MUNICIPALITY OF ANCHORAGE
Appeals to the Three-Member Panel and the
Board of Building Regulation Examiners and Appeals

Date 5/6/2026 Building Board Case No. BC-A-01-26 Permit No. N/A

X Appeal Emanating from Action of the Building Official

___ Appeal Emanating from Action of the Fire Official

I (we) Veronica Slajer and John Ferguson (Appellant) 907-360-2288 (Telephone Number) home@slajerferguson.us (Email)

of 810 Stolt Lane (Mailing Address) Anchorage (City) AK (State) 99501 (Zip Code)

request a determination be made by the Building Board on the case of:

a. _____ (type) permit denial

b. Review and vacatur of Notice of Violation SR# 230059 issued April 7, 2026 (please state) (other)

Street Address of Project: 810 Stolt Lane, Anchorage, AK 99501

Legal Description: Lots 3A, 4A and 9A, Block 91

Between Cross Streets: _____ and _____

Status of Project: (check applicable boxes)

a. Construction has ____ has not X started.

____b. Construction was suspended more than six months ago.

____c. Construction is in progress but a stop-work order has been issued by the Municipality.

____d. Construction is pending.

X e. Other No excavation or construction work has been conducted on this property for years. Any prior utility maintenance work was exempt from permit requirements. (please state)

This appeal is based on the action of the Building Official or Fire Official, who claims that:
(check one or more)

____a. Materials(s) chosen (is) (are) not appropriate for intended use.

____b. Type(s) or method(s) of construction (is) (are) not permitted.

____c. A Fire/Life Safety deficiency exists for the intended type of occupancy, which takes precedence over the plans as submitted and approved for permit.

X d. Other The code abatement officer claims that a fill and grade permit is required for a slope condition we did not create and the NOV fails to identify what specific activity by the appellants triggered this requirement. (please state)

I (we) contend that such an interpretation is incorrect or incomplete as per

Section 23.205.103.1 and 23.205.103.2 (number & paragraph) of the AMC 2018 Grading,Excavation, Fill and Landscaping code (state which code) which supports the following belief:

State main reason(s), please be brief: Please see attached executive summary.

John D. Ferguson
Signature of Appellant

907-360-2288
Telephone

810 Stolt Lane, Anchorage, AK 99501
Address

Fax

Anchorage, AK 99501
City State Zip Code

Subscribed and sworn to before me this 7 day of May, 2026.

JOSH BURKE
My Commission Expires
NOTARY PUBLIC
Mar 6, 2029
STATE OF ALASKA

Notary Public in and for Alaska
My Commission Expires: 3/6/29

VERONICA A. SLAJER & JOHN D. FERGUSON

May 7, 2026

Municipality of Anchorage Board of Building Regulation Examiners and Appeals
PO Box 196650
Anchorage, AK 99519

Re: Appeal of Notice of Violation SR# 230059, Lots 3A, 4A and 9A, Block 91

Dear Members of the Board:

We are writing to appeal Notice of Violation SR# 230059 and to ask the Board to cancel it. We believe the NOV lacks a valid legal basis and that the slope condition it references was created entirely by construction activity on the neighboring property, not by us. We appreciate the Board's time in reviewing our appeal.

This is the second notice we have received in this matter. The Municipality issued the first NOV on February 20, 2026, referencing excavation at the north property line and slope conditions it claimed required a Fill and Grade permit under AMC 23.105. After receiving no response to our multiple requests to engage in a good faith discussion about the substance of that notice, the Municipality rescinded the first notice issued a second notice on April 7, 2026. The updated notice corrected certain factual errors, such as a reference to the southern boundary that should have been the northern boundary, but it did not address the underlying and fundamental flaw that we have not engaged in any activity requiring a Fill and Grade permit. We raise this history because it is relevant to the quality of review that has taken place and because it reflects the one-sided nature of the process we have experienced.

The NOV is deficient on its face. It does not identify what specific action by us is alleged to have required a Fill and Grade permit, nor does it specify what excavation activity we are required to stop. An enforcement order that does not identify the conduct to be ceased does not give us adequate notice or a meaningful opportunity to comply, and on that basis alone, it should be vacated.

The legal foundation for the NOV is also incorrect. The building official's interpretation is inconsistent with Sections 23.205.103.1 and 23.205.103.2 of the AMC 2018 Grading, Excavation, Fill and Landscaping code. Those provisions do not support requiring a fill and grade permit in our circumstances. We have not conducted any excavation or dirt work on the north side of these lots for several years and no recent activity has occurred. The only excavation ever performed on our property was years ago, within our own property boundaries, for the

810 STOLT LANE ANCHORAGE AK 99501 • HOME@SLAJERFERGUSON.US

purpose of maintaining and updating area utilities. That category of work falls within the established exemption from the permit requirement (AMC 23.105.103.2(4)). Further, the building official's attempt to apply the permit requirement to exempt utility work on our own property is an incorrect reading of the code.

The more fundamental legal problem with this NOV is that it attempts to compel us to remediate a condition we did not create and that originated on someone else's property. The slope that is the subject of this enforcement action is not a natural landform, and it is not something we built. This problem predates our ownership entirely. The previous owner, Mr. Wayne Stolt, detailed the slope condition in 2019, well before we purchased the property. His account, documented by his attorney Jason Ruedy, is enclosed with this appeal.

Before Susitna Flats was constructed at 1509 W. 9th Avenue, the hillside behind our property was covered by established berry bushes and old growth cottonwood trees which kept the slope stable. During that construction the trees were cleared, the land was substantially regraded, and large amounts of soil and construction material were pushed downhill onto our property. The slope as it exists today is the direct result of that activity. The evidence of this is not limited to surveys and engineering assessments. As the slope continues to slough onto our property, we regularly uncover bricks, old tires, and other construction debris buried within the soil. That material did not originate on our land. It is physical evidence of what was deposited here before and during the Susitna Flats construction, making it clear that the slope is not in-situ.

Our engineers have assessed the slope and concluded that it exceeds normally acceptable angles and that a retaining wall should have been required as a condition of the original Susitna Flats development approval. That wall would have been built on the neighboring property to contain the material disturbed during their construction. It was never required at the time. The slope has since continued to encroach onto our property through ongoing sloughing, as documented in the Pannone Engineering topographic survey enclosed with this appeal. The geotechnical assessment we are also enclosing further supports our position on the slope's origin and condition.

The latest NOV as issued does not compel the neighboring property to address a condition they created. Instead, it attempts to compel us to obtain a permit and remediate a condition on our property that was caused by their construction activity. That is not a supportable application of the fill and grade permit requirement and it is not what those code provisions contemplate, and this use of a NOV by the Municipality (to compel us to complete an action that is not legally supported or required) goes beyond what is appropriate in terms of the Municipality's role in this type of situation.

We have submitted documentation to municipal officials on multiple occasions addressing the origin of the slope, the utility work exemption, and the continuing encroachment onto our property. Much of that correspondence has gone unanswered and we have not received a substantive response to the legal and factual arguments we have raised. We mention this not to ask the Board to rule on that experience but because it explains why we are here and why we believe an independent review of the legal basis for this NOV is warranted and necessary. To date, we have yet to hear the Municipality's reasoning for rejecting our arguments and the basis for that decision, including any investigative efforts that were undertaken to objectively evaluate this situation. Under the circumstances, this raises significant concerns regarding the impartiality of this process.

For additional context, the consequences of the Susitna Flats construction on our property have extended beyond the slope. When the hillside was cleared and regraded, the drainage patterns across the land changed significantly. Our professionals have concluded that the stormwater system installed with that development lacked adequate capacity for the conditions created by that regrading and the volume of material that was disturbed. Our property flooded as a result, and we were left to install a French drain system entirely at our own expense of more than $100,000. As we noted in previous correspondence, the Susitna Flats development also appears to depart from applicable code requirements related to runoff management. We raise all of this briefly to provide the Board with a more complete picture of the impact this development has had on our property and to illustrate how the Municipality has chosen to engage with both involved property owners throughout this matter, not to ask for relief beyond the scope of this appeal.

We respectfully ask the Board to find that the building official's interpretation of AMC Sections 23.205.103.1 and 23.205.103.2 is incorrect as applied to our property, that no fill and grade permit is required of us for a condition we did not create, and that Notice of Violation SR# 230059 be cancelled. We are happy to appear before the Board and welcome any questions.

We look forward to hearing from you as you consider this request to cancel this NOV. Please contact us at Home@slajerferguson.us or (907) 360-2288 to follow up on this request.

Sincerely,
Veronica A. Slajer and John D. Ferguson

Enclosed:

- February 20, 2026 Notice of Violation
- April 7, 2026 Notice of Violation
- Letters to the MOA from our attorneys Hugh Foster and Jason Ruedy of Royce & Brain
- Geotechnical engineering assessment of the slope
- Topographic survey report of our south property line by Pannone Engineering
- Email exchanges between municipal officials involved in this matter
- 2019 account from previous owner, Mr. Wayne Stolt
- As-built for the Susitna Flats building
- Topographic survey of 810 Stolt
- Grading plan for retaining wall at Susitna Flats

NOTICE OF VIOLATION

Anchorage Administrative Code 23.10.103.5.2
MUNICIPALITY OF ANCHORAGE
BUILDING SAFETY

Received

YOU MUST RESPOND TO THE CODE OFFICIAL WITHIN THREE (3) BUSINESS DAYS FROM THE DATE OF THIS NOTICE. FAILURE TO RESPOND MAY RESULT IN FURTHER ACTION. NON-COMPLIANCE WITH THIS STOP WORK ORDER MAY RESULT IN ADDITIONAL PENALTIES PER AMC 23.10.103.6.

STOP WORK

The Building Official and Fire Code Official are authorized to serve a Notice of Violation or Order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

Date: February 20, 2026 **Time:** **SR#:** 230059

Violator: Slajer-Ferguson Family Trust **Address:** 1212 H street Anchorage, AK 99501 0000 **Email:** **Phone:**

Owner: Slajer-Ferguson Family Trust **Address:** 1212 H street Anchorage, AK 99501 0000 **Email:** **Phone:**

Site Address: 810 Stolt Lane Anchorage, AK 99501 **Parcel ID:** 00106110000 & 001-061-05-000 **Subdivision:** Original **Lot:** 9A & 4A **Block:** 91 **Plat:** 670030

CONTACT & DELIVERY METHOD

Owner: Mailed/Emailed to Owner
Contractor:
Delivery Notes: Posted on Building

PERMIT REQUIRED (AMC 23.10.104.1)

Grading/Fill/Excavation

LICENSE REQUIRED (AAC 23.10.105.1)

Contractor: None
Individual: None

FIRE PERMIT TYPE REQUIRED (AMC 23.10.104.1)

N/A

Jurisdiction: Municipality of Anchorage

DESCRIPTION OF VIOLATIONS:

Subdivision - Original - Block 91 Lots 9A & 4A,the excavation that has been completed at the north side of the two lots requires a Fill & Grade permit prior to work being started per the AMC 2018 Grading, Excavation, Fill and Landscaping sections 23.105.103.1 & 23.105.103.2. This Notice of Violation is to inform you the slope located at the north property line at both lots are not in compliance with the 2018 AMC Fill and Grade Code - section 23.105.107.2 - Slope - The slope of excavation surfaces not be steeper than is safe for intended use, and shall not be steeper than 1 unit vertical in 2 units horizontal (50% slope) unless a slope stability analysis shows that a steeper slope is stable for static and seismic conditions, and does not create a hazard to public or private property. The slope at the north property line is steeper than allowed by this code. You need to abate this noncompliant situation by any means allowed by the Code. The fine for this code violation will be fined daily until a permit is issued and the work inspected and approved for correcting slope stability violation at both lots.

FEES & FINES PER AMC 23.10 TABLES 3-N & 3-O:	Unit	Unit Fee	Qty	Total
(T 3-O) 1. Fine, building code violation, civil penalty $500 per day per violation. (K27)	Ea Day	$500.00	1	$500.00
(T 3-O) 3. (a) Fee/fine for work begun w/out proper permit(s), in addition to all permit fees required by this code: First Offense (K27)	Lump Sum (LS)	$1,000.00		$1,000.00
(T 3-N) 7. Code Abatement fee, per hour, one hour minimum (K25)	Ea Hour (1 min)	$175.00	2	$350.00

Table Notes:
- Fees and fines above are in addition to license and permit fees.
- Item (T 3-O) 3.(a) may be waived by the building official if required permit is obtained within an agreed to amount of time.

TOTAL **$1,850.00**

THIS FORM MUST BE PRESENTED TO THE PERMIT TECHNICIAN.

To apply for a permit or license, visit the MOA Development Services Department at 4700 Elmore Road. The owner shall either obtain a building permit, if allowed by code, or remove the violation(s) in its entirety after first obtaining a demolition permit.

Official Name:	Official Title	Official Phone	Official Email
Bill Peterson	*Lead Code Abatement Officer*	*(907)343-8328*	*William.Peterson@anchorageak.gov*

NOV2305.01.24

THIS DOCUMENT CANNOT BE REMOVED UNTIL THE BUILDING OFFICIAL HAS GRANTED PERMISSION.

#2

NOTICE OF VIOLATION

Anchorage Administrative Code 23.10.103.5.2
MUNICIPALITY OF ANCHORAGE
BUILDING SAFETY

YOU MUST RESPOND TO THE CODE OFFICIAL WITHIN THREE (3) BUSINESS DAYS FROM THE DATE OF THIS NOTICE. FAILURE TO RESPOND MAY RESULT IN FURTHER ACTION. NON-COMPLIANCE WITH THIS STOP WORK ORDER MAY RESULT IN ADDITIONAL PENALTIES PER AMC 23.10.103.6.

STOP WORK

The Building Official and Fire Code Official are authorized to serve a Notice of Violation or Order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

Date: April 7, 2026 **Time:** **SR#:** 230059

Violator: Slajer-Ferguson Family Trust **Address:** 1212 H street Anchorage, AK 99501 0000 **Email:** **Phone:**

Owner: Slajer-Ferguson Family Trust **Address:** 1212 H street Anchorage, AK 99501 0000 **Email:** **Phone:**

Site Address: 810 Stolt Lane Anchorage, AK 99501 **Parcel ID:** 00105110000 & 001-061-05-000 **Subdivision:** Original **Lot:** 9A & 4A **Block:** 91 **Plat:** 670030

CONTACT & DELIVERY METHOD

Owner: Mailed/Emailed to Owner
Contractor:
Delivery Notes: Posted on Building

PERMIT REQUIRED (AMC 23.10.104.1)

Grading/Fill/Excavation

LICENSE REQUIRED (AAC 23.10.105.1)

Contractor: None
Individual: None

FIRE PERMIT TYPE REQUIRED (AMC 23.10.104.1)

N/A

Jurisdiction: Municipality of Anchorage

DESCRIPTION OF VIOLATIONS:

Location of violation - Subdivision - Original - Block 91 Lots 9A & 4A. the excavation that has been started at the south side of the two lots requires a Fill & Grade permit prior to work being started p the AMC 2018 Grading, Excavation, Fill and Landscaping sections 23.105.103.1 & 23.105.103.2. This Notice of Violation is to inform you the slope located at the south property line at both lots are n in compliance with the 2018 AMC Fill and Grade Code - section 23.105.107.2 - Slope - The slope of excavation surfaces not to be steeper than is safe for intended use, and shall not be steeper than 1 u vertical in 2 units horizontal (50% slope) unless a slope stability analysis shows that a steeper slope is stable for static and seismic conditions, and does not create a hazard to public or private property. The slope at the south property line is steeper than allowed by this code. You need to abate this noncompliant situation by any means allowed by the Code. This notice of violation is issued on this dat 4/7/26 to document the owner has until 5/8/26 to submit for a permit to bring the slopes into compliance. If the permit is not applied for by 5/8/26 or a stipulated agreement signed, the fines and fees wi start to be assessed on 5/9/26. The fines for this code violation will be fined daily until a permit is issued and the work inspected and approved for correcting slope stability violation at both lots. The Notice of violation can be appealed through the building board and must be filed within 30 days from the issued date of this notice under AMC 23.10.103.4.

FEES & FINES PER AMC 23.10 TABLES 3-N & 3-O:	Unit	Unit Fee	Qty	To

Table Notes: • Fees and fines above are in addition to license and permit fees.

TOTAL $

THIS FORM MUST BE PRESENTED TO THE PERMIT TECHNICIAN.

To apply for a permit or license, visit the MOA Development Services Department at 4700 Elmore Road. The owner shall either obtain a building permit, if allowed by or remove the violation(s) in its entirety after first obtaining a demolition permit.

Official Name:	Official Title	Official Phone	Official Email
Bill Peterson	*Lead Code Abatement Officer*	*(907)343-8328*	*William.Peterson@anchorageak.gov*

NOV23 05.01 .24

THIS DOCUMENT CANNOT BE REMOVED UNTIL THE BUILDING OFFICIAL HAS GRANTED PERMISSION

Law Offices of
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3150 C Street, Suite 245
Anchorage, Alaska 99503

Telephone (907) 258-6792
Facsimile (907) 276-2919
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*Raymond H. Royce**
Michael A. Brain (Retired)
Jason J. Ruedy
Nicholas M. Martin
Hugh F. Foster

* *Also Admitted in Massachusetts*

VIA EMAIL: william.peterson@anchorageak.gov

April 27, 2026

William Peterson
Lead Code Abatement Officer
Development Services Department
Municipality of Anchorage
4700 Elmore Road
Anchorage, AK 99507

Re: Notice of Violation, SR# 230059, at 810 Stolt Lane
Our File No.: 3053.01

Dear Mr. Peterson,

As you are aware, my office represents Ms. Veronica Slajer ("Slajer"), the property owner at the above-referenced property. We are in receipt of the updated Notice of Violation, SR# 230059, (the "Notice") issued by your office on April 7, 2026. As explained below, our position remains the same as before.[1] As explained below, this latest action by your office is troubling and should be reconsidered and rescinded immediately.

The background facts of this situation are well-documented at this point and need not bear repeating here. After my office provided you with the latest communication explaining Slajer's position, rather than responding to engage in any kind of substantive discussion of this situation, you simply re-issued the Notice. While you corrected the obvious factual errors we identified in your prior notice, the substance of the Notice remains the same and suffers from the same flaws we identified previously. This action, given the factual record and information you have been presented with, is deeply problematic for numerous reasons.

The manner in which your office has interacted with Slajer in connection with this matter continues to demonstrate a lack of fairness and impartiality. At earlier points in the Municipality's involvement in this situation, Municipal staff and members or representatives of the Cuddy family

[1] Attachment A (prior correspondence to Municipality of Anchorage).

showed up without notice at Slajer's home expecting her to discuss the situation with no prior warning. Municipal employees have entered Slajer's property without notice or permission numerous times now, including when they entered and posted signs on the property in connection with the most recent April 7, 2026 Notice.[2] And in issuing the April 7, 2026 Notice, your office was aware that Slajer was represented by counsel (as you personally have had email communication with the undersigned)[3] but did not bother to deliver the April 7, 2026 Notice via email to either Slajer or undersigned. Slajer was out of town at the time of posting and therefore did not receive the Notice until significantly after it was issued because your office failed to communicate it electronically either to her directly or her counsel, even though your office has had email communication with both. At best, these failures to provide common courtesy evidence unprofessional handling of this matter by your office; more realistically, they demonstrate a severe lack of impartiality, active efforts to avoid meaningful consideration of relevant facts, and an improper decision to advocate for one property owner over another for reasons that are not evident from the objective facts of this situation.

Turning to the contents of the Notice, the Notice fails to specify what excavation activity must be terminated pursuant to the Notice. As you are aware, Slajer was not engaged in excavation in February 2026 when you issued the first of the present series of NOVs. In fact, it has been years since any activity that could plausibly be described as excavation has occurred on Slajer's property. As explained in my March 24, 2026 letter, any excavation on Slajer's property that affected the slope angle occurred years ago and was subject to exception from the Fill and Grade permit requirement because it was done for purposes of maintaining and updating area utilities.[4] Despite being presented with these facts, as well as details of the Cuddys' trespassory placement of the slope on Slajer's property, continuing encroachment through sloughing, and other code provisions that the Cuddys' construction of the slope potentially violates,[5] you simply ignored the numerous issues identified and reissued the Notice after updating the description of the portion of Slajer's property complained of in the Notice.

Finally, it is critical to recognize that despite the *inactivity* on Slajer's property (and lack of any excavation-type activity for years now), your Notice seeks to compel her to engage in costly work to shore up a slope that she did not create. Attempting to compel Slajer to bear the burden of fixing a problem created by another resident, for which she has no legal responsibility to fix, puts the Municipality in the improper role of advocating for the Cuddys' interest in shirking their responsibilities onto Slajer — an outcome that is not supported by law or any realistic and objective

[2] Attachment B (photo of sign placed on Slajer's property related to April 7, 2026 NOV).
[3] Attachment C (screenshot of emails between Peterson and undersigned).
[4] AMC 23.105.103.2(4).
[5] AMC 23.105.110.3, AMC 23.105.110.3.1, and AMC 23.105.112.3 based on the lack of an appropriate setback and alterations to the area's drainage caused by the slope, which have resulted in damage to Slajer's property.

assessment of the law and facts of this situation. Involving your office in this manner represents an abuse of Municipal resources and power.

It has become evident that your office has little interest in evaluating this matter in a way that considers the realities of the situation objectively and without favor for one of the interested parties. Slajer intends to exercise her right of appellate review by the Builder's Board should you fail to correct course and rescind the Notice prior to the time for filing an appeal.

Please feel free to contact me directly should you wish to discuss this matter. Any further notices or communications intended for Slajer should include a contemporaneously-sent electronic copy to my office.

Sincerely,

ROYCE & BRAIN

/s/ Hugh F. Foster

HFF/mhm
Enclosures (Exhibits A-C)

Law Offices of
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3150 C Street, Suite 245
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*Raymond H. Royce**
Michael A. Brain (Retired)
Jason J. Ruedy
Nicholas M. Martin
Hugh F. Foster

* ALSO ADMITTED IN MASSACHUSETTS

VIA EMAIL: william.peterson@anchorageak.gov

March 24, 2026

William Peterson
Lead Code Abatement Officer
Development Services Department
Municipality of Anchorage
4700 Elmore Road
Anchorage, AK 99507

Re: Notice of Violation, SR# 230059, at 810 Stolt Lane
Our File No.: 3053.01

Dear Mr. Peterson,

My office represents Ms. Veronica Slajer ("Slajer"), the property owner at the above-referenced property. We are in receipt of the Notice of Violation, SR# 230059, (the "Notice") issued by your office on February 20, 2026 and the amended Notice that was issued on March 11, 2025 and supersedes the prior Notice.[1] As explained below, the Notice was erroneously issued and should be immediately rescinded without requiring any further action from Slajer.

FACTUAL AND PROCEDURAL BACKGROUND

Slajer's property sits adjacent along the north side of a parcel owned by 1539 Investments, LLC, and operated by Gretchen Cuddy and Lauren Strutzer (collectively, the "Cuddys"). This property (the "Cuddy Property") has been developed to construct a multi-unit condominium development named "The Susitna Flats." Construction of the Sustitna Flats project is complete at this point.

The Cuddys conducted fill activities on their property in connection with the construction of the Susitna Flats building, resulting in a slope that ran from the northern edge of the Susitna Flats building downhill towards the southern boundary of Slajer's property. The Cuddys also removed trees and placed fill onto Slajer's property without consent when it was owned by Slajer's

[1] For purposes of this letter, both the original and amended notice are referred to as the "Notice" given that their contents and subject matter are substantially similar.

predecessor in interest. The property line bisects a portion of the fill slope leaving roughly six to eight feet of slope on the Slajer side of the Slajer/Cuddy property line. The slope is quite steep in places, exceeding the 2H:1V standard provided in Anchorage Municipal Code.[2] A portion of the slope below the gap in the retaining wall along the Susitna Flats building failed on May 5, 2023, resulting in a slide of fill material onto Slajer's property. This section of the slope was excavated by the Cuddys to make a sewer connection between the Susitna Flats building and the sewer main to the east of Slajer's house.

Significant discussion has occurred during the past several years between the owners of the Cuddy Property, Slajer, engineers and other professionals employed by both property owners, and representatives of the Municipality. As a part of these discussions, Slajer provided a written response to Greg Soule ("Soule") of the Municipality Development Services Department on September 11, 2025, explaining her position on the situation.[3] Slajer received no response to this letter from Soule until receiving the February 20, 2026 Notice from your office without warning.

DISCUSSION

I. The Notice contains obvious fundamental defects that render any effort at compliance practically impossible and raise questions about the basis of the Notice.

As a preliminary matter, the Notice contains several obvious defects with regard to essential details it is premised upon, which would render any effort to comply with the Notice impossible. These factual errors also raise questions about the basis of the Notice relied upon by the Municipality.

First, the Notice refers to the work that is purportedly being done on the "north" side of the identified lots. However, there is not a slope on the north side of Slajer's property that matches the description provided in the Notice. The south side of Slajer's property bordering the Cuddy Property lies at the foot of the significant slope created by the Cuddys during the construction of the Susitna Flats building, which was the slope previously discussed by the involved parties. The majority of that slope rests on the Cuddy Property.

[2] Exhibit 1 (Northern Geotechnical Engineering, Inc report dated June 5, 2023); Exhibit 2 (Pannone Engineering Services, LLC report dated Nov. 22, 2023); Exhibit 3 (Pannone Engineering Services, LLC plan set dated Nov. 15, 2023).
[3] A copy of this letter is attached for your reference as Exhibit 4.

Figure 1: Property map of area at issue. Note Slajer's properties indicated by small red dots and Cuddy's property situated on southern border of Slajer's properties.

As shown in Figure 1 above, the Notice's reference to the slope on the north side of Slajer's property is geographically incorrect. Even if Slajer were to seek a permit as directed by the Notice, the requested permit would be focused on the wrong side of her property that does not contain the disputed slope. Additionally, the slope created by the Cuddys is not of a regular pitch along the length of its border with Slajer's property line. Assuming the erroneous description in the Notice was meant to refer to the slope on the *southern* portion of Slajer's property, it nevertheless fails to specify what portion of the slope along Slajer's southern property line the requested permit would relate to. This lack of accuracy and specificity greatly affects the scope of work involved in any such permit application, rendering compliance with the Notice practically impossible.

Next, the Notice directs to stop work being done on Slajer's property without a required permit. No work is presently being performed on Slajer's property at the time the Notice was issued (February 2026), nor has any work been performed on Slajer's property for several years. To the extent the Notice asserts Slajer is presently or has recently engaged in excavation work on her property, that claim is factually incorrect.

Further, the repeated reliance on factually incorrect description information and current snow cover conditions raise serious questions as to whether (1) an independent inspection was actually conducted by the Municipality when the slope was in an observable condition and (2) if such an inspection was done, why the Notice was only just issued in February – outside of the Alaska construction season. The Municipality has been aware of the existence of these slope and sloughing issues at the boundary between the Cuddy and Slajer properties since at least September 11, 2025,

when Slajer sent a letter to Soule addressing the slope. The Municipality took no action after receiving that letter nor was any further effort made to discuss the situation with Slajer as was offered therein.

The circumstances of the Notice also beg the question of whether the Cuddys have received a similar notice of violation to address the non-compliant slope that (1) was created through their construction activities, (2) lies primarily on their property upslope of Slajer's, and (3) has already demonstrated instability issues by sloughing onto Slajer's property. Were the Municipality legitimately interested in addressing slope stability issues in this location in a neutral manner – as is its charge – it had the opportunity to discuss the situation with the involved parties by responding to Slajer's September 11 letter and engaging in continued discussions rather than ignoring that communication entirely for nearly six months, then escalating the situation by issuing a notice of violation without warning in the middle of winter.

II. Slajer has not engaged in any activity requiring a Fill and Grade permit under Anchorage Municipal Code.

Next, the Notice is incorrect in asserting that excavation that was done by Slajer required a Fill & Grade permit under municipal code. As a preliminary matter, like the defects identified above, the Notice fails to identify what *specific* action by Slajer is alleged to have required a Fill & Grade permit. And again, assuming that the Notice is referring to the slope along the *southern* boundary of her property abutting the Cuddy Property, Slajer has not engaged in any activity requiring a Fill and Grade permit.

AMC 23.105.103.1 establishes the general requirement for a Fill and Grade permit prior to conducting grading work. AMC 23.105.103.2 provides specific exceptions to the general permit requirement, including "excavation for wells or utilities."

The vast majority of the overall slope surface at the south property line of Slajer's property is situated on the Cuddy Property and was created by their fill activities in constructing the Susitna Flats complex. The toe of this slope was extended onto Slajer's property prior to her ownership without the consent of the previous property owner. Since Slajer's ownership, utility work by Chugach Electric undergrounding utility equipment on Slajer's property cut the toe of the slope that crossed onto Slajer's property during necessary excavation. To the extent this activity affected the existing slope angle, it was done in the process of excavation for utilities and is therefore exempt from the general requirement for a Fill and Grade permit pursuant to AMC 23.105.103.2(4).

It is also important to recognize that the existence of any portion of the slope on Slajer's property is attributable to the Cuddys' continued trespass and unauthorized placement of the toe of the slope

created through their fill activities. Especially given this historical context, treating Slajer as the bad actor while simultaneously failing to recognize that she only became involved in this situation due to the Cuddys' unlawful trespass is inequitable and unreasonable. As outlined in the September 11 letter to Soule, the unauthorized placement of fill material on Slajer's property and sloughing material constitute actionable trespasses to Slajer's property, and Slajer has no legal responsibility to provide lateral support to the artificial fill material added on the Cuddy Property to construct the Susitna Flats building.

To the extent the Notice is based on the slope running downhill from the Susitna Flats building across the property line and onto Slajer's land, the allegations of improper fill and grade activity contained in the Notice are more appropriately directed towards the Cuddys – since they not only own the land containing the significant majority of the slope believed to be the subject of the Notice, but also created that slope through their construction and fill activities. As is well-documented at this point, sections of this slope created by the Cuddys exceed the 2H:1V standard established in Title 21 of the Anchorage Municipal Code. As is visible in photos of the area and demonstrated by the sloughing, the Cuddys also either failed to utilize suitable fill material, sufficiently compact the fill surface, or both. In addition, the work on the Cuddy Property also appears to potentially run afoul of other Anchorage Municipal Code provisions, such as AMC 23.105.110.3, AMC 23.105.110.3.1, and AMC 23.105.112.3 based on the lack of an appropriate setback and alterations to the area's drainage caused by the slope, which have resulted in damage to Slajer's property.

In short, the Municipality's assertion that Slajer has engaged in excavation work without required permitting is incorrect as is its attempted characterization of Slajer as the party responsible for the grading issues at this location. The Municipality's apparent decision to involve itself in this matter on behalf of the Cuddys is highly inappropriate given the greater context of this situation.

CONCLUSION

The Notice contains fundamental errors that make compliance impossible and raise serious questions about its basis and legitimacy. The Notice also incorrectly asserts that Slajer has unlawfully engaged in excavation work without a required permit. For these reasons, the Notice should be rescinded immediately and any fees or fines assessed in connection with the Notice waived.

This letter is intended to pursue appropriate resolution of this matter without requiring the additional time and resources of litigating an appeal to the Anchorage Board of Building Regulation Examiners and Appeals. Given the limited time for Slajer to exercise her appeal rights if this matter cannot be resolved based on this letter, time is of the essence in your response. Slajer requests a response no later than Friday, April 3, 2026. A failure to respond by close of business

on that date will be viewed as a rejection of Slajer's request for dismissal of the Notice and may result in Slajer taking further action to exercise her right to seek appellate review of the Notice.

Please do not hesitate to contact me directly if you wish to discuss this matter further.

Sincerely,

ROYCE & BRAIN

/s/ Hugh F. Foster

HFF/mhm
Enclosure
cc: Veronica Slajer

June 5, 2023 NGE-TFT Project # 6684-23(R1)

Laurel Stutzer
info@thesusitnaflats.com

RE: REVISED GEOTECHNICAL ENGINEERING ASSESSMENT OF THE SLOPE FAILURE REPAIR AT THE SUSITNA FLATS – ANCHORAGE, ALASKA

Laurel,

We (Northern Geotechnical Engineering, Inc. *d.b.a.* Terra Firma Testing) have completed a geotechnical engineering assessment of the slope failure repair at The Susitna Flats in Anchorage, Alaska. In the following letter we provide our conclusions about the slope failure repair. We have revised our initial letter to include additional information about the history of the slope.

Overview

The project site is located at 1509 W. 9th Avenue in Anchorage, Alaska. The project site is developed with a three-story apartment building over a garage. Based on the 2019 as-built drawings for The Susitna Flats (Appendix A) the north side of the project side slopes down approximately 15 to 20 feet towards the north. Two retaining walls were built on the north side of the project site, with an approximate 50-foot gap between the two walls where a retaining wall was not constructed.

Slope History

It is our understanding, based on conversations with the owners of The Susitna Flats that the following is a general chronological history of the slope:

- The slope was accepted as shown in the as-built drawings (September 6, 2019).
- The previous owner of the neighboring property (810 Stolt Lane) cleared vegetation on the slope and may have disturbed the soil when preparing the property to sell.
- The current owner of the neighboring property (810 Stolt Lane) has continued keeping the slope clear of vegetation.
- An electric utility provider buried an electrical line at the toe of the slope, and in the process cut the toe of the slope.

Slope Failure and Repair

A portion of the slope failed on May 5, 2023 (Appendix B, Photographs 1 and 2). The slope was repaired by replacing the disturbed soils (Appendix B, Photograph 3). No vegetation or erosion control was added to the disturbed slope area. It appears that little to no compaction effort was completed during the placement of the fill.

11301 Olive Lane Anchorage, Alaska 99515 · Phone: (907) 344-5934 · Fax: (907) 344-5993 · Website: www.ngeak.com

We visited the project site on May 10, 2023 to view the current conditions of the repair. The slope is estimated at a 1.1H:1V slope. Cracking indicating additional movement is visible throughout the repaired slope (Appendix B, Photographs 4 and 5). Additionally, debris is visible sticking out of the slope.

Conclusions

It is our professional engineering opinion that the repair for the slope failure is inadequate in its current state, and we expect additional ground movements to occur.

It is our opinion that the slope should:

- not exceed a 1.4H:1V slope (a retaining wall may be needed);
- have properly keyed in and structurally compacted fill; and
- have erosion control.

Reconstruction of the slope should be completed with quality control inspections and testing.

We can provide engineering design and specifications upon request.

Closure

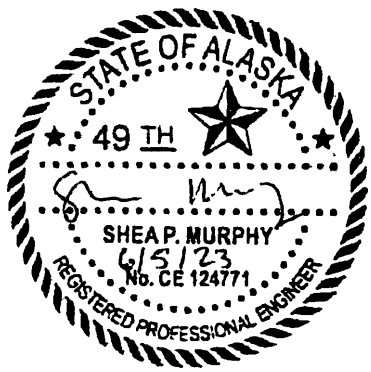
We greatly appreciate the opportunity to provide you with our professional service. Please contact us directly with any questions or comments you may have regarding the information that we present in this letter, or if you have any other questions, comments, and/or requests.

Sincerely,
Northern Geotechnical Engineering, Inc. *d.b.a.* Terra Firma Testing

Josselynn P. Schneider-Curry, EIT
Project Engineer

Keith F. Mobley, P.E.
President

Shea P. Murphy, P.E.
Senior Project Engineer



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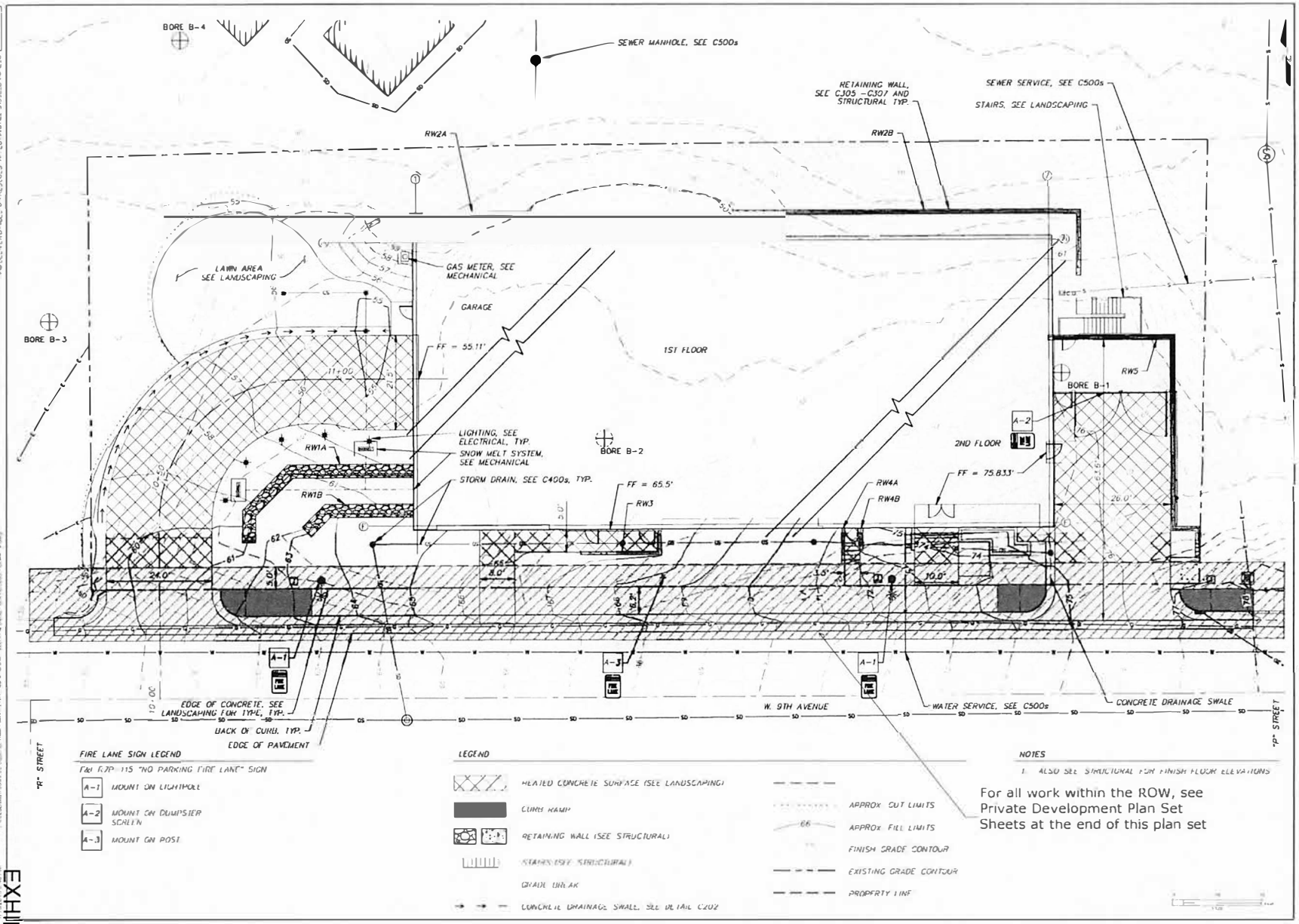
APPENDIX A

PAGE FROM 2019 AS-BUILT DRAWINGS FOR THE SUSITNA FLATS



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APPENDIX B

SITE PHOTOGRAPHS

PHOTOGRAPHS 1 AND 2: PHOTOS OF THE SLOPE FAILURE. PHOTOS PROVIDED BY LAUREL SUTZER. PHOTO TAKEN MAY 5, 2023.

PHOTOGRAPH 3: PHOTO OF THE SLOPE FAILURE REPAIR. PHOTO PROVIDED BY LAUREL STUTZER. PHOTO TAKEN MAY 5, 2023.

PHOTOGRAPH 4: CONDITION OF THE SLOPE REPAIR ON MAY 10, 2023. PHOTO TAKEN BY AN NGE-TFT REPRESENTATIVE. VISIBLE CRACKS INDICATE GROUND MOVEMENT. DEBRIS ALSO VISIBLE IN THE FILL USED.

PHOTOGRAPH 5: CONDITION OF THE SLOPE REPAIR ON MAY 10, 2023. SLOPE ESTIMATED AT ABOUT 1.1H:1V. PHOTO TAKEN BY AN NGE-TFT REPRESENTATIVE.

Pannone Engineering Services LLC

Steven R. Pannone, P.E., Fellow ASCE, Principal
Registered Professional Engineer - AK, WA, OR, ID, MT, ME, FL
E-mail: steve@panengak.com

November 22, 2023

Ms. Veronica Slajer
810 Stolt Ave
Anchorage, AK 99501

RE: Topo survey of South Property line

I am writing to document my findings from a field survey that was authorized on August 15, 2023. The survey was performed by Walatka Surveys on August 25, 2023, and a follow up survey on October 26, 2023. I presented to you a draft copy of the topo survey, sections cut perpendicular to the property line and a profile along the property line. We discussed the draft drawings on November 2, 2023, with your attorney Jason Reudy. We also discussed this survey in greater detail on November 6, 2023. The draft drawings, sections and profile were sent to Ron Thompson, P.E. of Scopes Permitting (He is representing the Owners of the Susitna Landing Housing Development) on November 3, 2023. I have not heard from Mr. Thompson since the draft drawings were sent to him. This report will summarize our discussions and document my conclusions concerning this survey.

Background

810 Stolts is located at the west end of 9th avenue along the Alaska Railroad right-of-way. The property was developed in the late 1950's and has not had any reported flooding issues according to the developer's property disclosure statement when the property transferred to you. The property south of 810 Stolts property was recently developed. The property was not affected by the Good Friday Earthquake of 1964. The '64 earthquake generated an extensive graben along the western bluff of downtown Anchorage what is commonly referred to as the "L street slide zone." The elevation change along this property's southern property line was created by a previous earthquake earlier than the 1964 event. The property had old second growth trees and vegetation on the slope.

The Susitna Flats Housing Project started development in April of 2016, when the Owners hired Northern Geotechnical Engineers to perform a series of soils test on lots 4A through 9A of Block 9 of the Anchorage Original Townsite Subdivision (AOT) (your property, 810 Stolts Lane has the legal description of Lot 9A, Block 9 Anchorage Original Townsite.) A copy of their Bore Logs is attached in Appendix B. Lots 5A through 7A, Block 9 AOT were subdivided into a new single lot called Lot 1 Susitna Flats Subdivision, (Plat No 2018-16). The Municipality of Anchorage (MoA) issued a Construction Permit in 2018 (Permit No C18-1207) for a new the housing project on Lot 1 of Susitna Flats S/D. PES was provided the civil plan set for our review, specifically we were looking for grading of the northern slope of the development and how the storm water was disposed of. The developer performed an

existing ground surface topographic survey. The existing contours show that the north side of Lot 1 Susitna Flats S/D slopes downward to 810 Stolts Lane at a slope of two horizontal to one vertical (2H:1V). The Plans were scoured in search of Finished Contours on the north side of the housing Project. We were unable to locate finish grade contours on the north side of the development. Based on lack of finish grade contours in the plan set, it can be assumed that the grades would remain the same after the development was complete. Construction was completed on this development in September of 2019.

The plan set contains drainage plans. The eastern portion of the property is collected and disposed of into the Municipal storm drain. The western portion of the lot is collected and infiltrated into the ground via a series of buried infiltrator chambers (see plan sheets C400 and C403). The infiltration basin is located directly south of the southwest corner of the house at 810 Stolts Ln.

In the fall of 2022, the basement at 810 Stolts Ln flooded. Water rose up from the cracks around the edge of the basement slab. The flooring and walls in the basement were saturated. Water rose to a depth of approximately two inches in the basement.

Evaluation of the Contours

PES received the survey data points from Walatka Surveying. We entered these data points in the Auto Desk Civil 3-D program and generated the contours shown. Additional points were added to the Terrain Model that we generated to expand the contours. We added the building location of 810 Stolts and the Susitna Flats Development. We also added the subsurface structures on Lot 1 and on 810 Stolts (subdrain, infiltration gallery, underground electric, and foundation drains.) Once these features were set into the drawing, we developed sections perpendicular to the common property line. These sections were developed at a uniform spacing to show the grades of the slope between the two properties. The plan set is attached.

The western portion (Section 1 thru 5) show that the upper portion of the slope is relatively flat at a greater than 2H:1V, but steepens once it crosses the property line to approximately 1:1.

The center section (Sections 6 and 7) is cut through the "Bulge Area." This area shows that the upper portion of the Bulge is fairly flat at a 2.9 and 4.1 horizontal to 1 vertical. The slope then steepens in the slough area to a 1:1 slope.

The eastern section (Sections 8 thu 11) show that these slopes are fairly uniform at about a 1.1 to 1.7 horizontal to one vertical slope.

Discussion

PES was hired in May of 2023 to address the potential for future flooding in the basement at 810 Stolts Lane. A cut-off drain was designed and installed along the southern property line. The drain was connected to an existing footing drain around the house (this drain connects to a manhole in the east yard along the driveway and then discharges to an unknown/undocumented storm drain in Stolts Lane.) The construction contractor encountered ground water at a depth approximating the basement finish floor elevation. Once the drain was connected, the ground water flowed freely into the drain and lowered to the pipe invert depth (approximately 18 inches below

the finish floor of the basement.) The cut-off drain was installed a minimum of five feet away from the toe of the southern slope. Our work did not disturb the existing slope.

PES observed the south property line slope upwards to Susitna Flats when we were investigating the flooding. The slope appeared to be steep on the eastern and western ends of the development. The central section was flat and bulged into 810 Stolts Lane property. The toe of this bulge had been removed to place an underground electrical line. The removed toe was steep (approximately 1H:1V) and the steepness caused a portion of the bulge to slough once the ground thawed and the snow melted. The observed material in the sloughed area was loose organic material and silts, with some construction debris (concrete debris and tires).

PES compared the contours we generated to the existing contours on Sheet C300 of the Susitna Flats Building Plan Set. The existing contours were uniformly 2H:1V, and the toe of the slope wandered on and off Lot 1 Susitna Flats S/D. The bulge area extended onto 810 Stolts Lane property approximately 10 feet at the widest point. The western portion was also a uniform 2H:1V slope and extended onto 810 Stolts Lane property. The contours generated by the Walatka Survey shows that the bulge area extends onto 810 Stolts Lane property approximately five feet (We were unable to determine the extent of the removed material of the bulge for installation of the electrical line, so we cannot say how far the bulge extended onto 810 Stolts Ln before the removal) and the slopes are much steeper than 2H:1V. The differences in these slopes indicate that the slopes were worked during the construction of the Susitna Flats Housing Development.

Conclusion

There are two issues being discussed in this letter: Drainage impacts and Finish Grading and sloughing of the bulge.

The drainage impact affecting 810 Stolts appear to be connected with the infiltration gallery constructed on the western portion of the Susitna Flats Housing Project. The Infiltration gallery appears to have been constructed in accordance with the MoA Drainage Policies and Procedures. The previous owner of 810 Stolts Lane never reported an issue with flooding of the basement. The bore Holes excavated by Norther Geotechnical Engineering indicate that there is ground water that fluctuates between 18.5 feet below ground to 6.2 feet below ground level. Anchorage experienced an extreme storm event that extended from Mid-July of 2022, through the winter and into the fall of 2023. The Municipality received approximately twice as much rain through that period than any other storm event for the same period on record. It was a very wet 18 months. It is possible that the water infiltrated into Susitna Flats storm infiltration gallery did affect 810 Stolts Lane. PES developed a section through the infiltration gallery and there does appear to be a direct connection.

The sloughing at the toe of the bulge area on the north side of Susitna Flats Housing Project was caused by removing the material for the installation of an electrical service line. This sloughing started the discussion of the slopes. The bulge area appears to have been constructed to a 4H:1V slope before the removal of the toe. This indicates that the bulge area was worked during the construction of the Housing project. We were informed that Anchorage Fire Department wanted access to the north side of the building from the alleyway to the east of 810 Stolts Lane's driveway.

The slopes to the east and west of the bulge area are steeper than the original contours depicted on sheet C300 of the Susitna Flats Housing Project plan set. This indicates that the slopes were worked during the construction.

I hope this letter is helpful to you and clarifies the work we performed and our observations. I believe the drainage issue has been resolved. The slope issue is a bit more complicated and its resolution is going to take cooperation between you and the Owners of the Susitna Flats housing complex. Please feel free to contact me if you have any questions.

Sincerely,

Steven R. Pannone, P.E., F. ASCE
Principal Engineer

Attachments:

Appendix A – PES Contours and Plan Set
Appendix B – NGE Bore Logs
Appendix C – Civil Plan Set for the Susitna Flats Housing Complex

Mailing: P.O. Box 1807 Palmer, AK 99645
Telephone: (907) 745-8200 FAX: (907) 745-8201

TRUE NORTH
SCALE : 1"= 10'
GRAPHIC SCALE
Lot 8A
Lot 9A
Lot 1
Susitna Tidal Flats Subd.
Lot 4A
Lot 3A
BUILDING
STOLT LANE
NOTE: APPROXIMATE VERTICAL 4.5' DIFFERENCE IN SURVEY BASED ON DIFFERING DATUMS.
DATUMS
CRW
PLS
PMH 5 54.74 50.23
PMH 6 54.99 50.23
PMH 7 55.54 50.79
Pannone Engineering Services, LLC
P.O. BOX 103217
ANCHORAGE, AK 99510
t: (907) 272-8218
f: (907) 272-8211
SECTIONS
ORIGINAL BLOCK 91 LOT 9A
SITE: 810 STOLT LANE
ANCHORAGE, AK 99501
SITE
OWNER:
VERONICA SLAJER
ADDRESS
810 STOLT LANE
ANCHORAGE, AK 99501
907-360-2285
REVISIONS
SHEET C1.0
DRAWN LE
CHECKED -
JOB 0969
DWG 1328
DATE 11/17/2022

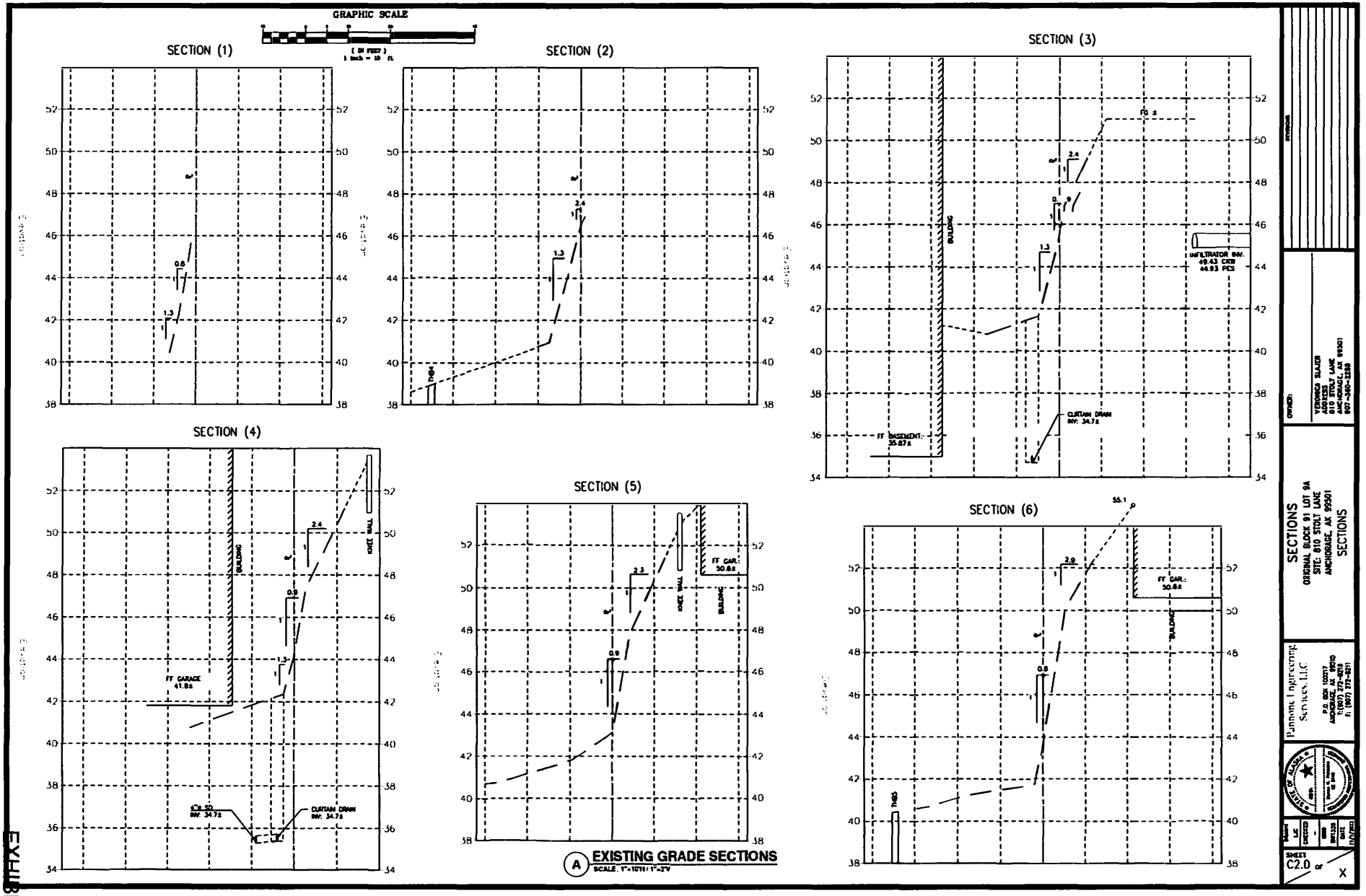

EXHIBIT A
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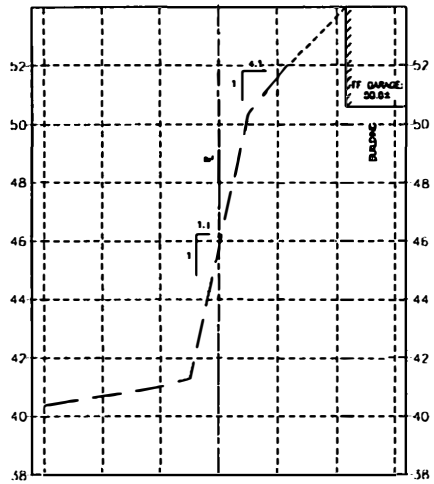
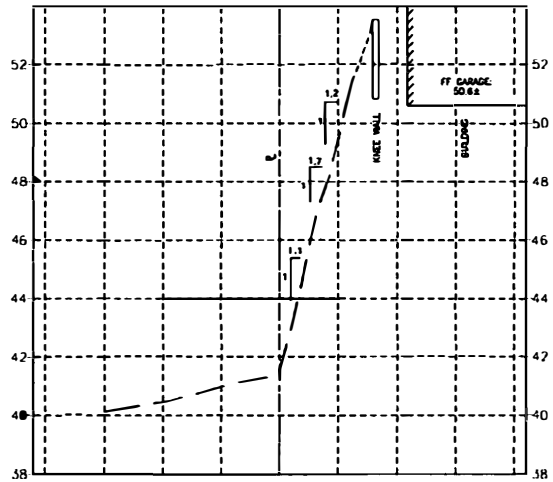
GRAPHIC SCALE

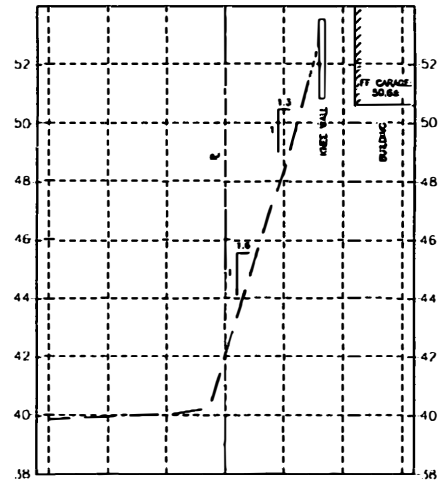
SECTION (7)



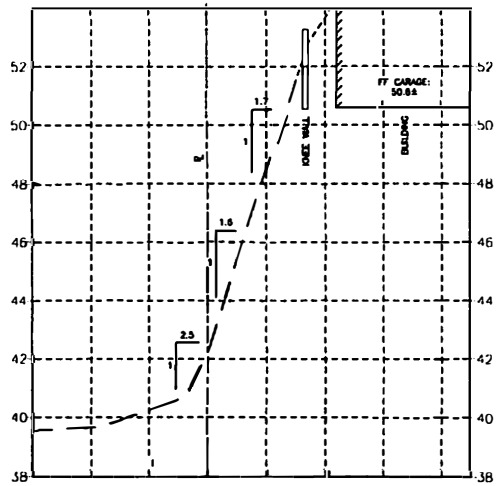
SECTION (8)



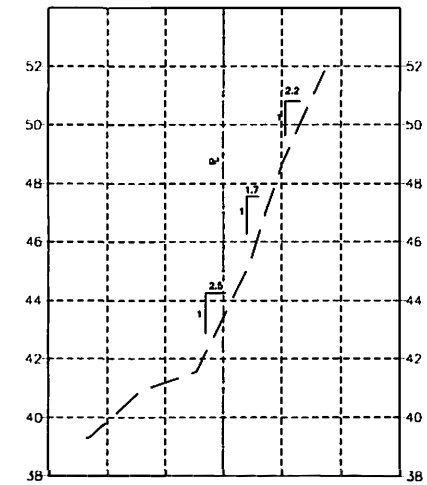
SECTION (9)



SECTION (10)



SECTION (11)



B EXISTING GRADE SECTIONS
SCALE: 1"=10'H / 1"=2'V

REVISIONS

OWNER:
VERONICA BLAZER
ADDRESS
810 STOLY LANE
ANCHORAGE, AK 99501
907-360-2288

SECTIONS
ORIGINAL BLOCK 91 LOT 9A
SITE: 810 STOLY LANE
ANCHORAGE, AK 99501
SECTIONS

Pamonte Engineering Services, LLC
P.O. BOX 102287
ANCHORAGE, AK 99510
(907) 272-4201
Fx: (907) 272-4201

STATE OF ALASKA

DRAWN: LC
CHECKED:
JOB: 2019.20
DATE: 10/17/2020

SHEET: C2.1
OF: X

EXHIBIT A
Page 20 of 27

SHEET C2.2 OF X	Pannone Engineering Services, LLC P.O. BOX 100217 ANCHORAGE, AK 99510 T: (907) 272-4218 F: (907) 272-8211	SECTIONS ORIGINAL BLOCK 91 LOT 9A SITE: 810 STOLT LANE ANCHORAGE, AK 99501 SECTIONS	OWNER: VERONICA SLAJER ADDRESS 810 STOLT LANE ANCHORAGE, AK 99501 907-360-2258	REVISIONS

Law Offices of
Royce & Brain
3150 C Street, Suite 245
Anchorage, Alaska 99503

Telephone (907) 258-6792
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Raymond H. Royce*
Michael A. Brain (Retired)
Jason J. Ruedy
Nicholas M. Martin
Hugh F. Foster

* Also Admitted in Massachusetts

VIA U.S. MAIL

September 11, 2025

Greg Soule, P.E.
Development Services Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650

Re: Slope Failure Issues at 810 Stolt Lane
Our File No.: 3053.01

Dear Mr. Soule,

My office represents Ms. Veronica Slajer. This letter is provided to highlight issues related to the subsidence and failure of the slope running down from the site of the recently constructed "Susitna Flats" housing development to Slajer's property. Slajer remains open to discussing practical solutions to these issues but, as explained below, holds no responsibility to implement those solutions on her property or through her funds.

As you are aware, Slajer's property sits adjacent to a parcel owned by 1539 Investments, LLC, and is operated by Gretchen Cuddy and Lauren Strutzer (collectively referred to hereafter as "the Cuddys"). This property (hereafter "the Cuddy Property") has been developed to construct a multi-unit condominium development named "The Susitna Flats." That building has been completed at this point.

During construction, native vegetation was removed from the Cuddy Property and excavation and fill activities were conducted on the Cuddy Property, including along the boundary of the Slajer Property. The legal boundary between the properties has been identified through the placement of certain survey monuments undertaken by the Cuddys as part of their project. The Cuddys also removed trees and placed fill onto the Slajer property, when it was owned by a previous owner, without their consent.

There is a slope from the base of the Susitna Flats building structure on the Cuddy Property down to Slajer's property. A concrete retaining wall runs parallel to the property line and the footprint of the Susitna Flats building, above the slope. However, this wall does not span the entire width of the slope, leaving a gap of approximately 50 feet. The grade of the slope is not uniform and appears to be fairly steep in places.[1] The property line bisects a portion of the slope leaving roughly six to eight feet of slope on the Slajer side of the Slajer/Cuddy property line with a six-to-eight foot drop in elevation from the top of the slope at the property line and the bottom of the slope on the Slajer property.

A portion of the slope failed on May 5, 2023, resulting in a downward slide of fill material from the slope. This failure was reportedly repaired by simply replacing disturbed materials onto the slope.[2] When Northern Geotechnical Engineering ("NGE") visited this site on May 10, 2023, they noted observing additional cracking – which they took as an indication of additional movement – and debris visibly protruding from the surface of the slope.[3] NGE took the position that the slope "repair" undertaken at that point was "inadequate in its current state, and we expect additional ground movements to occur."[4]

Trespass by Encroachment of the Topsoil

The Cuddys' placement of fill on the Slajer property and the sloughing of the fill soil from the Cuddy Property onto the Slajer property present Slajer with an actionable claim against the Cuddys for trespass.

"Trespass is an unauthorized intrusion or invasion of another's land."[5] Trespass includes encroachment of soil.[6] Where a party has a possessory interest in the property upon which the trespass has occurred, the party has standing to bring a trespass action for any soil or fill material that has encroached during their ownership.[7] That party may pursue injunctive relief to require the

[1] A report prepared by Northern Geotechnical Engineering, Inc., dated June 5, 2023, estimated that the slope was pitched at a rate of 1.1H:1V. A report prepared by Pannone Engineering Services LLC, dated November 22, 2023, notes that the slope angle varies across the width of the slope along the property line.
[2] Report, Northern Geotechnical Engineering, Inc. (June 5, 2023).
[3] *Id.*
[4] *Id.*
[5] *Lee v. Konrad*, 337 P.3d 510, 522 (Alaska 2014).
[6] *See id.* (concluding that fill material encroachment was actionable as trespass when it occurred during course of current ownership and ordering the trespassing landowner to remove the fill material and to ensure no future encroachment occurred).
[7] *Id.*

other party to cease continuing encroachment of fill material, to remove the fill material that has encroached during their ownership, and to prevent any further encroachment.[8]

Here, the Cuddys have excavated and placed fill dirt on their property during construction of the Susitna Flats development, forming the slope which crosses the property line onto Slajer's property. Portions of this slope cross the property line onto the Slajer property. Additional fill soil has also moved onto Slajer's property when the slope slid in May 2023. At no point has Slajer authorized the presence of the fill material on her property.

As such, Slajer may have a potential cause of action for continuing trespass based on the fill soil that has remained on the Slajer property without permission. Any spillage onto Slajer's property caused by the Cuddys that occurred during Slajer's ownership constitutes trespass which Slajer would have standing to pursue as a claim against the Cuddys. Further, Slajer may seek an order preventing against further encroachment and potentially requiring the installation of a retaining wall depending on the severity of the trespass and the extent to which spillage will continue to occur even if the Cuddys remove the soil that has spilled onto the Slajer property.[9]

No Duty of Lateral Support Beyond Natural State

Neighboring land owners have a duty to provide lateral support to adjacent plots in their natural state to prevent against subsidence. However, here, Slajer's legal duty to provide lateral support only goes so far as supporting the adjacent lot in its natural state. The transformative construction project on the Cuddy Property has clearly altered the neighboring plot from its natural state and increased its needs for lateral support to a level beyond what Slajer is legally required to provide.

"One who withdraws the naturally necessary lateral support of land in another's possession or support that has been substituted for the naturally necessary support, is subject to liability for a subsidence of the land of the other that was naturally dependent upon the support withdrawn."[10] Naturally necessary lateral support is "that support which the supported land itself requires and which, in its natural condition and in the natural condition of the surrounding land, it would require."[11] Naturally necessary lateral support "does not include the support needed because of the presence of artificial additions to or other artificial alterations in the supported land or the

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[8] *Id.*

[9] Though the Alaska Supreme Court reversed the Superior Court's order that the appellant install a retaining wall in *Lee v. Konrad*, the facts of that case suggest that the trespass was minimal in comparison to the present case. Corrective measures, such as a retaining wall, could be appropriate under different circumstances involving a more significant encroachment.

[10] Restatement (Second) of Torts, § 817 (1979).

[11] *Id.* at cmt. c.

surrounding land."[12] And "the measure of this right of the other and of this duty of the actor is the natural dependence of land upon land, and the right and duty are not enlarged by alterations of the natural condition. Lateral support made necessary by these alterations is not naturally necessary support."[13] A landowner is also not liable based on a failure to provide (1) "lateral support required by artificial additions on the supported land" even when "the weight of the addition does not exceed the weight of the soil removed in erecting it,"[14] or (2) "lateral support required because alterations in the supported land have impaired its cohesiveness and stability."[15] As to both scenarios, all that is required of the landowner is the lateral support that the adjacent land would require if it were in its natural condition without alterations.[16]

Accordingly, to the extent Slajer's property supports the adjacent Cuddy Property in its *natural* state, Slajer owes a duty of lateral support to the Cuddy Property, but that duty does not go beyond what is required of the land in its natural condition.

Here, there are significant factual issues that suggest Slajer is not responsible for the subsidence that has already occurred and is not responsible for additional subsidence that occurs going forward. The circumstances here strongly suggest the subsidence was caused by the Cuddys' alteration of their land from its natural state – which Slajer's property provides ample support for. Importantly, there is not information to suggest that similar subsidence issues occurred in this location prior to the Cuddy Property being built up through the addition of fill during their construction efforts. As it stands, the Cuddy Property is no longer in its natural state, meaning that Slajer has no duty to provide increased lateral support for the soil supporting the modifications to the property that leave the lot needing a greater level of lateral support than in its historic natural state.

Additionally, photos of the fill material on the site suggest that non-native material was used to construct the slope. For instance, in their June 5, 2023 report that was generated after the slope slid, NGE noted "debris is visible sticking out of the slope" and included an attached image of the slope surface, Photograph 4, showing a piece of artificial debris material protruding from the ground on the exposed slope surface.[17] The presence of this man-made material in the soil strongly suggests that the soil used to form the slope is not "natural" to the Cuddy lot, meaning Slajer has

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no legal duty as an adjacent property owner to provide additional lateral support for it beyond the amount of support that would be required to support the land in its natural state.

Further, notwithstanding the question of whether the soil used in the slope is "native" to that site, the modifications to the property that occurred in the process of constructing the apartment building on the Cuddy Property raise significant questions as to how the addition of the artificial structure on the land and the alterations to the land done as a part of the construction process altered the land's stability from its natural state. Because Slajer's duty to provide lateral support only extends to the adjacent land in its natural state, critical questions remain regarding the effect of the excavation, construction, and placement of the artificial structure on the Cuddy Property in terms of the resulting stability. The addition of the artificial structure to the Cuddy Property added or changed the distribution of the load borne by the Cuddy Property. And even if the fill used was re-used from excavation done on-site, rearranging the soil in this way may well have impaired its cohesiveness and stability.[18] Given the lack of historical subsidence issues on this property prior to the construction efforts, it seems likely that some or all of the changes to the Cuddy Property through the construction project changed the stability of the property from its natural state. Slajer has no legal responsibility to provide increased lateral support to prevent subsidence caused by artificial changes to the property by the Cuddys as a part of their construction efforts that might have left the property in a state that required more support than it previously did in its natural condition.

At bottom, the Cuddy Property has undergone significant changes from its natural state. Slajer does not have a duty to provide *increased* lateral support to the Cuddy Property due to the adjacent landowner's decision to alter their property through excavation, construction of artificial additions, and building up of embankments with fill material. Slajer is not responsible for the subsidence of the Cuddy land in its present state, which has been significantly transformed from its natural state through the construction of the Susitna Flats project.

CONCLUSION

As the foregoing discussion demonstrates, Slajer holds no legal liability for –nor does she bear any legal responsibility to remedy – the situation regarding the subsidence/sloughing of soil from the Cuddy land. In the event the Cuddys disagree with the above legal analysis or assessment of the key factual issues at play, those disagreements can be discussed in order to attempt to reach an amicable resolution. However, should any such disagreements not resolve through discussion, the appropriate forum for resolving disputed issues of fact is though the judiciary, where the Cuddys

[18] Photos of the construction site while in-progress viewed together with photos of the completed project show that significant fill was added in the area of this slope. Specifically, the difference in the height of the soil at these different stages of the project is observable as compared to the concrete retaining barrier.

would be required to carry the burden of proof in supporting any claims they feel are warranted with respect to Slajer. Recognizing the significant cost in terms of time, money, and other resources in pursuing litigation, Slajer remains open to discussing practical solutions to these issues in any manner that is consistent with her legal rights as outlined above.

Sincerely,

ROYCE & BRAIN

Jason J. Ruedy

JJR/mhm
cc: Veronic Slajer

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*Raymond H. Royce**
Michael A. Brain (Retired)
Jason J. Ruedy
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Also Admitted in Massachusetts

VIA EMAIL: william.peterson@anchorageak.gov

March 24, 2026

William Peterson
Lead Code Abatement Officer
Development Services Department
Municipality of Anchorage
4700 Elmore Road
Anchorage, AK 99507

Re: Notice of Violation, SR# 230059, at 810 Stolt Lane
Our File No.: 3053.01

Dear Mr. Peterson,

My office represents Ms. Veronica Slajer ("Slajer"), the property owner at the above-referenced property. We are in receipt of the Notice of Violation, SR# 230059, (the "Notice") issued by your office on February 20, 2026 and the amended Notice that was issued on March 11, 2025 and supersedes the prior Notice.[1] As explained below, the Notice was erroneously issued and should be immediately rescinded without requiring any further action from Slajer.

FACTUAL AND PROCEDURAL BACKGROUND

Slajer's property sits adjacent along the north side of a parcel owned by 1539 Investments, LLC, and operated by Gretchen Cuddy and Lauren Strutzer (collectively, the "Cuddys"). This property (the "Cuddy Property") has been developed to construct a multi-unit condominium development named "The Susitna Flats." Construction of the Sustitna Flats project is complete at this point.

The Cuddys conducted fill activities on their property in connection with the construction of the Susitna Flats building, resulting in a slope that ran from the northern edge of the Susitna Flats building downhill towards the southern boundary of Slajer's property. The Cuddys also removed trees and placed fill onto Slajer's property without consent when it was owned by Slajer's

[1] For purposes of this letter, both the original and amended notice are referred to as the "Notice" given that their contents and subject matter are substantially similar.

predecessor in interest. The property line bisects a portion of the fill slope leaving roughly six to eight feet of slope on the Slajer side of the Slajer/Cuddy property line. The slope is quite steep in places, exceeding the 2H:1V standard provided in Anchorage Municipal Code.[2] A portion of the slope below the gap in the retaining wall along the Susitna Flats building failed on May 5, 2023, resulting in a slide of fill material onto Slajer's property. This section of the slope was excavated by the Cuddys to make a sewer connection between the Susitna Flats building and the sewer main to the east of Slajer's house.

Significant discussion has occurred during the past several years between the owners of the Cuddy Property, Slajer, engineers and other professionals employed by both property owners, and representatives of the Municipality. As a part of these discussions, Slajer provided a written response to Greg Soule ("Soule") of the Municipality Development Services Department on September 11, 2025, explaining her position on the situation.[3] Slajer received no response to this letter from Soule until receiving the February 20, 2026 Notice from your office without warning.

DISCUSSION

I. The Notice contains obvious fundamental defects that render any effort at compliance practically impossible and raise questions about the basis of the Notice.

As a preliminary matter, the Notice contains several obvious defects with regard to essential details it is premised upon, which would render any effort to comply with the Notice impossible. These factual errors also raise questions about the basis of the Notice relied upon by the Municipality.

First, the Notice refers to the work that is purportedly being done on the "north" side of the identified lots. However, there is not a slope on the north side of Slajer's property that matches the description provided in the Notice. The south side of Slajer's property bordering the Cuddy Property lies at the foot of the significant slope created by the Cuddys during the construction of the Susitna Flats building, which was the slope previously discussed by the involved parties. The majority of that slope rests on the Cuddy Property.

[2] Exhibit 1 (Northern Geotechnical Engineering, Inc report dated June 5, 2023); Exhibit 2 (Pannone Engineering Services, LLC report dated Nov. 22, 2023); Exhibit 3 (Pannone Engineering Services, LLC plan set dated Nov. 15, 2023).
[3] A copy of this letter is attached for your reference as Exhibit 4.

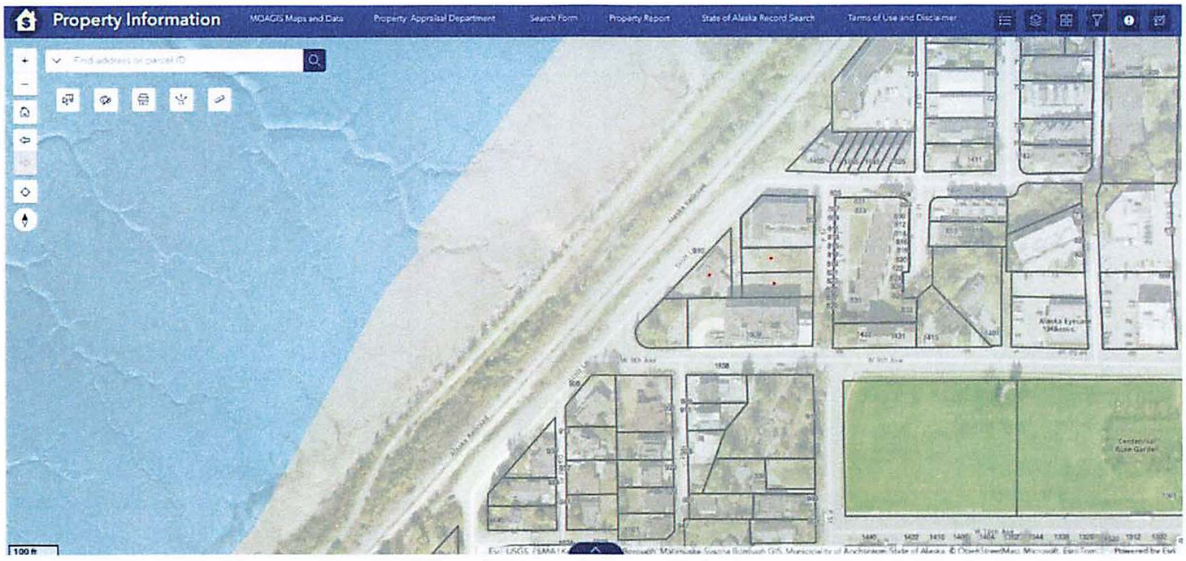

Figure 1: Property map of area at issue. Note Slajer's properties indicated by small red dots and Cuddy's property situated on southern border of Slajer's properties.

As shown in Figure 1 above, the Notice's reference to the slope on the north side of Slajer's property is geographically incorrect. Even if Slajer were to seek a permit as directed by the Notice, the requested permit would be focused on the wrong side of her property that does not contain the disputed slope. Additionally, the slope created by the Cuddys is not of a regular pitch along the length of its border with Slajer's property line. Assuming the erroneous description in the Notice was meant to refer to the slope on the *southern* portion of Slajer's property, it nevertheless fails to specify what portion of the slope along Slajer's southern property line the requested permit would relate to. This lack of accuracy and specificity greatly affects the scope of work involved in any such permit application, rendering compliance with the Notice practically impossible.

Next, the Notice directs to stop work being done on Slajer's property without a required permit. No work is presently being performed on Slajer's property at the time the Notice was issued (February 2026), nor has any work been performed on Slajer's property for several years. To the extent the Notice asserts Slajer is presently or has recently engaged in excavation work on her property, that claim is factually incorrect.

Further, the repeated reliance on factually incorrect description information and current snow cover conditions raise serious questions as to whether (1) an independent inspection was actually conducted by the Municipality when the slope was in an observable condition and (2) if such an inspection was done, why the Notice was only just issued in February – outside of the Alaska construction season. The Municipality has been aware of the existence of these slope and sloughing issues at the boundary between the Cuddy and Slajer properties since at least September 11, 2025,

when Slajer sent a letter to Soule addressing the slope. The Municipality took no action after receiving that letter nor was any further effort made to discuss the situation with Slajer as was offered therein.

The circumstances of the Notice also beg the question of whether the Cuddys have received a similar notice of violation to address the non-compliant slope that (1) was created through their construction activities, (2) lies primarily on their property upslope of Slajer's, and (3) has already demonstrated instability issues by sloughing onto Slajer's property. Were the Municipality legitimately interested in addressing slope stability issues in this location in a neutral manner – as is its charge – it had the opportunity to discuss the situation with the involved parties by responding to Slajer's September 11 letter and engaging in continued discussions rather than ignoring that communication entirely for nearly six months, then escalating the situation by issuing a notice of violation without warning in the middle of winter.

II. Slajer has not engaged in any activity requiring a Fill and Grade permit under Anchorage Municipal Code.

Next, the Notice is incorrect in asserting that excavation that was done by Slajer required a Fill & Grade permit under municipal code. As a preliminary matter, like the defects identified above, the Notice fails to identify what *specific* action by Slajer is alleged to have required a Fill & Grade permit. And again, assuming that the Notice is referring to the slope along the *southern* boundary of her property abutting the Cuddy Property, Slajer has not engaged in any activity requiring a Fill and Grade permit.

AMC 23.105.103.1 establishes the general requirement for a Fill and Grade permit prior to conducting grading work. AMC 23.105.103.2 provides specific exceptions to the general permit requirement, including "excavation for wells or utilities."

The vast majority of the overall slope surface at the south property line of Slajer's property is situated on the Cuddy Property and was created by their fill activities in constructing the Susitna Flats complex. The toe of this slope was extended onto Slajer's property prior to her ownership without the consent of the previous property owner. Since Slajer's ownership, utility work by Chugach Electric undergrounding utility equipment on Slajer's property cut the toe of the slope that crossed onto Slajer's property during necessary excavation. To the extent this activity affected the existing slope angle, it was done in the process of excavation for utilities and is therefore exempt from the general requirement for a Fill and Grade permit pursuant to AMC 23.105.103.2(4).

It is also important to recognize that the existence of any portion of the slope on Slajer's property is attributable to the Cuddys' continued trespass and unauthorized placement of the toe of the slope

created through their fill activities. Especially given this historical context, treating Slajer as the bad actor while simultaneously failing to recognize that she only became involved in this situation due to the Cuddys' unlawful trespass is inequitable and unreasonable. As outlined in the September 11 letter to Soule, the unauthorized placement of fill material on Slajer's property and sloughing material constitute actionable trespasses to Slajer's property, and Slajer has no legal responsibility to provide lateral support to the artificial fill material added on the Cuddy Property to construct the Susitna Flats building.

To the extent the Notice is based on the slope running downhill from the Susitna Flats building across the property line and onto Slajer's land, the allegations of improper fill and grade activity contained in the Notice are more appropriately directed towards the Cuddys – since they not only own the land containing the significant majority of the slope believed to be the subject of the Notice, but also created that slope through their construction and fill activities. As is well-documented at this point, sections of this slope created by the Cuddys exceed the 2H:1V standard established in Title 21 of the Anchorage Municipal Code. As is visible in photos of the area and demonstrated by the sloughing, the Cuddys also either failed to utilize suitable fill material, sufficiently compact the fill surface, or both. In addition, the work on the Cuddy Property also appears to potentially run afoul of other Anchorage Municipal Code provisions, such as AMC 23.105.110.3, AMC 23.105.110.3.1, and AMC 23.105.112.3 based on the lack of an appropriate setback and alterations to the area's drainage caused by the slope, which have resulted in damage to Slajer's property.

In short, the Municipality's assertion that Slajer has engaged in excavation work without required permitting is incorrect as is its attempted characterization of Slajer as the party responsible for the grading issues at this location. The Municipality's apparent decision to involve itself in this matter on behalf of the Cuddys is highly inappropriate given the greater context of this situation.

CONCLUSION

The Notice contains fundamental errors that make compliance impossible and raise serious questions about its basis and legitimacy. The Notice also incorrectly asserts that Slajer has unlawfully engaged in excavation work without a required permit. For these reasons, the Notice should be rescinded immediately and any fees or fines assessed in connection with the Notice waived.

This letter is intended to pursue appropriate resolution of this matter without requiring the additional time and resources of litigating an appeal to the Anchorage Board of Building Regulation Examiners and Appeals. Given the limited time for Slajer to exercise her appeal rights if this matter cannot be resolved based on this letter, time is of the essence in your response. Slajer requests a response no later than Friday, April 3, 2026. A failure to respond by close of business

on that date will be viewed as a rejection of Slajer's request for dismissal of the Notice and may result in Slajer taking further action to exercise her right to seek appellate review of the Notice.

Please do not hesitate to contact me directly if you wish to discuss this matter further.

Sincerely,

ROYCE & BRAIN

/s/ Hugh F. Foster

HFF/mhm
Enclosure
cc: Veronica Slajer

Law Offices of
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Telephone (907) 258-6792
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Email: jruedy@roycebrain.com

*Raymond H. Royce**
Michael A. Brain (Retired)
Jason J. Ruedy
Nicholas M. Martin
Hugh F. Foster

ALSO ADMITTED IN MASSACHUSETTS

VIA U.S. MAIL

September 11, 2025

Greg Soule, P.E.
Development Services Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650

Re: Slope Failure Issues at 810 Stolt Lane
Our File No.: 3053.01

Dear Mr. Soule,

My office represents Ms. Veronica Slajer. This letter is provided to highlight issues related to the subsidence and failure of the slope running down from the site of the recently constructed "Susitna Flats" housing development to Slajer's property. Slajer remains open to discussing practical solutions to these issues but, as explained below, holds no responsibility to implement those solutions on her property or through her funds.

As you are aware, Slajer's property sits adjacent to a parcel owned by 1539 Investments, LLC, and is operated by Gretchen Cuddy and Lauren Strutzer (collectively referred to hereafter as "the Cuddys"). This property (hereafter "the Cuddy Property") has been developed to construct a multi-unit condominium development named "The Susitna Flats." That building has been completed at this point.

During construction, native vegetation was removed from the Cuddy Property and excavation and fill activities were conducted on the Cuddy Property, including along the boundary of the Slajer Property. The legal boundary between the properties has been identified through the placement of certain survey monuments undertaken by the Cuddys as part of their project. The Cuddys also removed trees and placed fill onto the Slajer property, when it was owned by a previous owner, without their consent.

There is a slope from the base of the Susitna Flats building structure on the Cuddy Property down to Slajer's property. A concrete retaining wall runs parallel to the property line and the footprint of the Susitna Flats building, above the slope. However, this wall does not span the entire width of the slope, leaving a gap of approximately 50 feet. The grade of the slope is not uniform and appears to be fairly steep in places.[1] The property line bisects a portion of the slope leaving roughly six to eight feet of slope on the Slajer side of the Slajer/Cuddy property line with a six-to-eight foot drop in elevation from the top of the slope at the property line and the bottom of the slope on the Slajer property.

A portion of the slope failed on May 5, 2023, resulting in a downward slide of fill material from the slope. This failure was reportedly repaired by simply replacing disturbed materials onto the slope.[2] When Northern Geotechnical Engineering ("NGE") visited this site on May 10, 2023, they noted observing additional cracking – which they took as an indication of additional movement – and debris visibly protruding from the surface of the slope.[3] NGE took the position that the slope "repair" undertaken at that point was "inadequate in its current state, and we expect additional ground movements to occur."[4]

Trespass by Encroachment of the Topsoil

The Cuddys' placement of fill on the Slajer property and the sloughing of the fill soil from the Cuddy Property onto the Slajer property present Slajer with an actionable claim against the Cuddys for trespass.

"Trespass is an unauthorized intrusion or invasion of another's land."[5] Trespass includes encroachment of soil.[6] Where a party has a possessory interest in the property upon which the trespass has occurred, the party has standing to bring a trespass action for any soil or fill material that has encroached during their ownership.[7] That party may pursue injunctive relief to require the

[1] A report prepared by Northern Geotechnical Engineering, Inc., dated June 5, 2023, estimated that the slope was pitched at a rate of 1.1H:1V. A report prepared by Pannone Engineering Services LLC, dated November 22, 2023, notes that the slope angle varies across the width of the slope along the property line.
[2] Report, Northern Geotechnical Engineering, Inc. (June 5, 2023).
[3] *Id.*
[4] *Id.*
[5] *Lee v. Konrad*, 337 P.3d 510, 522 (Alaska 2014).
[6] *See id.* (concluding that fill material encroachment was actionable as trespass when it occurred during course of current ownership and ordering the trespassing landowner to remove the fill material and to ensure no future encroachment occurred).
[7] *Id.*

other party to cease continuing encroachment of fill material, to remove the fill material that has encroached during their ownership, and to prevent any further encroachment.[8]

Here, the Cuddys have excavated and placed fill dirt on their property during construction of the Susitna Flats development, forming the slope which crosses the property line onto Slajer's property. Portions of this slope cross the property line onto the Slajer property. Additional fill soil has also moved onto Slajer's property when the slope slid in May 2023. At no point has Slajer authorized the presence of the fill material on her property.

As such, Slajer may have a potential cause of action for continuing trespass based on the fill soil that has remained on the Slajer property without permission. Any spillage onto Slajer's property caused by the Cuddys that occurred during Slajer's ownership constitutes trespass which Slajer would have standing to pursue as a claim against the Cuddys. Further, Slajer may seek an order preventing against further encroachment and potentially requiring the installation of a retaining wall depending on the severity of the trespass and the extent to which spillage will continue to occur even if the Cuddys remove the soil that has spilled onto the Slajer property.[9]

No Duty of Lateral Support Beyond Natural State

Neighboring land owners have a duty to provide lateral support to adjacent plots in their natural state to prevent against subsidence. However, here, Slajer's legal duty to provide lateral support only goes so far as supporting the adjacent lot in its natural state. The transformative construction project on the Cuddy Property has clearly altered the neighboring plot from its natural state and increased its needs for lateral support to a level beyond what Slajer is legally required to provide.

"One who withdraws the naturally necessary lateral support of land in another's possession or support that has been substituted for the naturally necessary support, is subject to liability for a subsidence of the land of the other that was naturally dependent upon the support withdrawn."[10] Naturally necessary lateral support is "that support which the supported land itself requires and which, in its natural condition and in the natural condition of the surrounding land, it would require."[11] Naturally necessary lateral support "does not include the support needed because of the presence of artificial additions to or other artificial alterations in the supported land or the

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Accordingly, to the extent Slajer's property supports the adjacent Cuddy Property in its *natural* state, Slajer owes a duty of lateral support to the Cuddy Property, but that duty does not go beyond what is required of the land in its natural condition.

Here, there are significant factual issues that suggest Slajer is not responsible for the subsidence that has already occurred and is not responsible for additional subsidence that occurs going forward. The circumstances here strongly suggest the subsidence was caused by the Cuddys' alteration of their land from its natural state – which Slajer's property provides ample support for. Importantly, there is not information to suggest that similar subsidence issues occurred in this location prior to the Cuddy Property being built up through the addition of fill during their construction efforts. As it stands, the Cuddy Property is no longer in its natural state, meaning that Slajer has no duty to provide increased lateral support for the soil supporting the modifications to the property that leave the lot needing a greater level of lateral support than in its historic natural state.

Additionally, photos of the fill material on the site suggest that non-native material was used to construct the slope. For instance, in their June 5, 2023 report that was generated after the slope slid, NGE noted "debris is visible sticking out of the slope" and included an attached image of the slope surface, Photograph 4, showing a piece of artificial debris material protruding from the ground on the exposed slope surface.[17] The presence of this man-made material in the soil strongly suggests that the soil used to form the slope is not "natural" to the Cuddy lot, meaning Slajer has

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Further, notwithstanding the question of whether the soil used in the slope is "native" to that site, the modifications to the property that occurred in the process of constructing the apartment building on the Cuddy Property raise significant questions as to how the addition of the artificial structure on the land and the alterations to the land done as a part of the construction process altered the land's stability from its natural state. Because Slajer's duty to provide lateral support only extends to the adjacent land in its natural state, critical questions remain regarding the effect of the excavation, construction, and placement of the artificial structure on the Cuddy Property in terms of the resulting stability. The addition of the artificial structure to the Cuddy Property added or changed the distribution of the load borne by the Cuddy Property. And even if the fill used was re-used from excavation done on-site, rearranging the soil in this way may well have impaired its cohesiveness and stability.[18] Given the lack of historical subsidence issues on this property prior to the construction efforts, it seems likely that some or all of the changes to the Cuddy Property through the construction project changed the stability of the property from its natural state. Slajer has no legal responsibility to provide increased lateral support to prevent subsidence caused by artificial changes to the property by the Cuddys as a part of their construction efforts that might have left the property in a state that required more support than it previously did in its natural condition.

At bottom, the Cuddy Property has undergone significant changes from its natural state. Slajer does not have a duty to provide *increased* lateral support to the Cuddy Property due to the adjacent landowner's decision to alter their property through excavation, construction of artificial additions, and building up of embankments with fill material. Slajer is not responsible for the subsidence of the Cuddy land in its present state, which has been significantly transformed from its natural state through the construction of the Susitna Flats project.

CONCLUSION

As the foregoing discussion demonstrates, Slajer holds no legal liability for –nor does she bear any legal responsibility to remedy – the situation regarding the subsidence/sloughing of soil from the Cuddy land. In the event the Cuddys disagree with the above legal analysis or assessment of the key factual issues at play, those disagreements can be discussed in order to attempt to reach an amicable resolution. However, should any such disagreements not resolve through discussion, the appropriate forum for resolving disputed issues of fact is though the judiciary, where the Cuddys

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Sincerely,

ROYCE & BRAIN

Jason J. Ruedy

JJR/mhm
cc: Veronic Slajer

EXHIBIT B
Page 1 of 1

Outlook

RE: Notice of Violation, SR# 230059, at 810 Stolt Lane

From Peterson, William A. <william.peterson@anchorageak.gov>
Date Thu 4/2/2026 9:22 AM
To Hugh Foster <hfoster@roycebrain.com>
Cc Jason Ruedy <jruedy@roycebrain.com>; VERONICA SLAJER <VASLAJER@NORTHSTARGRP.COM>; Steve Pannone <steve@panengak.com>; Megan Miller <mmiller@roycebrain.com>

Hugh,

The current issued Notice of Violation will be addressed and possibly a new one issued with corrections made. MOA legal is reviewing the new NOV to be issued.

William Peterson
Lead [../../../../Documents/hyper%20link%20-%20Copy]Code Abatement Officer
[../../../../Documents/hyper%20link%20-%20Copy]ICC Certified Structural Inspector
[../../../../Documents/hyper%20link%20-%20Copy]Development Services Dept.
[../../../../Documents/hyper%20link%20-%20Copy]Building Safety Division
[../../../../Documents/hyper%20link%20-%20Copy]4700 Elmore Road, Anchorage, AK 99507
[../../../../Documents/hyper%20link%20-%20Copy]Direct phone number (907)343-8328
[../../../../Documents/hyper%20link%20-%20Copy]Cell number (907)444-0557
[../../../../Documents/hyper%20link%20-%20Copy]Email; william.peterson@anchorageak.gov
[../../../../Documents/hyper%20link%20-%20Copy]Web Page; http://www.muni.org/Departments/OCPD/development-services/Pages/default.aspx
Report a Problem go to; #ANCWorks

MUNICIPALITY OF
ANCHORAGE

From: Hugh Foster <hfoster@roycebrain.com>
Sent: Tuesday, March 24, 2026 11:18 AM
To: Peterson, William A. <william.peterson@anchorageak.gov>
Cc: Jason Ruedy <jruedy@roycebrain.com>; VERONICA SLAJER <VASLAJER@NORTHSTARGRP.COM>; Steve Pannone <steve@panengak.com>; Megan Miller <mmiller@roycebrain.com>
Subject: Notice of Violation, SR# 230059, at 810 Stolt Lane

[EXTERNAL EMAIL]

Dear Mr. Peterson,

Please find attached a letter response to the NOV issued by your office on March 11, 2026 and Exhibits 1-4. Please do not hesitate to contact me directly if you'd like to discuss further.

EXHIBIT C
Page 1 of 2

Best,
Hugh

--

Hugh Foster
Law Offices of Royce & Brain
3150 C Street, Ste. 245
Anchorage, AK 99503
Office: 907-258-6792
Direct: 907-297-5103

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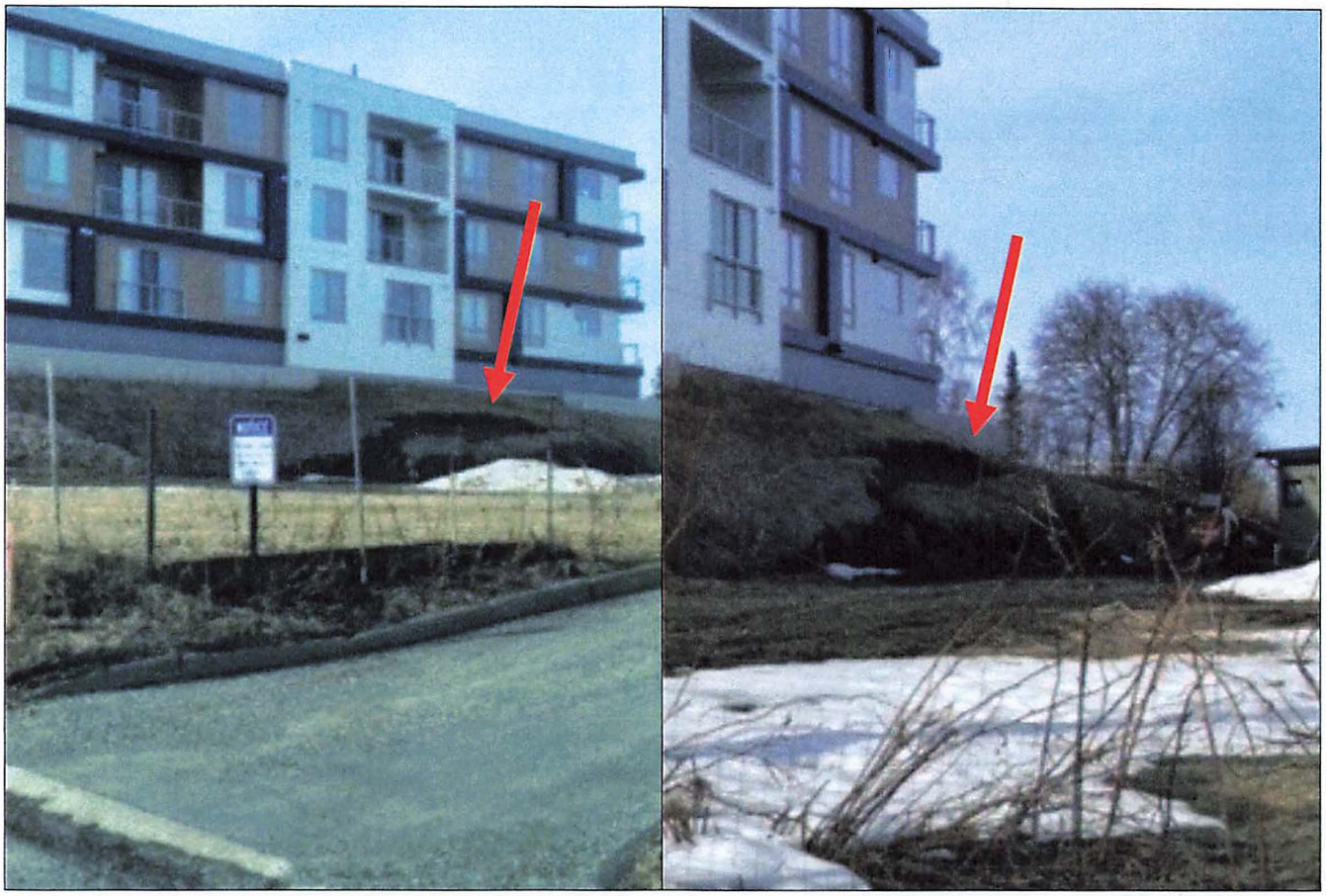
APPENDIX B

SITE PHOTOGRAPHS



PHOTOGRAPHS 1 AND 2: PHOTOS OF THE SLOPE FAILURE. PHOTOS PROVIDED BY LAUREL SUTZER. PHOTO TAKEN MAY 5, 2023.

PHOTOGRAPH 3: PHOTO OF THE SLOPE FAILURE REPAIR. PHOTO PROVIDED BY LAUREL STUTZER. PHOTO TAKEN MAY 5, 2023.

PHOTOGRAPH 4: CONDITION OF THE SLOPE REPAIR ON MAY 10, 2023. PHOTO TAKEN BY AN NGE-TFT REPRESENTATIVE. VISIBLE CRACKS INDICATE GROUND MOVEMENT. DEBRIS ALSO VISIBLE IN THE FILL USED.

PHOTOGRAPH 5: CONDITION OF THE SLOPE REPAIR ON MAY 10, 2023. SLOPE ESTIMATED AT ABOUT 1.1H:1V. PHOTO TAKEN BY AN NGE-TFT REPRESENTATIVE.

Pannone Engineering Services LLC

Steven R. Pannone, P.E., Fellow ASCE, Principal
Registered Professional Engineer - AK, WA, OR, ID, MT, ME, FL
E-mail: steve@panengak.com

November 22, 2023

Ms. Veronica Slajer
810 Stolt Ave
Anchorage, AK 99501

RE: Topo survey of South Property line

I am writing to document my findings from a field survey that was authorized on August 15, 2023. The survey was performed by Walatka Surveys on August 25, 2023, and a follow up survey on October 26, 2023. I presented to you a draft copy of the topo survey, sections cut perpendicular to the property line and a profile along the property line. We discussed the draft drawings on November 2, 2023, with your attorney Jason Reudy. We also discussed this survey in greater detail on November 6, 2023. The draft drawings, sections and profile were sent to Ron Thompson, P.E. of Scopes Permitting (He is representing the Owners of the Susitna Landing Housing Development) on November 3, 2023. I have not heard from Mr. Thompson since the draft drawings were sent to him. This report will summarize our discussions and document my conclusions concerning this survey.

Background

810 Stolts is located at the west end of 9th avenue along the Alaska Railroad right-of-way. The property was developed in the late 1950's and has not had any reported flooding issues according to the developer's property disclosure statement when the property transferred to you. The property south of 810 Stolts property was recently developed. The property was not affected by the Good Friday Earthquake of 1964. The '64 earthquake generated an extensive graben along the western bluff of downtown Anchorage what is commonly referred to as the "L street slide zone." The elevation change along this property's southern property line was created by a previous earthquake earlier than the 1964 event. The property had old second growth trees and vegetation on the slope.

The Susitna Flats Housing Project started development in April of 2016, when the Owners hired Northern Geotechnical Engineers to perform a series of soils test on lots 4A through 9A of Block 9 of the Anchorage Original Townsite Subdivision (AOT) (your property, 810 Stolts Lane has the legal description of Lot 9A, Block 9 Anchorage Original Townsite.) A copy of their Bore Logs is attached in Appendix B. Lots 5A through 7A, Block 9 AOT were subdivided into a new single lot called Lot 1 Susitna Flats Subdivision, (Plat No 2018-16). The Municipality of Anchorage (MoA) issued a Construction Permit in 2018 (Permit No C18-1207) for a new the housing project on Lot 1 of Susitna Flats S/D. PES was provided the civil plan set for our review, specifically we were looking for grading of the northern slope of the development and how the storm water was disposed of. The developer performed an

existing ground surface topographic survey. The existing contours show that the north side of Lot 1 Susitna Flats S/D slopes downward to 810 Stolts Lane at a slope of two horizontal to one vertical (2H:1V). The Plans were scoured in search of Finished Contours on the north side of the housing Project. We were unable to locate finish grade contours on the north side of the development. Based on lack of finish grade contours in the plan set, it can be assumed that the grades would remain the same after the development was complete. Construction was completed on this development in September of 2019.

The plan set contains drainage plans. The eastern portion of the property is collected and disposed of into the Municipal storm drain. The western portion of the lot is collected and infiltrated into the ground via a series of buried infiltrator chambers (see plan sheets C400 and C403). The infiltration basin is located directly south of the southwest corner of the house at 810 Stolts Ln.

In the fall of 2022, the basement at 810 Stolts Ln flooded. Water rose up from the cracks around the edge of the basement slab. The flooring and walls in the basement were saturated. Water rose to a depth of approximately two inches in the basement.

Evaluation of the Contours

PES received the survey data points from Walatka Surveying. We entered these data points in the Auto Desk Civil 3-D program and generated the contours shown. Additional points were added to the Terrain Model that we generated to expand the contours. We added the building location of 810 Stolts and the Susitna Flats Development. We also added the subsurface structures on Lot 1 and on 810 Stolts (subdrain, infiltration gallery, underground electric, and foundation drains.) Once these features were set into the drawing, we developed sections perpendicular to the common property line. These sections were developed at a uniform spacing to show the grades of the slope between the two properties. The plan set is attached.

The western portion (Section 1 thru 5) show that the upper portion of the slope is relatively flat at a greater than 2H:1V, but steepens once it crosses the property line to approximately 1:1.

The center section (Sections 6 and 7) is cut through the "Bulge Area." This area shows that the upper portion of the Bulge is fairly flat at a 2.9 and 4.1 horizontal to 1 vertical. The slope then steepens in the slough area to a 1:1 slope.

The eastern section (Sections 8 thu 11) show that these slopes are fairly uniform at about a 1.1 to 1.7 horizontal to one vertical slope.

Discussion

PES was hired in May of 2023 to address the potential for future flooding in the basement at 810 Stolts Lane. A cut-off drain was designed and installed along the southern property line. The drain was connected to an existing footing drain around the house (this drain connects to a manhole in the east yard along the driveway and then discharges to an unknown/undocumented storm drain in Stolts Lane.) The construction contractor encountered ground water at a depth approximating the basement finish floor elevation. Once the drain was connected, the ground water flowed freely into the drain and lowered to the pipe invert depth (approximately 18 inches below

Mailing: P.O. Box 1807 Palmer, AK 99645
Telephone: (907) 745-8200 FAX: (907) 745-8201

the finish floor of the basement.) The cut-off drain was installed a minimum of five feet away from the toe of the southern slope. Our work did not disturb the existing slope.

PES observed the south property line slope upwards to Susitna Flats when we were investigating the flooding. The slope appeared to be steep on the eastern and western ends of the development. The central section was flat and bulged into 810 Stolts Lane property. The toe of this bulge had been removed to place an underground electrical line. The removed toe was steep (approximately 1H:1V) and the steepness caused a portion of the bulge to slough once the ground thawed and the snow melted. The observed material in the sloughed area was loose organic material and silts, with some construction debris (concrete debris and tires).

PES compared the contours we generated to the existing contours on Sheet C300 of the Susitna Flats Building Plan Set. The existing contours were uniformly 2H:1V, and the toe of the slope wandered on and off Lot 1 Susitna Flats S/D. The bulge area extended onto 810 Stolts Lane property approximately 10 feet at the widest point. The western portion was also a uniform 2H:1V slope and extended onto 810 Stolts Lane property. The contours generated by the Walatka Survey shows that the bulge area extends onto 810 Stolts Lane property approximately five feet (We were unable to determine the extent of the removed material of the bulge for installation of the electrical line, so we cannot say how far the bulge extended onto 810 Stolts Ln before the removal) and the slopes are much steeper than 2H:1V. The differences in these slopes indicate that the slopes were worked during the construction of the Susitna Flats Housing Development.

Conclusion

There are two issues being discussed in this letter: Drainage impacts and Finish Grading and sloughing of the bulge.

The drainage impact affecting 810 Stolts appear to be connected with the infiltration gallery constructed on the western portion of the Susitna Flats Housing Project. The Infiltration gallery appears to have been constructed in accordance with the MoA Drainage Policies and Procedures. The previous owner of 810 Stolts Lane never reported an issue with flooding of the basement. The bore Holes excavated by Norther Geotechnical Engineering indicate that there is ground water that fluctuates between 18.5 feet below ground to 6.2 feet below ground level. Anchorage experienced an extreme storm event that extended from Mid-July of 2022, through the winter and into the fall of 2023. The Municipality received approximately twice as much rain through that period than any other storm event for the same period on record. It was a very wet 18 months. It is possible that the water infiltrated into Susitna Flats storm infiltration gallery did affect 810 Stolts Lane. PES developed a section through the infiltration gallery and there does appear to be a direct connection.

The sloughing at the toe of the bulge area on the north side of Susitna Flats Housing Project was caused by removing the material for the installation of an electrical service line. This sloughing started the discussion of the slopes. The bulge area appears to have been constructed to a 4H:1V slope before the removal of the toe. This indicates that the bulge area was worked during the construction of the Housing project. We were informed that Anchorage Fire Department wanted access to the north side of the building from the alleyway to the east of 810 Stolts Lane's driveway.

The slopes to the east and west of the bulge area are steeper than the original contours depicted on sheet C300 of the Susitna Flats Housing Project plan set. This indicates that the slopes were worked during the construction.

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Telephone: (907) 745-8200 FAX: (907) 745-8201

I hope this letter is helpful to you and clarifies the work we performed and our observations. I believe the drainage issue has been resolved. The slope issue is a bit more complicated and its resolution is going to take cooperation between you and the Owners of the Susitna Flats housing complex. Please feel free to contact me if you have any questions.

Sincerely,

Steven R. Pannone, P.E., F. ASCE
Principal Engineer

Attachments:

Appendix A – PES Contours and Plan Set
Appendix B – NGE Bore Logs
Appendix C – Civil Plan Set for the Susitna Flats Housing Complex

Mailing: P.O. Box 1807 Palmer, AK 99645
Telephone: (907) 745-8200 FAX: (907) 745-8201

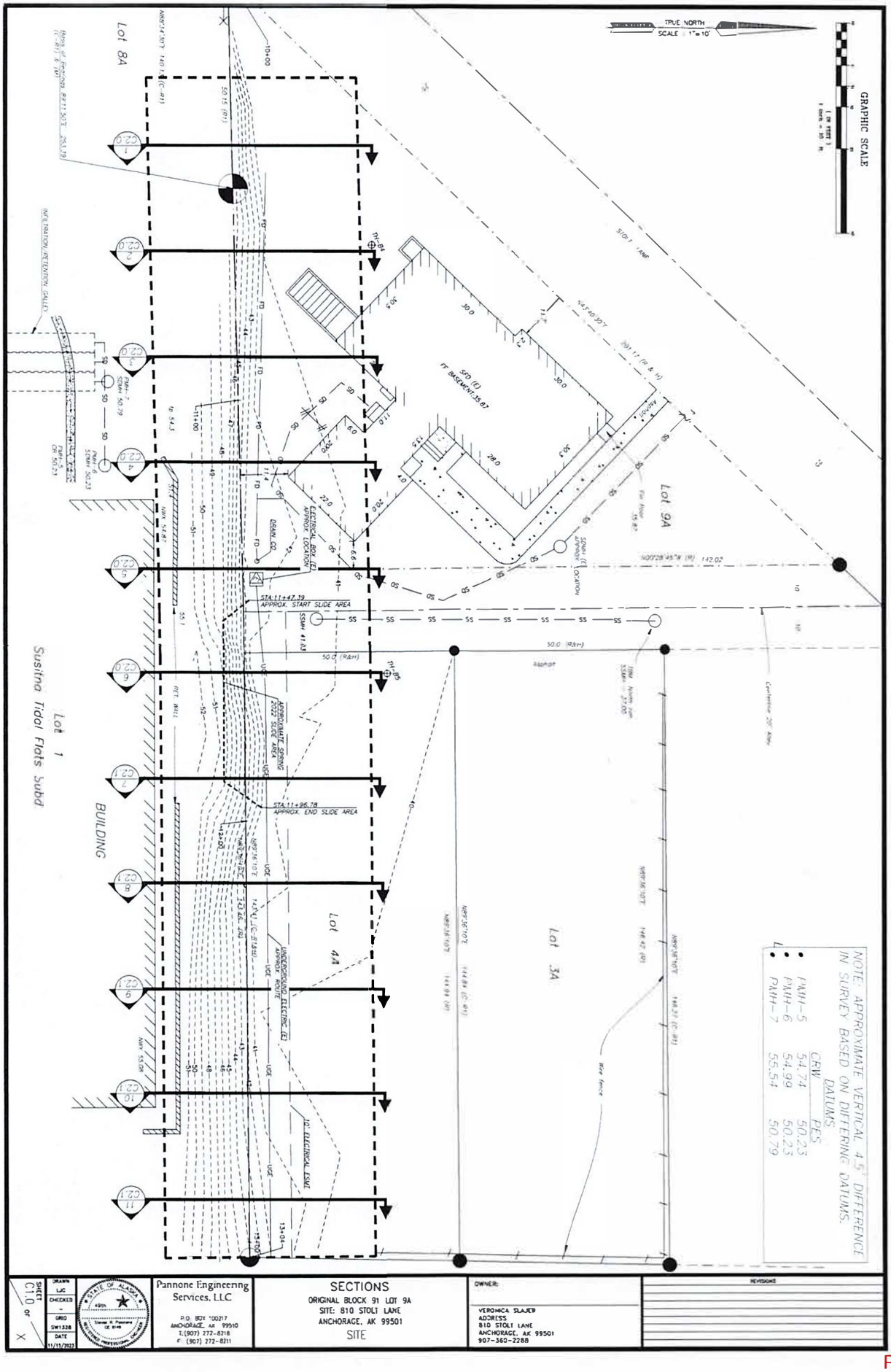


EXHIBIT 3
Page 1 of 4

A EXISTING GRADE SECTIONS
SCALE: 1"=10'/1"=2'

SHEET C2.0 OF X	DRAWN LC CHECKED - GRID SW1328 DATE 11/1/2022	STATE OF ALASKA 49th	Pannone Engineering Services, LLC P.O. BOX 100217 ANCHORAGE, AK 99510 T: (907) 272-6218 F: (907) 272-8211	SECTIONS ORIGINAL BLOCK 91 LOT 9A SITE: 810 STOLT LANE ANCHORAGE, AK 99501 SECTIONS	OWNER: VERONICA SLAJER ADDRESS 810 STOLT LANE ANCHORAGE, AK 99501 907-360-2288

REVISIONS

EXHIBIT 3
Page 2 of 4

B EXISTING GRADE SECTIONS
SCALE: 1"=10'H / 1"=2'V

SHEET C2.1 OF X	DRAWN LJC CHECKED - GRID SW1328 DATE 11/1/2023	STATE OF ALASKA 4305 Steven R. Pannone CE 9748 REGISTERED PROFESSIONAL ENGINEER	Pannone Engineering Services, LLC P.O. BOX 100217 ANCHORAGE, AK 99510 T: (907) 272-8218 F: (907) 272-8211

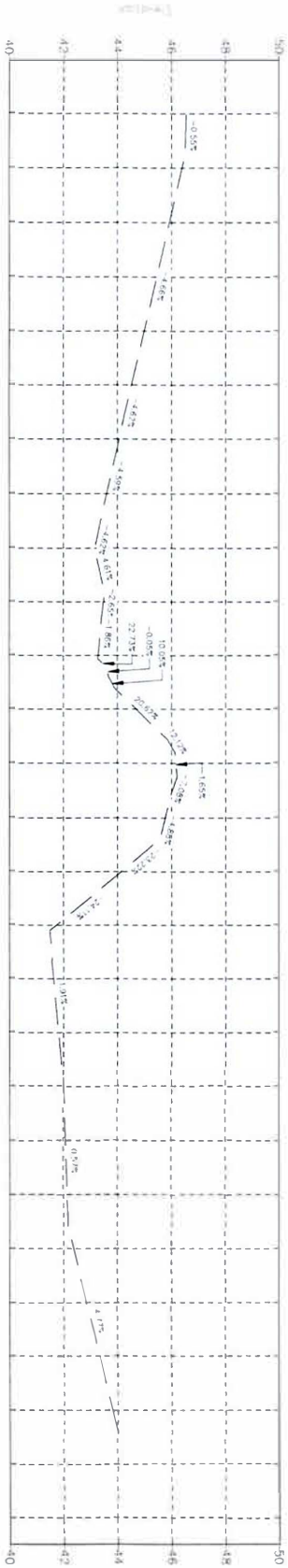
SECTIONS
ORIGINAL BLOCK 91 LOT 9A
SITE: 810 STOLT LANE
ANCHORAGE, AK 99501
SECTIONS

OWNER:
VERONICA SLAJER
ADDRESS
810 STOLT LANE
ANCHORAGE, AK 99501
907-360-2288

REVISIONS

EXHIBIT 3
Page 3 of 4

C PROPERTY LINE EXISTING GRADE
SCALE 1"=10H / 1"=2V



GRAPHIC SCALE

SHEET C2.2 OF X	DRAWN LC CHECKED - GRID SW1328 DATE 11/1/2023	STATE OF ALASKA	Pannone Engineering Services, LLC P.O. BOX 100217 ANCHORAGE, AK 99510 T (907) 272-8218 F: (907) 272-8211

SECTIONS
ORIGINAL BLOCK 91 LOT 9A
SITE: 810 STOLT LANE
ANCHORAGE, AK 99501
SECTIONS

OWNER:
VERONICA SLAJER
ADDRESS
810 STOLT LANE
ANCHORAGE, AK 99501
907-360-2288

REVISIONS

EXHIBIT 3
Page 4 of 4

Law Offices of
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3150 C Street, Suite 245
Anchorage, Alaska 99503

Telephone (907) 258-6792
Facsimile (907) 276-2919
Email: jruedy@roycebrain.com
VIA U.S. MAIL

Raymond H. Royce*
Michael A. Brain (Retired)
Jason J. Ruedy
Nicholas M. Martin
Hugh F. Foster

*ALSO ADMITTED IN MASSACHUSETTS

September 11, 2025

Greg Soule, P.E.
Development Services Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650

Re: Slope Failure Issues at 810 Stolt Lane
Our File No.: 3053.01

Dear Mr. Soule,

My office represents Ms. Veronica Slajer. This letter is provided to highlight issues related to the subsidence and failure of the slope running down from the site of the recently constructed "Susitna Flats" housing development to Slajer's property. Slajer remains open to discussing practical solutions to these issues but, as explained below, holds no responsibility to implement those solutions on her property or through her funds.

As you are aware, Slajer's property sits adjacent to a parcel owned by 1539 Investments, LLC, and is operated by Gretchen Cuddy and Lauren Strutzer (collectively referred to hereafter as "the Cuddys"). This property (hereafter "the Cuddy Property") has been developed to construct a multi-unit condominium development named "The Susitna Flats." That building has been completed at this point.

During construction, native vegetation was removed from the Cuddy Property and excavation and fill activities were conducted on the Cuddy Property, including along the boundary of the Slajer Property. The legal boundary between the properties has been identified through the placement of certain survey monuments undertaken by the Cuddys as part of their project. The Cuddys also removed trees and placed fill onto the Slajer property, when it was owned by a previous owner, without their consent.

There is a slope from the base of the Susitna Flats building structure on the Cuddy Property down to Slajer's property. A concrete retaining wall runs parallel to the property line and the footprint of the Susitna Flats building, above the slope. However, this wall does not span the entire width of the slope, leaving a gap of approximately 50 feet. The grade of the slope is not uniform and appears to be fairly steep in places.[1] The property line bisects a portion of the slope leaving roughly six to eight feet of slope on the Slajer side of the Slajer/Cuddy property line with a six-to-eight foot drop in elevation from the top of the slope at the property line and the bottom of the slope on the Slajer property.

A portion of the slope failed on May 5, 2023, resulting in a downward slide of fill material from the slope. This failure was reportedly repaired by simply replacing disturbed materials onto the slope.[2] When Northern Geotechnical Engineering ("NGE") visited this site on May 10, 2023, they noted observing additional cracking – which they took as an indication of additional movement – and debris visibly protruding from the surface of the slope.[3] NGE took the position that the slope "repair" undertaken at that point was "inadequate in its current state, and we expect additional ground movements to occur."[4]

Trespass by Encroachment of the Topsoil

The Cuddys' placement of fill on the Slajer property and the sloughing of the fill soil from the Cuddy Property onto the Slajer property present Slajer with an actionable claim against the Cuddys for trespass.

"Trespass is an unauthorized intrusion or invasion of another's land."[5] Trespass includes encroachment of soil.[6] Where a party has a possessory interest in the property upon which the trespass has occurred, the party has standing to bring a trespass action for any soil or fill material that has encroached during their ownership.[7] That party may pursue injunctive relief to require the

[1] A report prepared by Northern Geotechnical Engineering, Inc., dated June 5, 2023, estimated that the slope was pitched at a rate of 1.1H:1V. A report prepared by Pannone Engineering Services LLC, dated November 22, 2023, notes that the slope angle varies across the width of the slope along the property line.
[2] Report, Northern Geotechnical Engineering, Inc. (June 5, 2023).
[3] *Id.*
[4] *Id.*
[5] *Lee v. Konrad*, 337 P.3d 510, 522 (Alaska 2014).
[6] *See id.* (concluding that fill material encroachment was actionable as trespass when it occurred during course of current ownership and ordering the trespassing landowner to remove the fill material and to ensure no future encroachment occurred).
[7] *Id.*

other party to cease continuing encroachment of fill material, to remove the fill material that has encroached during their ownership, and to prevent any further encroachment.[8]

Here, the Cuddys have excavated and placed fill dirt on their property during construction of the Susitna Flats development, forming the slope which crosses the property line onto Slajer's property. Portions of this slope cross the property line onto the Slajer property. Additional fill soil has also moved onto Slajer's property when the slope slid in May 2023. At no point has Slajer authorized the presence of the fill material on her property.

As such, Slajer may have a potential cause of action for continuing trespass based on the fill soil that has remained on the Slajer property without permission. Any spillage onto Slajer's property caused by the Cuddys that occurred during Slajer's ownership constitutes trespass which Slajer would have standing to pursue as a claim against the Cuddys. Further, Slajer may seek an order preventing against further encroachment and potentially requiring the installation of a retaining wall depending on the severity of the trespass and the extent to which spillage will continue to occur even if the Cuddys remove the soil that has spilled onto the Slajer property.[9]

No Duty of Lateral Support Beyond Natural State

Neighboring land owners have a duty to provide lateral support to adjacent plots in their natural state to prevent against subsidence. However, here, Slajer's legal duty to provide lateral support only goes so far as supporting the adjacent lot in its natural state. The transformative construction project on the Cuddy Property has clearly altered the neighboring plot from its natural state and increased its needs for lateral support to a level beyond what Slajer is legally required to provide.

"One who withdraws the naturally necessary lateral support of land in another's possession or support that has been substituted for the naturally necessary support, is subject to liability for a subsidence of the land of the other that was naturally dependent upon the support withdrawn."[10] Naturally necessary lateral support is "that support which the supported land itself requires and which, in its natural condition and in the natural condition of the surrounding land, it would require."[11] Naturally necessary lateral support "does not include the support needed because of the presence of artificial additions to or other artificial alterations in the supported land or the

[8] *Id.*
[9] Though the Alaska Supreme Court reversed the Superior Court's order that the appellant install a retaining wall in *Lee v. Konrad*, the facts of that case suggest that the trespass was minimal in comparison to the present case. Corrective measures, such as a retaining wall, could be appropriate under different circumstances involving a more significant encroachment.
[10] Restatement (Second) of Torts, § 817 (1979).
[11] *Id.* at cmt. c.

surrounding land."[12] And "the measure of this right of the other and of this duty of the actor is the natural dependence of land upon land, and the right and duty are not enlarged by alterations of the natural condition. Lateral support made necessary by these alterations is not naturally necessary support."[13] A landowner is also not liable based on a failure to provide (1) "lateral support required by artificial additions on the supported land" even when "the weight of the addition does not exceed the weight of the soil removed in erecting it,"[14] or (2) "lateral support required because alterations in the supported land have impaired its cohesiveness and stability."[15] As to both scenarios, all that is required of the landowner is the lateral support that the adjacent land would require if it were in its natural condition without alterations.[16]

Accordingly, to the extent Slajer's property supports the adjacent Cuddy Property in its *natural* state, Slajer owes a duty of lateral support to the Cuddy Property, but that duty does not go beyond what is required of the land in its natural condition.

Here, there are significant factual issues that suggest Slajer is not responsible for the subsidence that has already occurred and is not responsible for additional subsidence that occurs going forward. The circumstances here strongly suggest the subsidence was caused by the Cuddys' alteration of their land from its natural state – which Slajer's property provides ample support for. Importantly, there is not information to suggest that similar subsidence issues occurred in this location prior to the Cuddy Property being built up through the addition of fill during their construction efforts. As it stands, the Cuddy Property is no longer in its natural state, meaning that Slajer has no duty to provide increased lateral support for the soil supporting the modifications to the property that leave the lot needing a greater level of lateral support than in its historic natural state.

Additionally, photos of the fill material on the site suggest that non-native material was used to construct the slope. For instance, in their June 5, 2023 report that was generated after the slope slid, NGE noted "debris is visible sticking out of the slope" and included an attached image of the slope surface, Photograph 4, showing a piece of artificial debris material protruding from the ground on the exposed slope surface.[17] The presence of this man-made material in the soil strongly suggests that the soil used to form the slope is not "natural" to the Cuddy lot, meaning Slajer has

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[12] *Id.*
[13] *Id.*
[14] *Id.* at cmt. d.
[15] *Id.* at cmt. e.
[16] *Id.* at cmts. d-e.
[17] The report prepared by Pannone Engineering Services LLC states "The observed material in the sloughed area was loose organic material and silts, with some construction debris (concrete debris and tires)."

no legal duty as an adjacent property owner to provide additional lateral support for it beyond the amount of support that would be required to support the land in its natural state.

Further, notwithstanding the question of whether the soil used in the slope is "native" to that site, the modifications to the property that occurred in the process of constructing the apartment building on the Cuddy Property raise significant questions as to how the addition of the artificial structure on the land and the alterations to the land done as a part of the construction process altered the land's stability from its natural state. Because Slajer's duty to provide lateral support only extends to the adjacent land in its natural state, critical questions remain regarding the effect of the excavation, construction, and placement of the artificial structure on the Cuddy Property in terms of the resulting stability. The addition of the artificial structure to the Cuddy Property added or changed the distribution of the load borne by the Cuddy Property. And even if the fill used was re-used from excavation done on-site, rearranging the soil in this way may well have impaired its cohesiveness and stability.[18] Given the lack of historical subsidence issues on this property prior to the construction efforts, it seems likely that some or all of the changes to the Cuddy Property through the construction project changed the stability of the property from its natural state. Slajer has no legal responsibility to provide increased lateral support to prevent subsidence caused by artificial changes to the property by the Cuddys as a part of their construction efforts that might have left the property in a state that required more support than it previously did in its natural condition.

At bottom, the Cuddy Property has undergone significant changes from its natural state. Slajer does not have a duty to provide *increased* lateral support to the Cuddy Property due to the adjacent landowner's decision to alter their property through excavation, construction of artificial additions, and building up of embankments with fill material. Slajer is not responsible for the subsidence of the Cuddy land in its present state, which has been significantly transformed from its natural state through the construction of the Susitna Flats project.

CONCLUSION

As the foregoing discussion demonstrates, Slajer holds no legal liability for –nor does she bear any legal responsibility to remedy – the situation regarding the subsidence/sloughing of soil from the Cuddy land. In the event the Cuddys disagree with the above legal analysis or assessment of the key factual issues at play, those disagreements can be discussed in order to attempt to reach an amicable resolution. However, should any such disagreements not resolve through discussion, the appropriate forum for resolving disputed issues of fact is though the judiciary, where the Cuddys

[18] Photos of the construction site while in-progress viewed together with photos of the completed project show that significant fill was added in the area of this slope. Specifically, the difference in the height of the soil at these different stages of the project is observable as compared to the concrete retaining barrier.

would be required to carry the burden of proof in supporting any claims they feel are warranted with respect to Slajer. Recognizing the significant cost in terms of time, money, and other resources in pursuing litigation, Slajer remains open to discussing practical solutions to these issues in any manner that is consistent with her legal rights as outlined above.

Sincerely,

ROYCE & BRAIN

Jason J. Ruedy

JJR/mhm
cc: Veronic Slajer

CONFIDENTIAL

MEMORANDUM

To: Client

From: JJR

Date: August 19, 2019

RE: Boundary Encroachment – 810 Stolt Lane

Our File: 2744.01

I. FACTS

Stolt Investments, LLC ("Stolt") is legal owner of the following parcels of real property:

> Lots 3A, 4A and 9A, Block 91, ORIGINAL TOWNSITE OF ANCHORAGE, ALASKA according to the official map and plat thereof, Anchorage Recording District, Third Judicial District, State of Alaska

(hereafter "the Stolt Property").

The Stolt Property is situated immediately north of, and adjacent to, a parcel of property owned by 1539 Investments, LLC ("1539 Investments"). 1539 Investments is a holding company controlled by Gretchen Cuddy and Laurel Stutzer (collectively "the Cuddys"). The 1539 Investments property is more particularly describe as follows:

> Lot 1, SUSITNA TIDAL FLATS SUBDIVISION, according to the official plat thereof, filed under Plat No. 2018-16, records of the Anchorage Recording District, Third Judicial District, State of Alaska

(hereafter "the Cuddy Property").

The Cuddys are currently in the process of constructing a condominium development on the Cuddy Property. During the course of their development of the Cuddy Property, the Cuddys have removed native vegetation and conducted excavation and fill activities along the boundary of the Stolt Property. The legal boundary between the properties has been identified through the placement of certain survey monuments undertaken by the Cuddys as part of their project. The Cuddys have also removed trees and placed fill onto the Stolt property without consent.

There is a gradual slope from the Cuddy property down to the Stolt property. The property line bisects a portion of the slope leaving roughly six to eight feet of slope along portions of the Stolt side of the Stolt/Cuddy property line resulting in a drop in elevation from the top of the slope at the property line and the bottom of the slope on the Stolt property. The Cuddys have placed fill on the slope which has subsided down onto the Stolt property. Stolt wishes to level out its property by cutting the slope back to the property line, including both the native dirt and the fill added by the Cuddys.

With the Cuddys' removal of trees and vegetation from the slope on the Stolt property, the placement of fill on the Stolt property, and the Stolt's interest in excavating back the slope to the property line, this raises several issues including timber trespass, encroachment, and the duty of lateral support.

II. ANALYSIS

A. Unauthorized Tree Cutting:

As noted above, the Cuddys have removed native vegetation and cut trees on the hill between the Cuddy property and the Stolt property, some of which were on the Stolt property, without permission from Stolt. In Alaska, AS 09.45.730 governs claims related to unauthorized tree cutting. Under AS 09.45.730, "[a] person who without lawful authority cuts down, girdles, or otherwise injures or removes a tree, timber, or a shrub on the land of another person or on the street or highway in front of a person's house . . . is liable to the owner of that land" for treble the amount of actual damages.[1] However, if the trespass was unintentional or involuntary or if the defendant had probable cause to believe that the land on which the trespass was committed was the defendant's own, a plaintiff may only recover actual damages.[2] "Probable cause here means "an honest and reasonable belief."[3] "The tree trespass statute mandates treble damages *unless* the trespasser exempts him or herself."[4]

> "[A] party who is injured by an invasion of his property not totally destroying its value may choose as damages either the loss in value of the property or reasonable restoration costs. But 'reasonable restoration costs are an inappropriate measure of damages when those costs are disproportionately larger than the diminution in the value of the land and there is no reason personal to the owner for restoring the land to its original condition.'"[5]

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[1] Unless the action is commenced within six years, a person may not bring an action for waste or trespass upon real property. AS § 09.10.050.
[2] *Id.*
[3] *Matanuska Elec. Ass'n v. Weissler*, 723 P.2d 600, 608 (Alaska 1986).
[4] *Id.*
[5] *Chung v. Park*, 339 P.3d 351, 353 (Alaska 2014).

Damages that exceed the value of the property that are awarded for restoration must be reasonable in light of the owners' reason for seeking restoration.[6] For example, in *Osborne v. Hurst*, the Alaska Supreme Court held that there was sufficient evidence to find that two landowners had a "reason personal" for replacing trees that were destroyed by a fire on their property after the landowners testified that they "had selected the property because of its unique views, its abundant trees, and the unusual juxtaposition of the trees, the cabin, and the views" and that "other properties in the area were not comparable" such that the issue should have gone to the jury.[7]

Given the Cuddys' removal of trees and other vegetation from the Stolt property without permission from Stolt, Stolt may pursue a claim against the Cuddys for any trees or vegetation that the Cuddys removed within the past six years. Damages will be measured either by the reasonable restoration costs or by the decrease in value of the property. However, if the restoration costs are disproportionately larger than the diminution in the value of the Stolt property and there is no personal reason for Stolt to restore the property, damages will be measured by the difference between the value of the land before and after the trees were removed. Damages awarded will be trebled unless the Cuddys' removal of the vegetation was either unintentional or the Cuddys had probable cause to believe they owned the slope and trees and other vegetation that was removed.

B. Encroachment of the Topsoil:

The Cuddys have placed fill dirt on the slope between the Stolt and Cuddy properties without permission from Stolt creating a trespass by encroachment. "Trespass is an unauthorized intrusion or invasion of another's land."[8] To establish a claim of trespass, a plaintiff must prove that she had actual or constructive possession of the property in question at the time the alleged injury occurred. Ordinary trespass "is complete when it is committed"; thus a plaintiff who later acquires a possessory interest in the property may not recover for a trespass that occurred prior to that possession.[9]

Trespass includes encroachment of soil. For example, in *Lee v. Konrad*, the parties disputed the boundary between their lots.[10] The plaintiff had excavated a basement crawlspace and placed fill along the fence line which had spilled across the fence line onto the defendant's property.[11] The plaintiff insisted that the boundary line was established in a survey completed 16 years prior to the defendant's purchase of their lot which was later

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[6] *Wiersum v. Harder*, 316 P.3d 557, 569 (Alaska 2013).
[7] *Osborne v. Hurst*, 947 P.2d 1356, 1360 (Alaska 1997).
[8] *Lee v. Konrad*, 337 P.3d 510, 522 (Alaska 2014).
[9] *Id.* at 523.
[10] *Id.*
[11] *Id.* at 514.

marked with fence posts.[12] The defendant argued that a survey commissioned after she purchased her lot disclosed the true boundary line, and claimed that fill material placed by the plaintiff along the fence line between the laws that spilled onto her property was a trespass.[13] Concluding that the fill material encroachment was a trespass, the superior court ordered the plaintiff to remove the fill material and to erect a retaining barrier to prevent future trespass.[14] The Supreme Court partially reversed, finding that the fill material that encroached onto the defendant's property before she purchased it was not a trespass as to the defendant but that fill material that spilled across the property line after purchase was a trespass.[15] The Court found that ordering the plaintiff to construct a wall to prevent future trespass was an unreasonably burdensome remedy and that it was sufficient to require the appellant to ensure no further encroachment of fill would occur.[16]

Based on *Lee,* where a party has a possessory interest in the property upon which the trespass has occurred, the party has standing to bring a trespass action for any soil or fill material that has encroached during their ownership. That party may pursue injunctive relief to require the other party to cease continuing encroachment of fill material, to remove the fill material that has encroached during their ownership, and to prevent any further encroachment. However, the Court will only award injunctive relief to the extent it is no more burdensome to the defendant than necessary to provide complete relief to the plaintiff.[17]

Given the spillage of topsoil from the Cuddy property down the slope onto the Stolt property, the Cuddys are liable for encroachment of the soil onto the Stolt property. Any spillage caused by the Cuddys that has occurred during Stolt's ownership constitutes trespass. Given this encroachment, Stolt's available remedies are removal of the soil and potentially the installation of a retaining wall depending on the severity of the trespass and the extent to which spillage will continue to occur even if the Cuddys remove the soil that has spilled onto the Stolt property.[18]

C. Duty of Lateral Support:

Stolt would like to excavate the slope on its property back to the Stolt/Cuddy property line in order to level out its property. The Alaska Supreme Court has recognized that "a landowner owes a duty of lateral support only if land is maintained in its natural

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[12] *Id.* at 514-515.
[13] *Id.*
[14] *Id.* at 513.
[15] *Id.* at 513-514.
[16] *Id.*
[17] *See Lee v. Konrad,* 337 P.3d 510, 522 (Alaska 2014).
[18] Though the Alaska Supreme Court reversed the Superior Court's order that the appellant install a retaining wall in *Lee v. Konrad,* the facts of that case suggest that the trespass was minimal and a retaining wall was not necessary to ensure future trespass would not occur.

state, or if it would have subsided even if it was in its natural condition."[19] Accordingly, to the extent the slope/soil on the Stolt property supports the adjacent Cuddy property in its natural state, Stolt owes a duty of lateral support to the Cuddy property. This means that if the slope prevents the Cuddy property from subsiding, Stolt cannot remove the soil that currently supports the Cuddy property without ensuring that it continues to provide support to the Cuddy property in some manner. However, Stolt's duty only extends to the Cuddy property in its natural state – it has no duty to ensure that the non-native soil the Cuddys have added to their property is supported.

III. CONCLUSION

The Cuddys are liable for treble the cost of replacing the trees and vegetation on the Stolt property unless the Cuddys had probable cause to believe the property on which the vegetation were located was their own. The Cuddys are also liable for trespass caused by the encroachment of the fill placed on the slope that has subsided onto the Stolt property and are responsible for ensuring that no further encroachment occurs. One method may be to install a retaining wall. To the extent Stolt wishes to cut the slope on its property back, it must ensure that it continues to provide support for the Cuddy property as it existed prior to the Cuddys' placement of soil. This would likely require installation of a retaining wall. However, Stolt has no duty to ensure the non-native soil on the Cuddy property is supported by any retaining wall that is constructed.

From: Peterson, William A. <william.peterson@anchorageak.gov>
Sent: Thursday, March 12, 2026 10:36 AM
To: May, Mike <George.May@anchorageak.gov>; Campbell, Scott W. <Scott.Campbell@anchorageak.gov>; Soule, Gregory G. <gregory.soule@anchorageak.gov>; Veronica Slajer <vaslajer@northstargrp.com>
Subject: RE: Notice of Violation – Block 91, Lots 9A & 4A

Veronica,

I have an update on your notice of violation for the north side of your properties at Block 91, Lots 9A & 4A. It has been decided by Greg Soule to assess fines for 30 days from today's date. I have amended the notice of violation to reflect this change to the original issued notice of violation. This notice of violation is amended on this date 3/11/26 to document the owner has 30 days to submit for a permit to bring the slopes into compliance. Failure to do this fines and fees will start to be assessed on 4/11/26.

Just to be clear on your opinion the notice is null and void. That is not correct, and your immediate action is required to correct the slope on your lots to come into compliance. Please contact me if you have any questions or would like to discuss this matter.

Sincerely,
William Peterson

From Veronica Slajer <vaslajer@northstargrp.com>
Date Thu 2/26/2026 11:44 AM
To George.May@anchorageak.gov <george.may@anchorageak.gov>

Dear Mike,

I am writing to confirm receipt of the Notice of Violation regarding Subdivision – Original – Block 91, Lots 9A and 4A. While I was out of town on February 20, a marker was placed on our property. The notice states the violation period began on the 20th, although the letter was issued on the 23rd. Because I was away, I would not have been aware of the placement of the marker.

The notice references excavation at the north property line and slope conditions requiring a Fill and Grade permit under AMC 23.105. We have not conducted excavation or dirt work on

the north side of these lots for several years, and no recent activity has occurred to my knowledge.

I attempted to contact Bill Peterson, who is listed on the notice, and was informed he is out of town until March 2, so I am contacting you directly.

Based on the timing and the stated location, this notice appears, in my opinion, to be null and void. I am not an attorney, however, and will need to incur the expense of having counsel formally address this. That is not the best use of our hard-earned resources.

Sincerely,
Veronica Slajer

Re: Slope Failure at 810 Stolt Lane
From Veronica Slajer <vaslajer@northstargrp.com>
Date Mon 8/18/2025 4:08 PM
To Greg Soule <gregory.soule@anchorageak.gov>

Dear Greg,

I'd like to meet with you, my architect, and my engineer to discuss future planning for 810 Stolt Lane and the adjoining lots. I'm available September 2nd, 3rd, or 4th—please let me know what time works best. We can meet via Teams or in person, though I strongly prefer in person. I'm also reaching out to the Cuddy family to offer the same.

Also, I need to address last week's "pop-in." The more I reflect on it, the more upsetting it is. With little notice, no fewer than four municipal officials, two check officials, and three members of the Cuddy Development family arrived at my property while I was sick with laryngitis. I had no time to prepare, and being surrounded in that way was inappropriate and, frankly, unacceptable. I have spent my career around municipal government, and I respect its role. But impromptu visits are not how business should be conducted. Proper notice—at least one business day—is essential so that I or my spouse can be present, and so my engineer can join.

Before you send out any decision or path forward, I am requesting a meeting with you, as outlined above.

That said, I am excited about the future development of Stolt and look forward to working with you.

Thank you for listening to me—I appreciate all you do.
Thanks, Veronica

From: Soule, Gregory G. <gregory.soule@anchorageak.gov>
Date: Fri, Jun 28, 2024 at 7:46 PM
Subject: Slope Failure at 810 Stolt Lane
To: Veronica Slajer <vaslajer@northstargrp.com>
Cc: Wilber, Lance R. <lance.wilber@anchorageak.gov>, Jana Weltzin <jana@jdwcounsel.com>, Snelson, John W. <john.snelson@anchorageak.gov>, scopepne.ron@gmail.com <scopepne.ron@gmail.com>, Campbell, Scott W. <Scott.Campbell@anchorageak.gov>

Interested Parties,

This email is to update all parties on the municipal findings for the slope disturbance issue on the common property line of the Susitna Tidal Flats (STF) development and 810 Stolt Lane. The relevant STF record drawings and Service Request (SR) inspection photos are attached. The notable findings are listed below.

- The slope on the STF/Stolt common property line was disturbed by both parties:
- STF cut into the hill an undetermined distance north of the knee wall to form up and pour the concrete walls as shown in typical section B on sheet C201 (ref sheet C200)
- STF demolished a cinder block structure and removed a fence, both located on the slope as shown on sheet C100. The level of disturbance on the slope due to the demolition activities is undetermined.
- STF cut into the hill to abandon a sewer service and install a sewer manhole in the alley ROW as shown on sheet C502 (see also the ROW permit R181342 file for photos)
- Stolt property cut into the west side of the hill to install the French drain leaving a near-vertical cut face approximately 4 feet in height (photos attached). The French drain does not extend into the ROW and permits for this work were not required.
- CEA likely disturbed the slope when undergrounding their utility (no photos of this).
- Wayne Stolt excavated a portion of the slope in the alley ROW after the STF development for an unknown reason. This disturbed the STF slope stabilization. See SR 196596. ROW enforcement stopped the work as shown in the photos and did not require a permit to be obtained.
- The slope has continued to slough in the vicinity of the alley ROW where the manhole was installed and the subsequent excavation by Wayne Stolt occurred. It does not appear that the STF structure is compromised by the sloughing.
- There will be no code enforcement action regarding the sloughing in the alley ROW at this time, but corrective action will be incorporated into the forthcoming development plans for lots 3A and 4A on the east side of the alley ROW. The sloughing will continue to be monitored in by ROW Enforcement in the meantime.
- Negligible sloughing has been observed at the near-vertical cut on the western end of the slope. There are no structures uphill of this cut, however, the face of the cut is steeper than the maximum slope allowed in Title 23 (2 units horizontal to 1 units vertical) and corrective action is required. This can be accomplished be restoring

the slope to a maximum 2:1 or constructing a retaining wall. Retaining walls under 4 feet in height do not require a permit from Building Safety.

Hopefully this helps to get everyone on the same page. I look forward to comments. Please feel free to reach out with any questions.
Regards,

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Greg Soule, PE
Private Development Manager
Acting Development Services Director
Municipality of Anchorage
(907) 343-8443

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IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL UNSCALED SCALES

1" ACTUAL

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE MOST CURRENT REVISION OF THE MUNICIPALITY OF ANCHORAGE (MOA) STANDARD SPECIFICATIONS, (HEREINAFTER REFERRED TO AS MASS (2015)) THE LATEST EDITION OF THE AWWU DESIGN CRITERIA MANUAL (2018), AND THE SPECIAL PROVISIONS.
2. THE LOCATION OF THE EXISTING FEATURES AND UTILITIES SHOWN IN THESE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES ENCOUNTERED AND RECORD THEIR LOCATION ON THE CONTRACT RECORD DRAWINGS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROJECT MANAGER.
3. THE CONTRACTOR SHALL OBTAIN AND ENSURE COMPLIANCE WITH ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. THE PERMITS SHALL BE MAINTAINED ON THE PROJECT SITE.
4. ALL WORK IN CLOSE PROXIMITY TO EXISTING OVERHEAD TELEPHONE AND ELECTRIC UTILITIES SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL STATUTES, CODES AND GUIDELINES AND THE CLEARANCE REQUIREMENTS OF THE SERVING UTILITY.
5. LIMITS OF EXCAVATION SHOWN ON THE DRAWINGS ARE APPROXIMATE. ACTUAL LIMITS WILL BE DETERMINED IN THE FIELD BY THE ENGINEER/OWNER DURING CONSTRUCTION OPERATIONS.
6. IN PREPARATION FOR AND IMMEDIATELY PRIOR TO PAVING, THE CONTRACTOR SHALL SAW CUT AND REMOVE ADDITIONAL PAVEMENT BEYOND THE INITIAL SAW CUT, A MINIMUM OF 1-FOOT ONTO UNDISTURBED ASPHALT. TACK COAT SHALL BE APPLIED TO THE SAWN FACE OF ASPHALT AND ALL EMBEDDED APPURTENANCES PRIOR TO BEGINNING PAVING.
7. CONTRACTOR SHALL REMOVE ANY LITTER OR DEBRIS WITHIN THE PROJECT LIMITS AT THE END OF CONSTRUCTION.
8. ALL ORGANIC MATERIAL SHALL BE REMOVED FROM THE SUBGRADE TO A DEPTH TO BE DETERMINED BY THE ENGINEER. NO ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIAL SHALL BE UTILIZED FOR BACKFILL.
9. THE CONTRACTOR SHALL MAINTAIN "REDLINE" RECORD DRAWINGS ON A CLEAN SET OF CONSTRUCTION DRAWINGS IN ACCORDANCE WITH THE SPECIFICATIONS. THE "REDLINES" SHALL BE KEPT CURRENT ON A DAILY BASIS AND SHALL BE AVAILABLE TO THE ENGINEER/OWNER FOR INSPECTION ON THE JOB SITE. THE CONTRACTOR SHALL SUBMIT RECORD SURVEY NOTES WITH THE RECORD DRAWINGS.
10. CONTRACTOR SHALL RESTORE ALL DISTURBED PROPERTY TO PRE-CONSTRUCTION CONDITIONS, UNLESS OTHERWISE DIRECTED BY ENGINEER/OWNER.
11. ALL CURB LOCATIONS, RADIUS MEASUREMENTS AND ELEVATIONS ARE TO THE TOP BACK OF CURB (TBC) UNLESS OTHERWISE NOTED.
12. UNLESS OTHERWISE NOTED, ALL VALVE BOXES, CLEANOUTS, AND MANHOLES WITHIN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISH GRADE.
13. WATER RESULTING FROM THE CONTRACTOR'S DEWATERING EFFORT MAY NOT BE PUMPED OR OTHERWISE DIVERTED INTO EXISTING STORM DRAINS UNLESS REQUIRED PERMITS, INCLUDING, BUT NOT LIMITED TO, THOSE REQUIRED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, ARE OBTAINED BY THE CONTRACTOR. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE ALLOWED TO DIVERT WATER FROM EXCAVATION ONTO ROADWAYS. THE CONTRACTOR SHALL PROVIDE DISPOSAL SITE FOR EXCESS WATER AND SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL PROVIDE COPIES OF PERMITS AND APPROVALS TO THE MOA ROW PERMIT OFFICE PRIOR TO BEGINNING DEWATERING.
14. ALL FILL AND USABLE EXCAVATION IN ALL LOCATIONS EXCEPT LAWN AREAS SHALL BE COMPACTED TO NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, BASED ON MODIFIED PROCTOR TEST VALUES. CONTRACTOR SHALL PROCURE TESTING. LIFTS SHALL BE A MAXIMUM OF 8-INCHES THICK AS OUTLINED IN THE ATTACHED GEOTECHNICAL REPORT. LAWN AREAS SHALL BE COMPACTED TO NINETY PERCENT (90%) MAXIMUM DENSITY.
15. CURB & GUTTER AND SIDEWALK SHALL BE SAW CUT AT THE NEAREST JOINT AT OR BEYOND REMOVAL LIMITS OR AS DIRECTED BY THE ENGINEER/OWNER.

CALL BEFORE YOU DIG!!!

Alaska Digline, Inc. Statewide	811
Alaska Railroad	265-2520
Military Fuel Lines	552-3760
State Storm Drains	333-2411

MASS REFERENCED SECTIONS

1. THIS CONTRACT INCORPORATES THE FOLLOWING SECTIONS FROM THE 2015 MASS BY REFERENCE.

- 20.01 GENERAL (EARTHWORK)
- 20.02 STORM WATER POLLUTION PREVENTION PLAN
- 20.04 CLEARING & GRUBBING
- 20.07 REMOVAL OF SIDEWALK AND CONCRETE APRON
- 20.08 REMOVAL OF CURB & GUTTER
- 20.09 REMOVAL OF PAVEMENT
- 20.10 EXCAVATION FOR TRAFFIC WAYS
- 20.12 DEWATERING
- 20.13 TRENCH EXCAVATION & BACKFILL
- 20.14 TRENCH EXCAVATION, BACKFILL, AND COMPACTION FOR SERVICE CONNECTIONS
- 20.16 FURNISH BEDDING MATERIAL
- 20.21 CLASSIFIED FILL AND BACKFILL
- 20.22 LEVELING COURSE
- 20.24 RIPRAP
- 20.25 GEOTEXTILE FABRIC
- 20.26 INSULATION
- 30.01 GENERAL (PORTLAND CEMENT CONCRETE)
- 30.02 PORTLAND CEMENT CONCRETE, CURB & GUTTER, AND VALLEY GUTTER
- 30.03 PORTLAND CEMENT CONCRETE SIDEWALKS
- 30.04 PORTLAND CEMENT CURB RAMPS
- 30.05 STRUCTURES AND RETAINING WALLS
- 30.10 COLORED CONCRETE
- 30.11 SIDEWALK JOINT SEALANT
- 40.01 GENERAL (ASPHALT SURFACING)
- 40.04 TACK COAT
- 40.06 ASPHALT CONCRETE PAVEMENT
- 50.01 GENERAL (SANITARY SEWERS)
- 50.02 FURNISH AND INSTALL PIPE
- 50.03 SANITARY SEWER CONCRETE STRUCTURES
- 50.04 SANITARY SEWER PIPE CONNECTIONS AND EXTENSIONS
- 55.01 GENERAL (STORM DRAIN SYSTEMS)
- 55.02 FURNISH AND INSTALL PIPE
- 55.04 CONNECTIONS TO EXISTING MANHOLES OR CATCH BASINS
- 55.05 MANHOLES AND CATCH BASIN MANHOLES
- 55.09 CONSTRUCT CATCH BASIN
- 55.11 REMOVE MANHOLE
- 55.12 ADJUST CATCH BASIN TO FINISH GRADE
- 60.01 GENERAL (WATER SYSTEMS)
- 60.02 FURNISH AND INSTALL PIPE
- 60.03 FURNISH AND INSTALL VALVES
- 60.05 WATER SERVICE LINES
- 65.01 GENERAL (CONSTRUCTION SURVEYING)
- 65.02 CONSTRUCTION SURVEYING
- 70.07 REMOVE PIPE

MASS REFERENCED STANDARD DETAILS

1. THIS CONTRACT INCORPORATES THE FOLLOWING MASS STANDARD DETAILS BY REFERENCE.

- 20-12 CLASS 'D' BEDDING MATERIAL
- 20-14 TYPE II CLASSIFIED FILL AND BACKFILL
- 20-15 TYPE IIA CLASSIFIED FILL AND BACKFILL
- 20-18 LEVELING COURSE
- 30-1 CURB AND GUTTER CROSS SECTIONS
- 30-2 CURB & GUTTER TERMINATION TRANSITION
- 30-14 SIDEWALK RETAINING WALL, 6" - 24"
- 50-01 SANITARY SEWER MANHOLE, TYPE 'A'
- 50-05 MANHOLE HEIGHTS
- 50-06 MANHOLE STEP
- 50-08 SEWER MANHOLE COVER
- 50-09 MANHOLE FRAME
- 50-14 SANITARY SEWER SERVICE (COMPLETE)
- 55-4 STORM DRAIN MANHOLE, TYPE I
- 55-9 STORM DRAIN BEEHIVE INTAKE COVER
- 55-10 MANHOLE HEIGHTS
- 55-21 CATCH BASIN INLET FOR TYPE 2 CURB & GUTTER
- 55-22 PRECAST CATCH BASIN
- 60-06 THRUST BLOCK
- 60-08 TYPICAL VALVE BOX
- 60-18 LARGE DIAMETER WATER SERVICE UNDER FOUNDATION
- 60-20 ANODE DETAIL
- 60-21 ANODE WIRE CONNECTION

COMMON ABBREVIATIONS

ABBR.	DESCRIPTION
AC	ASPHALT CONCRETE
APPROX.	APPROXIMATE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BOW	BOTTOM OF WALL
C&G	CURB & GUTTER
CB	CATCH BASIN
CI	CURB INLET
C/L, CL	CENTERLINE
CPEP	CORRUGATED POLYETHYLENE PIPE
CSP	CORRUGATED STEEL PIPE
DIA	DIAMETER
E	EAST, EASTING
ELEV, EL	ELEVATION
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
FI	FIELD INLET
FF	FINISH FLOOR
FL	FLOW LINE
FT	FOOT, FEET
GB	GRADE BREAK
IAW	IN ACCORDANCE WITH
INV	INVERT
LF	LINEAR FOOT
LT, L	LEFT
LVC	LENGTH OF VERTICAL CURVE
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
N	NORTH, NORTHING
NIC	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OH	OVERHEAD
PC	POINT OF CURVATURE
PCC	PORTLAND CONCRETE CEMENT
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PUE	PUBLIC USE EASEMENT
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
ROW	RIGHT OF WAY
R	RADIUS
RT	RIGHT
RW	RETAINING WALL
S	SOUTH
S/W	SIDEWALK
SF	SQUARE FEET
STA	STATION, STATIONING
STD	STANDARD
TBC	TOP BACK OF CURB
TOW	TOP OF WALL
TYP.	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
VC	VERTICAL CURVE
W	WEST

LEGEND

EXISTING	PROPOSED	
		CENTERLINE
		PROPERTY LINE
		EASEMENT LINE
		UNPAVED (GRAVEL) EDGE OF ROAD
		EDGE OF PAVEMENT
		EDGE OF SIDEWALK
		CURB & GUTTER
		DRAINAGE ARROW
		CULVERT
		CHAINLINK FENCE
		APPROXIMATE FILL SLOPE LIMITS
		APPROXIMATE CUT SLOPE LIMITS
		CABLE TV LINE
		ELECTRIC LINE
		GAS LINE
		SANITARY SEWER LINE
		STORM DRAIN LINE
		WATER LINE
		STORM DRAIN MANHOLE
		CATCH BASIN MANHOLE
		CATCH BASIN
		SANITARY SEWER MANHOLE
		CLEANOUT
		SEWER SERVICE CONNECTION
		WATER KEY BOX/VALVE MARKER
		FIRE HYDRANT
		TREE/SHRUB
		SOIL BORING OR TEST HOLE
		STRUCTURE
		LUMINAIRE
		UTILITY POLE
		SURFACE CONTOUR AND ELEVATION

NOTE: LEGEND MAY CONTAIN SYMBOLS THAT ARE NOT USED ON THIS PROJECT

AS-BUILT

Erica Jansen 9-6-19

TABLE 1705.6 REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

BETTISWORTH NORTH
ARCHITECTURE · PLANNING · LANDSCAPE ARCHITECTURE
Wattenberg Construction
STATE OF ALASKA
6500 DENALI STREET SUITE 700 ANCHORAGE, ALASKA 99503 907-561-5990
233 FRONT STREET FAIRBANKS, ALASKA 99701 907-452-5990
CORPORATE No. 1ABC0349 WWW.BETTISWORTHNORTH.COM

1539 INVESTMENTS, LLC

THE SUSITNA FLATS

ANCHORAGE, ALASKA

CONFORMED DOCUMENT

CONSULTANT

CRW ENGINEERING GROUP, LLC

PROJECT NO.	18-113
DATE	2/27/2018
DRAWN BY:	MH
CHECKED BY:	EJ

NO.	REVISION	BY

NOTES, LEGEND, AND ABBREVIATIONS

C000

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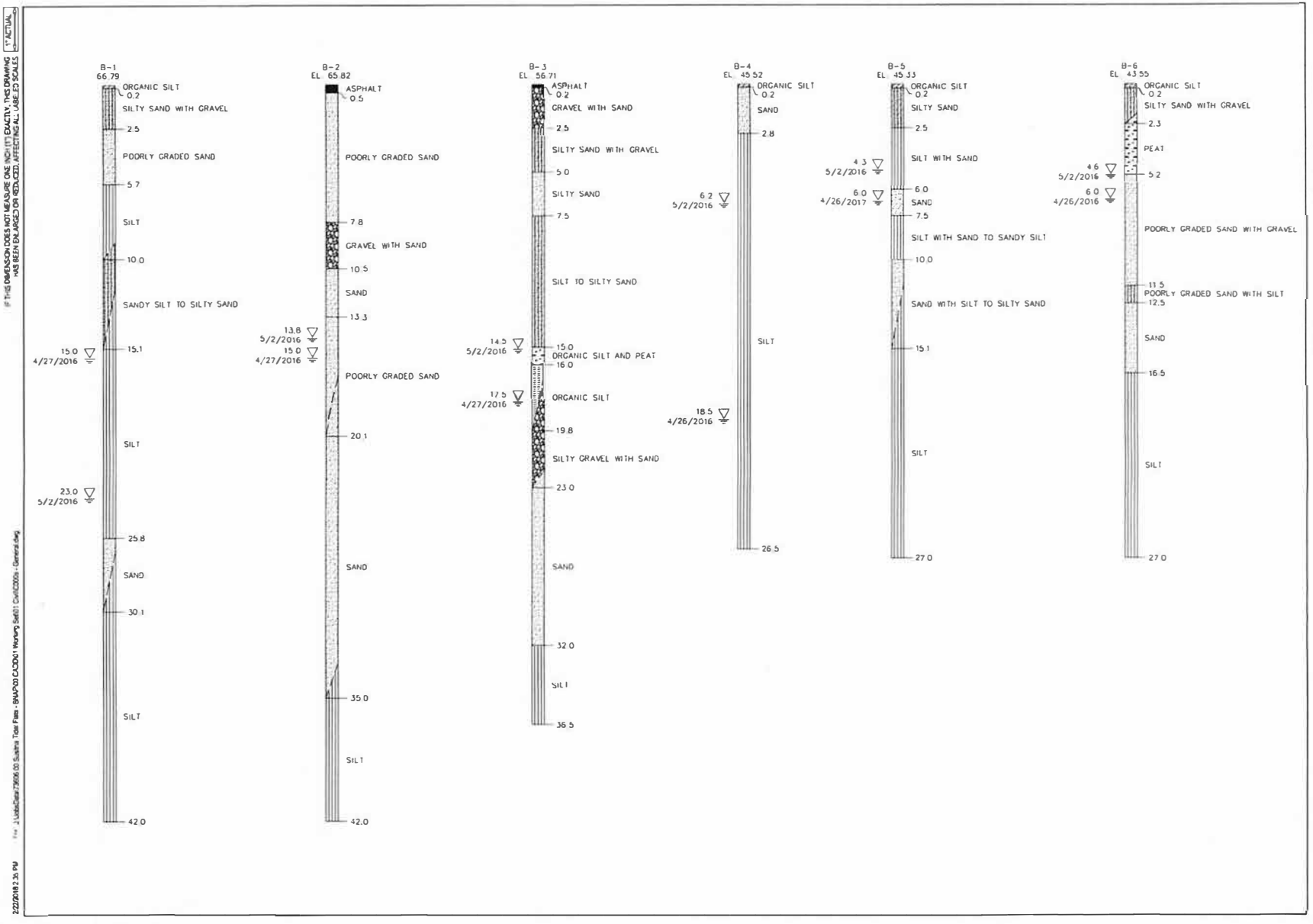

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Watterson Construction

3800 DENALI STREET SUITE 210 ANCHORAGE, ALASKA 99503 907-561-5780
212 FRONT STREET FAIRBANKS, ALASKA 99701 907-458-5780
CORPORATE No. 48CC319 WWW.BETTISWORTHNORTH.COM

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THE SUSITNA FLATS
ANCHORAGE, ALASKA

CONFORMED DOCUMENTS

CONSULTANT:
CRW ENGINEERING GROUP, LLC

PROJECT NO	18-113
DATE	2/23/2018
DRAWN BY	MH
CHECKED BY	EJ

SOIL LOGS

C001

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES
1" ACTUAL
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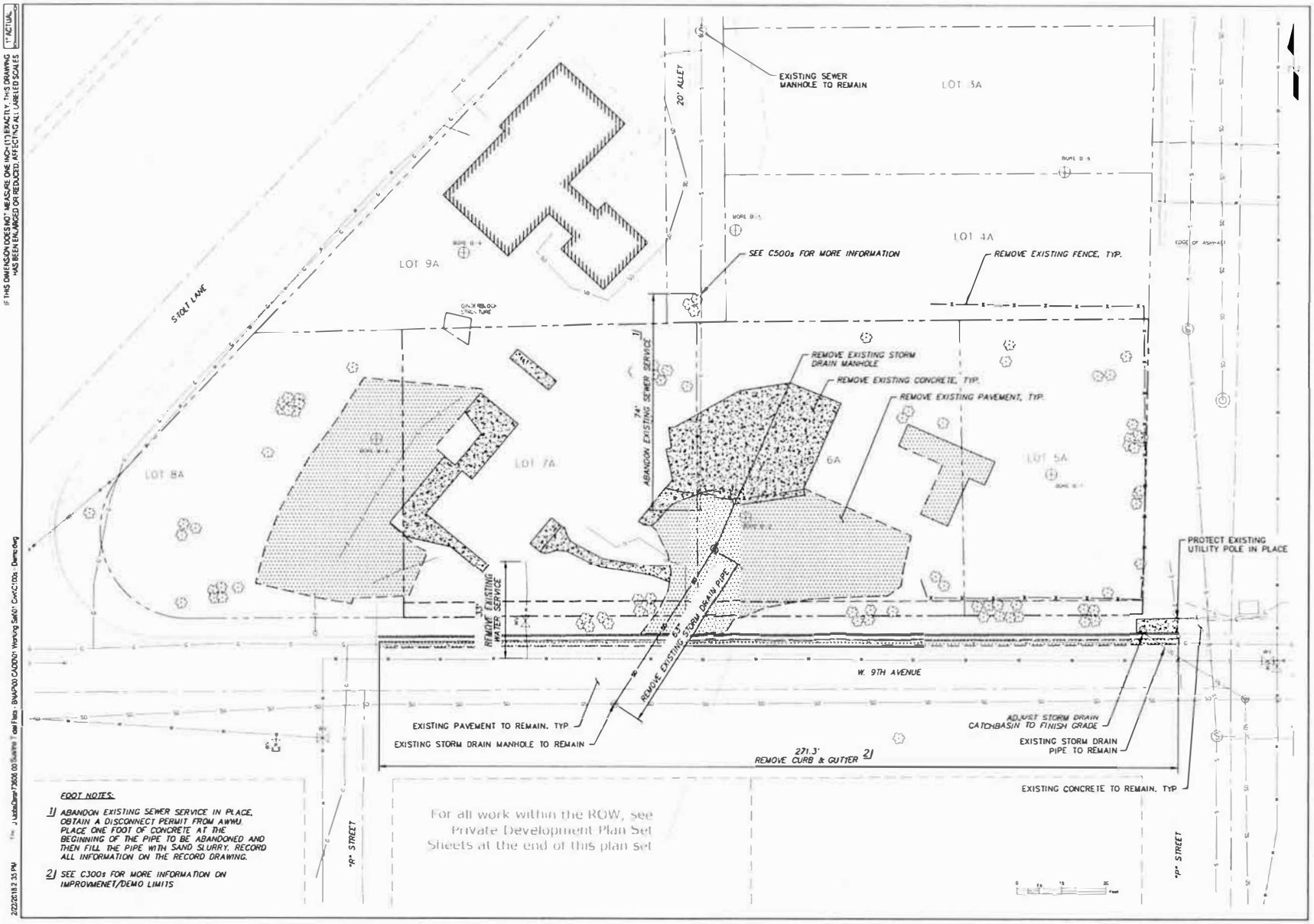

FOOT NOTES:

1/ ABANDON EXISTING SEWER SERVICE IN PLACE. OBTAIN A DISCONNECT PERMIT FROM AWWU. PLACE ONE FOOT OF CONCRETE AT THE BEGINNING OF THE PIPE TO BE ABANDONED AND THEN FILL THE PIPE WITH SAND SLURRY. RECORD ALL INFORMATION ON THE RECORD DRAWING.

2/ SEE C300s FOR MORE INFORMATION ON IMPROVMENET/DEMO LIMITS

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES 1" ACTUAL

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ARCHITECTURE PLANNING LANDSCAPE

Watterson Construction

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2600 DENALI STREET SUITE 1 ANCHORAGE, ALASKA 99503 907-561-5780
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THE SUSITNA FLATS
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CONFORMED DOCUMENTS

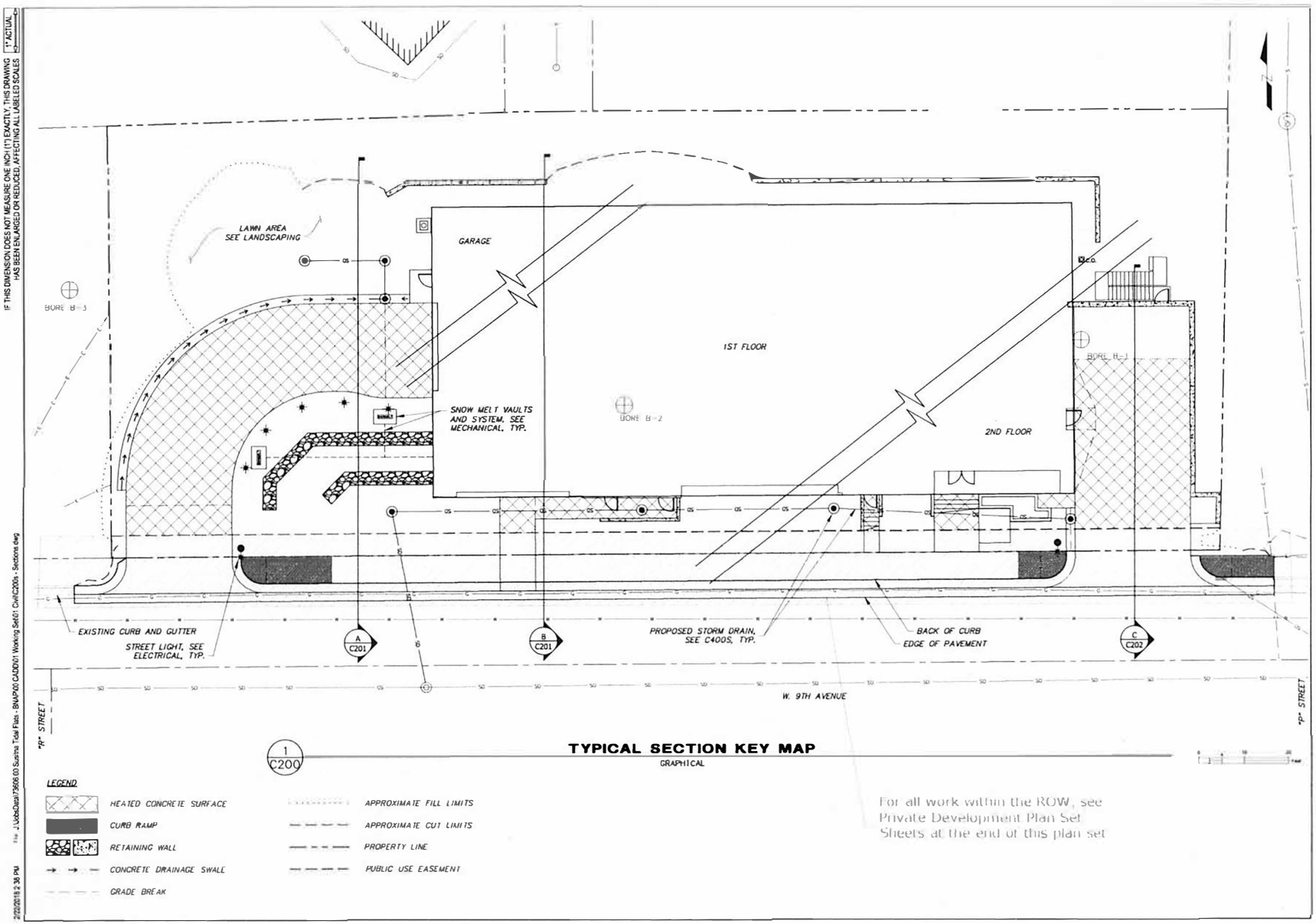
CONSULTANT
CRW ENGINEERING GROUP, LLC

PROJECT NO	16-113
DATE	2/23/2018
DRAWN BY	MH
CHECKED BY	EJ

NUMBER	DESCRIPTION	BY

DEMOLITION PLAN

C100



1 C200 **TYPICAL SECTION KEY MAP**

GRAPHICAL

LEGEND

- HEATED CONCRETE SURFACE
- CURB RAMP
- RETAINING WALL
- CONCRETE DRAINAGE SWALE
- GRADE BREAK
- APPROXIMATE FILL LIMITS
- APPROXIMATE CUT LIMITS
- PROPERTY LINE
- PUBLIC USE EASEMENT

For all work within the ROW, see Private Development Plan Set Sheets at the end of this plan set

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES 1" ACTUAL

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THE SUSITNA FLATS
ANCHORAGE, ALASKA

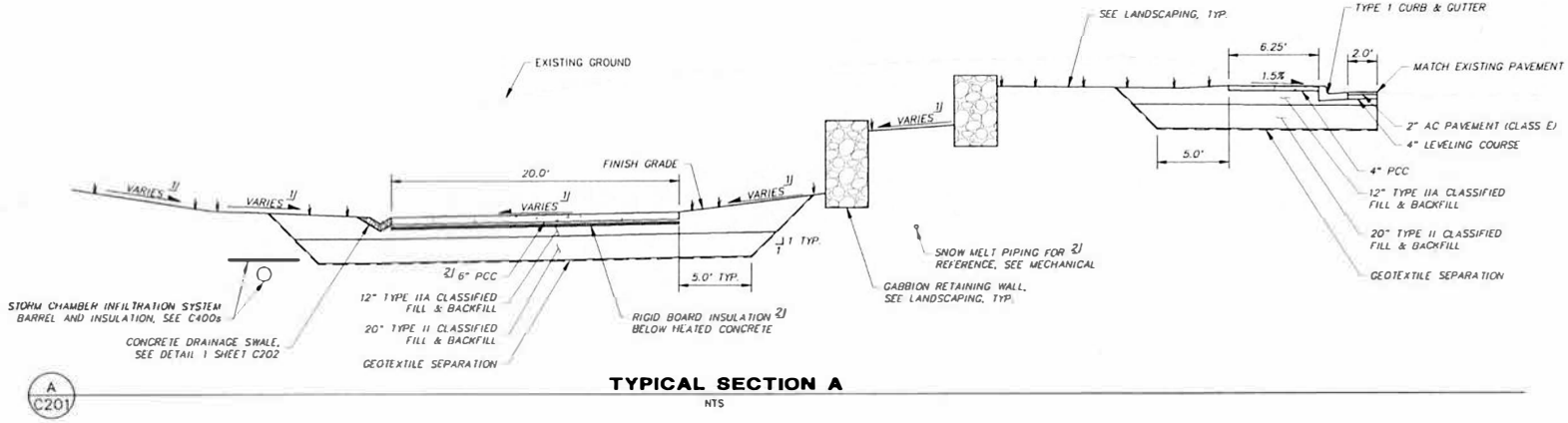
CONFORMED DOCUMENTS

CONSULTANT
CRW ENGINEERING GROUP, LLC

PROJECT NO.	18-113
DATE.	2/23/2018
DRAWN BY.	MH
CHECKED BY	EJ

TYPICAL SECTION KEY MAP

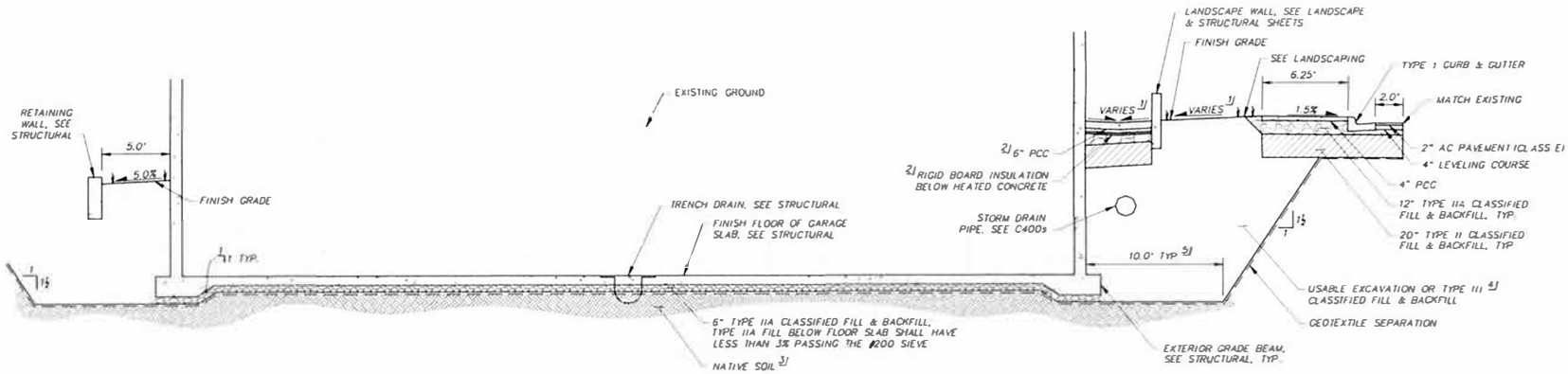
C200



A C201

TYPICAL SECTION A

NTS



B C201

TYPICAL SECTION B

NTS

FOOT NOTES

1/ SEE GRADING SHEETS, C300S, FOR MORE INFORMATION

2/ SEE MECHANICAL SHEETS FOR HEATED CONCRETE INFORMATION

3/ COMPACT NATIVE SOILS AT THE BOTTOM OF FOOTING TO 95% MAXIMUM DENSITY

4/ EXCAVATED MATERIAL WHICH CONTAINS LOW SILT CONTENT (LESS THAN 15% PASSING THE #200 SIEVE) CAN BE RE-USED AS USABLE STRUCTURAL FILL

5/ EXISTING MATERIAL SHALL BE EXCAVATED A MINIMUM OF 10 FEET BEYOND THE BUILDING FOOTPRINT.

(IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES) (1"ACTUAL)

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CORPORATE No. AECC219 WWW.BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH

1539 INVESTMENTS, LLC
THE SUSITNA FLATS
ANCHORAGE, ALASKA

CONFORMED DOCUMENTS

CONSULTANT

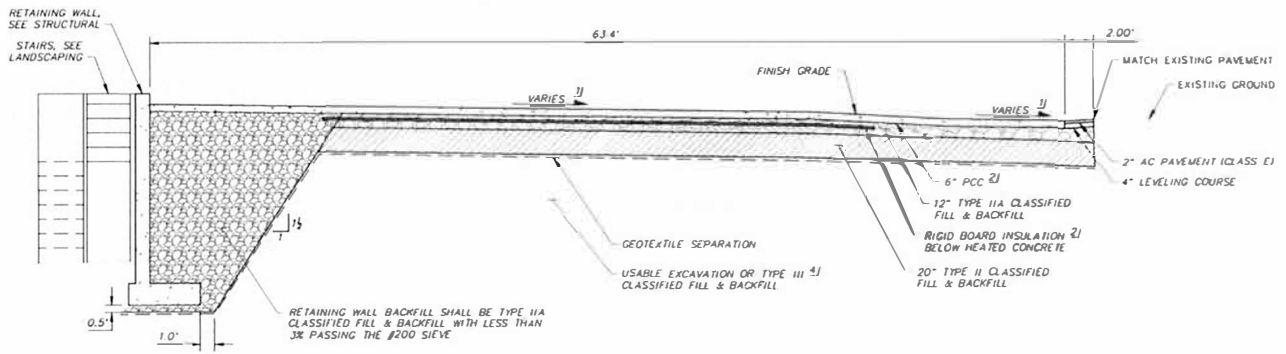
CRW ENGINEERING GROUP, LLC

PROJECT NO.	16-113
DATE:	2/23/2018
DRAWN BY	MH
CHECKED BY	EJ

ITEM	DESCRIPTION	DATE

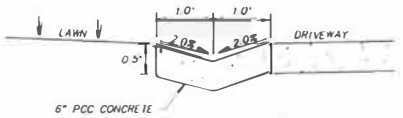
TYPICAL SECTIONS

C201



C/C202 **TYPICAL SECTION C**

NTS



1/C202 **CONCRETE DRAINAGE SWALE**

NTS

FOOT NOTES

1/ SEE GRADING SHEETS, C3005, FOR MORE INFORMATION.

2/ SEE MECHANICAL SHEETS FOR HEATED CONCRETE INFORMATION.

3/ COMPACT NATIVE SOILS AT THE BOTTOM OF FOOTING TO 95% MAXIMUM DENSITY.

4/ EXCAVATED MATERIAL WHICH CONTAINS LOW SILT CONTENT (LESS THAN 15% PASSING THE #200 SIEVE) CAN BE RE-USED AS USABLE STRUCTURAL FILL.

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELLED SCALES — "1" ACTUAL"

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CONTRACTOR No. AK0024119 WWW.BETTISWORTHNORTH.COM

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THE SUSITNA FLATS
ANCHORAGE, ALASKA
CONFORMED DOCUMENTS

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PROJECT NO	16-113
DATE	2/23/2018
DRAWN BY	MH
CHECKED BY	EJ

No.	Date	By

TYPICAL SECTIONS

C202

C300

SITE PLAN

PROJECT NO 16.113
DATE JANUARY 19
DRAWN BY CJ
CHECKED BY SL

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THE SUSITNA FLATS

ANCHORAGE, ALASKA

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212 FRONT STREET, FAIRBANKS, ALASKA 99701 907.456.2780
CORPORATE No. AICC219 WWW.BETTISWORTHNORTH.COM

1539 INVESTMENTS, LLC

THE SUSITNA FLATS

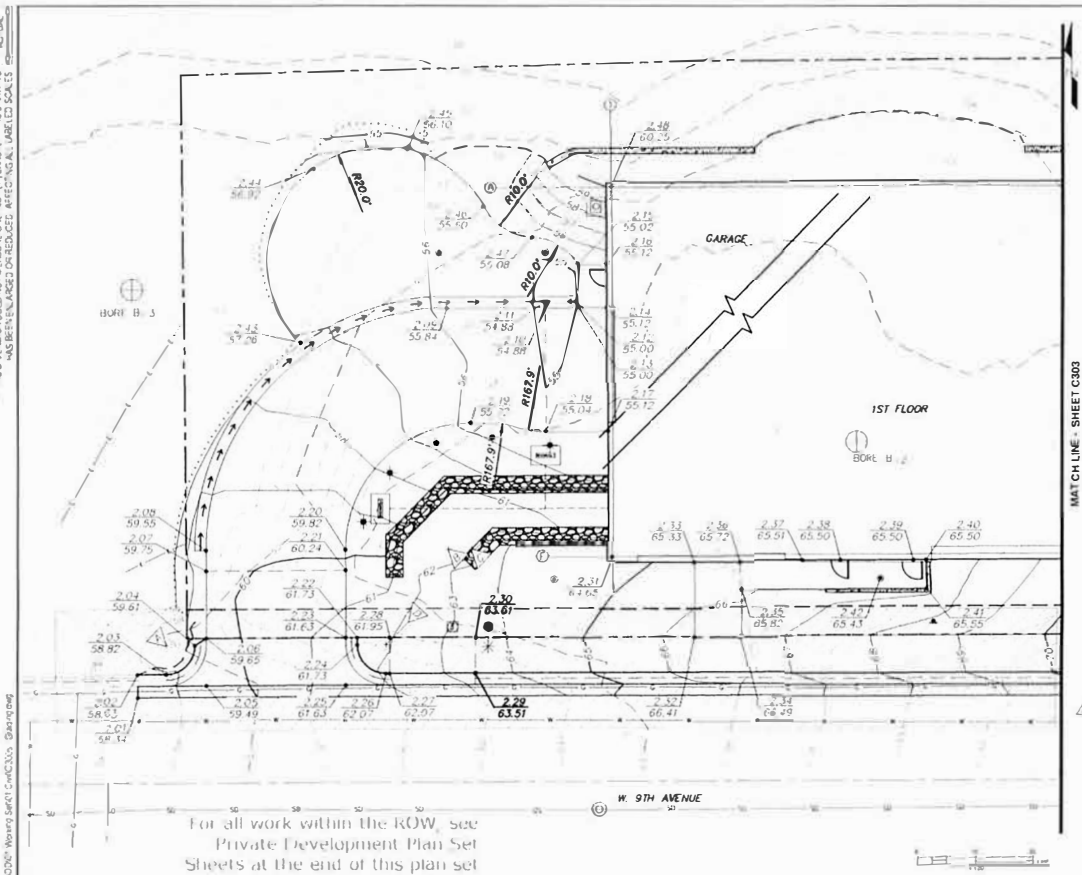
ANCHORAGE, ALASKA

CONFORMED DOCUMENTS

C301

BETTISWORTH NORTH

Watterson Construction



LEGEND

- FINISH GRADE CONTOUR
- EXISTING GRADE CONTOUR
- DESIGN POINT
- CURVE CENTER POINT
- CONCRETE DRAINAGE SWALE
- TYPE 1 CURB & GUTTER
- TYPE 1A CURB & GUTTER
- TYPE 3A CURB & GUTTER

NOTES

1. SEE CURB RAMP DETAILS, SHEET C.308
2. SEE ELECTRICAL FOR STREET LIGHTING AND LIGHTED BOLLARDS
3. SEE MECHANICAL FOR SNOW MELT SYSTEM AND HEATED CONCRETE

CURVE TABLE

POINT NO	NORTHING	EASTING	RADIUS (FT)
A	338,958.4019	343,330.9185	5.0
B	338,975.2420	343,379.8297	42.0
C	338,975.2329	343,385.8421	22.0
D	338,958.5841	343,368.9180	5.0

DESIGN POINT TABLE

POINT NO	NORTHING	EASTING	ELEV. (FT)	DESCRIPTION
2.01	338,949.3755	343,325.9665	58.34	EOP, ME
2.02	338,953.3699	343,335.9459	58.63	TBC, ME, FL EL=58.17'
2.03	338,953.3848	343,330.9435	58.82	TBC, TYPE 1A C&G, PC CURVE A, FL EL=58.77'
2.04	338,958.4285	343,335.9185	59.61	TBC, TYPE 1A C&G, PT CURVE A, FL EL=59.56'
2.05	338,951.4393	343,337.9557	59.49	EOP, SPOT ELEVATION
2.06	338,959.6795	343,337.9118	59.65	EOC, GRADE BREAK
2.07	338,971.4590	343,337.8493	59.75	EOC, GRADE BREAK
2.08	338,975.0187	343,337.8303	59.55	EOC, PC CURVE B, BEGIN CONCRETE SWALE
2.09	339,017.2414	343,379.6064	56.84	EOC, PT CURVE B
2.10	339,017.3322	343,396.6755	54.88	EOC, GRADE BREAK
2.11	339,018.3321	343,596.8702	54.88	CONCRETE DRAINAGE SWALE, LOW POINT
2.12	339,018.3596	343,401.8280	55.00	END CONCRETE DRAINAGE SWALE
2.13	339,017.3620	343,402.2899	55.00	EOC
2.14	339,017.3884	343,407.2590	55.12	EOC, FF
2.15	339,024.8965	343,407.2498	55.02	EOC
2.16	339,024.9230	343,407.2190	55.12	EOC, FF
2.17	338,995.8650	343,407.3737	55.12	EOC, FF
2.18	338,995.8088	343,396.7899	55.04	EOC, GRADE BREAK
2.19	338,997.2630	343,383.7126	55.72	EOC, PC CURVE C
2.20	338,975.1463	343,361.8289	59.82	EOC, PT CURVE C
2.21	338,971.5666	343,361.8490	60.24	EOC, GRADE BREAK
2.22	338,959.8091	343,363.9115	61.73	TBC, TYPE 3A C&G, END CURB, FL EL=61.68'
2.23	338,959.7991	343,361.9115	61.63	EOC, GRADE BREAK
2.24	338,958.5774	343,363.9181	61.73	TBC, TYPE 3A C&G, PC CURVE D, FL EL=61.68'
2.25	338,951.5669	343,361.9553	61.63	EOP, SPOT ELEVATION
2.26	338,955.5841	343,368.9427	62.07	TBC, TYPE 3A C&G, PT CURVE D, FL EL=62.02'
2.27	338,953.5842	343,369.5658	62.07	TBC, TYPE 3A C&G, BEGIN RAMP, FL EL=62.02'
2.28	338,959.8371	343,369.5326	61.95	EOC, BEGIN RAMP
2.29	338,953.6619	343,384.5666	63.51	TBC, TYPE 1 C&G, END RAMP, FL EL=63.18'
2.30	338,959.9118	343,384.5355	63.61	EOC, END RAMP
2.31	338,974.1239	343,408.3220	64.65	BUILDING CORNER, GRIDS 4/1 INTERSECTION
2.32	338,960.1389	343,427.4924	66.41	EOC, GRADE BREAK
2.33	338,973.1976	343,422.4229	65.33	EOC
2.34	338,960.1814	343,430.4923	66.49	EOC, GRADE BREAK
2.35	338,968.2402	343,430.4494	65.82	EOC, GRADE BREAK
2.36	338,973.2412	343,430.4228	65.72	EOC, GRADE BREAK
2.37	338,973.2983	343,441.1907	65.51	EOC
2.38	338,973.3336	343,447.8438	65.50	EOC, FF
2.39	338,973.4007	343,460.4771	65.50	EOC, FF
2.40	338,973.4126	343,462.7123	65.50	EOC
2.41	338,968.4126	343,462.7348	65.55	EOC
2.42	338,970.2396	343,454.7561	65.43	SPOT ELEVATION, LOW POINT
2.43	339,011.2309	343,354.1645	57.26	EDGE OF LAWN
2.44	339,041.4849	343,356.3044	56.92	EDGE OF LAWN
2.45	339,044.9456	343,372.6517	56.10	EDGE OF LAWN
2.46	339,034.8354	343,385.8962	55.50	EDGE OF LAWN
2.47	339,029.5449	343,394.2602	55.08	EDGE OF LAWN
2.48	339,038.2896	343,407.9613	60.25	BUILDING CORNER, GRIDS A/1 INTERSECTION

BETTISWORTH NORTH
ARCHITECTURE · PLANNING · INTERIORS
Watterson Construction
CORPORATE NO. AFCC-849 WWW.BETTISWORTHNORTH.COM

1539 INVESTMENTS, LLC
THE SUSITNA FLATS
ANCHORAGE, ALASKA
CONFORMED DOCUMENTS

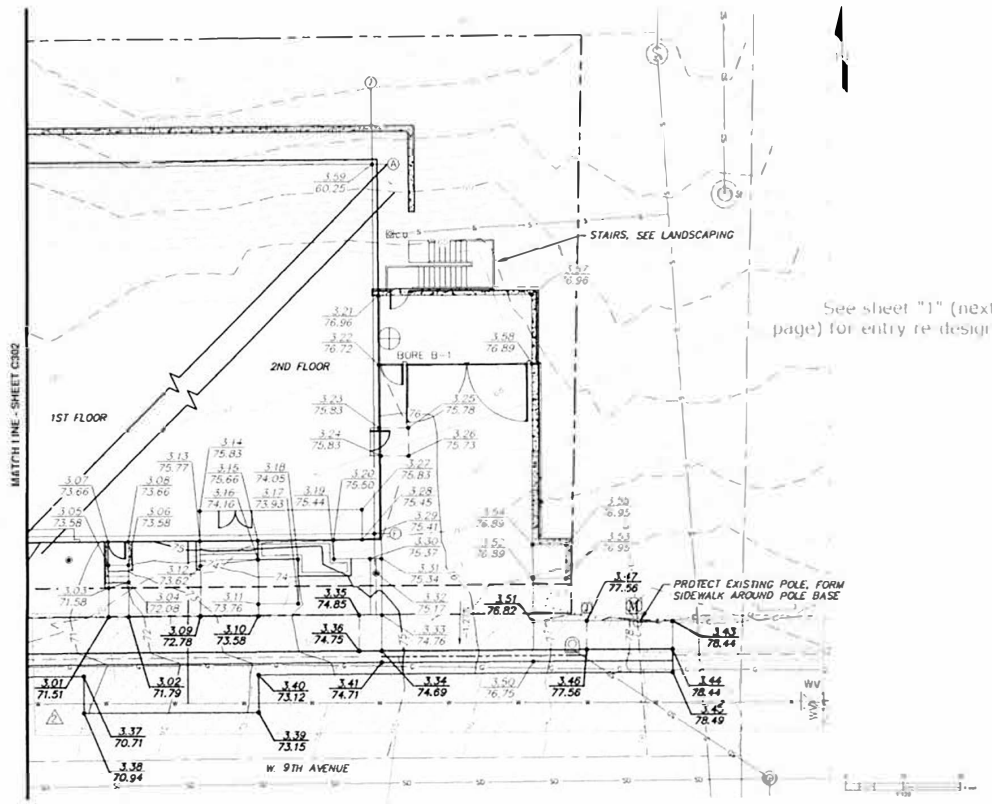
CONSULTANT
CRW ENGINEERING GROUP LLC

PROJECT NO	16.113
DATE	2018-08-17
DRAWN BY	EJ
CHECKED BY	EJ

2	ADDED GRADING AT RP RAMP	8-17-2018

GRADING PLAN

C302



See sheet "1" (next page) for entry re design

LEGEND

- 66 — FINISH GRADE CONTOUR
- EXISTING GRADE CONTOUR
- 2.12 / 61.95 — DESIGN POINT
- TYPE 1 CURB & GUTTER
- TYPE 4 (CURB CUT)

NOTES

1. CONSTRUCT CURB CUT WITH MOA STD. TYPE 4 CURB FOR SERVICE DRIVEWAY
2. SEE ELECTRICAL FOR STREET LIGHTING AND LIGHTED BOLLARDS
3. SEE MECHANICAL FOR SNOW MELT SYSTEM AND HEATED CONCRETE

For all work within the ROW, see Private Development Plan Set Sheets at the end of this plan set

DESIGN POINT TABLE (CONTINUED)

POINT NO.	NORTHING	EASTING	ELEV. (FT)	DESCRIPTION
3.50	338,952.6287	343,578.6359	76.75	EOP, SPOT ELEVATION
3.51	338,959.6286	343,578.5994	76.82	EOC, SPOT ELEVATION
3.52	338,966.3604	343,578.5604	76.89	EOC
3.53	338,966.9904	343,584.1925	76.95	EOC
3.54	338,972.9603	343,578.5285	76.89	EOC
3.55	338,972.9911	343,584.3013	76.95	EOC
3.57	339,016.3604	343,578.2977	76.96	EOC
3.58	339,004.3665	343,578.3614	76.89	GRADE BREAK
3.59	339,039.0488	343,550.9793	60.25	BUILDING CORNER, GRIDS A/7 INTERSECTION

DESIGN POINT TABLE

POINT NO	NORTHING	EASTING	ELEV. (FT)	DESCRIPTION
3.01	338,960.5124	343,505.0969	71.51	EOC, GRADE BREAK
3.02	338,960.6299	343,508.5842	71.79	EOC, GRADE BREAK
3.03	338,965.5696	343,505.0673	71.58	EOC, BOTTOM OF STAIRS
3.04	338,966.5882	343,508.5993	72.08	EOC, BOTTOM OF STAIRS
3.05	338,969.5687	343,505.0461	73.58	EOC, TOP OF STAIRS
3.06	338,969.5882	343,508.5433	73.58	EOC, TOP OF STAIRS
3.07	338,973.6372	343,505.0244	73.66	EOC
3.08	338,973.6558	343,508.5217	73.66	EOC
3.09	338,960.5914	343,520.9505	72.78	EOC, GRADE BREAK
3.10	338,960.6413	343,530.9596	73.58	EOC, GRADE BREAK
3.11	338,962.7155	343,530.9409	73.76	EOC, GRADE BREAK
3.12	338,969.4123	343,520.9009	73.62	EOC, BOTTOM OF STAIRS
3.13	338,973.7714	343,520.8779	75.77	EOC, TOP OF STAIRS
3.14	338,978.9190	343,520.8503	75.83	EOC, FF
3.15	338,973.7715	343,530.8768	75.66	EOC, TOP OF STAIRS
3.16	338,970.4676	343,530.8960	74.16	EOC, BOTTOM OF STAIRS
3.17	338,962.7527	343,537.9365	73.93	EOC
3.18	338,970.5026	343,537.8953	74.05	EOC
3.19	338,970.5359	343,544.1448	75.44	EOC
3.20	338,973.8448	343,544.1264	75.50	EOC
3.21	339,016.2207	343,551.9936	76.96	EOC
3.22	339,004.2203	343,552.0876	76.72	EOC, GRADE BREAK
3.23	338,993.1898	343,552.1741	75.83	EOC, GRADE BREAK, FF
3.24	338,988.1476	343,552.4568	75.83	EOC, GRADE BREAK, FF
3.25	338,993.2290	343,557.1739	75.78	GRADE BREAK
3.26	338,988.3854	343,557.2118	75.73	GRADE BREAK
3.27	338,979.0692	343,549.0998	75.83	EOC
3.28	338,973.8713	343,549.1263	75.45	EOC, GRADE BREAK
3.29	338,974.8830	343,551.3200	75.41	BUILDING CORNER, GRIDS F/7 INTERSECTION
3.30	338,970.5699	343,550.5459	75.57	EOC, BEGIN CONCRETE DRAINAGE SWALE
3.31	338,970.5805	343,552.5408	75.34	EOC, BEGIN CONCRETE DRAINAGE SWALE
3.32	338,968.0752	343,551.5604	75.17	CONCRETE DRAINAGE SWALE, RELATIVE LOW POINT
3.33	338,960.7490	343,552.5939	74.76	EOC, END CONCRETE DRAINAGE SWALE
3.34	338,954.4991	343,552.6225	74.69	TBC, BEGIN TYPE 4 C&G, FL EL=74.64
3.35	338,960.7291	343,548.5914	74.85	EOC, END CURB CUT RAMP
3.36	338,954.4792	343,548.6226	74.75	EOC, END CURB CUT RAMP
3.37	338,950.2408	343,500.7852	70.71	EOP, MATCH EXISTING
3.38	338,943.9125	343,500.8189	70.94	EOP, MATCH EXISTING
3.39	338,943.9125	343,531.0498	73.15	EOP, MATCH EXISTING
3.40	338,950.3914	343,531.0122	73.12	EOP, MATCH EXISTING
3.41	338,952.4991	343,552.6325	74.71	EOP, SPOT ELEVATION
3.42	338,933.6175	343,586.0910	0.00	NOT USED
3.43	338,959.6374	343,602.7902	78.44	EOC, BEGIN CURB CUT RAMP, ME
3.44	338,954.7492	343,602.8145	78.44	TBC, TYPE 1 C&G, BEGIN CURB CUT RAMP, ME
3.45	338,950.7493	343,602.8429	78.49	EOP, ME
3.46	338,954.6744	343,587.8147	77.56	TBC, TYPE 4 C&G, END RAMP, FL EL=77.51
3.47	338,959.6744	343,587.7838	77.56	EOC, END CURB CUT RAMP
3.48	338,942.5679	343,573.9599	0.00	NOT USED
3.49	338,933.3838	343,573.1112	0.00	NOT USED

BETTISWORTH NORTH

Wattenson Construction

1539 INVESTMENTS, LLC

THE SUSITNA FLATS

ANCHORAGE, ALASKA

CONSULTANT

CRW ENGINEERING GROUP LLC

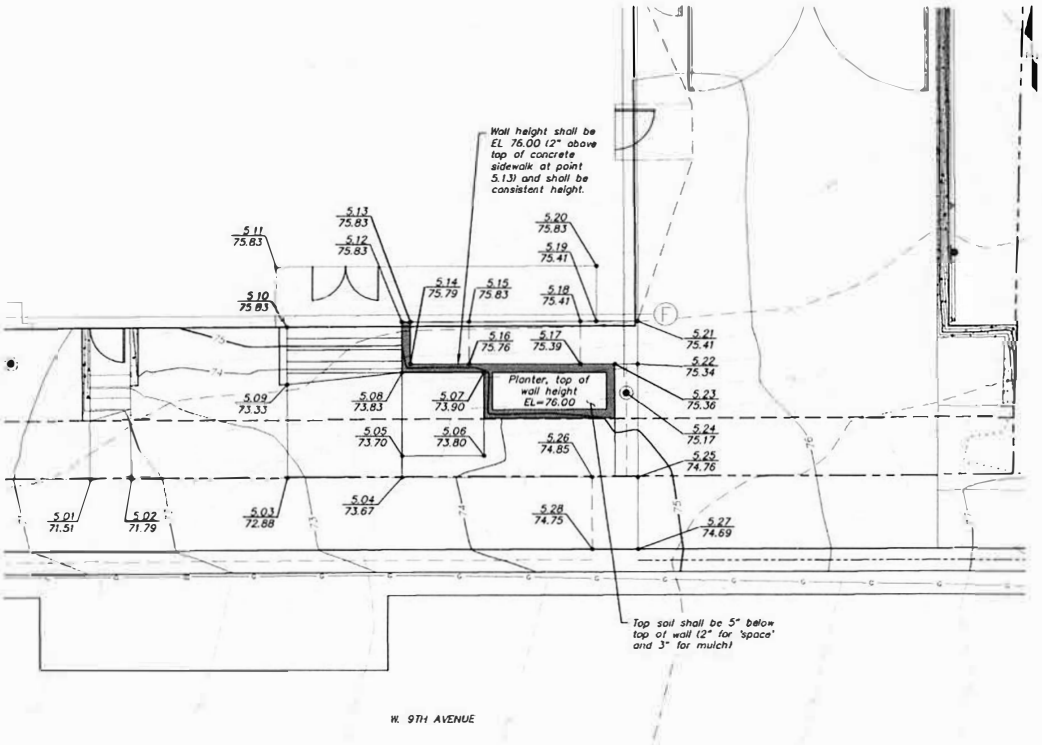
PROJECT NO	16.113
DATE	2018-08-17
DRAWN BY	EJ
CHECKED BY	BJ

1 RE-KEY GRADE BREAKS TO PLAN FOR MEP 08-13-2018

2 CHANGED TO CURB CUT & REVISED DRIVEWAY 09-11-2018

CONFORMED DOCUMENTS

C303



ENTRY RE-DESIGN GRADING

1

LEGEND

- FINISH GRADE CONTOUR
- EXISTING GRADE CONTOUR
- 5.01 61.95 DESIGN POINT (5-21-2019)
- TYPE 1 CURB & GUTTER
- TYPE 4 (CURB CUT)

DESIGN POINT TABLE				
POINT NO.	NORTHING	EASTING	ELEV (FT)	DESCRIPTION
5.01	338,960.5124	343,505.0989	71.51	EOC, grade break
5.02	338,960.5299	343,508.9842	71.79	EOC, grade break
5.03	338,960.5990	343,522.2081	72.88	EOC, grade break
5.04	338,960.6475	343,532.2089	73.67	EOC, grade break
5.05	338,962.5158	343,532.1997	73.70	EOC
5.06	338,962.5492	343,539.2012	73.80	EOC
5.07	338,969.8081	343,539.1678	73.90	EOC, top of sidewalk
5.08	338,969.7831	343,532.1636	73.83	EOC, bottom of stairs
5.09	338,968.7278	343,522.1668	73.33	EOC, bottom of stairs
5.10	338,973.7281	343,522.1414	75.83	EOC, top of stairs
5.11	338,978.9255	343,521.1164	75.83	EOC, FF
5.12	338,974.1834	343,532.1435	75.83	EOC, top of stairs
5.13	338,974.1834	343,532.8925	75.83	EOC, top of sidewalk
5.14	338,970.5332	343,532.9090	75.79	EOC, top of sidewalk
5.15	338,974.2140	343,537.8927	75.83	EOC, grade break, top of sidewalk
5.16	338,970.5453	343,537.9094	75.76	EOC, grade break, top of sidewalk
5.17	338,970.5685	343,547.5436	75.39	EOC, grade break, top of sidewalk
5.18	338,974.2690	343,547.5268	75.41	EOC, grade break, top of sidewalk
5.19	338,974.2724	343,548.9269	75.41	EOC, top of sidewalk
5.20	338,979.0755	343,548.9019	75.83	EOC, FF
5.21	338,974.2918	343,552.5272	75.41	EOC
5.22	338,970.5805	343,552.5408	75.34	EOC, begin concrete drainage swale
5.23	338,970.5699	343,550.5489	75.36	EOC, begin concrete drainage swale
5.24	338,968.0752	343,551.5604	75.17	Concrete drainage swale, negative low point
5.25	338,960.7490	343,552.5939	74.76	EOC, end concrete drainage swale
5.26	338,960.7291	343,548.5914	74.85	EOC, end curb cut ramp
5.27	338,954.4991	343,552.6225	74.69	TBC, begin Type 4 C&G, FL EL=74.64'
5.28	338,954.4792	343,548.6226	74.75	EOC, end curb cut ramp

BETTISWORTH NORTH
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
Watterson Construction
CORPORATE No. AFCC#10 WWW.BETTISWORTHNORTH.COM

1539 INVESTMENTS, LLC
THE SUSITNA FLATS
ANCHORAGE, ALASKA
FIELD DIRECTIVE ENTRY REDESIGN

CONSULTANT
CRW ENGINEERING GROUP, LLC

PROJECT NO	16113
DATE	2019.05.21
DRAWN BY	EJ
CHECKED BY	BJ

ENTRY RE-DESIGN GRADING PLAN

1

C304

GRADING PLAN
RETAINING WALLS

CRW ENGINEERING GROUP, LLC

CONSULTANT

1539 INVESTMENTS, LLC

THE SUSITNA FLATS

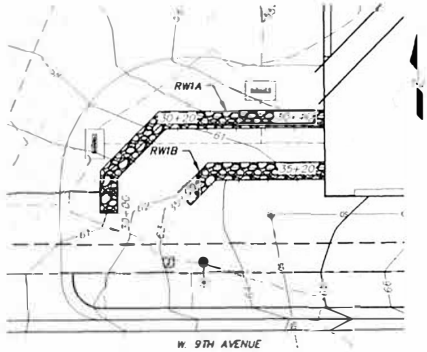
ANCHORAGE, ALASKA

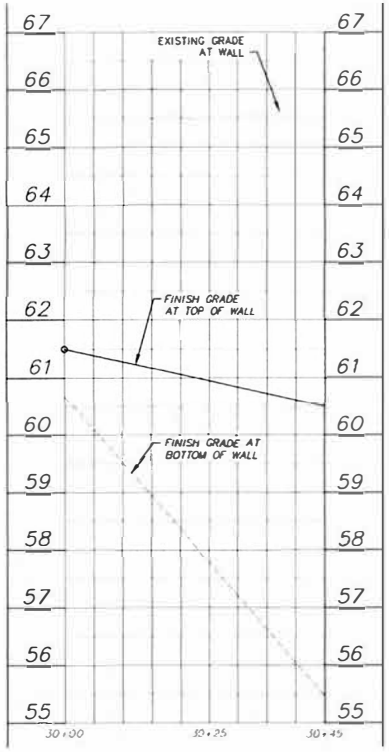
CONFORMED DOCUMENTS

BETTISWORTH NORTH

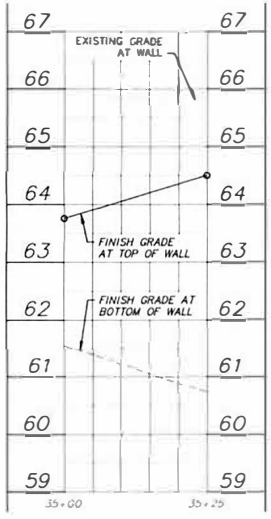
Watterson Construction

2600 DENALI STREET SUITE 710 ANCHORAGE, ALASKA 99503 907-561-5780
212 FRONT STREET FAIRBANKS, ALASKA 99701 907-456-5780
CORPORATE No. AECC219 WWW. BETTISWORTHNORTH.COM





1A C305 RETAINING WALL 1A



1B C305 RETAINING WALL 1B

BETTISWORTH NORTH

Watterson Construction

1539 INVESTMENTS, LLC
THE SUSITNA FLATS
ANCHORAGE, ALASKA

CONFORMED DOCUMENTS

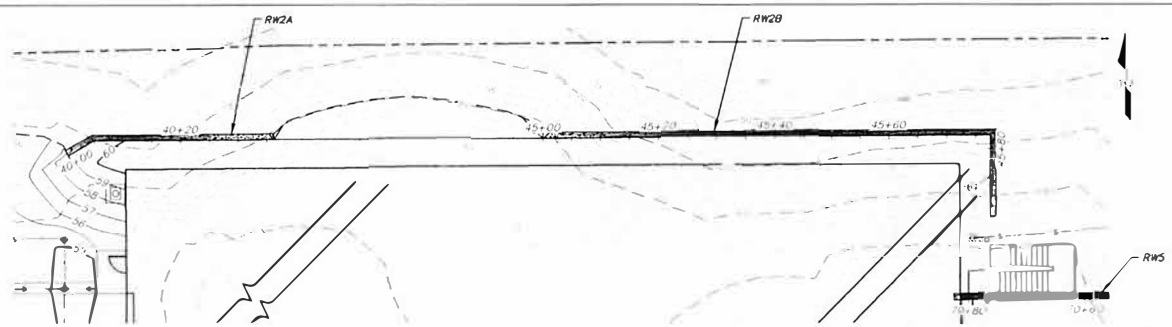
CONSULTANTS

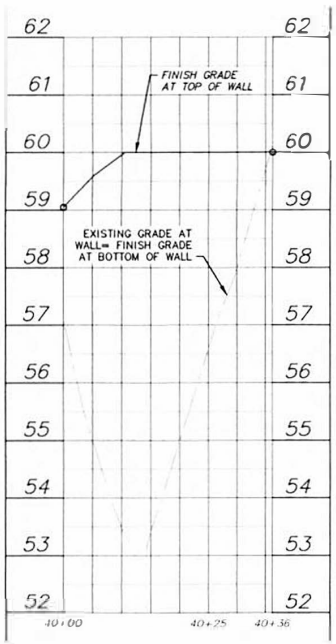
CRW ENGINEERING GROUP, LLC

PROJECT NO	16 113
DATE	2018 07 19
DRAWN BY	EJ
CHECKED BY	EJ

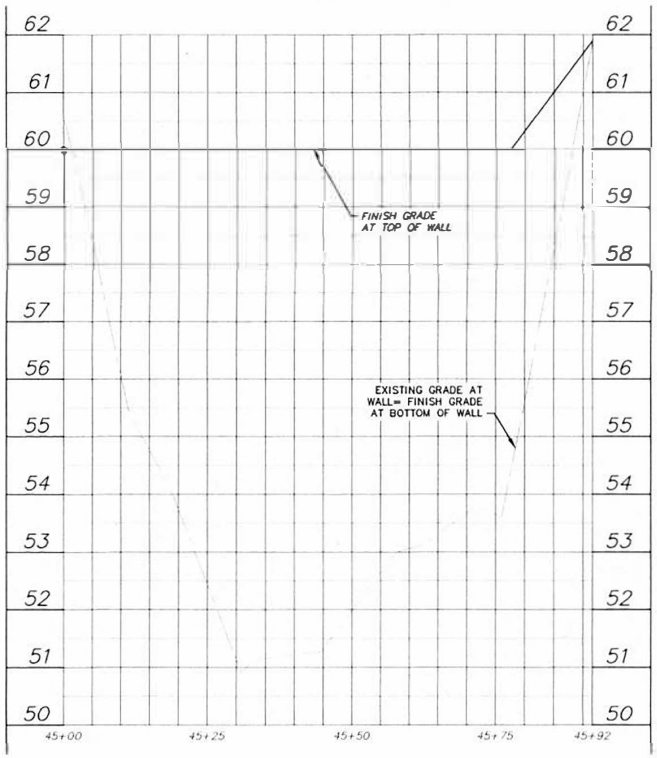
RETAINING WALL PLANS PROFILE

C305





2A C306 RETAINING WALL 2A



2B C306 RETAINING WALL 2B

BETTISWORTH NORTH

Watterson Construction

1539 INVESTMENTS, LLC

THE SUSITNA FLATS

ANCHORAGE, ALASKA

CONFORMED DOCUMENTS

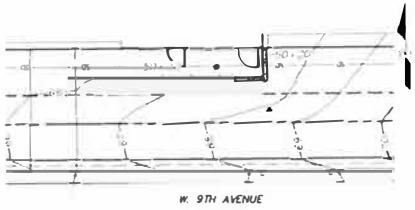
CONSULTANT

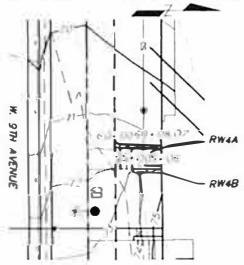
CRW ENGINEERING GROUP, LLC

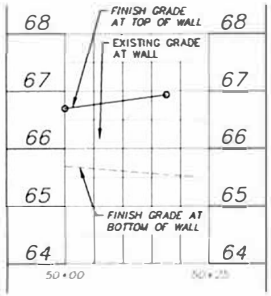
PROJECT NO	15113
DATE	2018.07.19
DRAWN BY	EJ
CHECKED BY	EJ

RETAINING WALL PLAN & PROFILE

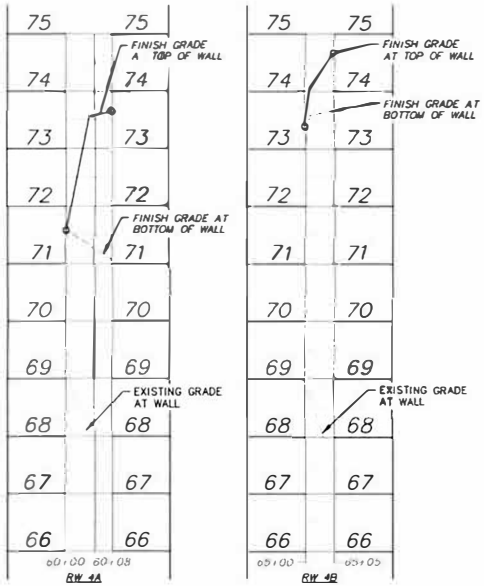
C306



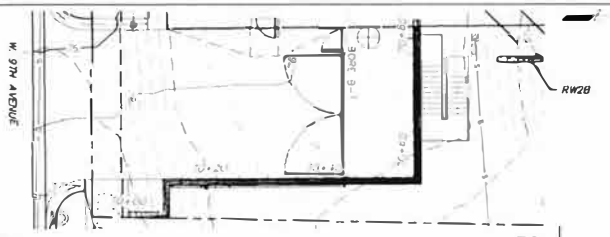


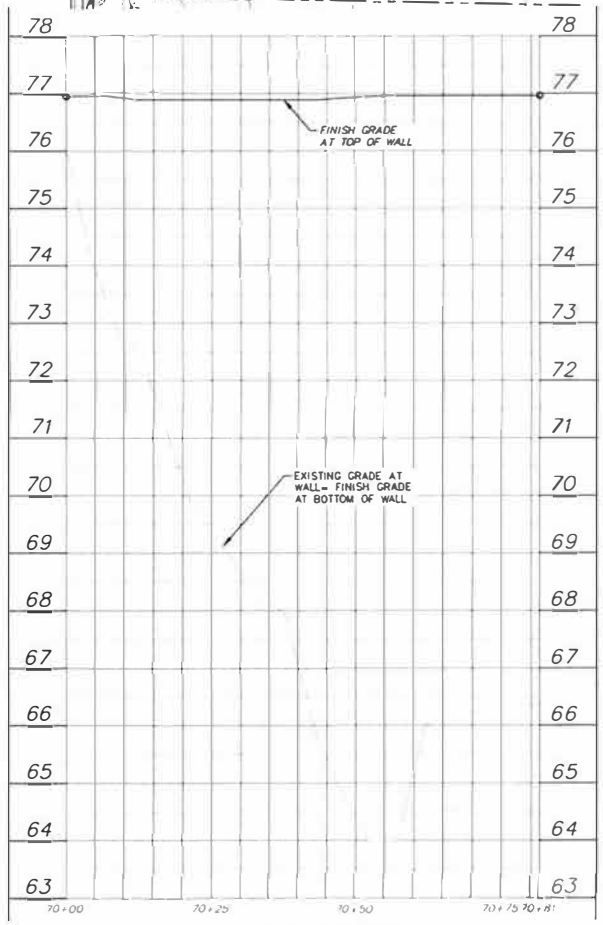


3 C307 RETAINING WALL 3



4 C307 RETAINING WALLS 4A AND 4B





5 C307 RETAINING WALL 5

BETTISWORTH NORTH
Watterson Construction

1539 INVESTMENTS, LLC
THE SUSITNA FLATS
ANCHORAGE, ALASKA

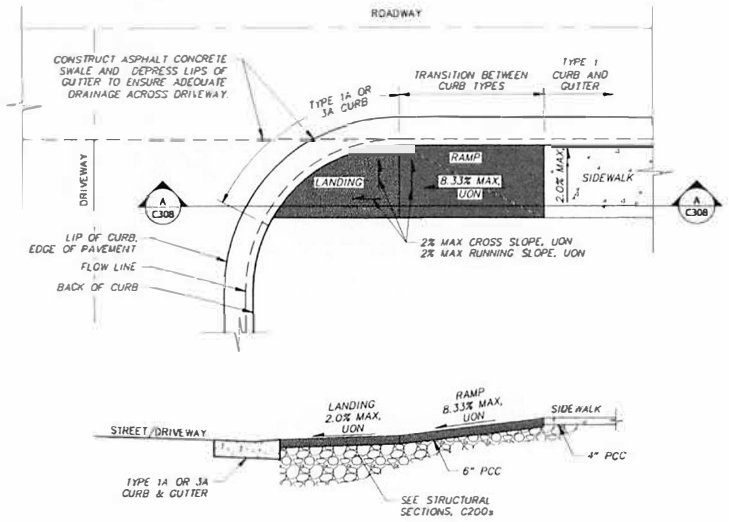
CONFORMED DOCUMENTS

CONSULTANT
CRW ENGINEERING GROUP LLC

PROJECT NO	16113
DATE	2018-03-19
DRAWN BY	EJ
CHECKED BY	BJ

RETAINING WALL PLAN & PROFILE

C307



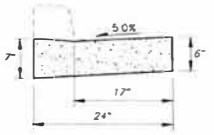
SECTION A-A

NOTES:

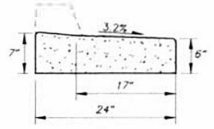
1. CONSTRUCT RAMPS AND LANDINGS WITH A BROOM FINISH PERPENDICULAR TO THE CURB.
2. NO LIDS, JUNCTION BOXES, MANHOLES, OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED WITHIN THE CURB RAMP.
3. CONTRACTOR SHALL CONSTRUCT PCC CURB BACKER BEHIND LANDING AND RAMPS WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
4. CONTRACTOR SHALL CONSTRUCT LANDINGS WITH A MAXIMUM 2% RUNNING SLOPE AND MAXIMUM 2% CROSS SLOPE UNLESS OTHERWISE NOTED.

1 C308 **UNIDIRECTIONAL CURB RAMP**

NTS



TYPE 1A P.C.C. CURB AND GUTTER



TYPE 3A P.C.C. CURB AND GUTTER

NOTES:

1. TRANSITION CURBS TO MAINTAIN CONSTANT FLOWLINE ACROSS CURB RAMP, BETWEEN CHANGES IN CURB TYPE, AND AROUND CURB RETURN.

2 C308 **ACCESSIBLE CURB AND GUTTER SECTIONS**

NTS

BETTISWORTH NORTH
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
Watterson Construction
2600 DENALI STREET SUITE 710 ANCHORAGE, ALASKA 99503 907-561-5780
212 FRONT STREET FAIRBANKS, ALASKA 99701 907-456-5780
CORPORATE No. AECC819 WWW.BETTISWORTHNORTH.COM

1539 INVESTMENTS, LLC
THE SUSITNA FLATS
ANCHORAGE, ALASKA

CONFORMED DOCUMENTS

CONSULTANT:
CRW ENGINEERING GROUP, LLC

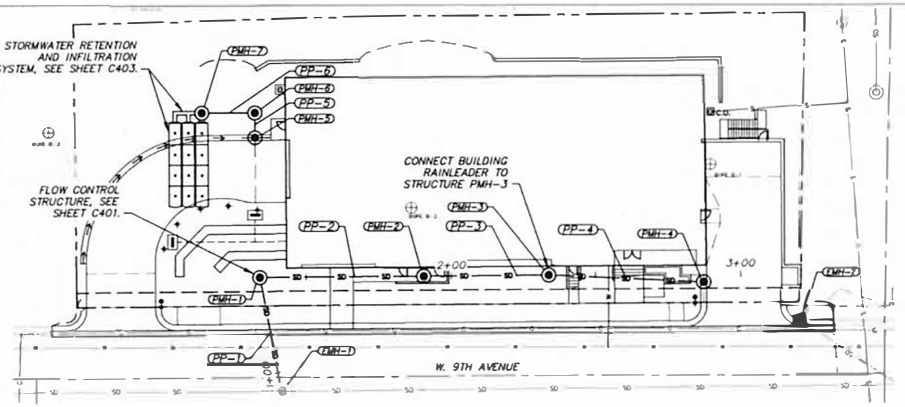
PROJECT NO	16-113
DATE	2/23/2018
DRAWN BY	MH
CHECKED BY	EJ

CURB RAMP DETAILS

C308

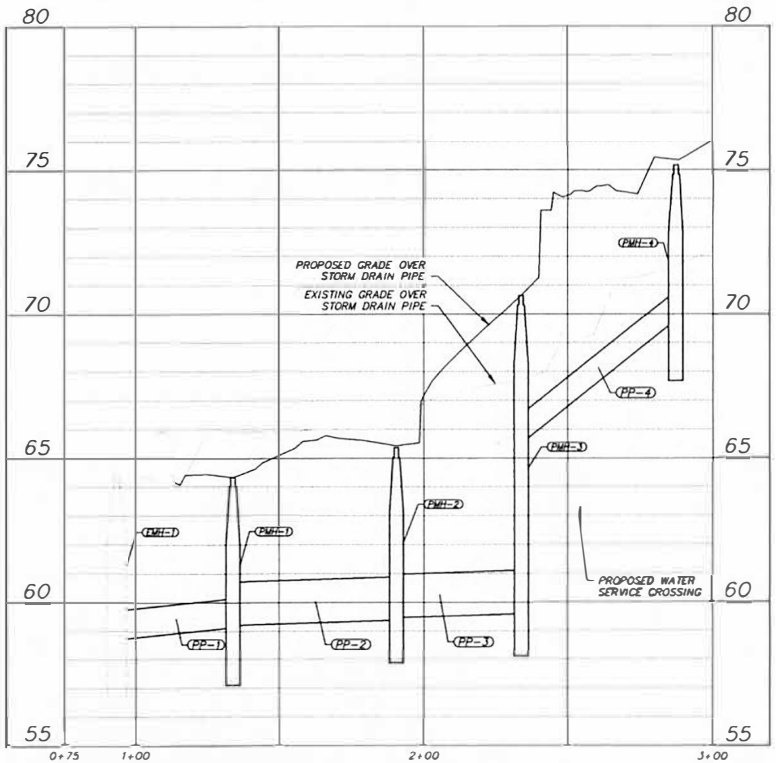
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES. 1" ACTUAL

2/22/2018 2:38 PM J:\Jobs\Data\73508.00 Susitna Tidal Flats - BNAP\00 CAD\01 Working Set\01 Civil\C300s - Details.dwg



STORM DRAIN PIPE SUMMARY								
PIPE ID	SIZE (IN.)	PIPE TYPE	LENGTH (FT.)	FROM	TO	INLET ELEVATION	OUTLET ELEVATION	SLOPE
PP-1•	12	CPEP, S	40.63	PMH-1	EMH-1	59.11	58.75	1.01%
PP-2	18	CPEP, S	56.53	PMH-2	PMH-1	59.37	59.21	0.30%
PP-3	18	CPEP, S	43.42	PMH-3	PMH-2	59.60	59.47	0.32%
PP-4	12	CPEP, S	53.46	PMH-4	PMH-3	69.68	65.60	8.01%
PP-5••	12	CPEP, S	8.66	PMH-5	PMH-6	50.74	50.68	1.16%
PP-6••	12	CPEP, S	18.44	PMH-6	PMH-7	50.58	50.43	1.00%

• CONNECT TO EXISTING MH (EMH-1) USE EXISTING MH PENETRATION FROM REMOVED PIPE.
•• INSTALL RIGID BOARD INSULATION (R-20) PER MASS STANDARD DETAIL 20-9 OVER PIPES PP-5 & PP-6
••• REFER TO SHEET C403 FOR STORMWATER RETENTION & INFILTRATION SYSTEM PIPING INFO.



STORM DRAIN STRUCTURE SUMMARY TABLE						
STRUCTURE ID	TYPE OF STRUCTURE	TYPE OF CASTING	REFERENCE LOCATION NORTHING	REFERENCE LOCATION EASTING	TOP OF CASTING ELEVATION	COMMENTS
EMH-1	EXISTING MH	–	338930.08	343405.97	64.40	
PMH-1	MANHOLE, TYPE 1	FIELD INLET	338969.96	343398.23	64.33	FLOW CONTROL STRUCTURE, SEE SHEET C401
PMH-2	DRAIN BASIN	INLET GRATE	338970.24	343454.76	65.43	SIDEWALK INLET DRAIN, SEE SHEET C401
PMH-3	DRAIN BASIN	SOLID GRATE	338970.54	343498.16	70.65	CONNECT RAIN LEADER, SEE SHEET C401 & MECHANICAL
PMH-4	DRAIN BASIN	INLET GRATE	338968.08	343551.56	75.17	CONCRETE SWALE INLET DRAIN, SEE SHEET C402
EMH-2	EXISTING CB	CURB INLET	338954.76	343585.32	77.48	REPLACE EXISTING FRAME AND INLET WITH TYPE 3A CURB INLET
PMH-5	CATCH BASIN	FIELD INLET	339018.33	343396.67	54.74	DRAINAGE SWALE LOW POINT
PMH-6	HYDRODYNAMIC SEPARATOR	SOLID LID	339026.98	343396.67	54.99	PRETREATMENT STRUCTURE, SEE SHEET C402
PMH-7	MANHOLE, TYPE 1	SOLID LID	339026.98	343378.23	55.54	DIVERSION STRUCTURE FOR CONTAINMENT ROW, SEE SHEET C403

GENERAL STORM DRAIN STRUCTURE & PIPE NOTES:

1. HORIZONTAL AND VERTICAL CONTROL POINTS FOR STORM DRAIN STRUCTURES (REFERENCE POINTS CALLED OUT IN PLAN & PROFILE SHEETS) ARE:

STRUCTURE	HORZ CONTROL	REFERENCE ELEV.
TYPE 1 MH	CENTER OF MH	FG/TOP OF LID.
CATCH BASIN	CENTER OF CB	IBC @ MID. PT. OF CURB INLET HOOD
CB W/ FIELD INLET	CENTER OF CB	FG/TOP OF FRAME
DRAIN BASIN	CENTER OF DRAIN BASIN	FG/TOP OF FRAME

2. PIPE LENGTHS ARE BASED ON THE HORIZONTAL DISTANCE BETWEEN THE CENTER OF CONNECTING STRUCTURES OR FITTINGS. PIPE SLOPES ARE CALCULATED USING THE ACTUAL LENGTH OF PIPE FROM THE INSIDE FACE OF STRUCTURES.

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED. AFFECTING ALL LABELED SCALES. 1" ACTUAL

2/22/2018 1:01 PM File: J:\Jobs\Data\7800\00 Susitna Total Plats - BNAP\dc\C400\01 Working Set\01 Civil\C400b - Storm Drain.dwg

Watterson Construction
BETTISWORTH NORTH
2600 DENALI STREET SUITE 710 ANCHORAGE, ALASKA 99503 907-561-5780
212 FRONT STREET FAIRBANKS, ALASKA 99701 907-455-5780
CORPORATE No. AKCC219 WWW.BETTISWORTHNORTH.COM

1539 INVESTMENTS, LLC
THE SUSITNA FLATS
ANCHORAGE, ALASKA

CONFORMED DOCUMENTS

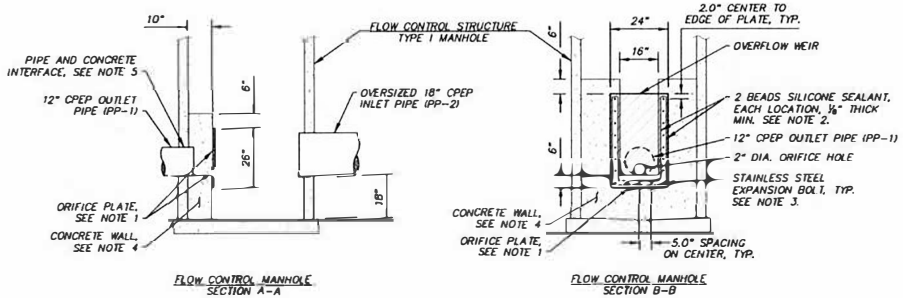
CONSULTANT:
CRW ENGINEERING GROUP, LLC

PROJECT NO	16-113
DATE:	2/23/2018
DRAWN BY	JH
CHECKED BY	BJ

NO.	DESCRIPTION	DATE

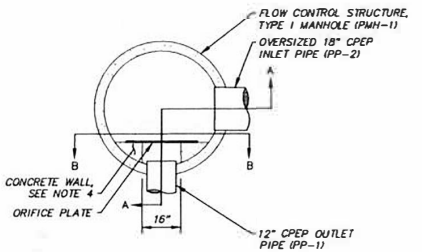
STORM DRAIN SITE PLAN

C400



FLOW CONTROL MANHOLE SECTION A-A

FLOW CONTROL MANHOLE SECTION B-B

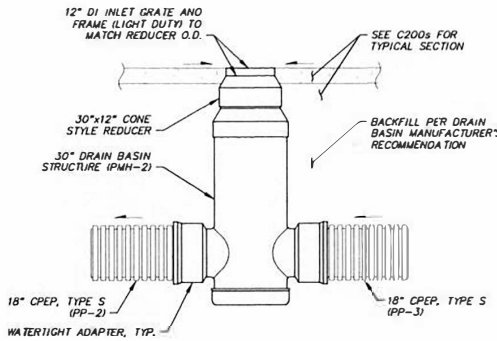


FLOW CONTROL MANHOLE PLAN VIEW

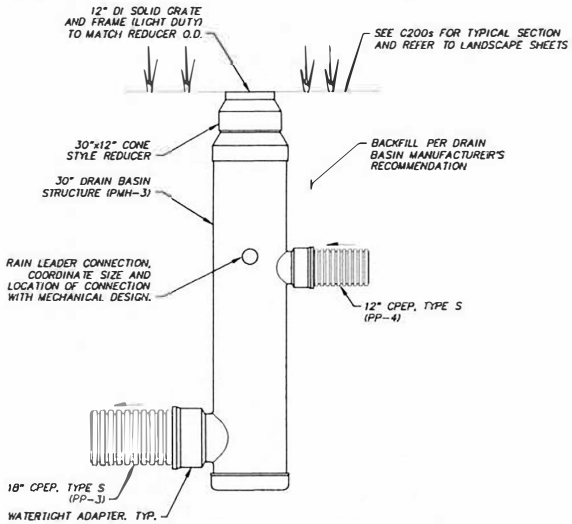
NOTES

1. ORIFICE PLATE SHALL BE ALUMINUM AND A MINIMUM OF 0.25" THICK.
2. SILICONE SEALANT SHALL BE NON-SHRINK, NON-WATER BASED, AND RESIST CRACKING IN FREEZING TEMPERATURES.
3. STAINLESS STEEL EXPANSION BOLT SHALL SHALL BE ½" DIA. WITH RUBBER GASKETS AND HAVE A MINIMUM OF 5 INCHES OF EMBEDMENT INTO CONCRETE.
4. STEEL REINFORCEMENT FOR CONCRETE WALL SHALL BE SAME SIZE AND STRENGTH BAR USED IN CONCRETE MANHOLE. PROVIDE STANDARD HOOKS BETWEEN CONCRETE WALL AND MANHOLE REINFORCEMENT.
5. ANNULAR SPACE BETWEEN INLET PIPE AND CONCRETE SHALL BE WATER TIGHT

1 / C401 **FLOW CONTROL STRUCTURE (PMH-1)**
NTS



2 / C401 **SIDEWALK DRAIN BASIN WITH INLET (PMH-2) DETAIL**
NTS



3 / C401 **DRAIN BASIN WITH RAIN LEADER CONNECTION (PMH-3) DETAIL**
NTS

NOTES (DETAILS 2 & 3)

1. DRAIN BASIN, REDUCER, WATERTIGHT ADAPTER, AND INLET GRATE & FRAME SHALL BE MANUFACTURED BY NYLOPLAST A DIVISION OF ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL.

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED. ADJUST PRINTING ALL LABELED SCALES 1" ACTUAL

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2600 DENALI STREET SUITE 710 ANCHORAGE, ALASKA 99503 907-561-5780
212 FRONT STREET FAIRBANKS, ALASKA 99701 907-456-5780
CORPORATE No. AECC219 WWW.BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH

1539 INVESTMENTS, LLC
THE SUSITNA FLATS
ANCHORAGE, ALASKA

CONFORMED DOCUMENTS

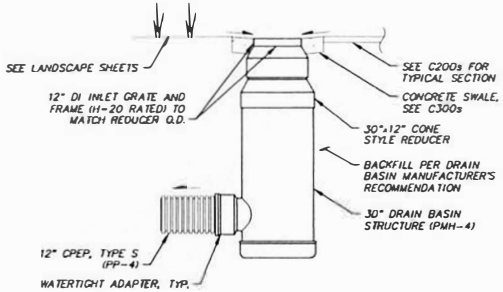
CONSULTANT:
CRW ENGINEERING GROUP, LLC

PROJECT NO	16-113
DATE:	2/23/2018
DRAWN BY:	JH
CHECKED BY:	BJ

ITEM	DESCRIPTION	DATE

STORM DRAIN DETAILS

C401

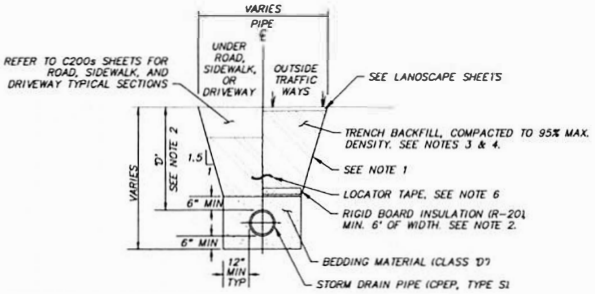


NOTES:

1. DRAIN BASIN, REDUCER, WATERTIGHT ADAPTER, AND INLET GRATE & FRAME SHALL BE MANUFACTURED BY NYLOPLAST A DIVISION OF ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL.

1 C402 DRIVEWAY DRAIN BASIN WITH INLET (PMH-4) DETAIL

NTS

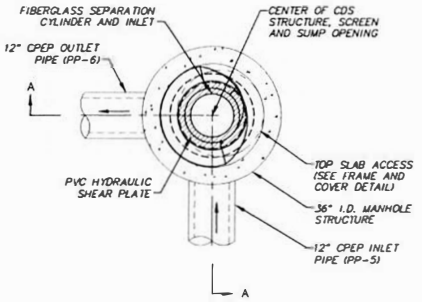


NOTES:

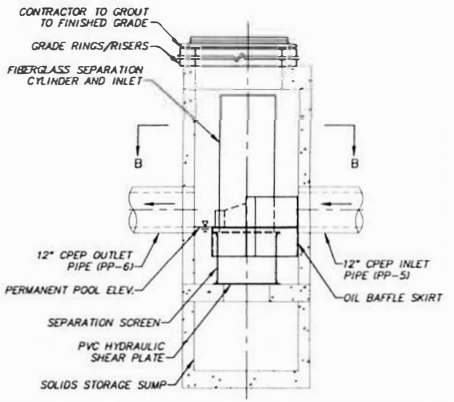
1. TRENCH EXCAVATION AND SHORING SHALL COMPLY WITH ALL LOCAL, STATE AND OSHA REGULATIONS AND REQUIREMENTS.
2. WHEN OUTSIDE OF TRAFFIC WAYS INSTALL RIGID BOARD INSULATION (R-20) PER MASS STANDARD DETAIL 20-9 WHEN 'D' IS LESS THAN 4', MEASURED FROM OUTER WALL OF PIPE.
3. WHERE NATIVE BACKFILL DOES NOT MEET TYPE III MATERIAL SPECIFICATIONS FOR TRENCH BACKFILL, THE CONTRACTOR SHALL USE USABLE EXCAVATION MEETING FROST CLASSIFICATION F3 OR BETTER, COMPACTED TO 95% MAX DENSITY.
4. DISPOSE UNUSABLE OR SURPLUS MATERIAL EXCAVATED FROM TRENCH TO A CONTRACTOR-FURNISHED DISPOSAL AREA, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
5. IN PREPARATION FOR AND IMMEDIATELY PRIOR TO PAVING, CONTRACTOR SHALL SAW CUT AND REMOVE AN ADDITIONAL 12 INCHES FROM EXISTING PAVEMENT EDGE. THE ENGINEER MAY REQUIRE MORE THAN 12 INCHES ADDITIONAL CUT IF THE EXISTING PAVEMENT HAS BEEN LIFTED IN THE REMOVAL PROCESS, IF THE JOINT DOES NOT OCCUR ON UNDISTURBED MATERIAL, OR IF THE JOINT IS LOCATED WITHIN THE TRAVEL LANE.
6. INSTALL DETECTABLE LOCATOR TAPE THREE (3) FEET BELOW FINISH GRADE OR TWO (2) FEET DEEP IN THE STREET STRUCTURAL SECTION PER MASS SECTION 20.13.

2 C402 TYPICAL STORM DRAIN TRENCH SECTION

NTS



PLAN VIEW B-B
NTS



SECTION A-A
NTS

NOTES:

1. STORMWATER PRETREATMENT DEVICE SHALL BE A CDS HYDRODYNAMIC SEPARATOR (MODEL CDS1515-3-C) MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS OR APPROVED EQUAL.
2. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING.
3. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.

3 C402 STORMWATER PRETREATMENT STRUCTURE DETAIL

NTS

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CORPORATE No. AECC219 WWW.BETTISWORTHNORTH.COM

1539 INVESTMENTS, LLC
THE SUSITNA FLATS
ANCHORAGE, ALASKA

CONFORMED DOCUMENTS

CONSULTANT

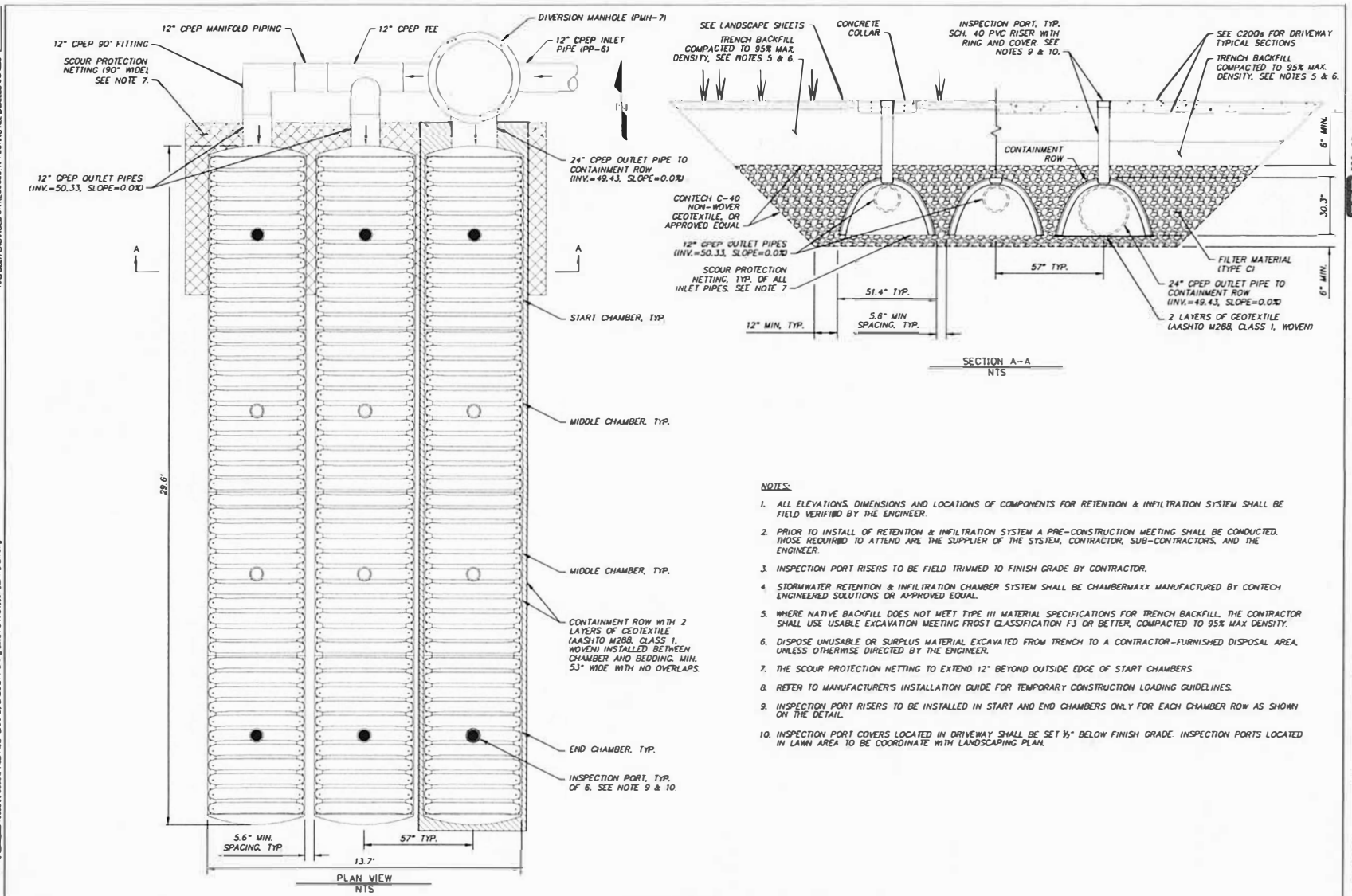
CRW ENGINEERING GROUP, LLC

PROJECT NO	16.113
DATE:	3/23/2018
DRAWN BY:	JH
CHECKED BY:	BJ

NUMBER	DESCRIPTION	DATE

STORM DRAIN DEATILS

C402



NOTES:

1. ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF COMPONENTS FOR RETENTION & INFILTRATION SYSTEM SHALL BE FIELD VERIFIED BY THE ENGINEER.
2. PRIOR TO INSTALL OF RETENTION & INFILTRATION SYSTEM A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED. THOSE REQUIRED TO ATTEND ARE THE SUPPLIER OF THE SYSTEM, CONTRACTOR, SUB-CONTRACTORS, AND THE ENGINEER.
3. INSPECTION PORT RISERS TO BE FIELD TRIMMED TO FINISH GRADE BY CONTRACTOR.
4. STORMWATER RETENTION & INFILTRATION CHAMBER SYSTEM SHALL BE CHAMBERMAXX MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS OR APPROVED EQUAL.
5. WHERE NATIVE BACKFILL DOES NOT MEET TYPE III MATERIAL SPECIFICATIONS FOR TRENCH BACKFILL, THE CONTRACTOR SHALL USE USABLE EXCAVATION MEETING FROST CLASSIFICATION F3 OR BETTER, COMPACTED TO 95% MAX DENSITY.
6. DISPOSE UNUSABLE OR SURPLUS MATERIAL EXCAVATED FROM TRENCH TO A CONTRACTOR-FURNISHED DISPOSAL AREA, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
7. THE SCOUR PROTECTION NETTING TO EXTEND 12" BEYOND OUTSIDE EDGE OF START CHAMBERS.
8. REFER TO MANUFACTURER'S INSTALLATION GUIDE FOR TEMPORARY CONSTRUCTION LOADING GUIDELINES.
9. INSPECTION PORT RISERS TO BE INSTALLED IN START AND END CHAMBERS ONLY FOR EACH CHAMBER ROW AS SHOWN ON THE DETAIL.
10. INSPECTION PORT COVERS LOCATED IN DRIVEWAY SHALL BE SET ½" BELOW FINISH GRADE. INSPECTION PORTS LOCATED IN LAWN AREA TO BE COORDINATE WITH LANDSCAPING PLAN.

1 C403

STORM DRAIN RETENTION & INFILTRATION SYSTEM DETAIL

NTS

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES. 1" ACTUAL

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ARCHITECTURE | PLANNING | LANDSCAPE ARCHITECTURE

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1539 INVESTMENTS, LLC
THE SUSITNA FLATS
ANCHORAGE, ALASKA

CONFORMED DOCUMENTS

CONSULTANT
CRW ENGINEERING GROUP, LLC

PROJECT NO	16-113
DATE	2/23/2018
DRAWN BY	JH
CHECKED BY	BJ

STORM DRAIN DETAILS

C403

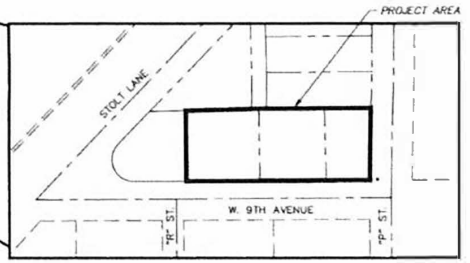
AS-BUILT
Erica Jensen
9-26-19

1539 INVESTMENTS, LLC
THE SUSITNA FLATS
PRIVATE DEVELOPMENT PLAN REVIEW

OWNER:
1539 INVESTMENTS, LLC
2434 KARLUK ST.
ANCHORAGE, ALASKA 99508
PHONE (907) - 561 - 2273
NAME:
TITLE

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C1	COVER SHEET
C2	LEGEND, ABBREVIATIONS, NOTES, AND KEY MAP
C3	SOIL LOGS
C4	DEMOLITION PLAN
C5	SECTIONS
C6	GRADING
C7	DETAILS
C8	STORM DRAIN SYSTEM
C9	STORM DRAIN DETAILS
S1	SURVEY
E1	ELECTRICAL
E2	ELECTRICAL
L1	LANDSCAPING
L2	LANDSCAPING

VICINITY MAP
ANCHORAGE, ALASKA



PROJECT AREA

PROJECT TEAM

ARCHITECTURE, LANDSCAPING, INTERIORS
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ROY ROUNTREE:
RROUNTREE@BETTISWORTHNORTH.COM

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TJ
ALEC THOMSON: ALEC@TJENG.COM
THOMAS ZIETLOW: TOMZ@TJENG.COM

STRUCTURAL:
BBFM
TROY FELLER: TFELLER@BBFM.COM

CIVIL
CRW ENGINEERING GROUP
ERICA JENSEN: EJENSEN@CRWENG.COM

SURVEY:
SLANA SURVEYS, INC.

GEOTECHNICAL:
NORTHWEST GEOTECHNICAL ENGINEERS
EVA GE: XGE@NGE-TFT.COM

BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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ARCHITECTURE PLANNING LANDSCAPE INTERIORS
Wattenson Construction
3rd Floor DENALI STREET SUITE 710 ANCHORAGE, ALASKA 99503 907-561-2780
212 FRONT STREET FAIRBANKS, ALASKA 99701 907-456-2780
CORPORATE No. AECC319 WWW.BETTISWORTHNORTH.COM

1539 INVESTMENTS, LLC
THE SUSITNA FLATS
SUBDIVISION AGREEMENT #17-010
ANCHORAGE, ALASKA
PERMIT SET

CONSULTANT:
CRW ENGINEERING GROUP LLC

PROJECT NO.	16-113
DATE.	4/20/2018
DRAWN BY	NH
CHECKED BY	EJ

COVER SHEET
C1

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE MOST CURRENT REVISION OF THE MUNICIPALITY OF ANCHORAGE (MOA) STANDARD SPECIFICATIONS, (HEREINAFTER REFERRED TO AS MASS 2015), THE LATEST EDITION OF THE AWWU DESIGN CRITERIA MANUAL (2018), AND THE SPECIAL PROVISIONS.
2. THE LOCATION OF THE EXISTING FEATURES AND UTILITIES SHOWN IN THESE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES ENCOUNTERED AND RECORD THEIR LOCATION ON THE CONTRACT RECORD DRAWINGS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROJECT MANAGER.
3. THE CONTRACTOR SHALL OBTAIN AND ENSURE COMPLIANCE WITH ALL NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. THE PERMITS SHALL BE MAINTAINED ON THE PROJECT SITE.
4. ALL WORK IN CLOSE PROXIMITY TO EXISTING OVERHEAD TELEPHONE AND ELECTRIC UTILITIES SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL STATUTES, CODES AND GUIDELINES AND THE CLEARANCE REQUIREMENTS OF THE SERVING UTILITY.
5. LIMITS OF EXCAVATION SHOWN ON THE DRAWINGS ARE APPROXIMATE. ACTUAL LIMITS WILL BE DETERMINED IN THE FIELD BY THE ENGINEER/OWNER DURING CONSTRUCTION OPERATIONS.
6. IN PREPARATION FOR AND IMMEDIATELY PRIOR TO PAVING, THE CONTRACTOR SHALL SAW CUT AND REMOVE ADDITIONAL PAVEMENT BEYOND THE INITIAL SAW CUT, A MINIMUM OF 1-FOOT ONTO UNDISTURBED ASPHALT. TACK COAT SHALL BE APPLIED TO THE SAWN FACE OF ASPHALT AND ALL EMBEDDED APPURTENANCES PRIOR TO BEGINNING PAVING.
7. CONTRACTOR SHALL REMOVE ANY LITTER OR DEBRIS WITHIN THE PROJECT LIMITS AT THE END OF CONSTRUCTION.
8. ALL ORGANIC MATERIAL SHALL BE REMOVED FROM THE ROADWAY SUBGRADE. NO ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIAL SHALL BE UTILIZED FOR BACKFILL.
9. THE CONTRACTOR SHALL MAINTAIN "REDLINE" RECORD DRAWINGS ON A CLEAN SET OF CONSTRUCTION DRAWINGS IN ACCORDANCE WITH THE SPECIFICATIONS. THE "REDLINES" SHALL BE KEPT CURRENT ON A DAILY BASIS AND SHALL BE AVAILABLE TO THE ENGINEER/OWNER FOR INSPECTION ON THE JOB SITE. THE CONTRACTOR SHALL SUBMIT RECORD SURVEY NOTES WITH THE RECORD DRAWINGS.
10. CONTRACTOR SHALL RESTORE ALL DISTURBED PROPERTY TO PRE-CONSTRUCTION CONDITIONS, UNLESS OTHERWISE DIRECTED BY ENGINEER/OWNER.
11. ALL CURB LOCATIONS, RADIUS MEASUREMENTS AND ELEVATIONS ARE TO THE TOP BACK OF CURB (TBC) UNLESS OTHERWISE NOTED.
12. UNLESS OTHERWISE NOTED, ALL VALVE BOXES, CLEANOUTS, AND MANHOLES WITHIN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISH GRADE.
13. WATER RESULTING FROM THE CONTRACTOR'S DEWATERING EFFORT MAY NOT BE PUMPED OR OTHERWISE DIVERTED INTO EXISTING STORM DRAINS UNLESS REQUIRED PERMITS, INCLUDING, BUT NOT LIMITED TO, THOSE REQUIRED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, ARE OBTAINED BY THE CONTRACTOR. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE ALLOWED TO DIVERT WATER FROM EXCAVATION ONTO ROADWAYS. THE CONTRACTOR SHALL PROVIDE DISPOSAL SITE FOR EXCESS WATER AND SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL PROVIDE COPIES OF PERMITS AND APPROVALS TO THE MOA ROW PERMIT OFFICE PRIOR TO BEGINNING DEWATERING.
14. ALL FILL AND USABLE EXCAVATION IN ALL LOCATIONS EXCEPT LAWN AREAS SHALL BE COMPACTED TO NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, BASED ON MODIFIED PROCTOR TEST VALUES. CONTRACTOR SHALL PROCURE TESTING. LIFTS SHALL BE A MAXIMUM OF 8-INCHES THICK AS OUTLINED IN THE ATTACHED GEOTECHNICAL REPORT. LAWN AREAS SHALL BE COMPACTED TO NINETY PERCENT (90%) MAXIMUM DENSITY.
15. CURB & GUTTER AND SIDEWALK SHALL BE SAW CUT AT THE NEAREST JOINT AT OR BEYOND REMOVAL LIMITS OR AS DIRECTED BY THE ENGINEER/OWNER.

CALL BEFORE YOU DIG!!!

Alaska Digline, Inc. Statewide	811
Alaska Railroad	265-2520
Military Fuel Lines	552-3760
State Storm Drains	333-2411

MASS REFERENCED SECTIONS

1. THIS CONTRACT INCORPORATES THE FOLLOWING SECTIONS FROM THE 2015 MASS BY REFERENCE.
   - 20.01 GENERAL (EARTHWORK)
   - 20.02 STORM WATER POLLUTION PREVENTION PLAN
   - 20.04 CLEARING & GRUBBING
   - 20.07 REMOVAL OF SIDEWALK AND CONCRETE APRON
   - 20.08 REMOVAL OF CURB & GUTTER
   - 20.09 REMOVAL OF PAVEMENT
   - 20.10 EXCAVATION FOR TRAFFIC WAYS
   - 2012 DEWATERING
   - 2013 TRENCH EXCAVATION & BACKFILL
   - 2014 TRENCH EXCAVATION, BACKFILL, AND COMPACTION FOR SERVICE CONNECTIONS
   - 20.16 FURNISH BEDDING MATERIAL
   - 20.21 CLASSIFIED FILL AND BACKFILL
   - 20.22 LEVELING COURSE
   - 20.24 RIPRAP
   - 20.25 GEOTEXTILE FABRIC
   - 20.26 INSULATION
   - 30.01 GENERAL (PORTLAND CEMENT CONCRETE)
   - 30.02 PORTLAND CEMENT CONCRETE, CURB & GUTTER, AND VALLEY GUTTER
   - 30.03 PORTLAND CEMENT CONCRETE SIDEWALKS
   - 30.04 PORTLAND CEMENT CURB RAMPS
   - 3005 STRUCTURES AND RETAINING WALLS
   - 30.10 COLORED CONCRETE
   - 30.11 SIDEWALK JOINT SEALANT
   - 40.01 GENERAL (ASPHALT SURFACING)
   - 40.04 TACK COAT
   - 40.06 ASPHALT CONCRETE PAVEMENT
   - 50.01 GENERAL (SANITARY SEWERS)
   - 50.02 FURNISH AND INSTALL PIPE
   - 50.03 SANITARY SEWER CONCRETE STRUCTURES
   - 50.04 SANITARY SEWER PIPE CONNECTIONS AND EXTENSIONS
   - 55.01 GENERAL (STORM DRAIN SYSTEMS)
   - 55.02 FURNISH AND INSTALL PIPE
   - 55.04 CONNECTIONS TO EXISTING MANHOLES OR CATCH BASINS
   - 55.05 MANHOLES AND CATCH BASIN MANHOLES
   - 2509 CONSTRUCT CATCH BASIN
   - 55.11 REMOVE MANHOLE
   - 55.12 ADJUST CATCH BASIN TO FINISH GRADE
   - 60.01 GENERAL (WATER SYSTEMS)
   - 60.02 FURNISH AND INSTALL PIPE
   - 60.03 FURNISH AND INSTALL VALVES
   - 60.05 WATER SERVICE LINES
   - 65.01 GENERAL (CONSTRUCTION SURVEYING)
   - 65.02 CONSTRUCTION SURVEYING
   - 70.07 REMOVE PIPE

MASS REFERENCED STANDARD DETAILS

1. THIS CONTRACT INCORPORATES THE FOLLOWING MASS STANDARD DETAILS BY REFERENCE.
   - 20-12 CLASS 'D' BEDDING MATERIAL
   - 20-14 TYPE II CLASSIFIED FILL AND BACKFILL
   - 20-15 TYPE IIA CLASSIFIED FILL AND BACKFILL
   - 20-18 LEVELING COURSE
   - 30-1 CURB AND GUTTER CROSS SECTIONS
   - 30-2 CURB & GUTTER TERMINATION TRANSITION
   - 30-14 SIDEWALK RETAINING WALL, 6" - 24"
   - 50-01 SANITARY SEWER MANHOLE, TYPE 'A'
   - 50-05 MANHOLE HEIGHTS
   - 50-06 MANHOLE STEP
   - 50-08 SEWER MANHOLE COVER
   - 50-09 MANHOLE FRAME
   - 50-14 SANITARY SEWER SERVICE (COMPLETE)
   - 55-4 STORM DRAIN MANHOLE, TYPE I
   - 55-9 STORM DRAIN BEEHIVE INTAKE COVER
   - 55-10 MANHOLE HEIGHTS
   - 55-21 CATCH BASIN INLET FOR TYPE 2 CURB & GUTTER
   - 55-22 PRECAST CATCH BASIN
   - 60-06 THRUST BLOCK
   - 60-08 TYPICAL VALVE BOX
   - 60-18 LARGE DIAMETER WATER SERVICE UNDER FOUNDATION
   - 60-20 ANODE DETAIL
   - 60-21 ANODE WIRE CONNECTION

COMMON ABBREVIATIONS

ABBR.	DESCRIPTION
AC	ASPHALT CONCRETE
APPROX.	APPROXIMATE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
C&G	CURB & GUTTER
CB	CATCH BASIN
CI	CURB INLET
C/L, CL	CENTERLINE
CPEP	CORRUGATED POLYETHYLENE PIPE
CSP	CORRUGATED STEEL PIPE
DIA	DIAMETER
E	EAST, EASTING
ELEV, EL	ELEVATION
EMH	EXISTING MANHOLE
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
FI	FIELD INLET
FF	FINISH FLOOR
FL	FLOW LINE
FT	FOOT, FEET
GB	GRADE BREAK
IAW	IN ACCORDANCE WITH
INV	INVERT
LF	LINEAR FOOT
LT, L	LEFT
LVC	LENGTH OF VERTICAL CURVE
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
N	NORTH, NORTHING
NIC	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OH	OVERHEAD
PC	POINT OF CURVATURE
PCC	PORTLAND CONCRETE CEMENT
PI	POINT OF INTERSECTION
PMH	PROPOSED MANHOLE
PP	PROPOSED PIPE
PT	POINT OF TANGENCY
PUE	PUBLIC USE EASEMENT
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
ROW	RIGHT OF WAY
R	RADIUS
RT	RIGHT
RW	RETAINING WALL
S	SOUTH
S/W	SIDEWALK
SF	SQUARE FEET
STA	STATION, STATIONING
STD	STANDARD
TBC	TOP BACK OF CURB
TYP.	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
VC	VERTICAL CURVE
W	WEST

LEGEND

EXISTING / PROPOSED

- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- UNPAVED (GRAVEL) EDGE OF ROAD
- EDGE OF PAVEMENT
- EDGE OF SIDEWALK
- CURB & GUTTER
- DRAINAGE ARROW
- CULVERT
- CHAINLINK FENCE
- APPROXIMATE FILL SLOPE LIMITS
- APPROXIMATE CUT SLOPE LIMITS
- CABLE TV LINE
- ELECTRIC LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- STORM DRAIN MANHOLE
- CATCH BASIN MANHOLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- CLEANOUT
- SEWER SERVICE CONNECTION
- WATER KEY BOX/VALVE MARKER
- FIRE HYDRANT
- TREE/SHRUB
- SOIL BORING OR TEST HOLE
- STRUCTURE
- LUMINAIRE
- UTILITY POLE
- SURFACE CONTOUR AND ELEVATION

NOTE: LEGEND MAY CONTAIN SYMBOLS THAT ARE NOT USED ON THIS PROJECT.

TABLE 1705.6 REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED. AFFECTING ALL LABELED SCALES. ("ACTUAL")

BETTISWORTH NORTH
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
2600 DEN MILSTREET SUITE 700 ANCHORAGE, ALASKA 99503 (907) 561-5780
212 FRONT STREET FAIRBANKS, ALASKA 99701 (907) 456-5780
CORPORATE No. AECC210 WWW.BETTISWORTHNORTH.COM

Walterson Construction

1539 INVESTMENTS, LLC
THE SUSITNA FLATS
SUBDIVISION AGREEMENT #17-010
ANCHORAGE, ALASKA

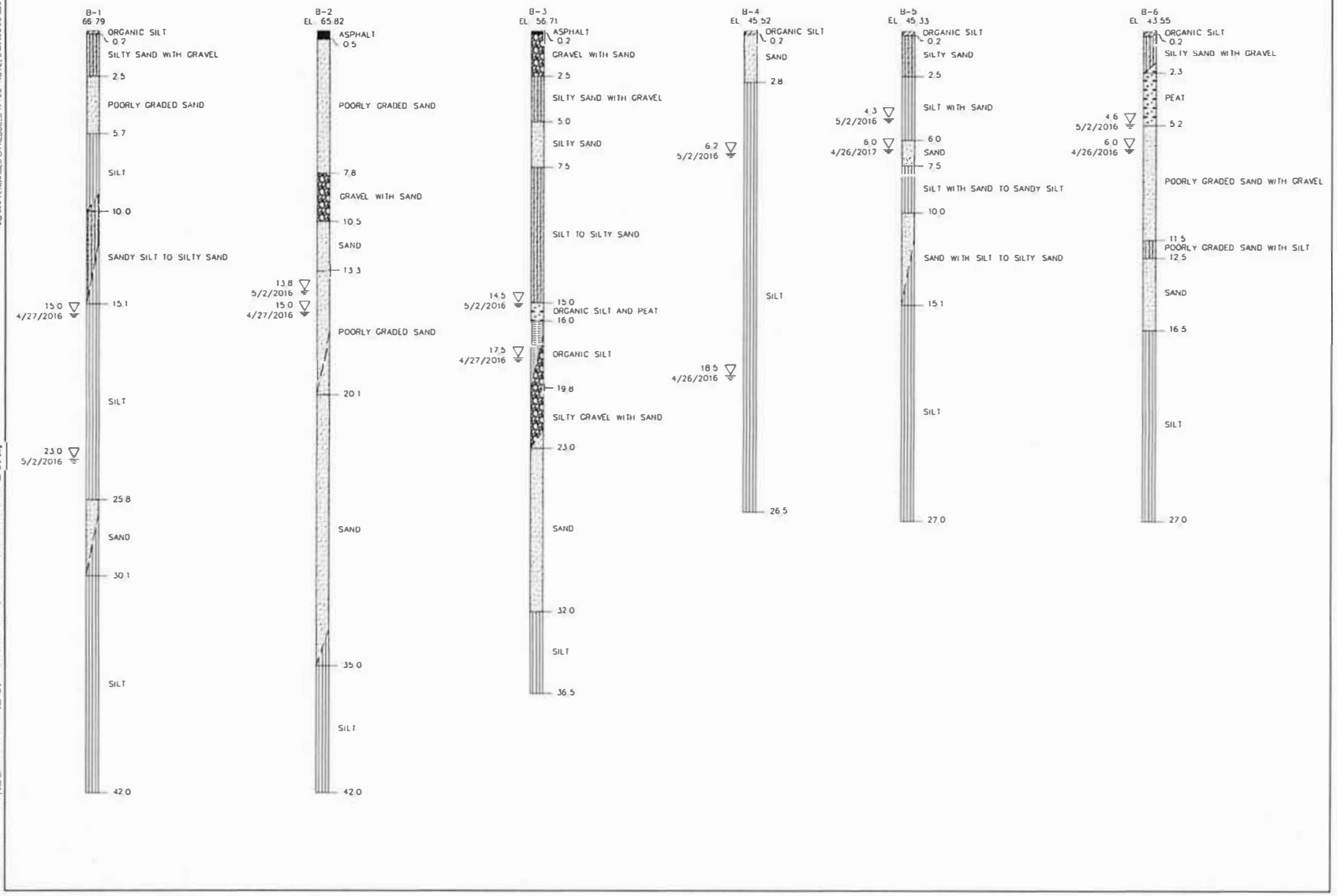
PERMIT SET

CONSULTANT
CRW ENGINEERING GROUP, LLC

PROJECT NO	16113
DATE	4/30/2018
DRAWN BY	MH
CHECKED BY	EJ

LEGEND ABBREVIATIONS NOTES AND KEY MAP

C2



BETTISWORTH NORTH

Watterson Construction

1539 INVESTMENTS, LLC

THE SUSITNA FLATS

SUBDIVISION AGREEMENT #17-010

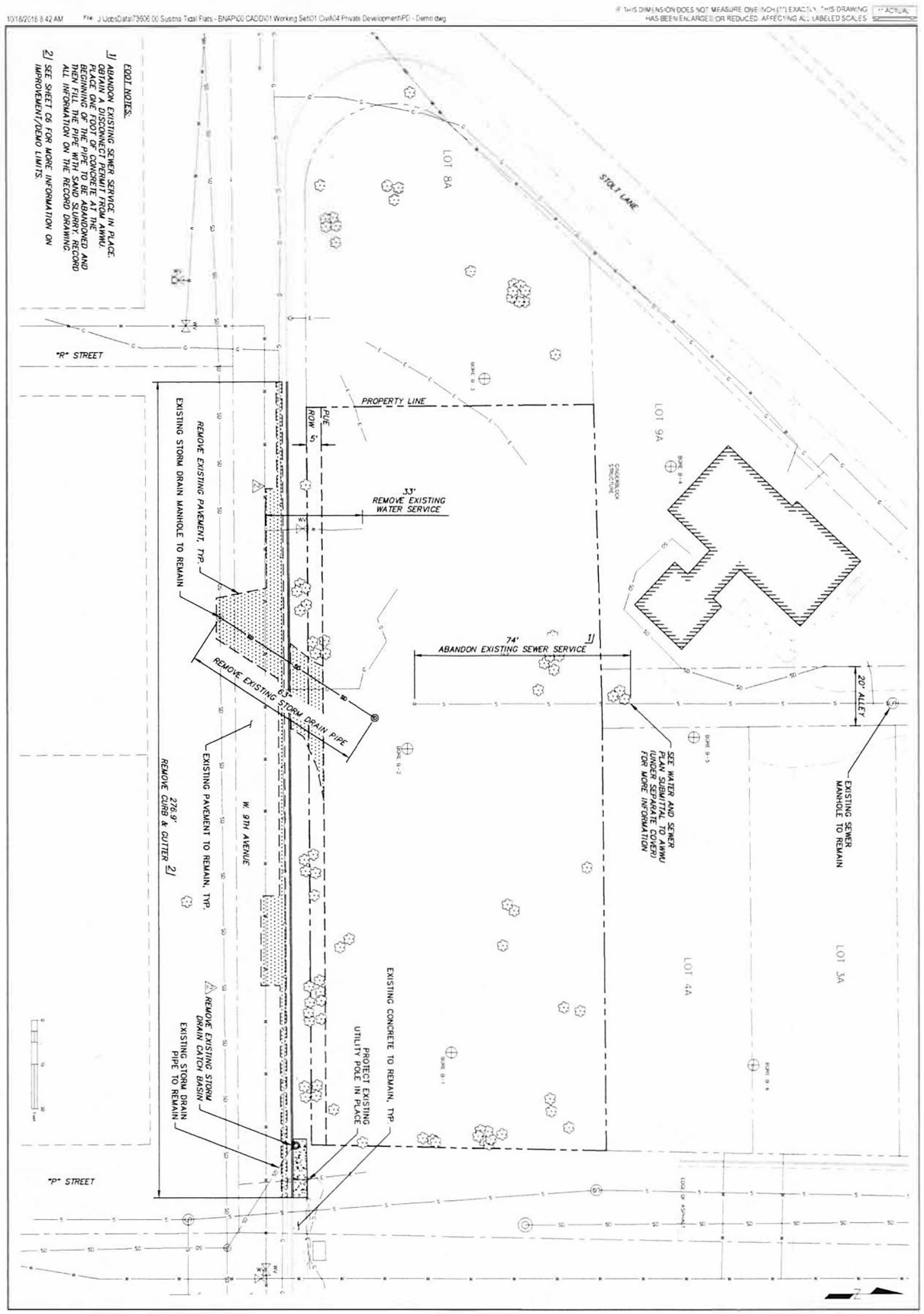
A NOHO RAGE, A LASKA

CRW ENGINEERING GROUP, LLC

PROJECT NO	16113
DATE	4/3/2018
DRAWN BY	MJ
CHECKED BY	EJ

SOIL LOGS

C3



C4

DEMOLITION PLAN

PROJECT NO. 16113
DATE 10/18/2016
DRAWN BY MH
CHECKED BY EJ

CRW ENGINEERING GROUP, LLC

CONSULTANT

1539 INVESTMENTS, LLC

THE SUSITNA FLATS

SUBDIVISION AGREEMENT #17-010

ANCHORAGE, ALASKA

PERMIT SET

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ARCHITECTURE PLANNING LANDSCAPE INTERIORS

Watterson Construction

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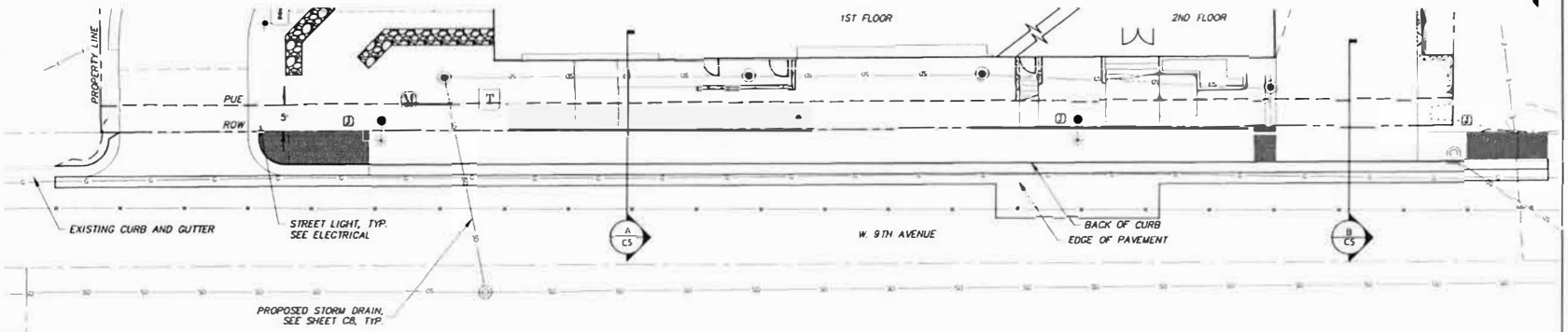
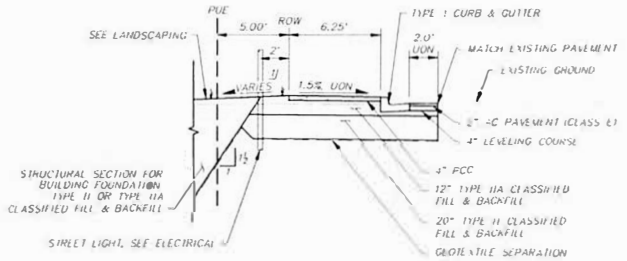
212 FRONT STREET FAIRBANKS, ALASKA 99701 907-456-5780
CORPORATE No. AECC219 WWW.BETTISWORTHNORTH.COM



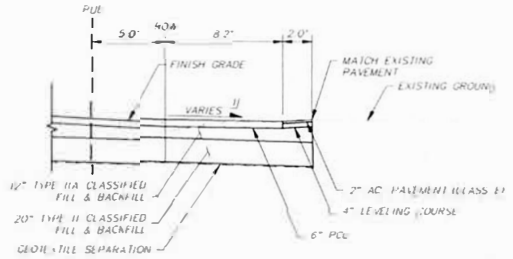
LEGEND

- CURB RAMP
- RETAINING WALL
- GRADE BREAK
- APPROXIMATE FILL LIMITS
- APPROXIMATE CUT LIMITS
- PROPERTY LINE
- PUBLIC USE EASEMENT

I / C5 **TYPICAL SECTION KEY MAP**
GRAPHICAL



A / C5 **TYPICAL SECTION A**
NTS



B / C5 **TYPICAL SECTION B**
NTS

FOOT NOTES

1/ SEE GRADING SHEET C6, FOR MORE INFORMATION

BETTISWORTH NORTH
ARCHITECTURE PLANNING LANDSCAPE SITE DESIGN
Watterson Construction

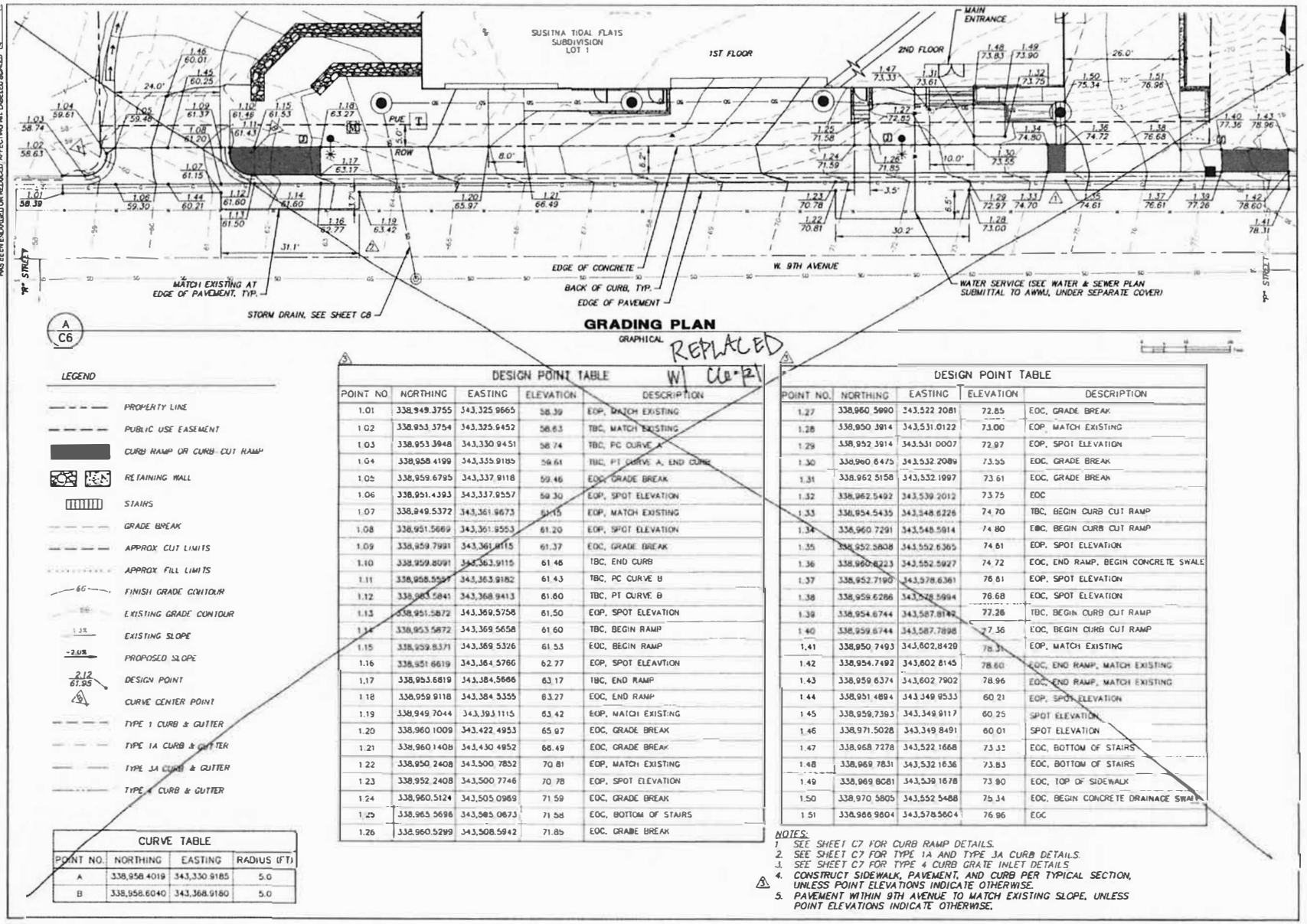
1539 INVESTMENTS, LLC
THE SUSITNA FLATS
SUBDIVISION AGREEMENT #17-010
ANCHORAGE, ALASKA
PERMIT SET

CONSULTANT
CRW ENGINEERING GROUP, LLC

PROJECT NO	16.113
DATE	8/17/2018
DRAWN BY	MH
CHECKED BY	BJ

SECTIONS
C5

IF THIS DRAWING DOES NOT MEASURE ONE INCH (1") EXACTLY AS SHOWN, THIS DRAWING HAS BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES



A C6

GRADING PLAN

GRAPHICAL

LEGEND

- PROPERTY LINE
- PUBLIC USE EASEMENT
- CURB RAMP OR CURB CUT RAMP
- RETAINING WALL
- STAIRS
- GRADE BREAK
- APPROX CUT LIMITS
- APPROX FILL LIMITS
- 60 — FINISH GRADE CONTOUR
- 59 — EXISTING GRADE CONTOUR
- 1.3% EXISTING SLOPE
- -2.0% PROPOSED SLOPE
- 2.12 / 61.95 DESIGN POINT
- CURVE CENTER POINT
- TYPE 1 CURB & GUTTER
- TYPE 1A CURB & GUTTER
- TYPE 3A CURB & GUTTER
- TYPE 4 CURB & GUTTER

REPLACED W/ C6-R1

DESIGN POINT TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1.01	338,949.3755	343,325.9665	58.39	EOP, MATCH EXISTING
1.02	338,953.3754	343,325.9452	58.63	TBC, MATCH EXISTING
1.03	338,953.3948	343,330.9451	58.74	TBC, PC CURVE A
1.04	338,958.4199	343,335.9185	59.61	TBC, PT CURVE A, END CURB
1.05	338,959.6795	343,337.9118	59.46	EOC, GRADE BREAK
1.06	338,951.4393	343,337.9557	59.30	EOP, SPOT ELEVATION
1.07	338,949.5372	343,361.9673	61.15	EOP, MATCH EXISTING
1.08	338,951.5669	343,361.9553	61.20	EOP, SPOT ELEVATION
1.09	338,959.7991	343,361.9115	61.37	EOC, GRADE BREAK
1.10	338,959.8091	343,363.9115	61.46	TBC, END CURB
1.11	338,958.5557	343,363.9182	61.43	TBC, PC CURVE B
1.12	338,963.5841	343,368.9413	61.60	TBC, PT CURVE B
1.13	338,951.5872	343,369.5758	61.50	EOP, SPOT ELEVATION
1.14	338,953.5872	343,369.5658	61.60	TBC, BEGIN RAMP
1.15	338,959.8371	343,369.5326	61.53	EOC, BEGIN RAMP
1.16	338,951.6619	343,384.5766	62.77	EOP, SPOT ELEAVTION
1.17	338,953.6819	343,384.5666	63.17	TBC, END RAMP
1.18	338,959.9118	343,384.5355	63.27	EOC, END RAMP
1.19	338,949.7044	343,393.1115	63.42	EOP, MATCH EXISTING
1.20	338,960.1009	343,422.4953	65.97	EOC, GRADE BREAK
1.21	338,960.1408	343,430.4952	66.49	EOC, GRADE BREAK
1.22	338,950.2408	343,500.7852	70.81	EOP, MATCH EXISTING
1.23	338,952.2408	343,500.7746	70.78	EOP, SPOT ELEVATION
1.24	338,960.5124	343,505.0969	71.59	EOC, GRADE BREAK
1.25	338,965.5696	343,505.0673	71.58	EOC, BOTTOM OF STAIRS
1.26	338,960.5299	343,508.5942	71.85	EOC, GRADE BREAK

DESIGN POINT TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1.27	338,960.5990	343,522.2081	72.85	EOC, GRADE BREAK
1.28	338,950.3914	343,531.0122	73.00	EOP, MATCH EXISTING
1.29	338,952.3914	343,531.0007	72.97	EOP, SPOT ELEVATION
1.30	338,960.6475	343,532.2089	73.55	EOC, GRADE BREAK
1.31	338,962.5158	343,532.1997	73.61	EOC, GRADE BREAK
1.32	338,962.5492	343,539.2012	73.75	EOC
1.33	338,954.5435	343,548.6226	74.70	TBC, BEGIN CURB CUT RAMP
1.34	338,960.7291	343,548.5914	74.80	EBC, BEGIN CURB CUT RAMP
1.35	338,952.5808	343,552.6365	74.61	EOP, SPOT ELEVATION
1.36	338,960.8223	343,552.5927	74.72	EOC, END RAMP, BEGIN CONCRETE SWALE
1.37	338,952.7190	343,578.6361	76.61	EOP, SPOT ELEVATION
1.38	338,959.6266	343,578.5994	76.68	EOC, SPOT ELEVATION
1.39	338,954.6744	343,587.8142	77.26	TBC, BEGIN CURB CUT RAMP
1.40	338,959.8744	343,587.7898	77.36	EOC, BEGIN CURB CUT RAMP
1.41	338,950.7493	343,602.8420	78.31	EOP, MATCH EXISTING
1.42	338,954.7492	343,602.8145	78.60	EOC, END RAMP, MATCH EXISTING
1.43	338,959.6374	343,602.7902	78.96	EOC, END RAMP, MATCH EXISTING
1.44	338,951.4894	343,349.9533	60.21	EOP, SPOT ELEVATION
1.45	338,959.7393	343,349.9117	60.25	SPOT ELEVATION
1.46	338,971.5028	343,349.8491	60.01	SPOT ELEVATION
1.47	338,968.7278	343,522.1668	73.33	EOC, BOTTOM OF STAIRS
1.48	338,969.7831	343,532.1636	73.83	EOC, BOTTOM OF STAIRS
1.49	338,969.8081	343,539.1678	73.90	EOC, TOP OF SIDEWALK
1.50	338,970.5805	343,552.5488	75.34	EOC, BEGIN CONCRETE DRAINAGE SWALE
1.51	338,966.9804	343,578.5604	76.96	EOC

CURVE TABLE

POINT NO.	NORTHING	EASTING	RADIUS (FT)
A	338,958.4019	343,330.9185	5.0
B	338,958.6040	343,368.9180	5.0

NOTES:
1. SEE SHEET C7 FOR CURB RAMP DETAILS.
2. SEE SHEET C7 FOR TYPE 1A AND TYPE 3A CURB DETAILS.
3. SEE SHEET C7 FOR TYPE 4 CURB GRATE INLET DETAILS.
4. CONSTRUCT SIDEWALK, PAVEMENT, AND CURB PER TYPICAL SECTION, UNLESS POINT ELEVATIONS INDICATE OTHERWISE.
5. PAVEMENT WITHIN 9TH AVENUE TO MATCH EXISTING SLOPE, UNLESS POINT ELEVATIONS INDICATE OTHERWISE.

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES — 1" ACTUAL

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ARCHITECTURE PLANNING LANDSCAPE INTERIORS
Watterson Construction
2600 DENALI STREET, SUITE 710 ANCHORAGE, ALASKA 99503 907-561-0760
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CORPORATE No. AEC2119 WWW.BETTISWORTHNORTH.COM

1539 INVESTMENTS, LLC
THE SUSITNA FLATS
SUBDIVISION AGREEMENT #17-010
ANCHORAGE, ALASKA

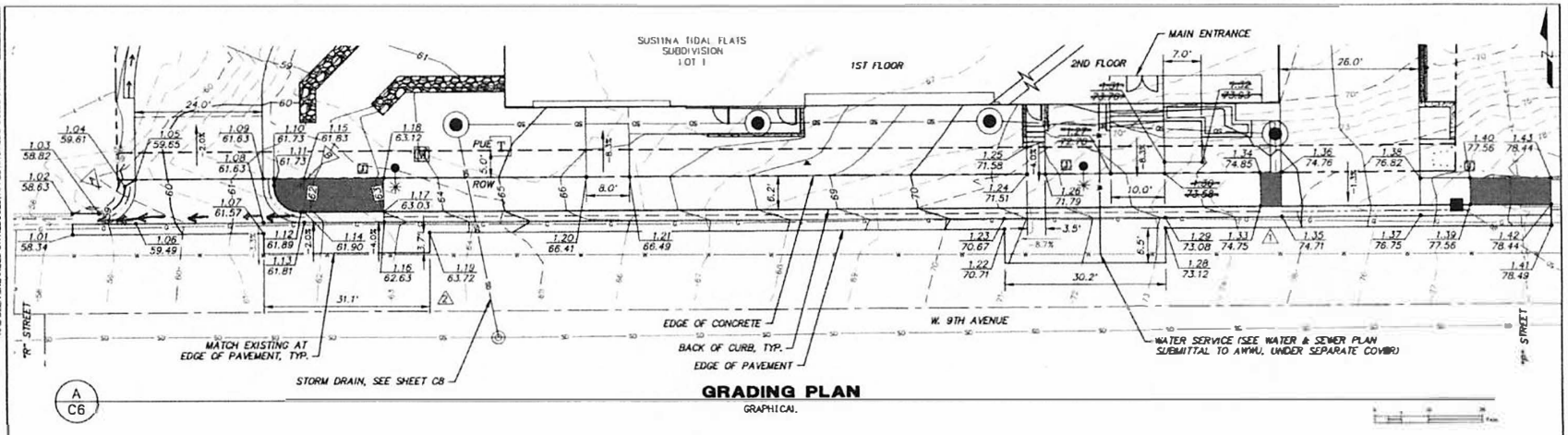
PERMIT SET

CONSULTANT
CRW ENGINEERING GROUP LLC

PROJECT NO.	16-113
DATE:	8/11/2219
DRAWN BY:	MH
CHECKED BY:	EJ

GRADING

C6



A / C6

GRADING PLAN

GRAPHICAL.

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES (*ACTUAL)

LEGEND

- PROPERTY LINE
- PUBLIC USE EASEMENT
- CURB RAMP OR CURB-CUT RAMP
- RETAINING WALL
- STAIRS
- GRADE BREAK
- APPROX. CUT LIMITS
- APPROX. FILL LIMITS
- 66 — FINISH GRADE CONTOUR
- EXISTING GRADE CONTOUR
- EXISTING SLOPE
- -2.0% — PROPOSED SLOPE
- 2.12 / 61.95 — DESIGN POINT
- CURVE CENTER POINT
- TYPE 1 CURB & GUTTER
- TYPE 1A CURB & GUTTER
- TYPE 3A CURB & GUTTER
- TYPE 4 CURB & GUTTER

DESIGN POINT TABLE				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1.01	338,949.3755	343,325.9665	58.34	EOP, MATCH EXISTING
1.02	338,953.3754	343,325.9452	58.63	TBC, MATCH EXISTING
1.03	338,953.3948	343,330.9451	58.82	TBC, PC CURVE A
1.04	338,958.4189	343,335.9185	59.61	TBC, PT CURVE A, END CURB
1.05	338,959.8795	343,337.9118	59.65	EOC, GRADE BREAK
1.06	338,951.4393	343,337.9557	59.49	EOP, SPOT ELEVATION
1.07	338,949.5372	343,361.9673	61.57	EOP, MATCH EXISTING
1.08	338,951.5669	343,361.9553	61.63	EOP, SPOT ELEVATION
1.09	338,958.7991	343,361.9115	61.63	EOC, GRADE BREAK
1.10	338,959.8091	343,363.9115	61.73	TBC, END CURB
1.11	338,958.5557	343,363.9182	61.73	TBC, PC CURVE B
1.12	338,953.5841	343,368.9413	61.89	TBC, PT CURVE B
1.13	338,951.5872	343,369.5758	61.81	EOP, SPOT ELEVATION
1.14	338,953.5872	343,369.5658	61.90	TBC, BEGIN RAMP
1.15	338,959.8371	343,369.5326	61.83	EOC, BEGIN RAMP
1.16	338,951.6619	343,384.5766	62.63	EOP, SPOT ELEAVTION
1.17	338,953.6619	343,384.5666	63.03	TBC, END RAMP
1.18	338,959.9118	343,384.5355	63.12	EOC, END RAMP
1.19	338,949.7044	343,393.1115	63.72	EOP, MATCH EXISTING
1.20	338,960.1009	343,422.4953	66.41	EOC, GRADE BREAK
1.21	338,960.1408	343,430.4952	66.49	EOC, GRADE BREAK
1.22	338,950.2408	343,500.7852	70.71	EOP, MATCH EXISTING

DESIGN POINT TABLE				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1.23	338,952.2408	343,500.7746	70.67	EOP, SPOT ELEVATION
1.24	338,960.5124	343,505.0969	71.51	EOC, GRADE BREAK
1.25	338,965.5696	343,505.0673	71.58	EOC, BOTTOM OF STAIRS
1.26	338,960.5209	343,508.5942	71.79	EOC, GRADE BREAK
~~1.27~~	~~338,960.5914~~	~~343,520.9509~~	~~73.78~~	~~EOC, GRADE BREAK~~
1.28	338,950.3914	343,531.0122	73.12	EOP, MATCH EXISTING
1.29	338,952.3914	343,531.0007	73.08	EOP, SPOT ELEVATION
~~1.30~~	~~338,960.6413~~	~~343,530.9599~~	~~73.58~~	~~EOC, GRADE BREAK~~
~~1.31~~	~~338,962.7145~~	~~343,530.9409~~	~~73.76~~	~~EOC, GRADE BREAK~~
~~1.32~~	~~338,962.7527~~	~~343,537.0365~~	~~73.93~~	~~EOC~~
1.33	338,954.5435	343,548.6226	74.75	TBC, BEGIN CURB CUT RAMP
1.34	338,960.7291	343,548.5914	74.85	EOC, BEGIN CURB CUT RAMP
1.35	338,952.5808	343,552.6365	74.71	EOP, SPOT ELEVATION
1.36	338,960.8223	343,552.5927	74.76	EOC, END RAMP, BEGIN CONCRETE SWALE
1.37	338,952.7190	343,578.6361	76.75	EOP, SPOT ELEVATION
1.38	338,959.6286	343,578.5994	76.82	EOC, SPOT ELEVATION
1.39	338,954.6744	343,587.8147	77.56	TBC, BEGIN CURB CUT RAMP
1.40	338,959.6744	343,587.7898	77.56	EOC, BEGIN CURB CUT RAMP
1.41	338,950.7493	343,602.8429	78.49	EOP, MATCH EXISTING
1.42	338,954.7492	343,602.8145	78.44	EOC, END RAMP, MATCH EXISTING
1.43	338,958.6374	343,602.7902	78.44	EOC, END RAMP, MATCH EXISTING

see sheet C6-R1A for entry re-design

CURVE TABLE			
POINT NO.	NORTHING	EASTING	RADIUS (FT)
A	338,958.4019	343,330.9185	5.0
B	338,958.6040	343,368.9180	5.0

NOTES:

1. SEE SHEET C7 FOR CURB RAMP DETAILS.
2. SEE SHEET C7 FOR TYPE 1A AND TYPE 3A CURB DETAILS.
3. SEE SHEET C7 FOR TYPE 4 CURB GRATE INLET DETAILS.

BETTISWORTH NORTH
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
Watterson Construction
2000 DENALI STREET SUITE 710 ANCHORAGE, ALASKA 99503 907-561-5780
212 FRONT STREET FAIRBANKS, ALASKA 99701 907-459-5780
CORPORATE No. AECC249 WWW.BETTISWORTHNORTH.COM

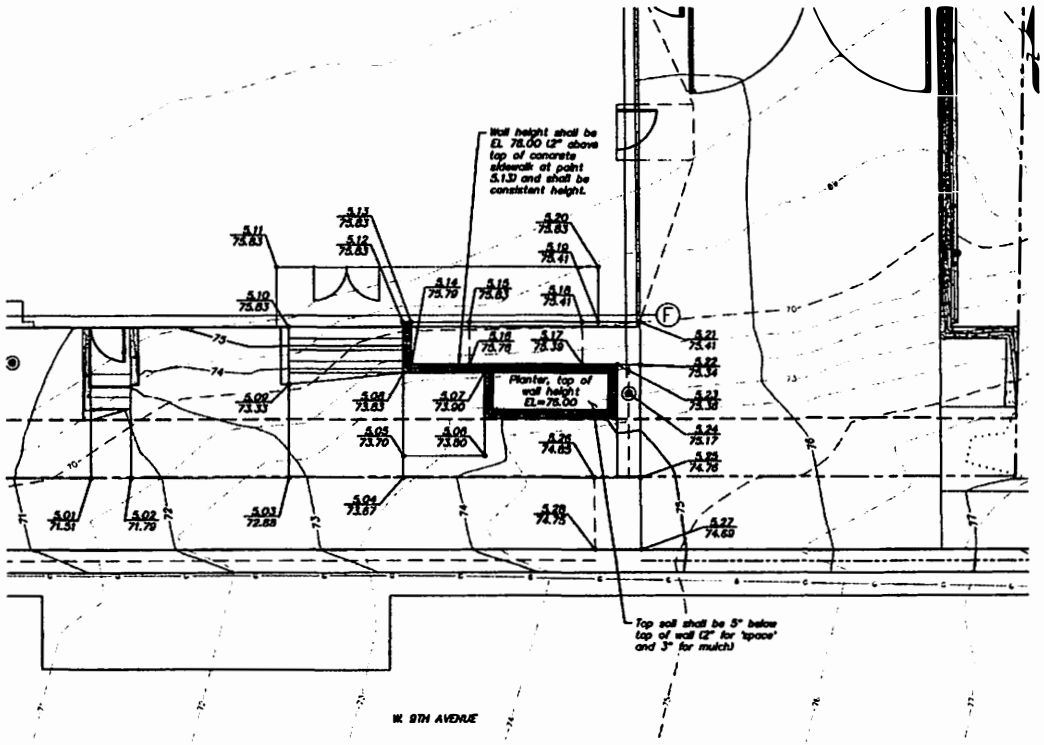
1539 INVESTMENTS, LLC
THE SUSITNA FLATS
SUBDIVISION AGREEMENT #17-010
ANCHORAGE, ALASKA
PERMIT SET

CONSULTANT
CRW ENGINEERING GROUP, LLC

PROJECT NO.	18-113
DATE:	10/25/2018
DRAWN BY:	MH
CHECKED BY:	EJ

GRADING

C6-R1



1 **ENTRY RE-DESIGN GRADING**

LEGEND

- 68 — FINISH GRADE CONTOUR
- 68 - - EXISTING GRADE CONTOUR
- 5.01 / 61.85 DESIGN POINT (5-21-2019)
- — — — TYPE 1 CURB & GUTTER
- —·—·— TYPE 4 (CURB CUT)

DESIGN POINT TABLE

POINT NO.	NORTHING	EASTING	ELEV. (FT)	DESCRIPTION
5.01	338,960.5124	343,503.0969	71.51	EOC, grade break
5.02	338,960.5299	343,508.5942	71.79	EOC, grade break
5.03	338,960.5990	343,522.2081	72.88	EOC, grade break
5.04	338,960.6475	343,532.2089	73.67	EOC, grade break
5.05	338,962.5158	343,532.1997	73.70	EOC
5.06	338,962.5492	343,539.2012	73.80	EOC
5.07	338,969.8081	343,539.1678	73.90	EOC, top of sidewalk
5.08	338,969.7831	343,532.1636	73.83	EOC, bottom of stairs
5.09	338,968.7276	343,522.1668	73.33	EOC, bottom of stairs
5.10	338,973.7281	343,522.1414	75.83	EOC, top of stairs
5.11	338,978.9255	343,521.1164	75.83	EOC, FF
5.12	338,974.1834	343,532.1423	75.83	EOC, top of stairs
5.13	338,974.1834	343,532.8923	75.83	EOC, top of sidewalk
5.14	338,970.5332	343,532.9090	75.79	EOC, top of sidewalk
5.15	338,974.2140	343,537.8927	75.83	EOC, grade break, top of sidewalk
5.16	338,970.5453	343,537.9094	75.76	EOC, grade break, top of sidewalk
5.17	338,970.5685	343,547.5436	75.39	EOC, grade break, top of sidewalk
5.18	338,974.2850	343,547.5288	75.41	EOC, grade break, top of sidewalk
5.19	338,974.2724	343,548.9289	75.41	EOC, top of sidewalk
5.20	338,979.0755	343,548.9019	75.83	EOC, FF
5.21	338,974.2918	343,552.5272	75.41	EOC
5.22	338,970.5805	343,552.5408	75.34	EOC, begin concrete drainage swale
5.23	338,970.5699	343,550.5489	75.36	EOC, begin concrete drainage swale
5.24	338,968.0752	343,551.5604	75.17	Concrete drainage swale, relative low point
5.25	338,960.7490	343,552.5939	74.76	EOC, end concrete drainage swale
5.26	338,960.7291	343,548.5914	74.85	EOC, end curb cut ramp
5.27	338,954.4991	343,552.6225	74.69	TBC, begin Type 4 C&G, FL EL=74.64'
5.28	338,954.4792	343,548.6225	74.75	EOC, end curb cut ramp

BETTISWORTH NORTH
ARCHITECTURE PLANNING LANDSCAPE DESIGN
Wetherbee Construction
2600 DENALI STREET SUITE 730 ANCHORAGE, ALASKA 99503 907-561-3788
212 FRONT STREET FAIRBANKS, ALASKA 99701 907-458-3788
CORPORATE No. ABCC239 WWW.BETTISWORTHNORTH.COM

1539 INVESTMENTS, LLC
THE SUSITNA FLATS
ANCHORAGE, ALASKA

CONSULTANT:
CRW ENGINEERING GROUP, LLC

PROJECT NO:	18-113
DATE:	2019-05-21
DRAWN BY:	EJ
CHECKED BY:	EJ

ENTRY RE-DESIGN GRADING PLAN
CG-R1 A
1

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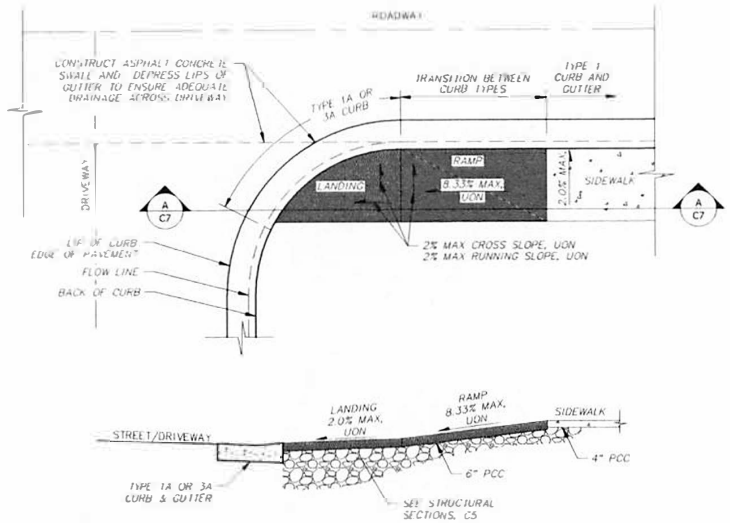
HAS BEEN ENLARGED OR REDUCED. AFFECTING ALL LABELED SCALES [ ]

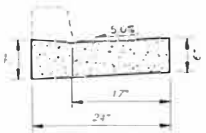


SECTION A-A

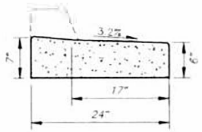
NOTES:

1. CONSTRUCT RAMPS AND LANDINGS WITH A BROOM FINISH PERPENDICULAR TO THE CURB.
2. NO LIDS, JUNCTION BOXES, MANHOLES, OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED WITHIN THE CURB RAMP.
3. CONTRACTOR SHALL CONSTRUCT PCC CURB BACKER BEHIND LANDING AND RAMPS WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
4. CONTRACTOR SHALL CONSTRUCT LANDINGS WITH A MAXIMUM 2% RUNNING SLOPE AND MAXIMUM 2% CROSS SLOPE UNLESS OTHERWISE NOTED.

1 / C7 **UNIDIRECTIONAL CURB RAMP**
NTS



TYPE 1A P.C.C. CURB AND GUTTER

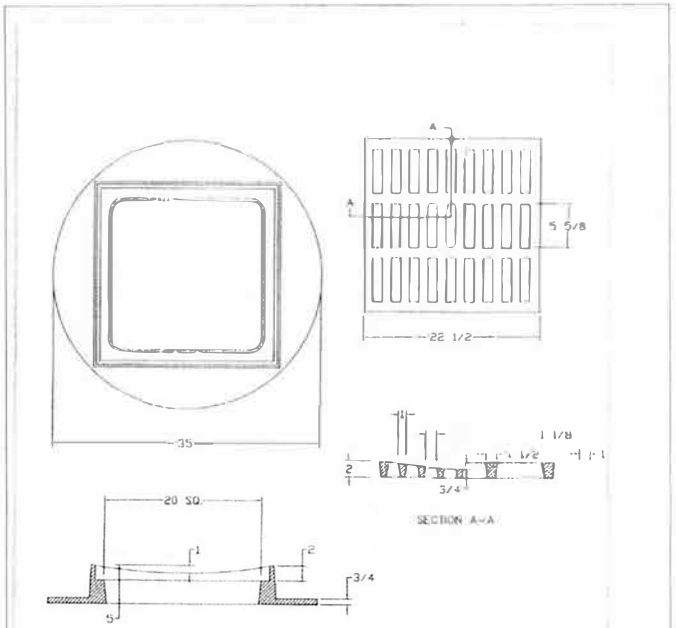


TYPE 3A P.C.C. CURB AND GUTTER

NOTES:

1. TRANSITION CURBS TO MAINTAIN CONSTANT FLOWLINE ACROSS CURB RAMP, BETWEEN CHANGES IN CURB TYPE, AND AROUND CURB RETURN

2 / C7 **ACCESSIBLE CURB AND GUTTER SECTIONS**
NTS



FRAME: 12-4095
GRATE: 12-4096

•ALL UNITS ARE INCHES
REV A DATE: 10/03/02

NOTES:	OLYMPIC FOUNDRY INC.
•MATERIAL - DUCTILE IRON ASTM A536, CL 80-55-06	20" SQUARE ROUND BASE FRAME & GRATE
APPROXIMATE WEIGHT: FRAME - 177 LBS, GRATE - 120 LBS	RATING: H-20 PART NO. SM18D1

NOTES:

1. FORM CONCRETE CURB AND GUTTER AROUND INLET FRAME AS REQUIRED

3 / C7 **CURB INLET FRAME (FOR TYPE 4 CURB)**
NTS

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ARCHITECTURE PLANNING LANDSCAPE INTERIORS
Watterson Construction
2600 DENALI STREET SUITE 710 ANCHORAGE, ALASKA 99503 907-561-5780
212 FRONT STREET FAIRBANKS, ALASKA 99701 907-456-5780
CORPORATE No. AECC310 WWW.BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH

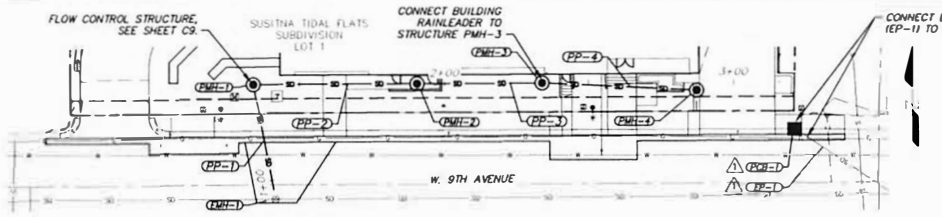
1539 INVESTMENTS, LLC
THE SUSITNA FLATS
SUBDIVISION AGREEMENT #17-010
ANCHORAGE, ALASKA

PERMIT SET

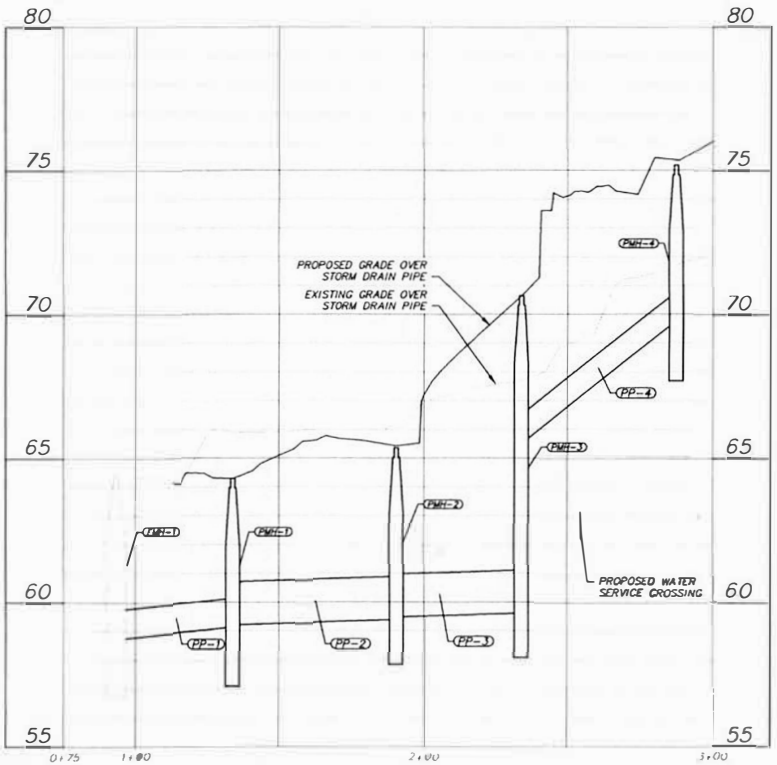
CONSULTANT
CRW ENGINEERING GROUP LLC

PROJECT NO	16113
DATE	8/7/2018
DRAWN BY	MH
CHECKED BY	EJ

DETAILS
C7



1 / C8 **STORM DRAIN SITE PLAN**
NTS

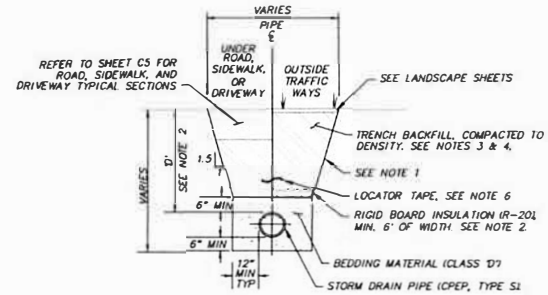


GENERAL STORM DRAIN STRUCTURE & PIPE NOTES:

1. HORIZONTAL AND VERTICAL CONTROL POINTS FOR STORM DRAIN STRUCTURES (REFERENCE POINTS CALLED OUT IN PLAN & PROFILE SHEETS) ARE:

STRUCTURE	HORZ CONTROL	REFERENCE ELEV.
TYPE I MH	CENTER OF MH	FG/TOP OF LID.
CATCH BASIN	CENTER OF CB	TBC @ MID. PT. OF CURB INLET HOOD
DRAIN BASIN	CENTER OF DRAIN BASIN	FG/TOP OF FRAME

2. PIPE LENGTHS ARE BASED ON THE HORIZONTAL DISTANCE BETWEEN THE CENTER OF CONNECTING STRUCTURES OR FITTINGS. PIPE SLOPES ARE CALCULATED USING THE ACTUAL LENGTH OF PIPE FROM THE INSIDE FACE OF STRUCTURES.



NOTES:

1. TRENCH EXCAVATION AND SHORING SHALL COMPLY WITH ALL LOCAL, STATE AND OSHA REGULATIONS AND REQUIREMENTS.
2. WHEN OUTSIDE OF TRAFFIC WAYS INSTALL RIGID BOARD INSULATION (R-20) PER MASS STANDARD DETAIL 20-9 WHEN 'D' IS LESS THAN 4', MEASURED FROM OUTER WALL OF PIPE.
3. WHERE NATIVE BACKFILL DOES NOT MEET TYPE III MATERIAL SPECIFICATIONS FOR TRENCH BACKFILL, THE CONTRACTOR SHALL USE USABLE EXCAVATION MEETING FROST CLASSIFICATION F3 OR BETTER, COMPACTED TO 95% MAX DENSITY.
4. DISPOSE UNUSABLE OR SURPLUS MATERIAL EXCAVATED FROM TRENCH TO A CONTRACTOR-FURNISHED DISPOSAL AREA, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
5. IN PREPARATION FOR AND IMMEDIATELY PRIOR TO PAVING, CONTRACTOR SHALL SAW CUT AND REMOVE AN ADDITIONAL 12 INCHES FROM EXISTING PAVEMENT EDGE. THE ENGINEER MAY REQUIRE MORE THAN 12 INCHES ADDITIONAL CUT IF THE EXISTING PAVEMENT HAS BEEN LIFTED IN THE REMOVAL PROCESS. IF THE JOINT DOES NOT OCCUR ON UNDISTURBED MATERIAL, OR IF THE JOINT IS LOCATED WITHIN THE TRAVEL LANE.
6. INSTALL DETECTABLE LOCATOR TAPE THREE (3) FEET BELOW FINISH GRADE OR TWO (2) FEET DEEP IN THE STREET STRUCTURAL SECTION PER MASS SECTION 20.13.

2 / C8 **TYPICAL STORM DRAIN TRENCH SECTION**
NTS

STORM DRAIN PIPE SUMMARY

PIPE ID	SIZE (IN.)	PIPE TYPE	LENGTH (FT.)	FROM	TO	INLET ELEVATION	OUTLET ELEVATION	SLOPE
PP-1	12	CPEP, S	40.63	PMH-1	EMH-1	59.17	58.75	1.01%
PP-2	18	CPEP, S	56.53	PMH-2	PMH-1	59.37	59.21	0.30%
PP-3	18	CPEP, S	43.42	PMH-3	PMH-2	59.60	59.47	0.32%
PP-4	12	CPEP, S	53.46	PMH-4	PMH-3	69.88	65.60	8.01%
EP-1**	12	CMP	-	-	PCB-1	-	73.4 ±	-

* CONNECT TO EXISTING MH (EMH-1). USE EXISTING MH PENETRATION FROM REMOVED PIPE.

⚠ ** CONNECT EXISTING STORM DRAIN PIPE (EP-1) TO PROPOSED CATCH BASIN (PCB-1)

STORM DRAIN STRUCTURE SUMMARY TABLE

STRUCTURE ID	TYPE OF STRUCTURE	TYPE OF CASTING	REFERENCE LOCATION NORTHING	REFERENCE LOCATION EASTING	TOP OF CASTING ELEVATION	COMMENTS
EMH-1	EXISTING MH	-	3389930.08	343405.97	64.48	
PMH-1	MANHOLE, TYPE 1	FIELD INLET	3389969.96	343398.23	64.33	FLOW CONTROL STRUCTURE, SEE SHEET 9
PMH-2	DRAIN BASIN	INLET GRATE	3389970.24	343454.76	65.43	SIDEWALK INLET DRAIN.
PMH-3	DRAIN BASIN	SOLID GRATE	3389970.54	343498.16	70.65	CONNECT RAIN LEADER.
PMH-3	DRAIN BASIN	SOLID GRATE	3389970.54	343498.16	70.65	CONNECT RAIN LEADER.
PMH-4	DRAIN BASIN	INLET GRATE	3389968.08	343551.56	75.17	CONCRETE SWALE INLET DRAIN.
PCB-1	CATCH BASIN	CURB INLET	3389544.66	343585.32	77.34	SEE SHEET C7 FOR CURB INLET TYPE

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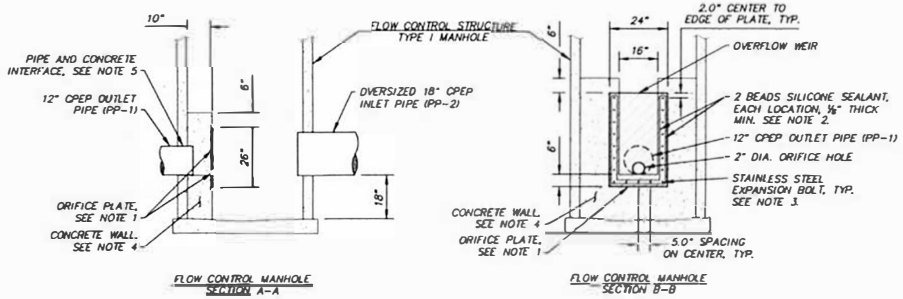
SUBDIVISION AGREEMENT #17-010
ANCHORAGE, ALASKA

CONSULTANT
CRW ENGINEERING GROUP LLC

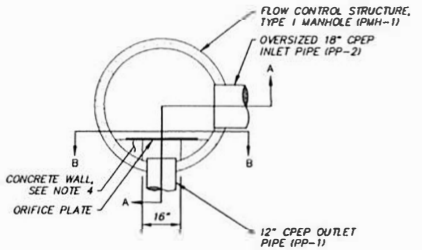
PROJECT NO 16.113
DATE 10/18/2018
DRAWN BY BJ
CHECKED BY EJ

STORM DRAIN SYSTEM
C8



FLOW CONTROL MANHOLE SECTION A-A

FLOW CONTROL MANHOLE SECTION B-B

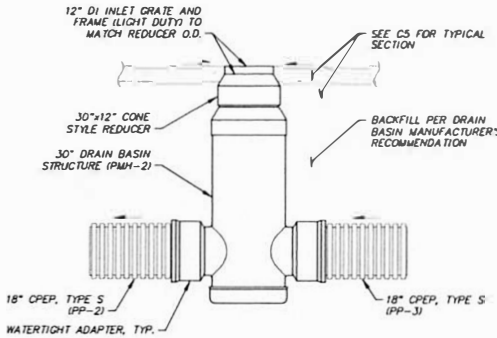


FLOW CONTROL MANHOLE PLAN VIEW

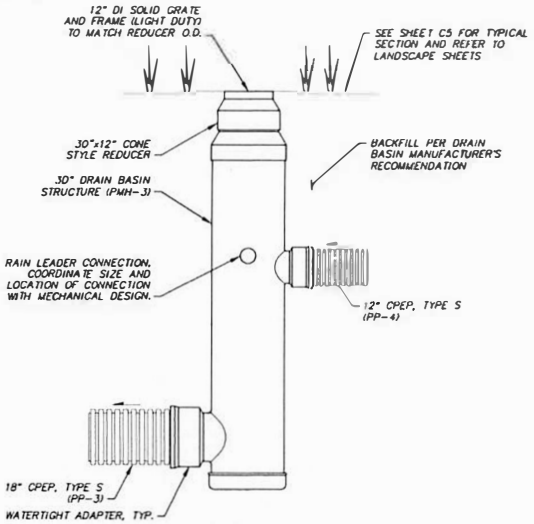
NOTES

1. ORIFICE PLATE SHALL BE ALUMINUM AND A MINIMUM OF 0.25" THICK.
2. SILICONE SEALANT SHALL BE NON-SHRINK, NON-WATER BASED, AND RESIST CRACKING IN FREEZING TEMPERATURES.
3. STAINLESS STEEL EXPANSION BOLT SHALL SHALL BE ½" DIA. WITH RUBBER GASKETS AND HAVE A MINIMUM OF 5 INCHES OF EMBEDMENT INTO CONCRETE.
4. STEEL REINFORCEMENT FOR CONCRETE WALL SHALL BE SAME SIZE AND STRENGTH BAR USED IN CONCRETE MANHOLE. PROVIDE STANDARD HOOKS BETWEEN CONCRETE WALL AND MANHOLE REINFORCEMENT.
5. ANNULAR SPACE BETWEEN INLET PIPE AND CONCRETE SHALL BE WATER TIGHT

1 / C9 **FLOW CONTROL STRUCTURE (PMH-1)**
NTS



2 / C9 **SIDEWALK DRAIN BASIN WITH INLET (PMH-2) DETAIL**
NTS



3 / C9 **DRAIN BASIN WITH RAIN LEADER CONNECTION (PMH-3) DETAIL**
NTS

NOTES (DETAILS 2 & 3):

1. DRAIN BASIN, REDUCER, WATERTIGHT ADAPTER, AND INLET GRATE & FRAME SHALL BE MANUFACTURED BY NYLOPLAST A DIVISION OF ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL.

BETTISWORTH NORTH
PLANNING LANDSCAPE
Watterson Construction

1539 INVESTMENTS LLC
THE SUSITNA FLATS
SUBDIVISION AGREEMENT #17-010
ANCHORAGE, ALASKA

PERMIT SET

CRW ENGINEERING GROUP, LLC

PROJECT NO	16.113
DATE	4/30/2018
DRAWN BY	JH
CHECKED BY	EJ

STORM DRAIN DETAILS

C9

6/29/2018 9:39 AM

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SURVEY CONTROL NOTES

HORIZONTAL CONTROL
Coordinates are based on the Alaska State Plane Coordinate System, Zone 4, NAD83, NSRS 2011 Epoch 2010.00. Bearings are based on the Plat of L STREET SLOUGH REPLAT, Dated as Plat No 87-30 in the Anchorage Recording District, Third Judicial District, State of Alaska.

VERTICAL CONTROL
Elevations are based on the Municipality of Anchorage Vertical Control Network in U.S. Feet. The Basis of Elevations is Geodetic Datum of 1929 a mark of 90.88 feet. The Datum is NGS 1972 ADJUST

The record benchmark is "GAAB-CB-40" having a value of 82.70'

Control Point Values

CP 11	N 338908.87	E 341888.87 (¾" Rebar)
CP 12	N 338981.05	E 341858.66 (¾" Rebar)
CP 21	N 338933.91	E 341865.92 (2 ¾" Alcap)
CP 22	N 338936.59	E 341814.63 (2 ¾" Alcap)

LEGEND

- SURVEY MONUMENT
- TEMPORARY VERTICAL BENCH MARK
- POWER POLE W/ TRANSFORMER
- CATCH BASIN MANHOLE
- STORM DRAIN MANHOLE
- STORM FIELD DRAIN
- SEWER MANHOLE
- WATER VALVE OR KEY BOX
- TRAFFIC SIGNAL POLE
- TRAFFIC J-BOX
- PARKING METER
- SIGN
- DECIDUOUS TREE
- LIGHT POLE
- TELE PEDESTAL
- BUILDING OUTLINE
- CONCRETE SIDEWALK
- EDGE OF VEGATATION
- EDGE OF ASPHALT W/CURB
- FENCE
- WATER
- STORM DRAIN
- SEWER
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- ROAD CENTERLINE
- MAJOR CONTOUR(5')
- MINOR CONTOUR(1')

NOT FOR CONSTRUCTION

SURVEY CONTROL SHEET
S1

PROJECT NO	16-113
DATE	2018-02-23
DRAWN BY	MD
CHECKED BY	TP

CONSULTANT
SLAMA SURVEYS, INC
1700 E. 76th Ave, Suite 125
Anchorage, Alaska 99515
(907) 562-6103

1539 INVESTMENTS, LLC

THE SUSITNA FLATS

SUBDIVISION AGREEMENT # 17-010

ANCHORAGE, ALASKA

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ARCHITECTURE PLANNING LANDSCAPE INTERIORS

Watterson Construction

2600 DENALI STREET SUITE 710 ANCHORAGE, ALASKA 99503 907-561-5780
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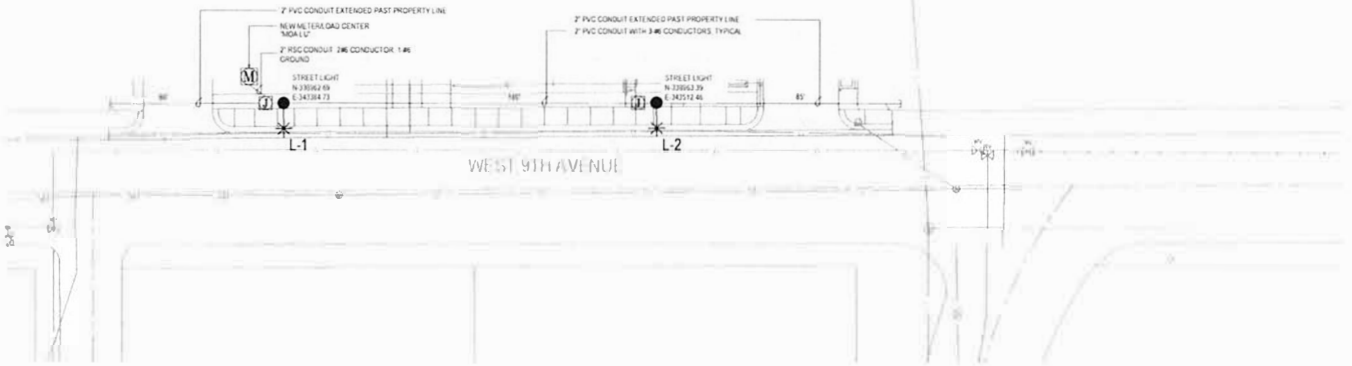
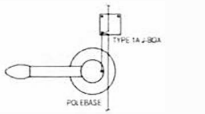
CORPORATE No. AECC219 WWW. BETTISWORTHNORTH.COM



1 STREET LIGHTING

SCALE: 1" = 20'-0"



NOTE: SEE CIVIL DRAWINGS FOR PLAN SECTION AND LAYOUT OF POLE AND J-BOX

SCHEMATIC PLAN VIEW

SCALE: N.T.S.

CONSTRUCTION LEGEND

- PADMOUNT TRANSFORMER
- PEDESTAL
- POWER POLE
- STREET LIGHT
  - LUMINAIRE TYPE
  - LUMINAIRE CIRCUIT
  - LUMINAIRE STATION
- WARNING POST
- TO UNDERGROUND PRIMARY CONDUCTOR
- TO UNDERGROUND PRIMARY CONDUCTOR
- UNDERGROUND SECONDARY CONDUCTOR
- UNDERGROUND STREET LIGHT CONDUCTOR
- TO OVERHEAD CONDUCTOR
- TO OVERHEAD CONDUCTOR
- JUNCTION BOX
- SPLICE POINT
- SPARE CONDUIT
- CONDUIT WITH CONDUCTOR
- METER PEDESTAL / LIGHT CONTROLLER

GENERAL NOTES

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE 2014 NATIONAL ELECTRICAL CODE (NEC) INCLUDING LOCAL AMENDMENTS AND THE 2015 ADDITION OF THE MUNICIPALITY OF ANCHORAGE STANDARD SPECIFICATIONS (MASS) SECTION 32.
2. ALL CONDUCTORS SHALL BE 90° MINIMUM WITH POLYETHYLENE OUTER JACKET UNLESS OTHERWISE NOTED AMPACITIES ARE BASED ON COPPER CONDUCTORS RATED 75°C. PROVIDE MAIN CONDUCTOR JACKETED CABLE AS REQUIRED TO MEET MASS.
3. CONDUIT SHALL BE SCHEDULE 40 PVC OR AS REQUIRED BY MASS. SECTION 32.07. 2-INCH 30 DEGREE HIGH SWEEPS SHALL BE USED FOR ENTRY INTO ALL JUNCTION BOXES. CONNECTION TO POLE SWEEPS SHALL BE WITH SWAY LOCATOR APPROVED EQUAL CONNECTOR. MINIMUM BURIAL DEPTH IS 30" UNLESS IN RIGHT OF WAY WHICH REQUIRES 42" MINIMUM BURIAL DEPTH. UTILIZE MASS DETAIL 32.20 FOR TRANSITIONS.
4. PROVIDE TYPE 1A JUNCTION BOXES IN ACCORDANCE WITH MASS DETAIL 32.13. BOND GROUNDING CONDUCTOR DETAILED ON AND METALLIC CONDUIT AT EACH JUNCTION BOX AND POLE. LOCATE GEN-NO POLE.
5. PROVIDE WATERPROOF, RE-ENTERABLE FUSED "Y" TYPE CONNECTOR FOR EACH LEG AT HANDHOLE OF POLES. FUSE WITH 10 AMP SLO-BLO FUSES. PROVIDE #10 CONDUCTORS FROM FUSES AND TO LUMINAIRE. CONNECTIONS/SPLICES SHALL BE MADE AT POLE HANDHOLE.
6. PROVIDE AND INSTALL FULL CUTOFF LED LUMINAIRES WITH MULTIPLE DRIVE CURRENT OPTIONS AND BACKLIT CONTROL AS INDICATED BY SCHEDULE. LED SOURCES SHALL BE 4000K WITH A MINIMUM OF 70 CRI.
7. JUNCTION BOXES SHALL BE LOCATED BEHIND POLE WITHIN 1'.
8. PROVIDE NEW LAMINATED LOAD CENTER SUMMARY AND WIRING DIAGRAM FOR THE LOAD CENTER WITH INTERIOR IDENTIFICATION LABELS. PROVIDE NEW EXTERIOR NAMEPLATES (SCHEDULE 200) ON THE EXTERIOR OF THE LOAD CENTER INDICATED TO "1". PROVIDE A DURABLE LABEL INDICATING THE MAXIMUM AVAILABLE FAULT CURRENT IF NOT ALREADY INDICATED ON THE LOAD CENTER. FAULT CURRENT AS INDICATED IS PRELIMINARY AND SHALL BE VERIFIED BY THE ENGINEER OF RECORD AS PART OF THE AS-BUILT PROCESS. SEE PANEL SCHEDULE FOR ADDITIONAL INFORMATION.
9. THERE ARE NO EXISTING SUBGRADE ELECTRICAL UTILITIES. THERE IS EXISTING OVERHEAD LINES THAT ARE SCHEDULED TO BE RELOCATED UNDERGROUND AS PART OF A SEPARATE PROJECT.

LIGHTING CERTIFICATION

MINIMUM ALLOWED AVG MAINTAINED ILLUMINANCE	SCHEME ILLUMINATION LEVEL
ROADWAY	ROADWAY CLASSIFICATION (AASHTO)
AVERAGE HORIZONTAL ILLUMINANCE	AVERAGE HORIZONTAL ILLUMINANCE
UNIFORMITY RATIO (AVG/MIN)	UNIFORMITY RATIO (AVG/MIN)
VEILING LUMINANCE RATIO (MAX/MIN)	VEILING LUMINANCE RATIO (MAX/MIN)
DESIGN CORRIDOR	
TRAVELWAY ROAD (EDGE TO EDGE / BACK OF CURB)	CURB TO CURB
AVERAGE LUMINAIRE SPACING	TO ADJACENT WITHIN PEDESTRIAN CONFLICT AREA
AVERAGE HEIGHT	
ENGINEER SIGNATURE	DATE

LIGHTING FIXTURE SCHEDULE

TYPE ID	MANUFACTURER MODEL NUMBER	FIXTURE DESCRIPTION	LAMP TYPE	LAMP QTY	LED LUMENS	LED WATTS	MOUNTING TYPE	MOUNTING HEIGHT
S	THOMAS LIGHTING MWR-LED-42L-530-40K-SPA-MVOLT-SPA-DDBXD	SITE LIGHTING 4K (5000K) WITH 4000K COLOR TEMPERATURE, TYPE 2 MEDIUM DISTRIBUTION, AND DARK BRONZE FINISH. INCLUDE SQUARE POLE MOUNT AND 30' MATCHING POLE	LED	42	4,844	40	POLE	30'

BETTISWORTH NORTH
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
Watterson Construction

STATE OF ALASKA 49TH
THOMAS ALLEN
12-1-17

1539 INVESTMENTS, LLC
THE SUSITNA FLATS
SUBDIVISION AGREEMENT #17-110
ANCHORAGE, ALASKA

90% CONSTRUCTION DOCUMENTS

CONSULTANT
T3 ALASKA

PROJECT NO	2017.053.1
DATE	2018.06.05
DRAWN BY	MJM
CHECKED BY	TCA

STREET LIGHTING
E1

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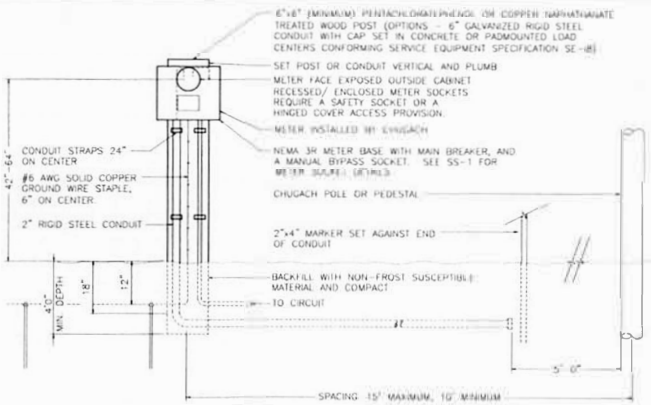
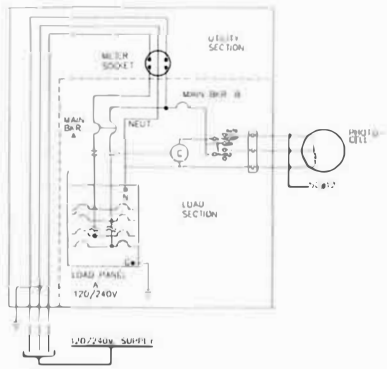


NOTES:

1. SERVICE ENTRANCE LOCATION MUST BE PRE-APPROVED BY CHUGACH.
2. CONDUIT FOR SERVICE CABLE SHALL BE SIZED TO ACCOMODATE ALUMINUM SERVICE CONDUCTORS AS SPECIFIED BY CHUGACH – MINIMUM SIZE CONDUIT IS 2 INCH.
3. CUSTOMER'S SERVICE EQUIPMENT SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, STATE, AND MUNICIPAL CODES AND SHALL BE INSPECTED PRIOR TO CONNECTION OF SERVICE BY CHUGACH.
4. ANY OBSTRUCTIONS (SUCH AS PAVEMENT, CURBING, OR FENCES) BETWEEN THE CONDUIT END AND THE POWER SOUCE SHALL BE REPLACED AT THE CUSTOMER'S EXPENSE.
5. ANY DEVIATION FROM THIS STANDARD MUST BE APPROVED, IN WRITING, BY THE ENGINEERING SERVICES DIVISION OF CHUGACH.
6. CUSTOMER'S SERVICE SHALL MEET CHUGACH'S SERVICE REQUIREMENTS.

1 / E2 POST MOUNTED LOAD CENTER -- CEA SS-14
SCALE: NTS



NOTE
1 SEE PANEL SCHEDULE MDA STANDARD DETAIL B-41

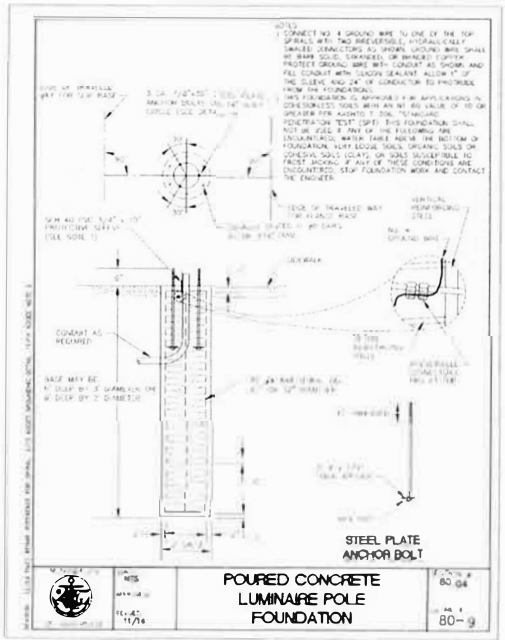
2 WIRING DIAGRAMS DIAGRAMMATIC THE CONTRACTOR SHALL PROVIDE AN AS-BUILT OF THE FINAL EXACT POWER AND CONTROL DIAGRAM FOR THE INSTALLATION AS PART OF THE AS-BUILT REQUIREMENTS AND RECORD DRAWINGS AT THE COMPLETION OF CONSTRUCTION

LOAD CENTER NO: MDA LC TYPE: 2 CEA SS 14 7c MA 3H
LOCATION: AS SHOWN ON SHEET E1
120/240 VOLTS SINGLE PHASE 100 AMP SUPPLY
22,000 AMPS INTERRUPTING CURRENT
MAIN BREAKER A 2 POLE 100 AMPS 480 VOLTS
MAIN BREAKER B 1 POLE 15 AMPS 240 VOLTS
CONTACTOR RATING 100 AMPS 240 VOLTS

PANEL A — 120/240 VOLTS — SINGLE PHASE 3 WIRE
100 AMPS MAIN LUGS — 10,000 AMPS INTERRUPT CAPACITY

CKT DESCRIPTION	KVA	AMP			AMP	KVA	CKT DESCRIPTION
MAIN BREAKER		100	1	2			UNUSABLE
		2	3	4			UNUSABLE
SITE STREET LIGHTING	15	20	5	6	20	05	CONTACTOR 120V POWER
		2	7	8	20	1	SPARE
			9	10	20		SPARE
			11	12		2	
			13	14			
			15	16			
			17	18			
			19	20			
CONNECTED LOAD							150 VA (1 A)
DEMAND LOAD							187 VA (1.25 A)

2 / E2 LOAD CENTER WIRING DIAGRAM
SCALE: NTS



BETTISWORTH NORTH
ARCHITECTURE PLANNING LANDSCAPE INTERIORS

Watterson Construction

STATE OF ALASKA 49TH THOMAS ALAN T. [illegible]

1539 INVESTMENTS, LLC
THE SUSITNA FLATS
SUBDIVISION AGREEMENT #17-110
ANCHORAGE, ALASKA

100% CONSTRUCTION DOCUMENTS

CONSULTANT
T3 ALASKA
Mechanical & Electrical Engineering
3004 Arctic Blvd. Suite 100
Anchorage, AK 99503
Ph: 907.865.7600 AECC 1025

PROJECT NO	2017 053 1
DATE	2018 06 05
DRAWN BY	MJM
CHECKED BY	TCA

DETAILS
E 2

Copyright T3 Alaska

6/29/2018 12:24 PM P:\16-113 1539 Investments\2-CAD\Drawings\BN_SP_Plan-PD Plan Review.dwg

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES 1" ACTUAL

SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES

QTY	SYMBOL	LATIN NAME	COMMON NAME	SIZE	PLANTING NOTES
79	●	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESTUCA	#1	POTTED
11		SPIRAEA X BUMALDA 'GOLD MOUND'	GOLD MOUND SPIREA	18" HEIGHT	POTTED N/A
2		SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" HEIGHT	POTTED N/A
4		RIBES ALPINUM	ALPINE CURRANT	24" HEIGHT	POTTED N/A

MISCELLANEOUS

SYMBOL	DESCRIPTION	NOTES
	LANDSCAPE EDGING	ALUMINUM
	NO MOW SEED MIX	
	VEGETATION MAT	

LANDSCAPE PLANTING NOTES:

1. ALL SHRUB PLANTING BEDS TO RECEIVE 18" DEPTH TOPSOIL
2. MULCHED LANDSCAPE BEDS TO RECEIVE 3" DEPTH SHREDDED BARK MULCH
3. ROCK MULCHED LANDSCAPE BED TO RECEIVE 3" DEPTH OF 1.5" TO 3" RAVEN RIVER ROCK

IRRIGATION NOTES:

1. PROVIDE AUTOMATIC IRRIGATION SYSTEM FOR THE PROJECT THAT MEETS LOCAL AND STATE CODES
2. SHRUBS AND ORNAMENTAL GRASSES TO RECEIVE DRIP IRRIGATION:
   - (2) EMITTERS PER SHRUB AND ORNAMENTAL GRASSES. WA
3. VEGETATION MAT AND NO MOW AREAS TO ONLY RECEIVE TEMPORARY IRRIGATION IS REQUIRED FOR ESTABLISHMENT. NO PERMANENT IRRIGATION IS REQUIRED

NOT FOR CONSTRUCTION

L1 LANDSCAPE PLAN

PROJECT NO 16-113
DATE 2018-06-29
DRAWN BY EJ
CHECKED BY MA

CONSULTANT:

1539 INVESTMENTS, LLC

THE SUSITNA FLATS

SUBDIVISION AGREEMENT #17-010

ANCHORAGE, ALASKA

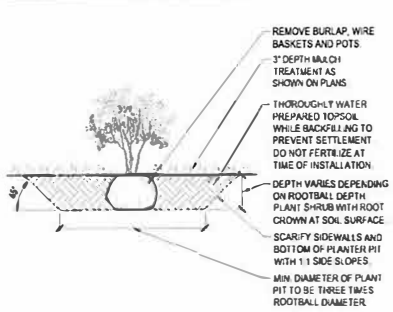
CONFORMED DOCUMENTS

BETTISWORTH NORTH
ARCHITECTURE PLANNING LANDSCAPE INTERIORS

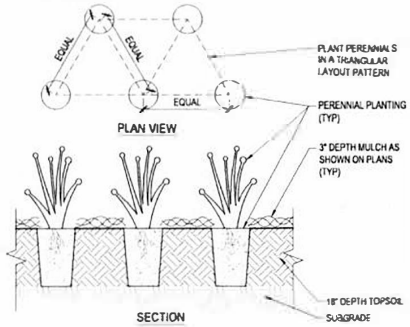
Watterson Construction

2600 DENALI STREET SUITE 710 ANCHORAGE, ALASKA 99503 907-561-5780
212 FRONT STREET FAIRBANKS, ALASKA 99701 907-456-5780
CORPORATE No. AECC219 WWW. BETTISWORTHNORTH.COM

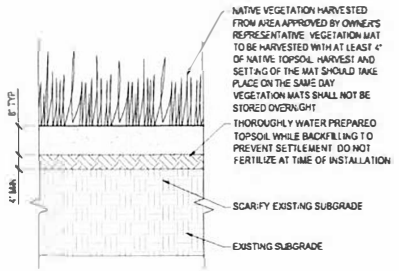
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES
1" ACTUAL



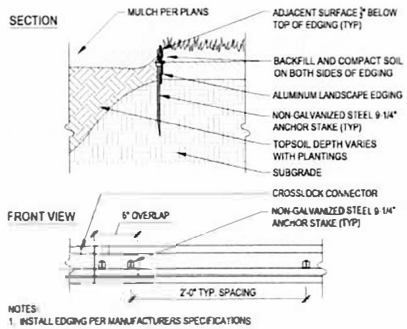
1 / L2 SHRUB
NTS



2 / L2 PERENNIAL PLANTING
NTS



3 / L2 VEGETATION MAT
NTS



4 / L2 LANDSCAPE EDGING
NTS

BETTISWORTH NORTH
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
Watterson Construction
2600 DENALI STREET SUITE 710 ANCHORAGE, ALASKA 99503 907-561-5780
225 FRONT STREET FAIRBANKS, ALASKA 99701 907-456-5780
CORPORATE No. AEC0219 WWW.BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH
MARK M. KIMERER No. 11157 REGISTERED LANDSCAPE ARCHITECT

1539 INVESTMENTS, LLC
THE SUSITNA FLATS
SUBDIVISION AGREEMENT #17-010
ANCHORAGE, ALASKA

CONFORMED DOCUMENTS

CONSULTANT

PROJECT NO.	16-113
DATE	2018-06-29
DRAWN BY	EJ
CHECKED BY	MK

NO.	DESCRIPTION	DATE

SITE DETAILS

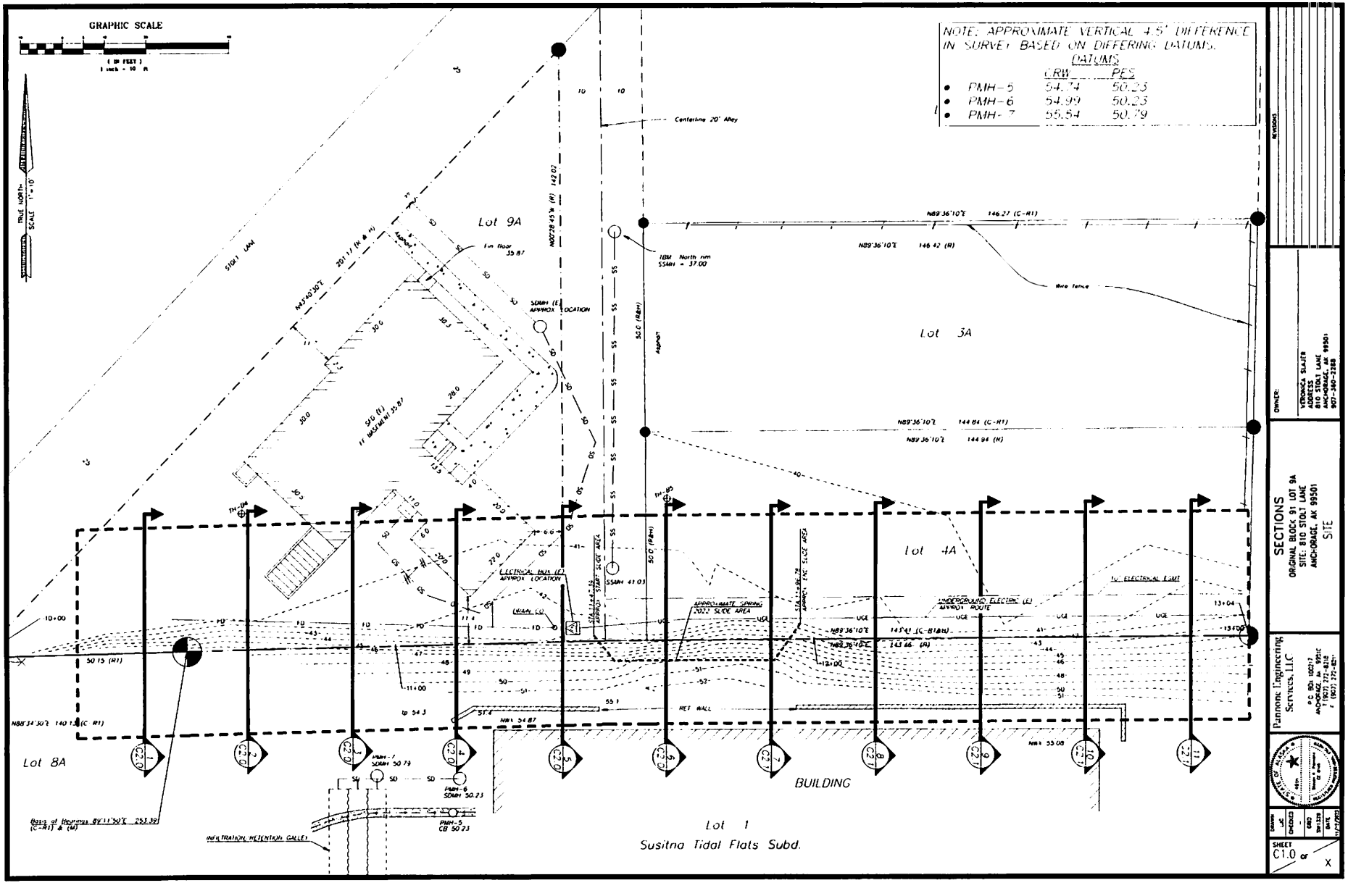
L2

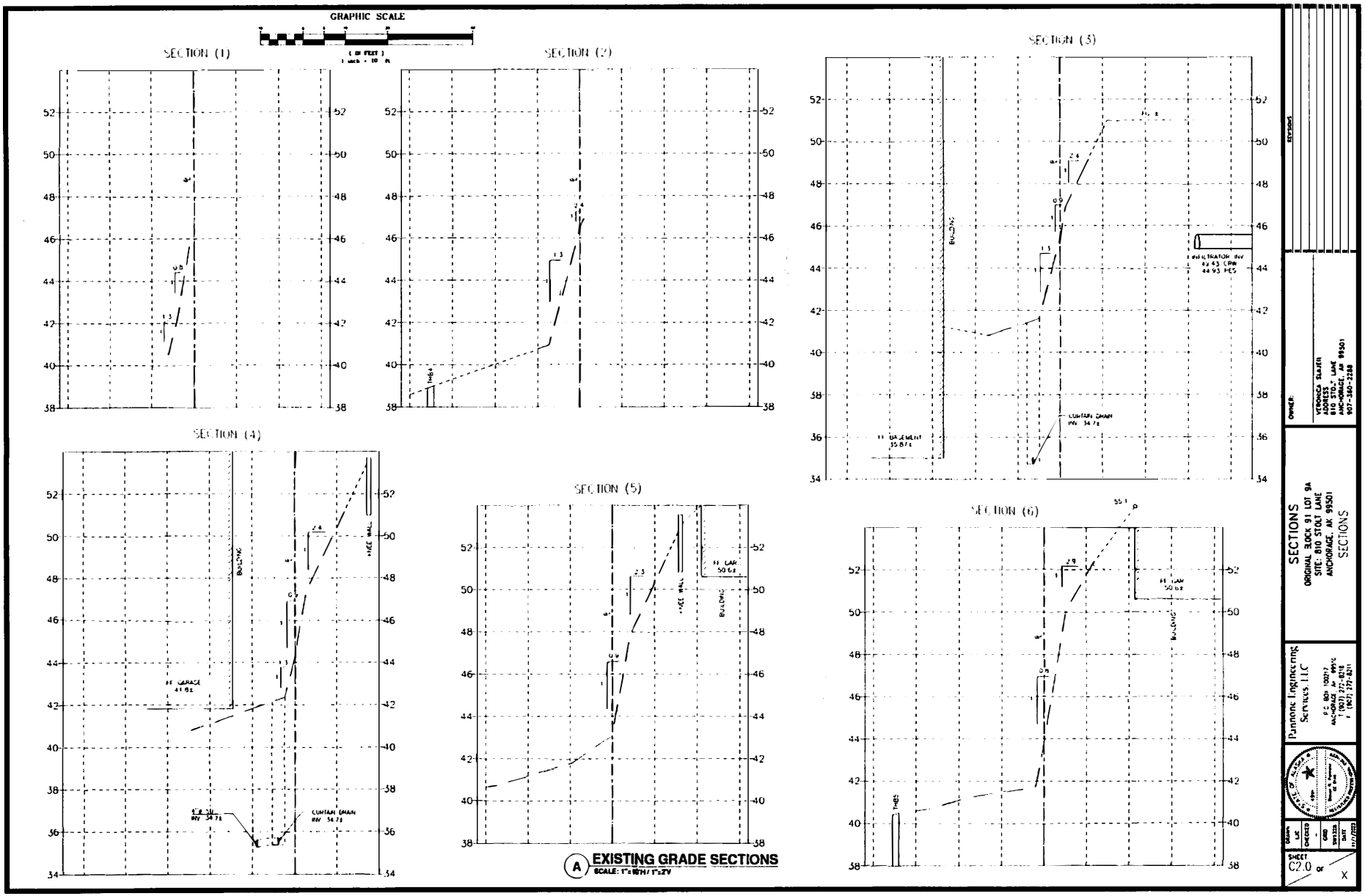
NOT FOR CONSTRUCTION

3/15/2018 2:27 PM P:\16-113 1539 Investments\2-CAD\Drawings\L501 SITE DETAILS - PD Plan Review.dwg

2/22/2018 2:54 PM
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES
1" ACTUAL
W 9TH AVENUE
RETAINING WALL DETAIL – WALLS 4A AND 4B
SEE DETAIL BELOW
RW1
RW2A
RW2B
RW3
RW4A
RW4B
RW5
NOTES
1. SEE STRUCTURAL FOR RETAINING WALL DESIGN, SECTIONS, AND DETAILS
2. "FG-BTM" IS THE FINISH EARTH/SLAB GRADE AT THE BOTTOM OF THE WALL "FG-TOP" IS THE FINISH EARTH/SLAB GRADE AT THE TOP OF THE WALL ACTUAL WALL ELEVATIONS BELOW AND ABOVE THE FG ELEVATIONS VARY, SEE STRUCTURAL
1539 INVESTMENTS, LLC
THE SUSITNA FLATS
ANCHORAGE, ALASKA
100% CONSTRUCTION
CONSULTANT
CRW ENGINEERING GROUP, LLC
PROJECT NO 16-113
DATE 2/22/18
DRAWN BY EJ
CHECKED BY BJ
GRADING PLAN RETAINING WALLS
C304
BETTISWORTH NORTH
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
Watterson Construction
2600 DENALI STREET SUITE 710 ANCHORAGE, ALASKA 99503 907-561-5780
212 FRONT STREET FAIRBANKS, ALASKA 99701 907-456-5780
CORPORATE No. ABCC219 WWW. BETTISWORTHNORTH.COM

2/22/2018 2:54 PM
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES
1" ACTUAL
W 9TH AVENUE
RETAINING WALL DETAIL – WALLS 4A AND 4B
SEE DETAIL BELOW
NOTES
1. SEE STRUCTURAL FOR RETAINING WALL DESIGN, SECTIONS, AND DETAILS
2. "FG-BTM" IS THE FINISH EARTH/SLAB GRADE AT THE BOTTOM OF THE WALL; "FG-TOP" IS THE FINISH EARTH/SLAB GRADE AT THE TOP OF THE WALL. ACTUAL WALL ELEVATIONS BELOW AND ABOVE THE FG ELEVATIONS VARY; SEE STRUCTURAL
1539 INVESTMENTS, LLC
THE SUSITNA FLATS
ANCHORAGE, ALASKA
100% CONSTRUCTION
CONSULTANT
CRW ENGINEERING GROUP, LLC
BETTISWORTH NORTH
ARCHITECTURE PLANNING LANDSCAPE INTERIORS
Watterson Construction
2600 DENALI STREET SUITE 710 ANCHORAGE, ALASKA 99503 907-561-5780
212 FRONT STREET FAIRBANKS, ALASKA 99701 907-456-5780
CORPORATE No. AECC219 WWW. BETTISWORTHNORTH.COM
PROJECT NO 16-113
DATE 2/2/2018
DRAWN BY EJ
CHECKED BY BG
GRADING PLAN - RETAINING WALLS
C304

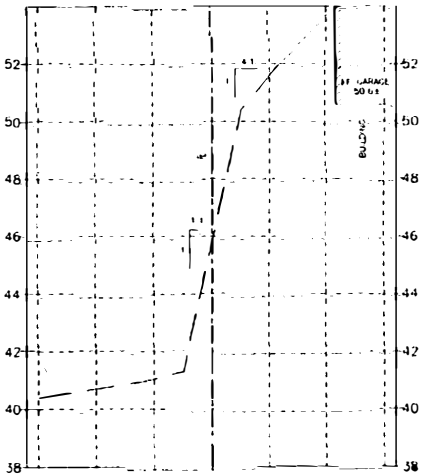

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
TRUE NORTH
SCALE 1"=10'
NOTE: APPROXIMATE VERTICAL 4.5' DIFFERENCE IN SURVEY BASED ON DIFFERING DATUMS.
DATUMS
CRW PES
PMH-5 54.74 50.25
PMH-6 54.99 50.23
PMH-7 55.54 50.79
Centerline 20' Alley
Lot 9A
Lot 3A
Lot 4A
Lot 8A
Lot 1
Susitna Tidal Flats Subd.
BUILDING
SSMH (E) APPROX LOCATION
ELECTRICAL MH (E) APPROX LOCATION
UNDERGROUND ELECTRIC (E) APPROX ROUTE
APPROXIMATE GRADING LIMIT SLOPE AREA
RET WALL
Basis of Bearings S8°11'50"E 253.39 (C-R1) & (M)
PMH-5 CB 50.23
PMH-6 SSMH 50.73
SSMH 50.79
SSMH 41.03
IBM North rim SSMH = 37.00
Wire fence
SECTIONS
ORIGINAL BLOCK 91 LOT 9A
SITE: 810 STOLT LANE
ANCHORAGE, AK 99501
SITE
OWNER:
VERONICA SLAJER
810 STOLT LANE
ANCHORAGE, AK 99501
907-240-2288
Panoramic Engineering Services, LLC
SHEET C1.0 of X


GRAPHIC SCALE
SECTION (1)
SECTION (2)
SECTION (3)
SECTION (4)
SECTION (5)
SECTION (6)
EXISTING GRADE SECTIONS
SCALE: 1"=10'H / 1"=2'V
SECTIONS
ORIGINAL BLOCK 91 LOT 9A
SITE: 810 STOLT LANE
ANCHORAGE, AK 99501
SECTIONS
OWNER:
VERONICA SLAVEN
ADDRESS: 810 STOLT LANE
ANCHORAGE, AK 99501
907-360-2288
Pumonic Engineering Services, LLC
P.O. BOX 102077
ANCHORAGE, ALASKA 99510
T (907) 272-8218
F (907) 272-8211
DRAWN LJC
CHECKED -
DATE 3/2/2021
SHEET C2.0 OF X

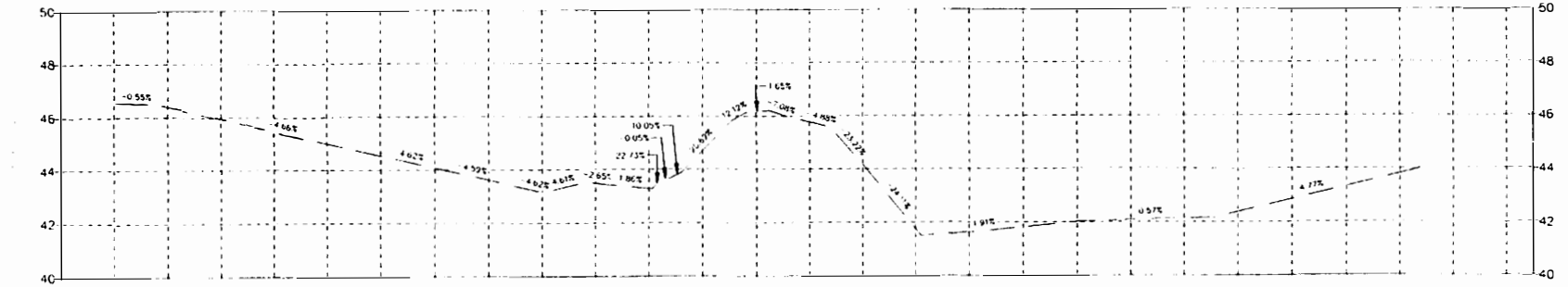
GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

SECTION (7)


52
50
48
46
44
42
40
38
6'
6'
6'

GRAPHIC SCALE



(C) **PROPERTY LINE EXISTING GRADE**
SCALE: 1"=10'H / 1"=2'V

REVISIONS

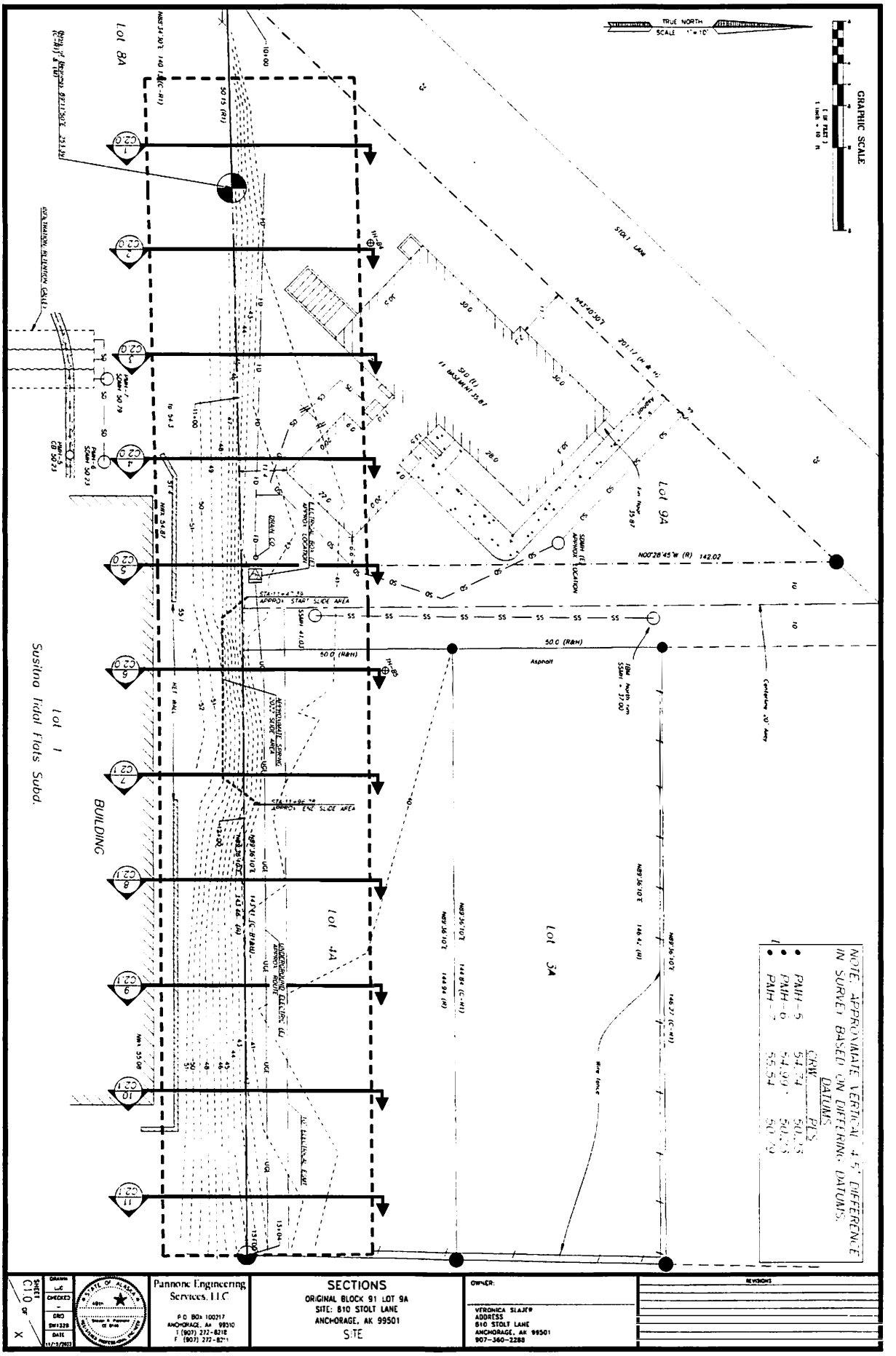
OWNER:
VERONICA SLAGER
810 STOLT LANE
ANCHORAGE, AK 99501
907-360-2388

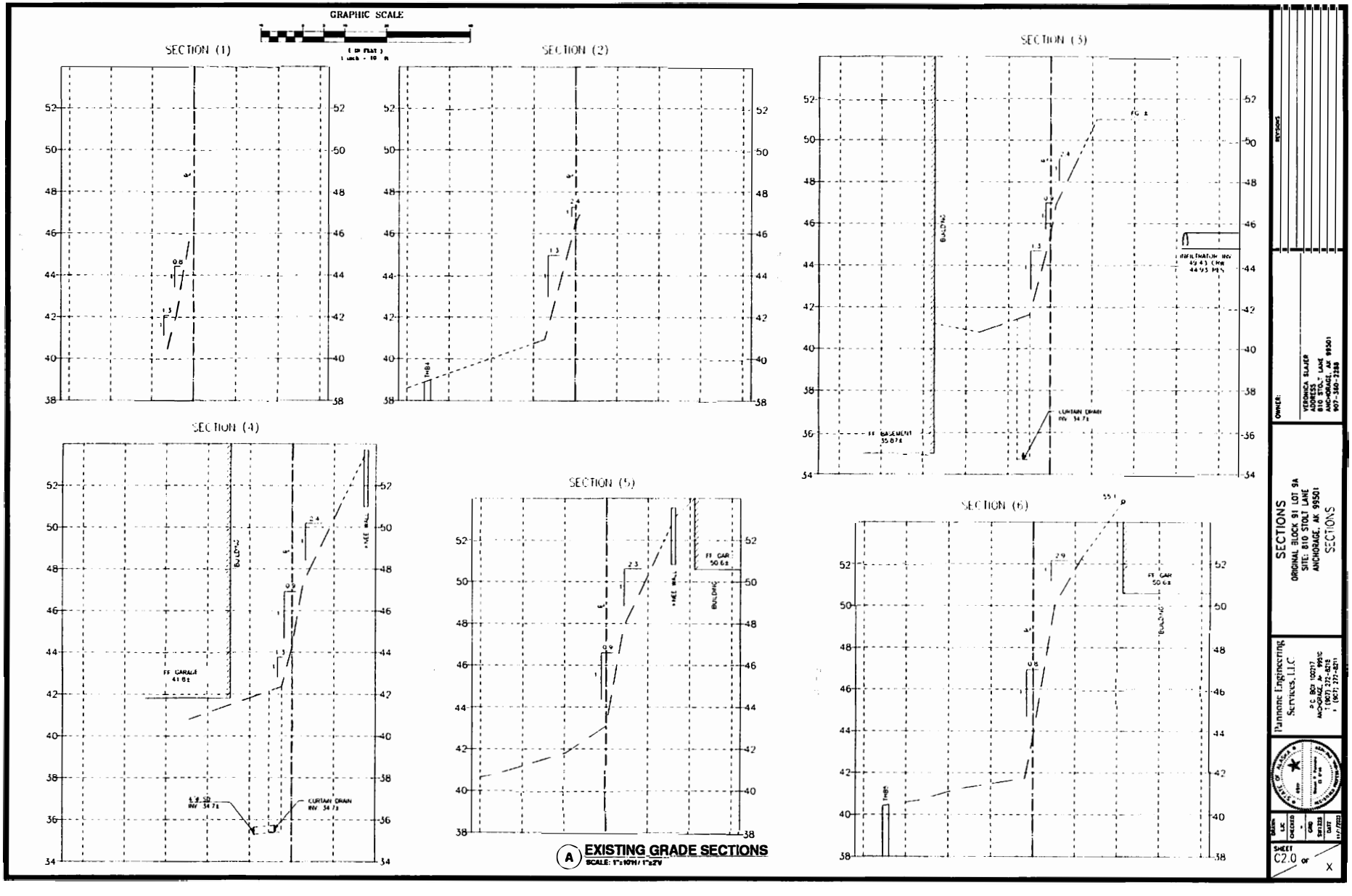
SECTIONS
ORIGINAL BLOCK 91 LOT 9A
SITE: 810 STOLT LANE
ANCHORAGE, AK 99501
SECTIONS

Panoramic Engineering Services, LLC
P.O. BOX 102217
ANCHORAGE, AK 99510
T (907) 272-8211
F (907) 272-8211

DRAWN: LC
CHECKED: -
DATE: 10/17/2021

SHEET C2.2 OF X

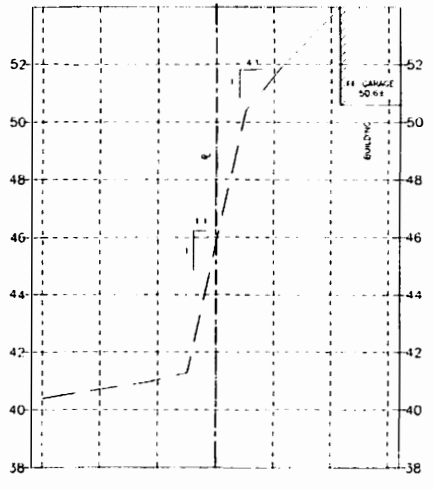

TRUE NORTH
SCALE 1" = 10'
GRAPHIC SCALE
1 inch = 10 ft
Lot 8A
Lot 9A
Lot 1
Susitna Tidal Flats Subd.
BUILDING
Lot 3A
Lot 4A
STOLT LANE
50.0 (R&M)
Asphalt
NOTE: APPROXIMATE VERTICAL 4.5' DIFFERENCE IN SURVEY BASED ON DIFFERING DATUMS.
DATUMS
CKW
PLS
PMH-5 54.74 50.25
PMH-6 54.99 50.25
PMH-7 55.54 50.79
Pannone Engineering Services, LLC
P.O. BOX 100217
ANCHORAGE, AK 99510
T (907) 272-8218
F (907) 272-8211
SECTIONS
ORIGINAL BLOCK 91 LOT 9A
SITE: 810 STOLT LANE
ANCHORAGE, AK 99501
SITE
OWNER:
VERONICA SLAJER
ADDRESS
810 STOLT LANE
ANCHORAGE, AK 99501
907-360-2288
REVISIONS
SHEET C1.0 OF X
DRAWN LC
CHECKED -
JOB 19328
DATE 11/13/2023


GRAPHIC SCALE
SECTION (1)
SECTION (2)
SECTION (3)
SECTION (4)
SECTION (5)
SECTION (6)
A EXISTING GRADE SECTIONS
SCALE: 1"=10'H / 1"=2'V
SECTIONS
ORIGINAL BLOCK 91 LOT 9A
SITE: 810 STOLT LANE
ANCHORAGE, AK 99501
SECTIONS
OWNER:
VERONICA SLAZER
ADDRESS
810 STOLT LANE
ANCHORAGE, AK 99501
907-360-2388
Panoramic Engineering Services, LLC
SHEET
C2.0
OF
X

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

SECTION (7)



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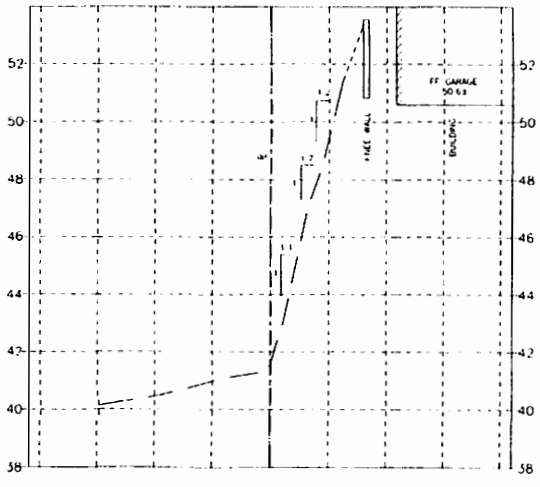

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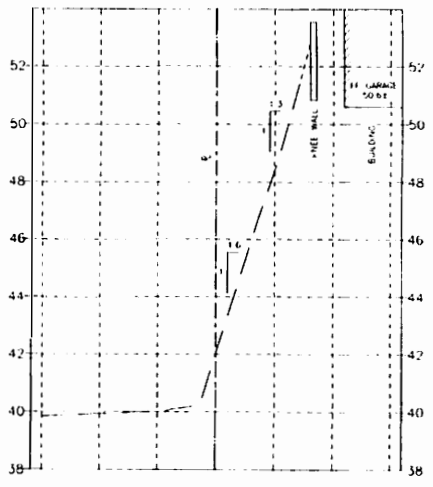

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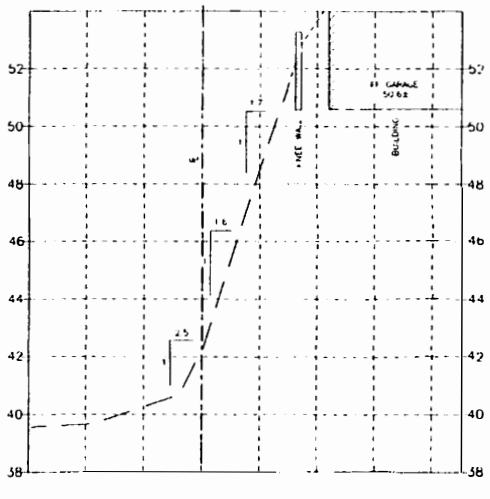

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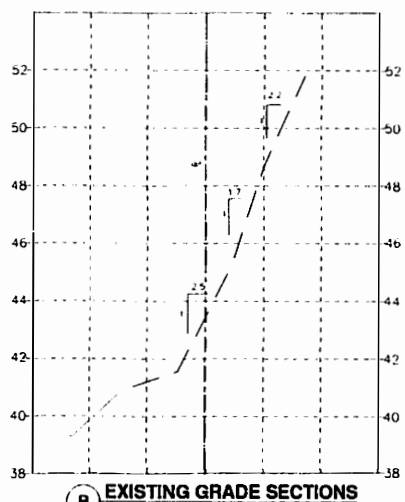


(B) EXISTING GRADE SECTIONS
SCALE: 1"=10'H / 1"=2'V

REVISIONS

OWNER:
VERONICA SLAIER
ADDRESS
810 STOLT LANE
ANCHORAGE, AK 99501
907-360-2288

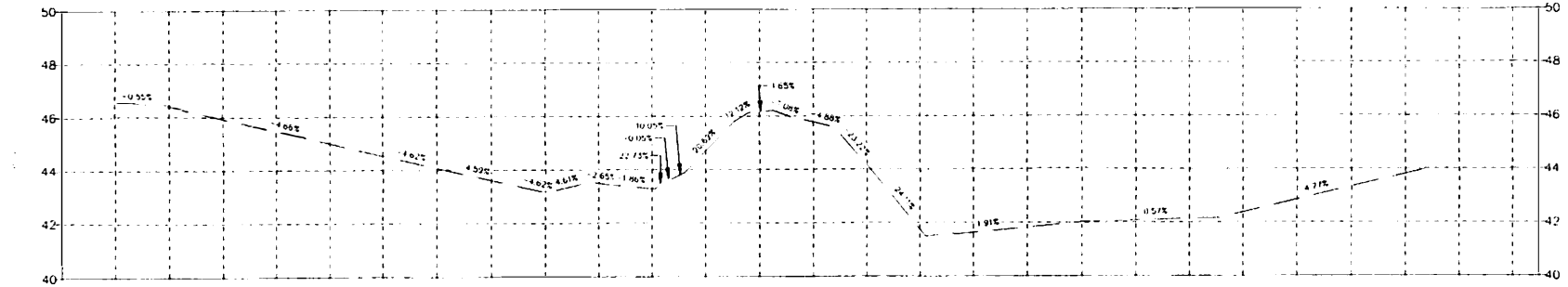
SECTIONS
ORIGINAL BLOCK 91 LOT 9A
SITE: 810 STOLT LANE
ANCHORAGE, AK 99501
SECTIONS

Pannone Engineering Services, LLC
P.O. BOX 100217
ANCHORAGE, AK 99510
T (907) 272-8710
F (907) 272-8711

DESIGN: AJC
DRAWN: AJC
CHECKED:
DWG
DATE: 1/1/2021

SHEET C2.1 OF X

GRAPHIC SCALE



(C) **PROPERTY LINE EXISTING GRADE**
SCALE: 1"=10'H / 1"=2'V

REVISIONS	
OWNER:	VERONICA SLAKE ADDRESS 810 STOLT LANE ANCHORAGE, AK 99501 907-360-2288
	SECTIONS ORIGINAL BLOCK 91 LOT 9A SITE: 810 STOLT LANE ANCHORAGE, AK 99501 SECTIONS
	Pumanc Engineering Services, LLC P.O. BOX 102277 ANCHORAGE, AK 99510 T (907) 272-8271 F (907) 272-8271
	DRAWN LJC CHECKED - DATE 07/17/23 SHEET C2.2