

APPENDIX B: CONDITIONS TO BE INCLUDED IN RFP

The contractor shall:

1. Conduct a test pit program to determine the soil, groundwater, and bedrock conditions for the potentially developable areas outside the undevelopable areas delineated in Subsection A.2. of the Settlement Agreement. All work shall be performed so as to meet the municipal wastewater regulations for residential subdivisions. The testing shall occur throughout one full spring "break up" season (April, May, and June).
2. Review all existing topographic soil and groundwater information and identify areas where soils may support potential development for residential use. Soil tests shall then be performed in those areas.
3. Conduct soil tests within the potentially developable areas identified for each Tract. The number of soil percolation tests shall be sufficient to determine the developable and undevelopable areas as follows:
 - a. Each such test pit must be logged and sampled by an engineer or geologist, then the pit must be backfilled, leaving a bench area where a percolation test can be performed. Each test pit will have standpipe installed to allow long-term water monitoring. All work performed must conform to Municipality of Anchorage wastewater laws and regulations. Appellee shall require the contractor to take reasonable precautions to mitigate damage to the area surrounding the test area and to ensure that the contractor will not impede temporary access along existing roads.
 - b. Conduct a soil percolation test on each area which may be identified as a residential lot subject to disposal and at such time(s) to include testing and monitoring during one entire "break up" season, including April, May and June, and accurately report the condition of the soils in the tested area. Soils percolation testing shall conform to municipal wastewater regulations for proposed subdivisions and shall include:
 - (i) a visual soils log to an adequate depth;
 - (ii) a standard percolation test of a stratum suitable for construction of an on-site soil absorption system;
 - (iii) installation of a perforated monitor tube extending to the bottom of the test hole which shall be monitored at least bi-weekly for groundwater through at least one "break up" season and shall remain in place until the lot is developed or determined undevelopable;

- (iv) a determination of the depth to seasonal high water, impermeable soil and bedrock;
- (v) prepare and submit a final report and findings which include all soil/well logs; a map accurately identifying the location of each test hole and the boundaries of the developable and undevelopable areas of each Tract; identification of which land areas will not support a minimum development consistent with R-10 zoning; and identification of which land areas will require more than five acres per unit to support a single-family residential septic system.

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