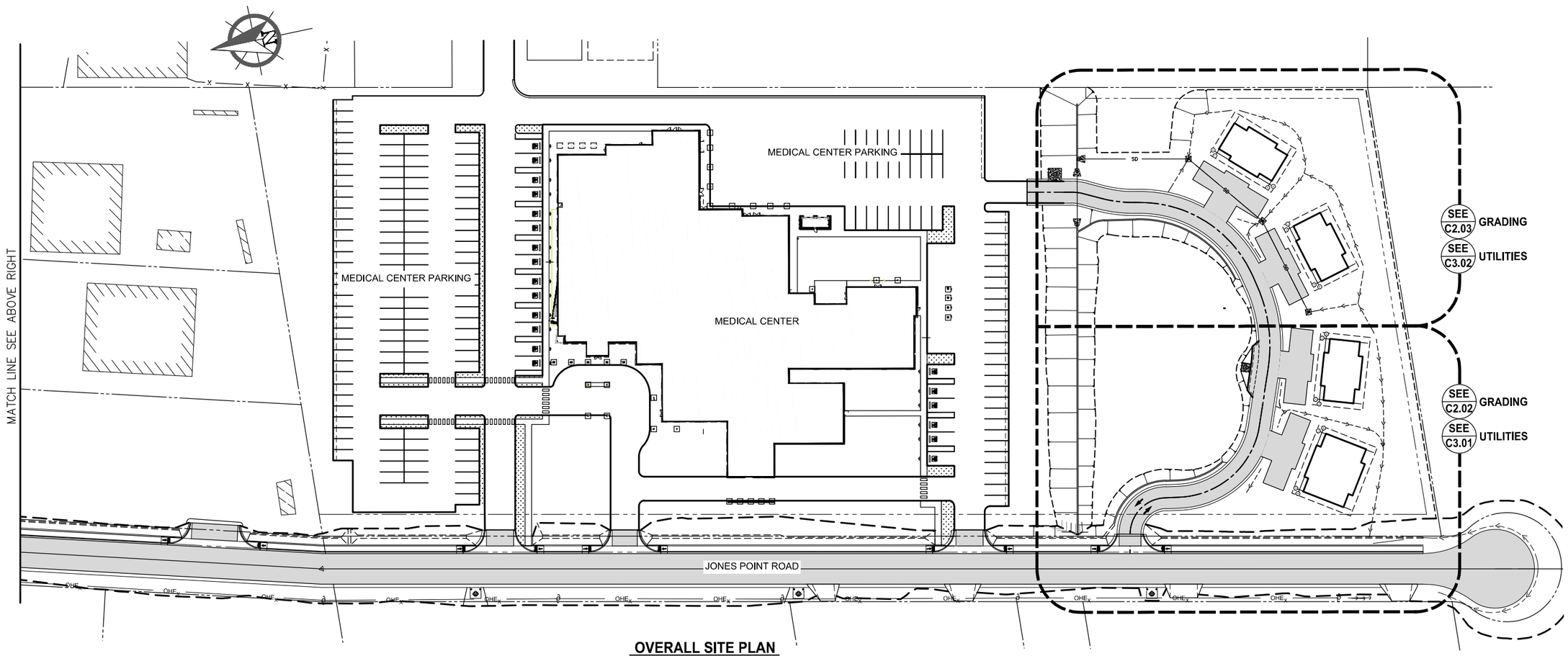
STATE OF ALASKA 49TH
Seth C. Sjostedt
CE-102428
REGISTERED PROFESSIONAL ENGINEER

04.08.2026
PROJ# | 242078
DESIGNED BY | WBROWN
DRAWN BY | WBROWN
REVIEWED BY | SSJOSTEDT
REVISIONS:

OVERALL SITE PLAN

C1.05





OVERALL SITE PLAN

SCALE IN FEET
0 50 100 FT.

Cushing Terrell
cushingterrell.com
800.757.9522

PND ENGINEERS, INC.
9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
AK. LIC# AECC250

04.08.2026
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM
HAINES WORKFORCE HOUSING

STATE OF ALASKA 49 TH
Sean Sjostedt
CE-102428
REGISTERED PROFESSIONAL ENGINEER

04.08.2026
PROJ# | 242078
DESIGNED BY | WBROWN
DRAWN BY | WBROWN
REVIEWED BY | SSJOSTEDT
REVISIONS:

OVERALL SITE PLAN AND SHEET KEY MAP

C2.01

MATCH LINE SEE SHEET 2.03

THICKENED PAVEMENT EDGE SEE DETAIL B/C2.06

MATCH EXISTING

6"t. BASE COURSE GRADING D-1, FIRE HYDRANT PAD

GRADE SURROUNDING SURFACE AWAY FROM BUILDING, TYP.

PAD=56.80

PAD=52.63

2'-0" TOP OF SLOPE AT MATCH EXISTING

4.0:1 TYP.

2.0:1 TYP.

MATCH EXISTING

MATCH EXISTING

A C2.06

A C2.05

MATCH EXISTING

BEGIN FILL SECTION
END DITCH CUT SECTION

2+00

1+00

L1

L2

C1

C2

C3

APPROXIMATE SLOPE AT LOCATION SHOWN, TYP.

SEE JONES POINT ROAD 4.00s/5.00s SERIES DRAWINGS FOR GRADING/UTILITY CONTINUATION

JONES POINT ROAD

OHE

HOUSING SITE GRADING PLAN

SCALE IN FEET

0 15 30 FT.

Cushing Terrell

cushingterrell.com
800.757.9522

PND ENGINEERS, INC.
9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
AK. LIC# AECC250

04.08.2026
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM

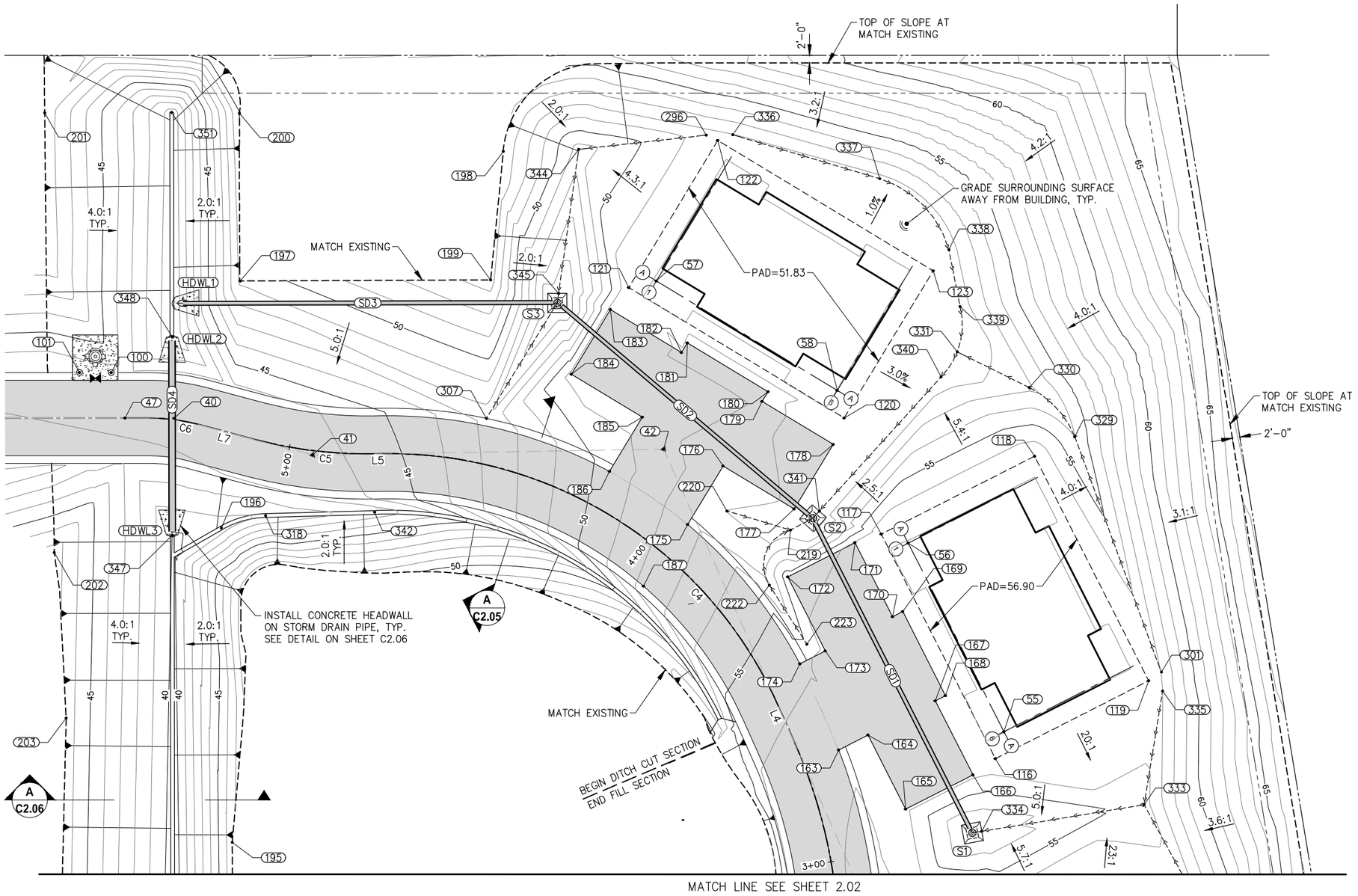
HAINES WORKFORCE HOUSING

STATE OF ALASKA 49 TH
Sean Sjostedt
CE-102428
REGISTERED PROFESSIONAL ENGINEER

04.08.2026
PROJ# | 242078
DESIGNED BY | WBROWN
DRAWN BY | WBROWN
REVIEWED BY | SSJOSTEDT
REVISIONS:

PARTIAL HOUSING SITE PLAN WITH GRADING

C2.02



HOUSING SITE GRADING PLAN

SCALE IN FEET

0 15 30 FT.

STORM DRAIN PIPE						
PIPE	TYPE	LENGTH	FROM	INVERT	TO	INVERT
SD1	12" CPP	93.40'	S1	50.50	S2	48.50
SD2	12" CPP	88.43'	S2	48.50	S3	42.50
SD3	12" CPP	100.58'	S3	42.50	HDWL1	40.23
SD4	18" CPP	50.33'	HDWL2	40.12	HDWL3	39.87

STORM DRAIN STRUCTURES				
STRUCTURE	NORTHING	EASTING	RIM ELEV.	TYPE
S1	2706760.65	2348255.06	53.00	AREA DRAIN
S2	2706788.88	2348344.09	50.75	AREA DRAIN
S3	2706846.25	2348411.40	45.00	AREA DRAIN
HDWL1	2706945.54	2348427.44	–	HDWL @ PIPE END
HDWL2	2706948.69	2348417.81	–	HDWL @ PIPE END
HDWL3	2706956.76	2348368.13	–	HDWL @ PIPE END

Cushing Terrell
cushingterrell.com
800.757.9522

PND ENGINEERS, INC.
9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
AK. LIC# AECC250

04.08.2026
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM

HAINES WORKFORCE HOUSING

STATE OF ALASKA 49 TH
Seaver Sjostedt
CE-102428
REGISTERED PROFESSIONAL ENGINEER

04.08.2026
PROJ# | 242078
DESIGNED BY | WBROWN
DRAWN BY | WBROWN
REVIEWED BY | SSJOSTEDT
REVISIONS:

PARTIAL HOUSING SITE PLAN WITH GRADING

C2.03

LAYOUT TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
40	2706951.41	2348397.60	—	ROADWAY PI
41	2706916.79	2348382.07	—	ROADWAY PI
42	2706824.84	2348368.55	—	ROADWAY PI
43	2706793.09	2348247.85	—	ROADWAY PI
44	2706841.53	2348098.87	—	ROADWAY PI
45	2706949.73	2348112.34	—	ROADWAY PI
47	2706964.25	2348399.75	—	ROADWAY PC
50	2706795.08	2348095.76	—	GRIDLINE INT A–6
51	2706766.25	2348144.26	—	GRIDLINE INT A–1
52	2706763.62	2348174.38	—	GRIDLINE INT A–6
54	2706748.75	2348228.35	—	GRIDLINE INT A–1
55	2706748.04	2348280.19	—	GRIDLINE INT A–6
56	2706765.00	2348333.54	—	GRIDLINE INT A–1
57	2706819.56	2348412.80	—	GRIDLINE INT A–1
58	2706776.98	2348376.46	—	GRIDLINE INT A–6
100	2706965.91	2348412.20	—	HYDRANT POST
101	2706974.20	2348413.60	—	HYDRANT POST
102	2706823.48	2348210.14	—	HYDRANT POST
103	2706821.40	2348216.29	—	HYDRANT POST
104	2706802.48	2348093.95	52.63	PAD FG <PT
105	2706767.92	2348151.45	52.63	PAD FG <PT
106	2706718.61	2348122.16	52.63	PAD FG <PT
107	2706752.89	2348064.47	52.63	PAD FG <PT
108	2706770.12	2348170.64	56.80	PAD FG <PT
109	2706752.41	2348234.90	56.80	PAD FG <PT
110	2706708.51	2348222.82	56.80	PAD FG <PT
111	2706726.23	2348158.54	56.80	PAD FG <PT
116	2706751.45	2348273.51	56.90	PAD FG <PT
117	2706771.64	2348337.04	56.90	PAD FG <PT
118	2706728.22	2348350.83	56.90	PAD FG <PT
119	2706708.05	2348287.30	56.90	PAD FG <PT
120	2706776.36	2348368.97	51.83	PAD FG <PT
121	2706827.05	2348412.27	51.83	PAD FG <PT
122	2706797.49	2348446.88	51.83	PAD FG <PT
123	2706746.79	2348403.60	51.83	PAD FG <PT
125	2706830.58	2348211.68	54.89	FG <PT PAD
126	2706828.11	2348219.29	54.88	FG <PT PAD
139	2706824.96	2348131.76	51.62	EP <PT FG
140	2706815.86	2348126.37	52.17	EP <PT FG
141	2706827.06	2348107.47	52.74	EP <PT FG
142	2706809.87	2348097.27	52.90	EP <PT FG
143	2706798.64	2348116.12	53.05	EP <PT FG
144	2706796.08	2348114.63	53.10	EP <PT FG
145	2706783.31	2348136.11	53.30	EP <PT FG
146	2706785.89	2348137.64	53.24	EP <PT FG
147	2706774.67	2348156.54	53.90	EP <PT FG
148	2706797.57	2348167.87	53.00	SWALE FL, FG, INT
149	2706803.09	2348147.86	53.33	EP <PT FG

LAYOUT TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
150	2706813.18	2348153.86	53.29	EP <PT FG
151	2706798.14	2348200.00	56.27	EP <PT FG
152	2706790.81	2348197.97	56.64	EP <PT FG
153	2706796.65	2348176.78	56.40	EP <PT FG
154	2706777.39	2348171.47	56.90	EP <PT FG
155	2706771.55	2348192.66	57.11	EP <PT FG
156	2706768.66	2348191.86	57.18	EP <PT FG
157	2706762.02	2348215.94	57.29	EP <PT FG
158	2706764.91	2348216.74	57.21	EP <PT FG
159	2706759.07	2348237.93	56.69	EP <PT FG
160	2706778.33	2348243.24	56.69	EP <PT FG
161	2706784.17	2348222.05	57.00	EP <PT FG
162	2706791.47	2348224.05	56.99	EP <PT FG
163	2706792.00	2348282.50	56.72	EP <PT FG
164	2706783.70	2348285.14	56.42	EP <PT FG
165	2706777.04	2348264.19	56.20	EP <PT FG
166	2706757.99	2348270.24	56.20	EP <PT FG
167	2706764.65	2348291.19	56.70	EP <PT FG
168	2706761.79	2348292.10	56.76	EP <PT FG
169	2706769.36	2348315.91	56.76	EP <PT FG
170	2706772.22	2348315.00	56.70	EP <PT FG
171	2706778.87	2348335.95	56.09	EP <PT FG
172	2706797.92	2348329.89	55.58	EP <PT FG
173	2706791.26	2348308.94	56.30	EP <PT FG
174	2706798.46	2348306.66	55.76	EP <PT FG
175	2706821.78	2348347.87	52.68	EP <PT FG
176	2706810.05	2348361.62	52.75	EP <PT FG
177	2706793.33	2348347.35	51.80	EP <PT FG
178	2706780.35	2348362.55	51.80	EP <PT FG
179	2706797.07	2348376.82	52.10	EP <PT FG
180	2706795.13	2348379.10	52.18	EP <PT FG
181	2706814.13	2348395.31	52.17	EP <PT FG
182	2706816.07	2348393.03	52.10	EP <PT FG
183	2706832.79	2348407.31	51.28	EP <PT FG
184	2706845.77	2348392.11	51.28	EP <PT FG
185	2706829.05	2348377.83	51.30	EP <PT FG
186	2706839.94	2348365.07	50.43	EP <PT FG
187	2706835.98	2348333.65	52.22	EP POC FG
188	2707007.33	2348226.72	45.80	FG MATCH EXISTING
189	2707017.38	2348152.82	44.92	FG MATCH EXISTING
190	2707021.10	2348132.14	44.92	FG MATCH EXISTING
191	2706791.85	2348166.74	53.90	EP <PT FG
192	2706988.17	2348094.06	44.04	FG MATCH EXISTING
193	2706977.75	2348092.87	44.47	FG MATCH EXISTING
194	2706965.25	2348219.87	46.50	FG MATCH EXISTING
195	2706954.41	2348284.35	46.71	FG MATCH EXISTING
196	2706943.78	2348366.91	40.58	FG, PT, CL DITCH
197	2706928.30	2348430.62	49.20	FG MATCH EXISTING

LAYOUT TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
198	2706854.01	2348453.19	53.89	FG MATCH EXISTING
199	2706862.82	2348420.19	53.50	FG MATCH EXISTING
200	2706921.32	2348474.47	50.06	FG MATCH EXISTING
201	2706972.16	2348482.92	48.75	FG MATCH EXISTING
202	2706988.50	2348367.65	47.53	FG MATCH EXISTING
203	2706992.47	2348323.94	46.53	FG MATCH EXISTING
219	2706795.19	2348342.00	51.33	SWALE FL, FG
220	2706810.97	2348349.69	52.00	SWALE FL, FG
222	2706803.07	2348328.51	52.96	SWALE FL, FG
223	2706795.80	2348311.47	55.20	SWALE FL, FG
224	2706805.66	2348155.14	53.10	SWALE FL, FG
225	2706801.28	2348163.82	53.03	SWALE FL, FG
227	2706790.34	2348168.98	52.95	SWALE FL, FG
230	2706722.10	2348139.40	52.43	SWALE FL, FG
231	2706713.17	2348120.65	52.27	SWALE FL, FG
232	2706738.63	2348043.44	46.30	SWALE FL, FG
233	2706703.22	2348220.53	58.00	SWALE FL, FG
291	2706826.70	2348120.47	50.01	SWALE FL, FG
292	2706843.37	2348101.04	49.00	SWALE FL, FG
293	2706795.23	2348195.50	56.01	SWALE FL, FG
294	2706800.39	2348177.97	55.00	SWALE FL, FG
295	2706799.39	2348171.30	53.67	SWALE FL, FG
296	2706800.29	2348448.76	51.52	SWALE FL, FG
301	2706704.36	2348289.02	57.05	SWALE FL, FG
302	2706809.75	2348236.33	56.53	EP FG, <PT
303	2706816.42	2348232.18	55.92	EP FG, <PT
304	2706820.67	2348214.81	55.74	EP FG, PC
305	2706827.52	2348193.73	54.47	EP FG, <PT
306	2706823.67	2348186.17	54.60	EP FG, <PT
307	2706869.83	2348384.19	47.12	FG GB FL
312	2707002.24	2348088.14	38.41	FG CL SWALE
318	2706931.70	2348368.26	41.18	FG, PC, CL DITCH
329	2706716.91	2348354.22	54.00	SWALE FL, FG
330	2706726.70	2348368.99	52.81	SWALE FL, FG
331	2706743.98	2348381.39	51.34	SWALE FL, FG
332	2706704.30	2348226.02	57.21	SWALE FL, FG
333	2706714.56	2348255.11	55.55	SWALE FL, FG
334	2706758.13	2348255.12	53.25	EC @ SWALE FL
335	2706704.86	2348284.01	57.00	SWALE FL, FG
336	2706793.34	2348447.71	51.94	SWALE FL, FG
337	2706756.84	2348429.97	51.69	SWALE FL, FG
338	2706741.80	2348408.46	51.52	SWALE FL, FG
339	2706741.32	2348393.12	51.42	SWALE FL, FG
340	2706749.30	2348375.54	51.29	SWALE FL, FG
341	2706786.84	2348345.70	51.00	EC @ SWALE FL
342	2706903.08	2348364.46	42.50	FG, PT, CL DITCH
344	2706834.22	2348450.50	48.58	SWALE FL, FG
345	2706845.65	2348413.73	45.25	EC @ SWALE FL

LAYOUT TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
347	2706956.93	2348367.13	39.87	FG CL SWALE
348	2706948.43	2348418.90	40.12	FG CL SWALE
351	2706938.99	2348477.58	40.55	FG CL SWALE END

TABLE ABBREVIATIONS:

BCG=	BASE COURSE GRADING
CL=	CENTERLINE
EC=	EDGE OF CONCRETE
EP=	EDGE OF PAVEMENT
FG=	FINISHED GRADE
FL=	FLOWLINE
INT=	INTERSECTION
GB=	GRADE BREAK
ME=	MATCH EXISTING
PI=	POINT OF INTERSECTION
POC=	POINT ON CURVE
PT=	POINT OF TANGENCY
<PT=	ANGLE POINT

LINE TABLE - ROADWAY CENTERLINE

LINE	LENGTH	DIRECTION	START	END
L1	31.72	S80° 46' 09.05"E	STA: 0+00.00 N: 2706959.98 E: 2348049.33	STA: 0+31.72 N: 2706954.89 E: 2348080.64
L2	13.20	S7° 05' 56.90"W	STA: 0+82.85 N: 2706917.86 E: 2348108.37	STA: 0+96.05 N: 2706904.76 E: 2348106.74
L3	52.94	S71° 59' 15.96"E	STA: 2+02.58 N: 2706821.83 E: 2348159.46	STA: 2+55.52 N: 2706805.46 E: 2348209.81
L4	10.31	N75° 15' 50.30"E	STA: 3+33.33 N: 2706803.26 E: 2348286.53	STA: 3+43.64 N: 2706805.89 E: 2348296.50
L5	2.34	N8° 22' 01.29"E	STA: 4+75.31 N: 2706898.54 E: 2348379.39	STA: 4+77.65 N: 2706900.86 E: 2348379.73
L6	97.22	N9° 24' 11.56"E	STA: 5+37.89 N: 2706957.79 E: 2348398.65	STA: 6+35.11 N: 2707053.71 E: 2348414.54
L7	15.37	N24° 08' 46.23"E	STA: 5+09.65 N: 2706931.48 E: 2348388.66	STA: 5+25.03 N: 2706945.51 E: 2348394.95

CURVE TABLE - ROADWAY CENTERLINE

CURVE	RADIUS	LENGTH	START	END
C1	33.34	51.13	STA: 0+31.72 N: 2706954.89 E: 2348080.64	STA: 0+82.85 N: 2706917.86 E: 2348108.37
C2	77.17	106.52	STA: 0+96.05 N: 2706904.76 E: 2348106.74	STA: 2+02.58 N: 2706821.83 E: 2348159.46
C3	136.13	77.81	STA: 2+55.52 N: 2706805.46 E: 2348209.81	STA: 3+33.33 N: 2706803.26 E: 2348286.53
C4	112.77	131.67	STA: 3+43.64 N: 2706805.89 E: 2348296.50	STA: 4+75.31 N: 2706898.54 E: 2348379.39
C5	116.20	32.00	STA: 4+77.65 N: 2706900.86 E: 2348379.73	STA: 5+09.65 N: 2706931.48 E: 2348388.66
C6	50.00	12.87	STA: 5+25.03 N: 2706945.51 E: 2348394.95	STA: 5+37.89 N: 2706957.79 E: 2348398.65

Cushing Terrell
cushingterrell.com
800.757.9522

PND ENGINEERS, INC.
9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
AK. LIC# AECC250

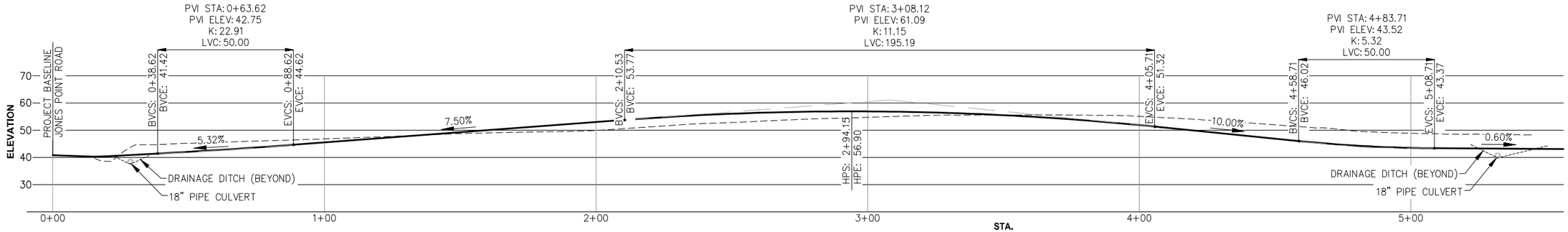
04.08.2026
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM
HAINES WORKFORCE HOUSING

STATE OF ALASKA 49 TH
Sean Sjostedt
CE-102428
REGISTERED PROFESSIONAL ENGINEER

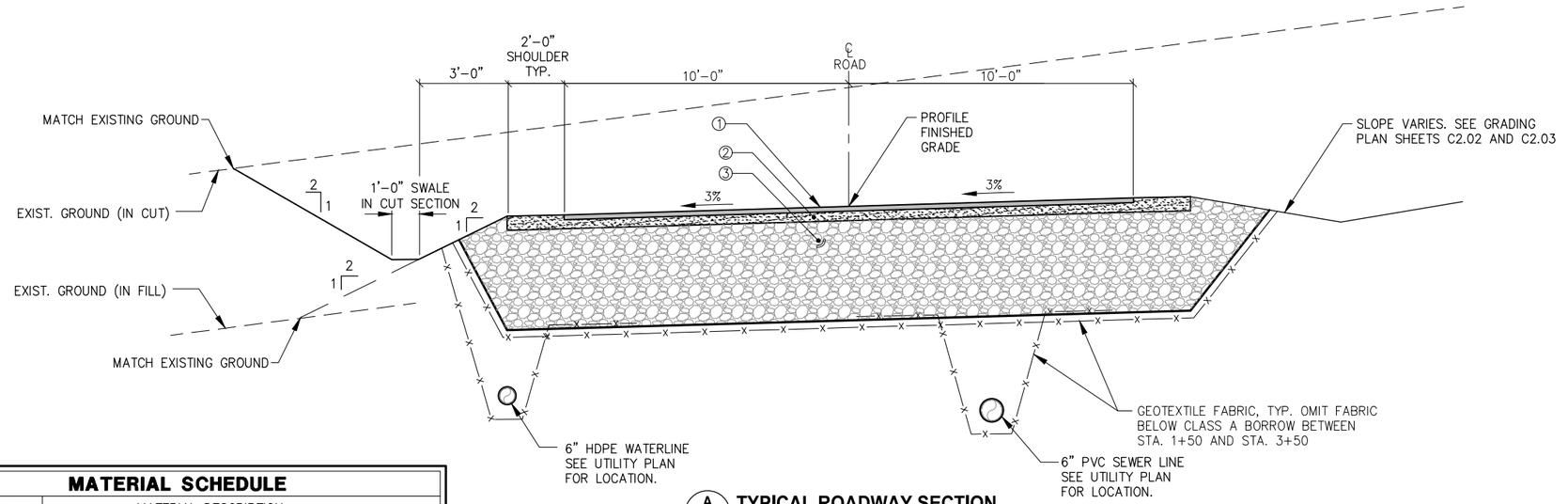
04.08.2026
PROJ# | 242078
DESIGNED BY | WBROWN
DRAWN BY | WBROWN
REVIEWED BY | SSJOSTEDT
REVISIONS:

POINT LAYOUT AND SUMMARY TABLES

C2.04



HOUSING DRIVE ROAD PROFILE

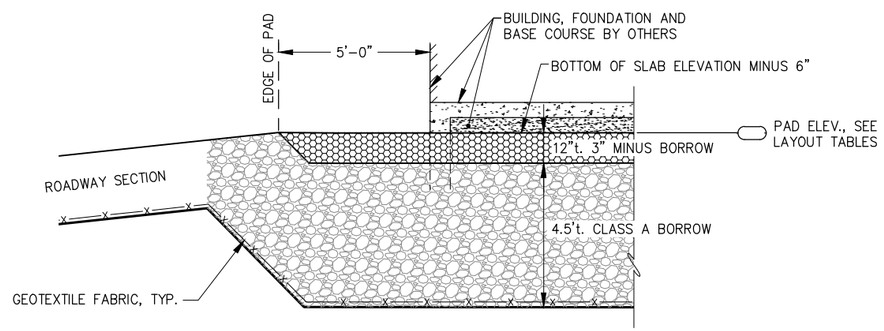


A - **TYPICAL ROADWAY SECTION**

MATERIAL SCHEDULE	
SYMBOL	MATERIAL DESCRIPTION
①	3" ACP, TYPE II, CLASS B
②	4" AGGREGATE BASE COURSE, GRADING D-1
③	CLASS A BORROW, t. PER NOTE BELOW

MATERIAL SCHEDULE NOTE, ITEM #3
1. BOP TO STA. 1+50 AND STA. 3+50 TO EOP, AS SHOWN.
2. STA. 1+50 TO STA. 3+50 REDUCE #3, CLASS A BORROW TO 12"t.

NOTES:
1. SEE PLAN VIEW FOR TYPICAL SECTION APPROXIMATE STATION RANGES.
2. INSTALL MINIMUM 4" LIFT BASE COURSE.
3. SUB-EXCAVATE ALL AREAS DEEMED UNSUITABLE AND BACKFILL WITH SUBBASE AS SHOWN. COMPACT SUBBASE IN LIFTS PRIOR TO INSTALLING BASE COURSE.
4. SEE UTILITY DETAILS FOR PIPE TRENCH DETAILS.
5. DO NOT DISTURB EXISTING FENCES, UTILITIES, CONCRETE DRIVEWAYS, OR HARDSCAPES.



B - **TYPICAL BUILDING SECTION**

Cushing Terrell
cushingterrell.com
800.757.9522

PND ENGINEERS, INC.
9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
AK. LIC# AECC250

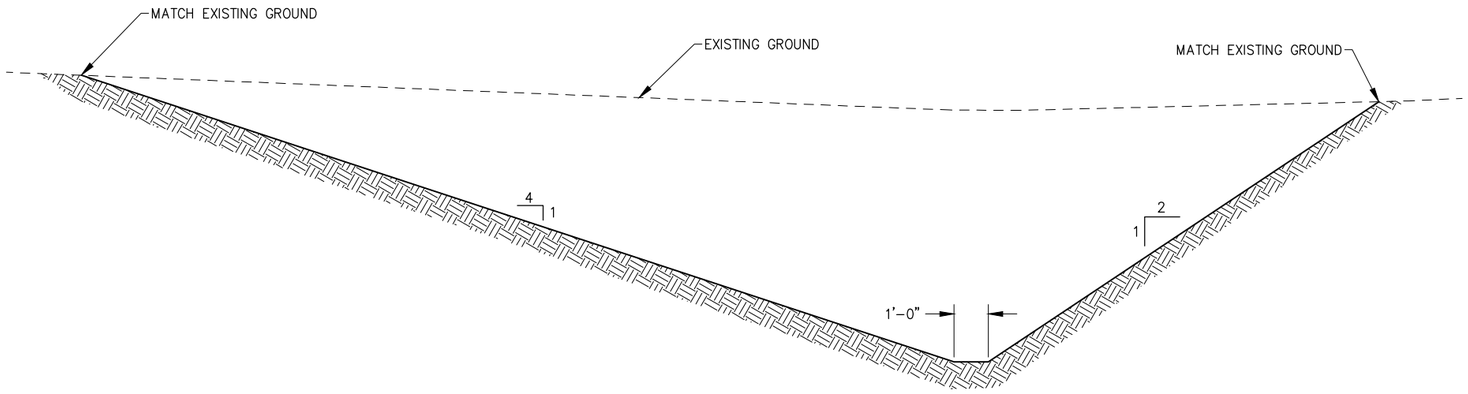
04.08.2026
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM
HAINES WORKFORCE HOUSING

STATE OF ALASKA 49 TH
Sean C. Sjostedt
CE-102428
REGISTERED PROFESSIONAL ENGINEER

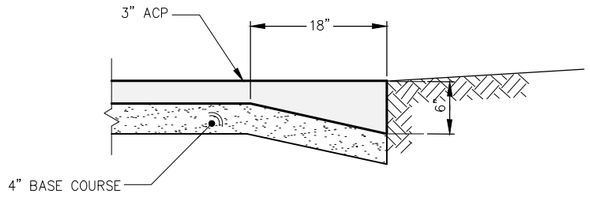
04.08.2026
PROJ# | 242078
DESIGNED BY | WBROWN
DRAWN BY | WBROWN
REVIEWED BY | SSJOSTEDT
REVISIONS:

ROADWAY PROFILE AND SECTION

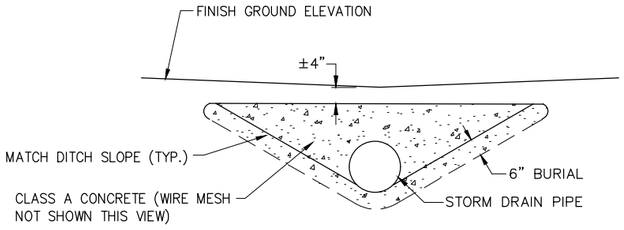
C2.05

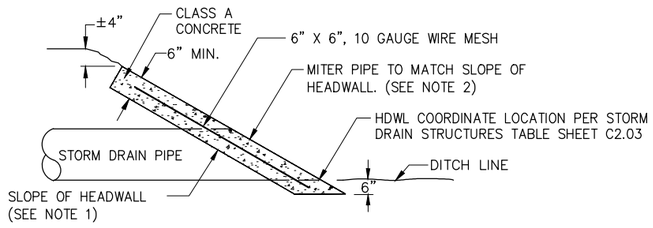


A - **DITCH BETWEEN HOUSING AND MEDICAL CENTER SECTION**



B - **THICKENED ASPHALT PAVEMENT EDGE**





NOTES:

1. SLOPE OF HEADWALL SHALL BE 2:1 OR FLATTER AND SHALL BE DETERMINED BY THE ENGINEER.
2. EMPTY WATER FROM CORRUGATIONS ON MITERED ENDS AND THEN COMPLETELY FILL VOIDS WITH CONCRETE GROUT.

C - **SLOPED CULVERT HEADWALL**

Cushing Terrell
cushingterrell.com
800.757.9522

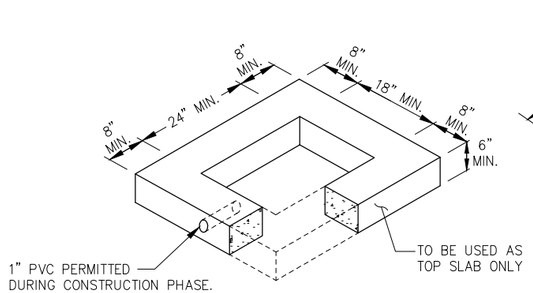
PND ENGINEERS, INC.
9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
AK. LIC# AECC250

04.08.2026
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM
HAINES WORKFORCE HOUSING

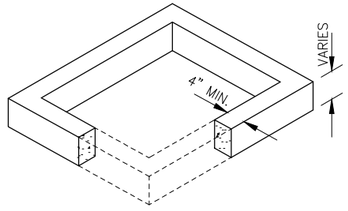
04.08.2026
PROJ# | 242078
DESIGNED BY | WBROWN
DRAWN BY | WBROWN
REVIEWED BY | SSJOSTEDT
REVISIONS:

SITE DETAILS

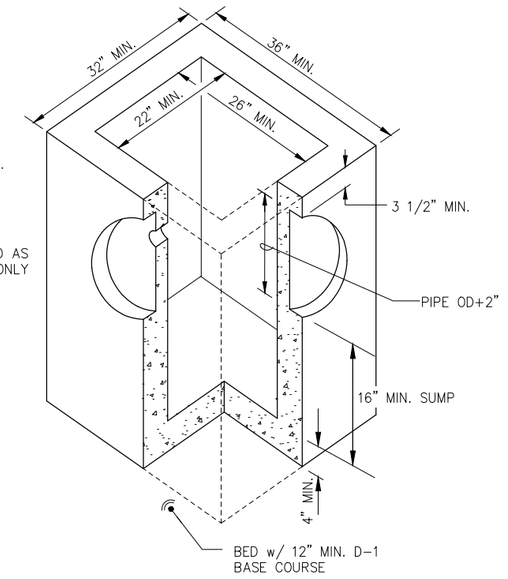
C2.06



TOP SLAB



ADJUSTING RING

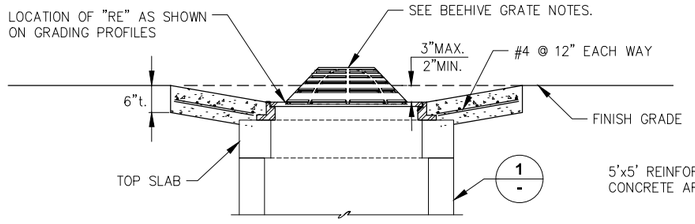


CATCH BASIN

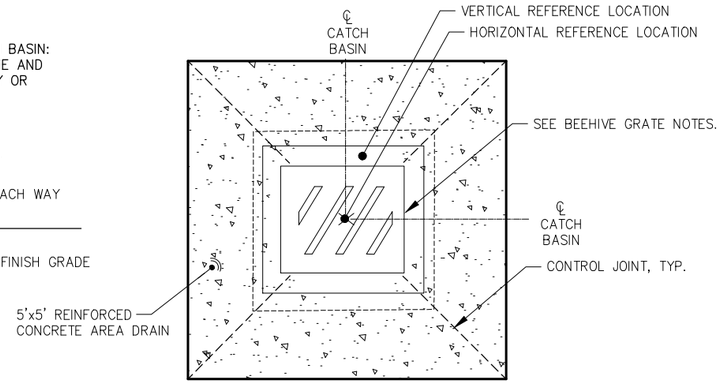
1 - CATCH BASIN DETAIL (AT AREA DRAIN)

BEEHIVE GRATE NOTES:

1. NEW FRAME AND GRATE ON NEW CATCH BASIN: EAST JORDAN IRON WORKS 7770Z FRAME AND 7750 TYPE O BEEHIVE GRATE ASSEMBLY OR APPROVED EQUAL.



AREA DRAIN SECTION



AREA DRAIN PLAN

2 - CONCRETE AREA DRAIN DETAILS

Cushing Terrell
cushingterrell.com
800.757.9522

PND ENGINEERS, INC.
9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
AK. LIC# AECC250

04.08.2026
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM
HAINES WORKFORCE HOUSING

STATE OF ALASKA 49 TH
Sean Sjostedt
CE-102428
REGISTERED PROFESSIONAL ENGINEER

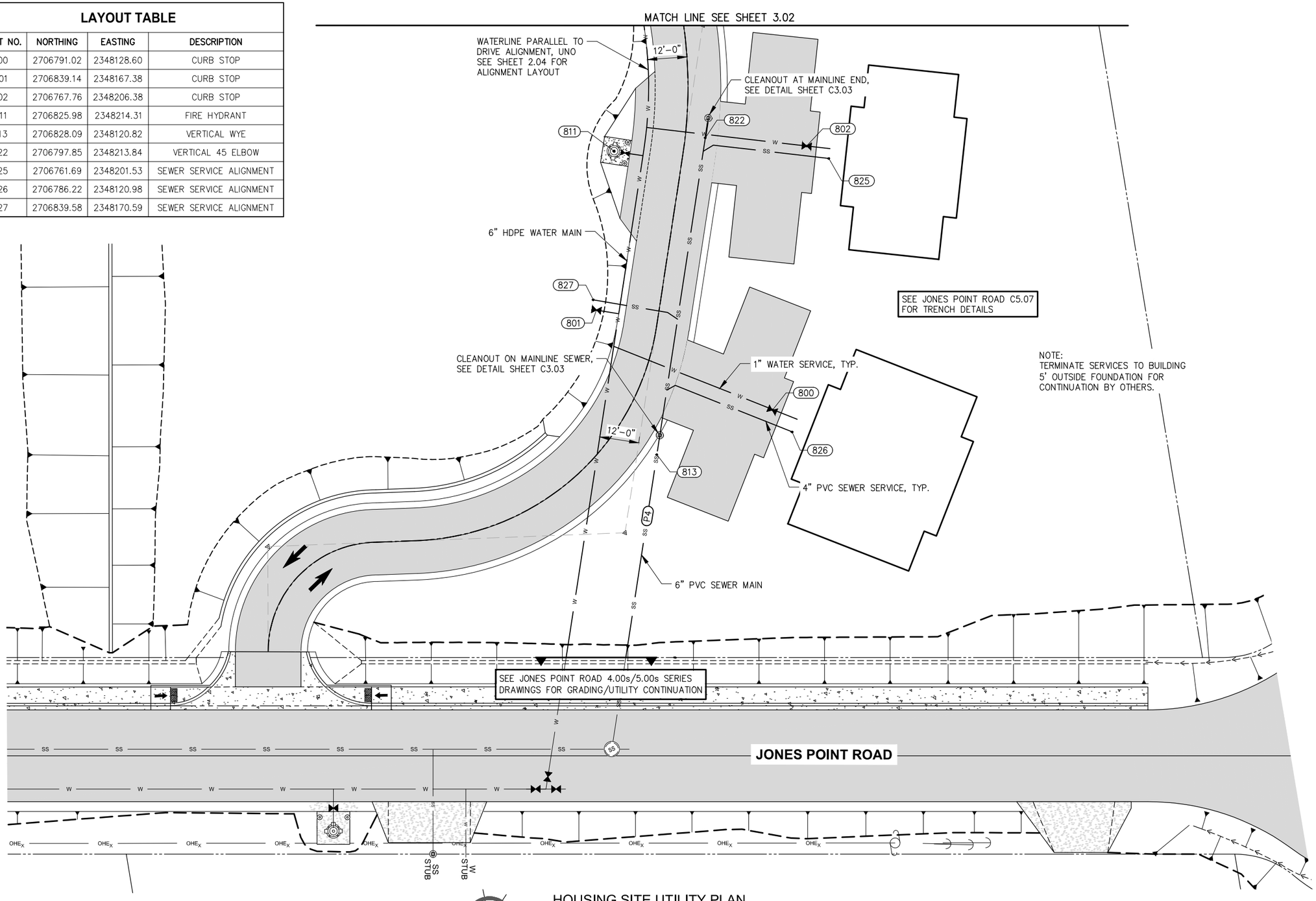
04.08.2026
PROJ# | 242078
DESIGNED BY | WBROWN
DRAWN BY | WBROWN
REVIEWED BY | SSJOSTEDT
REVISIONS:

SITE DETAILS

C2.07

LAYOUT TABLE

POINT NO.	NORTHING	EASTING	DESCRIPTION
800	2706791.02	2348128.60	CURB STOP
801	2706839.14	2348167.38	CURB STOP
802	2706767.76	2348206.38	CURB STOP
811	2706825.98	2348214.31	FIRE HYDRANT
813	2706828.09	2348120.82	VERTICAL WYE
822	2706797.85	2348213.84	VERTICAL 45 ELBOW
825	2706761.69	2348201.53	SEWER SERVICE ALIGNMENT
826	2706786.22	2348120.98	SEWER SERVICE ALIGNMENT
827	2706839.58	2348170.59	SEWER SERVICE ALIGNMENT



HOUSING SITE UTILITY PLAN

SCALE IN FEET
0 15 30 FT.

Cushing Terrell

cushingterrell.com
800.757.9522

PND ENGINEERS, INC.
9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
AK. LIC# AECC250

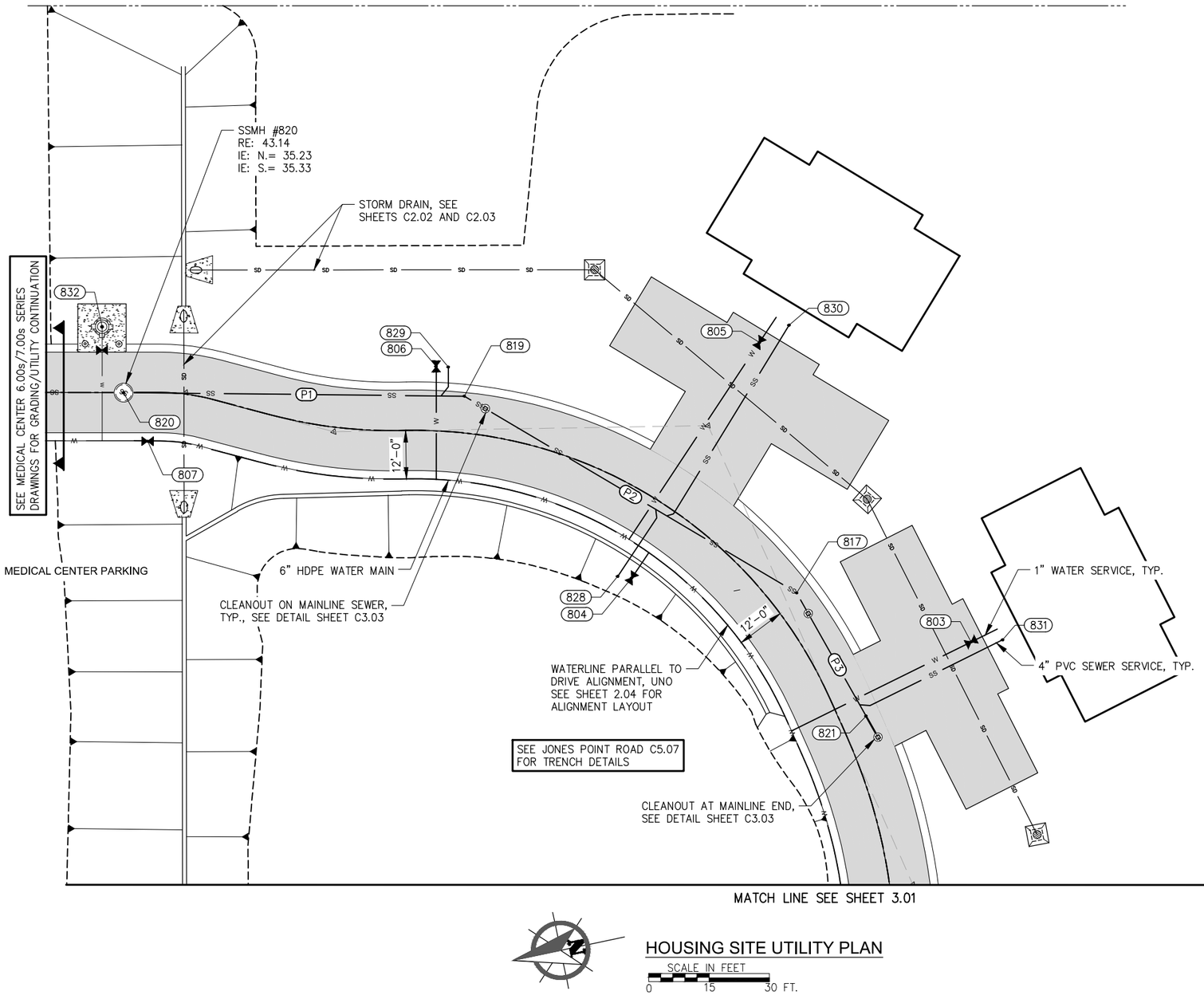
04.08.2026
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM
HAINES WORKFORCE HOUSING

STATE OF ALASKA 49TH
Sean Sjostedt
CE-102428
REGISTERED PROFESSIONAL ENGINEER

04.08.2026
PROJ# | 242078
DESIGNED BY | WBROWN
DRAWN BY | WBROWN
REVIEWED BY | SSJOSTEDT
REVISIONS:

PARTIAL HOUSING SITE UTILITY PLAN

C3.01



HOUSING SITE UTILITY PLAN

SCALE IN FEET
0 15 30 FT.

SANITARY SEWER PIPE					
PIPE	TYPE	LENGTH	SLOPE	START INV.	END INV.
P1	6" PVC SEWER PIPE	84.62'	−4.87%	39.45	35.33
P2	6" PVC SEWER PIPE	95.87'	−8.92%	48.00	39.45
P3	6" PVC SEWER PIPE	35.07'	−5.10%	49.79	48.00
P4	6" PVC SEWER PIPE	160.52'	−6.65%	39.32	50.00

LAYOUT TABLE			
POINT NO.	NORTHING	EASTING	DESCRIPTION
803	2706769.06	2348305.00	CURB STOP
804	2706849.66	2348334.30	CURB STOP
805	2706808.89	2348386.85	CURB STOP
806	2706889.10	2348393.99	CURB STOP
807	2706962.80	2348387.24	WATER VALVE
817	2706809.84	2348324.02	SEWER 30 ELBOW
819	2706883.38	2348385.57	SEWER 30 ELBOW
820	2706966.73	2348400.11	CL SSMH
821	2706797.79	2348291.05	VERTICAL 45 ELBOW
828	2706853.03	2348335.24	SEWER SERVICE ALIGNMENT
829	2706886.13	2348393.34	SEWER SERVICE ALIGNMENT
830	2706800.95	2348389.92	SEWER SERVICE ALIGNMENT
831	2706761.24	2348304.24	SEWER SERVICE ALIGNMENT
832	2706969.35	2348417.11	CL FH

Cushing Terrell
cushingterrell.com
800.757.9522

PND ENGINEERS, INC.
9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
AK. LIC# AECC250

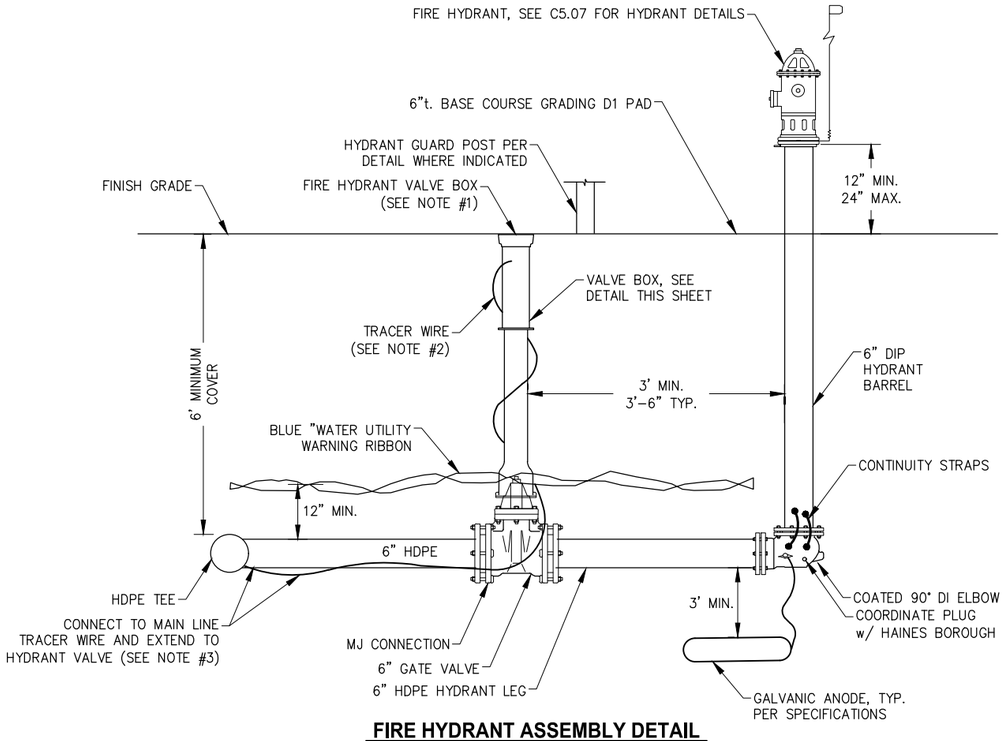
04.08.2026
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM
HAINES WORKFORCE HOUSING

STATE OF ALASKA 49 TH
Seaver Sjostedt
CE-102428
REGISTERED PROFESSIONAL ENGINEER

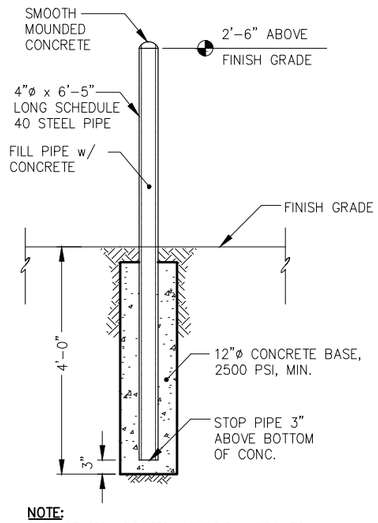
04.08.2026
PROJ# | 242078
DESIGNED BY | WBROWN
DRAWN BY | WBROWN
REVIEWED BY | SSJOSTEDT
REVISIONS:

PARTIAL HOUSING
SITE UTILITY PLAN

C3.02

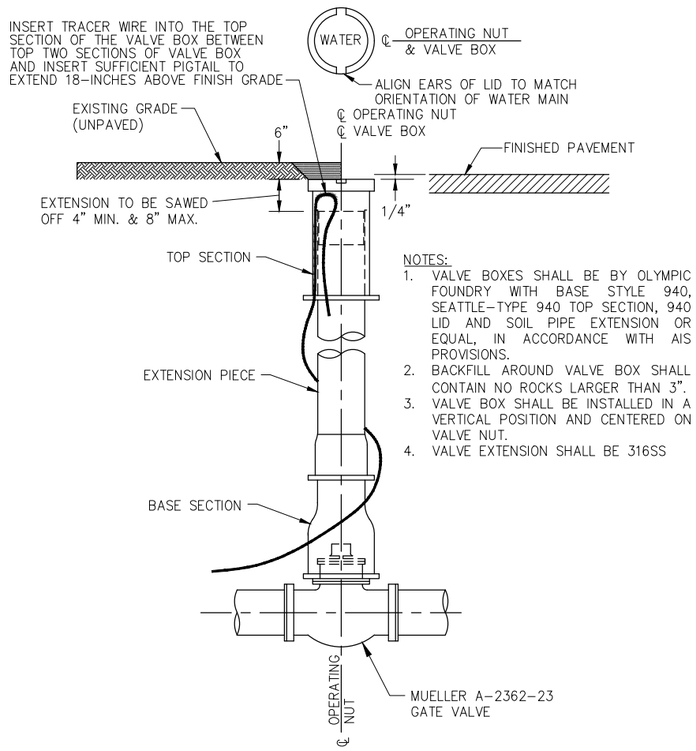


FIRE HYDRANT ASSEMBLY DETAIL



NOTE:
TYP. OF (8) LOCATED AT FIRE HYDRANTS ON JONES POINT ROAD PLANS.
TYP. OF (4) LOCATED AT FIRE HYDRANTS WITHIN HOUSING PLANS.

HYDRANT GUARD POST



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.
4. VALVE EXTENSION SHALL BE 316SS

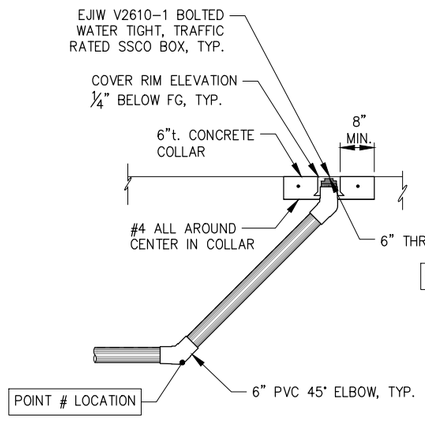
WATER VALVE DETAIL

NOTES:
1. FIRE HYDRANT VALVE BOX TO BE INSTALLED AS LOCATED ON PLAN. VALVE BOX FRAME AND COVER SHALL BE ADA COMPLIANT.
2. TRACER WIRE SHALL BE #10 AWG HIGH-STRENGTH COPPER CLAD STEEL WITH BLUE HDPE INSULATION JACKET. MAIN LINE TRACER WIRE SHALL NOT BE SPLICED AND SHALL BE CONTINUOUS BETWEEN VALVE BOXES. SERVICE AND HYDRANT LEGS SHALL USE WATERPROOF DIRECT BURY SPLICE CONNECTION LUGS. TRACER WIRE SHALL BE CONNECTED TO THE BOTTOM QUADRANT OF THE HDPE WATER PIPE. EACH END OF TRACER WIRE SHALL BE TERMINATED AT A VALVE BOX. TRACER WIRE SHALL RUN OUTSIDE THE VALVE BOX AND BE INSERTED INTO THE VALVE BOX THROUGH A 3/4"DRILLED HOLE WITHIN 9"- 12"OF THE TOP 5' OF ADDITIONAL TRACER WIRE SHALL BE NEATLY COILED WITHIN THE VALVE BOX.
3. TRACER SPLICE CONNECTIONS ARE TO BE CONSTRUCTED USING DRYCONN WATERPROOF DIRECT BURY LUGS AS MANUFACTURED BY KING INNOVATION OR APPROVED EQUAL.
4. HYDRANT BARREL AND VALVE BOX SHALL BE PLUMB.
5. GROUND COVER SHALL BE 6' MINIMUM. ADDITIONAL COVER (MORE THAN 6') MAY BE REQUIRED BY THE ENGINEER.
6. ALL HYDRANTS SHALL BE PAINTED CATERPILLAR YELLOW, AND THE NUMBER OF FEET TO THE VALVE SHALL BE PRINTED IN BLACK 1/2"BLOCK LETTERS JUST BELOW THE TOP BONNET. PORT CAPS SHALL BE COLOR CODED PER NFPA STANDARD 291 AS DIRECTED BY THE HAINES BOROUGH WATER UTILITIES DEPARTMENT
7. HYDRANT SHALL BE MUELLER CENTURION 200 OR 250 WITH INTEGRAL STORZ PUMPER CONNECTION OR APPROVED EQUAL.
8. ALL BOLTS TO HAVE THREADED ZINC CAP.
9. ALL JOINTS SHALL BE FULLY RESTRAINED.

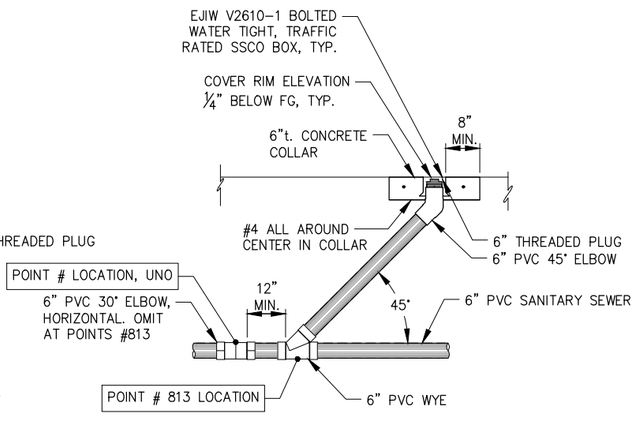
ANODES
1. ANODES SHALL BE 18-LBS. BARE WEIGHT ZINC WITH PREPACKAGED ANODE BACKFILL.
2. ACCEPTABLE ANODE MODELS ARE:
   - 2.1. MODEL NO. ZUR-18 FROM FARWEST INDUSTRIES
   - 2.2. MODEL S18 FROM MESA PRODUCTS
   - 2.3. APPROVED EQUAL.
3. INSTALL TYPE, SIZE, AND NUMBER OF ANODES SPECIFIED.
4. INSTALL 2 ANODES TO ALL CONNECTIONS TO EXISTING C.I. OR D.I. PIPE 12-INCH DIAMETER AND LARGER. INSTALL 1 ANODE TO ALL CONNECTIONS TO EXISTING C.I. OR D.I. PIPE 12-INCH DIAMETER AND SMALLER.
5. CONDUCTOR WIRE SHALL BE A MINIMUM OF 10-FEET IN LENGTH, SIZE #8 OR LARGER, AND INSULATED WITH HIGH MOLECULAR WEIGHT POLYETHYLENE.
6. PREPACKAGED ANODE SHALL BE SATURATED WITH WATER PRIOR TO BACKFILL.
7. ANODES SHALL BE PLACED IN NATIVE EARTH BACKFILL. DO NOT PLACE IN PIPE BEDDING MATERIAL.

THERMITE (EXOTHERMIC) WELDING
1. THERMITE WELD MATERIALS SHALL BE DESIGNED FOR CONNECTION OF COPPER TO C.I. AND D.I. SURFACES AND SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS.
2. ACCEPTABLE MANUFACTURERS OF THERMITE WELD PRODUCTS ARE:
   - 2.1. CADWELD BY ERICO PRODUCTS, INC.
   - 2.2. THERMOWELD BY CONTINENTAL INDUSTRIES, INC.
   - 2.3. APPROVED EQUAL.
3. A 2-INCH SQUARE AREA IN THE PIPE SURFACE SHALL BE GROUND CLEAN PER MANUFACTURERS RECOMMENDATIONS PRIOR TO THERMITE WELDING.
4. WIRE ENDS SHALL HAVE PROPER ADAPTER SLEEVES TO ENSURE PROPER BOND. #8 AWG SHALL HAVE ADAPTER SLEEVES SPECIFIED BY THERMITE WELD MANUFACTURER; FIELD INSTALLED SLEEVES SHALL HAVE WIRE CONDUCTOR EXTEND ¼"-INCH BEYOND END OF SLEEVE.
5. WIRE CONNECTION SHALL BE TESTED FOR INTEGRITY PRIOR TO COATING.
6. CONTINUITY STRAPS SHALL BE #2 AWG COPPER STRANDED WIRE WITH THE INSTALLATION AND SHALL BE ATTACHED TO THE PIPE BY THERMITE WELDING AND COATED AND SEALED AS DESCRIBED BELOW.
   - 6.1. COATING AND SEALINGALL TERMITE WELDS SHALL BE PROTECTED AND SEALED BY: PREFABRICATED THERMITE WELD CAPS, SIZED ACCORDING TO WIRE SIZE, MINIMUM DIMENSIONS OF 4-INCH BY 4-INCH FILLED WITH ELASTOMERIC COATING OR, HEAT SHRINK SLEEVE PIPE ENCASEMENT AFTER COATING TERMITE WELD WITH ELASTOMERIC MASTIC COATING - HEAT SHRINK SLEEVE SHALL BE CANUSA AQUA SEAL OR APPROVED EQUAL.
   - 6.2. ALL PIPE SURFACE COATING DAMAGED BEYOND THE WELD CAPS OR HEAT SHRINK SHALL BE COATED WITH PROTAL 7125 FROM DENSO NORTH AMERICA OR APPROVED EQUAL.

SEE JONES POINT ROAD C5.07 FOR TRENCH DETAILS AND JONES POINT ROAD C5.08 FOR SANITARY MANHOLE DETAILS



CLEANOUT AT MAINLINE END DETAIL



CLEANOUT ON MAINLINE SEWER DETAIL

Cushing Terrell
cushingterrell.com
800.757.9522

PND ENGINEERS, INC.
9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
AK. LIC# AECC250

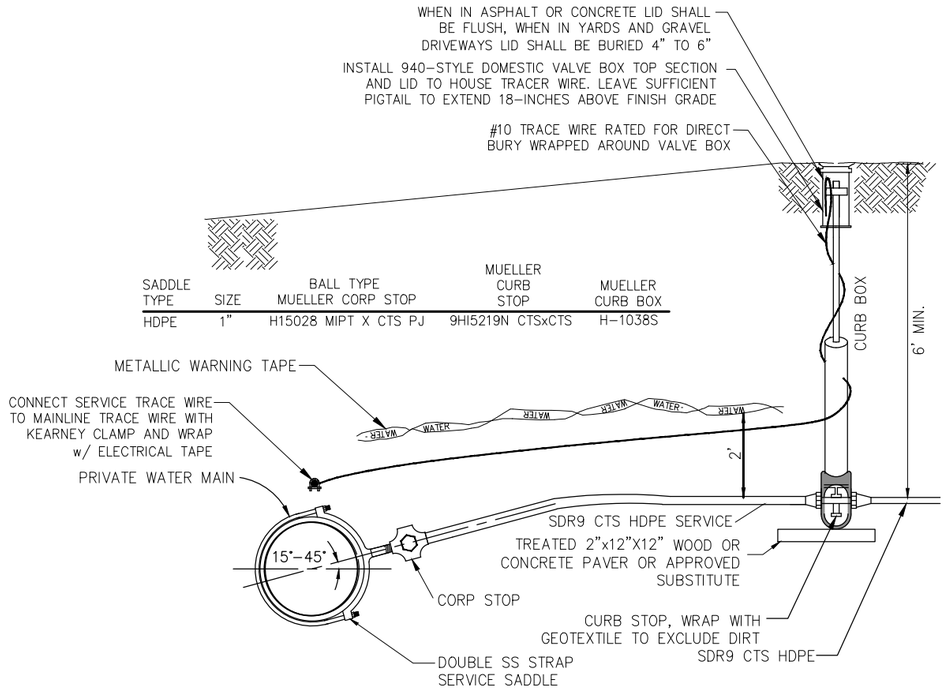
04.08.2026
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM
HAINES WORKFORCE HOUSING

STATE OF ALASKA 49 TH
Seaver Sjostedt
CE-102428
REGISTERED PROFESSIONAL ENGINEER

04.08.2026
PROJ# | 242078
DESIGNED BY | WBROWN
DRAWN BY | WBROWN
REVIEWED BY | SSJOSTEDT
REVISIONS:

UTILITY DETAILS

C3.03

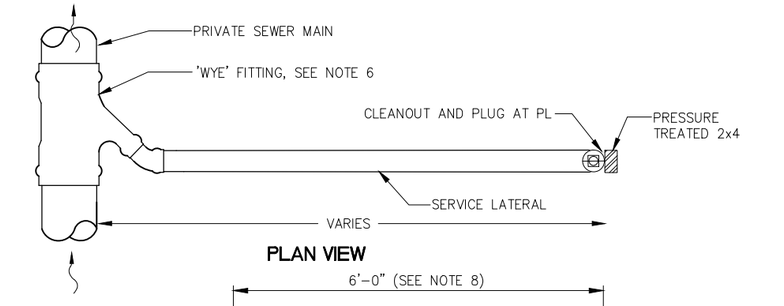


SADDLE TYPE	SIZE	BALL TYPE MUELLER CORP STOP	MUELLER CURB STOP	MUELLER CURB BOX
HDPE	1"	H15028 MIPT X CTS PJ	9HI5219N CTSxCTS	H-1038S

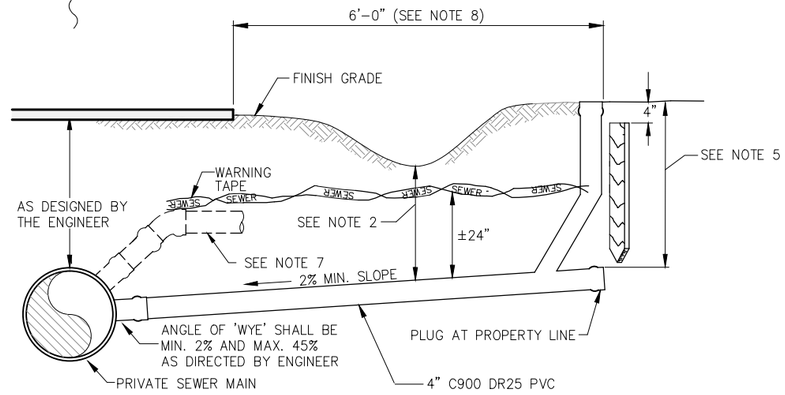
NOTES:

1. ROD TO BE ATTACHED TO CURB STOP WITH BRASS OR STAINLESS COTTER PIN.
2. SERVICE SHALL MAINTAIN 6' MINIMUM BURY UNLESS PROPERLY INSULATED AS DIRECTED BY THE ENGINEER.
3. WHERE SERVICE STUB IS REQUIRED PIPE SHALL BE CAPPED, 4' BEYOND CURB BOX, WITH HDPE FUSED CAP MARKED WITH LOCATOR BALL AND POST w/ USABLUEBOOK.COM WATER BALL=75025 BLUE & BLUE POST).
4. CURB STOP VALVE EXTENSIONS SHALL BE STAINLESS STEEL.

TYPICAL WATER SERVICE



PLAN VIEW

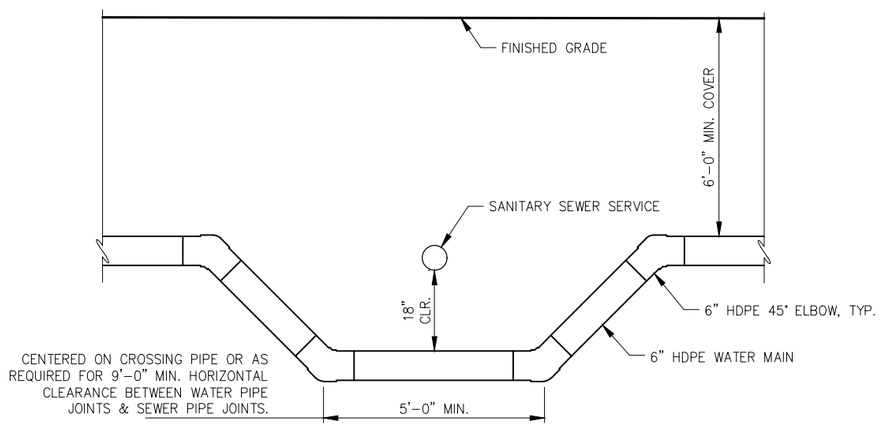


ELEVATION VIEW

NOTES:

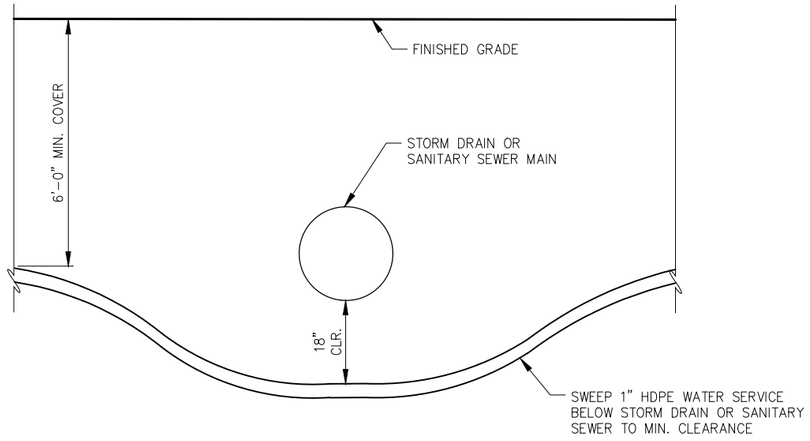
1. MARK SERVICE WITH PRESSURE TREATED 2x4 POST TO DEPTH OF 4" BELOW FINISHED GROUND LEVEL.
2. MINIMUM CLEARANCE OF 18" REQUIRED BENEATH DITCH LINE. PIPE WITH LESS THAN 3' OF COVER SHALL BE COVERED WITH 8'x4'x4" OF FOAM INSULATION CENTERED ON PIPE.
3. DISTANCE FROM WYE TO CENTER LID OF NEAREST UPSTREAM 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 PIPE END SHALL ACCOMMODATE EXISTING BUILDING SEWER OR FUTURE BUILDING SITE(S).
6. WYE FITTING ON MAIN SHALL BE USED FOR NEW CONSTRUCTION. MARKER BALLS SHALL BE USABLUEBOOK.COM EMS MARKER BALL 31392.
7. 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.
8. WHERE SEWER SERVICE EXTENDS TO BUILDING SHOWN ON PLANS, EXTEND SERVICE WITHOUT CLEANOUT TO 5' FROM BUILDING PAD.

TYPICAL SEWER SERVICE



WATERLINE VERTICAL OFFSET AT SEWER SERVICE

NOT TO SCALE



WATER SERVICE VERTICAL OFFSET AT STORM DRAIN / SEWER MAIN

NOT TO SCALE

Cushing Terrell
cushingterrell.com
800.757.9522

PND ENGINEERS, INC.
9360 Glacier Highway Suite 100
Juneau, Alaska 99801
Phone: 907-586-2093
AK. LIC# AECC250

04.08.2026
SOUTHEAST ALASKA REGIONAL HEALTH CONSORTIUM
HAINES WORKFORCE HOUSING

STATE OF ALASKA 49TH
Sean C. Sjostedt
CE-102428
REGISTERED PROFESSIONAL ENGINEER

04.08.2026
PROJ# | 242076
DESIGNED BY | WBROWN
DRAWN BY | WBROWN
REVIEWED BY | SSJOSTEDT
REVISIONS:

UTILITY DETAILS

C3.04