



REGULAR PLANNING COMMISSION AGENDA

June 23, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/86847221296> or 1-253-215-8782 Webinar ID: 8868 4722 1296

A. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

1. **CSP2026 0001: The Alaska Department of Transportation and Public Facilities requests State Project Review for construction of a modified, partially signalized intersection at Egan Drive and Yandukin Drive. - APPROVED AS RECOMMENDED**

Applicant: Alaska Department of Transportation and Public Facilities

Location: 8181 Glacier Hwy

DIRECTOR'S REPORT

The Alaska Department of Transportation and Public Facilities requests a State Project Review approval for construction of a modified, partially signalized intersection at Egan Drive and Yandukin Drive.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE City/State Project CSP2026 0001.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

1. **VAR2026 0001: Non-Administrative Variance to reduce the rear yard setback in an Industrial zone. — DENIED AS RECOMMENDED**

Applicant: Mike Sturrock

Location: 1727 Anka Street

DIRECTOR'S REPORT

The applicant requests a Non-Administrative Variance to reduce the rear yard setback from 10 feet to 2 feet for the purpose of constructing a storage structure with a caretaker unit in an Industrial zone.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and DENY VAR2026 0001.

2. **VAR2026 0002: Non-Administrative Variance to increase the maximum height for an accessory structure in a D3 zone. - DEFERRED TO UNKNOWN FUTURE DATE**

K. OTHER BUSINESS

L. STAFF REPORTS

M. COMMITTEE REPORTS

N. LIAISON REPORT

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Q. EXECUTIVE SESSION

R. SUPPLEMENTAL MATERIALS

S. ADJOURNMENT

ADA accommodations available upon request: contact the Clerk's Office (907)586-5278 or city.clerk@juneau.gov at least 36 hours prior to a meeting, to request ADA arrangements.



**PLANNING COMMISSION STAFF REPORT
STATE PROJECT REVIEW CSP2026 0001
HEARING DATE: JUNE 23, 2026**

(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: June 3, 2026
TO: Erik Pedersen, Chair, Planning Commission
BY: David Peterson, Planner II
THROUGH: Scott Ciambor, Director

PROPOSAL: Applicant requests a State Project Review for construction of a modified partially signalized intersection at Egan Drive and Yandukin Drive.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- The proposed project is intended to improve safety and mobility at the Egan Drive / Yandukin Drive intersection.
- DOT&PF selected a partially signalized intersection after evaluating other concepts.
- The project adds protected pedestrian crossing phases and related pedestrian safety features.
- Construction phasing will temporarily reduce Egan Drive to one lane in each direction during certain phases and will increase peak-hour congestion.
- The project is generally consistent with the transportation policies of the 2013 Comprehensive Plan, subject to final confirmation of agency comments and applicable environmental approvals.

ALTERNATIVE ACTIONS:

1. **Amend:** amend the recommendation to include conditions and recommend approval to the Assembly.
2. **Deny:** recommend denial of the proposed project. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

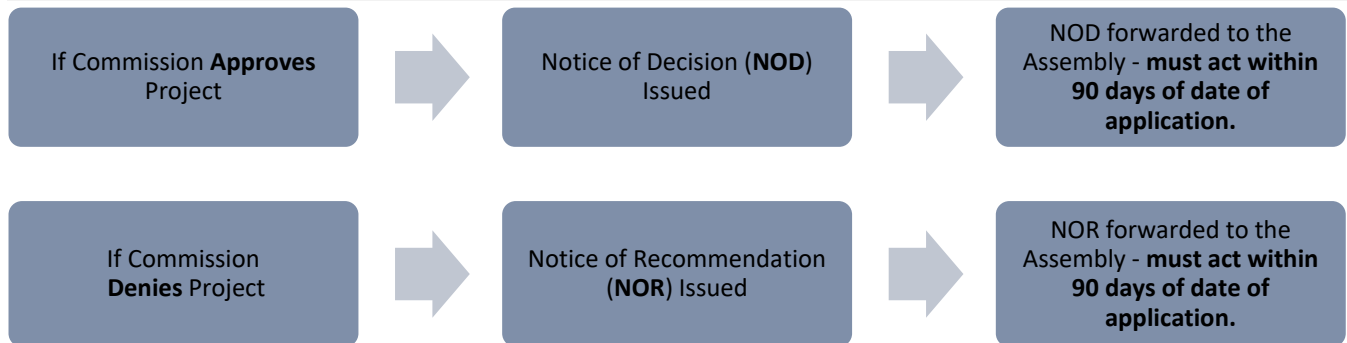
The Notice of Decision or Notice of Recommendation will be forwarded to the Assembly.

STANDARD OF REVIEW:

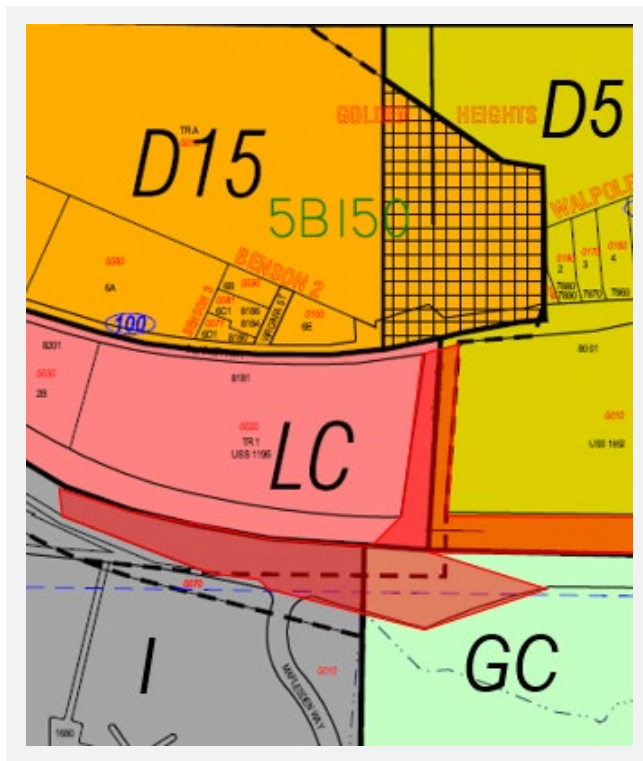
- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.05.100
 - CBJ 49.15.580(b)
 - CBJ 49.35.240
 - CBJ 49.80

GENERAL INFORMATION	
Property Owner	Alaska Department of Transportation
Applicant	Jim Brown
Property Address	8181 Glacier Hwy
Legal Description	USS 1195 TR 1
Parcel Number	5B1501000020; 5B1401050010
Zoning	D5; LC; GC; I
Land Use Designation	C; LI; MDR; RD
Lot Size	N/A - State highway right-of-way
Water/Sewer	N/A
Access	Egan Drive, Yandukin Drive, Old Dairy Road
Existing Land Use	State highway right-of-way and commercial/airport-area roadway access
Associated Applications	FZD2026-0006

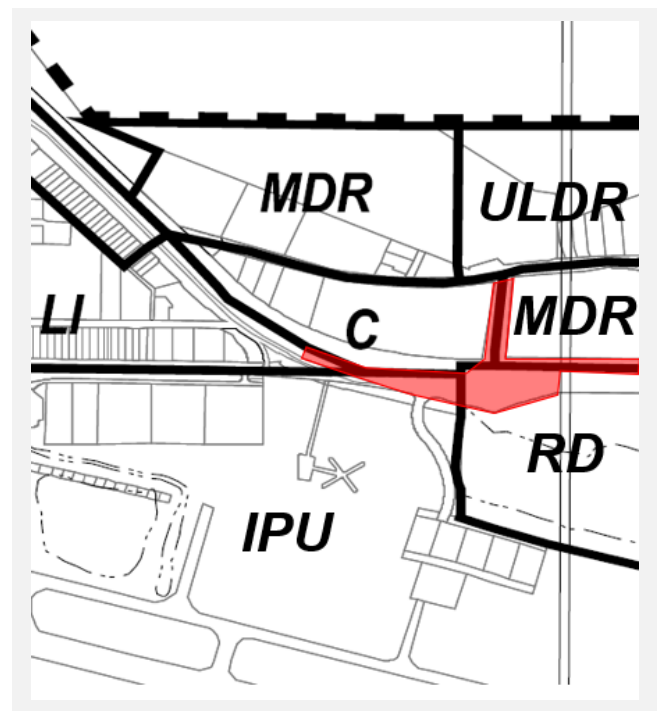
The Commission shall hear and decide the case per CBJ 49.15.580(b) - State Project Review: *The commission shall review proposed Alaska State capital improvement projects for consistency with this title pursuant to AS 35.30.010 and may impose conditions on and modifications to such projects. If the commission approves or approves with conditions or modifications, a notice of decision shall be issued. **A notice of decision becomes final 90 days from the date the project was submitted unless modified or disapproved by the assembly.** If the commission disapproves, a notice of recommendation and draft resolution shall be forwarded to the assembly for further action.*



CURRENT ZONING MAP



LAND USE DESIGNATION MAP



SURROUNDING LAND USES AND ZONING

Direction	Zoning District	Land Use
North	LC; D5	Commercial; Church
South	GC; I	Airport; Commercial
East	LC; I; State ROW	Commercial; Airport; ROW Corridor
West	D5; GC	Church; Commercial; ROW Corridor

BACKGROUND INFORMATION

Project Description - The Applicant has applied for review of a State project to reconstruct the Egan Drive / Yandukin Drive intersection near Fred Meyer. The project proposes a modified partially signalized intersection intended to improve safety, pedestrian access, and traffic operations. The proposal includes dual left-turn lanes from Egan Drive, signalized pedestrian crossings on both sides of Egan Drive and across Yandukin Drive, Rectangular Rapid Flashing Beacons (RRFBs) at unsignalized right-turn lanes, advanced warning signs with flashing yellow lights, retention of the Fred Meyer acceleration lane, drainage improvements, paving, signing, striping, illumination, and related roadway improvements.

The project plans identify the work as Proposed Highway Project 0003306/SFHWY00601, JNU Egan Yandukin Intersection Improvements, with grading, drainage, paving, signing, striping, illumination, and signalization work. **(Attachment B)** The DOT&PF project website identifies the project as SFHWY00601 (Stage 1) and SFHWY00079 (PEL Study). **(Attachment A)**

Construction Phasing - The traffic analysis describes four construction phases. **(Attachment A)**

Phase 1 includes temporary median crossovers along Egan Drive, reconstruction of the Yandukin Drive on-ramp to eastbound Egan Drive, and improvements along Glacier Highway / Lemon Road and the Yandukin Drive / Honsinger Drive intersection.

Phases 2 and 3 reconstruct the north and south sides of the Egan Drive / Yandukin Drive intersection while maintaining one lane in each direction on Egan Drive with median crossovers and left-turn restrictions.

Phase 4 activates the permanent traffic signal and lighting, removes the temporary median crossovers, restores full lane operations, completes final Yandukin Drive work, and removes left-turn restrictions.

The table below summarizes relevant history for the subject area and proposed development.

Background -

The table below summarizes relevant history for the subject parcel and proposed development. **(Attachment A)**

Item	Summary
Spring 2027	DOT&PF project website identifies construction beginning in spring 2027.
Spring/Mid/Fall 2026	DOT&PF project website identifies Design Study Report completion in spring 2026, environmental approval in mid-2026, and project bid for construction in fall 2026.
March 20, 2026	DOT&PF project materials identified this date as the comment deadline for the project outreach period.
February 18, 2026	DOT&PF hosted a virtual public meeting for the Egan and Yandukin Intersection Improvements project.

January 26, 2026	Final PER plans were prepared for Proposed Highway Project 0003306/SFHWY00601.
January 22, 2026	Parametrix prepared the Construction Phasing Traffic Analysis for AKDOT&PF Project No. 214-4322-003.
Summer 2025	DOT&PF project website states geotechnical work was completed in summer 2025.
April 2025	DOT&PF project website states preliminary work began in April 2025.
2021 Public Notice	DOT&PF issued a notice to begin engineering and environmental studies for Egan-Yandukin safety improvements under an earlier HSIP project, including potential minor floodplain encroachment.
2021 PEL Study	DOT&PF completed the Planning and Environmental Linkages Study for the Egan Drive / Yandukin Drive intersection. The PEL identified safety concerns with left-turns, lack of pedestrian access, and local circulation challenges.

Current Conditions – The Egan Drive / Yandukin Drive intersection is currently a restricted crossing intersection. The minor approaches are limited to right-in/right-out movements, and the intersection does not currently provide a controlled pedestrian crossing of Egan Drive. DOT&PF states that the intersection currently serves approximately 30,000 to 40,000 vehicles per day, with additional future traffic expected from the Honsinger Pond development.

The construction phasing traffic analysis indicates that construction will increase delay and congestion in the Egan Drive corridor. Phases 2 and 3 are identified as the most restrictive stages because they include the most restrictive traffic control configurations. The analysis identifies larger delays and queues for southbound Egan Drive in the AM peak hour and northbound Egan Drive in the PM peak hour.

ZONING ANALYSIS

CBJ 49.05.100 - Purpose and intent. The purpose and Intent of Title 49 Land Use Code is:

(1) To achieve the goals and objectives, and implement the policies, of the Juneau comprehensive plan, and coastal management program;

(2) To ensure that future growth and development in the City and Borough is in accord with the values of its residents;

(3) To identify and secure, for present and future residents, the beneficial impacts of growth while minimizing the negative impacts;

(4) To ensure that future growth is of the appropriate type, design and location, and is served by a proper range of public services and facilities such as water, sewage, and electrical distribution systems, transportation, schools, parks and other public requirements, and in general to promote public health, safety and general welfare;

(5) To provide adequate open space for light and air; and

(6) To recognize the economic value of land and encourage its proper and beneficial use.

Table of Permissible Uses – The project is a State highway and intersection improvement within State right-of-way and associated project limits. No new private use or building occupancy is proposed. The Table of Permissible Uses is not the controlling review standard for the roadway improvement.

Table of Dimensional Standards – The project does not propose a zoning lot, structure, or building envelope subject to standard dimensional review. Adjacent parcel zoning and right-of-way limits should be verified with CBJ GIS before final publication.

Other Permit Required – No CBJ conditional use permit, subdivision, or building permit was identified in the materials provided. A Floodplain Development Permit, FZD2026-0006, is required for development within the mapped Special Flood Hazard Area and is being reviewed separately under CBJ 49.70.400. DOT&PF environmental approval, right-of-way, stormwater, traffic control, state/federal wetland or waters permits, and construction approvals remain outside the scope of this Title 49 State Project Review and should be confirmed by DOT&PF before construction.

Roadway Construction Standard Waivers – No CBJ 49.35.240 roadway construction standard waiver was requested in the materials provided. The project plans use DOT&PF highway design standards and include signing, striping, drainage, paving, illumination, and signalization.

Roadway Classification Maps - Egan Drive is an arterial roadway; Yandukin Drive, Glacier Highway, and Old Dairy Road are classified as Collector roads per the CBJ Roadway Classification Map.

Hazard Areas – The applicant has submitted a Floodplain Development Permit application, FZD2026-0006. The submitted floodplain site plan identifies portions of the project limits within Special Flood Hazard Area / Zone AE, with a Base Flood Elevation of 24 feet, MLLW datum. DOT&PF’s hydraulic memorandum identifies the primary floodplain impact as widening the Yandukin Drive southbound on-ramp shoulder for approximately 375 linear feet, with approximately 1,400 cubic yards of aggregate fill within the coastal floodplain. DOT&PF’s hydraulic memorandum states that no Regulatory Floodway occurs within the scoped project area, no stream channel or coastal embankment realignment is proposed, and no measurable increase to the base flood elevation is anticipated. The memorandum also states that a detailed hydrologic/hydraulic evaluation is not required based on the submitted design and floodplain mapping review. Final compliance with CBJ 49.70.400 will be determined through FZD2026-0006 before construction within the Special Flood Hazard Area.

Floodplain – Portions of the project limits are located within Special Flood Hazard Area / Zone AE. The submitted hydraulic memorandum identifies approximately 1,400 cubic yards of aggregate fill within the coastal floodplain and states that no measurable increase to base flood elevation is anticipated. Final floodplain compliance will be reviewed under FZD2026-0006.

COMMUNITY SERVICES

Service	Summary
Urban Service Boundary	Within the Urban Service Boundary.
Water/Sewer	CBJ / CBJ utilities are present in the general project area; no new building service is proposed.
Fire Service Area	Within the CBJ fire service area.
Schools	No CBJ school is directly impacted by this project.

Service	Summary
Recreation	No CBJ recreation facility is directly impacted by the roadway project. Pedestrian and bicycle crossing improvements are included in the project scope.

ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES

The below table summarizes Conservation, Historic, and Archeological Resources which may be affected by the Egan/Yandukin Drive Intersection Improvements Project.

Resource	Summary
Conservation Areas	Work is proposed in State right-of-way and associated project limits. No separate conservation area impact was identified in the materials provided.
Wetlands	Wetlands are shown on the project plan sheets adjacent to and within the project corridor. Final wetland impacts and permitting should be confirmed through DOT&PF environmental review and applicable state/federal permits.
Anadromous	No anadromous determination was included in the materials provided. VERIFY with ADF&G Anadromous Waters Catalog and CBJ Title 49 streamside maps.
Impaired Waterbodies	No impaired waterbody determination was included in the materials provided. VERIFY with DOT&PF environmental documentation and current DEC data.
Historic	No historic resource impact was identified in the materials provided. VERIFY with DOT&PF environmental documentation / Section 106 review.
Archeological	No archeological resource impact was identified in the materials provided. VERIFY with DOT&PF environmental documentation / Section 106 review.
Comprehensive Plan View sheds	No Comprehensive Plan viewshed impact was identified in the materials provided.

CONFORMITY WITH ADOPTED PLANS

2013 COMPREHENSIVE PLAN VISION: *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

2013 COMPREHENSIVE PLAN - The proposed State Project is in compliance with the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary
8	101	Policy Direction	The proposed project facilitates a safer, more efficient, and more convenient transportation system by adding signalized pedestrian crossings, protected left-turn movements from Egan Drive, and related safety features.

2013 COMPREHENSIVE PLAN - The proposed State Project is in compliance with the 2013 Comprehensive Plan.			
8	116	Subarea Transportation Needs	The Plan calls for CBJ and ADOT&PF to address transportation problems within and between major concentrations of population, including those in the Lemon Creek area. The project addresses a state-route intersection serving Lemon Creek, the airport area, and regional traffic.
7	89	Standard Operating Procedure Two (SOP2)	The project includes roadway construction in an existing corridor. Final landscaping, revegetation, and erosion control details should be confirmed through DOT&PF construction plans and environmental approvals.

AGENCY REVIEW

CDD conducted an agency review comment period between May 7, 2026 through June 1.

Agency	Note
CBJ Building	A building permit will be required for any new electrical services required for the project.
CBJ General Engineering	Will verify information submitted with building permit.
Capital City Fire and Rescue	No concerns a this time.

PUBLIC COMMENTS

An abutters notice was sent to neighbors within 500 feet of the project on May 21, 2026, and a public notice sign was provided and posted near the project site. (**Attachment C**)

FINDINGS

In accordance with CBJ 49.15.580 staff finds the proposed construction of a modified partially signalized intersection at Egan Drive and Yandukin Drive complies with Title 49 Land Use Code and is in general conformity with adopted zoning and comprehensive plans.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the CBJ Assembly for the construction of a modified partially signalized intersection at Egan Drive and Yandukin Drive, subject to the applicant obtaining all required permits before construction, including Floodplain Development Permit FZD2026-0006 for work within the Special Flood Hazard Area.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Construction Phasing Traffic Analysis
Attachment B	Construction Plans
Attachment C	Abutters Notice_CSP26-01
Attachment D	2013 Comp Plan Map
Attachment E	2006 Zoning Map

DATE: January 22, 2026
TO: The Alaska Department of Transportation and Public Facilities
FROM: Yuri Mereszczak, PE, Jeff Jones, PE, PTOE, Mitch Hadfield, PE
SUBJECT: Construction Phasing Traffic Analysis
PROJECT NUMBER: 214-4322-003
PROJECT NAME: Egan Drive / Yandukin Drive Intersection Improvements

Introduction

The Alaska Department of Transportation and Public Facilities (AKDOT&PF) is planning to reconstruct the Egan Drive / Yandukin Drive intersection located in Juneau, Alaska. The intersection is currently an uncontrolled restricted crossing intersection with the minor approaches only allowed to make right-in/right-out movements. The proposed improvements will signalize the intersection to allow protected pedestrian phases and left-turn phases from the mainline. The intersection location is shown in **Figure 1**. This memorandum details a construction phasing traffic analysis for the conversion of the Egan Drive / Yandukin Drive intersection to a partial signal.



Figure 1 – Project Location



Construction Phasing

The signal at the Egan Drive / Yandukin Drive intersection is planned to be constructed in four phases. General phasing information is outlined below.

Phase 1 will include construction of temporary median crossovers along Egan Drive, reconstruction of the Yandukin Drive on-ramp to eastbound Egan Drive, and improvements along Glacier Highway / Lemon Road and the Yandukin Drive / Honsinger Drive intersection. Egan Drive will operate with one lane in each direction using median crossovers. Left turns at the Egan Drive / Yandukin Drive intersection will be prohibited. Access to Glacier Highway / Lemon Road and Fred Meyer will be via Sunny Point Interchange and Glacier Highway.

Phase 2 will include reconstruction of the north side of the Egan Drive / Yandukin Drive intersection and the northbound lanes on Glacier Highway / Lemon Road. Egan Drive will operate with one lane in each direction using median crossovers, with left turns remaining prohibited.

Phase 3 will include reconstruction of the south side of the Egan Drive / Yandukin Drive intersection and the north side of Yandukin Drive, with temporary paving placed on Yandukin Drive. Egan Drive will operate with one lane in each direction using median crossovers, with left turns remaining prohibited.

Phase 4 will include activation of the permanent traffic signal and lighting, removal of temporary median crossovers, and restoration of full lane operations on Egan Drive. Final rehabilitation work will be completed on Yandukin Drive, and left turn restrictions at the Egan Drive / Yandukin Drive intersection will be removed.

Construction phasing plans are included in **Attachment A**.

Traffic Data

AM and PM peak hour existing turning movement volumes from the Egan Drive / Yandukin Drive Intersection Improvements Planning and Environmental Linkages (PEL) Study were used as the basis for turning movement volumes in this construction phasing traffic analysis. Existing volumes from the PEL are included as **Attachment B**.

Because traffic volumes from the PEL are from 2017, additional roadway volume counts from AKDOT&PF's traffic monitoring program, ranging from 2023 to 2025, were used to bring the AM and PM peak hour turning movement volumes from the PEL to current levels. Roadway volume counts from AKDOT&PF's traffic monitoring program are included as **Attachment C**.

Traffic data collection locations are shown in **Figure 2**.

The most recent peak hour roadway volumes from 2023 through 2025 were compared to peak hour turning movement volumes from the PEL to calculate adjustment factors to modify 2017 PEL turning movement volumes to current conditions. Calculated adjustment factors used to create current condition turning movement volumes are included as **Attachment D**.

Peak hour current condition turning movement volumes were rerouted based on road closures anticipated for Phase 2 and Phase 3. Phase 2 and Phase 3 turning volumes used in the operational analysis are included in **Attachment E**.

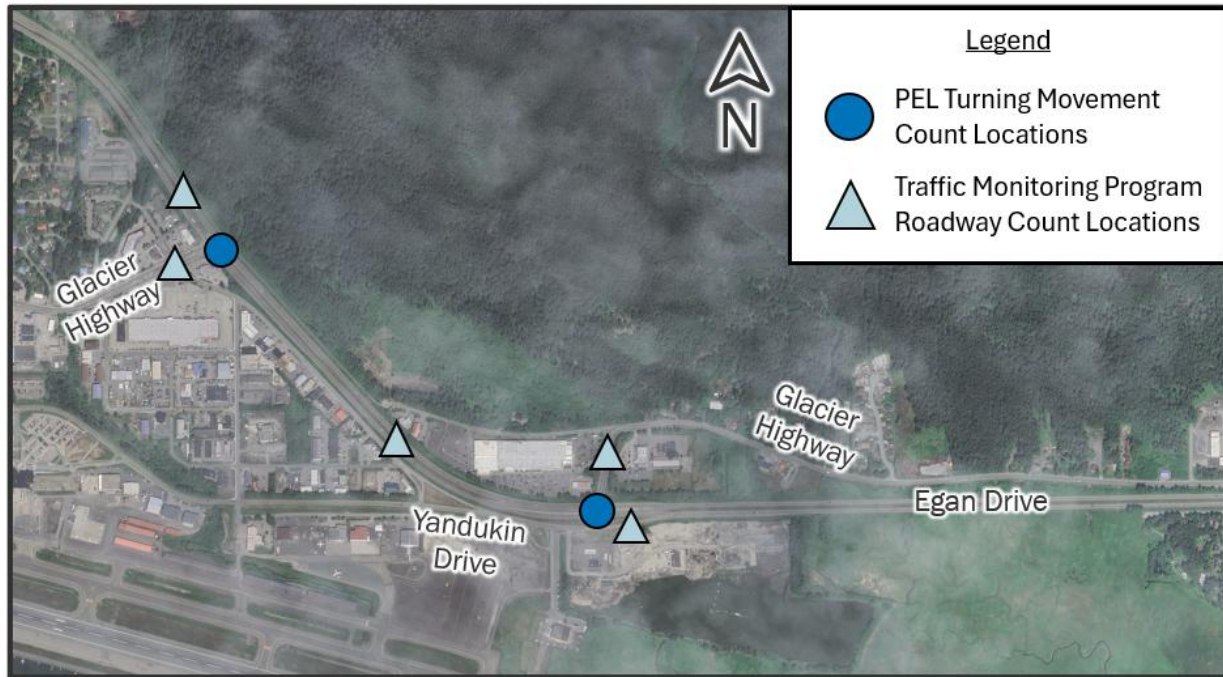


Figure 2 – Traffic Data Collection Locations

Operational Analysis

An operational analysis was conducted to evaluate traffic performance during construction phasing. Phases 2 and 3, which represent the most critical stages of construction were analyzed. These phases were selected for analysis because they include the most restrictive traffic control configurations.

Traffic operations were analyzed using SimTraffic, a stochastic, microsimulation software that captures vehicle interactions between adjacent intersections and through areas with lane shifts, merges, and lane drops. SimTraffic allows evaluation of queue propagation, delay, and operational variability under more complex construction staging conditions that cannot be adequately assessed using deterministic analysis methods alone. SimTraffic operational analysis outputs are included as **Attachment F**.

The 95th percentile queue lengths for the Phase 2 and Phase 3 analysis for the AM and PM peak hours are shown in **Table 1**. Delay results for the Phase 2 and Phase 3 analysis for the AM and PM peak hours are shown in **Table 2**. The node numbers refer to the temporary traffic control plans shown in **Appendix F**.

In general congestion will increase with single lane phased construction on Egan Drive and queue lengths will be visible. Traffic volumes are directional during the peak hours with a heavier southbound volume on Egan Drive in the AM peak hour and a heavier northbound volume on Egan Drive in the PM peak hour. There are larger delays and queues southbound on Egan Drive in the AM peak hour and northbound on Egan Drive in the PM peak hour.

Queues on northbound Egan Drive east of the Egan Drive / Yandukin Drive intersection are expected to be 1,400 feet during the Phase 2 PM peak hour and up to 3,550 feet during the Phase 3 PM peak hour. Queues on southbound Egan Drive will extend from east of the Egan Drive / Glacier Highway intersection at the two-lane to one-lane merge back beyond the Egan Drive / Glacier Highway intersection during the Phase 3 AM peak hour.

During the Phase 2 AM peak hour Yandukin Drive will experience excessive queue lengths and during the Phase 3 PM peak hour Glacier Highway/Lemon Road will experience excessive queue lengths exiting Fred Meyer during single lane operations on Egan Drive. These queues may mitigate themselves as vehicles reroute.

Table 1 – Phase 2 and Phase 3 95th Percentile Queues in Feet

Phase	Peak Hour	Node #	NB Egan Drive	SB Egan Drive	Yandukin Drive	Lemon Road	Glacier Highway
Phase 2	AM	1			2,500		
		2				0	
		3	275	250			100
		4					
		5					
		6		375			
		7		25			
	PM	1			1,000		
		2				0	
		3	475	250			175
		4	1,400				
		5					
		6		150			
		7		25			
Phase 3	AM	1	0		0		
		2				50	
		3	300	450			125
		4	25				
		5					
		6					
		7	25	425			
	PM	1	2,600		0		
		2				650	
		3	325	250			150
		4	950				
		5					
		6					
		7	25	175			

Table 2 – Phase 2 and Phase 3 Average Approach Delay Per Vehicle in Seconds

Phase	Peak Hour	Node #	NB Egan Drive	SB Egan Drive	Yandukin Drive	Lemon Road	Glacier Highway
Phase 2	AM	1	2	10	924		
		2				2	
		3	15	14			12
		4	3	1			
		5	2	20			
		6	4	21			
		7	1	5			
	PM	1	3	8	148		
		2				3	
		3	15	23			24
		4	113	1			
		5	8	19			
		6	6	8			
		7	2	5			
Phase 3	AM	1	2	1	2		
		2	3	4		1	
		3	16	28			15
		4	1	4			
		5	5	1			
		6	1	7			
		7	1	28			
	PM	1	182	1	2		
		2	9	4		958	
		3	12	21			22
		4	117	4			
		5	12	1			
		6	1	5			
		7	1	11			

Conclusions

Based on available data, construction activities will increase delay and congestion within the Egan Drive corridor. AKDOT&PF may want to implement temporary 24-hour single lane closures with turn restrictions at the Egan Drive / Yandukin Drive intersection to gain the public's input on acceptable perceived delay and congestion prior to beginning construction of this project to verify that the public will be supportive of impacts during construction prior to breaking ground.

Attachments

Attachment A – Construction Phasing Plans

Attachment B – PEL Existing Traffic Volumes

Attachment C – AKDOT&PF's Traffic Monitoring Program Data

Attachment D – Volume Adjustments

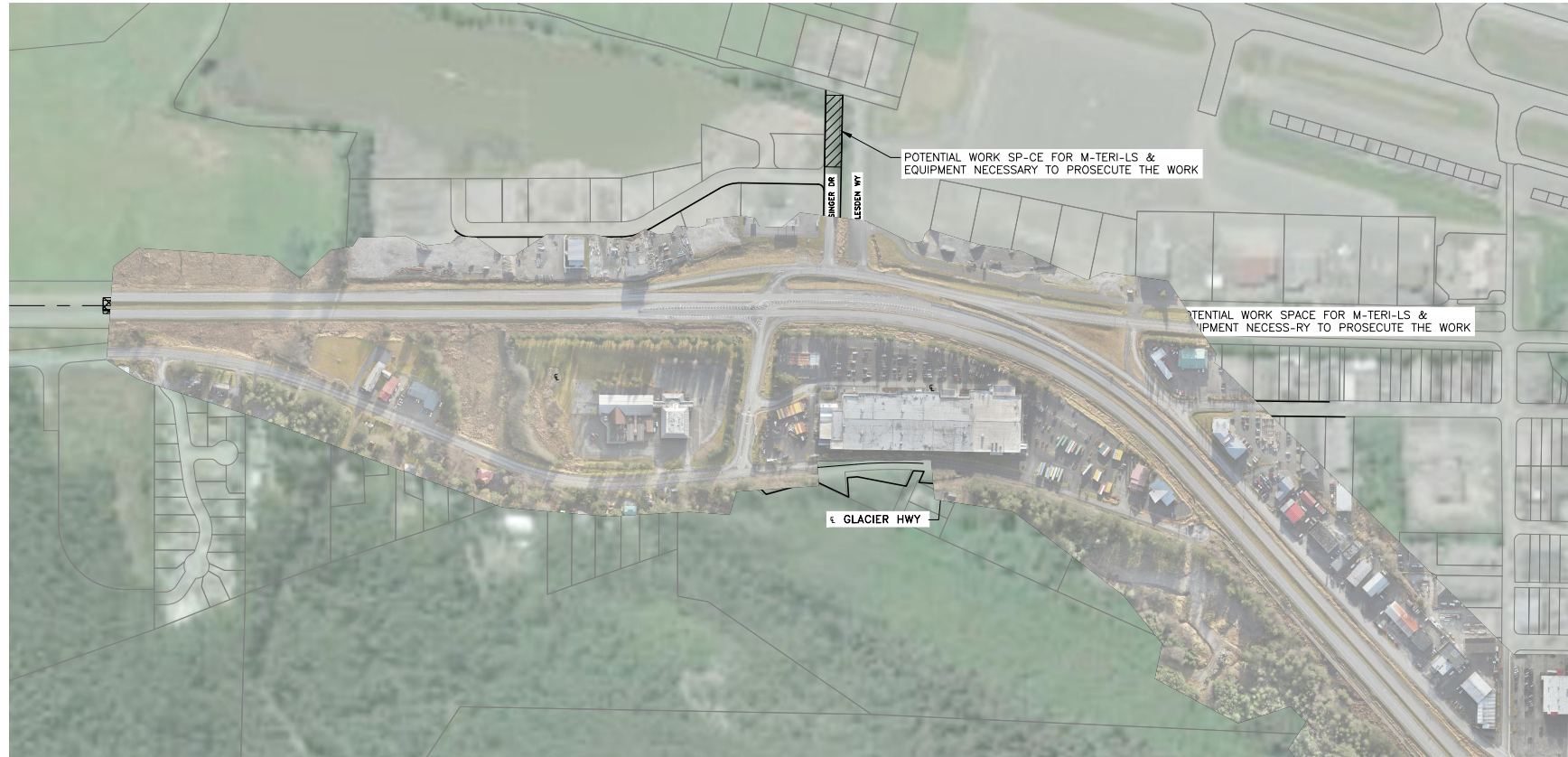
Attachment E – Analysis Traffic Volumes

Attachment F – SimTraffic Operational Results

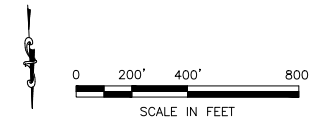
Attachment A

Construction Phasing Plans

NO.	D-TE	REVISION	ST-TE	PROJECT DESIGNATION	YE-R	SHEET NO.	TOT-L SHEETS
			-L-SK-	0902045/SFHWHY00601	2026	S1	S5



- LEGEND**
- | | |
|---|-----------------------------|
|  | CONSTRUCTION WORK ZONE |
|  | POTENTIAL WORK SPACE |
|  | ACCESS CONTROL BOUNDARY |
|  | RIGHT OF WAY (ROW) BOUNDARY |
|  | P-CELL BOUNDARY |
|  | ROADWAY CENTERLINE |



PHASING OVERVIEW
CONSTRUCTION PHASING

PER PLANS
NOT FOR
CONSTRUCTION

PHASE 1 – EGAN DR MEDIAN CROSSOVERS, YANDUKIN DR RAMPS & TEMPORARY PAVING, GLACIER HWY/LEMON RD WEST SIDE

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWO0601	2026	S2	S5



LEGEND

— 000 —	ACCESS CONTROL BOUNDARY
— — —	RIGHT OF WAY (ROW) BOUNDARY
— — —	PARCEL BOUNDARY
— — —	ROADWAY CENTERLINE

	CONSTRUCTION WORK ZONE
	POTENTIAL WORK SPACE
	TEMPORARY PAVING
	DIRECTION OF TRAVEL
	TEMPORARY BARRIER
	TEMPORARY TRAFFIC DRUMS

GENERAL NOTES:

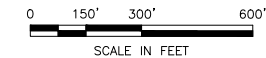
1. PLACE ONE (W3-5) "REDUCED SPEED LIMIT AHEAD" SIGN A MINIMUM OF 350' IN ADVANCE OF EACH (R2-1) "SPEED LIMIT" SIGN.
2. TEMPORARY BARRIER MAY BE CONCRETE OR METAL. TEMPORARY BARRIER MUST MEET NCHRP MASH TL-3 OR GREATER PER ALASKA STANDARD PLAN C-06.00.
3. SEE TEMPORARY DETOUR ROUTE SHEETS T1-T6 FOR DETOUR ROUTING.
4. MAINTAIN TEMPORARY PEDESTRIAN ACCESSIBLE ROUTES (TPAR) FOR EXISTING SIDEWALKS AND PEDESTRIAN CROSSINGS PER DOT&PF STANDARD PLAN C-03.30.

DESCRIPTION OF WORK:

1. CONSTRUCT TEMPORARY PAVING FOR MEDIAN CROSSOVER AREAS ALONG EGAN DR TO THE NORTH AND SOUTH OF THE EGAN DR & YANDUKIN DR INTERSECTION IMPROVEMENTS.
2. CLOSE AND CONSTRUCT SOUTHBOUND TRAVEL LANE ON WEST SIDE OF GLACIER HWY/LEMON RD. MAINTAIN NORTHBOUND THROUGH LANE AND NORTHBOUND LEFT-TURN LANE INTO FRED MEYER ACCESS.
3. CLOSE AND CONSTRUCT YANDUKIN DR ON-RAMP TO EASTBOUND EGAN DR AND SOUTH HALF OF YANDUKIN DR & HONSIINGER DR INTERSECTION EXCLUDING CURB & SIDEWALK/RAMPS.
4. CONSTRUCT TWO INBOUND LANES ON OFF-RAMP FROM WESTBOUND EGAN DR TO YANDUKIN DR. MAINTAIN ONE LANE INBOUND TRAFFIC ON OFF-RAMP AND TWO LANES ON YANDUKIN DR MAINLINE.
5. CONSTRUCT TEMPORARY PAVING ON SOUTH SIDE OF YANDUKIN DR.

TRAFFIC IMPACTS DUE TO CONSTRUCTION:

1. EGAN DR WILL BE ONE TRAVEL LANE IN EACH DIRECTION THROUGH CONSTRUCTION ZONE, WITH RIGHT-TURN LANES PROVIDED WHERE DEPICTED. MERGE INSIDE THROUGH LANES ALONG EGAN DR WITH OUTSIDE THROUGH LANES PRIOR TO CROSSOVERS.
2. PROHIBIT LEFT TURNS AT THE EGAN & YANDUKIN DR INTERSECTION.
3. DETOUR SOUTHBOUND GLACIER HWY/LEMON RD TRAFFIC VIA GLACIER HWY FOR ACCESS TO EGAN DR.
4. DETOUR EASTBOUND EGAN DR TRAFFIC VIA SUNNY POINT INTERCHANGE AND GLACIER HWY FOR ACCESS TO FRED MEYER.
5. DETOUR WESTBOUND EGAN DR TRAFFIC VIA GLACIER HWY FOR ACCESS TO HONSIINGER DR.



PHASE 1
CONSTRUCTION PHASING

PER PLANS
NOT FOR
CONSTRUCTION

PHASE 2 – EGAN DR NORTH SIDE, GLACIER HWY/LEMON RD EAST SIDE

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	S3	S5



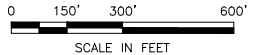
- DESCRIPTION OF WORK:**
1. CLOSE AND CONSTRUCT NORTH SIDE OF EGAN DR & YANDUKIN DR INTERSECTION IMPROVEMENTS.
 2. CLOSE AND CONSTRUCT NORTHBOUND TRAVEL LANES ON EAST SIDE OF GLACIER HWY/LEMON RD.

- TRAFFIC IMPACTS DUE TO CONSTRUCTION:**
1. EGAN DR WILL BE ONE TRAVEL LANE IN EACH DIRECTION THROUGH THE CONSTRUCTION ZONE, WITH RIGHT-TURN LANES PROVIDED WHERE DEPICTED. MERGE INSIDE THROUGH LANES ALONG EGAN DR WITH OUTSIDE THROUGH LANES PRIOR TO CROSSOVERS. SHIFT WESTBOUND EGAN DR TRAFFIC TO/FROM NORTH SIDE TO SOUTH SIDE VIA MEDIAN CROSSOVERS.
 2. PROHIBIT LEFT TURNS AT THE EGAN DR & YANDUKIN DR INTERSECTION.
 3. DETOUR ALL EGAN DR TRAFFIC VIA SUNNY POINT INTERCHANGE AND GLACIER HWY FOR ACCESS TO GLACIER HWY/LEMON RD AND FRED MEYER.
 4. DETOUR WESTBOUND EGAN DR TRAFFIC VIA GLACIER HWY FOR ACCESS TO HONSINGER DR.

LEGEND

--- 000 ---	ACCESS CONTROL BOUNDARY	▨	CONSTRUCTION WORK ZONE
---	RIGHT OF WAY (ROW) BOUNDARY	▨	POTENTIAL WORK SPACE
- - -	PARCEL BOUNDARY	▨	TEMPORARY PAVING
- - -	ROADWAY CENTERLINE	→	DIRECTION OF TRAVEL
		---	TEMPORARY BARRIER
			TEMPORARY TRAFFIC DRUMS

- GENERAL NOTES:**
1. PLACE ONE (W3-5) "REDUCED SPEED LIMIT AHEAD" SIGN A MINIMUM OF 350' IN ADVANCE OF EACH (R2-1) "SPEED LIMIT" SIGN.
 2. TEMPORARY BARRIER MAY BE CONCRETE OR METAL. TEMPORARY BARRIER MUST MEET NCHRP MASH TL-3 OR GREATER PER ALASKA STANDARD PLAN C-06.00.
 3. SEE TEMPORARY DETOUR ROUTE SHEETS T1-T6 FOR DETOUR ROUTING.
 4. MAINTAIN TEMPORARY PEDESTRIAN ACCESSIBLE ROUTES (TPAR) FOR EXISTING SIDEWALKS AND PEDESTRIAN CROSSINGS PER DOT&PF STANDARD PLAN C-03.30.



PHASE 2
CONSTRUCTION PHASING

PER PLANS
NOT FOR
CONSTRUCTION

PLANS DEVELOPED BY STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC SAFETY, SOUTHWEST REGION, 6600 GLACIER HWY, JUNEAU, AK 99801 (907) 465-1763
C:\Users\Perseus\OneDrive\Documents\Projects\0902045\0902045_SPH2_S3.dwg E:\City Intersection Improvement\0902045\0902045_SPH2_S3.dwg 12/28/2025 10:00 AM

PHASE 3 – EGAN DR SOUTH SIDE, YANDUKIN DR NORTH SIDE

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWHY00601	2026	S4	S5

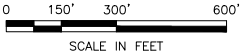


- DESCRIPTION OF WORK:**
1. CLOSE AND CONSTRUCT SOUTH SIDE OF EGAN DR & YANDUKIN DR INTERSECTION IMPROVEMENTS.
 2. CLOSE AND CONSTRUCT NORTH SIDE OF YANDUKIN DR.
 3. CONSTRUCT TEMPORARY PAVING ON NORTH SIDE OF YANDUKIN DR.
- TRAFFIC IMPACTS DUE TO CONSTRUCTION:**
1. EGAN DR WILL BE ONE TRAVEL LANE IN EACH DIRECTION THROUGH THE CONSTRUCTION ZONE, WITH RIGHT-TURN LANES PROVIDED WHERE DEPICTED. MERGE INSIDE THROUGH LANES ALONG EGAN DR WITH OUTSIDE THROUGH LANES PRIOR TO CROSSOVERS. SHIFT EASTBOUND EGAN DR TRAFFIC TO/FROM SOUTH SIDE TO NORTH SIDE VIA MEDIAN CROSSOVERS.
 2. PROHIBIT LEFT TURNS AT THE EGAN DR & YANDUKIN DR INTERSECTION.
 3. DETOUR EASTBOUND TRAFFIC ON EGAN DR VIA SUNNY POINT INTERCHANGE AND GLACIER HWY. FOR ACCESS TO GLACIER HWY/LEMON RD AND FRED MEYER.
 4. DETOUR WESTBOUND TRAFFIC ON EGAN DR VIA GLACIER HWY FOR ACCESS TO HONSINGER DR.

LEGEND

---o---o---o---	ACCESS CONTROL BOUNDARY	XXXXXX	CONSTRUCTION WORK ZONE
---	RIGHT OF WAY (ROW) BOUNDARY	XXXXXX	POTENTIAL WORK SPACE
---	PARCEL BOUNDARY	---	TEMPORARY PAVING
---	ROADWAY CENTERLINE	---	DIRECTION OF TRAVEL
		---	TEMPORARY BARRIER
		---	TEMPORARY TRAFFIC DRUMS

- GENERAL NOTES:**
1. PLACE ONE (W3-5) "REDUCED SPEED LIMIT AHEAD" SIGN A MINIMUM OF 350' IN ADVANCE OF EACH (R2-1) "SPEED LIMIT" SIGN.
 2. TEMPORARY BARRIER MAY BE CONCRETE OR METAL. TEMPORARY BARRIER MUST MEET NCHRP MASH TL-3 OR GREATER PER ALASKA STANDARD PLAN C-06.00.
 3. SEE TEMPORARY DETOUR ROUTE SHEETS T1-T6 FOR DETOUR ROUTING.
 4. MAINTAIN TEMPORARY PEDESTRIAN ACCESSIBLE ROUTES (TPAR) FOR EXISTING SIDEWALKS AND PEDESTRIAN CROSSINGS PER DOT&PF STANDARD PLAN C-03.30.



PHASE 3
CONSTRUCTION PHASING

PER PLANS
NOT FOR
CONSTRUCTION

PHASE 4 – YANDUKIN DR SOUTH SIDE, ENERGIZE TRAFFIC SIGNAL, BEACONS, AND LIGHTING SYSTEMS, REMOVE MEDIAN CROSSOVERS

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWO0601	2026	S5	S5



- DESCRIPTION OF WORK:**
1. ENERGIZE THE PERMANENT TRAFFIC SIGNAL, BEACONS, & LIGHTING SYSTEM PRIOR TO REMOVAL OF MEDIAN CROSSOVERS AND OPENING ALL LANES TO TRAFFIC ON EGAN DR.
 2. CLOSE SOUTH SIDE OF YANDUKIN DR, REMOVE TEMPORARY PAVING AND REHABILITATE, AND CONSTRUCT REMAINING IMPROVEMENTS.
 3. CLOSE, REMOVE, AND REHABILITATE MEDIAN CROSSOVER AREAS.
 4. REMOVE TEMPORARY PAVING AND REHABILITATE ON NORTH SIDE OF YANDUKIN DR ONCE THE PERMANENT IMPROVEMENTS ON YANDUKIN DR ARE COMPLETE.
- TRAFFIC IMPACTS DUE TO CONSTRUCTION:**
1. DETOUR MAPLEDEN WY TRAFFIC VIA LIVINGSTON WY FOR ACCESS TO YANDUKIN DR.
 2. OPEN ALL LANES TO TRAFFIC ALONG EGAN DR.
 3. REMOVE LEFT TURN RESTRICTIONS AT THE EGAN DR & YANDUKIN DR INTERSECTION.

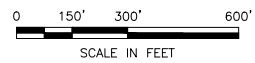
LEGEND

- ACCESS CONTROL BOUNDARY
- RIGHT OF WAY (ROW) BOUNDARY
- PARCEL BOUNDARY
- ROADWAY CENTERLINE

- CONSTRUCTION WORK ZONE
- POTENTIAL WORK SPACE
- TEMPORARY PAVING
- DIRECTION OF TRAVEL
- TEMPORARY BARRIER
- TEMPORARY TRAFFIC DRUMS

GENERAL NOTES:

1. PLACE ONE (W3-5) "REDUCED SPEED LIMIT AHEAD" SIGN A MINIMUM OF 350' IN ADVANCE OF EACH (R2-1) "SPEED LIMIT" SIGN.
2. TEMPORARY BARRIER MAY BE CONCRETE OR METAL. TEMPORARY BARRIER MUST MEET NCHRP MASH TL-3 OR GREATER PER ALASKA STANDARD PLAN C-06.00.
3. SEE TEMPORARY DETOUR ROUTE SHEETS T1-T6 FOR DETOUR ROUTING.
4. MAINTAIN TEMPORARY PEDESTRIAN ACCESSIBLE ROUTES (TPAR) FOR EXISTING SIDEWALKS AND PEDESTRIAN CROSSINGS PER DOT&PF STANDARD PLAN C-03.30.



PHASE 4
CONSTRUCTION PHASING

PER PLANS
NOT FOR
CONSTRUCTION

Attachment A – Construction Phasing Traffic Analysis

Attachment B

PEL Existing Traffic Volumes

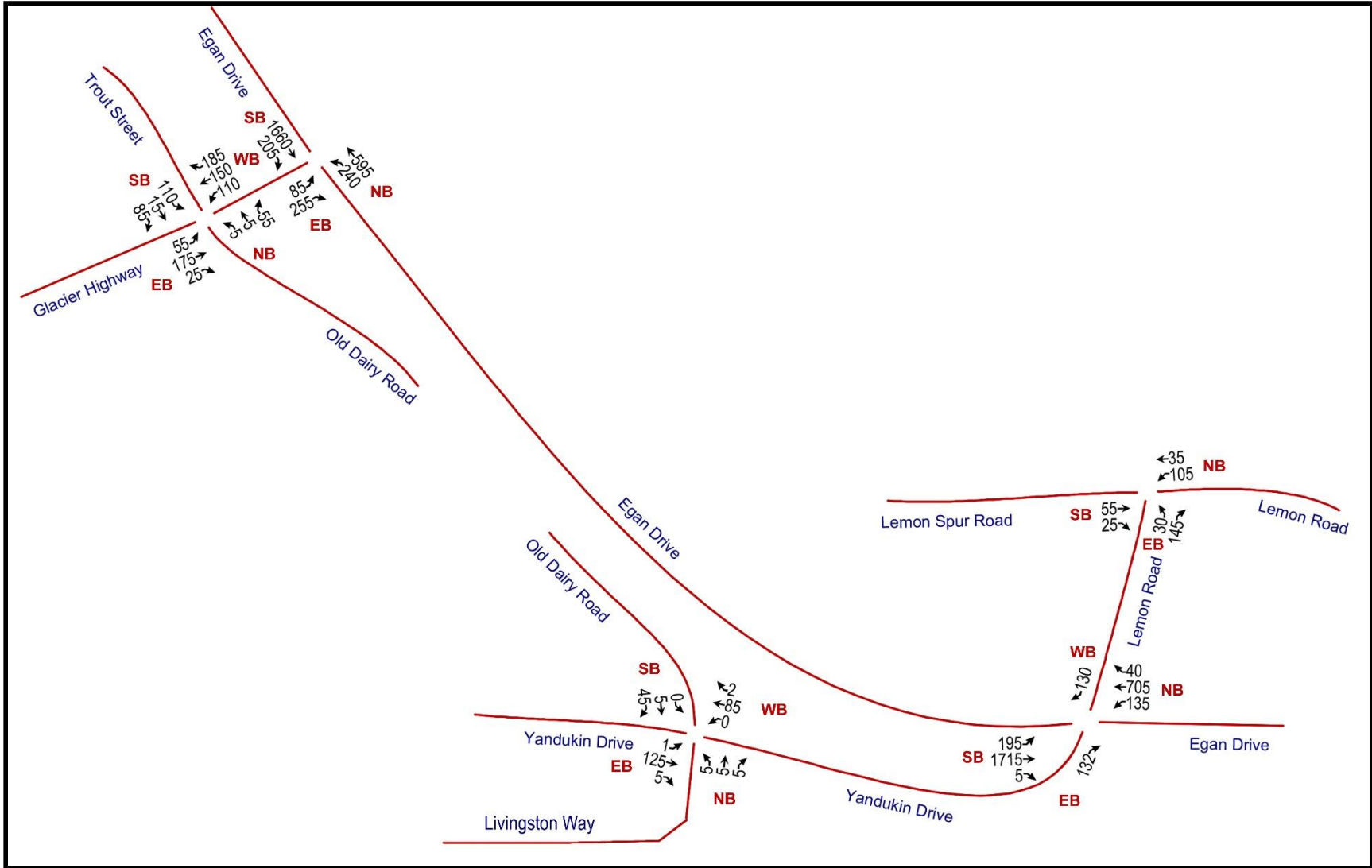


Figure 20. Existing Turning Movement Volumes – AM Peak Hour (7:30 AM to 8:30 AM)

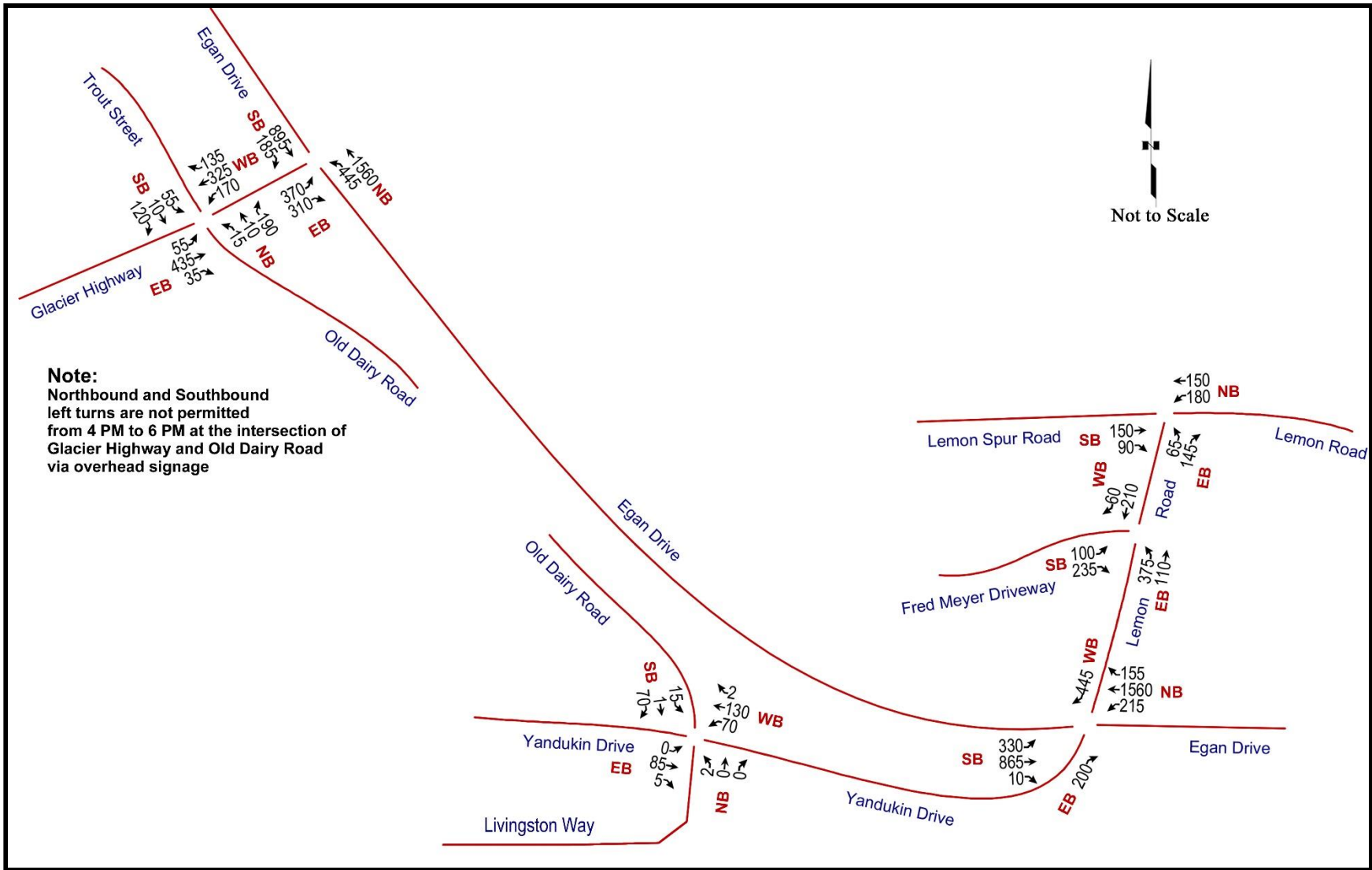


Figure 22. Existing Turning Movement Volumes – PM Peak Hour (4:30 PM to 5:30 PM)

Attachment C

AKDOT&PF's Traffic Monitoring Program Data

Egan Drive North of Yanukin Drive

Daily Volume Report AKDOT_ST 000067707008 Tuesday, July 16, 2024 to Thursday, July 18, 2024

15 Minute Volumes				60 Minute Volumes				
Time	Average	North	South	Time Start	Time End	Average	North	South
12:00 AM	39	23	17					
12:15 AM	43	22	21					
12:30 AM	28	15	13					
12:45 AM	25	13	12					
1:00 AM	22	10	12	12:00 AM	1:00 AM	136	73	63
1:15 AM	20	13	7	12:15 AM	1:15 AM	118	60	58
1:30 AM	21	12	9	12:30 AM	1:30 AM	95	51	44
1:45 AM	19	12	7	12:45 AM	1:45 AM	88	48	40
2:00 AM	16	8	8	1:00 AM	2:00 AM	82	47	35
2:15 AM	14	10	5	1:15 AM	2:15 AM	76	45	31
2:30 AM	9	3	5	1:30 AM	2:30 AM	71	42	29
2:45 AM	10	8	2	1:45 AM	2:45 AM	58	33	25
3:00 AM	10	5	5	2:00 AM	3:00 AM	49	29	20
3:15 AM	12	5	7	2:15 AM	3:15 AM	43	26	17
3:30 AM	19	5	14	2:30 AM	3:30 AM	40	21	19
3:45 AM	27	6	20	2:45 AM	3:45 AM	51	23	28
4:00 AM	18	11	7	3:00 AM	4:00 AM	67	21	46
4:15 AM	28	14	14	3:15 AM	4:15 AM	75	27	48
4:30 AM	41	18	23	3:30 AM	4:30 AM	91	36	55
4:45 AM	45	18	28	3:45 AM	4:45 AM	113	49	64
5:00 AM	45	14	31	4:00 AM	5:00 AM	133	61	72
5:15 AM	72	24	48	4:15 AM	5:15 AM	160	64	96
5:30 AM	91	28	63	4:30 AM	5:30 AM	204	74	130
5:45 AM	134	43	92	4:45 AM	5:45 AM	254	84	170
6:00 AM	136	51	85	5:00 AM	6:00 AM	343	109	234
6:15 AM	186	54	131	5:15 AM	6:15 AM	434	146	288
6:30 AM	265	58	207	5:30 AM	6:30 AM	547	176	371
6:45 AM	328	71	257	5:45 AM	6:45 AM	721	206	515
7:00 AM	320	80	240	6:00 AM	7:00 AM	914	234	680
7:15 AM	417	111	306	6:15 AM	7:15 AM	1098	263	835
7:30 AM	547	147	400	6:30 AM	7:30 AM	1330	320	1010
7:45 AM	595	197	398	6:45 AM	7:45 AM	1612	409	1203
8:00 AM	436	164	272	7:00 AM	8:00 AM	1879	535	1344
8:15 AM	420	162	258	7:15 AM	8:15 AM	1995	619	1376
8:30 AM	414	166	248	7:30 AM	8:30 AM	1998	670	1328
8:45 AM	445	198	247	7:45 AM	8:45 AM	1865	689	1176
9:00 AM	347	158	189	8:00 AM	9:00 AM	1715	690	1025
9:15 AM	360	179	181	8:15 AM	9:15 AM	1626	684	942
9:30 AM	376	169	207	8:30 AM	9:30 AM	1566	701	865
9:45 AM	413	201	212	8:45 AM	9:45 AM	1528	704	824
10:00 AM	387	181	206	9:00 AM	10:00 AM	1496	707	789
10:15 AM	410	186	223	9:15 AM	10:15 AM	1536	730	806
10:30 AM	429	213	215	9:30 AM	10:30 AM	1585	737	848
				9:45 AM	10:45 AM	1637	781	856

Egan Drive North of Yanukin Drive

Daily Volume Report AKDOT_ST 000067707008 Tuesday, July 16, 2024 to Thursday, July 18, 2024

15 Minute Volumes				60 Minute Volumes				
Time	Average	North	South	Time Start	Time End	Average	North	South
10:45 AM	440	213	227	10:00 AM	11:00 AM	1664	793	871
11:00 AM	456	213	243	10:15 AM	11:15 AM	1733	825	908
11:15 AM	449	220	229	10:30 AM	11:30 AM	1773	859	914
11:30 AM	439	217	221	10:45 AM	11:45 AM	1783	863	920
11:45 AM	495	254	240	11:00 AM	12:00 PM	1837	904	933
12:00 PM	524	268	256	11:15 AM	12:15 PM	1905	959	946
12:15 PM	530	272	258	11:30 AM	12:30 PM	1986	1011	975
12:30 PM	536	256	280	11:45 AM	12:45 PM	2084	1050	1034
12:45 PM	541	266	274	12:00 PM	1:00 PM	2130	1062	1068
1:00 PM	516	254	262	12:15 PM	1:15 PM	2122	1048	1074
1:15 PM	499	268	231	12:30 PM	1:30 PM	2091	1044	1047
1:30 PM	491	244	247	12:45 PM	1:45 PM	2046	1032	1014
1:45 PM	513	270	243	1:00 PM	2:00 PM	2019	1036	983
2:00 PM	470	252	218	1:15 PM	2:15 PM	1973	1034	939
2:15 PM	484	263	222	1:30 PM	2:30 PM	1959	1029	930
2:30 PM	503	273	230	1:45 PM	2:45 PM	1971	1058	913
2:45 PM	544	287	257	2:00 PM	3:00 PM	2002	1075	927
3:00 PM	528	291	237	2:15 PM	3:15 PM	2060	1114	946
3:15 PM	533	291	242	2:30 PM	3:30 PM	2108	1142	966
3:30 PM	545	312	233	2:45 PM	3:45 PM	2150	1181	969
3:45 PM	571	322	249	3:00 PM	4:00 PM	2177	1216	961
4:00 PM	623	374	250	3:15 PM	4:15 PM	2273	1299	974
4:15 PM	657	402	255	3:30 PM	4:30 PM	2397	1410	987
4:30 PM	688	422	266	3:45 PM	4:45 PM	2540	1520	1020
4:45 PM	691	433	258	4:00 PM	5:00 PM	2660	1631	1029
5:00 PM	704	443	260	4:15 PM	5:15 PM	2739	1700	1039
5:15 PM	665	412	253	4:30 PM	5:30 PM	2747	1710	1037
5:30 PM	555	325	229	4:45 PM	5:45 PM	2613	1613	1000
5:45 PM	497	275	222	5:00 PM	6:00 PM	2419	1455	964
6:00 PM	460	250	210	5:15 PM	6:15 PM	2176	1262	914
6:15 PM	439	243	197	5:30 PM	6:30 PM	1951	1093	858
6:30 PM	412	211	201	5:45 PM	6:45 PM	1809	979	830
6:45 PM	377	199	178	6:00 PM	7:00 PM	1689	903	786
7:00 PM	367	193	173	6:15 PM	7:15 PM	1595	846	749
7:15 PM	340	167	172	6:30 PM	7:30 PM	1494	770	724
7:30 PM	332	187	145	6:45 PM	7:45 PM	1414	746	668
7:45 PM	272	147	125	7:00 PM	8:00 PM	1309	694	615
8:00 PM	299	153	147	7:15 PM	8:15 PM	1243	654	589
8:15 PM	250	143	107	7:30 PM	8:30 PM	1154	630	524
8:30 PM	264	136	128	7:45 PM	8:45 PM	1086	579	507
8:45 PM	210	109	101	8:00 PM	9:00 PM	1024	541	483
9:00 PM	207	121	86	8:15 PM	9:15 PM	931	509	422
9:15 PM	216	112	104	8:30 PM	9:30 PM	897	478	419

Egan Drive North of Yanukin Drive

Daily Volume Report AKDOT_ST 000067707008 Tuesday, July 16, 2024 to Thursday, July 18, 2024

15 Minute Volumes				60 Minute Volumes				
Time	Average	North	South	Time Start	Time End	Average	North	South
9:30 PM	183	100	83	8:45 PM	9:45 PM	816	442	374
9:45 PM	177	98	79	9:00 PM	10:00 PM	783	431	352
10:00 PM	167	104	64	9:15 PM	10:15 PM	744	414	330
10:15 PM	121	67	54	9:30 PM	10:30 PM	649	369	280
10:30 PM	98	55	43	9:45 PM	10:45 PM	564	324	240
10:45 PM	87	45	42	10:00 PM	11:00 PM	474	271	203
11:00 PM	72	40	32	10:15 PM	11:15 PM	378	207	171
11:15 PM	61	31	30	10:30 PM	11:30 PM	318	171	147
11:30 PM	68	36	32	10:45 PM	11:45 PM	288	152	136
11:45 PM	49	26	24	11:00 PM	12:00 AM	251	133	118

Egan Drive North of Glacier Highway
Daily Volume Report AKDOT_ST 000067707009 Tuesday, July 16, 2024 to Thursday, July 18, 2024

15 Minute Volumes				60 Minute Volumes				
Time	Average	North	South	Time Start	Time End	Average	North	South
12:00 AM	46	26	20					
12:15 AM	43	26	17					
12:30 AM	31	17	14					
12:45 AM	27	15	11	12:00 AM	1:00 AM	147	84	62
1:00 AM	25	14	12	12:15 AM	1:15 AM	126	72	54
1:15 AM	22	15	7	12:30 AM	1:30 AM	105	61	44
1:30 AM	19	10	9	12:45 AM	1:45 AM	93	54	39
1:45 AM	17	10	7	1:00 AM	2:00 AM	83	49	35
2:00 AM	15	9	6	1:15 AM	2:15 AM	73	44	29
2:15 AM	15	9	6	1:30 AM	2:30 AM	66	38	28
2:30 AM	7	3	4	1:45 AM	2:45 AM	54	31	23
2:45 AM	9	7	3	2:00 AM	3:00 AM	46	28	19
3:00 AM	11	4	6	2:15 AM	3:15 AM	42	23	19
3:15 AM	14	5	9	2:30 AM	3:30 AM	41	19	22
3:30 AM	20	5	15	2:45 AM	3:45 AM	54	21	33
3:45 AM	30	8	22	3:00 AM	4:00 AM	75	22	52
4:00 AM	20	11	9	3:15 AM	4:15 AM	84	29	55
4:15 AM	24	12	12	3:30 AM	4:30 AM	94	36	58
4:30 AM	40	17	23	3:45 AM	4:45 AM	114	48	66
4:45 AM	45	17	27	4:00 AM	5:00 AM	129	57	71
5:00 AM	38	12	26	4:15 AM	5:15 AM	147	58	88
5:15 AM	75	23	52	4:30 AM	5:30 AM	198	69	128
5:30 AM	94	24	71	4:45 AM	5:45 AM	252	76	176
5:45 AM	127	41	87	5:00 AM	6:00 AM	334	100	236
6:00 AM	130	43	87	5:15 AM	6:15 AM	426	131	297
6:15 AM	193	51	142	5:30 AM	6:30 AM	544	159	387
6:30 AM	259	52	207	5:45 AM	6:45 AM	709	187	523
6:45 AM	328	71	257	6:00 AM	7:00 AM	910	217	693
7:00 AM	316	73	243	6:15 AM	7:15 AM	1096	247	849
7:15 AM	409	91	318	6:30 AM	7:30 AM	1312	287	1025
7:30 AM	508	128	380	6:45 AM	7:45 AM	1561	363	1198
7:45 AM	550	169	381	7:00 AM	8:00 AM	1783	461	1322
8:00 AM	443	164	279	7:15 AM	8:15 AM	1910	552	1358
8:15 AM	401	154	247	7:30 AM	8:30 AM	1902	615	1287
8:30 AM	393	144	249	7:45 AM	8:45 AM	1787	631	1156
8:45 AM	445	194	251	8:00 AM	9:00 AM	1682	656	1026
9:00 AM	327	136	191	8:15 AM	9:15 AM	1566	628	938
9:15 AM	345	167	178	8:30 AM	9:30 AM	1510	641	869
9:30 AM	356	150	206	8:45 AM	9:45 AM	1473	647	826
9:45 AM	391	186	205	9:00 AM	10:00 AM	1419	639	780
10:00 AM	367	180	187	9:15 AM	10:15 AM	1459	683	776
10:15 AM	387	175	213	9:30 AM	10:30 AM	1501	691	811
10:30 AM	387	184	203	9:45 AM	10:45 AM	1532	725	808

Egan Drive North of Glacier Highway
Daily Volume Report AKDOT_ST 000067707009 Tuesday, July 16, 2024 to Thursday, July 18, 2024

15 Minute Volumes				60 Minute Volumes				
Time	Average	North	South	Time Start	Time End	Average	North	South
10:45 AM	417	193	224	10:00 AM	11:00 AM	1558	732	827
11:00 AM	411	199	212	10:15 AM	11:15 AM	1602	751	852
11:15 AM	412	213	199	10:30 AM	11:30 AM	1627	789	838
11:30 AM	418	206	212	10:45 AM	11:45 AM	1658	811	847
11:45 AM	482	247	235	11:00 AM	12:00 PM	1723	865	858
12:00 PM	506	265	241	11:15 AM	12:15 PM	1818	931	887
12:15 PM	504	262	242	11:30 AM	12:30 PM	1910	980	930
12:30 PM	499	243	256	11:45 AM	12:45 PM	1991	1017	974
12:45 PM	529	256	274	12:00 PM	1:00 PM	2038	1026	1013
1:00 PM	489	242	246	12:15 PM	1:15 PM	2021	1003	1018
1:15 PM	465	255	210	12:30 PM	1:30 PM	1982	996	986
1:30 PM	457	228	229	12:45 PM	1:45 PM	1940	981	959
1:45 PM	491	259	233	1:00 PM	2:00 PM	1902	984	918
2:00 PM	460	249	211	1:15 PM	2:15 PM	1873	991	883
2:15 PM	462	257	205	1:30 PM	2:30 PM	1870	993	878
2:30 PM	474	255	219	1:45 PM	2:45 PM	1887	1020	868
2:45 PM	502	267	235	2:00 PM	3:00 PM	1898	1028	870
3:00 PM	510	281	229	2:15 PM	3:15 PM	1948	1060	888
3:15 PM	532	309	223	2:30 PM	3:30 PM	2018	1112	906
3:30 PM	518	294	224	2:45 PM	3:45 PM	2062	1151	911
3:45 PM	556	322	234	3:00 PM	4:00 PM	2116	1206	910
4:00 PM	597	358	239	3:15 PM	4:15 PM	2203	1283	920
4:15 PM	634	384	249	3:30 PM	4:30 PM	2305	1358	946
4:30 PM	653	411	242	3:45 PM	4:45 PM	2440	1475	964
4:45 PM	683	445	238	4:00 PM	5:00 PM	2567	1598	968
5:00 PM	701	452	249	4:15 PM	5:15 PM	2671	1692	978
5:15 PM	643	415	228	4:30 PM	5:30 PM	2680	1723	957
5:30 PM	544	327	218	4:45 PM	5:45 PM	2571	1639	933
5:45 PM	499	290	209	5:00 PM	6:00 PM	2387	1484	904
6:00 PM	454	258	196	5:15 PM	6:15 PM	2140	1290	851
6:15 PM	443	252	191	5:30 PM	6:30 PM	1940	1127	814
6:30 PM	420	230	190	5:45 PM	6:45 PM	1816	1030	786
6:45 PM	387	210	177	6:00 PM	7:00 PM	1704	950	754
7:00 PM	354	196	157	6:15 PM	7:15 PM	1604	888	715
7:15 PM	332	170	162	6:30 PM	7:30 PM	1493	806	686
7:30 PM	323	186	137	6:45 PM	7:45 PM	1396	762	633
7:45 PM	282	157	125	7:00 PM	8:00 PM	1291	709	581
8:00 PM	298	159	139	7:15 PM	8:15 PM	1235	672	563
8:15 PM	253	145	108	7:30 PM	8:30 PM	1156	647	509
8:30 PM	260	136	124	7:45 PM	8:45 PM	1093	597	496
8:45 PM	212	116	96	8:00 PM	9:00 PM	1023	556	467
9:00 PM	200	121	79	8:15 PM	9:15 PM	925	518	407
9:15 PM	205	107	98	8:30 PM	9:30 PM	877	480	397

Egan Drive North of Glacier Highway

Daily Volume Report AKDOT_ST 000067707009 Tuesday, July 16, 2024 to Thursday, July 18, 2024

15 Minute Volumes				60 Minute Volumes				
Time	Average	North	South	Time Start	Time End	Average	North	South
9:30 PM	170	94	76	8:45 PM	9:45 PM	787	438	349
9:45 PM	178	93	85	9:00 PM	10:00 PM	753	415	338
10:00 PM	160	101	59	9:15 PM	10:15 PM	713	395	318
10:15 PM	126	73	53	9:30 PM	10:30 PM	634	361	273
10:30 PM	104	59	45	9:45 PM	10:45 PM	568	326	242
10:45 PM	86	47	40	10:00 PM	11:00 PM	476	280	197
11:00 PM	78	41	36	10:15 PM	11:15 PM	394	220	174
11:15 PM	54	31	23	10:30 PM	11:30 PM	322	178	144
11:30 PM	65	38	27	10:45 PM	11:45 PM	283	157	126
11:45 PM	57	26	31	11:00 PM	12:00 AM	254	136	117

Yanukin Drive On Ramp at Egan Drive
Daily Volume Report AKDOT_ST 000067774943 Tuesday, June 3,
2025 to Thursday, June 5, 2025

15 Minute Volumes		60 Minute Volumes		
Time	On Ramp	Time Start	Time End	On Ramp
12:00 AM	3			
12:15 AM	2			
12:30 AM	5			
12:45 AM	9	12:00 AM	1:00 AM	19
1:00 AM	10	12:15 AM	1:15 AM	26
1:15 AM	6	12:30 AM	1:30 AM	30
1:30 AM	7	12:45 AM	1:45 AM	32
1:45 AM	4	1:00 AM	2:00 AM	27
2:00 AM	3	1:15 AM	2:15 AM	20
2:15 AM	0	1:30 AM	2:30 AM	14
2:30 AM	2	1:45 AM	2:45 AM	9
2:45 AM	0	2:00 AM	3:00 AM	5
3:00 AM	3	2:15 AM	3:15 AM	5
3:15 AM	2	2:30 AM	3:30 AM	7
3:30 AM	3	2:45 AM	3:45 AM	8
3:45 AM	4	3:00 AM	4:00 AM	12
4:00 AM	5	3:15 AM	4:15 AM	14
4:15 AM	3	3:30 AM	4:30 AM	15
4:30 AM	2	3:45 AM	4:45 AM	14
4:45 AM	4	4:00 AM	5:00 AM	14
5:00 AM	5	4:15 AM	5:15 AM	14
5:15 AM	6	4:30 AM	5:30 AM	17
5:30 AM	11	4:45 AM	5:45 AM	26
5:45 AM	11	5:00 AM	6:00 AM	33
6:00 AM	22	5:15 AM	6:15 AM	50
6:15 AM	16	5:30 AM	6:30 AM	60
6:30 AM	24	5:45 AM	6:45 AM	73
6:45 AM	28	6:00 AM	7:00 AM	90
7:00 AM	35	6:15 AM	7:15 AM	103
7:15 AM	37	6:30 AM	7:30 AM	124
7:30 AM	41	6:45 AM	7:45 AM	141
7:45 AM	39	7:00 AM	8:00 AM	152
8:00 AM	43	7:15 AM	8:15 AM	160
8:15 AM	49	7:30 AM	8:30 AM	172
8:30 AM	42	7:45 AM	8:45 AM	173
8:45 AM	48	8:00 AM	9:00 AM	182
9:00 AM	50	8:15 AM	9:15 AM	189
9:15 AM	39	8:30 AM	9:30 AM	179
9:30 AM	48	8:45 AM	9:45 AM	185

Yanukin Drive On Ramp at Egan Drive
Daily Volume Report AKDOT_ST 000067774943 Tuesday, June 3,
2025 to Thursday, June 5, 2025

15 Minute Volumes		60 Minute Volumes		
Time	On Ramp	Time Start	Time End	On Ramp
9:45 AM	48	9:00 AM	10:00 AM	185
10:00 AM	45	9:15 AM	10:15 AM	180
10:15 AM	43	9:30 AM	10:30 AM	184
10:30 AM	57	9:45 AM	10:45 AM	193
10:45 AM	60	10:00 AM	11:00 AM	205
11:00 AM	51	10:15 AM	11:15 AM	211
11:15 AM	48	10:30 AM	11:30 AM	216
11:30 AM	52	10:45 AM	11:45 AM	211
11:45 AM	57	11:00 AM	12:00 PM	208
12:00 PM	64	11:15 AM	12:15 PM	221
12:15 PM	78	11:30 AM	12:30 PM	251
12:30 PM	67	11:45 AM	12:45 PM	266
12:45 PM	68	12:00 PM	1:00 PM	277
1:00 PM	85	12:15 PM	1:15 PM	298
1:15 PM	60	12:30 PM	1:30 PM	280
1:30 PM	66	12:45 PM	1:45 PM	279
1:45 PM	61	1:00 PM	2:00 PM	272
2:00 PM	62	1:15 PM	2:15 PM	249
2:15 PM	67	1:30 PM	2:30 PM	256
2:30 PM	57	1:45 PM	2:45 PM	247
2:45 PM	59	2:00 PM	3:00 PM	245
3:00 PM	51	2:15 PM	3:15 PM	234
3:15 PM	60	2:30 PM	3:30 PM	227
3:30 PM	52	2:45 PM	3:45 PM	222
3:45 PM	53	3:00 PM	4:00 PM	216
4:00 PM	59	3:15 PM	4:15 PM	224
4:15 PM	56	3:30 PM	4:30 PM	220
4:30 PM	69	3:45 PM	4:45 PM	237
4:45 PM	57	4:00 PM	5:00 PM	241
5:00 PM	77	4:15 PM	5:15 PM	259
5:15 PM	59	4:30 PM	5:30 PM	262
5:30 PM	51	4:45 PM	5:45 PM	244
5:45 PM	40	5:00 PM	6:00 PM	227
6:00 PM	38	5:15 PM	6:15 PM	188
6:15 PM	33	5:30 PM	6:30 PM	162
6:30 PM	33	5:45 PM	6:45 PM	144
6:45 PM	30	6:00 PM	7:00 PM	134
7:00 PM	24	6:15 PM	7:15 PM	120
7:15 PM	17	6:30 PM	7:30 PM	104

Yanukin Drive On Ramp at Egan Drive
Daily Volume Report AKDOT_ST 000067774943 Tuesday, June 3,
2025 to Thursday, June 5, 2025

15 Minute Volumes		60 Minute Volumes		
Time	On Ramp	Time Start	Time End	On Ramp
7:30 PM	22	6:45 PM	7:45 PM	93
7:45 PM	14	7:00 PM	8:00 PM	77
8:00 PM	14	7:15 PM	8:15 PM	67
8:15 PM	20	7:30 PM	8:30 PM	70
8:30 PM	19	7:45 PM	8:45 PM	67
8:45 PM	20	8:00 PM	9:00 PM	73
9:00 PM	13	8:15 PM	9:15 PM	72
9:15 PM	18	8:30 PM	9:30 PM	70
9:30 PM	15	8:45 PM	9:45 PM	66
9:45 PM	27	9:00 PM	10:00 PM	73
10:00 PM	12	9:15 PM	10:15 PM	72
10:15 PM	10	9:30 PM	10:30 PM	64
10:30 PM	7	9:45 PM	10:45 PM	56
10:45 PM	4	10:00 PM	11:00 PM	33
11:00 PM	5	10:15 PM	11:15 PM	26
11:15 PM	3	10:30 PM	11:30 PM	19
11:30 PM	2	10:45 PM	11:45 PM	14
11:45 PM	3	11:00 PM	12:00 AM	13

Lemon Road North Of Egan Drive

Daily Volume Report AKDOT_ST 000061774940 Tuesday, June 3, 2025 to Thursday, June 5, 2025

15 Minute Volumes				60 Minute Volumes				
Time	Average	North	South	Time Start	Time End	Average	North	South
12:00 AM	3	1	2					
12:15 AM	2	1	1					
12:30 AM	1	1	1					
12:45 AM	3	2	2					
1:00 AM	2	1	1	12:00 AM	1:00 AM	9	5	6
1:15 AM	4	1	3	12:15 AM	1:15 AM	8	5	5
1:30 AM	3	2	1	12:30 AM	1:30 AM	10	5	7
1:45 AM	1	1	0	12:45 AM	1:45 AM	12	6	7
2:00 AM	3	0	2	1:00 AM	2:00 AM	10	5	5
2:15 AM	1	1	1	1:15 AM	2:15 AM	11	4	6
2:30 AM	2	1	1	1:30 AM	2:30 AM	8	4	4
2:45 AM	1	1	0	1:45 AM	2:45 AM	7	3	4
3:00 AM	3	2	1	2:00 AM	3:00 AM	7	3	4
3:15 AM	0	0	0	2:15 AM	3:15 AM	7	5	3
3:30 AM	1	1	0	2:30 AM	3:30 AM	6	4	2
3:45 AM	3	2	1	2:45 AM	3:45 AM	5	4	1
4:00 AM	3	3	0	3:00 AM	4:00 AM	7	5	2
4:15 AM	5	4	1	3:15 AM	4:15 AM	7	6	1
4:30 AM	5	4	1	3:30 AM	4:30 AM	12	10	2
4:45 AM	8	5	3	3:45 AM	4:45 AM	16	13	3
5:00 AM	8	5	3	4:00 AM	5:00 AM	21	16	5
5:15 AM	14	8	6	4:15 AM	5:15 AM	26	18	8
5:30 AM	12	8	4	4:30 AM	5:30 AM	35	22	13
5:45 AM	24	17	8	4:45 AM	5:45 AM	42	26	16
6:00 AM	13	8	4	5:00 AM	6:00 AM	58	38	21
6:15 AM	15	8	7	5:15 AM	6:15 AM	63	41	22
6:30 AM	18	11	7	5:30 AM	6:30 AM	64	41	23
6:45 AM	35	29	6	5:45 AM	6:45 AM	70	44	26
7:00 AM	41	28	13	6:00 AM	7:00 AM	81	56	24
7:15 AM	60	40	20	6:15 AM	7:15 AM	109	76	33
7:30 AM	60	36	24	6:30 AM	7:30 AM	154	108	46
7:45 AM	77	45	32	6:45 AM	7:45 AM	196	133	63
8:00 AM	70	42	28	7:00 AM	8:00 AM	238	149	89
8:15 AM	71	44	28	7:15 AM	8:15 AM	267	163	104
8:30 AM	75	41	33	7:30 AM	8:30 AM	278	167	112
8:45 AM	74	42	32	7:45 AM	8:45 AM	293	172	121
9:00 AM	75	46	29	8:00 AM	9:00 AM	290	169	121
9:15 AM	79	43	35	8:15 AM	9:15 AM	295	173	122
9:30 AM	77	43	35	8:30 AM	9:30 AM	303	172	129
9:45 AM	87	47	40	8:45 AM	9:45 AM	305	174	131
10:00 AM	89	50	39	9:00 AM	10:00 AM	318	179	139
10:15 AM	96	55	41	9:15 AM	10:15 AM	332	183	149
10:30 AM	100	52	49	9:30 AM	10:30 AM	349	195	155
				9:45 AM	10:45 AM	372	204	169

Lemon Road North Of Egan Drive

Daily Volume Report AKDOT_ST 000061774940 Tuesday, June 3, 2025 to Thursday, June 5, 2025

15 Minute Volumes				60 Minute Volumes				
Time	Average	North	South	Time Start	Time End	Average	North	South
10:45 AM	112	63	49	10:00 AM	11:00 AM	397	220	178
11:00 AM	119	68	51	10:15 AM	11:15 AM	427	238	190
11:15 AM	121	66	55	10:30 AM	11:30 AM	452	249	204
11:30 AM	117	60	58	10:45 AM	11:45 AM	469	257	213
11:45 AM	136	67	69	11:00 AM	12:00 PM	493	261	233
12:00 PM	144	68	76	11:15 AM	12:15 PM	518	261	258
12:15 PM	139	71	68	11:30 AM	12:30 PM	536	266	271
12:30 PM	134	67	66	11:45 AM	12:45 PM	553	273	279
12:45 PM	140	79	61	12:00 PM	1:00 PM	557	285	271
1:00 PM	131	65	66	12:15 PM	1:15 PM	544	282	261
1:15 PM	141	75	66	12:30 PM	1:30 PM	546	286	259
1:30 PM	130	71	59	12:45 PM	1:45 PM	542	290	252
1:45 PM	134	70	64	1:00 PM	2:00 PM	536	281	255
2:00 PM	141	69	72	1:15 PM	2:15 PM	546	285	261
2:15 PM	139	67	71	1:30 PM	2:30 PM	544	277	266
2:30 PM	137	70	67	1:45 PM	2:45 PM	551	276	274
2:45 PM	134	64	71	2:00 PM	3:00 PM	551	270	281
3:00 PM	136	70	66	2:15 PM	3:15 PM	546	271	275
3:15 PM	141	70	71	2:30 PM	3:30 PM	548	274	275
3:30 PM	143	74	69	2:45 PM	3:45 PM	554	278	277
3:45 PM	160	84	77	3:00 PM	4:00 PM	580	298	283
4:00 PM	176	80	96	3:15 PM	4:15 PM	620	308	313
4:15 PM	178	88	90	3:30 PM	4:30 PM	657	326	332
4:30 PM	171	85	86	3:45 PM	4:45 PM	685	337	349
4:45 PM	175	84	92	4:00 PM	5:00 PM	700	337	364
5:00 PM	171	75	96	4:15 PM	5:15 PM	695	332	364
5:15 PM	176	81	95	4:30 PM	5:30 PM	693	325	369
5:30 PM	152	80	72	4:45 PM	5:45 PM	674	320	355
5:45 PM	144	66	79	5:00 PM	6:00 PM	643	302	342
6:00 PM	120	59	61	5:15 PM	6:15 PM	592	286	307
6:15 PM	121	59	62	5:30 PM	6:30 PM	537	264	274
6:30 PM	110	60	51	5:45 PM	6:45 PM	495	244	253
6:45 PM	104	52	52	6:00 PM	7:00 PM	455	230	226
7:00 PM	94	50	44	6:15 PM	7:15 PM	429	221	209
7:15 PM	97	49	48	6:30 PM	7:30 PM	405	211	195
7:30 PM	79	41	38	6:45 PM	7:45 PM	374	192	182
7:45 PM	77	39	38	7:00 PM	8:00 PM	347	179	168
8:00 PM	86	45	41	7:15 PM	8:15 PM	339	174	165
8:15 PM	73	35	38	7:30 PM	8:30 PM	315	160	155
8:30 PM	72	40	32	7:45 PM	8:45 PM	308	159	149
8:45 PM	61	33	28	8:00 PM	9:00 PM	292	153	139
9:00 PM	61	26	35	8:15 PM	9:15 PM	267	134	133
9:15 PM	58	28	30	8:30 PM	9:30 PM	252	127	125

Lemon Road North Of Egan Drive

Daily Volume Report AKDOT_ST 000061774940 Tuesday, June 3, 2025 to Thursday, June 5, 2025

15 Minute Volumes				60 Minute Volumes				
Time	Average	North	South	Time Start	Time End	Average	North	South
9:30 PM	43	21	22	8:45 PM	9:45 PM	223	108	115
9:45 PM	39	19	20	9:00 PM	10:00 PM	201	94	107
10:00 PM	37	15	22	9:15 PM	10:15 PM	177	83	94
10:15 PM	12	5	7	9:30 PM	10:30 PM	131	60	71
10:30 PM	11	5	6	9:45 PM	10:45 PM	99	44	55
10:45 PM	17	8	8	10:00 PM	11:00 PM	77	33	43
11:00 PM	10	4	6	10:15 PM	11:15 PM	50	22	27
11:15 PM	4	1	3	10:30 PM	11:30 PM	42	18	23
11:30 PM	4	2	2	10:45 PM	11:45 PM	35	15	19
11:45 PM	5	3	2	11:00 PM	12:00 AM	23	10	13

Glacier Highway South Of Egan Drive
Daily Volume Report AKDOT_ST 000067774963 Tuesday, July 25, 2023 to Thursday, July 27, 2023

15 Minute Volumes				60 Minute Volumes				
Time	Average	North	South	Time Start	Time End	Average	North	South
12:00 AM	17	9	8					
12:15 AM	14	5	9					
12:30 AM	14	7	7					
12:45 AM	15	4	11	12:00 AM	1:00 AM	60	25	35
1:00 AM	12	6	6	12:15 AM	1:15 AM	55	22	33
1:15 AM	7	2	5	12:30 AM	1:30 AM	48	19	29
1:30 AM	5	2	3	12:45 AM	1:45 AM	39	14	25
1:45 AM	5	3	2	1:00 AM	2:00 AM	29	13	16
2:00 AM	5	4	1	1:15 AM	2:15 AM	22	11	11
2:15 AM	4	1	2	1:30 AM	2:30 AM	19	10	8
2:30 AM	4	2	2	1:45 AM	2:45 AM	18	10	7
2:45 AM	7	2	5	2:00 AM	3:00 AM	20	9	10
3:00 AM	3	1	2	2:15 AM	3:15 AM	18	6	11
3:15 AM	6	3	3	2:30 AM	3:30 AM	20	8	12
3:30 AM	6	2	4	2:45 AM	3:45 AM	22	8	14
3:45 AM	11	6	5	3:00 AM	4:00 AM	26	12	14
4:00 AM	10	6	4	3:15 AM	4:15 AM	33	17	16
4:15 AM	5	3	2	3:30 AM	4:30 AM	32	17	15
4:30 AM	7	5	2	3:45 AM	4:45 AM	33	20	13
4:45 AM	11	6	5	4:00 AM	5:00 AM	33	20	13
5:00 AM	11	6	6	4:15 AM	5:15 AM	34	20	15
5:15 AM	14	6	8	4:30 AM	5:30 AM	43	23	21
5:30 AM	26	15	11	4:45 AM	5:45 AM	62	33	30
5:45 AM	28	12	16	5:00 AM	6:00 AM	79	39	41
6:00 AM	27	17	10	5:15 AM	6:15 AM	95	50	45
6:15 AM	31	21	11	5:30 AM	6:30 AM	112	65	48
6:30 AM	55	36	19	5:45 AM	6:45 AM	141	86	56
6:45 AM	68	37	32	6:00 AM	7:00 AM	181	111	72
7:00 AM	63	41	22	6:15 AM	7:15 AM	217	135	84
7:15 AM	78	51	27	6:30 AM	7:30 AM	264	165	100
7:30 AM	102	65	37	6:45 AM	7:45 AM	311	194	118
7:45 AM	119	70	49	7:00 AM	8:00 AM	362	227	135
8:00 AM	97	57	41	7:15 AM	8:15 AM	396	243	154
8:15 AM	101	54	47	7:30 AM	8:30 AM	419	246	174
8:30 AM	100	53	47	7:45 AM	8:45 AM	417	234	184
8:45 AM	101	55	46	8:00 AM	9:00 AM	399	219	181
9:00 AM	99	58	40	8:15 AM	9:15 AM	401	220	180
9:15 AM	106	58	48	8:30 AM	9:30 AM	406	224	181
9:30 AM	104	62	42	8:45 AM	9:45 AM	410	233	176
9:45 AM	106	63	43	9:00 AM	10:00 AM	415	241	173
10:00 AM	128	76	51	9:15 AM	10:15 AM	444	259	184
10:15 AM	120	67	52	9:30 AM	10:30 AM	458	268	188
10:30 AM	107	66	42	9:45 AM	10:45 AM	461	272	188

Glacier Highway South Of Egan Drive
Daily Volume Report AKDOT_ST 000067774963 Tuesday, July 25, 2023 to Thursday, July 27, 2023

15 Minute Volumes				60 Minute Volumes				
Time	Average	North	South	Time Start	Time End	Average	North	South
10:45 AM	130	72	58	10:00 AM	11:00 AM	485	281	203
11:00 AM	132	75	57	10:15 AM	11:15 AM	489	280	209
11:15 AM	135	80	56	10:30 AM	11:30 AM	504	293	213
11:30 AM	139	80	59	10:45 AM	11:45 AM	536	307	230
11:45 AM	161	97	64	11:00 AM	12:00 PM	567	332	236
12:00 PM	174	101	73	11:15 AM	12:15 PM	609	358	252
12:15 PM	159	96	63	11:30 AM	12:30 PM	633	374	259
12:30 PM	155	87	68	11:45 AM	12:45 PM	649	381	268
12:45 PM	161	94	67	12:00 PM	1:00 PM	649	378	271
1:00 PM	152	85	67	12:15 PM	1:15 PM	627	362	265
1:15 PM	140	77	63	12:30 PM	1:30 PM	608	343	265
1:30 PM	127	73	54	12:45 PM	1:45 PM	580	329	251
1:45 PM	132	74	58	1:00 PM	2:00 PM	551	309	242
2:00 PM	136	77	59	1:15 PM	2:15 PM	535	301	234
2:15 PM	124	72	52	1:30 PM	2:30 PM	519	296	223
2:30 PM	121	72	49	1:45 PM	2:45 PM	513	295	218
2:45 PM	135	72	63	2:00 PM	3:00 PM	516	293	223
3:00 PM	135	75	60	2:15 PM	3:15 PM	515	291	224
3:15 PM	142	76	67	2:30 PM	3:30 PM	533	295	239
3:30 PM	133	75	58	2:45 PM	3:45 PM	545	298	248
3:45 PM	137	69	68	3:00 PM	4:00 PM	547	295	253
4:00 PM	131	71	60	3:15 PM	4:15 PM	543	291	253
4:15 PM	137	76	62	3:30 PM	4:30 PM	538	291	248
4:30 PM	167	92	75	3:45 PM	4:45 PM	572	308	265
4:45 PM	161	89	72	4:00 PM	5:00 PM	596	328	269
5:00 PM	166	86	80	4:15 PM	5:15 PM	631	343	289
5:15 PM	147	75	71	4:30 PM	5:30 PM	641	342	298
5:30 PM	132	71	61	4:45 PM	5:45 PM	606	321	284
5:45 PM	124	65	58	5:00 PM	6:00 PM	569	297	270
6:00 PM	113	63	50	5:15 PM	6:15 PM	516	274	240
6:15 PM	110	57	53	5:30 PM	6:30 PM	479	256	222
6:30 PM	94	54	40	5:45 PM	6:45 PM	441	239	201
6:45 PM	97	53	44	6:00 PM	7:00 PM	414	227	187
7:00 PM	90	46	44	6:15 PM	7:15 PM	391	210	181
7:15 PM	85	43	42	6:30 PM	7:30 PM	366	196	170
7:30 PM	89	43	46	6:45 PM	7:45 PM	361	185	176
7:45 PM	74	37	37	7:00 PM	8:00 PM	338	169	169
8:00 PM	83	41	42	7:15 PM	8:15 PM	331	164	167
8:15 PM	85	42	43	7:30 PM	8:30 PM	331	163	168
8:30 PM	69	36	32	7:45 PM	8:45 PM	311	156	154
8:45 PM	64	30	34	8:00 PM	9:00 PM	301	149	151
9:00 PM	65	32	34	8:15 PM	9:15 PM	283	140	143
9:15 PM	60	29	32	8:30 PM	9:30 PM	258	127	132

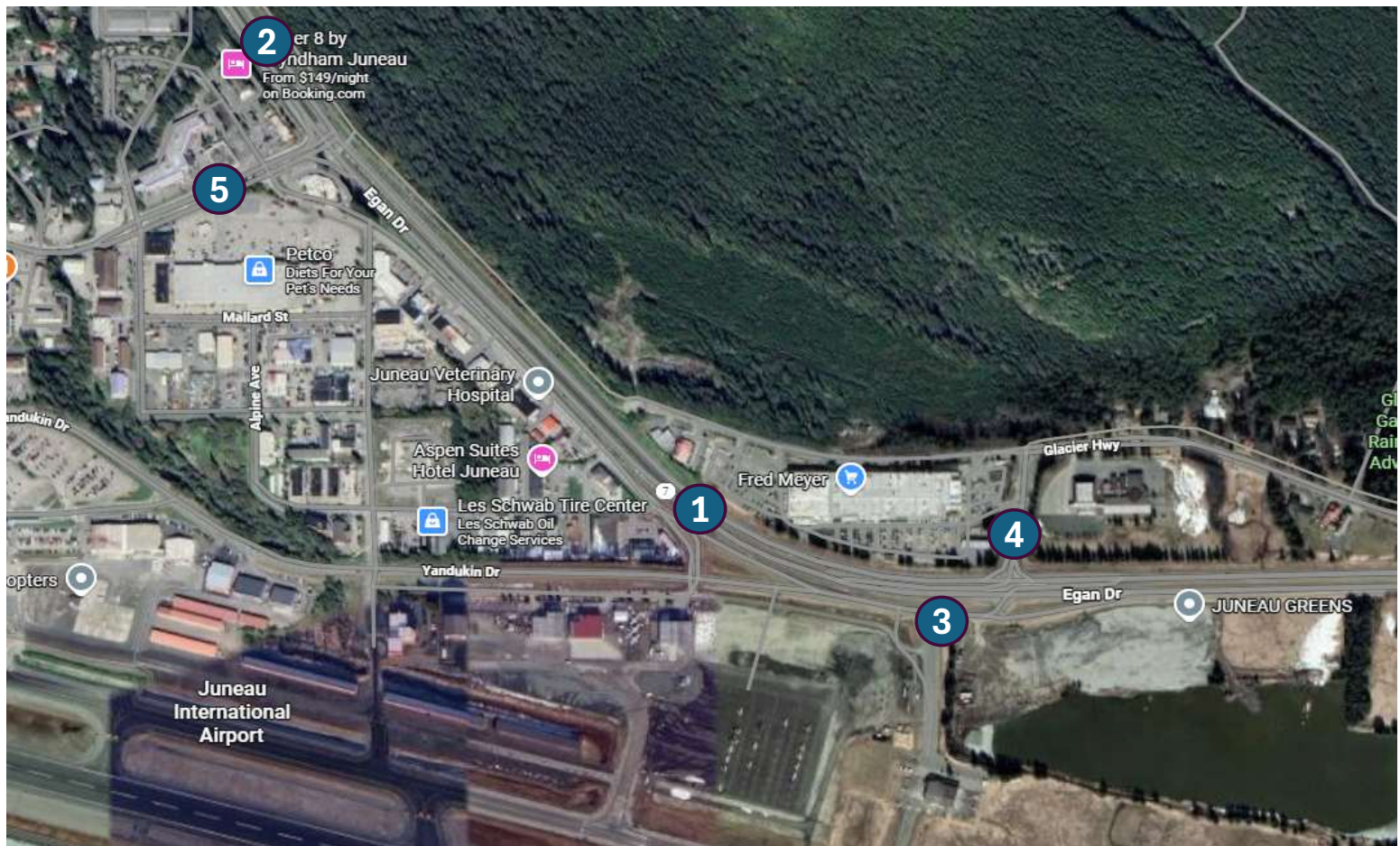
Glacier Highway South Of Egan Drive
Daily Volume Report AKDOT_ST 000067774963 Tuesday, July 25, 2023 to Thursday, July 27, 2023

15 Minute Volumes				60 Minute Volumes				
Time	Average	North	South	Time Start	Time End	Average	North	South
9:30 PM	51	28	23	8:45 PM	9:45 PM	240	119	123
9:45 PM	51	27	24	9:00 PM	10:00 PM	227	116	113
10:00 PM	43	18	25	9:15 PM	10:15 PM	205	102	104
10:15 PM	46	18	28	9:30 PM	10:30 PM	191	91	100
10:30 PM	41	18	23	9:45 PM	10:45 PM	181	81	100
10:45 PM	23	11	13	10:00 PM	11:00 PM	153	65	89
11:00 PM	28	14	14	10:15 PM	11:15 PM	138	61	78
11:15 PM	29	14	14	10:30 PM	11:30 PM	121	57	64
11:30 PM	30	17	13	10:45 PM	11:45 PM	110	56	54
11:45 PM	20	11	9	11:00 PM	12:00 AM	107	56	50

Attachment D

Volume Adjustments

#	1		2		3	4		5	
Name	Egan N of Yandukin		Egan N of Glaciard		Yanukin On Ramp	Old Dairy		Glacier	
Direction	NB	SB	NB	SB	-	EB	WB	EB	WB
PEL Existing AM	835	1915	680	1865	132	235	130	340	445
PEL Existing PM	2005	1205	1930	1080	200	485	445	680	630
Collected 2025 AM	670	1376	656	1358	189	172	121	246	184
Collected 2025 PM	1710	1039	1723	978	262	337	369	343	289
Delta % AM	80.2%	71.9%	96.5%	72.8%	143.2%	73.2%	93.1%	72.4%	41.3%
Delta % PM	85.3%	86.2%	89.3%	90.6%	131.0%	69.5%	82.9%	50.4%	45.9%



Attachment E

Analysis Traffic Volumes

	Egan Drive / Glacier Highway		Egan Drive / Yandukin Drive	
Existing PEL Volumes				
Current Condition Volumes				
Phase 2 Volumes				
Phase 3 Volumes				

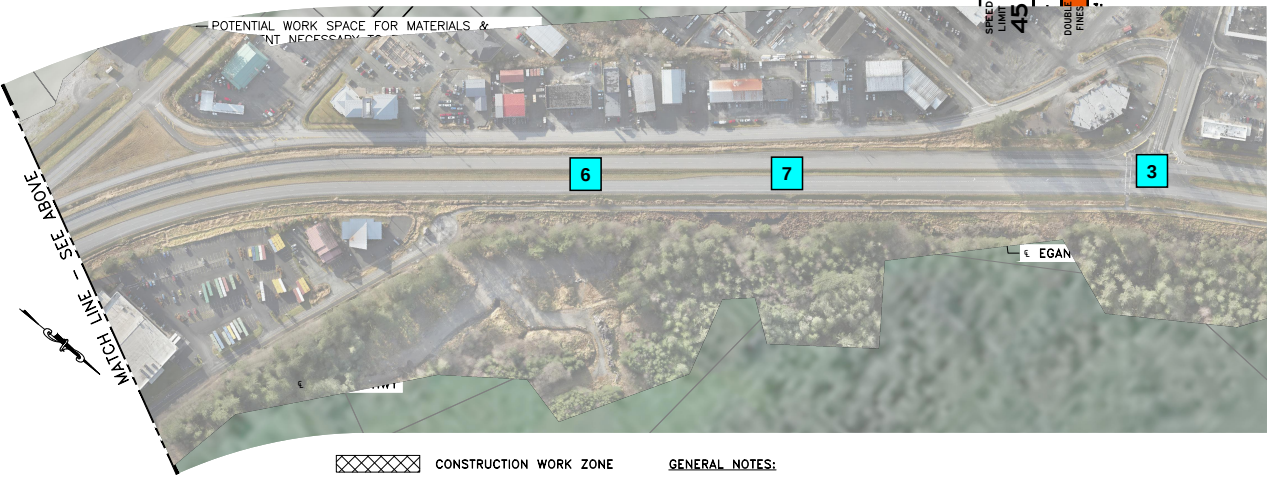
Legend	
← XX(XX)	AM(PM) Peak Hour Traffic Volumes

Attachment F

Sim Traffic Operational Results

PHASE 2 – EGAN DR NORTH SIDE, GLACIER HWY/LEMON RD EAST SIDE

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	S3	S5



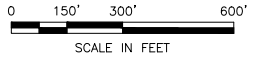
- DESCRIPTION OF WORK:**
1. CLOSE AND CONSTRUCT NORTH SIDE OF EGAN DR & YANDUKIN DR INTERSECTION IMPROVEMENTS.
 2. CLOSE AND CONSTRUCT NORTHBOUND TRAVEL LANES ON EAST SIDE OF GLACIER HWY/LEMON RD.

- TRAFFIC IMPACTS DUE TO CONSTRUCTION:**
1. EGAN DR WILL BE ONE TRAVEL LANE IN EACH DIRECTION THROUGH THE CONSTRUCTION ZONE, WITH RIGHT-TURN LANES PROVIDED WHERE DEPICTED. MERGE INSIDE THROUGH LANES ALONG EGAN DR WITH OUTSIDE THROUGH LANES PRIOR TO CROSSOVERS. SHIFT WESTBOUND EGAN DR TRAFFIC TO/FROM NORTH SIDE TO SOUTH SIDE VIA MEDIAN CROSSOVERS.
 2. PROHIBIT LEFT TURNS AT THE EGAN DR & YANDUKIN DR INTERSECTION.
 3. DETOUR ALL EGAN DR TRAFFIC VIA SUNNY POINT INTERCHANGE AND GLACIER HWY FOR ACCESS TO GLACIER HWY/LEMON RD AND FRED MEYER.
 4. DETOUR WESTBOUND EGAN DR TRAFFIC VIA GLACIER HWY FOR ACCESS TO HONSINGER DR.

LEGEND

	CONSTRUCTION WORK ZONE
	POTENTIAL WORK SPACE
	ACCESS CONTROL BOUNDARY
	RIGHT OF WAY (ROW) BOUNDARY
	PARCEL BOUNDARY
	ROADWAY CENTERLINE
	TEMPORARY PAVING
	DIRECTION OF TRAVEL
	TEMPORARY BARRIER
	TEMPORARY TRAFFIC DRUMS

- GENERAL NOTES:**
1. PLACE ONE (W3-5) "REDUCED SPEED LIMIT AHEAD" SIGN A MINIMUM OF 350' IN ADVANCE OF EACH (R2-1) "SPEED LIMIT" SIGN.
 2. TEMPORARY BARRIER MAY BE CONCRETE OR METAL. TEMPORARY BARRIER MUST MEET NCHRP MASH TL-3 OR GREATER PER ALASKA STANDARD PLAN C-06.00.
 3. SEE TEMPORARY DETOUR ROUTE SHEETS T1-T6 FOR DETOUR ROUTING.
 4. MAINTAIN TEMPORARY PEDESTRIAN ACCESSIBLE ROUTES (TPAR) FOR EXISTING SIDEWALKS AND PEDESTRIAN CROSSINGS PER DOT&PF STANDARD PLAN C-03.30.



PHASE 2
CONSTRUCTION PHASING

PER PLANS
NOT FOR
CONSTRUCTION

PLANS DEVELOPED BY STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC SAFETY, SOUTHWEST REGION, 6800 GLACIER HWY, JUNEAU, AK 99801 (907) 465-1763
C:\Users\Perseus\OneDrive\Documents\Projects\0902045\0902045_SPH2_S3.dwg E:\City Intersection Improvement\0902045\0902045_SPH2_S3.dwg 12/28/2025 10:00 AM

Phase 2 AM Peak Hour

1: Yanukin & Egan Dr Performance by movement

Movement	EBT	EBR	WBT	NER	All
Denied Delay (hr)	0.0	0.0	0.0	0.1	0.1
Denied Del/Veh (s)	0.0	0.0	0.0	1.2	0.1
Total Delay (hr)	3.7	0.0	0.4	49.0	53.1
Total Del/Veh (s)	9.7	7.0	1.9	924.0	85.2
Travel Time (hr)	17.0	0.1	4.7	52.0	73.7
Vehicles Entered	1359	5	664	183	2211
Vehicles Exited	1359	6	663	102	2130
Hourly Exit Rate	1359	6	663	102	2130
Input Volume	1370	5	660	190	2226
% of Volume	99	114	100	54	96

2: Old Dairy Road Performance by movement

Movement	SBR	All
Denied Delay (hr)	0.0	0.0
Denied Del/Veh (s)	0.2	0.2
Total Delay (hr)	0.1	0.1
Total Del/Veh (s)	1.7	1.7
Travel Time (hr)	0.5	0.5
Vehicles Entered	123	123
Vehicles Exited	122	122
Hourly Exit Rate	122	122
Input Volume	120	120
% of Volume	101	101

3: Egan Dr & Glacier Hwy/Nugget Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.1	0.1	0.2
Denied Del/Veh (s)	0.1	0.2	0.0	0.0	0.3	1.3	0.2
Total Delay (hr)	0.7	0.1	3.2	0.2	5.1	0.2	9.6
Total Del/Veh (s)	42.9	1.5	37.0	1.8	15.4	5.7	14.5
Travel Time (hr)	1.1	1.3	4.7	2.1	17.4	2.0	28.6
Vehicles Entered	60	184	303	480	1178	148	2353
Vehicles Exited	61	183	305	481	1179	147	2356
Hourly Exit Rate	61	183	305	481	1179	147	2356
Input Volume	60	185	305	475	1190	150	2365
% of Volume	101	99	100	101	99	98	100

4: Egan Dr Performance by movement

Movement	EBT	WBT	All
Denied Delay (hr)	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.1	0.0
Total Delay (hr)	0.5	0.5	1.0
Total Del/Veh (s)	1.2	2.7	1.7
Travel Time (hr)	8.9	11.7	20.6
Vehicles Entered	1458	665	2123
Vehicles Exited	1457	664	2121
Hourly Exit Rate	1457	664	2121
Input Volume	1560	660	2220
% of Volume	93	101	96

5: Egan Dr Performance by movement

Movement	EBT	WBT	All
Denied Delay (hr)	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0
Total Delay (hr)	8.1	0.3	8.4
Total Del/Veh (s)	19.7	1.8	14.1
Travel Time (hr)	18.1	4.2	22.3
Vehicles Entered	1460	664	2124
Vehicles Exited	1458	664	2122
Hourly Exit Rate	1458	664	2122
Input Volume	1560	660	2220
% of Volume	93	101	96

6: Egan Dr Performance by movement

Movement	WBR	SET	NWT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.0
Total Delay (hr)	0.1	8.1	0.7	8.9
Total Del/Veh (s)	4.2	21.1	3.6	14.7
Travel Time (hr)	1.6	12.2	7.1	20.9
Vehicles Entered	122	1365	663	2150
Vehicles Exited	123	1364	661	2148
Hourly Exit Rate	123	1364	661	2148
Input Volume	120	1375	660	2156
% of Volume	102	99	100	100

7: Egan Dr Performance by movement

Movement	SET	NWT	All
Denied Delay (hr)	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0
Total Delay (hr)	1.9	0.2	2.1
Total Del/Veh (s)	4.9	1.0	3.5
Travel Time (hr)	7.6	3.2	10.7
Vehicles Entered	1363	785	2148
Vehicles Exited	1367	785	2152
Hourly Exit Rate	1367	785	2152
Input Volume	1376	781	2157
% of Volume	99	101	100

Total Network Performance

Denied Delay (hr)	0.2
Denied Del/Veh (s)	0.3
Total Delay (hr)	85.8
Total Del/Veh (s)	114.3
Travel Time (hr)	214.1
Vehicles Entered	2542
Vehicles Exited	2457
Hourly Exit Rate	2457
Input Volume	16019
% of Volume	15

Arterial Level of Service: EB Egan Dr

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Glacier Hwy/Nugget	3	15.4	52.5	0.6	40
	7	4.9	19.3	0.2	32
	6	21.1	31.9	0.1	16
Yanukin	1	9.7	44.5	0.4	36
	5	4.1	28.0	0.3	37
	4	1.2	21.9	0.3	42
Total		56.3	198.1	1.9	34

Arterial Level of Service: WB Egan Dr

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
	4	2.7	62.1	0.9	53
	5	1.8	22.4	0.3	41
Yanukin	1	1.9	25.2	0.3	41
	6	3.6	38.1	0.4	42
	7	1.1	13.1	0.1	38
	3	1.8	15.7	0.2	40
Total		12.8	176.5	2.2	45

Intersection: 1: Yanukin & Egan Dr

Movement	NE
Directions Served	R
Maximum Queue (ft)	2131
Average Queue (ft)	1195
95th Queue (ft)	2482
Link Distance (ft)	2933
Upstream Blk Time (%)	1
Queuing Penalty (veh)	0
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 2: Old Dairy Road

Movement	
Directions Served	
Maximum Queue (ft)	
Average Queue (ft)	
95th Queue (ft)	
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: Egan Dr & Glacier Hwy/Nugget

Movement	EB	EB	NB	NB	NB	SB	SB
Directions Served	L	L	L	T	T	T	T
Maximum Queue (ft)	52	100	295	79	68	255	266
Average Queue (ft)	6	40	172	17	17	133	137
95th Queue (ft)	31	79	261	52	51	219	227
Link Distance (ft)		949		881	881	2977	2977
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)	175		650				
Storage Blk Time (%)							
Queuing Penalty (veh)							

Intersection: 4: Egan Dr

Movement

Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 5: Egan Dr

Movement

Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 6: Egan Dr

Movement	SE	SE
Directions Served	T	T
Maximum Queue (ft)	366	398
Average Queue (ft)	153	170
95th Queue (ft)	340	368
Link Distance (ft)	686	686
Upstream Blk Time (%)		0
Queuing Penalty (veh)		0
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 7: Egan Dr

Movement	SE	SE	SE
Directions Served	T	T	T
Maximum Queue (ft)	2	45	47
Average Queue (ft)	0	3	3
95th Queue (ft)	2	21	20
Link Distance (ft)	881	881	881
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 0

Phase 2 PM Peak Hour

1: Yanukin & Egan Dr Performance by movement

Movement	EBT	EBR	WBT	NER	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.2	0.0
Total Delay (hr)	2.5	0.0	1.2	11.1	14.7
Total Del/Veh (s)	8.4	6.8	2.8	147.5	18.9
Travel Time (hr)	12.6	0.1	10.7	16.1	39.6
Vehicles Entered	1038	11	1466	266	2781
Vehicles Exited	1037	11	1466	255	2769
Hourly Exit Rate	1037	11	1466	255	2769
Input Volume	1030	10	1525	260	2826
% of Volume	101	107	96	98	98

2: Old Dairy Road Performance by movement

Movement	SBR	All
Denied Delay (hr)	0.0	0.0
Denied Del/Veh (s)	0.3	0.3
Total Delay (hr)	0.3	0.3
Total Del/Veh (s)	2.7	2.7
Travel Time (hr)	1.8	1.8
Vehicles Entered	374	374
Vehicles Exited	374	374
Hourly Exit Rate	374	374
Input Volume	370	370
% of Volume	101	101

3: Egan Dr & Glacier Hwy/Nugget Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.1	0.1	0.1
Denied Del/Veh (s)	0.2	0.2	0.0	0.0	0.2	1.4	0.2
Total Delay (hr)	2.3	0.1	6.3	1.5	6.6	0.3	17.0
Total Del/Veh (s)	43.3	1.5	40.4	4.0	26.4	6.2	18.7
Travel Time (hr)	3.5	1.1	9.0	6.5	15.9	2.2	38.2
Vehicles Entered	185	156	551	1292	889	164	3237
Vehicles Exited	184	157	550	1292	890	163	3236
Hourly Exit Rate	184	157	550	1292	890	163	3236
Input Volume	185	155	565	1330	885	170	3290
% of Volume	99	101	97	97	101	96	98

4: Egan Dr Performance by movement

Movement	EBT	WBT	All
Denied Delay (hr)	0.0	0.1	0.1
Denied Del/Veh (s)	0.0	0.3	0.2
Total Delay (hr)	0.4	49.0	49.4
Total Del/Veh (s)	1.1	113.0	62.2
Travel Time (hr)	7.9	74.6	82.5
Vehicles Entered	1290	1529	2819
Vehicles Exited	1289	1466	2755
Hourly Exit Rate	1289	1466	2755
Input Volume	1290	1525	2815
% of Volume	100	96	98

5: Egan Dr Performance by movement

Movement	EBT	WBT	All
Denied Delay (hr)	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0
Total Delay (hr)	6.8	3.2	10.0
Total Del/Veh (s)	18.7	7.8	12.9
Travel Time (hr)	16.1	11.7	27.7
Vehicles Entered	1292	1466	2758
Vehicles Exited	1290	1466	2756
Hourly Exit Rate	1290	1466	2756
Input Volume	1290	1525	2815
% of Volume	100	96	98

6: Egan Dr Performance by movement

Movement	WBR	SET	NWT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.0
Total Delay (hr)	0.6	2.4	2.3	5.3
Total Del/Veh (s)	6.0	8.1	5.6	6.6
Travel Time (hr)	5.1	5.6	16.5	27.3
Vehicles Entered	374	1047	1466	2887
Vehicles Exited	376	1048	1466	2890
Hourly Exit Rate	376	1048	1466	2890
Input Volume	370	1040	1525	2935
% of Volume	102	101	96	98

7: Egan Dr Performance by movement

Movement	SET	NWT	All
Denied Delay (hr)	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0
Total Delay (hr)	1.5	0.9	2.5
Total Del/Veh (s)	5.3	1.8	3.1
Travel Time (hr)	6.0	8.1	14.0
Vehicles Entered	1047	1843	2890
Vehicles Exited	1047	1844	2891
Hourly Exit Rate	1047	1844	2891
Input Volume	1040	1896	2936
% of Volume	101	97	98

Total Network Performance

Denied Delay (hr)	0.3
Denied Del/Veh (s)	0.3
Total Delay (hr)	103.1
Total Del/Veh (s)	98.1
Travel Time (hr)	278.7
Vehicles Entered	3565
Vehicles Exited	3489
Hourly Exit Rate	3489
Input Volume	21536
% of Volume	16

Arterial Level of Service: EB Egan Dr

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Glacier Hwy/Nugget	3	26.4	63.7	0.6	33
	7	5.5	19.8	0.2	31
	6	8.1	19.0	0.1	26
Yanukin	1	8.4	43.4	0.4	37
	5	3.9	27.7	0.3	38
	4	1.1	21.8	0.3	43
Total		53.4	195.3	1.9	35

Arterial Level of Service: WB Egan Dr

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
	4	113.0	172.1	0.9	19
	5	7.8	28.4	0.3	33
Yanukin	1	2.8	26.2	0.3	40
	6	5.6	40.2	0.4	40
	7	1.9	13.9	0.1	36
Glacier Hwy/Nugget	3	4.0	18.0	0.2	35
Total		135.2	298.8	2.2	27

Intersection: 1: Yanukin & Egan Dr

Movement	NE
Directions Served	R
Maximum Queue (ft)	785
Average Queue (ft)	351
95th Queue (ft)	989
Link Distance (ft)	2934
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 2: Old Dairy Road

Movement	
Directions Served	
Maximum Queue (ft)	
Average Queue (ft)	
95th Queue (ft)	
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: Egan Dr & Glacier Hwy/Nugget

Movement	EB	EB	NB	NB	NB	SB	SB
Directions Served	L	L	L	T	T	T	T
Maximum Queue (ft)	139	178	518	137	132	262	274
Average Queue (ft)	41	92	295	57	64	166	168
95th Queue (ft)	107	154	458	113	116	241	250
Link Distance (ft)		949		881	881	3000	3000
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)	175		650				
Storage Blk Time (%)	0	0	0				
Queuing Penalty (veh)	0	0	0				

Intersection: 4: Egan Dr

Movement	WB	WB
Directions Served	T	T
Maximum Queue (ft)	1174	1196
Average Queue (ft)	623	642
95th Queue (ft)	1370	1396
Link Distance (ft)	4822	4822
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 5: Egan Dr

Movement		
Directions Served		
Maximum Queue (ft)		
Average Queue (ft)		
95th Queue (ft)		
Link Distance (ft)		
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 6: Egan Dr

Movement	SE	SE
Directions Served	T	T
Maximum Queue (ft)	167	178
Average Queue (ft)	55	64
95th Queue (ft)	136	150
Link Distance (ft)	686	686
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 7: Egan Dr

Movement	SE	SE	SE
Directions Served	T	T	T
Maximum Queue (ft)	4	19	23
Average Queue (ft)	0	1	1
95th Queue (ft)	4	9	11
Link Distance (ft)	881	881	881
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 0

Phase 3 AM Peak Hour

1: Yanukin & Egan Dr Performance by movement

Movement	EBT	WBT	NER	All
Denied Delay (hr)	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.1	0.2	0.1
Total Delay (hr)	0.5	0.5	0.1	1.0
Total Del/Veh (s)	1.2	2.4	1.6	1.6
Travel Time (hr)	3.7	13.0	3.2	19.9
Vehicles Entered	1378	701	189	2268
Vehicles Exited	1379	701	189	2269
Hourly Exit Rate	1379	701	189	2269
Input Volume	1370	690	190	2250
% of Volume	101	102	99	101

2: Egan Dr & Old Dairy Performance by movement

Movement	EBT	WBT	WBR	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.2	0.0
Total Delay (hr)	1.7	0.6	0.0	0.0	2.3
Total Del/Veh (s)	4.4	3.0	2.0	1.2	3.8
Travel Time (hr)	15.5	5.6	0.3	0.6	22.0
Vehicles Entered	1378	670	32	119	2199
Vehicles Exited	1378	670	32	120	2200
Hourly Exit Rate	1378	670	32	120	2200
Input Volume	1370	661	30	120	2181
% of Volume	101	101	107	100	101

3: Egan Dr & Glacier Hwy/Nugget Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.1	0.1	0.2
Denied Del/Veh (s)	0.2	0.2	0.0	0.0	0.3	1.3	0.2
Total Delay (hr)	0.8	0.3	3.4	0.2	10.2	0.4	15.1
Total Del/Veh (s)	45.7	5.1	38.1	1.2	30.4	8.3	22.6
Travel Time (hr)	1.2	1.5	4.2	0.9	22.9	2.2	32.9
Vehicles Entered	59	190	317	474	1188	154	2382
Vehicles Exited	58	190	317	475	1190	154	2384
Hourly Exit Rate	58	190	317	475	1190	154	2384
Input Volume	60	185	305	475	1185	155	2365
% of Volume	96	103	104	100	100	100	101

4: Egan Dr Performance by movement

Movement	EBT	WBT	All
Denied Delay (hr)	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0
Total Delay (hr)	1.5	0.1	1.6
Total Del/Veh (s)	3.8	0.7	2.8
Travel Time (hr)	12.0	2.3	14.2
Vehicles Entered	1378	701	2079
Vehicles Exited	1378	701	2079
Hourly Exit Rate	1378	701	2079
Input Volume	1370	690	2060
% of Volume	101	102	101

5: Egan Dr Performance by movement

Movement	SET	NWT	All
Denied Delay (hr)	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0
Total Delay (hr)	0.4	1.1	1.5
Total Del/Veh (s)	1.1	5.0	2.6
Travel Time (hr)	4.7	9.2	13.9
Vehicles Entered	1378	790	2168
Vehicles Exited	1378	793	2171
Hourly Exit Rate	1378	793	2171
Input Volume	1370	781	2151
% of Volume	101	102	101

6: Egan Dr Performance by movement

Movement	SET	NWT	All
Denied Delay (hr)	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0
Total Delay (hr)	2.5	0.1	2.6
Total Del/Veh (s)	6.5	0.6	4.3
Travel Time (hr)	5.7	2.6	8.3
Vehicles Entered	1378	791	2169
Vehicles Exited	1378	791	2169
Hourly Exit Rate	1378	791	2169
Input Volume	1370	780	2150
% of Volume	101	101	101

7: Egan Dr Performance by movement

Movement	SET	NWT	All
Denied Delay (hr)	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0
Total Delay (hr)	10.9	0.2	11.0
Total Del/Veh (s)	28.1	0.8	18.2
Travel Time (hr)	13.4	2.0	15.4
Vehicles Entered	1381	791	2172
Vehicles Exited	1380	791	2171
Hourly Exit Rate	1380	791	2171
Input Volume	1371	780	2151
% of Volume	101	101	101

Total Network Performance

Denied Delay (hr)	0.2
Denied Del/Veh (s)	0.3
Total Delay (hr)	40.0
Total Del/Veh (s)	52.0
Travel Time (hr)	171.4
Vehicles Entered	2601
Vehicles Exited	2613
Hourly Exit Rate	2613
Input Volume	17891
% of Volume	15

Arterial Level of Service: EB Egan Dr

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Glacier Hwy/Nugget	3	30.4	68.3	0.6	31
	7	26.8	32.8	0.1	8
	6	6.5	14.8	0.1	25
	5	1.1	12.2	0.1	41
Old Dairy	2	4.4	40.0	0.4	40
	4	3.8	31.0	0.3	39
Yanukin	1	1.2	9.6	0.1	51
Total		74.2	208.8	1.8	31

Arterial Level of Service: WB Egan Dr

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Yanukin	1	2.4	65.7	1.0	54
	4	0.7	11.6	0.1	42
Old Dairy	2	3.0	30.0	0.3	41
	5	3.6	39.3	0.4	41
	6	0.6	11.7	0.1	42
	7	0.8	9.1	0.1	41
Glacier Hwy/Nugget	3	1.2	6.9	0.1	36
Total		12.2	174.3	2.2	46

Intersection: 1: Yanukin & Egan Dr

Movement

Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 2: Egan Dr & Old Dairy

Movement SB

Directions Served R
Maximum Queue (ft) 64
Average Queue (ft) 8
95th Queue (ft) 38
Link Distance (ft) 599
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 3: Egan Dr & Glacier Hwy/Nugget

Movement	EB	EB	EB	NB	NB	NB	SB	SB	SB
Directions Served	L	L	R	L	T	T	T	T	R
Maximum Queue (ft)	33	92	145	319	77	54	436	438	199
Average Queue (ft)	6	41	48	184	18	12	210	206	25
95th Queue (ft)	26	79	115	290	55	41	434	431	204
Link Distance (ft)		951	951	337	337	337	3052	3052	
Upstream Blk Time (%)				0					
Queuing Penalty (veh)				1					
Storage Bay Dist (ft)	175								400
Storage Blk Time (%)								4	
Queuing Penalty (veh)								6	

Intersection: 4: Egan Dr

Movement	WB	WB
Directions Served	T	T
Maximum Queue (ft)	4	2
Average Queue (ft)	0	0
95th Queue (ft)	4	2
Link Distance (ft)	519	519
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 5: Egan Dr

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 6: Egan Dr

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 7: Egan Dr

Movement	SE	SE	NW
Directions Served	T	T	T
Maximum Queue (ft)	380	390	27
Average Queue (ft)	206	227	1
95th Queue (ft)	374	411	19
Link Distance (ft)	337	337	510
Upstream Blk Time (%)	1	5	
Queuing Penalty (veh)	10	32	
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 49

Phase 3 PM Peak Hour

1: Yanukin & Egan Dr Performance by movement

Movement	EBT	WBT	NER	All
Denied Delay (hr)	0.0	0.2	0.0	0.2
Denied Del/Veh (s)	0.0	0.3	0.2	0.2
Total Delay (hr)	0.3	85.4	0.2	85.8
Total Del/Veh (s)	1.1	182.3	2.1	104.5
Travel Time (hr)	2.7	114.5	4.3	121.4
Vehicles Entered	1013	1654	250	2917
Vehicles Exited	1013	1494	250	2757
Hourly Exit Rate	1013	1494	250	2757
Input Volume	1030	1655	260	2945
% of Volume	98	90	96	94

2: Egan Dr & Old Dairy Performance by movement

Movement	EBT	WBT	WBR	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	167.7	167.7
Denied Del/Veh (s)	0.0	0.0	0.0	1520.4	209.9
Total Delay (hr)	1.1	3.6	0.3	26.1	31.0
Total Del/Veh (s)	4.0	9.4	8.2	957.9	43.0
Travel Time (hr)	11.3	13.8	1.2	194.1	220.3
Vehicles Entered	1013	1351	115	74	2553
Vehicles Exited	1012	1350	115	72	2549
Hourly Exit Rate	1012	1350	115	72	2549
Input Volume	1030	1526	130	370	3055
% of Volume	98	88	89	19	83

3: Egan Dr & Glacier Hwy/Nugget Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.1	0.1	0.1
Denied Del/Veh (s)	0.2	0.2	0.0	0.0	0.2	1.4	0.2
Total Delay (hr)	2.1	0.1	3.8	0.9	5.7	0.3	12.8
Total Del/Veh (s)	40.0	1.9	32.3	3.1	23.7	5.9	16.3
Travel Time (hr)	3.3	1.2	4.9	2.5	14.8	2.5	29.1
Vehicles Entered	184	160	419	1005	854	178	2800
Vehicles Exited	183	160	418	1005	854	179	2799
Hourly Exit Rate	183	160	418	1005	854	179	2799
Input Volume	185	155	565	1330	875	180	3290
% of Volume	99	103	74	76	98	100	85

4: Egan Dr Performance by movement

Movement	EBT	WBT	All
Denied Delay (hr)	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0
Total Delay (hr)	1.0	49.7	50.7
Total Del/Veh (s)	3.5	117.4	71.7
Travel Time (hr)	8.7	54.3	63.0
Vehicles Entered	1012	1494	2506
Vehicles Exited	1013	1466	2479
Hourly Exit Rate	1013	1466	2479
Input Volume	1030	1655	2685
% of Volume	98	89	92

5: Egan Dr Performance by movement

Movement	SET	NWT	All
Denied Delay (hr)	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0
Total Delay (hr)	0.3	4.8	5.0
Total Del/Veh (s)	1.0	11.9	7.4
Travel Time (hr)	3.4	19.2	22.6
Vehicles Entered	1014	1423	2437
Vehicles Exited	1013	1424	2437
Hourly Exit Rate	1013	1424	2437
Input Volume	1030	1896	2926
% of Volume	98	75	83

6: Egan Dr Performance by movement

Movement	SET	NWT	All
Denied Delay (hr)	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0
Total Delay (hr)	1.5	0.3	1.8
Total Del/Veh (s)	5.3	0.8	2.7
Travel Time (hr)	3.9	4.8	8.6
Vehicles Entered	1015	1424	2439
Vehicles Exited	1014	1424	2438
Hourly Exit Rate	1014	1424	2438
Input Volume	1030	1895	2925
% of Volume	98	75	83

7: Egan Dr Performance by movement

Movement	SET	NWT	All
Denied Delay (hr)	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0
Total Delay (hr)	3.0	0.4	3.4
Total Del/Veh (s)	10.6	0.9	4.9
Travel Time (hr)	4.9	3.7	8.6
Vehicles Entered	1014	1424	2438
Vehicles Exited	1015	1424	2439
Hourly Exit Rate	1015	1424	2439
Input Volume	1030	1895	2926
% of Volume	99	75	83

Total Network Performance

Denied Delay (hr)	168.0
Denied Del/Veh (s)	164.4
Total Delay (hr)	195.0
Total Del/Veh (s)	195.2
Travel Time (hr)	521.5
Vehicles Entered	3355
Vehicles Exited	3165
Hourly Exit Rate	3165
Input Volume	24432
% of Volume	13

Arterial Level of Service: EB Egan Dr

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Glacier Hwy/Nugget	3	23.7	61.7	0.6	34
	7	10.0	16.1	0.1	16
	6	5.3	13.6	0.1	27
	5	1.0	12.1	0.1	41
Old Dairy	2	4.0	39.7	0.4	40
	4	3.5	30.7	0.3	40
Yanukin	1	1.1	9.5	0.1	51
Total		48.5	183.5	1.8	36

Arterial Level of Service: WB Egan Dr

Cross Street	Node	Delay (s/veh)	Travel time (s)	Dist (mi)	Arterial Speed
Yanukin	1	182.3	244.4	1.0	14
	4	117.4	128.2	0.1	4
Old Dairy	2	9.4	36.4	0.3	34
	5	4.8	40.5	0.4	40
	6	0.8	12.0	0.1	42
	7	0.9	9.2	0.1	40
Glacier Hwy/Nugget	3	3.1	8.8	0.1	29
Total		318.6	479.4	2.2	17

Intersection: 1: Yanukin & Egan Dr

Movement	WB	WB
Directions Served	T	T
Maximum Queue (ft)	2156	2186
Average Queue (ft)	1073	1091
95th Queue (ft)	2570	2594
Link Distance (ft)	5141	5141
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: Egan Dr & Old Dairy

Movement	SB
Directions Served	R
Maximum Queue (ft)	632
Average Queue (ft)	617
95th Queue (ft)	626
Link Distance (ft)	602
Upstream Blk Time (%)	100
Queuing Penalty (veh)	0
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: Egan Dr & Glacier Hwy/Nugget

Movement	EB	EB	EB	NB	NB	NB	SB	SB
Directions Served	L	L	R	L	T	T	T	T
Maximum Queue (ft)	138	170	87	331	123	114	263	255
Average Queue (ft)	36	92	19	211	54	51	148	143
95th Queue (ft)	100	150	60	305	108	100	226	227
Link Distance (ft)		951	951	337	337	337	3052	3052
Upstream Blk Time (%)				0				
Queuing Penalty (veh)				2				
Storage Bay Dist (ft)	175							
Storage Blk Time (%)	0	0						
Queuing Penalty (veh)	0	0						

Intersection: 4: Egan Dr

Movement	WB	WB
Directions Served	T	T
Maximum Queue (ft)	785	784
Average Queue (ft)	691	695
95th Queue (ft)	945	942
Link Distance (ft)	519	519
Upstream Blk Time (%)	86	87
Queuing Penalty (veh)	714	721
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 5: Egan Dr

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 6: Egan Dr

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

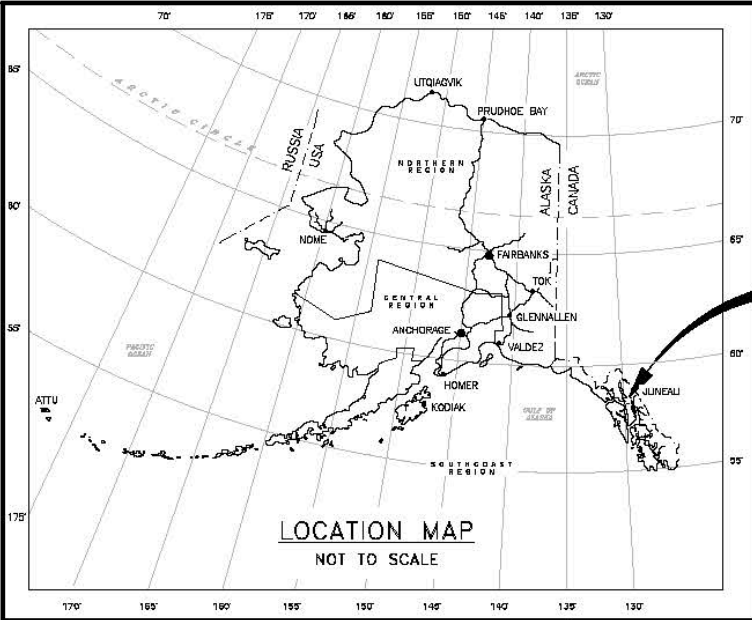
Intersection: 7: Egan Dr

Movement	SE	SE	NW
Directions Served	T	T	T
Maximum Queue (ft)	167	192	37
Average Queue (ft)	75	86	1
95th Queue (ft)	152	172	21
Link Distance (ft)	337	337	510
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 1437

\\NAS-TITLE-SHEET
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PROJECT
LOCATION

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES

PROPOSED HIGHWAY PROJECT
0003306/SFHWY00601

JNU EGAN YANDUKIN INTERSECTION IMPROVEMENTS
GRADING, DRAINAGE, PAVING, SIGNING, STRIPING, ILLUMINATION & SIGNALIZATION

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0003306/SFHWY00601	2025	A1	—
			CDS ROUTE:	296000	MILEPOINT:	7.223	TO 7.600

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
A1	TITLE SHEET
A2	LEGEND & ABBREVIATIONS
B1-B6	TYPICAL SECTIONS
F1-F15	PLAN & PROFILE
G1-G5	INTERSECTION LAYOUT & GRADING SHEETS
H1-H10	TRAFFIC SIGNAL & ILLUMINATION PLANS
S1-S9	CONSTRUCTION PHASING
T1-T6	DETOUR PLAN
X1	PROJECT IMPACTS EXHIBIT
XS1-XS9	CROSS SECTIONS

THE FOLLOWING STANDARD PLANS APPLY TO THIS PROJECT:
To be added at review PS&E



VICINITY MAP

DESIGN DESIGNATIONS	
ADT (2024)	24,100
ADT (2046)	26,751
DHV (2046)	2,822
PERCENT TRUCKS (T)	5.82
DIRECTIONAL SPLIT (D)	57 / 43
DESIGN SPEED (V)	60 MPH
DESIGN ESALS (20 YEARS)	5,900,000

PROJECT SUMMARY	
WIDTH OF PAVEMENT	36' - 78'
LENGTH OF GRADING	1,993
LENGTH OF PAVING	1,993
LENGTH OF PROJECT	1,993

JAMES BROWN, P.E., PROJECT MANAGER

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES

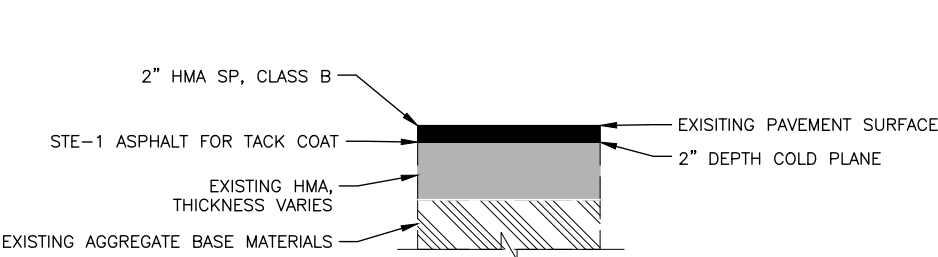
APPROVED BY: _____ DATE _____
Kirk Miller, P.E.
Preconstruction Engineer, Southcoast Region
ACCEPTED FOR CONSTRUCTION: _____ DATE _____
Christopher Goins, P.E., C.M.
Regional Director, Southcoast Region

PER PLANS
NOT FOR
CONSTRUCTION

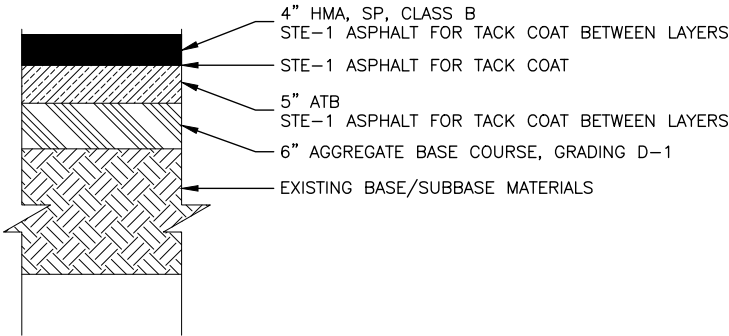
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LEGEND & ABBREVIATIONS	

PLANS DEVELOPED BY: MICHAEL BAKER INTERNATIONAL - AECC103_3900 C STREET SUITE 900, ANCHORAGE, AK 99503 (907) 273-1600
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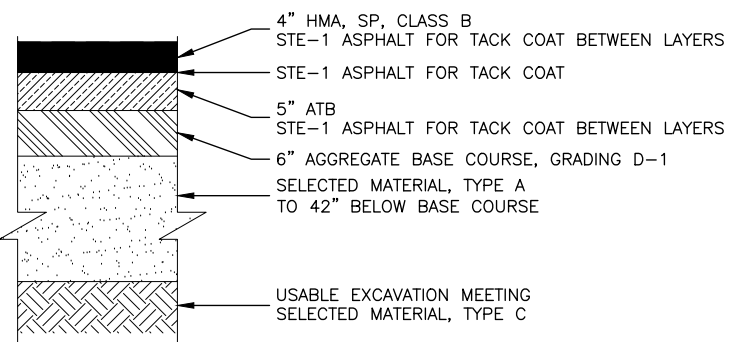
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			ALASKA	0003306/SFHWY00601	2025	B1	—



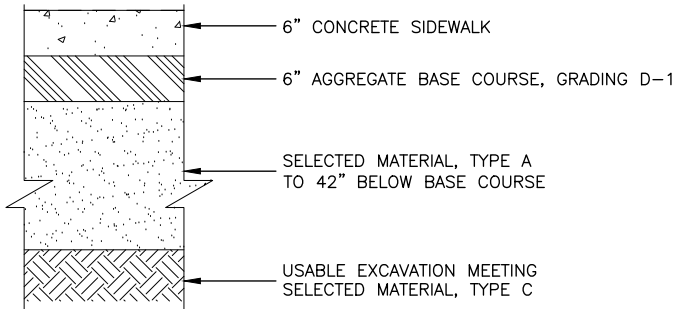
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B1 NOT TO SCALE



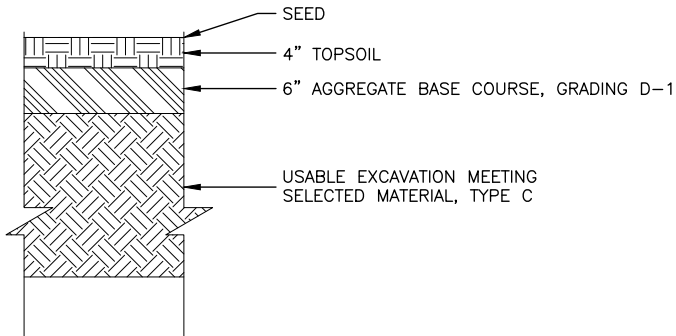
2 PAVEMENT SECTION 2
B1 NOT TO SCALE



3 PAVEMENT SECTION 3
B1 NOT TO SCALE



4 CONCRETE SIDEWALK SECTION
B1 NOT TO SCALE



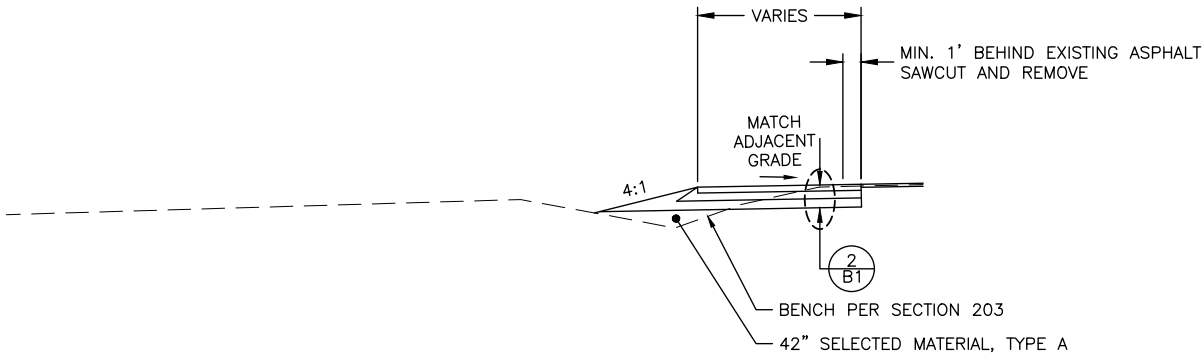
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TYPICAL SECTIONS 1

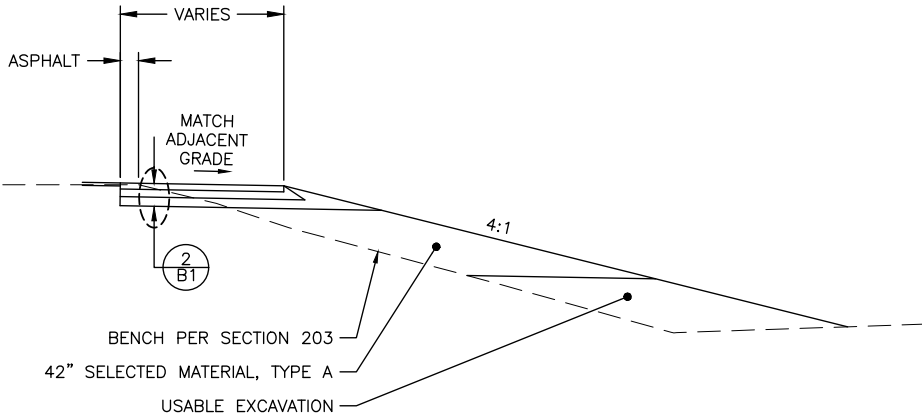
PER PLANS
NOT FOR
CONSTRUCTION

PLANS DEVELOPED BY: MICHAEL BAKER INTERNATIONAL AECC103, 3900 C STREET SUITE 900, ANCHORAGE, AK 99503 (907) 273-1600
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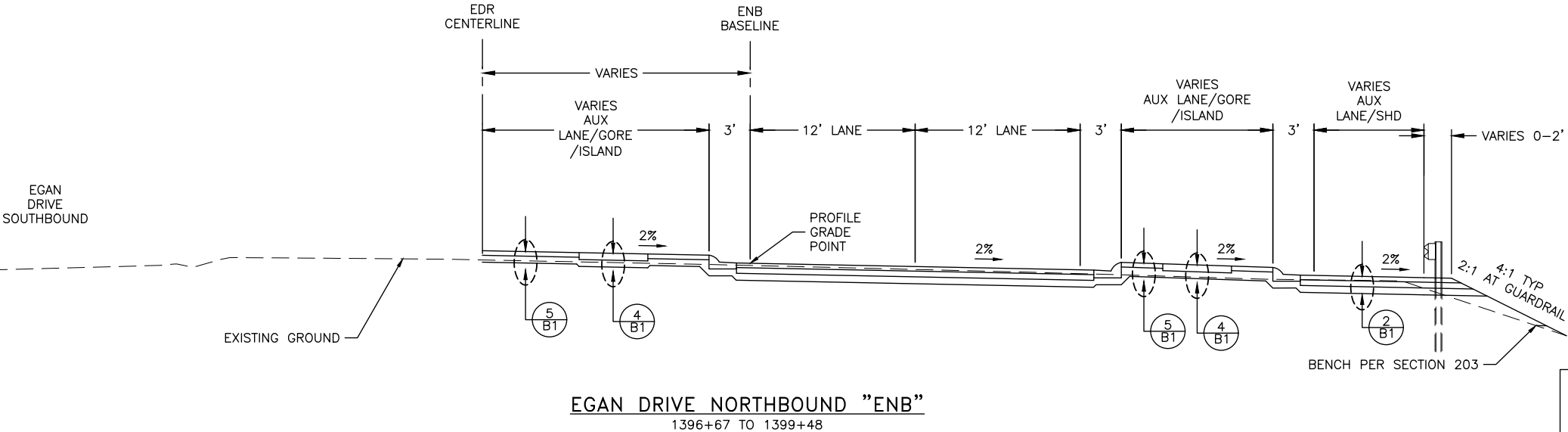
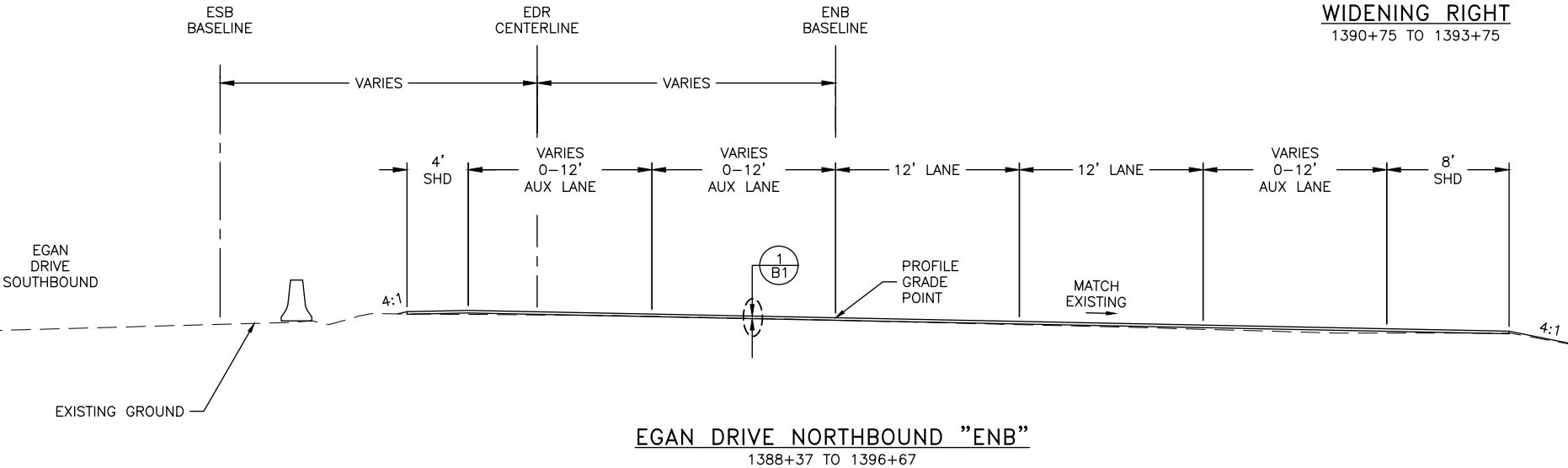
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0003306/SFHWY00601	2025	B2	---



WIDENING LEFT
1388+37 TO 1393+00



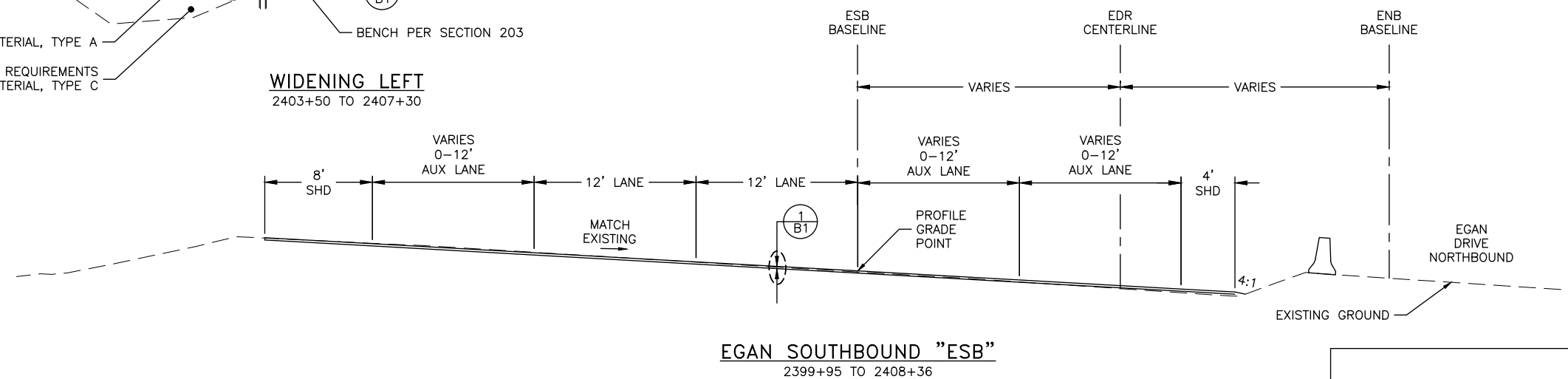
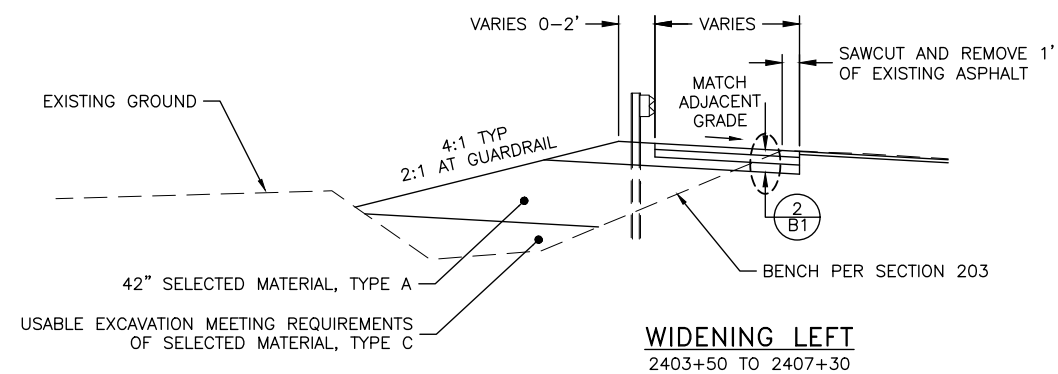
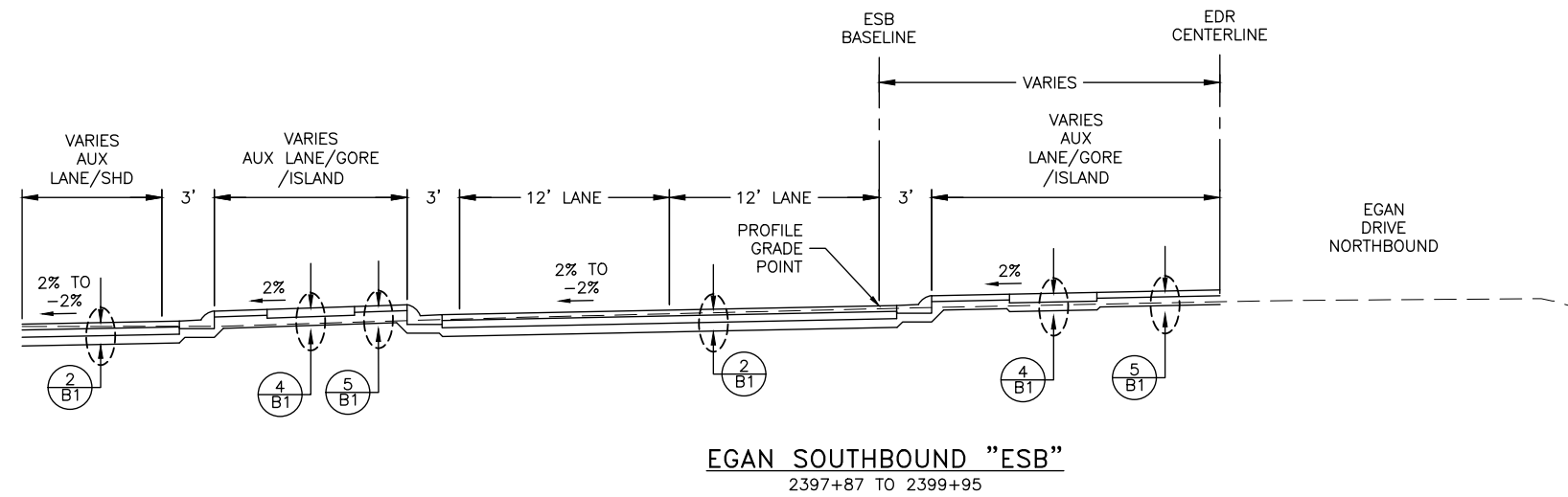
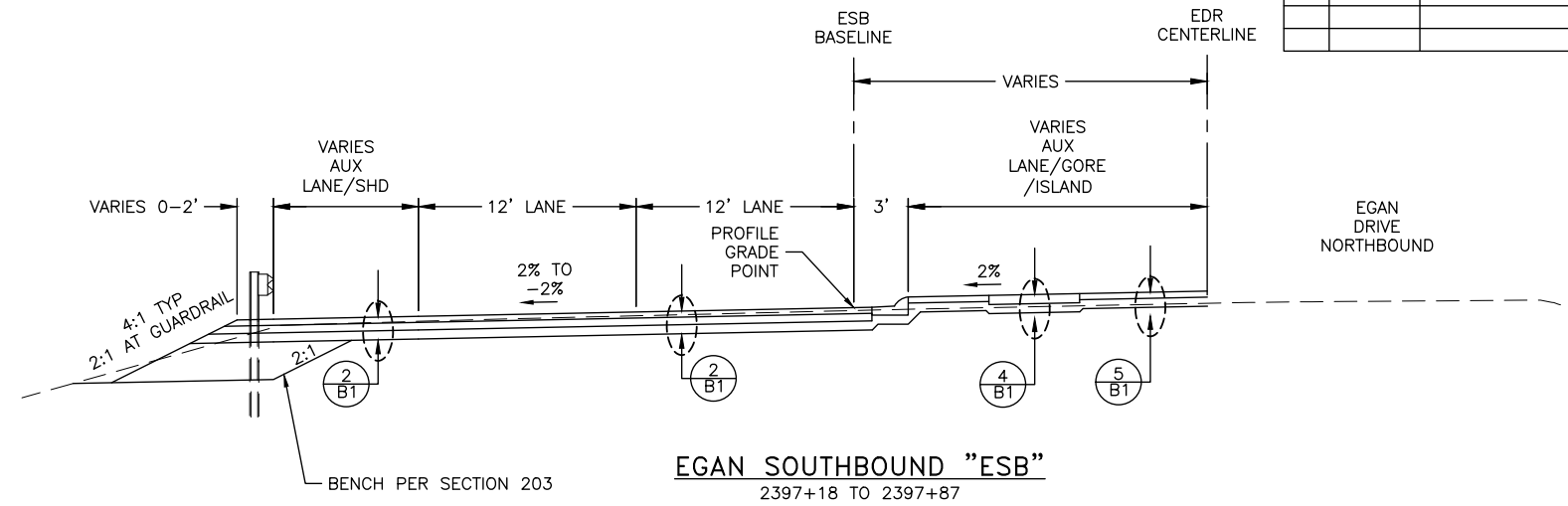
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1390+75 TO 1393+75



TYPICAL SECTIONS 2

PER PLANS
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0003306/SFHWY00601	2025	B3	---

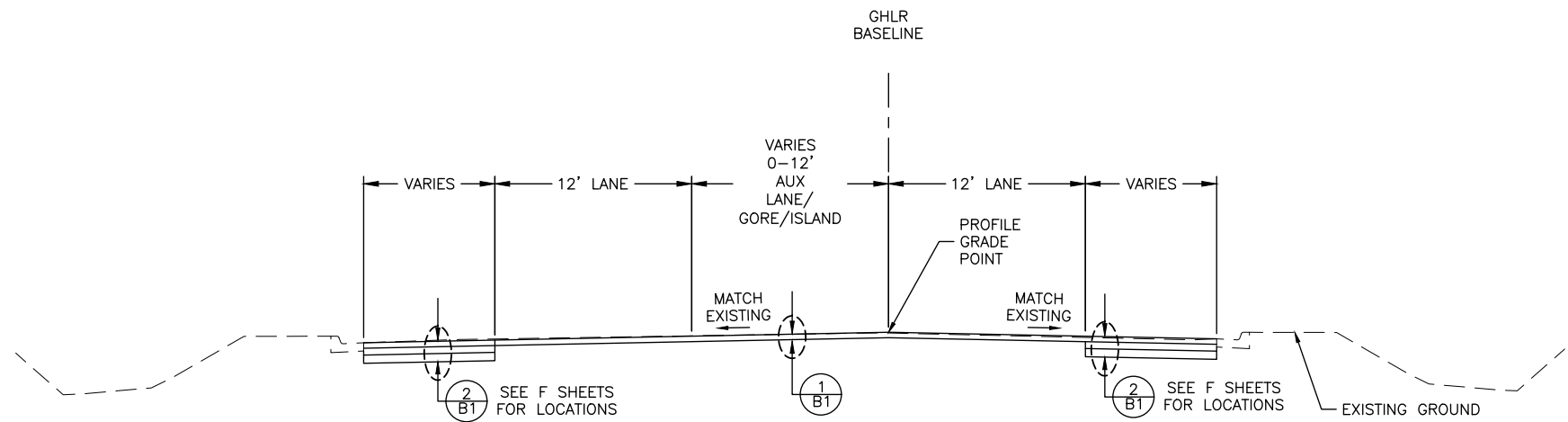


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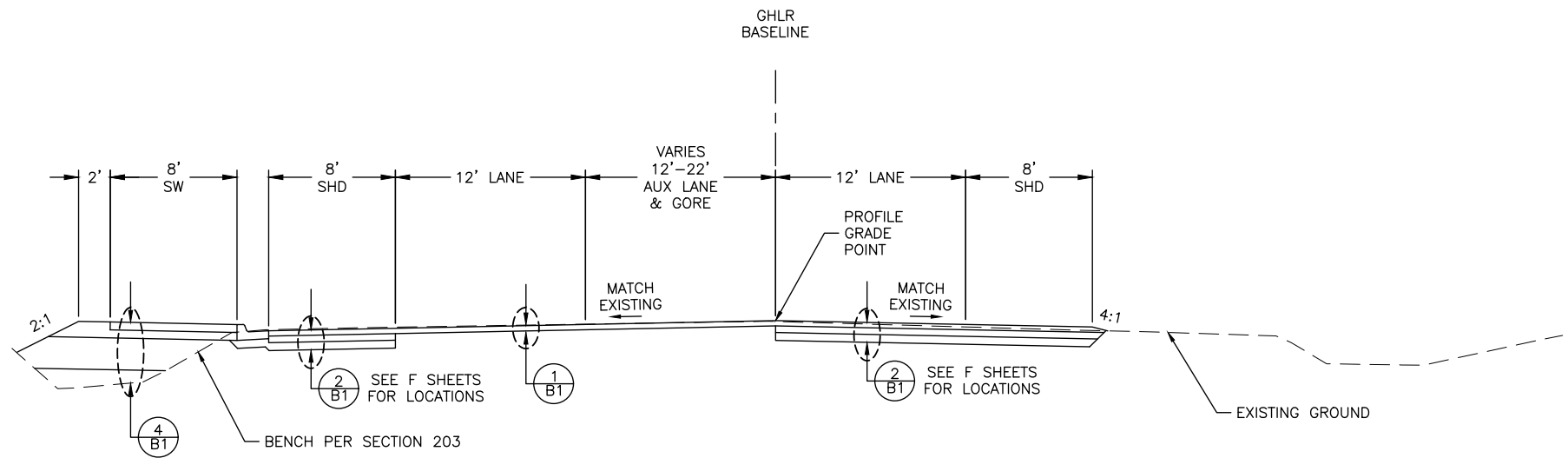
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NOT FOR
CONSTRUCTION

PLANS DEVELOPED BY: MICHAEL BAKER INTERNATIONAL - AECC103_3900 C STREET SUITE 900, ANCHORAGE, AK 99503 (907) 273-1600
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NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0003306/SFHWY00601	2025	B4	—



GLACIER HWY/LEMON SPUR RD "GHLR"
8+96 TO 10+85



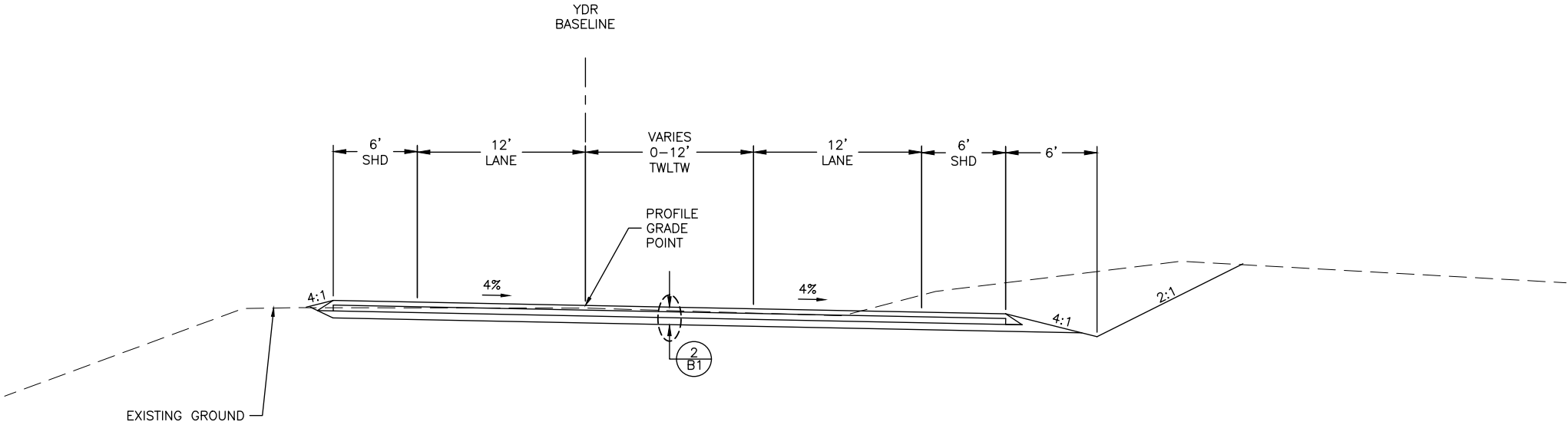
GLACIER HWY/LEMON SPUR RD "GHLR"
10+85 TO 14+00

TYPICAL SECTIONS 4

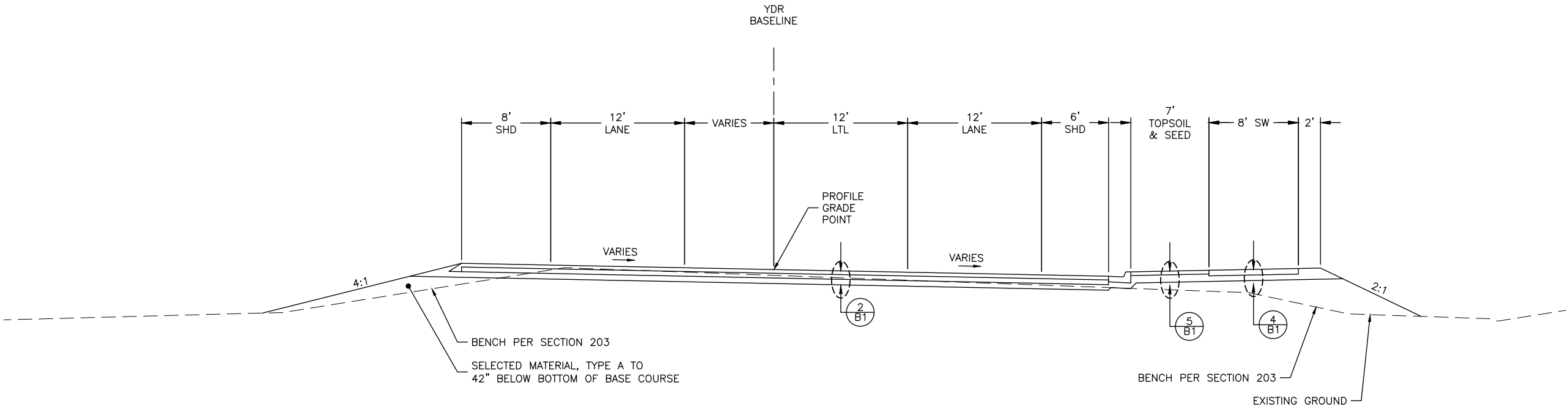
PER PLANS
NOT FOR
CONSTRUCTION

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NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
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YANDUKIN DR "YDR"
24+06 TO 27+94



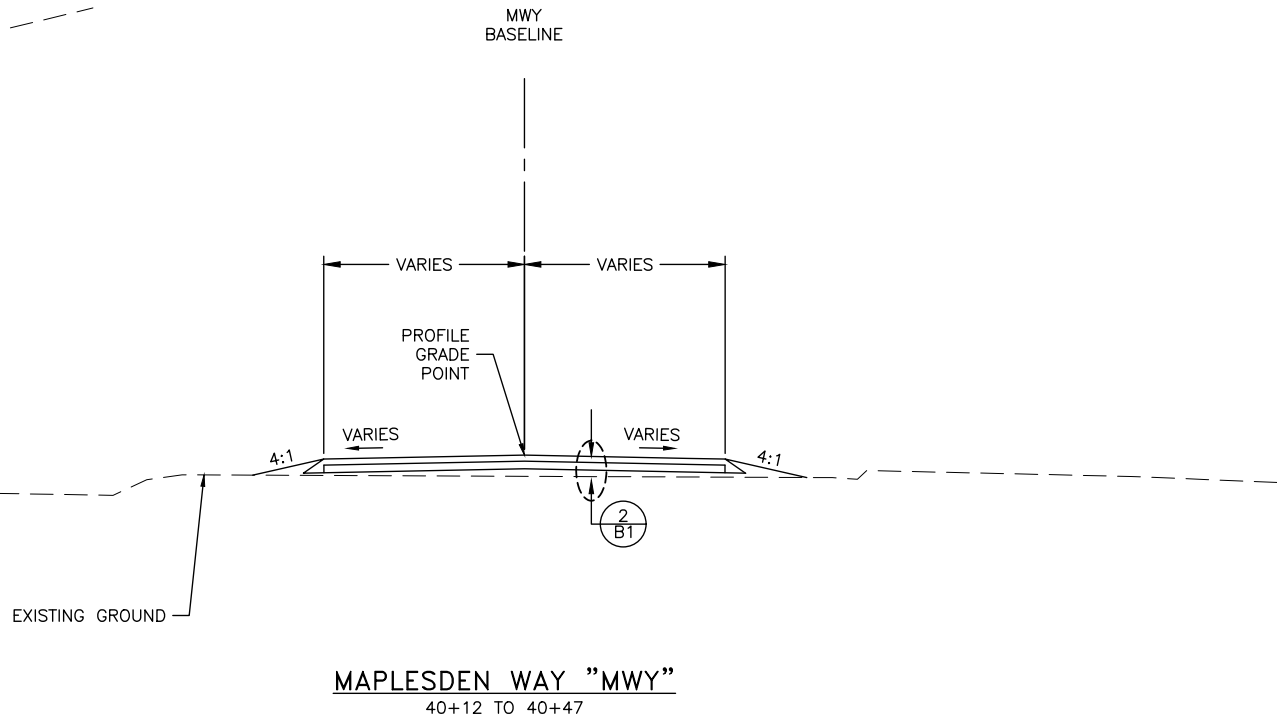
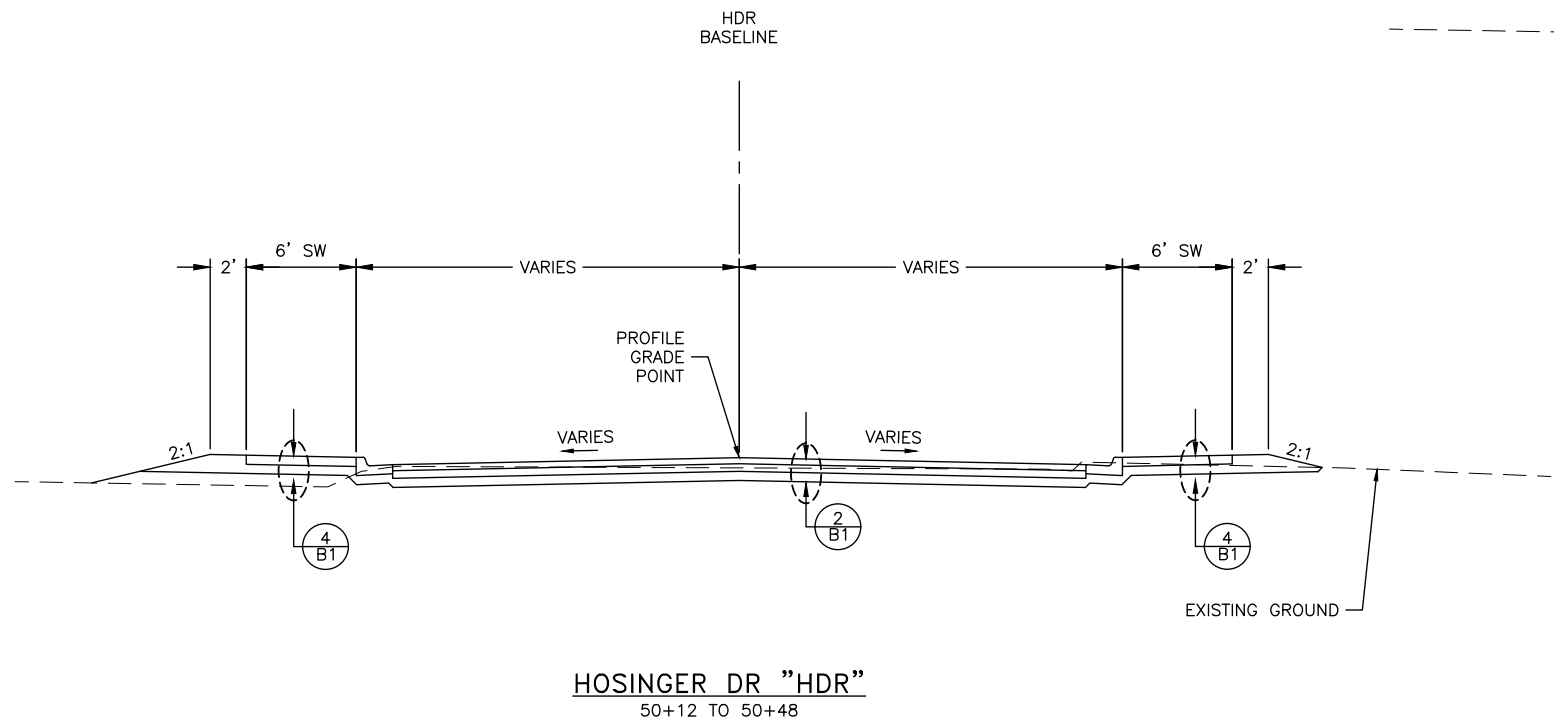
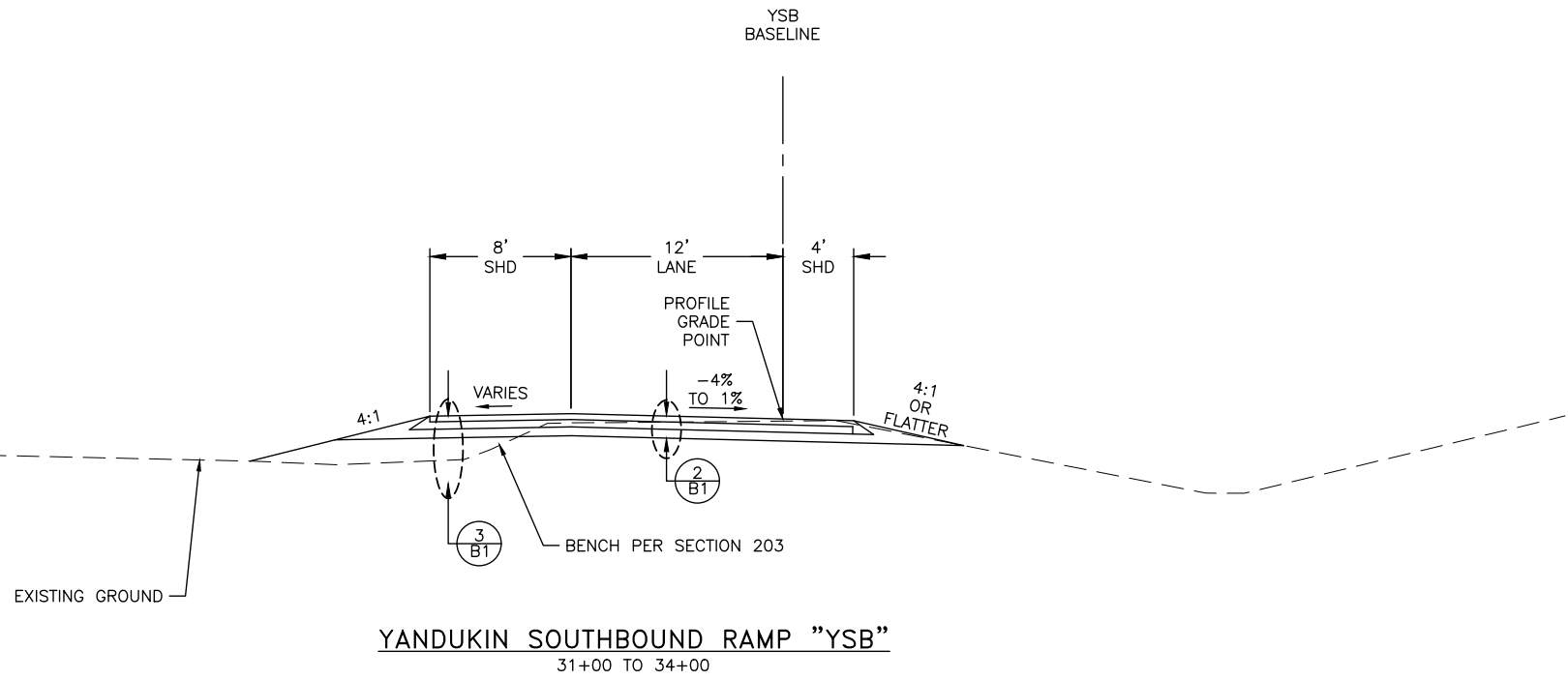
YANDUKIN DR "YDR"
22+00 TO 24+06

TYPICAL SECTIONS 5

PER PLANS
NOT FOR
CONSTRUCTION

PLANS DEVELOPED BY: MICHAEL BAKER INTERNATIONAL, AECC103, 3900 C STREET SUITE 900, ANCHORAGE, AK 99503 (907) 273-1600
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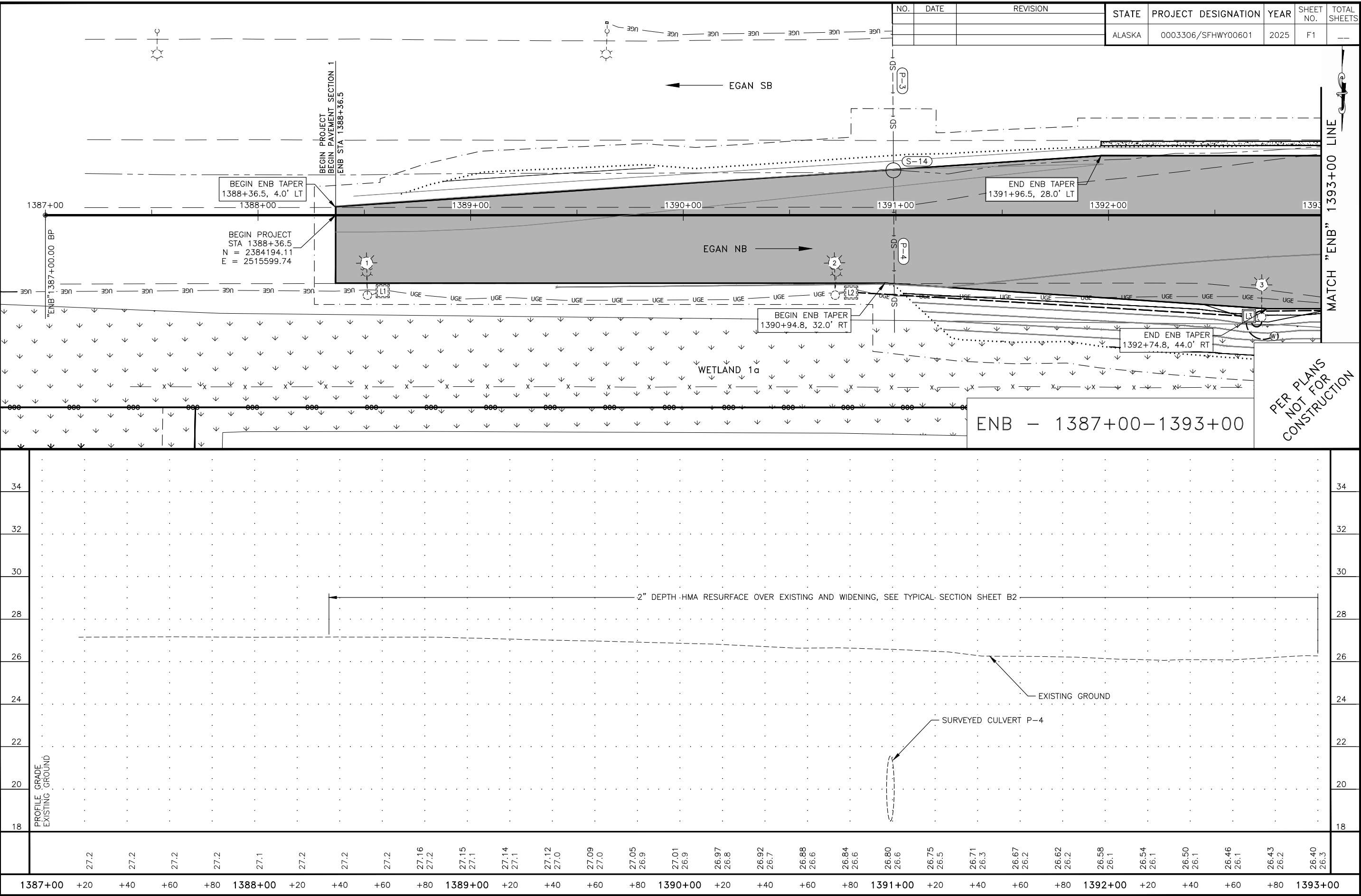
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TYPICAL SECTIONS 6

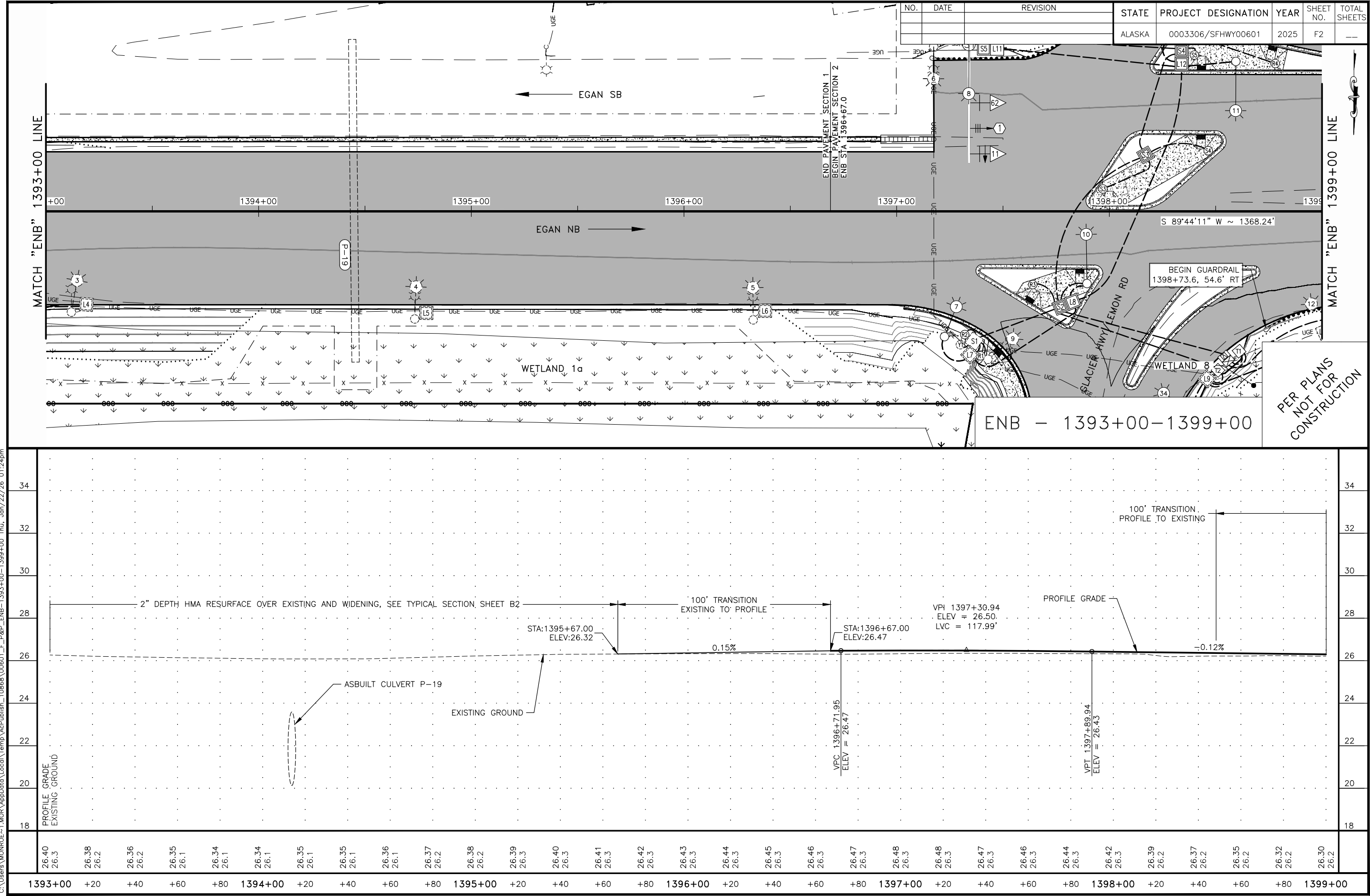
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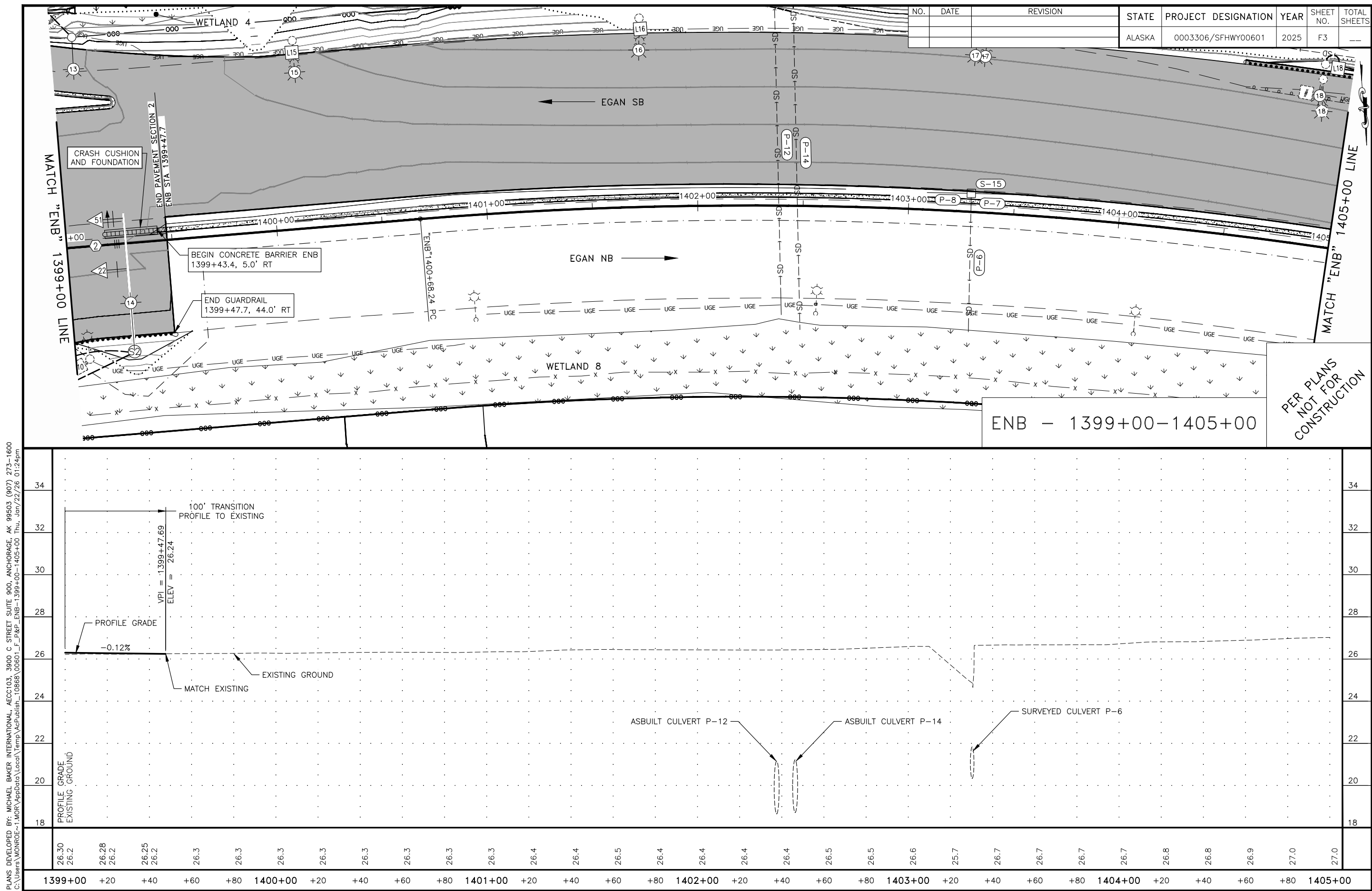


Attachment B – Construction Plans

PLANS DEVELOPED BY: MICHAEL BAKER INTERNATIONAL, AEC0103, 3900 C STREET SUITE 900, ANCHORAGE, AK 99503 (907) 273-1600
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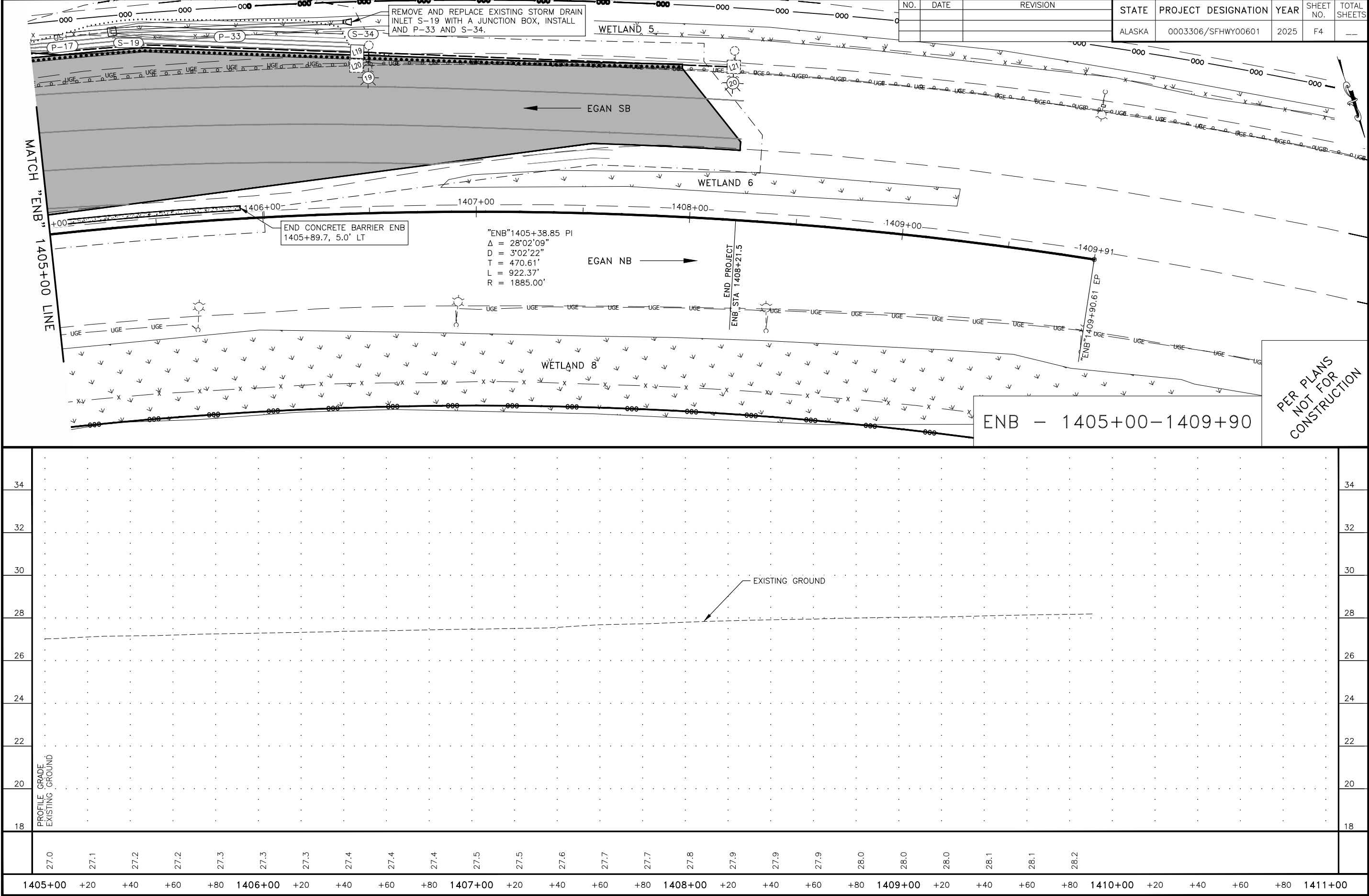
Attachment B – Construction Plans



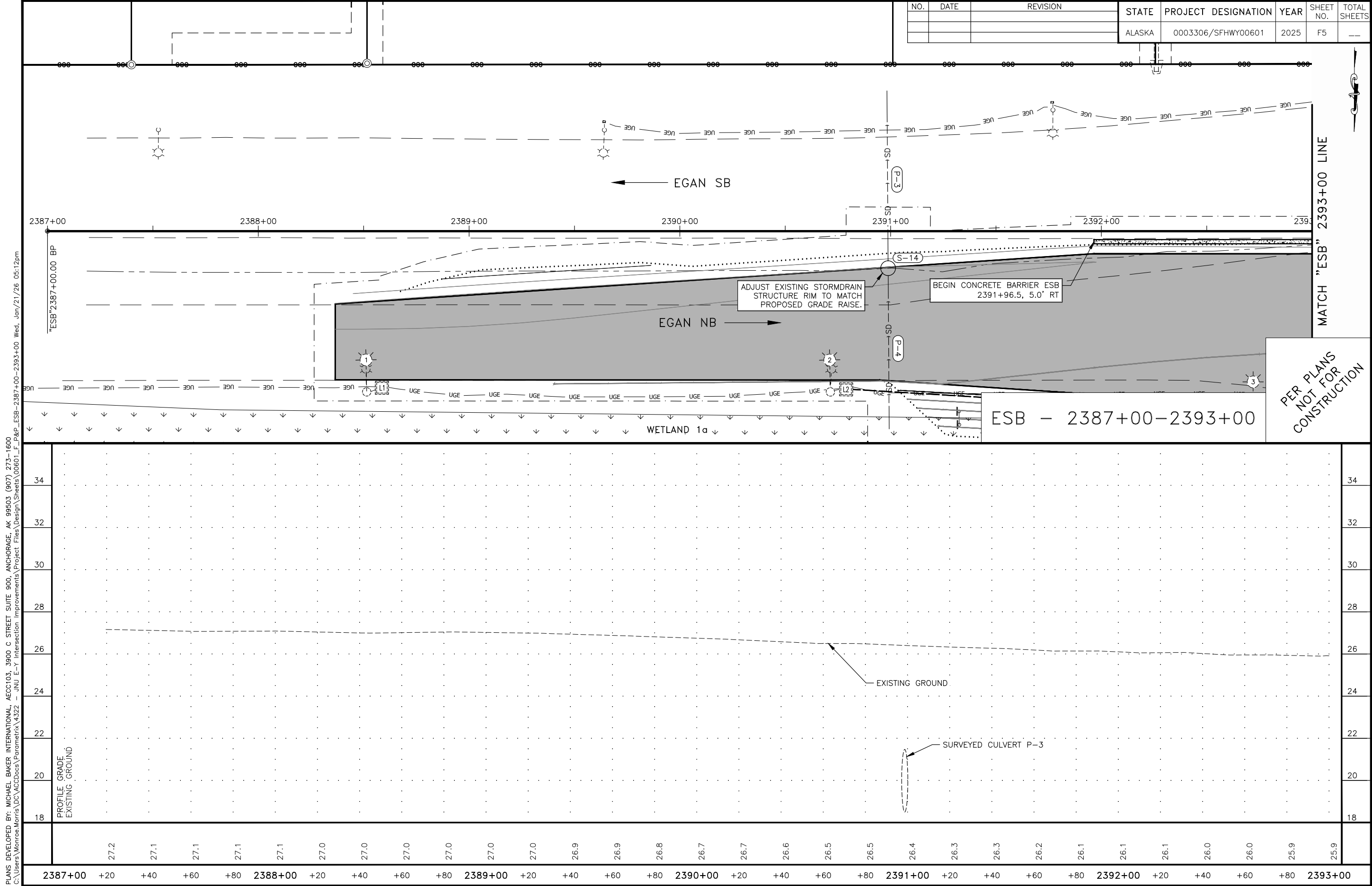
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Attachment B – Construction Plans

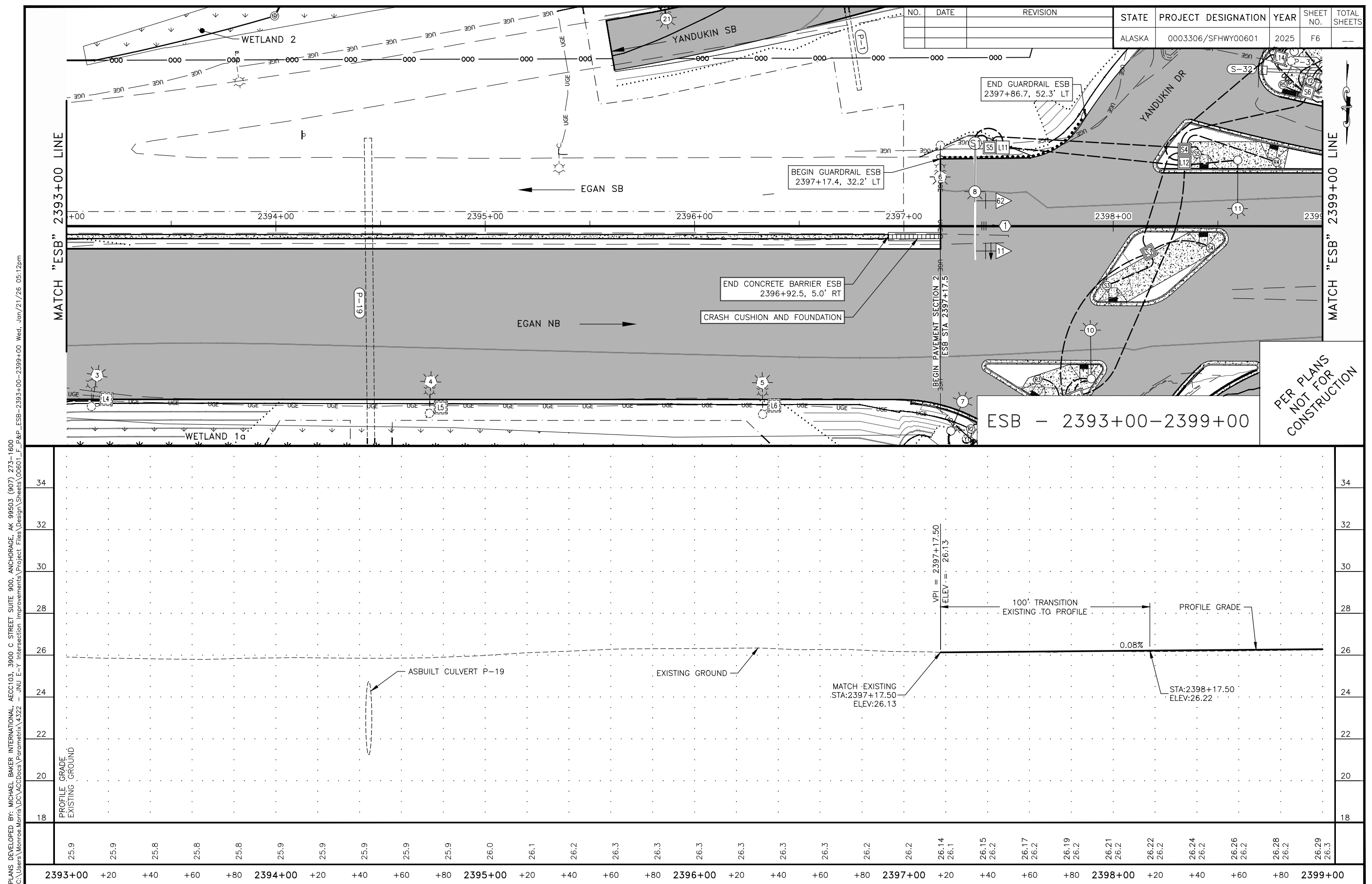
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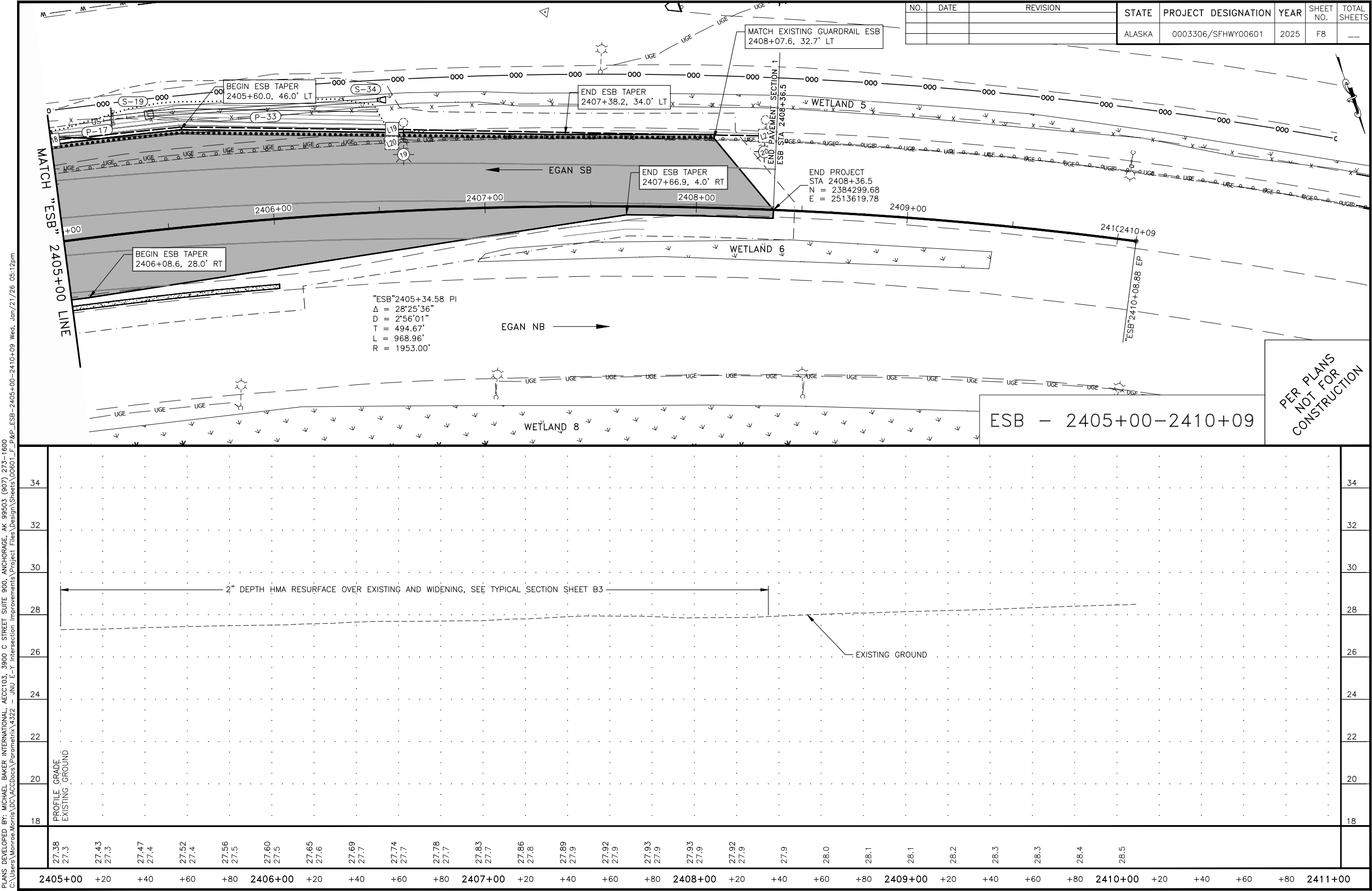
Attachment B – Construction Plans



Attachment B – Construction Plans



Attachment B – Construction Plans

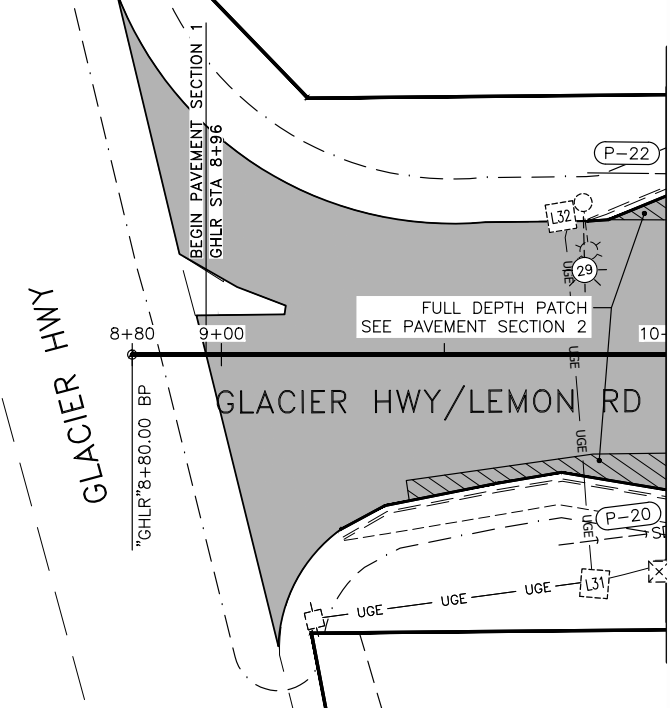


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Attachment B – Construction Plans

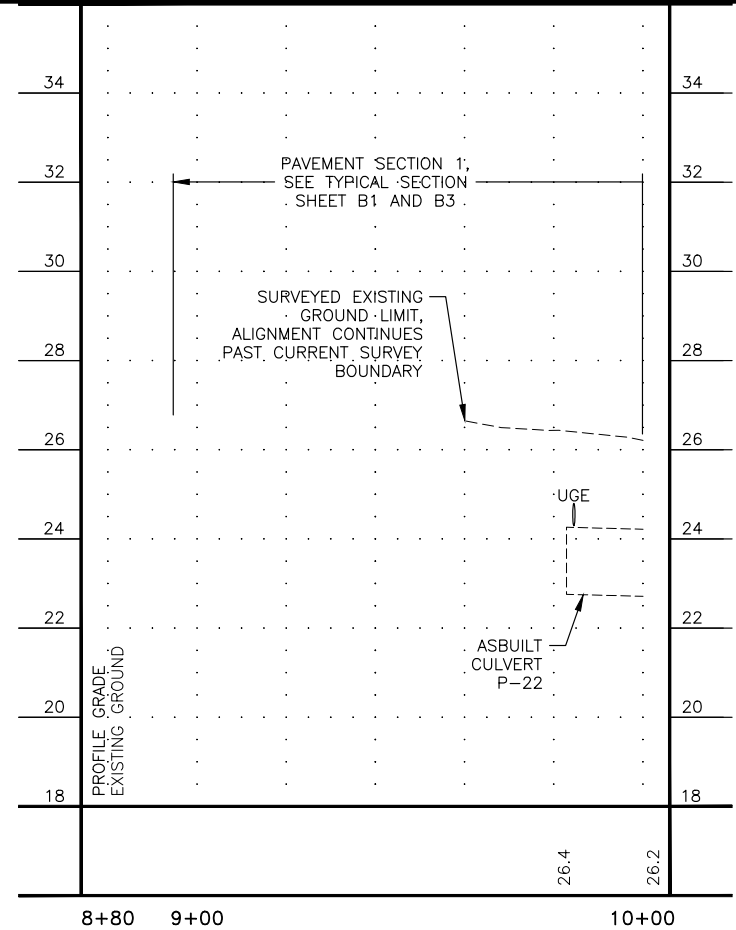
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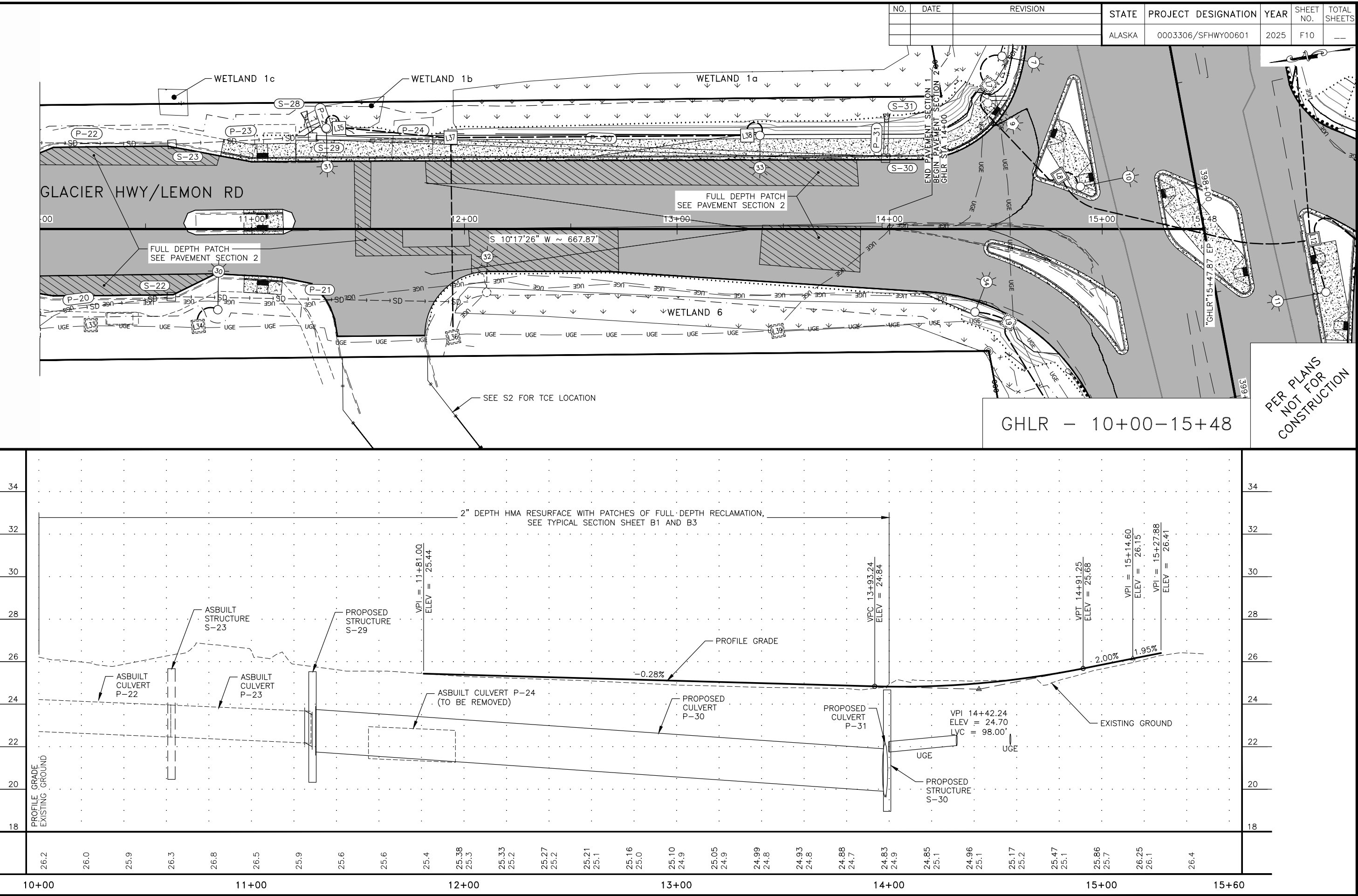


GHLR - 8+80-10+00

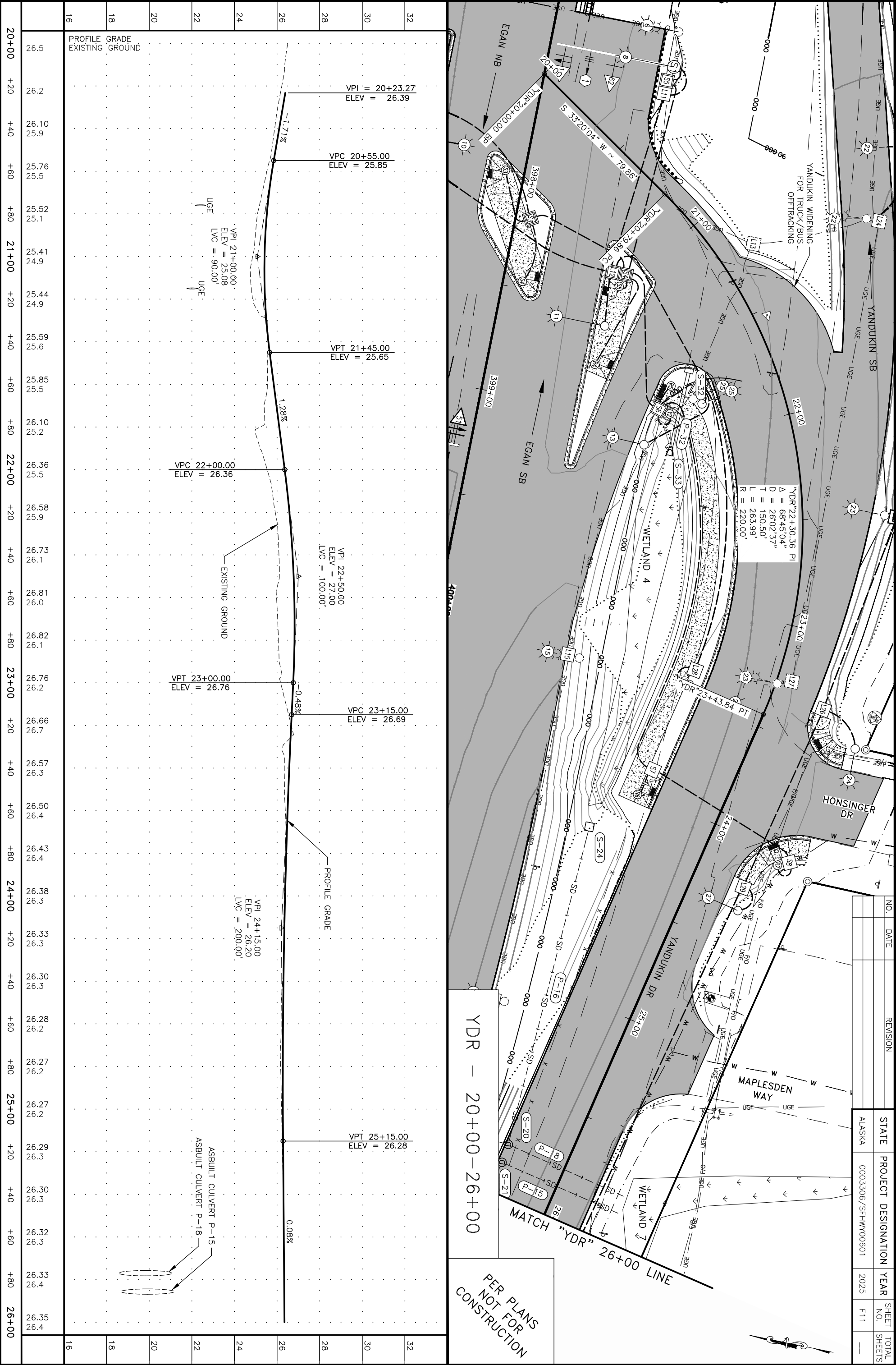
PER PLANS
NOT FOR
CONSTRUCTION



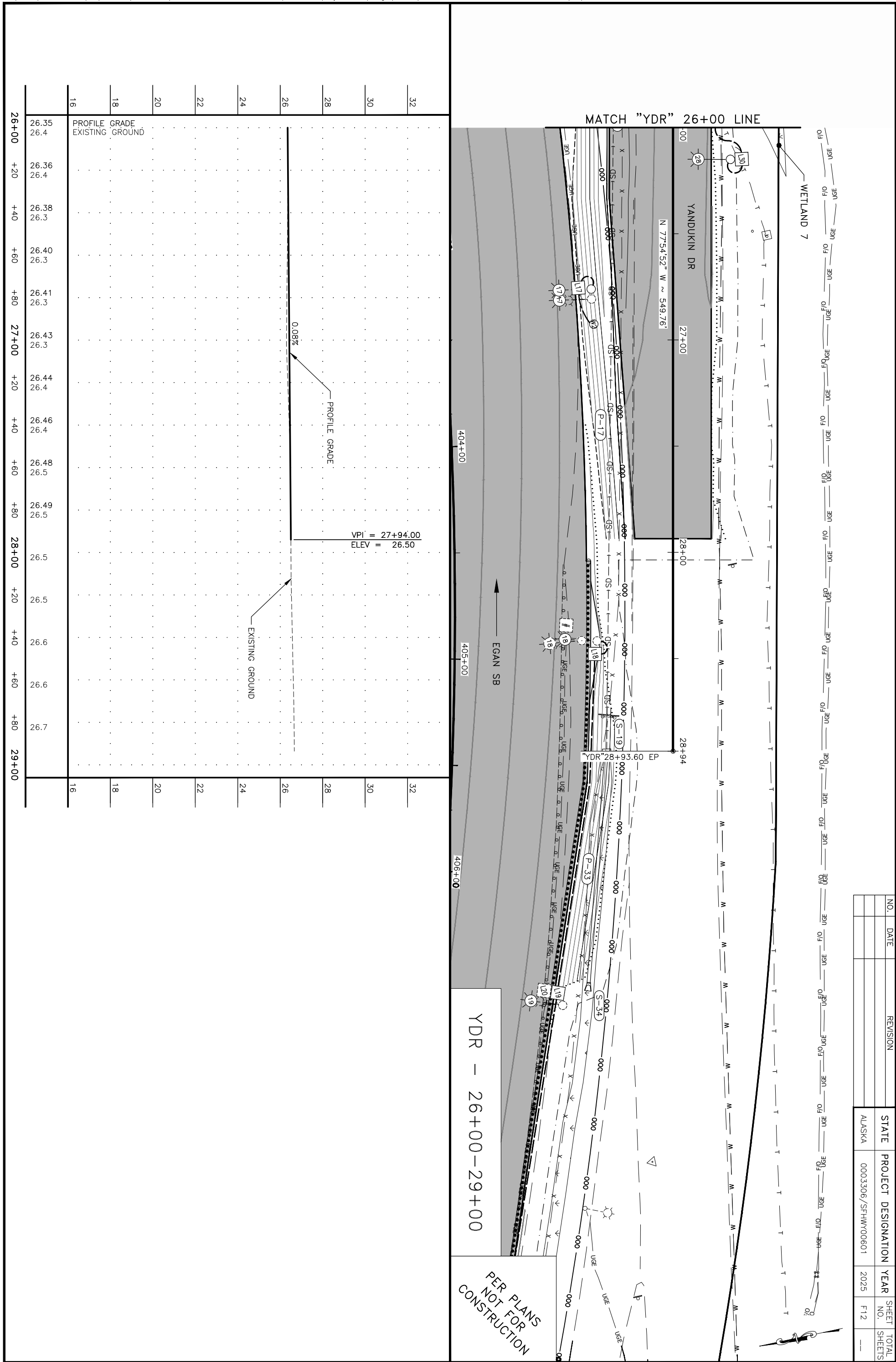
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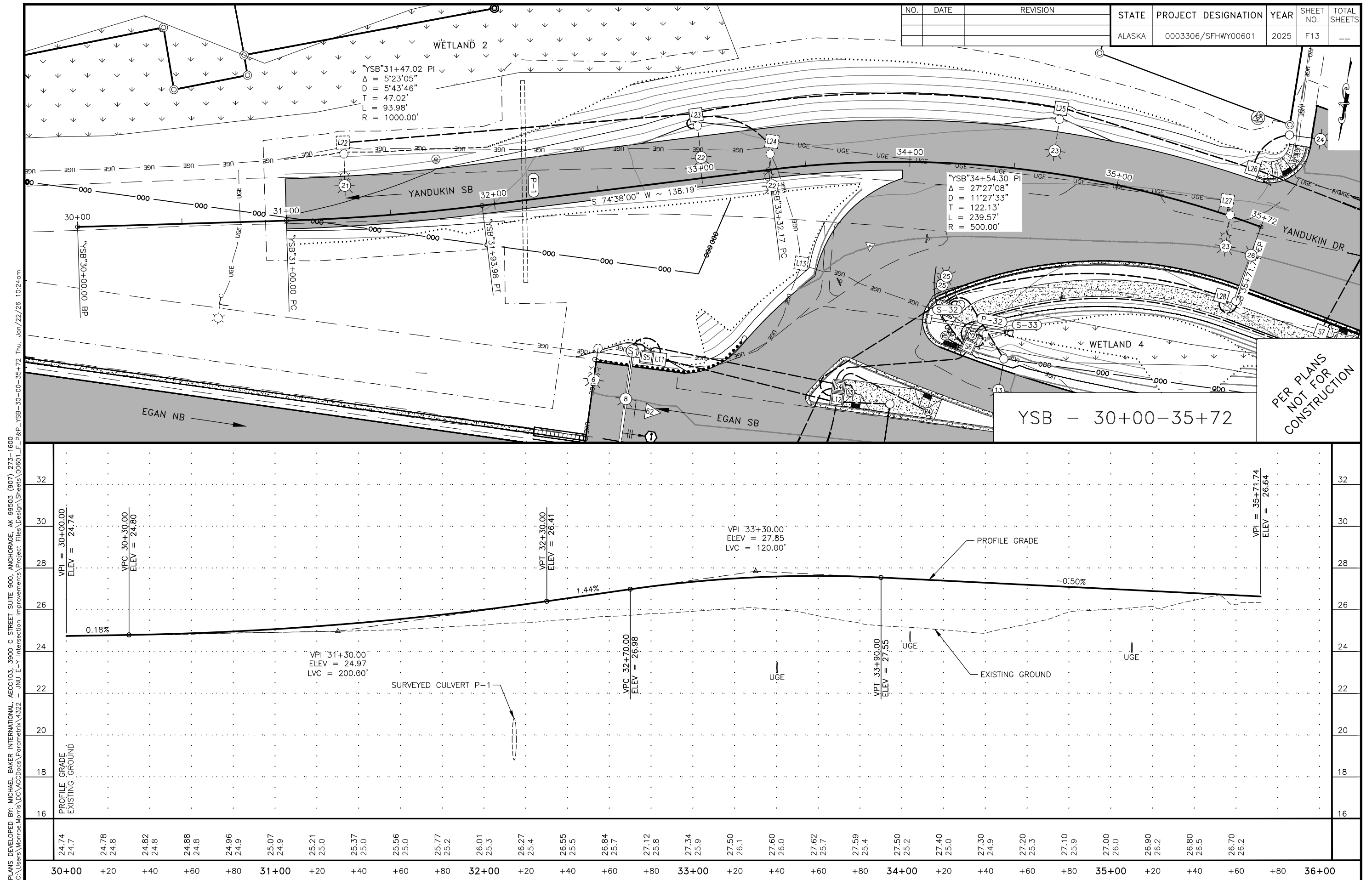


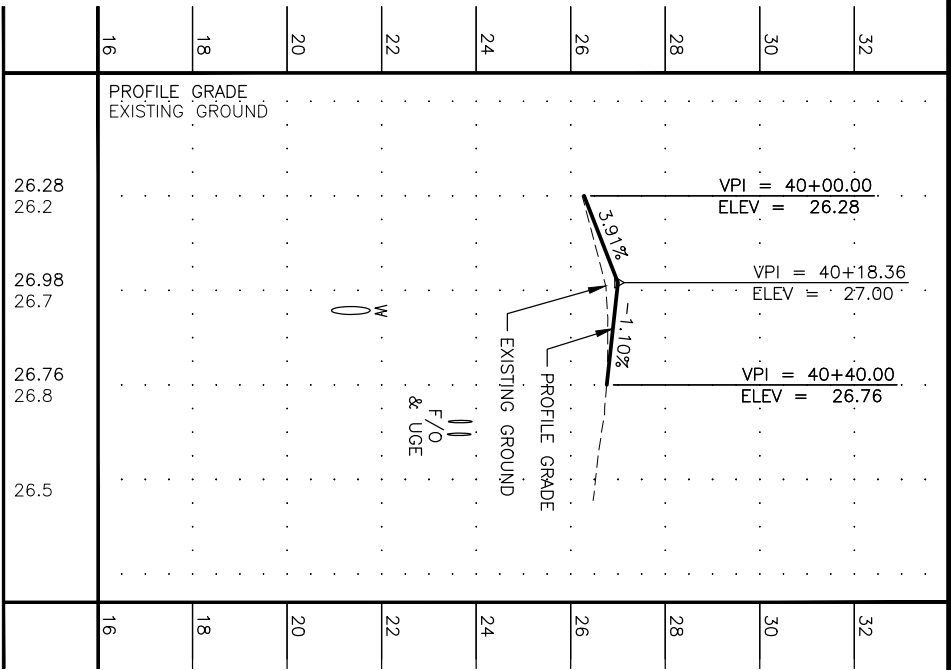
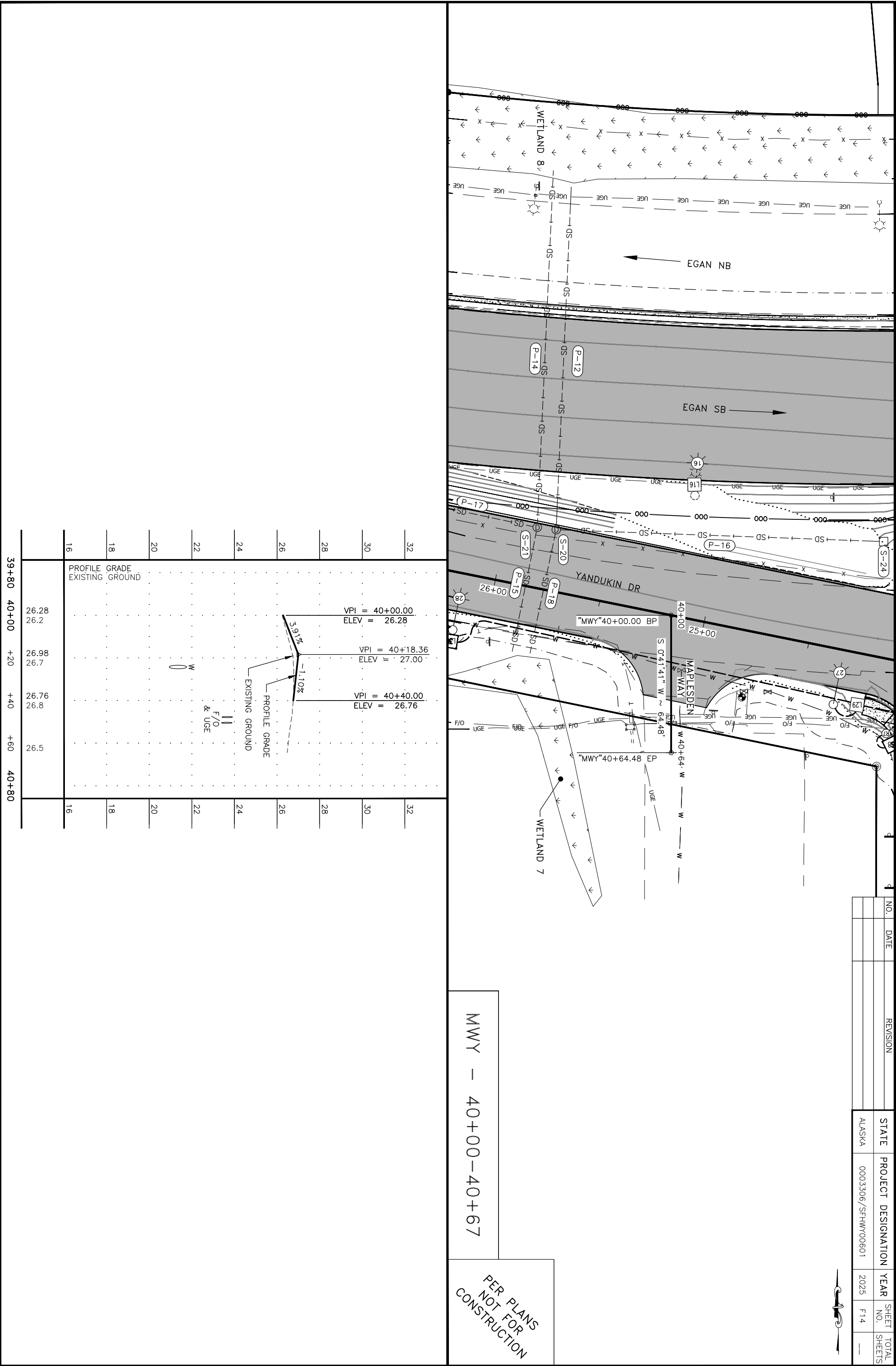
Attachment B – Construction Plans



Attachment B – Construction Plans







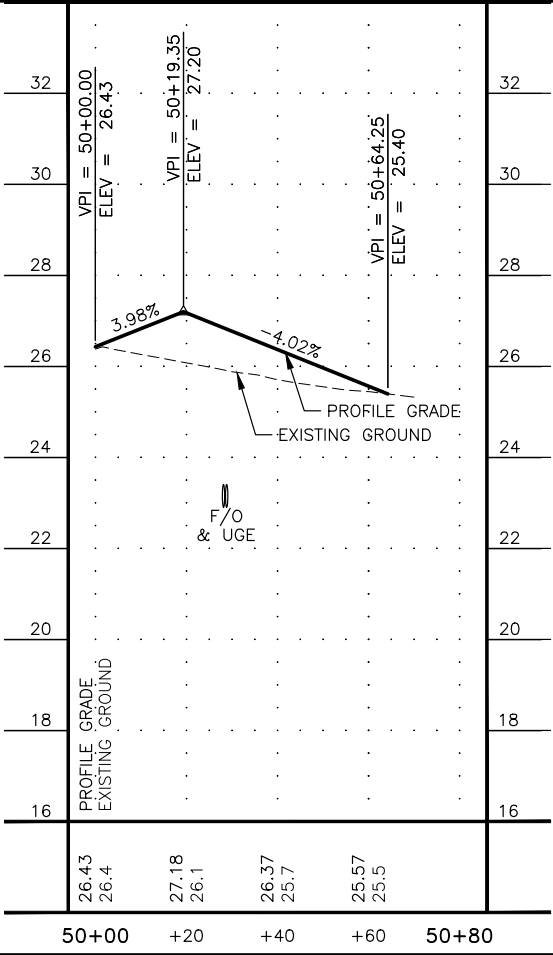
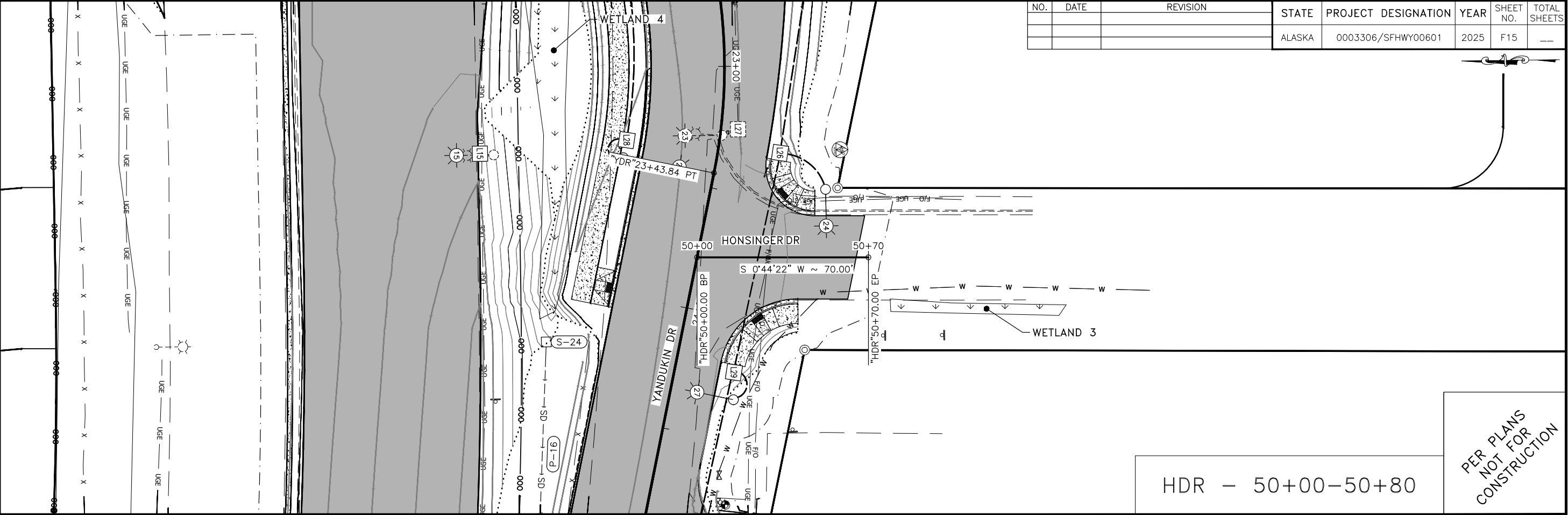
MWY - 40+00-40+67

PER PLANS
NOT FOR
CONSTRUCTION

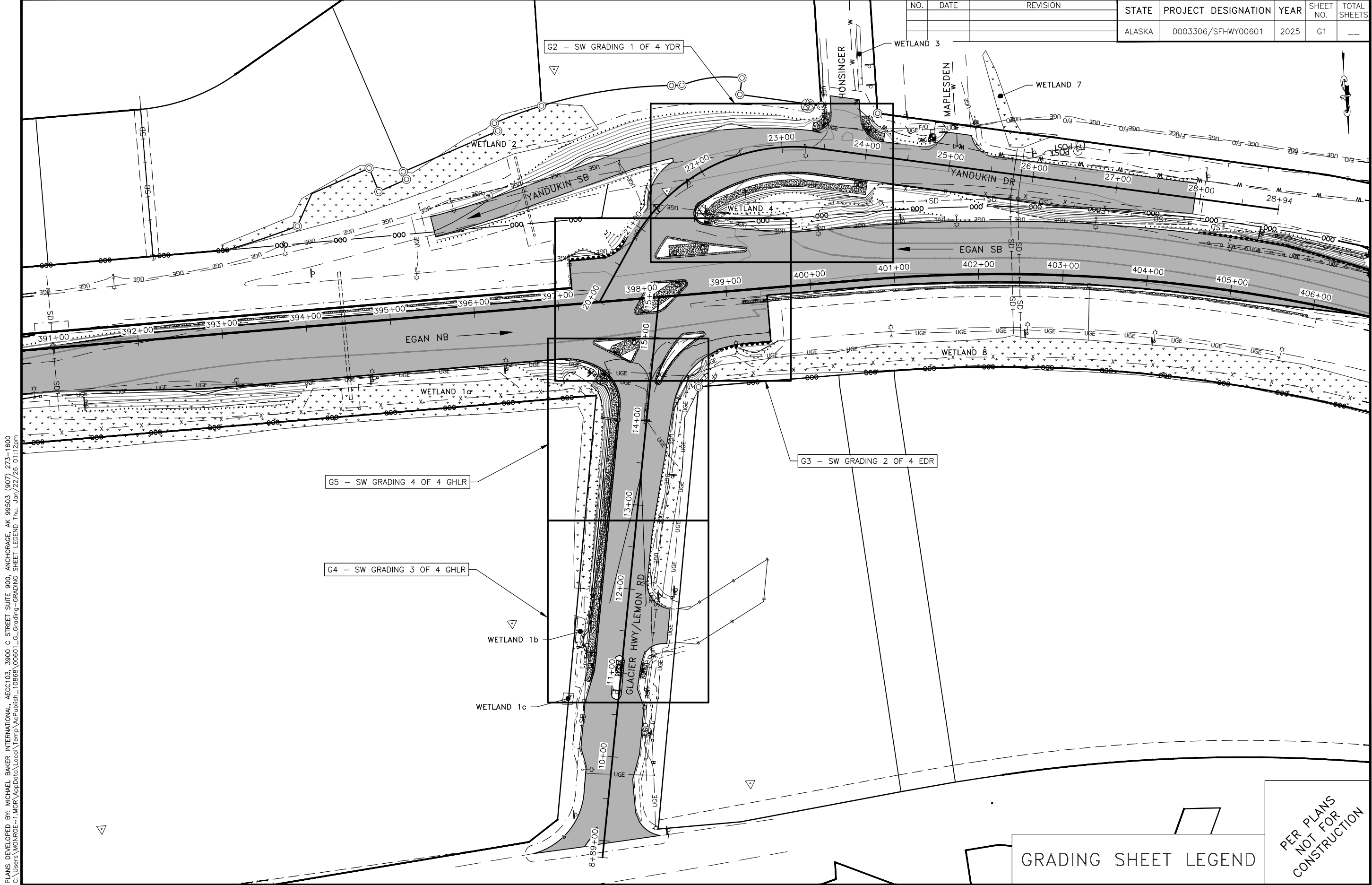
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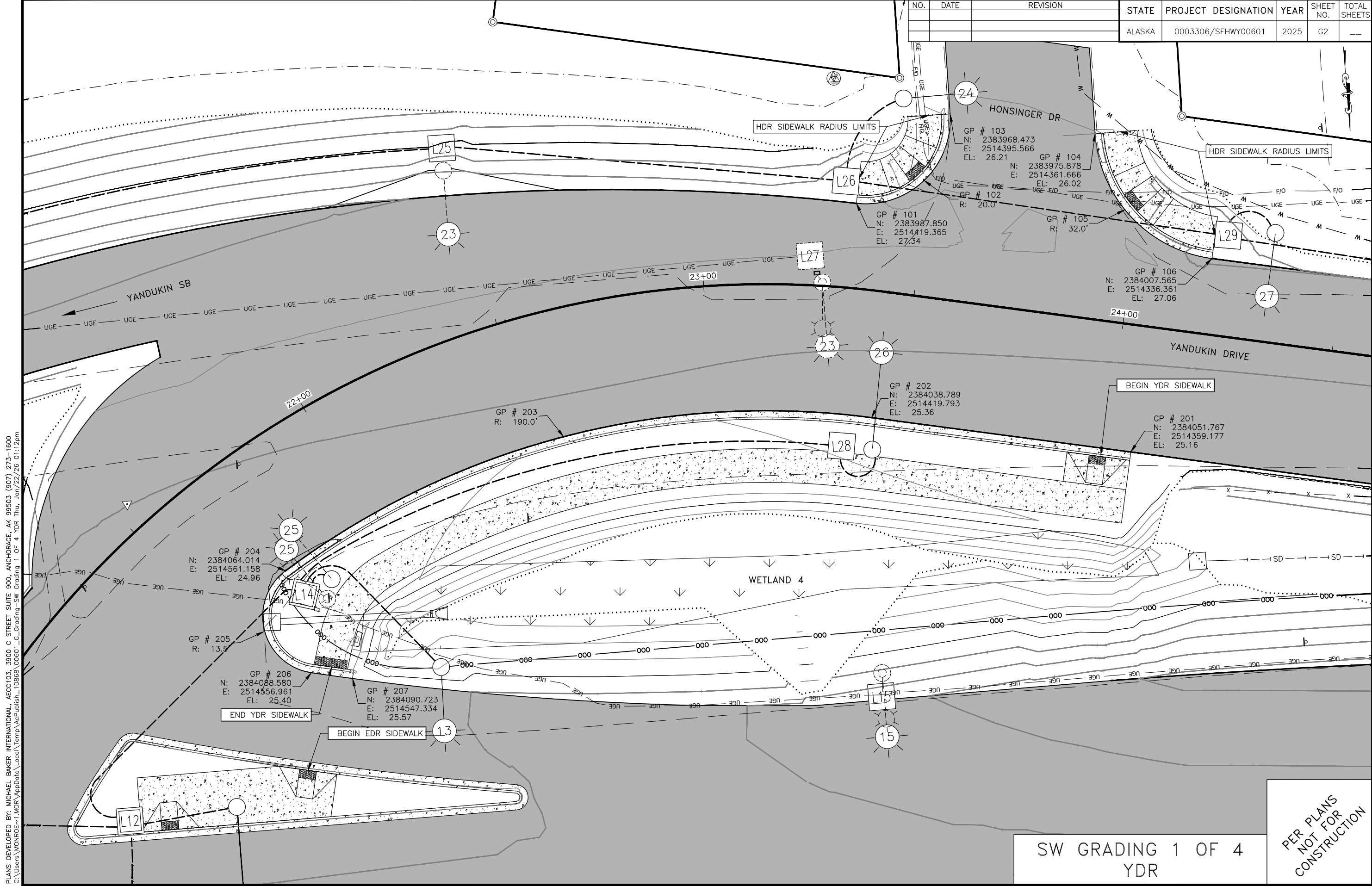
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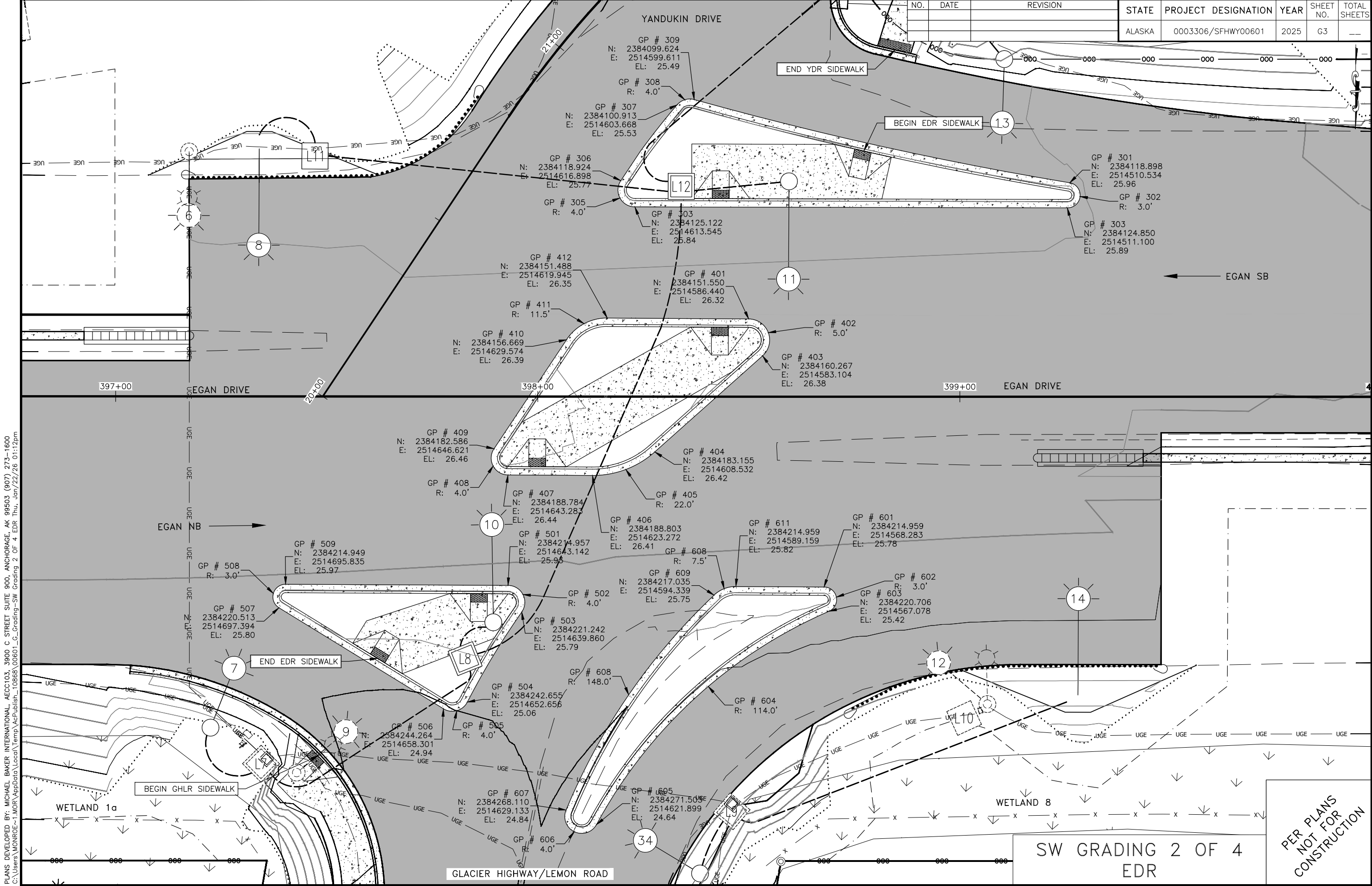
Attachment B – Construction Plans



Attachment B – Construction Plans

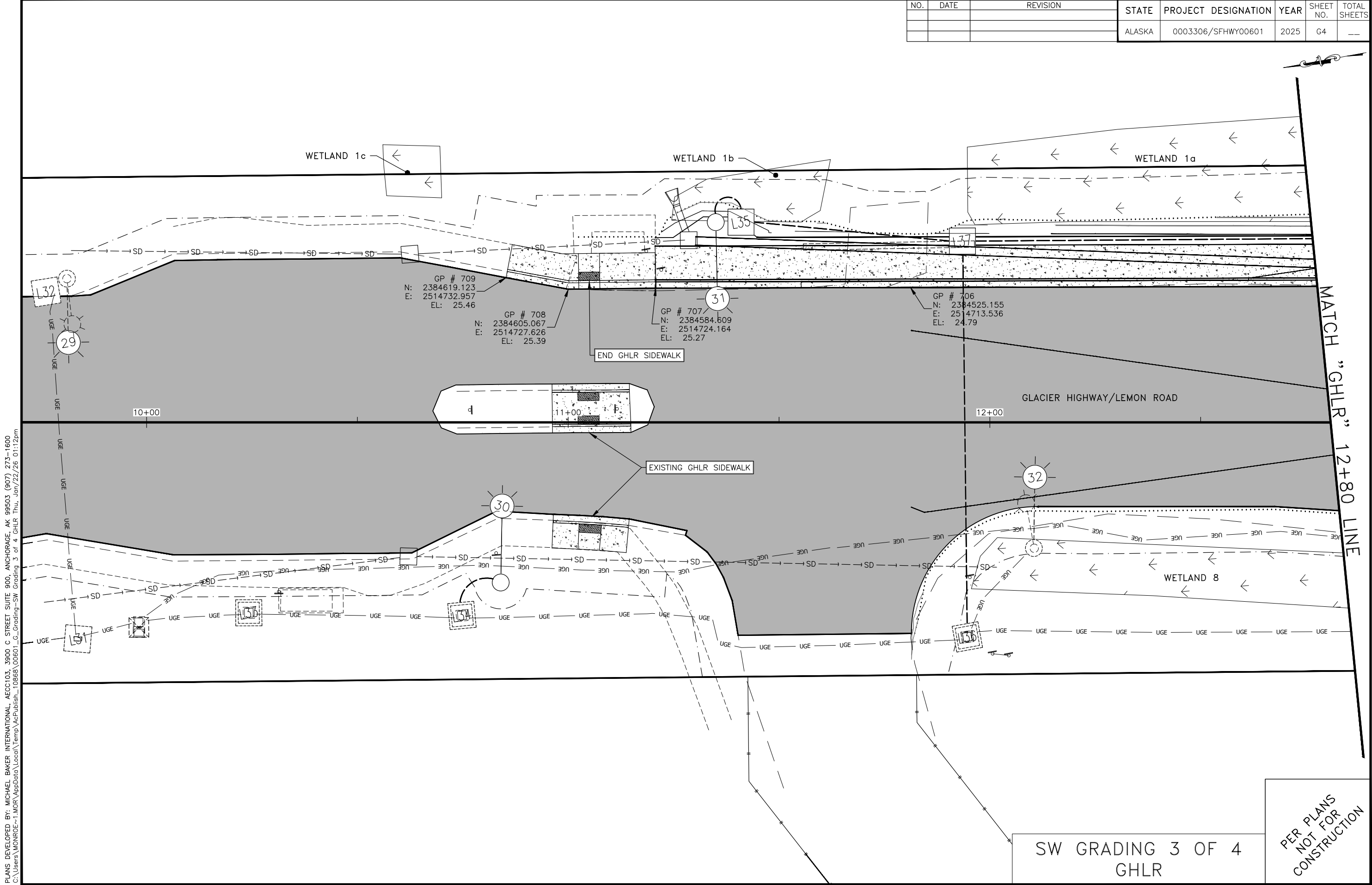


Attachment B – Construction Plans



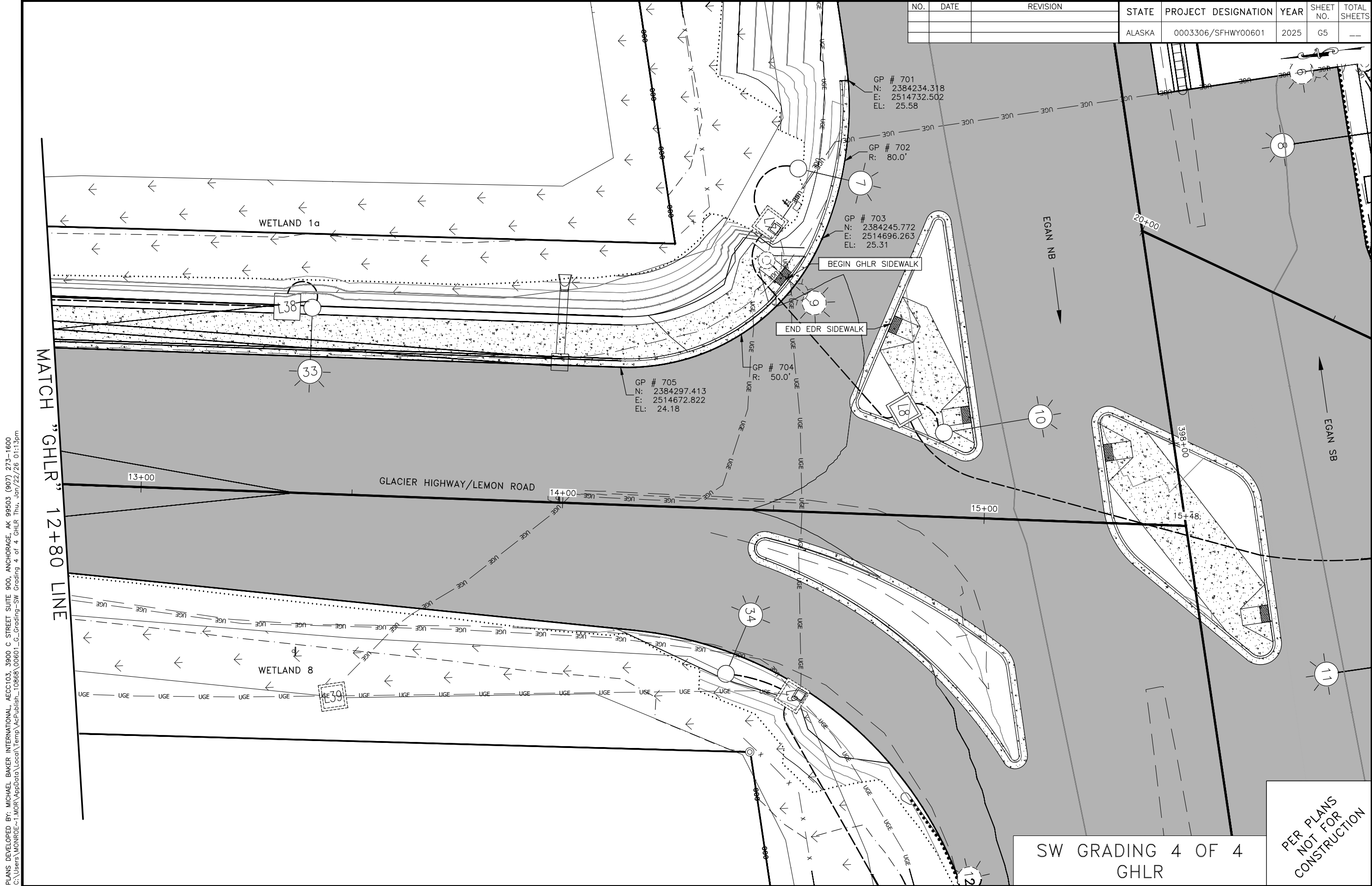
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Attachment B – Construction Plans



NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
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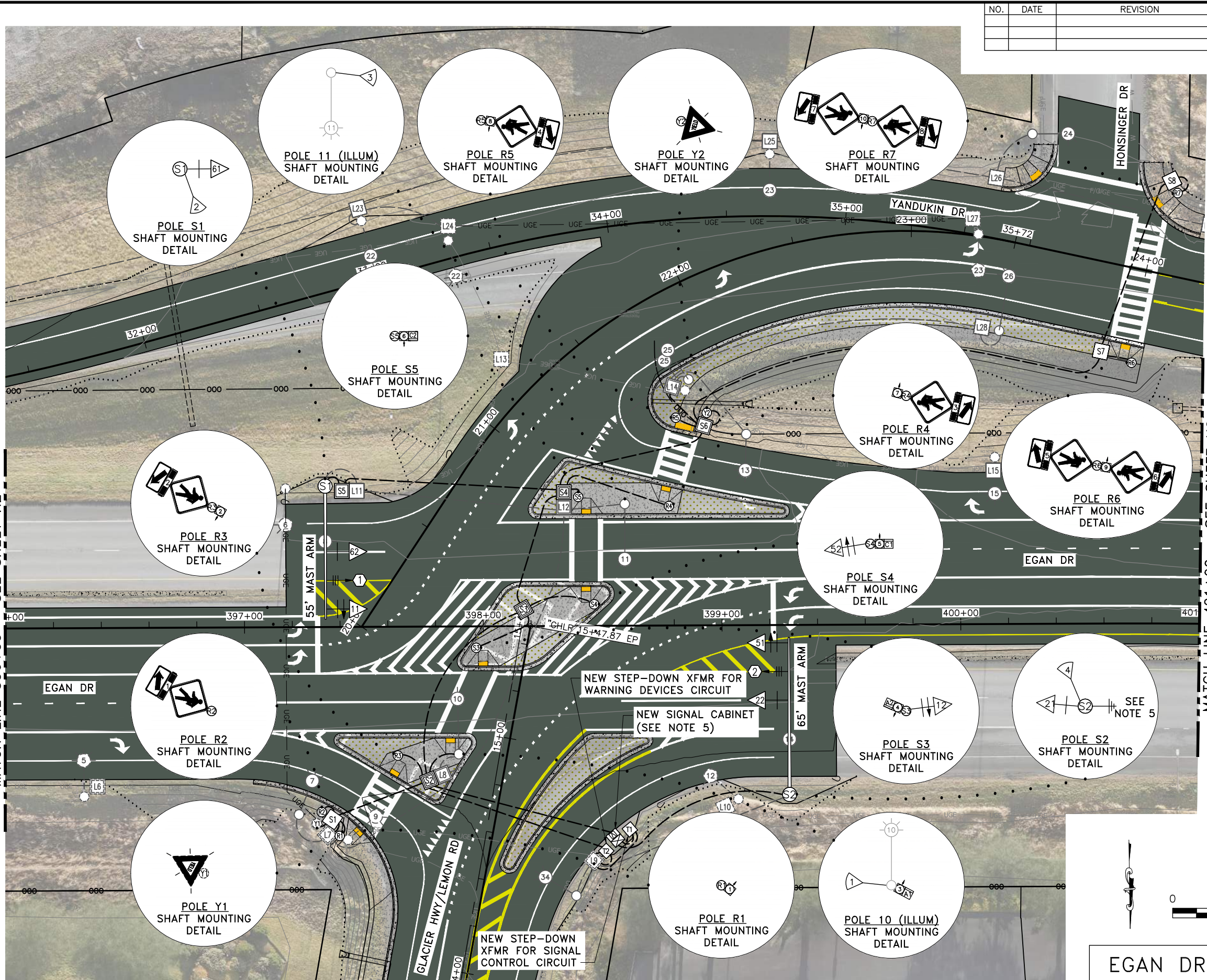
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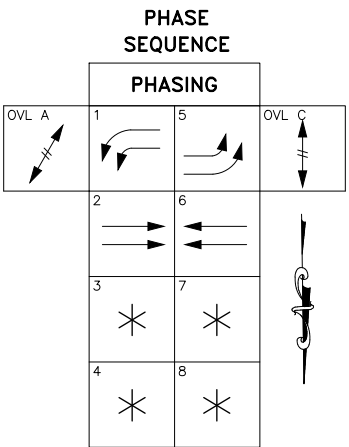
Attachment B – Construction Plans

PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, SOUTHCOST REGION, 6860 GLACIER HWY, JUNEAU, AK 99801 (907)465-1763
C:\Users\perso2\OneDrive\Documents\Parametric\4322 - JNU E-Y Intersection Improvements\Project Files\Design\Sheets\00601_H_LSG-H1 Trf, Jan/23/26 08:37am

MATCH LINE 396+00 - SEE SHEET H2



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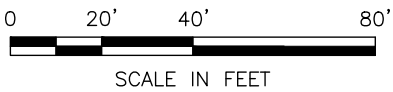


OVL = OVERLAP PHASE

- PEDESTRIAN MOVEMENT
- PROTECTED VEHICLE LEFT-TURN MOVEMENT
- PROTECTED VEHICLE THROUGH MOVEMENT
- NOT USED

GENERAL NOTES:

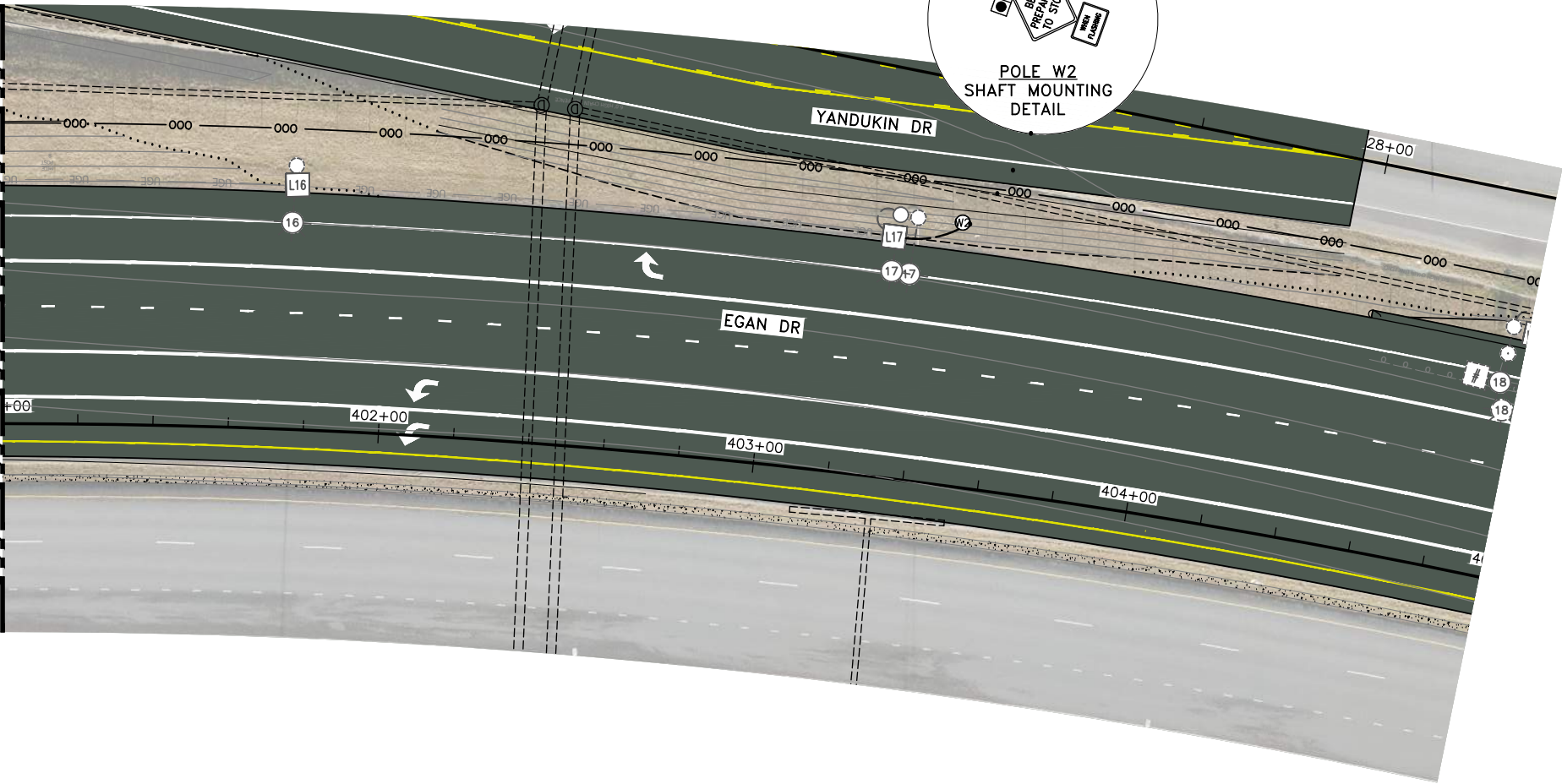
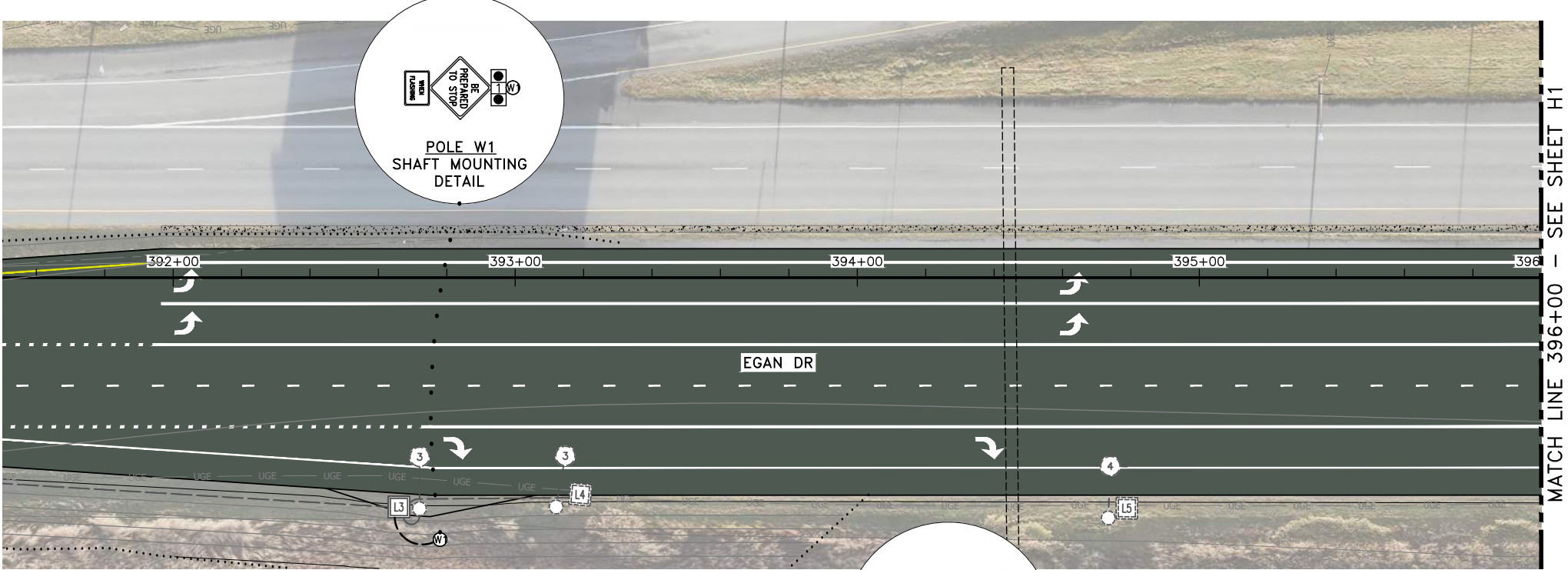
- ENSURE EQUIPMENT AND PROJECT COMPONENTS MAINTAIN 10 FT CLEARANCE TO OVERHEAD POWER LINES AT ALL TIMES PER ALASKA STATUTE 18.60.670.
- ILLUMINATION EQUIPMENT DEPICTED FOR REFERENCE ONLY. SEE ILLUMINATION SHEETS (H3-H10) FOR DETAILS.
- SEE POLE FOUNDATION DETAIL SHEET (H9) FOR FOUNDATION DETAILS OF SIGNAL MAST ARM POLES (S1 & S2) AND ALL LIGHT POLES.
- SIGNAL CABINET TO BE POWERED VIA NEW CIRCUIT ADDED TO EXISTING LOAD CENTER "A" LOCATED ON THE SW CORNER OF THE GLACIER HWY & GLACIER HWY/LEMON RD INTERSECTION.
- A NEW COMPATIBLE WIRELESS RADIO INTERCONNECT TRANSMITTER/RECEIVER ANTENNA MUST BE SUPPLIED AND MOUNTED TO THE TOP OF POLE AT "EDR" ~408+24 LT. A NEW COMPATIBLE WIRELESS RADIO INTERCONNECT PROCESSING UNIT WILL BE SUPPLIED IN THE TRAFFIC SIGNAL CABINET AND CONNECTED TO THE NEW TRANSMITTER/RECEIVER ON POLE S2 VIA MANUFACTURER APPROVED CABLING.



EGAN DR/YANDUKIN DR
TRAFFIC SIGNAL PLAN

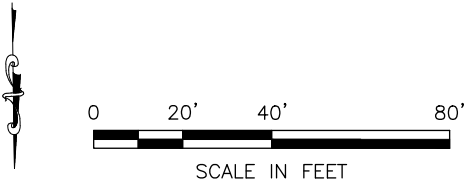
PER PLANS
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWHY00601	2026	H2	



GENERAL NOTES:

1. ENSURE EQUIPMENT AND PROJECT COMPONENTS MAINTAIN 10 FT CLEARANCE TO OVERHEAD POWER LINES AT ALL TIMES PER ALASKA STATUTE 18.60.670.
2. ILLUMINATION EQUIPMENT DEPICTED FOR REFERENCE ONLY. SEE ILLUMINATION SHEETS (H3-H10) FOR DETAILS.
3. SEE POLE FOUNDATION DETAIL SHEET (H9) FOR FOUNDATION DETAILS OF SIGNAL MAST ARM POLES (S1 & S2) AND ALL LIGHT POLES.



EGAN DR/YANDUKIN DR
TRAFFIC SIGNAL PLAN

PER PLANS
NOT FOR
CONSTRUCTION

PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, SOUTHCOAST REGION, 6860 GLACIER HWY, JUNEAU, AK 99801 (907)465-1763
C:\Users\PersoZac\DC\ACCDocs\Parametrix\4322 - JNU E-Y Intersection Improvements\Project Files\Design\Sheets\00601_H_IL-H3_Fri_Jan/23/26 08:28am

ELECTRICAL ANNOTATION LEGEND	
#➤	SHEET SPECIFIC NOTE KEY – INDICATES SPECIFIC NOTES APPLICABLE ON EACH SHEET

LUMINAIRE SCHEDULE							
TYPE	LUMENS	CCT (K)	FIXTURE DESCRIPTION	MANUFACTURER	MODEL NUMBER	LOAD (W)	NOTES
LED	21,000	4000	TYPE-3 ROADWAY LED LUMINAIRE WITH SLIM PROFILE, RUGGED DIE-CAST ALUMINUM HOUSING PAINTED GRAY, AND A 7-PIN PHOTOCONTROL RECEPTACLE. B3 U0 G3.	GE	ERL2-5-21-C5-40-D-GRAY	160	LUMINAIRE BASIS OF DESIGN

IES RP-8-22 – LIGHTING DESIGN CRITERIA

CONTINUOUS LIGHTING – ILLUMINANCE METHOD

	CLASSIFICATION	PEDESTRIAN ACTIVITY LEVEL	AVG (FC)	MAX/MIN	AVG/MIN
A	MAJOR	LOW	>=1.26	<=6	<=3.5
B	MAJOR	MEDIUM	>=0.84	<=5	<=3

CONTINUOUS LIGHTING ON 'MAJOR' ROADS

A: EGAN DRIVE

B: YANDUKIN DRIVE AND GLACIER HWY/LEMON ROAD

INTERSECTIONS – ILLUMINANCE METHOD

CLASSIFICATION	PEDESTRIAN ACTIVITY LEVEL	AVG (FC)	AVG/MIN
MAJOR/MAJOR	MEDIUM	>=2.4	<=3
MAJOR/COLLECTOR	MEDIUM	>=2.0	<=3

APPLICABLE MAJOR/MAJOR INTERSECTIONS

• EGAN DRIVE/YANDUKIN DRIVE

APPLICABLE MAJOR/COLLECTOR INTERSECTIONS

• YANDUKIN DRIVE/HONSINGER DRIVE

SIDEWALKS – ILLUMINANCE METHOD

PEDESTRIAN ACTIVITY LEVEL	AVG (FC) HORIZ	AVG (FC) VERT	AVG/MIN
MEDIUM	0.5	0.2	<=5

SIDEWALK LIGHTING

• YANDUKIN DRIVE

• GLACIER HWY/LEMON ROAD

CROSSWALKS – ILLUMINANCE METHOD

CLASSIFICATION	AVG (FC) VERT	INTERSECTION
MAJOR/MAJOR	2.4	EGAN DRIVE/YANDUKIN DRIVE
MAJOR/COLLECTOR	2.0	YANDUKIN DRIVE/HONSINGER DRIVE
MAJOR/LOCAL	1.9	GLACIER HWY/LEMON ROAD AT FRED MEYER

GENERAL NOTES:

- IF AN ALTERNATIVE LUMINAIRE TO THOSE LISTED IN THE LUMINAIRE SCHEDULE IS CHOSEN:
 - PERFORM AND SUBMIT LIGHTING CALCULATIONS TO THE ELECTRICAL ENGINEER FOR REVIEW & ACCEPTANCE (BEFORE PROVIDING LUMINAIRES), SHOWING THAT ALL TARGET VALUES LISTED IN THE 'IES RP-8-22 – LIGHTING DESIGN CRITERIA' TABLES ARE SATISFIED.
 - ALL LUMINAIRES MUST BE OF THE LED TYPE, MADE BY THE SAME MANUFACTURER, AND MUST SATISFY ALL REQUIREMENTS LISTED IN SPECIAL PROVISIONS SECTION 740-2.18.

SPECIFIC NOTES:

- PROVIDE LUMINAIRES WITH VOLTAGE DRIVERS AS INDICATED IN THE ELECTROLIER TABLES ON SHEET XX. CONFIRM FINAL PART NUMBER FOR 480V LUMINAIRES WITH MANUFACTURER BEFORE ORDERING LUMINAIRES.

ELECTRICAL NOTES:

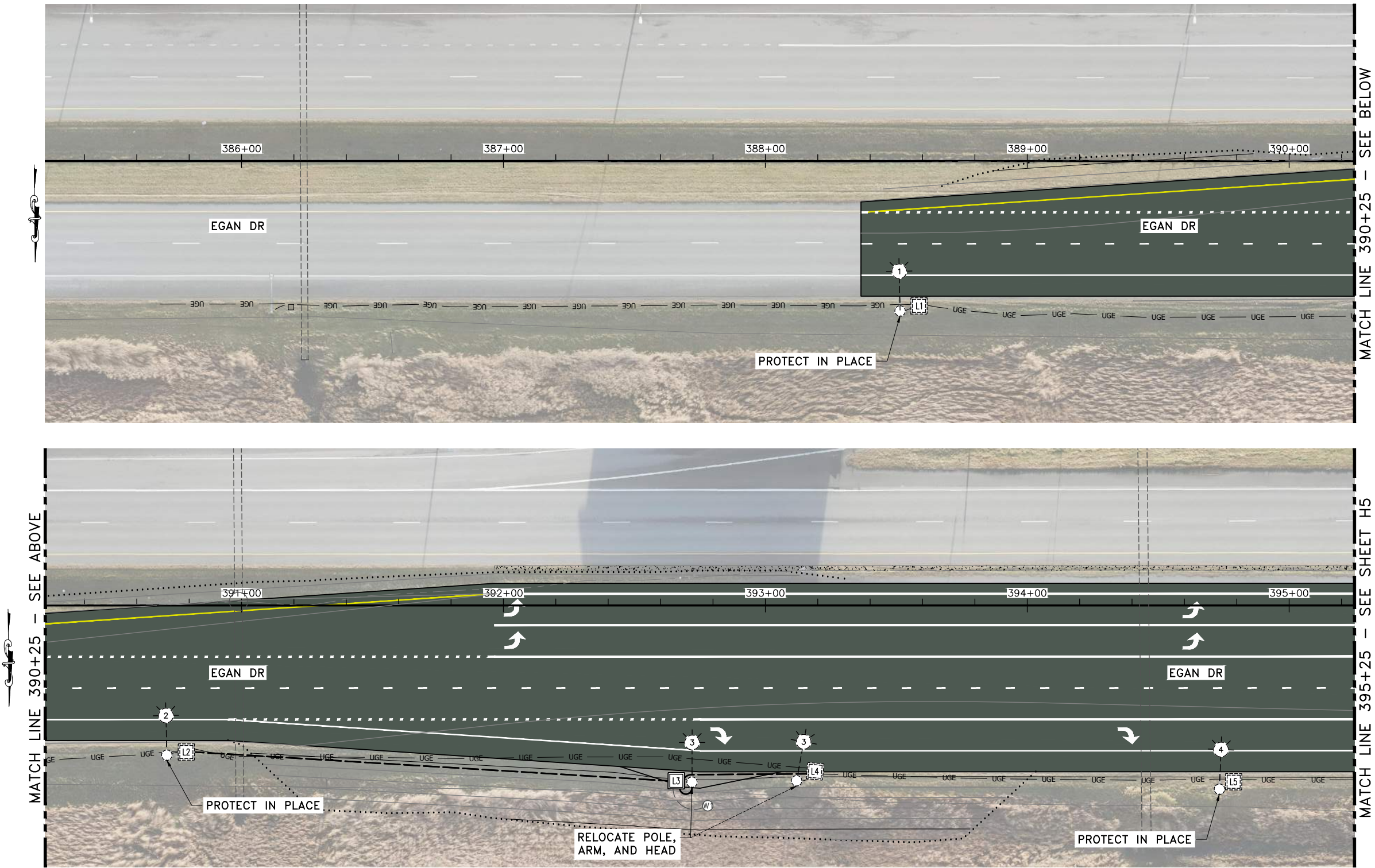
- COORDINATE WITH THE ELECTROLIER TABLE SHOWN ON SHEET XX FOR ELECTROLIER INFORMATION.
- NEW LIGHTING CIRCUITS SHALL BE LOCATED 30" MINIMUM UNDERGROUND.
- ALL EXISTING UNDERGROUND UTILITIES SHALL BE FIELD LOCATED BEFORE ANY CONDUIT TRENCHING OR FOUNDATION WORK BEGINS. SEE XX SHEETS FOR ALL MODIFICATIONS TO UTILITY LINES AND FOR LOCATIONS OF POWER DROPS FOR LIGHTING EQUIPMENT.
- THE UNDERGROUND ROUTING SHOWN FOR LIGHTING CIRCUITS IS SCHEMATICALLY DRAWN FOR CONCEPTUAL AND MATERIAL TAKE-OFF PURPOSES ONLY. COORDINATE WITH ALL 'NEW' AND 'EXISTING-TO-REMAIN' BURIED UTILITIES AND ROUTE THE LIGHTING CIRCUITS AS NECESSARY TO AVOID CONFLICTS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONCEPT MODIFICATIONS TO THE LIGHTING CIRCUIT ROUTING.
- MULTIPLE LIGHTING CIRCUITS MAY BE ROUTED WITHIN A SINGLE DOT CONDUIT, GIVEN ALL NEC REQUIREMENTS FOR DOING SO ARE SATISFIED.
- NEW LIGHTING CONDUIT SHALL BE 2":
 - RMC FOR ALL SWEEPS.
 - RMC BETWEEN JUNCTION BOX AND ADJACENT ELECTROLIER.
 - RMC BETWEEN LOAD CENTER AND FIRST JUNCTION BOX.
 - FROM JUNCTION BOX SWEEP TO NEXT JUNCTION BOX SWEEP:
 - RMC UNDER ROADWAYS.
 - HDPE UNDER SIDEWALKS/OPEN AREAS/DRIVEWAYS.ALL CONNECTORS AND COUPLINGS BETWEEN RMC AND HDPE CONDUIT SHALL BE LISTED AND RATED FOR SUCH USE.
- FUSIBLE DISCONNECTS SHALL BE LOCATED IN THE ELECTROLIER HANDHOLE AND BE RATED AT 10 AMPS AT 600 VOLTS.
- ALL LIGHTING CIRCUITS SHALL BE (3c) #6 AWG XHHW COPPER.
- REFER TO TRAFFIC SIGNAL H-SHEETS FOR FURTHER INFORMATION AND REQUIREMENTS OF THE NEW TRAFFIC SIGNAL SYSTEM BEFORE BEGINNING ANY WORK AT THE SIGNALIZED INTERSECTION.
- THE INSTALLATION OF ALL ELECTROLIER JUNCTION BOXES SHALL SATISFY THE REQUIREMENTS OF STANDARD PLAN L-23.03.
- THE INSTALLATION OF ALL ELECTROLIERS SHALL SATISFY THE REQUIREMENTS OF STANDARD PLAN L-03.12 AND DETAILS ON SHEET XX.
- THE INSTALLATION OF ALL ELECTROLIER FOUNDATIONS SHALL SATISFY THE REQUIREMENTS OF STANDARD PLAN L-30.12 AND DETAILS ON SHEET H9.
- PROVIDE GE LIGHTGRID NODES FOR ALL LUMINAIRES. INSTALL PER MANUFACTURERS INSTRUCTIONS. SEE SPECIFIC NOTE X ON SHEET XX FOR FURTHER INFORMATION REGARDING GE LIGHTGRID CONTROL EQUIPMENT.

GENERAL LIGHTING NOTES

PER PLANS
NOT FOR
CONSTRUCTION

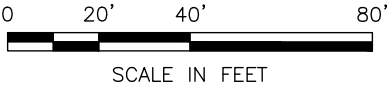
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NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	H4	



GENERAL NOTES:

- 1. ENSURE EQUIPMENT AND PROJECT COMPONENTS MAINTAIN 10 FT CLEARANCE TO OVERHEAD POWER LINES AT ALL TIMES PER ALASKA STATUTE 18.60.670.
- 2. SIGNAL EQUIPMENT DEPICTED FOR REFERENCE ONLY. SEE SIGNAL SHEETS (H1-H2) FOR DETAILS.
- 3. LUMINAIRE HEADS ON THIS SHEET TO BE POWERED VIA EXISTING LIGHTING CIRCUIT WITHIN EXISTING LOAD CENTER "A" (SHOWN ON SHEET H7).
- 4. SEE POLE FOUNDATION DETAIL SHEET (H9) FOR FOUNDATION DETAILS OF SIGNAL MAST ARM POLES (S1 & S2) AND ALL LIGHT POLES.



EGAN DR
ILLUMINATION PLAN

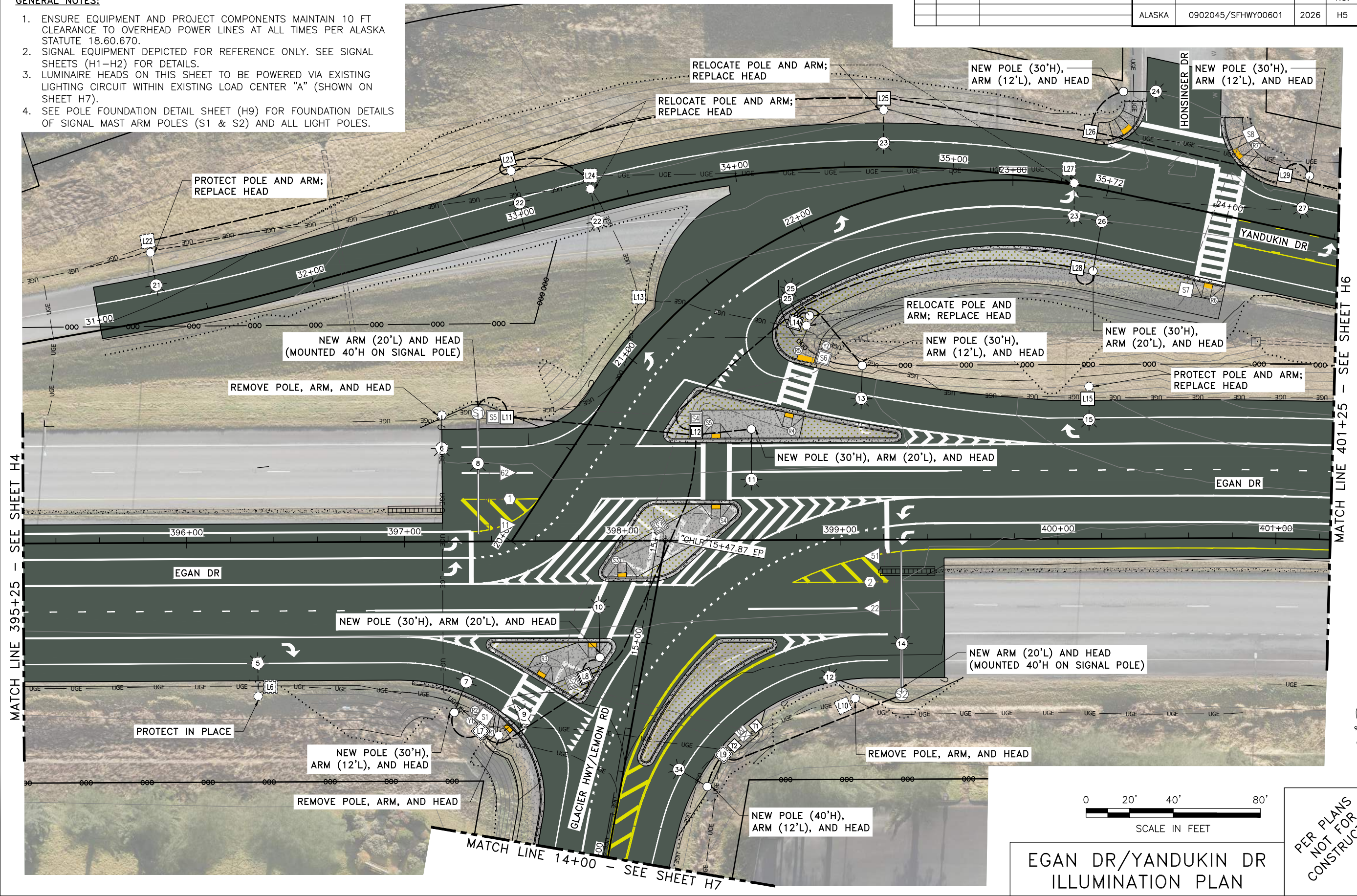
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PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, SOUTHCOST REGION, 6860 GLACIER HWY, JUNEAU, AK 99801 (907)465-1763
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NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWHY00601	2026	H5	

GENERAL NOTES:

1. ENSURE EQUIPMENT AND PROJECT COMPONENTS MAINTAIN 10 FT CLEARANCE TO OVERHEAD POWER LINES AT ALL TIMES PER ALASKA STATUTE 18.60.670.
2. SIGNAL EQUIPMENT DEPICTED FOR REFERENCE ONLY. SEE SIGNAL SHEETS (H1-H2) FOR DETAILS.
3. LUMINAIRE HEADS ON THIS SHEET TO BE POWERED VIA EXISTING LIGHTING CIRCUIT WITHIN EXISTING LOAD CENTER "A" (SHOWN ON SHEET H7).
4. SEE POLE FOUNDATION DETAIL SHEET (H9) FOR FOUNDATION DETAILS OF SIGNAL MAST ARM POLES (S1 & S2) AND ALL LIGHT POLES.

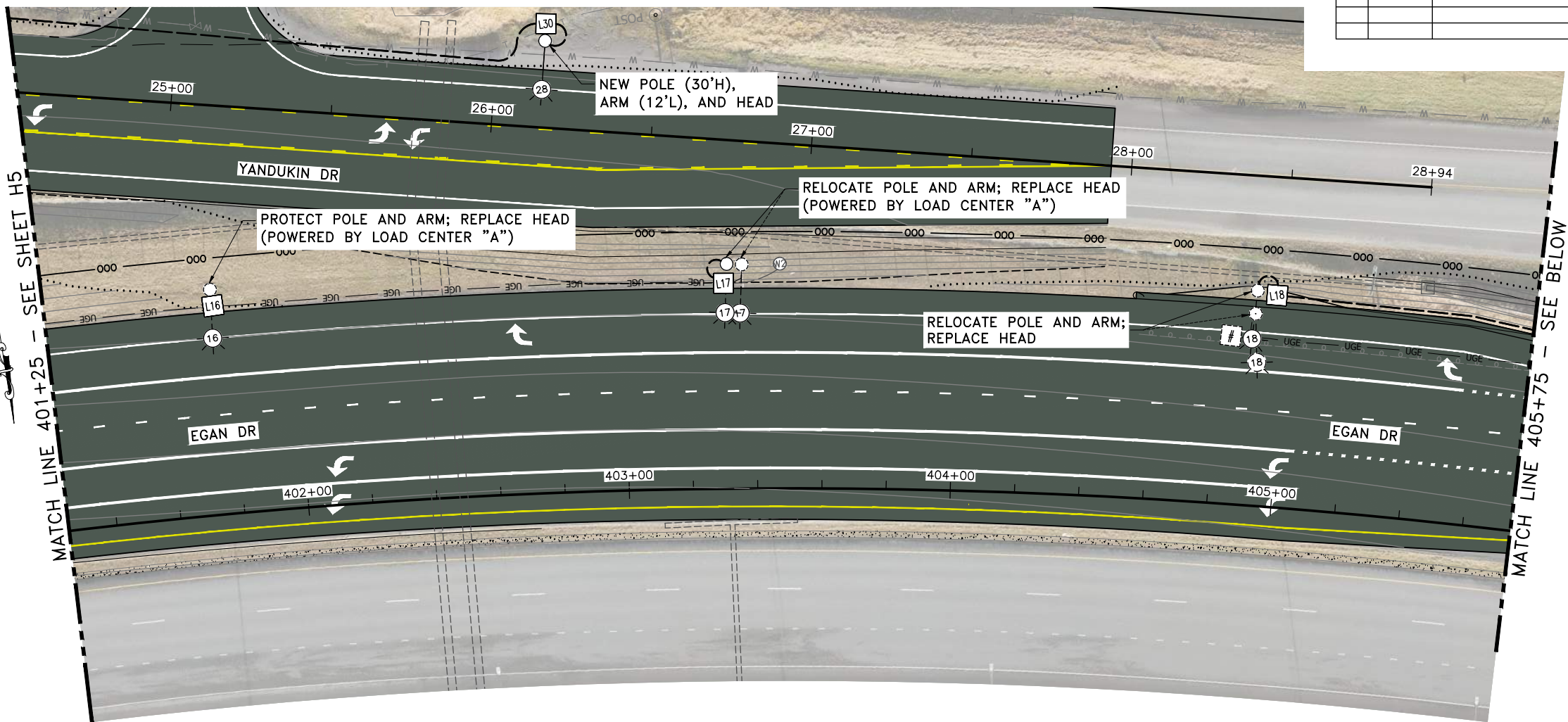


EGAN DR/YANDUKIN DR
ILLUMINATION PLAN

PER PLANS
NOT FOR
CONSTRUCTION

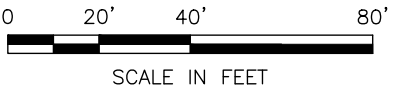
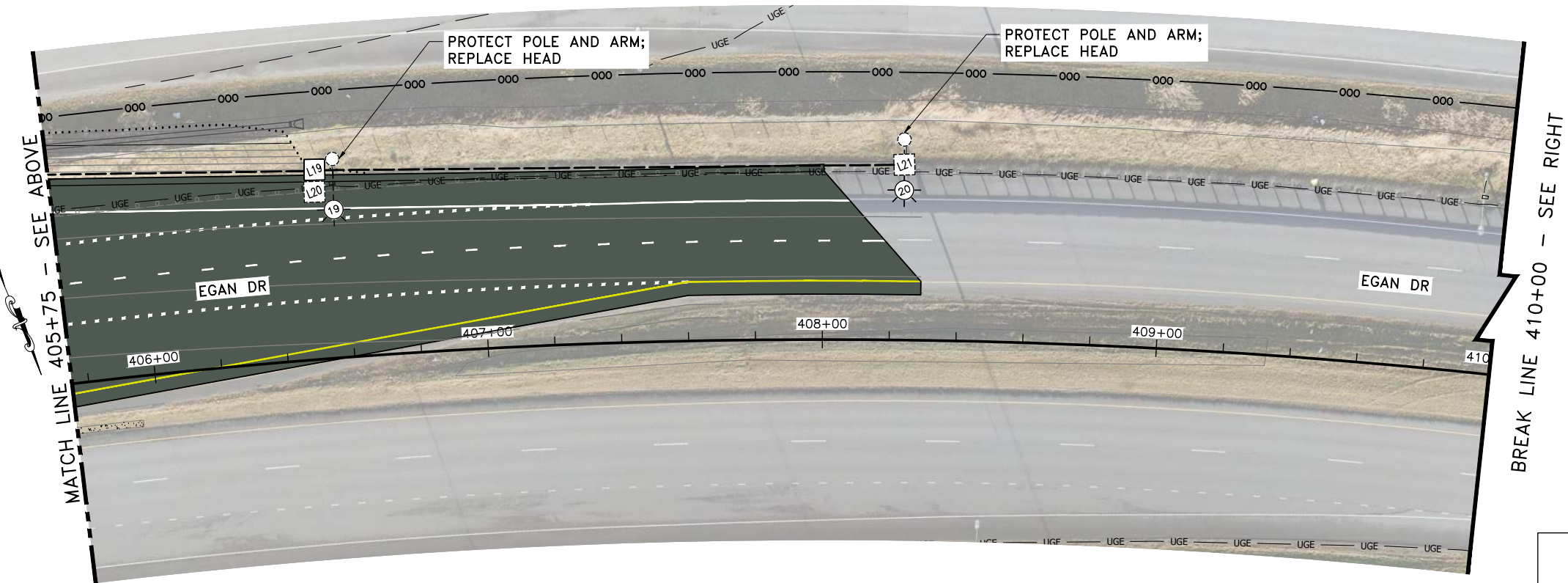
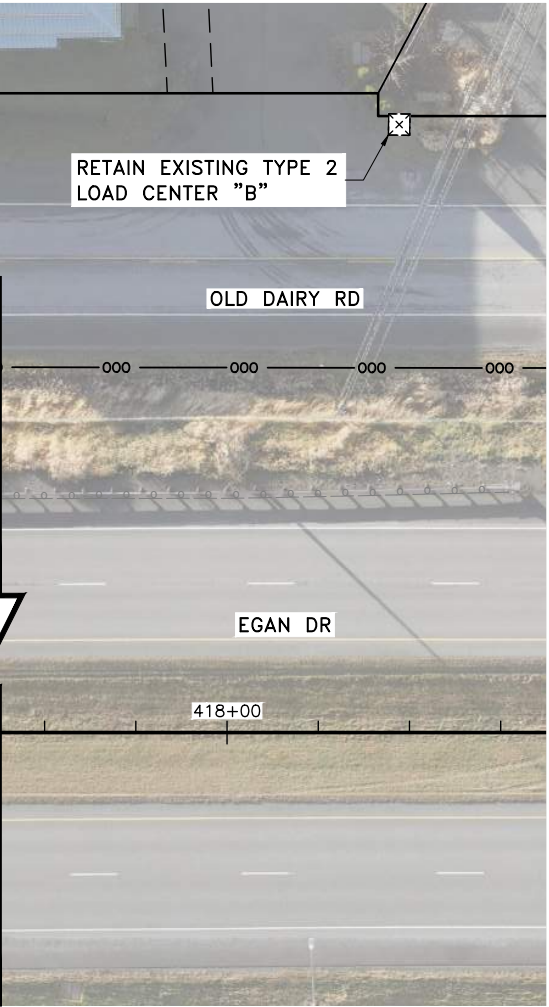
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NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	H6	



GENERAL NOTES:

1. ENSURE EQUIPMENT AND PROJECT COMPONENTS MAINTAIN 10 FT CLEARANCE TO OVERHEAD POWER LINES AT ALL TIMES PER ALASKA STATUTE 18.60.670.
2. SIGNAL EQUIPMENT DEPICTED FOR REFERENCE ONLY. SEE SIGNAL SHEETS (H1-H2) FOR DETAILS.
3. LUMINAIRE HEADS ON THIS SHEET TO BE POWERED VIA EXISTING LIGHTING CIRCUIT WITHIN EXISTING LOAD CENTER "B" (SHOWN ON SHEET H7), EXCEPT AS NOTED.
4. SEE POLE FOUNDATION DETAIL SHEET (H9) FOR FOUNDATION DETAILS OF SIGNAL MAST ARM POLES (S1 & S2) AND ALL LIGHT POLES.

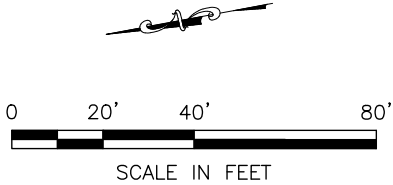
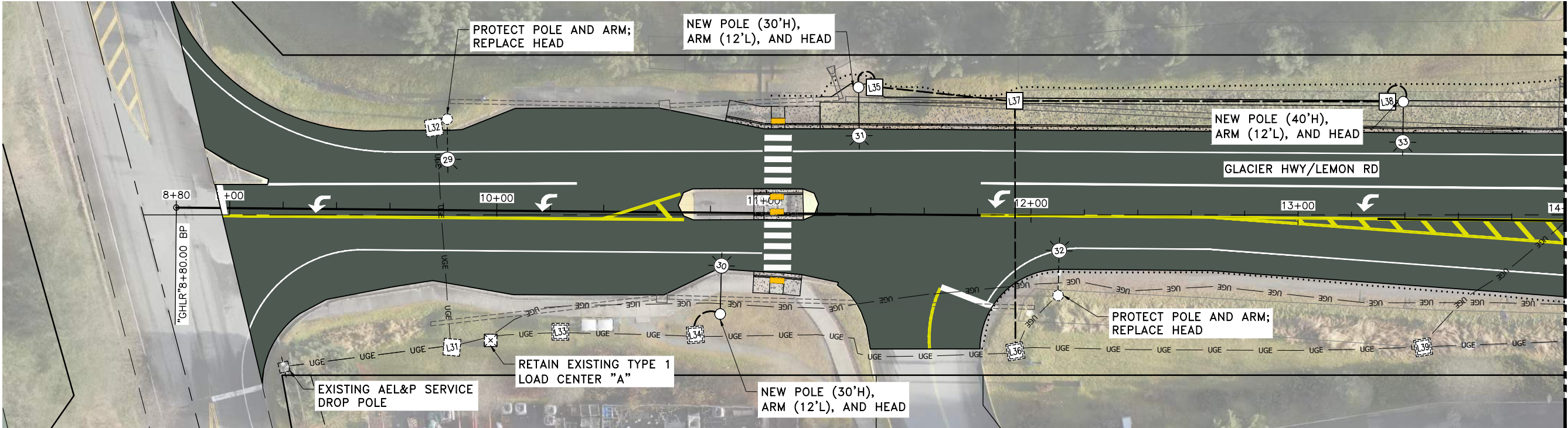


EGAN DR
ILLUMINATION PLAN

PER PLANS
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	H7	

- GENERAL NOTES:**
1. ENSURE EQUIPMENT AND PROJECT COMPONENTS MAINTAIN 10 FT CLEARANCE TO OVERHEAD POWER LINES AT ALL TIMES PER ALASKA STATUTE 18.60.670.
 2. SIGNAL EQUIPMENT DEPICTED FOR REFERENCE ONLY. SEE SIGNAL SHEETS (H1-H2) FOR DETAILS.
 3. LUMINAIRE HEADS ON THIS SHEET TO BE POWERED VIA EXISTING LIGHTING CIRCUIT WITHIN EXISTING LOAD CENTER "A" (SHOWN ON THIS SHEET).
 4. SEE POLE FOUNDATION DETAIL SHEET (H9) FOR FOUNDATION DETAILS OF SIGNAL MAST ARM POLES (S1 & S2) AND ALL LIGHT POLES.



GLACIER HWY/LEMON RD
ILLUMINATION PLAN

PER PLANS
NOT FOR
CONSTRUCTION

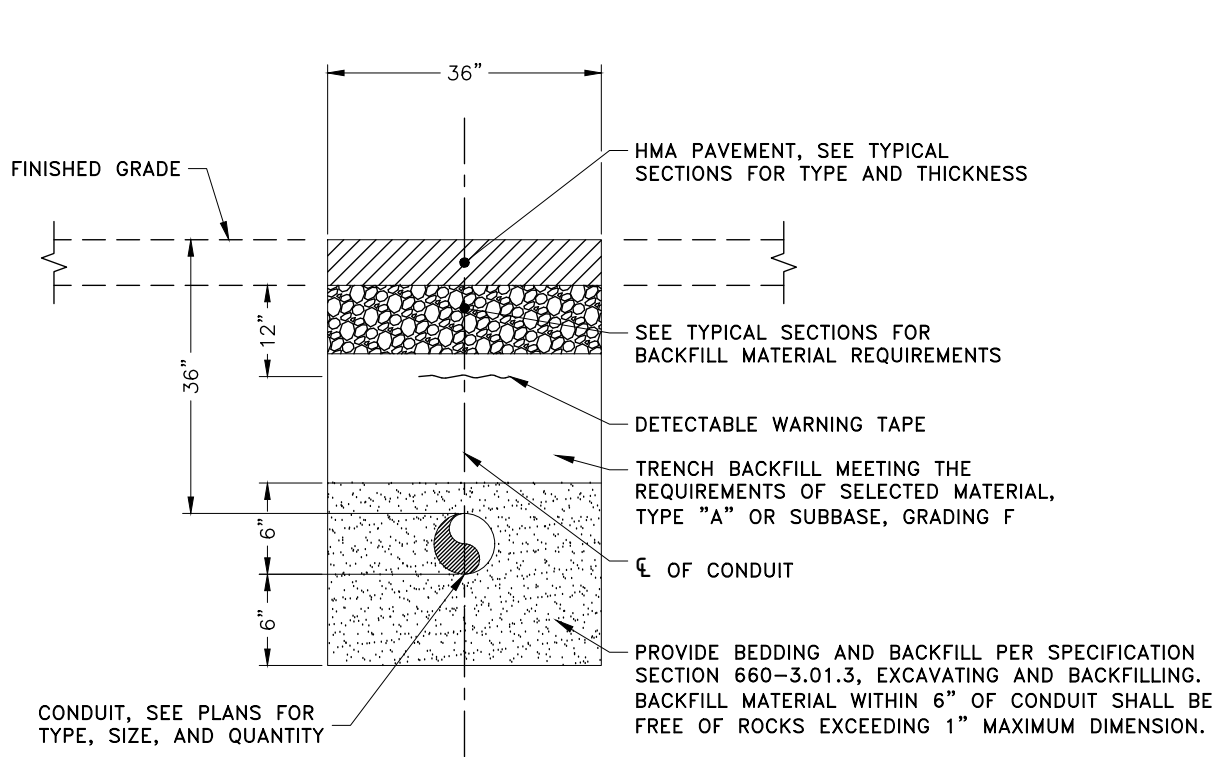
PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, SOUTHCOAST REGION, 6860 GLACIER HWY, JUNEAU, AK 99801 (907)465-1763
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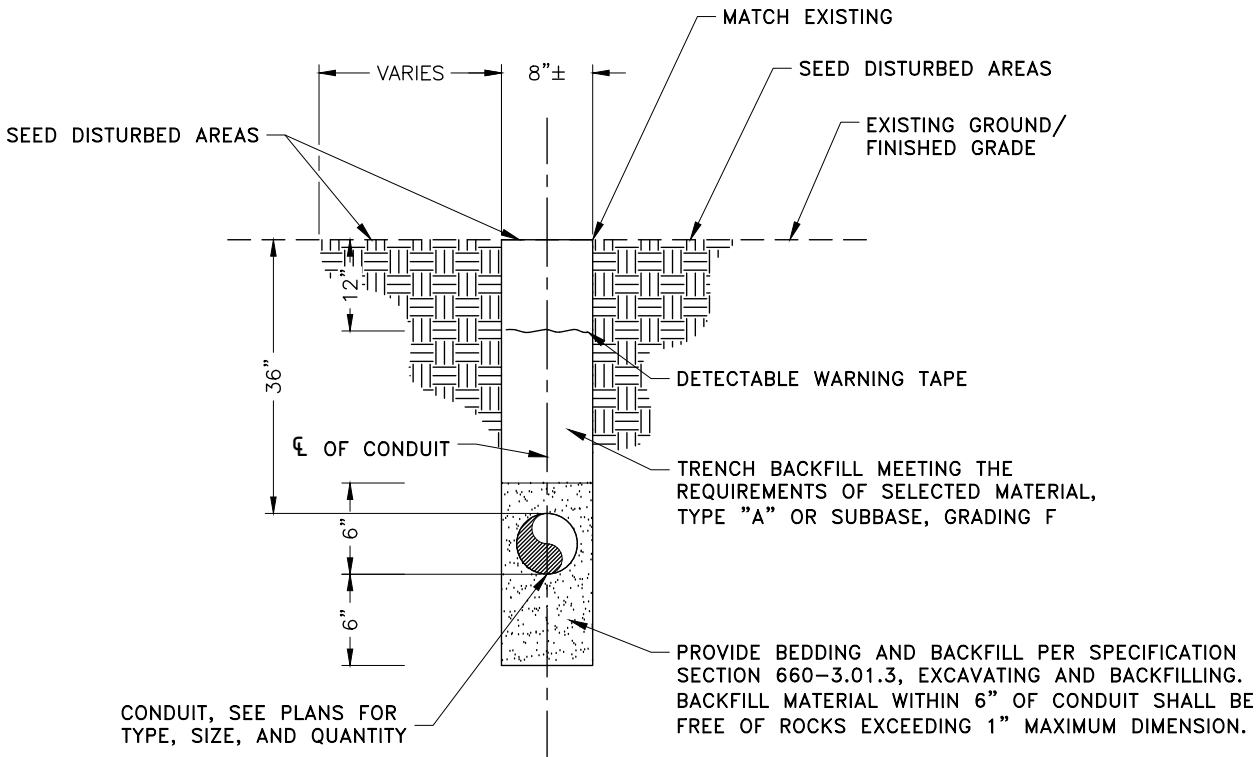
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	H8	

GENERAL TRENCH NOTES:

1. ALL EXISTING ASPHALT PAVEMENT SHALL BE SAWCUT PRIOR TO REMOVAL.
2. ALL CONDUIT TRENCH AND EXCAVATION BENEATH ASPHALT OR CONCRETE PAVED SURFACES SHALL BE COMPLETED BEFORE FINAL PAVING.
3. IMPORTED CONDUIT BEDDING SHALL MEET THE REQUIREMENTS FOR SELECTED MATERIAL, TYPE A, 1" MINUS.
4. ALL REQUIRED WORK AND MATERIALS FOR TRENCHING INCLUDING STRUCTURE EXCAVATION AND IMPORTING OF CONDUIT BEDDING SHALL BE SUBSIDIARY TO RESPECTIVE SECTION 660 PAY ITEMS.



CONDUIT TRENCH AND EXCAVATION IN PAVED AREAS



CONDUIT TRENCH IN NON-PAVED AREAS

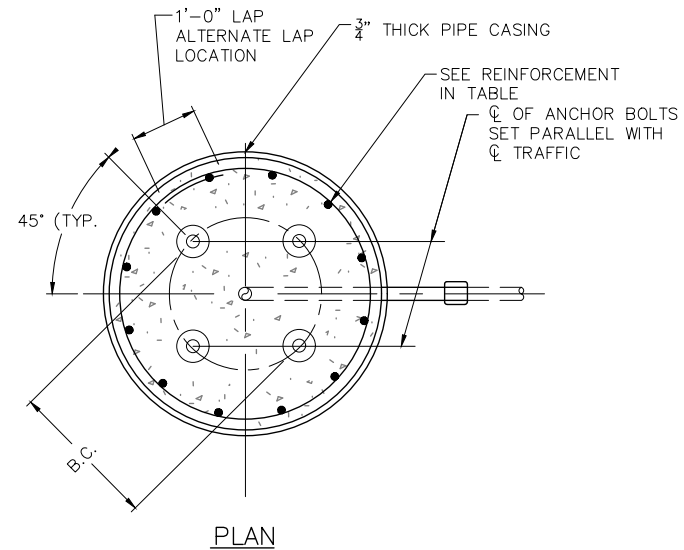
TRENCH DETAILS

PER PLANS
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	H9	

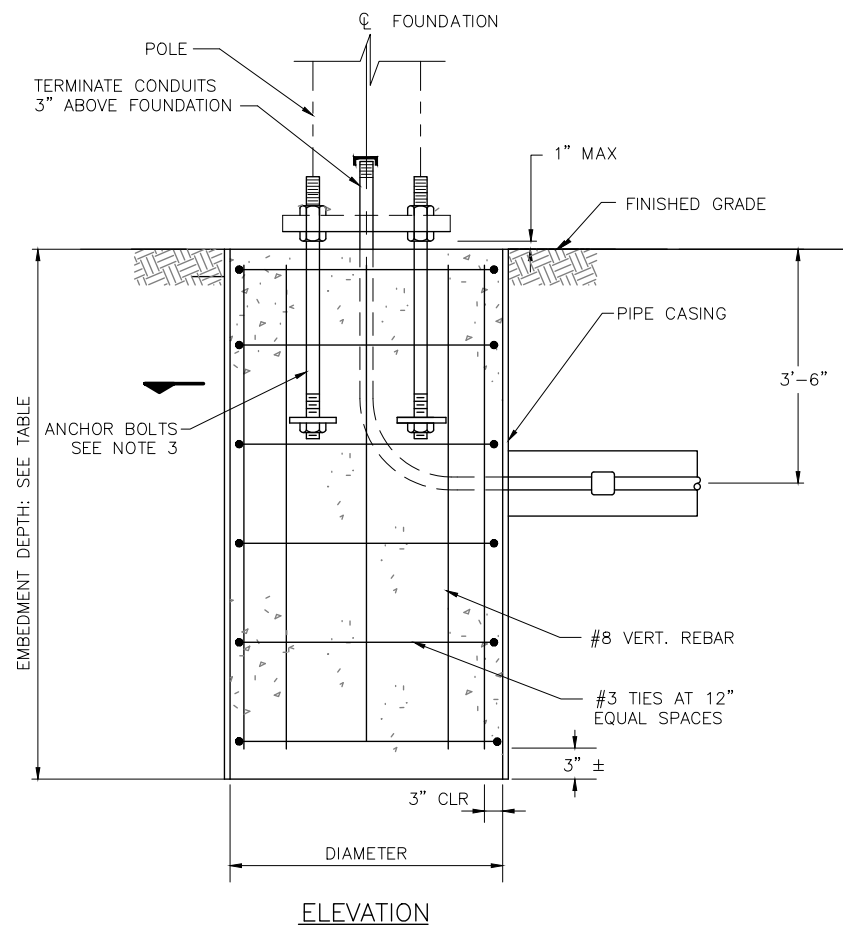
POST FOUNDATION

POST FOUNDATION				
FOUNDATION TYPE	EMBEDMENT DEPTH (FT)	SHAFT DIAMETER (FT)	REINFORCEMENT	
			VERT. BARS	TIES
LUMINAIRE	11	3	(8) #8	NA
SIGNAL POLE	15	4	(8) #8	NA



GENERAL FOUNDATION NOTES:

1. PROVIDE MATERIALS AND PERFORM CONSTRUCTION THAT CONFORMS TO THE DRAWINGS AND ADDITIONAL PROVISIONS INDICATED IN THE SPECIFICATIONS.
2. MATERIAL SPECIFICATIONS
ASTM DESIGNATION:
 CONCRETE REINFORCEMENT: A615/GRADE 60
 STRUCTURAL STEEL: A36
 ANCHOR BOLTS/ROD: F1554 S2, S3, & S5
AASHTO DESIGNATION:
 HEAVY HEX NUTS: M292M
API SPECIFICATION:
 STEEL PIPE: 5L X52 PSL2
3. PROVIDE ANCHORAGE THAT MEETS THE DIMENSION AND MATERIAL REQUIREMENTS OF ALASKA STANDARD PLAN L-30.12 AND T-53.02 FOR LUMINAIRE AND SIGNAL FOUNDATIONS, RESPECTIVELY.
4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH @ 28 DAYS OF 4000 PSI AND MEET THE REQUIREMENTS ON ALASKA STANDARD PLAN L-30.12 AND T-53.02 FOR LUMINAIRE AND SIGNAL FOUNDATIONS, RESPECTIVELY.



PER PLANS
NOT FOR
CONSTRUCTION

POLE FOUNDATION DETAIL

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EXISTING/REWORK AS NOTED				LOAD CENTER SUMMARY								
LOAD CENTER:				"A"	TYPE:	1	UTILITY SOURCE:		XFMR MOUNTED ON UTILITY POLE ON SAME CORNER			
LOCATION:				GLACIER HWY/LEMON RD SW QUAD (NEAR FRED MEYER)			SERVICE:		480/277 VOLTS, 1 PHASE, 3 WIRE			
REMARKS:				2015 INSTALL, DOT&PF OWNED			MAX. AVAILABLE FAULT CURRENT:					
MAIN BREAKER:								INTERRUPTING RATING:		14,000 AMP		
AUXILIARY EQUIPMENT SUMMARY												
DESCRIPTION				VOLT		POLES		AMP		REMARKS		
SURGE ARRESTOR (NEW)				480		2				INSTALL NEW SURGE ARRESTOR		
PHOTOELECTRIC CONTROL				480						EXISTING		
LIGHTING CONTACTOR				600		12		30		CONTACTOR (EXISTING)		
PANEL "A" SCHEDULE								INTERRUPTING RATING:		14,000 AMP		
CKT. NO.	DESCRIPTION			CKT. BKR.	KVA	KVA / LNE		CKT. NO.	DESCRIPTION		CKT. BKR.	KVA
						A	B					
1	LIGHTING CKT LTG 1 (E/Y INTX, SOUTH SIDE)			20A/2P	2.0	3.0		2	LIGHTING CKT LTG 2 (E/Y INTX, NORTH SIDE)		20A/2P	1.0
3					2.0		3.0	4				1.0
5	LIGHTING CKT LTG 3 (NO CHANGE)			20A/2P	2.0	3.0		6	LIGHTING CKT LTG 4 (NO CHANGE)		20A/2P	1.0
7					2.0		3.0	8				1.0
9	LIGHTING CKT LTG 5 (NO CHANGE)			20A/2P	1.6	2.0		10	WARNING DEVICES CKT (VIA 5KVA XFMR)		20A/2P	0.4
11					1.6		2.0	12				0.4
13	PHOTOELECTRIC CONTROL (EXISTING)			15A/1P	0.1	0.3		14	HEATER (EXISTING)		15A/1P	0.2
15	SPACE							16	SPACE			
17	LIGHTING CKT A (GLACIER-LEMON ROAD)			20A/2P	0.4	2.8		18	TRAFFIC SIGNAL CONTROL CABINET (VIA 5KVA XFMR)		50A/2P	2.4
19					0.4		2.8	20				2.4
21								22				
23								24				
25								26				
27								28				
SERVICE LOAD:				CONNECTED:		11.1	10.8	21.8	KVA		46	AMP
NOTES:				DEMAND:				27.3	KVA		57	AMP
* CIRCUIT ROUTED THROUGH CONTACTOR												

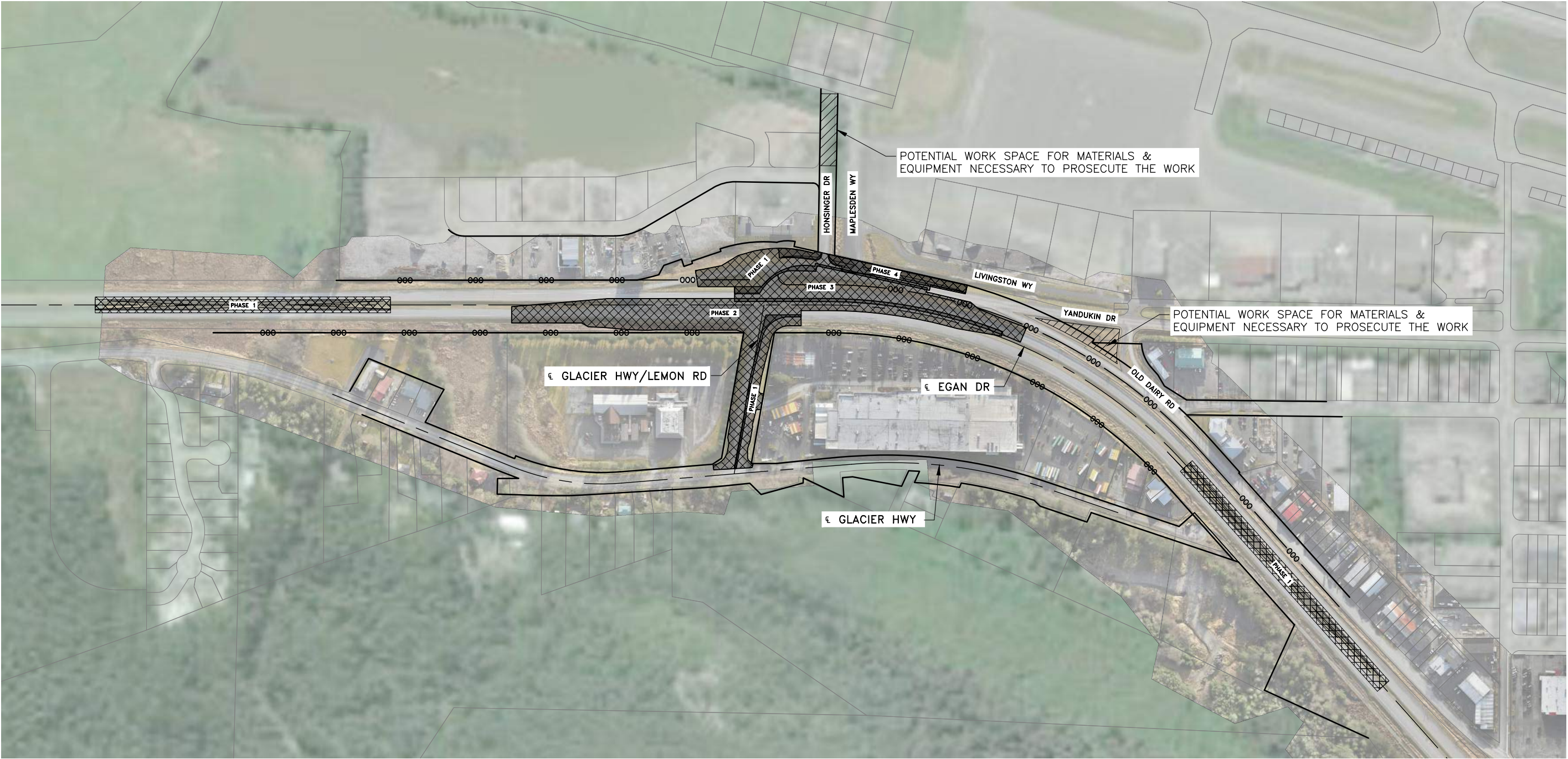
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	H10	

LOAD CENTER SUMMARY

PER PLANS
NOT FOR
CONSTRUCTION

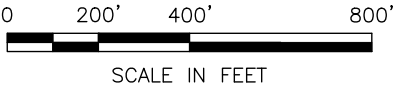
CONSTRUCTION PHASING OVERVIEW

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	S1	



LEGEND

- CONSTRUCTION WORK ZONE
- POTENTIAL WORK SPACE
- TEMPORARY PAVING
- ACCESS CONTROL BOUNDARY
- RIGHT OF WAY (ROW) BOUNDARY
- PARCEL BOUNDARY
- ROADWAY CENTERLINE



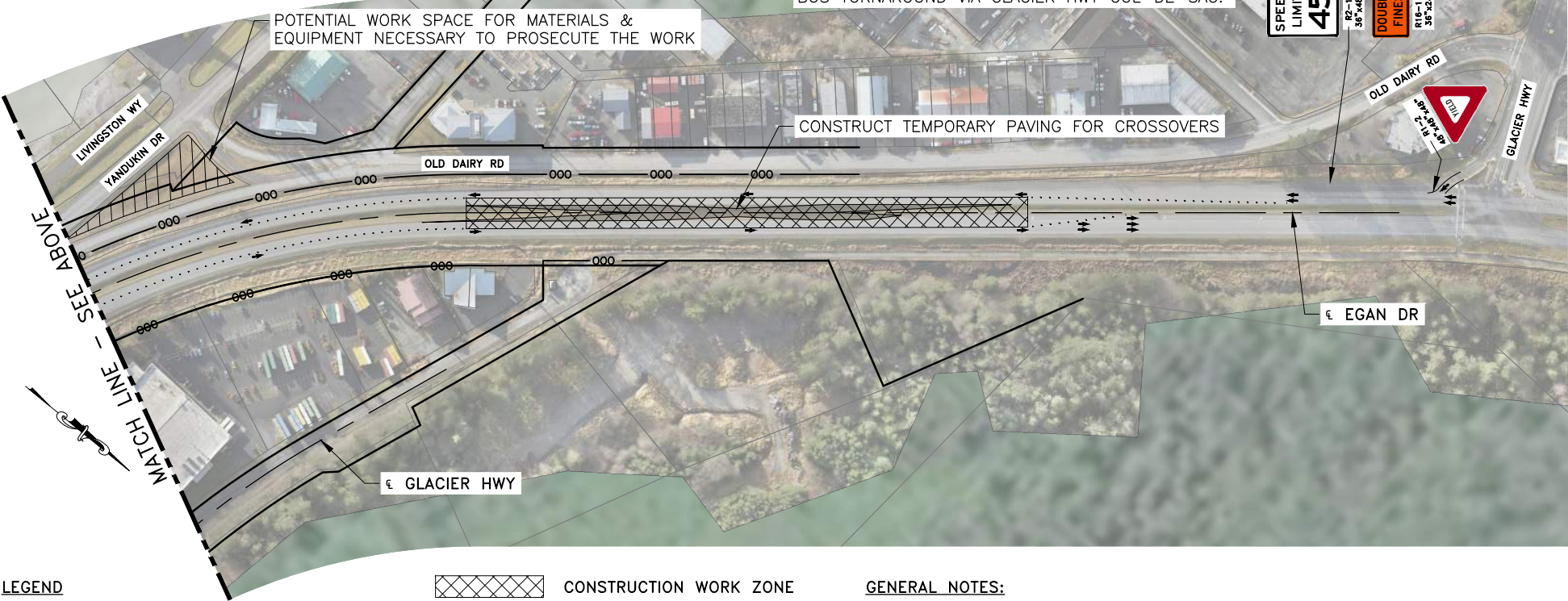
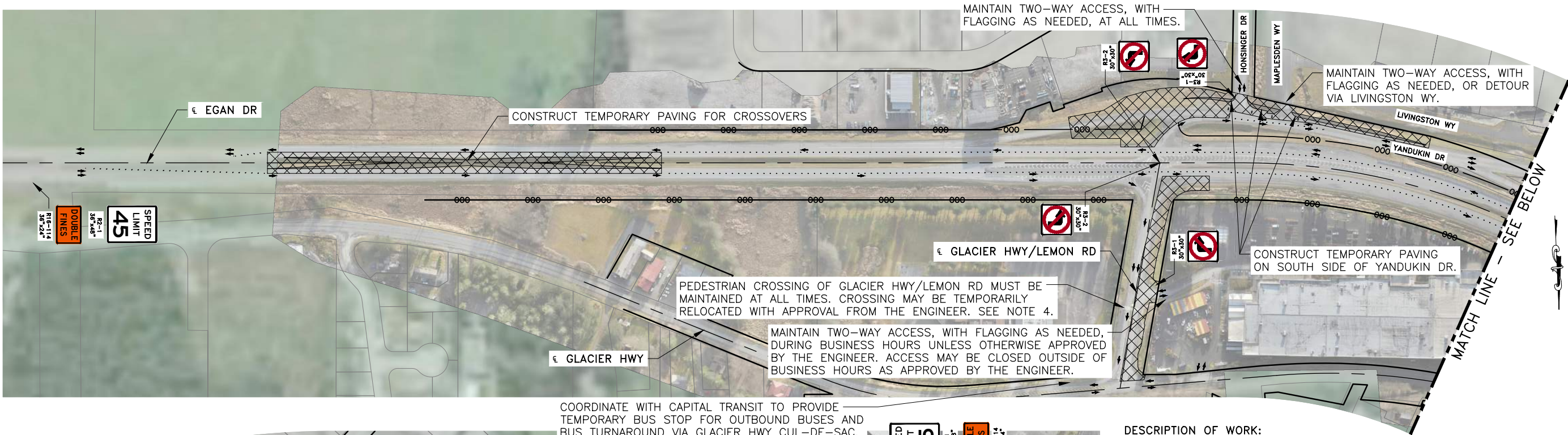
PHASING OVERVIEW
CONSTRUCTION PHASING

PER PLANS
NOT FOR
CONSTRUCTION

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PHASE 1 – EGAN DR MEDIAN CROSSOVERS, YANDUKIN DR RAMPS & TEMPORARY PAVING,
GLACIER HWY/LEMON RD WEST SIDE

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	S2	



LEGEND

— 000 —	ACCESS CONTROL BOUNDARY		CONSTRUCTION WORK ZONE
— — — — —	RIGHT OF WAY (ROW) BOUNDARY		POTENTIAL WORK SPACE
— — — — —	PARCEL BOUNDARY		TEMPORARY PAVING
— — — — —	ROADWAY CENTERLINE		DIRECTION OF TRAVEL
— — — — —	TEMPORARY PAVEMENT MARKING		TEMPORARY BARRIER
			TEMPORARY TRAFFIC DELINEATOR

GENERAL NOTES:

1. PLACE ONE (W3-5) "REDUCED SPEED LIMIT AHEAD" SIGN A MINIMUM OF 350' IN ADVANCE OF EACH (R2-1) "SPEED LIMIT" SIGN.
2. TEMPORARY BARRIER MAY BE CONCRETE OR METAL. TEMPORARY BARRIER MUST MEET NCHRP MASH TL-3 OR GREATER PER ALASKA STANDARD PLAN C-06.00.
3. SEE TEMPORARY DETOUR ROUTE SHEETS T1-T6 FOR DETOUR ROUTING.
4. MAINTAIN TEMPORARY PEDESTRIAN ACCESSIBLE ROUTES (TPAR) FOR EXISTING SIDEWALKS AND PEDESTRIAN CROSSINGS PER DOT&PF STANDARD PLAN C-03.30.

DESCRIPTION OF WORK:

1. CONSTRUCT TEMPORARY PAVING FOR MEDIAN CROSSOVER AREAS ALONG EGAN DR TO THE NORTH AND SOUTH OF THE EGAN DR & YANDUKIN DR INTERSECTION IMPROVEMENTS.
2. CLOSE AND CONSTRUCT SOUTHBOUND TRAVEL LANE ON WEST SIDE OF GLACIER HWY/LEMON RD. MAINTAIN NORTHBOUND THROUGH LANE AND NORTHBOUND LEFT-TURN LANE INTO FRED MEYER ACCESS.
3. CLOSE AND CONSTRUCT YANDUKIN DR ON-RAMP TO EASTBOUND EGAN DR AND SOUTH HALF OF YANDUKIN DR & HONSINGER DR INTERSECTION EXCLUDING CURB & SIDEWALK/RAMPS.
4. CONSTRUCT TWO INBOUND LANES ON OFF-RAMP FROM WESTBOUND EGAN DR TO YANDUKIN DR. MAINTAIN ONE LANE INBOUND TRAFFIC ON OFF-RAMP AND TWO LANES ON YANDUKIN DR MAINLINE.
5. CONSTRUCT TEMPORARY PAVING ON SOUTH SIDE OF YANDUKIN DR.

TRAFFIC IMPACTS DUE TO CONSTRUCTION:

1. EGAN DR WILL BE ONE TRAVEL LANE IN EACH DIRECTION THROUGH CONSTRUCTION ZONE, WITH RIGHT-TURN LANES PROVIDED WHERE DEPICTED. MERGE INSIDE THROUGH LANES ALONG EGAN DR WITH OUTSIDE THROUGH LANES PRIOR TO CROSSOVERS.
2. PROHIBIT LEFT TURNS AT THE EGAN & YANDUKIN DR INTERSECTION.
3. DETOUR SOUTHBOUND GLACIER HWY/LEMON RD TRAFFIC VIA GLACIER HWY FOR ACCESS TO EGAN DR.
4. DETOUR EASTBOUND EGAN DR TRAFFIC VIA SUNNY POINT INTERCHANGE FOR ACCESS TO GLACIER HWY AND FRED MEYER.
5. DETOUR WESTBOUND EGAN DR TRAFFIC VIA GLACIER HWY/NUGGET INTERSECTION FOR ACCESS TO HONSINGER DR YANDUKIN DR, AND JUNEAU INTERNATIONAL AIRPORT.
6. DETOUR EASTBOUND YANDUKIN DR ON-RAMP TRAFFIC VIA OLD DAIRY RD AND GLACIER HWY/NUGGET INTERSECTION FOR ACCESS TO EGAN DR.



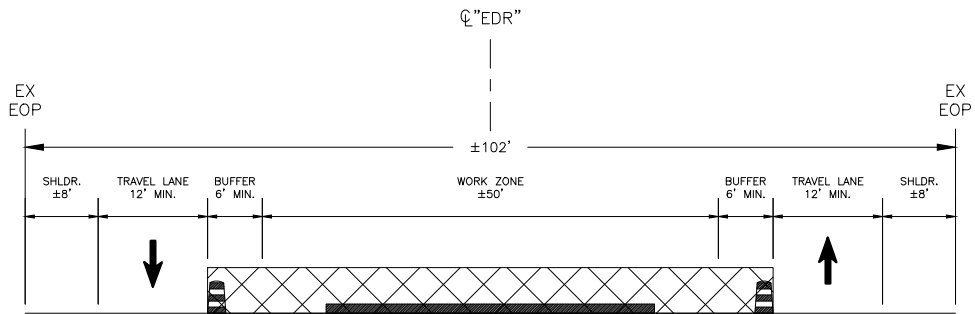
PHASE 1
CONSTRUCTION PHASING

PER PLANS
NOT FOR
CONSTRUCTION

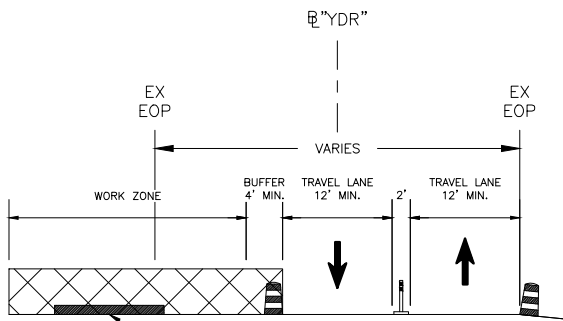
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PHASE 1 – CONSTRUCTION TYPICAL SECTIONS

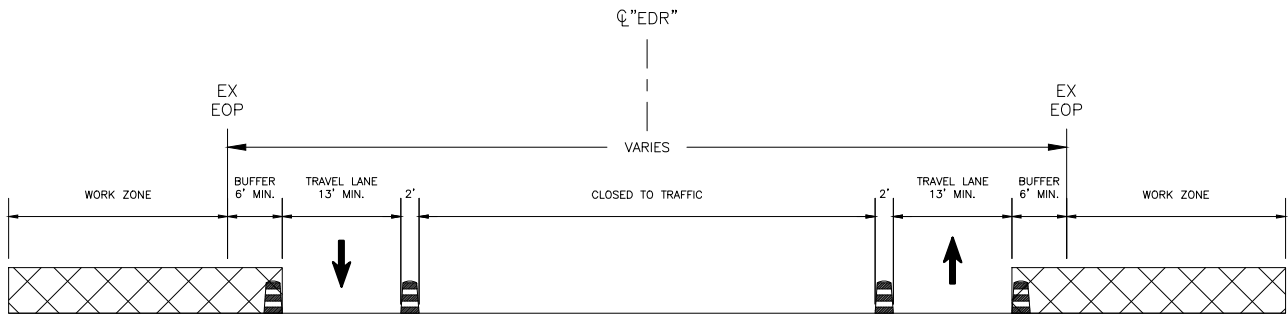
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			ALASKA	0902045/SFHWY00601	2026	S3	



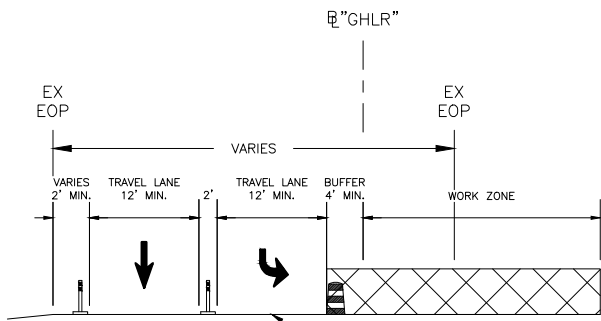
EGAN DR MEDIAN CROSSOVER
CONSTRUCTION AREAS
NOT TO SCALE



YANDUKIN DR
NOT TO SCALE



EGAN DR BETWEEN MEDIAN CROSSOVERS
NOT TO SCALE



GLACIER HWY/LEMON RD
NOT TO SCALE

LEGEND

- TRAFFIC DRUMS
- TUBULAR MARKERS
- CONSTRUCTION WORK ZONE
- TEMPORARY CONCRETE BARRIER
- TEMPORARY PAVEMENT
- EXISTING GUARDRAIL

GENERAL NOTES:

1. TYPICAL SECTIONS ARE ORIENTED IN THE DIRECTION OF INCREASING STATIONING ALONG EACH ROADWAY ALIGNMENT.

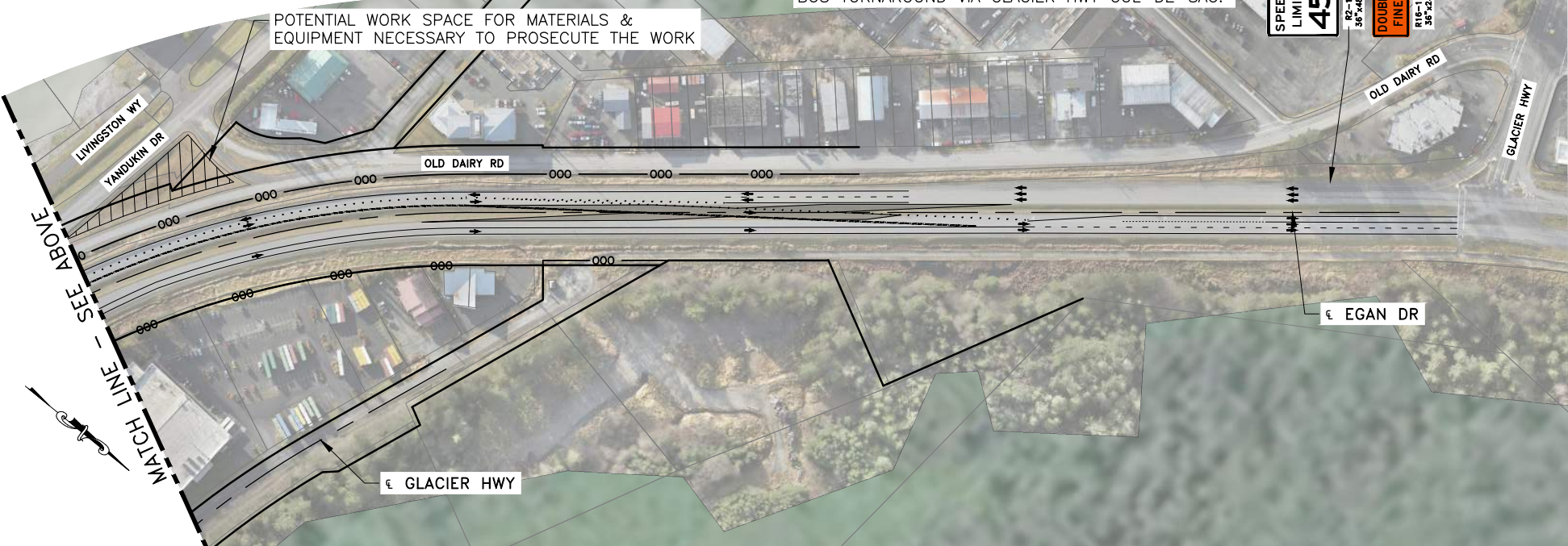
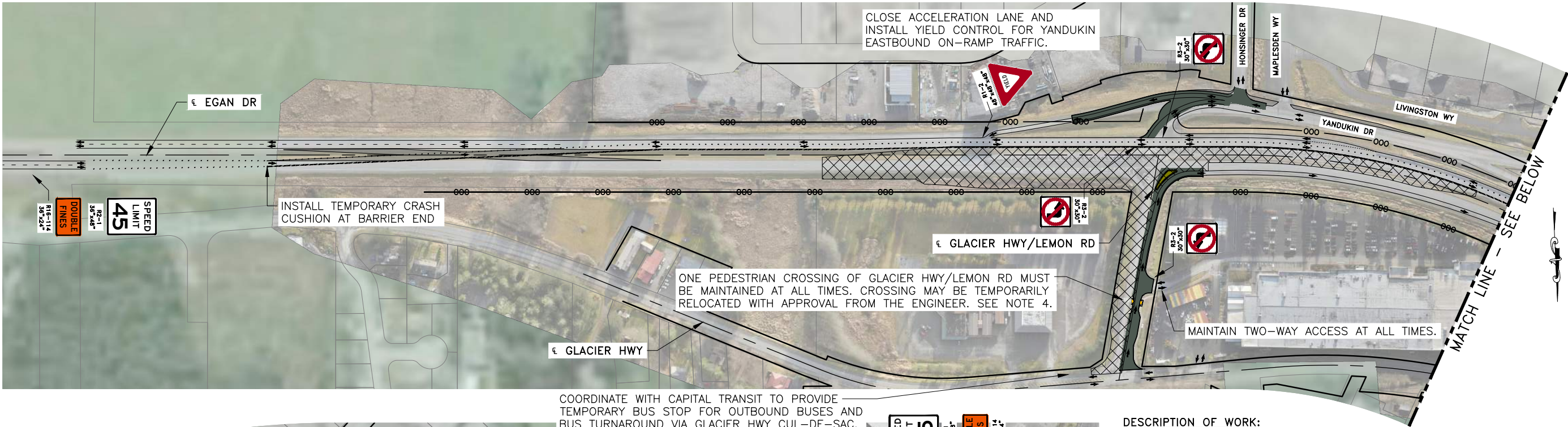
PHASE 1
CONSTRUCTION PHASING

PER PLANS
NOT FOR
CONSTRUCTION

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PHASE 2 – EGAN DR NORTH SIDE, GLACIER HWY/LEMON RD EAST SIDE

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	S4	



DESCRIPTION OF WORK:

1. CLOSE AND CONSTRUCT NORTH SIDE OF EGAN DR & YANDUKIN DR INTERSECTION IMPROVEMENTS.
2. CLOSE AND CONSTRUCT NORTHBOUND TRAVEL LANES ON EAST SIDE OF GLACIER HWY/LEMON RD.

TRAFFIC IMPACTS DUE TO CONSTRUCTION:

1. EGAN DR WILL BE ONE TRAVEL LANE IN EACH DIRECTION THROUGH THE CONSTRUCTION ZONE, WITH RIGHT-TURN LANES PROVIDED WHERE DEPICTED. MERGE INSIDE THROUGH LANES ALONG EGAN DR WITH OUTSIDE THROUGH LANES PRIOR TO CROSSEOVERS. SHIFT WESTBOUND EGAN DR TRAFFIC TO/FROM NORTH SIDE TO SOUTH SIDE VIA MEDIAN CROSSEOVERS.
2. PROHIBIT LEFT TURNS AT THE EGAN DR & YANDUKIN DR INTERSECTION.
3. DETOUR ALL EGAN DR TRAFFIC VIA SUNNY POINT INTERCHANGE FOR ACCESS TO GLACIER HWY, GLACIER HWY/LEMON RD, AND FRED MEYER.
4. DETOUR WESTBOUND EGAN DR TRAFFIC VIA GLACIER HWY/NUGGET INTERSECTION FOR ACCESS TO HONSINGER DR, YANDUKIN DR, AND JUNEAU INTERNATIONAL AIRPORT.

LEGEND

— 000 —	ACCESS CONTROL BOUNDARY		CONSTRUCTION WORK ZONE
— — — — —	RIGHT OF WAY (ROW) BOUNDARY		POTENTIAL WORK SPACE
— — — — —	PARCEL BOUNDARY		TEMPORARY PAVING
— — — — —	ROADWAY CENTERLINE		DIRECTION OF TRAVEL
— — — — —	TEMPORARY PAVEMENT MARKING		TEMPORARY BARRIER
			TEMPORARY TRAFFIC DELINEATOR

GENERAL NOTES:

1. PLACE ONE (W3-5) "REDUCED SPEED LIMIT AHEAD" SIGN A MINIMUM OF 350' IN ADVANCE OF EACH (R2-1) "SPEED LIMIT" SIGN.
2. TEMPORARY BARRIER MAY BE CONCRETE OR METAL. TEMPORARY BARRIER MUST MEET NCHRP MASH TL-3 OR GREATER PER ALASKA STANDARD PLAN C-06.00.
3. SEE TEMPORARY DETOUR ROUTE SHEETS T1-T6 FOR DETOUR ROUTING.
4. MAINTAIN TEMPORARY PEDESTRIAN ACCESSIBLE ROUTES (TPAR) FOR EXISTING SIDEWALKS AND PEDESTRIAN CROSSINGS PER DOT&PF STANDARD PLAN C-03.30.



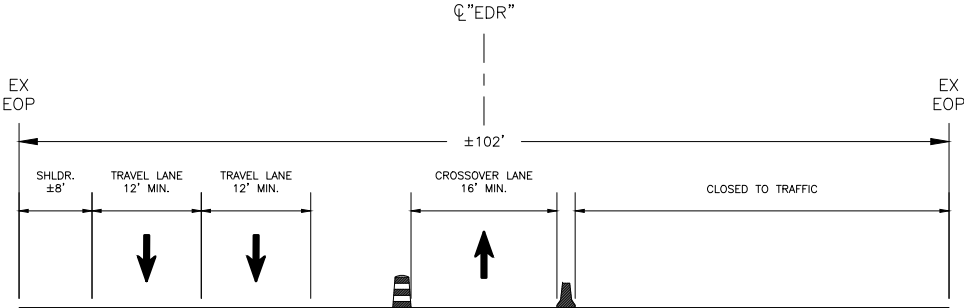
PHASE 2
CONSTRUCTION PHASING

PER PLANS
NOT FOR
CONSTRUCTION

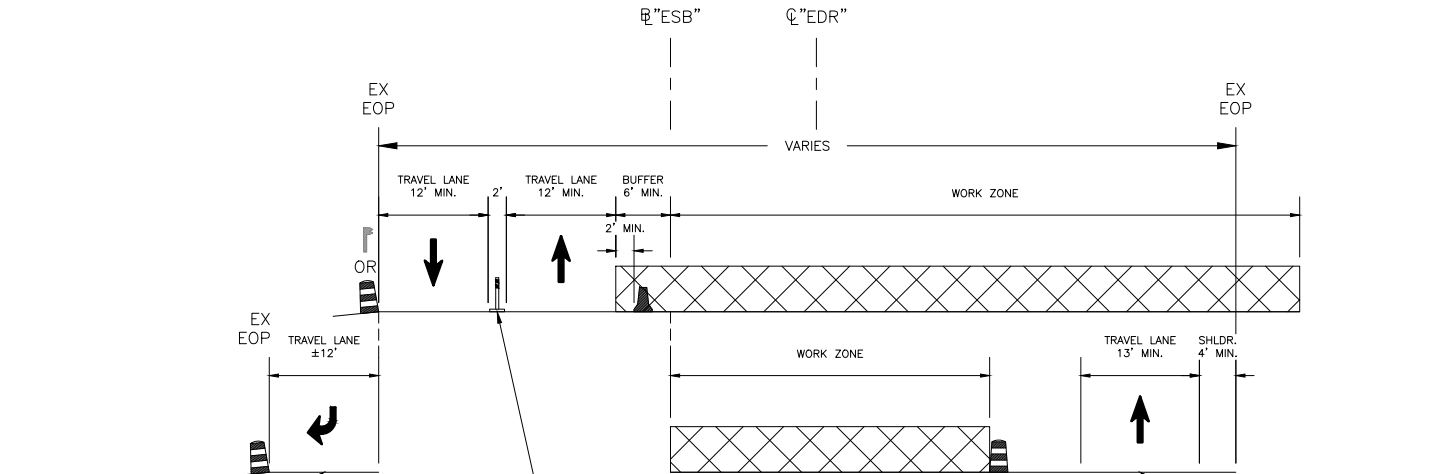
PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, SOUTHCOAST REGION, 6860 GLACIER HWY, JUNEAU, AK 99801 (907)465-1763
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PHASE 2 – CONSTRUCTION TYPICAL SECTIONS

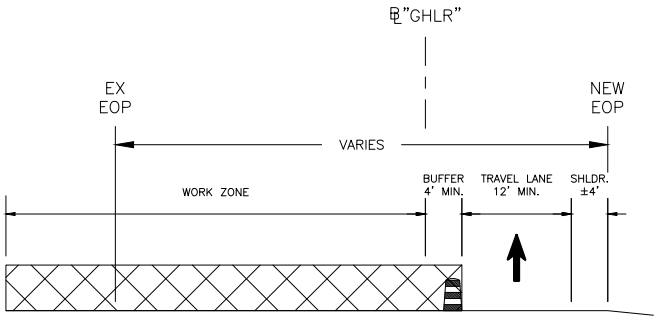
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	S5	



EGAN DR MEDIAN CROSSOVERS
NOT TO SCALE



EGAN DR BETWEEN MEDIAN CROSSOVERS
NOT TO SCALE



GLACIER HWY/LEMON RD
NOT TO SCALE

LEGEND

- TRAFFIC DRUMS
- TUBULAR MARKERS
- CONSTRUCTION WORK ZONE
- TEMPORARY CONCRETE BARRIER
- TEMPORARY PAVEMENT
- EXISTING GUARDRAIL

GENERAL NOTES:

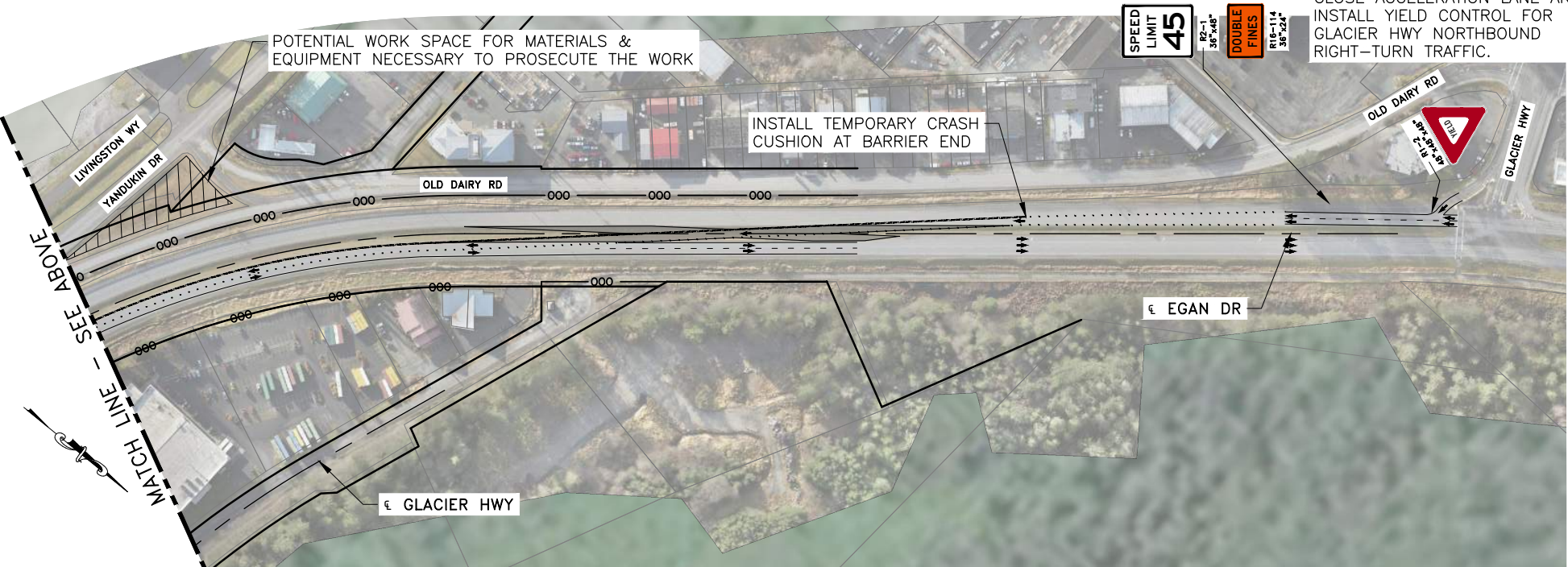
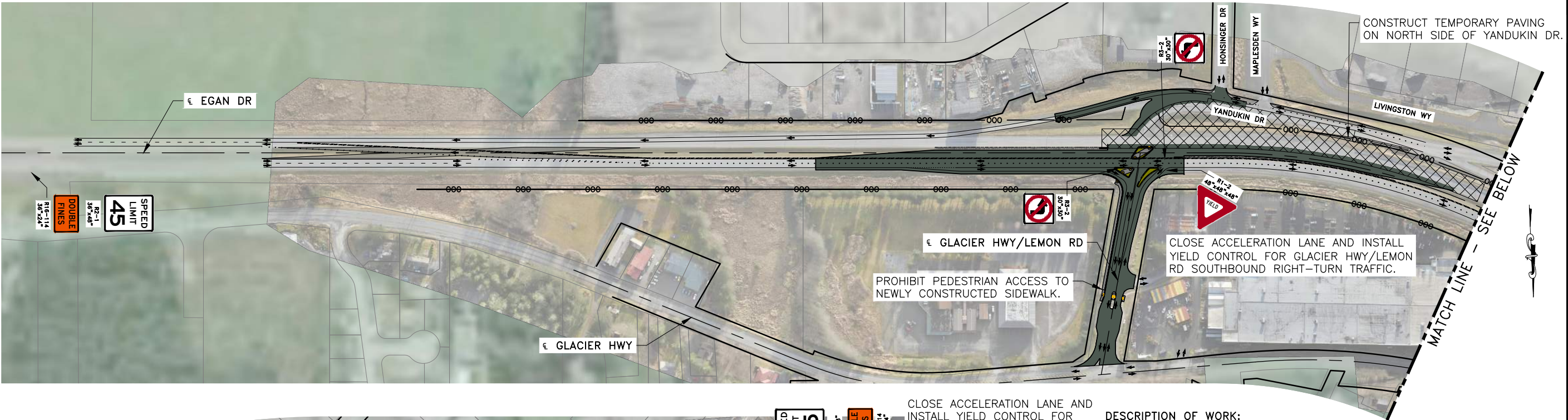
1. TYPICAL SECTIONS ARE ORIENTED IN THE DIRECTION OF INCREASING STATIONING ALONG EACH ROADWAY ALIGNMENT.

PHASE 2
CONSTRUCTION PHASING

PER PLANS
NOT FOR
CONSTRUCTION

PHASE 3 – EGAN DR SOUTH SIDE, YANDUKIN DR NORTH SIDE

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	S6	



DESCRIPTION OF WORK:

1. CLOSE AND CONSTRUCT SOUTH SIDE OF EGAN DR & YANDUKIN DR INTERSECTION IMPROVEMENTS.
2. CLOSE AND CONSTRUCT NORTH SIDE OF YANDUKIN DR.
3. CONSTRUCT TEMPORARY PAVING ON NORTH SIDE OF YANDUKIN DR.

TRAFFIC IMPACTS DUE TO CONSTRUCTION:

1. EGAN DR WILL BE ONE TRAVEL LANE IN EACH DIRECTION THROUGH THE CONSTRUCTION ZONE, WITH RIGHT-TURN LANES PROVIDED WHERE DEPICTED. MERGE INSIDE THROUGH LANES ALONG EGAN DR WITH OUTSIDE THROUGH LANES PRIOR TO CROSSOVERS. SHIFT EASTBOUND EGAN DR TRAFFIC TO/FROM SOUTH SIDE TO NORTH SIDE VIA MEDIAN CROSSOVERS.
2. PROHIBIT LEFT TURNS AT THE EGAN DR & YANDUKIN DR INTERSECTION.
3. DETOUR EASTBOUND TRAFFIC ON EGAN DR VIA SUNNY POINT INTERCHANGE FOR ACCESS TO GLACIER HWY, GLACIER HWY/LEMON RD, AND FRED MEYER.
4. DETOUR WESTBOUND TRAFFIC ON EGAN DR VIA GLACIER HWY/NUGGET INTERSECTION FOR ACCESS TO HONSINGER DR, YANDUKIN DR, AND JUNEAU INTERNATIONAL AIRPORT.

LEGEND

— 000 —	ACCESS CONTROL BOUNDARY		CONSTRUCTION WORK ZONE
— — — — —	RIGHT OF WAY (ROW) BOUNDARY		POTENTIAL WORK SPACE
— — — — —	PARCEL BOUNDARY		TEMPORARY PAVING
— — — — —	ROADWAY CENTERLINE		DIRECTION OF TRAVEL
— — — — —	TEMPORARY PAVEMENT MARKING	— — — — —	TEMPORARY BARRIER
			TEMPORARY TRAFFIC DELINEATOR

GENERAL NOTES:

1. PLACE ONE (W3-5) "REDUCED SPEED LIMIT AHEAD" SIGN A MINIMUM OF 350' IN ADVANCE OF EACH (R2-1) "SPEED LIMIT" SIGN.
2. TEMPORARY BARRIER MAY BE CONCRETE OR METAL. TEMPORARY BARRIER MUST MEET NCHRP MASH TL-3 OR GREATER PER ALASKA STANDARD PLAN C-06.00.
3. SEE TEMPORARY DETOUR ROUTE SHEETS T1-T6 FOR DETOUR ROUTING.
4. MAINTAIN TEMPORARY PEDESTRIAN ACCESSIBLE ROUTES (TPAR) FOR EXISTING SIDEWALKS AND PEDESTRIAN CROSSINGS PER DOT&PF STANDARD PLAN C-03.30.



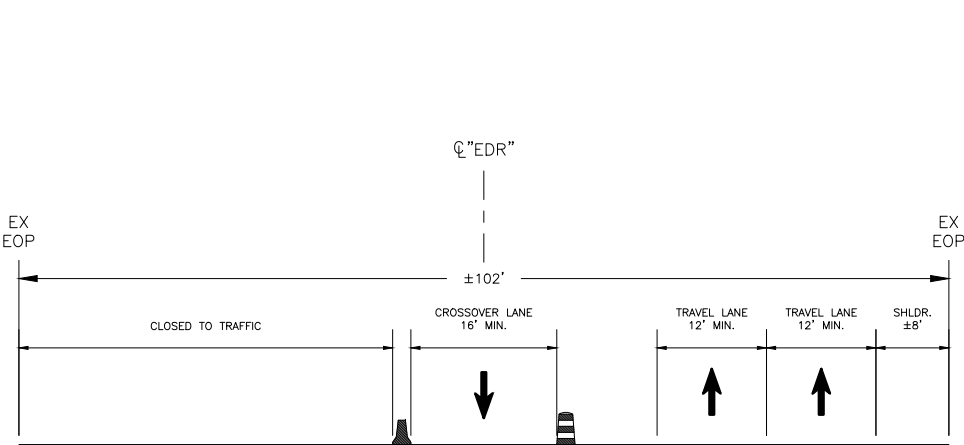
PHASE 3
CONSTRUCTION PHASING

PER PLANS
NOT FOR
CONSTRUCTION

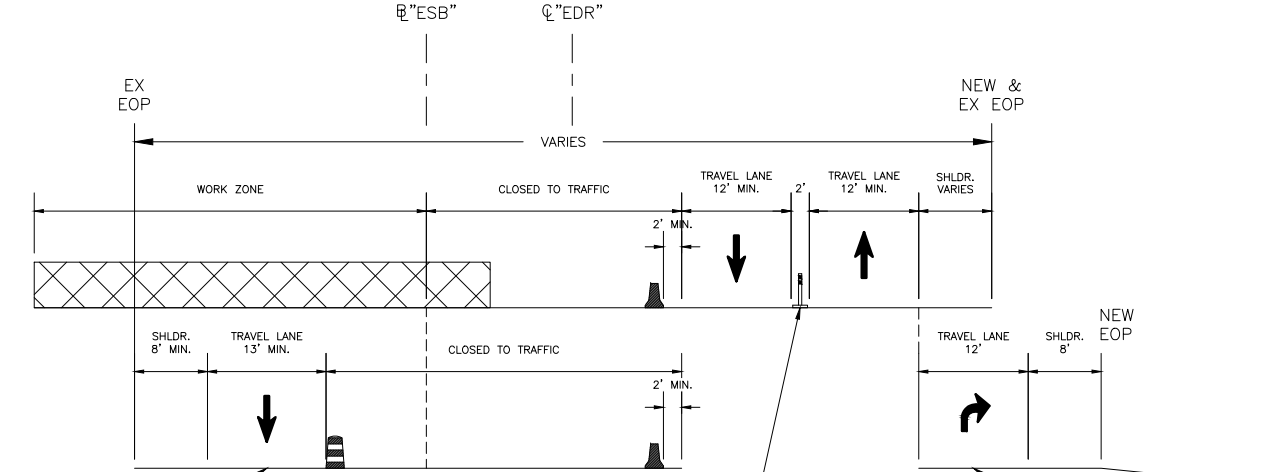
PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, SOUTHCOAST REGION, 6860 GLACIER HWY, JUNEAU, AK 99801 (907)465-1763
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PHASE 3 – CONSTRUCTION TYPICAL SECTIONS

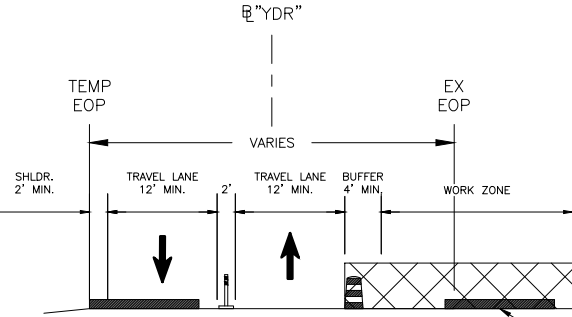
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	S7	



EGAN DR MEDIAN CROSSOVERS
NOT TO SCALE



EGAN DR BETWEEN MEDIAN CROSSOVERS
NOT TO SCALE



YANDUKIN DR
NOT TO SCALE

CONSTRUCT TEMPORARY PAVEMENT FOR
USE IN FUTURE CONSTRUCTION PHASES
(EAST OF MAPLEDSDEN DR ONLY)

LEGEND

- TRAFFIC DRUMS
- TUBULAR MARKERS
- CONSTRUCTION WORK ZONE
- TEMPORARY CONCRETE BARRIER
- TEMPORARY PAVEMENT
- EXISTING GUARDRAIL

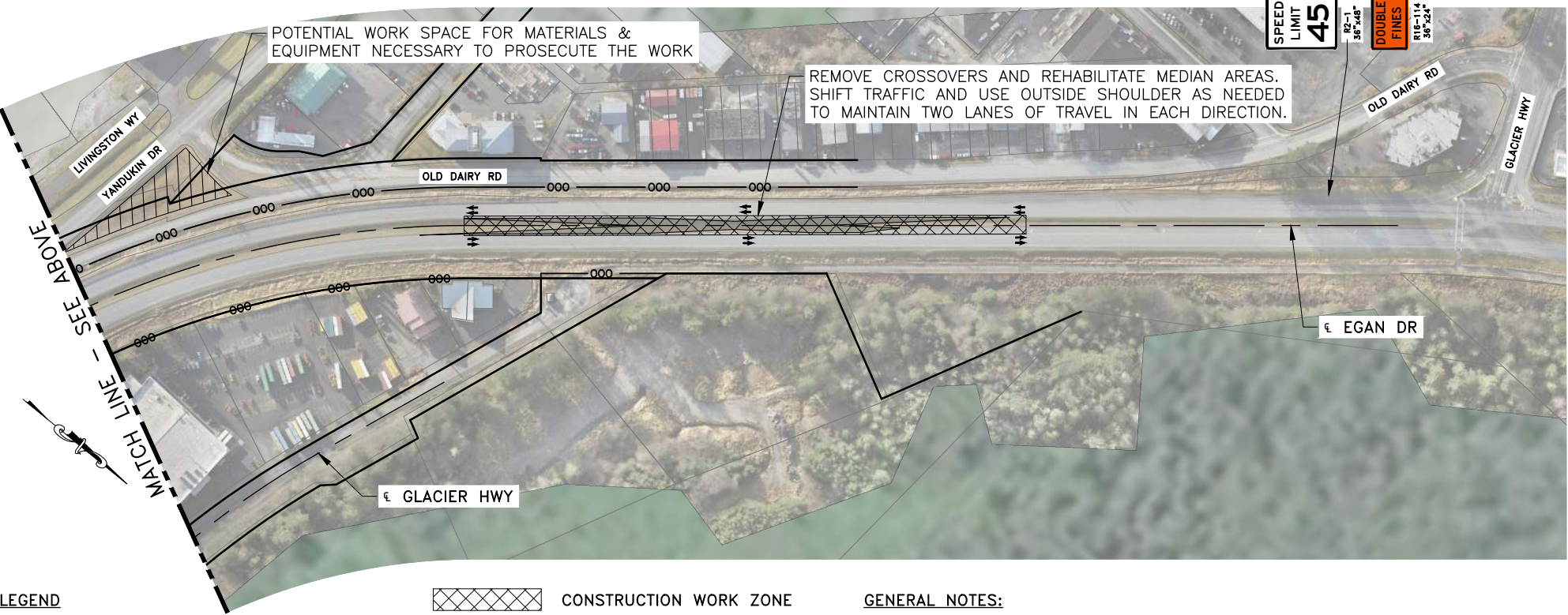
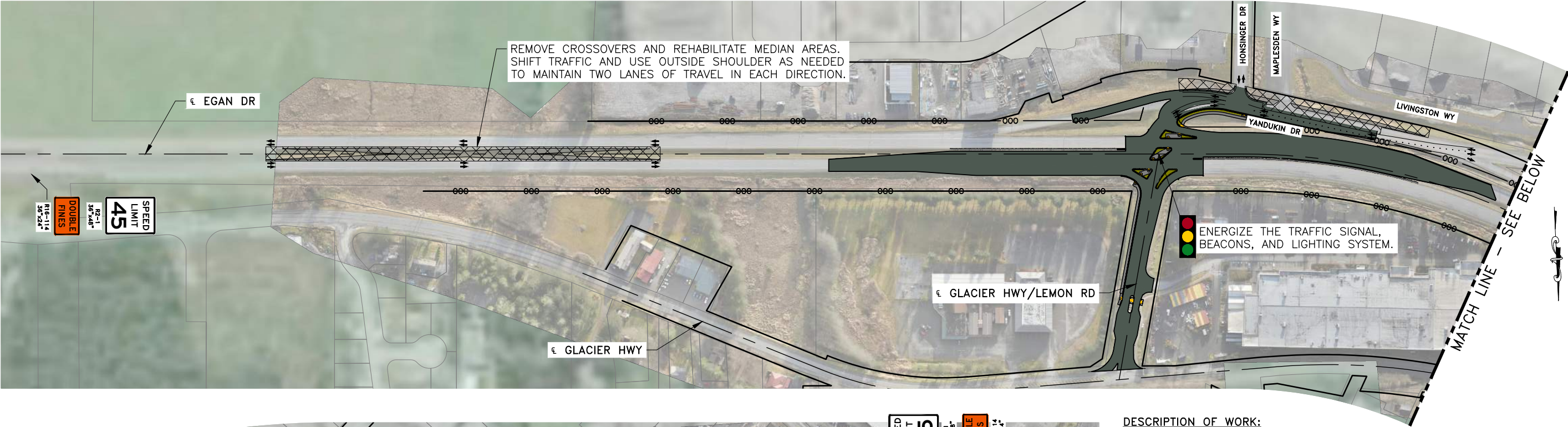
- GENERAL NOTES:
1. TYPICAL SECTIONS ARE ORIENTED IN THE DIRECTION OF INCREASING STATIONING ALONG EACH ROADWAY ALIGNMENT.

PHASE 3
CONSTRUCTION PHASING

PER PLANS
NOT FOR
CONSTRUCTION

PHASE 4 – YANDUKIN DR SOUTH SIDE, ENERGIZE TRAFFIC SIGNAL, BEACONS,
AND LIGHTING SYSTEMS, REMOVE MEDIAN CROSSOVERS

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	S8	



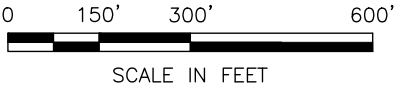
LEGEND

- 000 — ACCESS CONTROL BOUNDARY
- — — RIGHT OF WAY (ROW) BOUNDARY
- — — PARCEL BOUNDARY
- - - - ROADWAY CENTERLINE
- — — TEMPORARY PAVEMENT MARKING

- ▨ CONSTRUCTION WORK ZONE
- ▨ POTENTIAL WORK SPACE
- TEMPORARY PAVING
- DIRECTION OF TRAVEL
- — — TEMPORARY BARRIER
- · · · · TEMPORARY TRAFFIC DELINEATOR

GENERAL NOTES:

1. PLACE ONE (W3-5) "REDUCED SPEED LIMIT AHEAD" SIGN A MINIMUM OF 350' IN ADVANCE OF EACH (R2-1) "SPEED LIMIT" SIGN.
2. TEMPORARY BARRIER MAY BE CONCRETE OR METAL. TEMPORARY BARRIER MUST MEET NCHRP MASH TL-3 OR GREATER PER ALASKA STANDARD PLAN C-06.00.
3. SEE TEMPORARY DETOUR ROUTE SHEETS T1-T6 FOR DETOUR ROUTING.
4. MAINTAIN TEMPORARY PEDESTRIAN ACCESSIBLE ROUTES (TPAR) FOR EXISTING SIDEWALKS AND PEDESTRIAN CROSSINGS PER DOT&PF STANDARD PLAN C-03.30.



PHASE 4
CONSTRUCTION PHASING

PER PLANS
NOT FOR
CONSTRUCTION

DESCRIPTION OF WORK:

1. INSTALL PERMANENT PAVEMENT MARKINGS.
2. ENERGIZE THE PERMANENT TRAFFIC SIGNAL, BEACONS, & LIGHTING SYSTEM PRIOR TO REMOVAL OF MEDIAN CROSSOVERS AND OPENING ALL LANES TO TRAFFIC ON EGAN DR.
3. CLOSE SOUTH SIDE OF YANDUKIN DR, REMOVE TEMPORARY PAVING AND REHABILITATE, AND CONSTRUCT REMAINING IMPROVEMENTS.
4. CLOSE, REMOVE, AND REHABILITATE MEDIAN CROSSOVER AREAS.
5. REMOVE TEMPORARY PAVING AND REHABILITATE ON NORTH SIDE OF YANDUKIN DR ONCE THE PERMANENT IMPROVEMENTS ON YANDUKIN DR ARE COMPLETE.

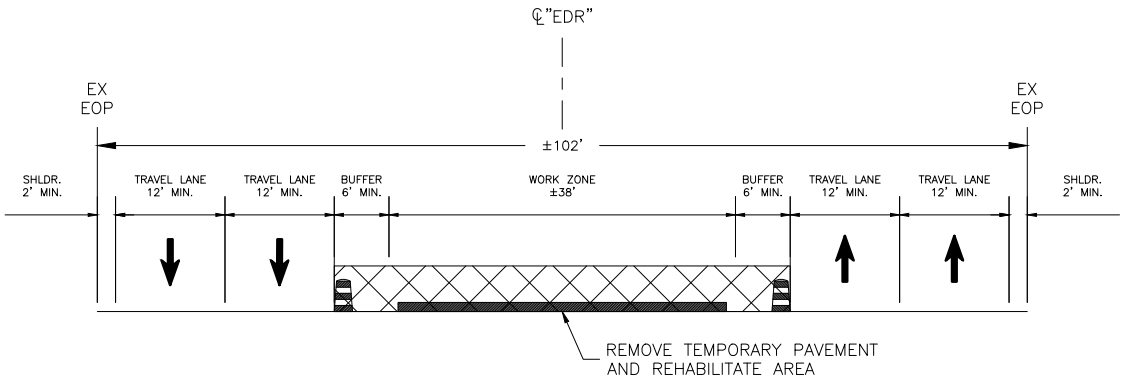
TRAFFIC IMPACTS DUE TO CONSTRUCTION:

1. DETOUR MAPLESDEN WY TRAFFIC VIA LIVINGSTON WY FOR ACCESS TO YANDUKIN DR.
2. OPEN ALL LANES TO TRAFFIC ALONG EGAN DR.
3. REMOVE LEFT TURN RESTRICTIONS AT THE EGAN DR & YANDUKIN DR INTERSECTION.

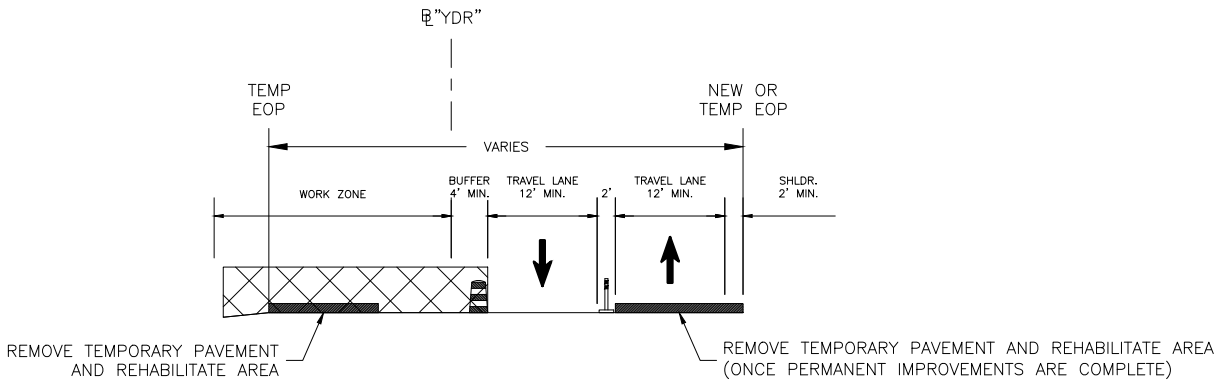
PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, SOUTHCOAST REGION, 6860 GLACIER HWY, JUNEAU, AK 99801 (907)465-1763
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PHASE 4 – CONSTRUCTION TYPICAL SECTIONS

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	S9	



EGAN DR MEDIAN CROSSOVER
REMOVAL AREAS
NOT TO SCALE



YANDUKIN DR
NOT TO SCALE

LEGEND

- TRAFFIC DRUMS
- TUBULAR MARKERS
- CONSTRUCTION WORK ZONE
- TEMPORARY CONCRETE BARRIER
- TEMPORARY PAVEMENT
- EXISTING GUARDRAIL

GENERAL NOTES:

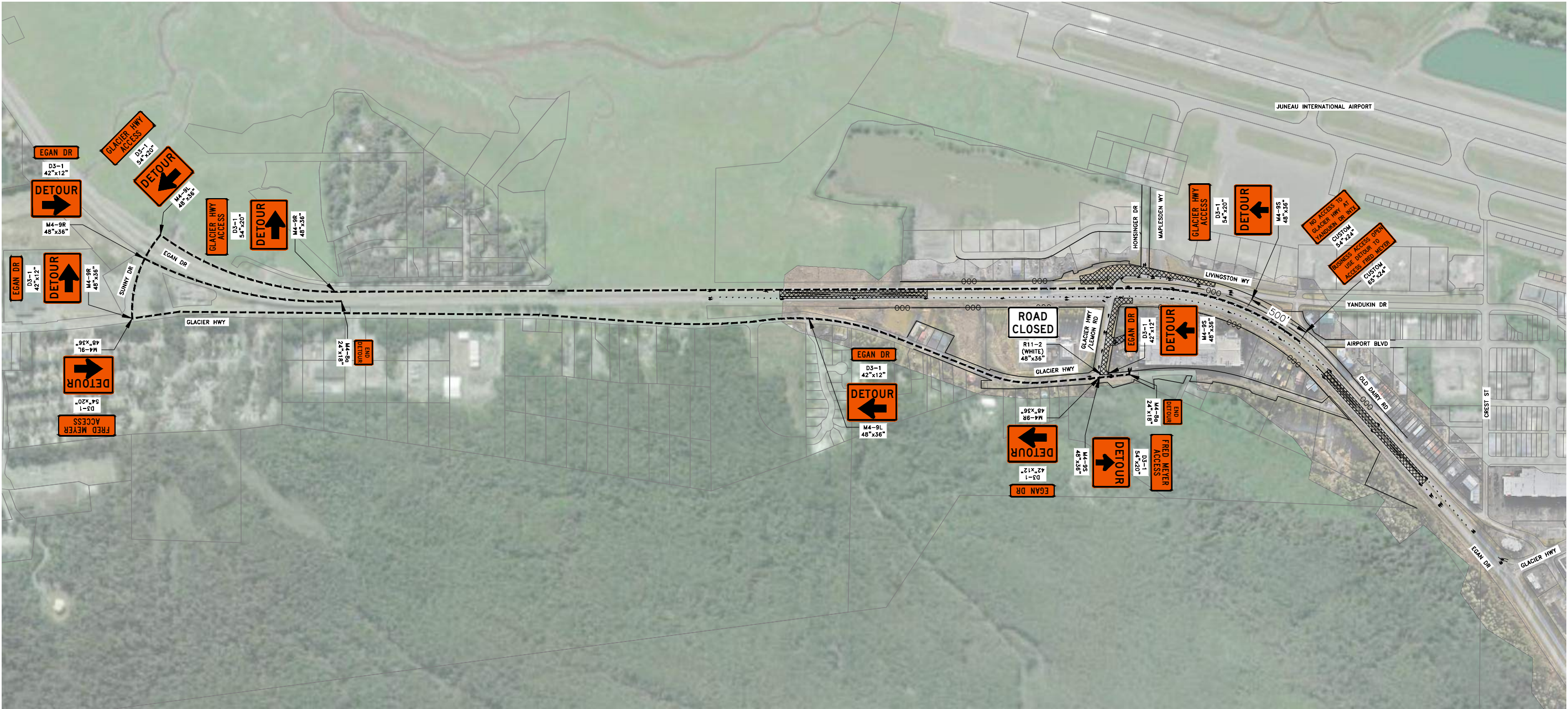
1. TYPICAL SECTIONS ARE ORIENTED IN THE DIRECTION OF INCREASING STATIONING ALONG EACH ROADWAY ALIGNMENT.

PHASE 4
CONSTRUCTION PHASING

PER PLANS
NOT FOR
CONSTRUCTION

PHASE 1 – GLACIER HWY/LEMON RD TO & FROM EGAN DR DETOUR PLAN

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	T1	



LEGEND

— 000 —	ACCESS CONTROL BOUNDARY		CONSTRUCTION WORK ZONE
— — — — —	RIGHT OF WAY (ROW) BOUNDARY		TEMPORARY PAVING
— — — — —	PARCEL BOUNDARY	---	GLACIER HWY/LEMON RD DETOUR
— — — — —	ROADWAY CENTERLINE		

GENERAL NOTES:

1. ALL SIGNS SHALL BE ORANGE VARIANT UNLESS OTHERWISE NOTED.
2. SEE CONSTRUCTION PHASING SHEETS S1-S9 FOR CONSTRUCTION DETAILS.

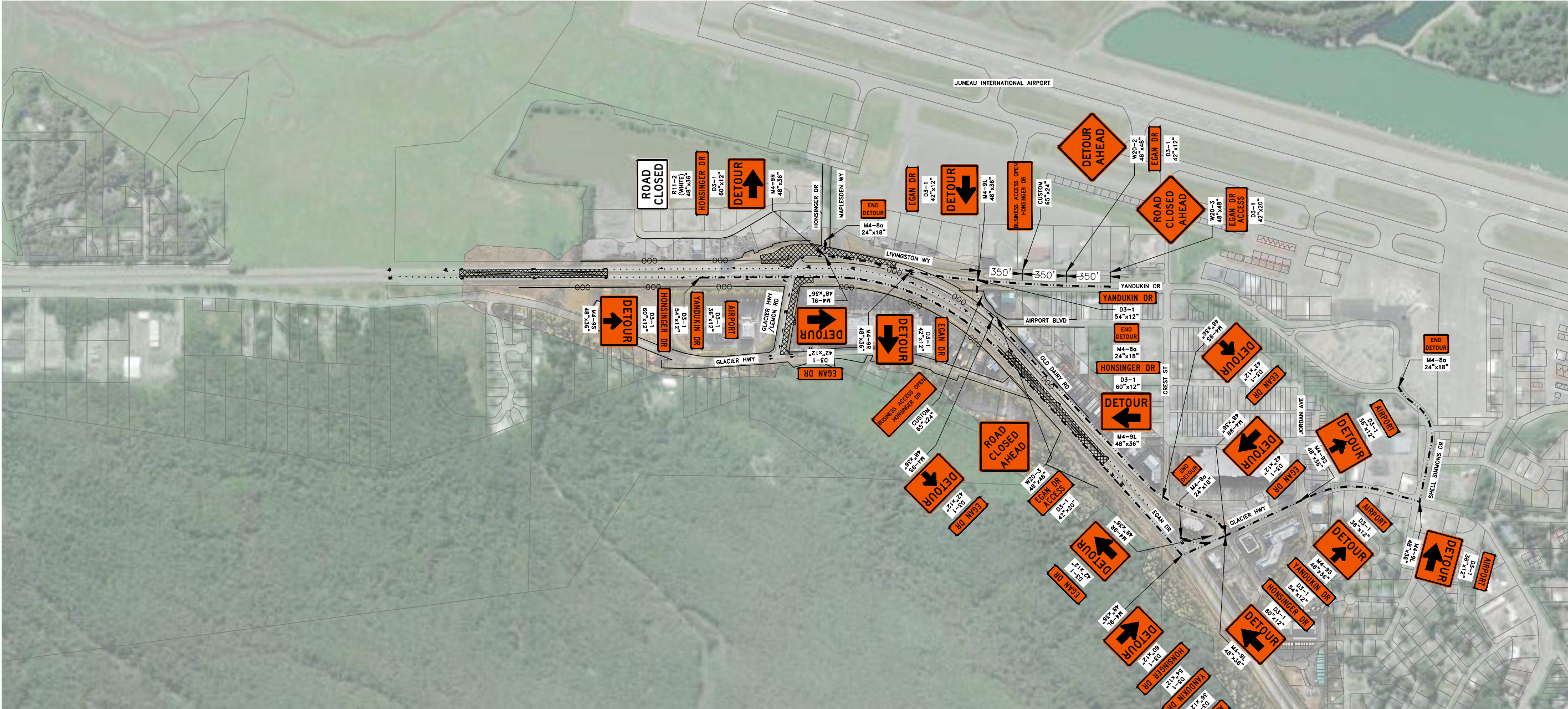


PHASE 1
DETOUR PLAN

PER PLANS
NOT FOR
CONSTRUCTION

PHASE 1 – YANDUKIN DR & HONSINGER DR TO & FROM EGAN DR DETOUR PLAN
AND EGAN DR WESTBOUND TO JUNEAU INTERNATIONAL AIRPORT DETOUR PLAN

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	T2	



LEGEND

— 000 —	ACCESS CONTROL BOUNDARY		CONSTRUCTION WORK ZONE
— — — — —	RIGHT OF WAY (ROW) BOUNDARY		TEMPORARY PAVING
— — — — —	PARCEL BOUNDARY	— · · · — · · · —	YANDUKIN DR & HONSINGER DR DETOUR
— — — — —	ROADWAY CENTERLINE		

GENERAL NOTES:

1. ALL SIGNS SHALL BE ORANGE VARIANT UNLESS OTHERWISE NOTED.
2. SEE CONSTRUCTION PHASING SHEETS S1–S9 FOR CONSTRUCTION DETAILS.



PHASE 1
DETOUR PLAN

PER PLANS
NOT FOR
CONSTRUCTION

PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, SOUTH-COAST REGION, 6860 GLACIER HWY, JUNEAU, AK 99801 (907)465-1763
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PHASE 2 – GLACIER HWY/LEMON RD FROM EGAN DR DETOUR PLAN

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	T3	



LEGEND

— 000 —	ACCESS CONTROL BOUNDARY		CONSTRUCTION WORK ZONE
— — — — —	RIGHT OF WAY (ROW) BOUNDARY		TEMPORARY PAVING
— — — — —	PARCEL BOUNDARY	---	GLACIER HWY/LEMON RD DETOUR
— — — — —	ROADWAY CENTERLINE		

GENERAL NOTES:

1. ALL SIGNS SHALL BE ORANGE VARIANT UNLESS OTHERWISE NOTED.
2. SEE CONSTRUCTION PHASING SHEETS S1-S9 FOR CONSTRUCTION DETAILS.



PHASE 2
DETOUR PLAN

PER PLANS
NOT FOR
CONSTRUCTION

PHASE 2 – YANDUKIN DR & HONSINGER DR FROM EGAN DR DETOUR PLAN
AND EGAN DR WESTBOUND TO JUNEAU INTERNATIONAL AIRPORT DETOUR PLAN

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	T4	



LEGEND

— 000 —	ACCESS CONTROL BOUNDARY		CONSTRUCTION WORK ZONE
— — — — —	RIGHT OF WAY (ROW) BOUNDARY		TEMPORARY PAVING
— — — — —	PARCEL BOUNDARY	— · · · — · · · —	YANDUKIN DR & HONSINGER DR DETOUR
— — — — —	ROADWAY CENTERLINE		

GENERAL NOTES:

1. ALL SIGNS SHALL BE ORANGE VARIANT UNLESS OTHERWISE NOTED.
2. SEE CONSTRUCTION PHASING SHEETS S1–S9 FOR CONSTRUCTION DETAILS.



PHASE 2
DETOUR PLAN

PER PLANS
NOT FOR
CONSTRUCTION

PLANS DEVELOPED BY: STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, SOUTHCOAST REGION, 6860 GLACIER HWY, JUNEAU, AK 99801 (907)465-1763
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PHASE 3 – GLACIER HWY/LEMON RD FROM EGAN DR DETOUR PLAN

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	T5	



LEGEND

— 000 —	ACCESS CONTROL BOUNDARY		CONSTRUCTION WORK ZONE
— — — — —	RIGHT OF WAY (ROW) BOUNDARY		TEMPORARY PAVING
— — — — —	PARCEL BOUNDARY	---	GLACIER HWY/LEMON RD DETOUR
— · — · —	ROADWAY CENTERLINE		

GENERAL NOTES:

1. ALL SIGNS SHALL BE ORANGE VARIANT UNLESS OTHERWISE NOTED.
2. SEE CONSTRUCTION PHASING SHEETS S1-S9 FOR CONSTRUCTION DETAILS.

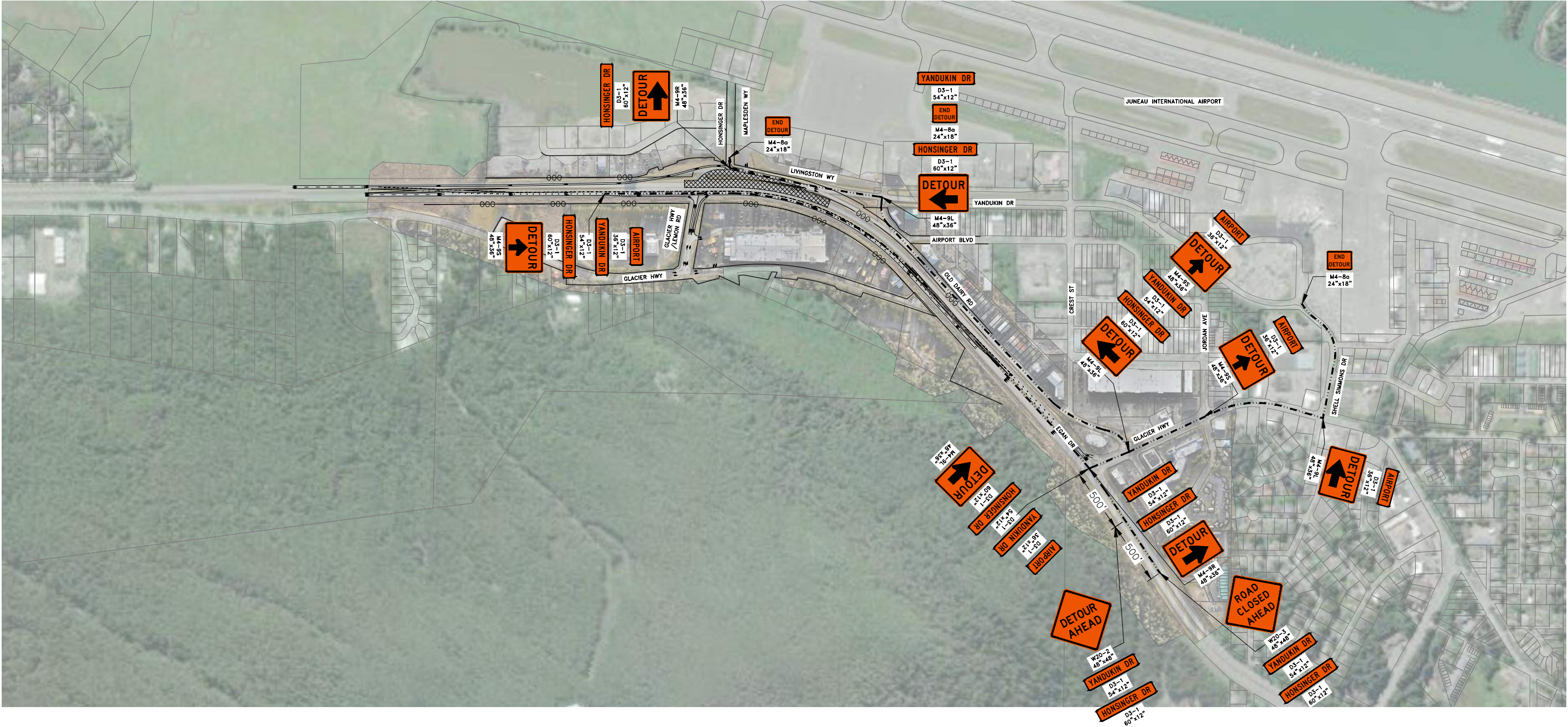


PHASE 3
DETOUR PLAN

PER PLANS
NOT FOR
CONSTRUCTION

PHASE 3 – YANDUKIN DR & HONSINGER DR FROM EGAN DR DETOUR PLAN
AND EGAN DR WESTBOUND TO JUNEAU INTERNATIONAL AIRPORT DETOUR PLAN

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	T6	



LEGEND

— 000 —	ACCESS CONTROL BOUNDARY		CONSTRUCTION WORK ZONE
— — — — —	RIGHT OF WAY (ROW) BOUNDARY		TEMPORARY PAVING
— — — — —	PARCEL BOUNDARY	— · · · — · · · —	YANDUKIN DR & HONSINGER DR DETOUR
— — — — —	ROADWAY CENTERLINE		

GENERAL NOTES:

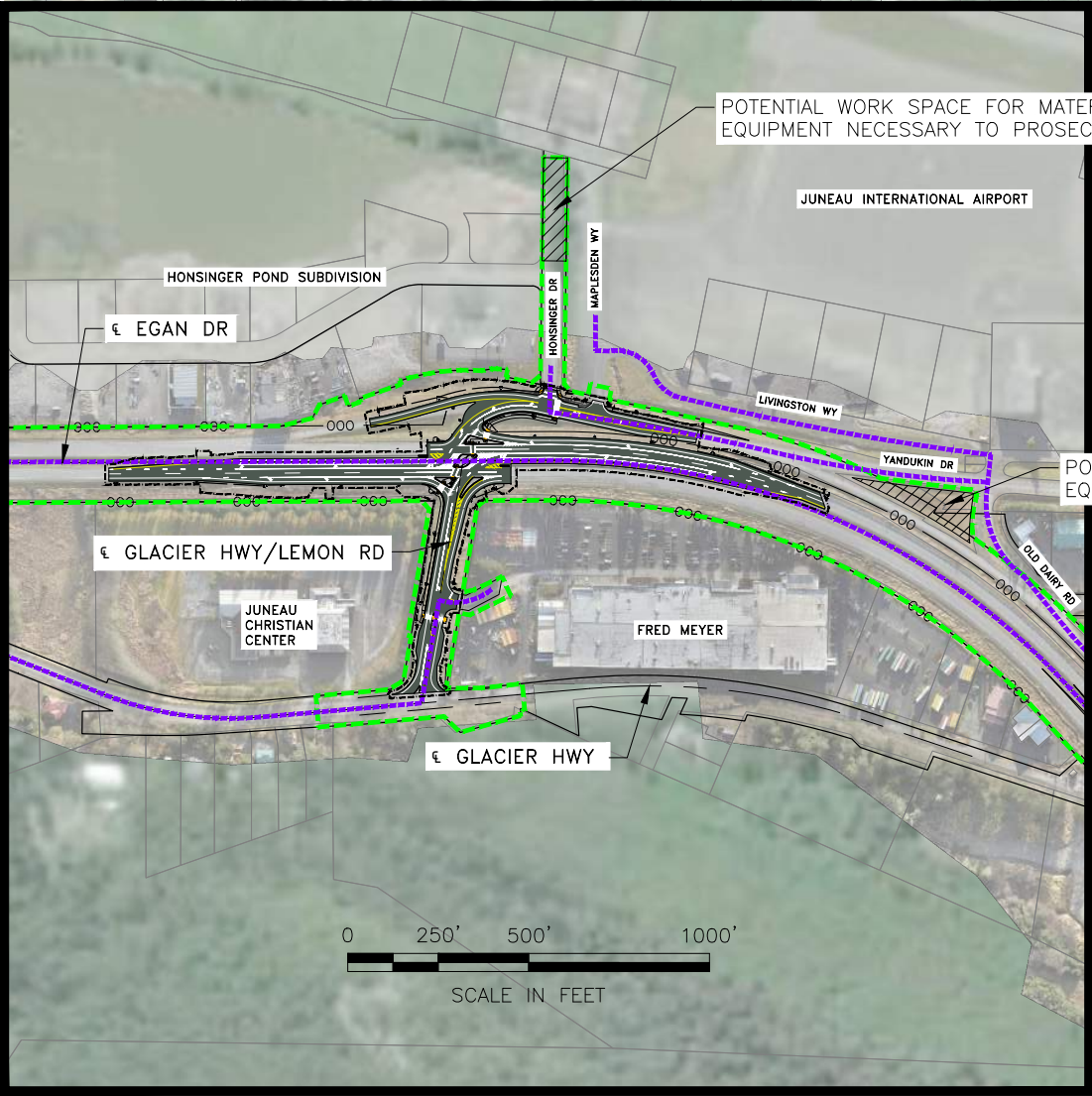
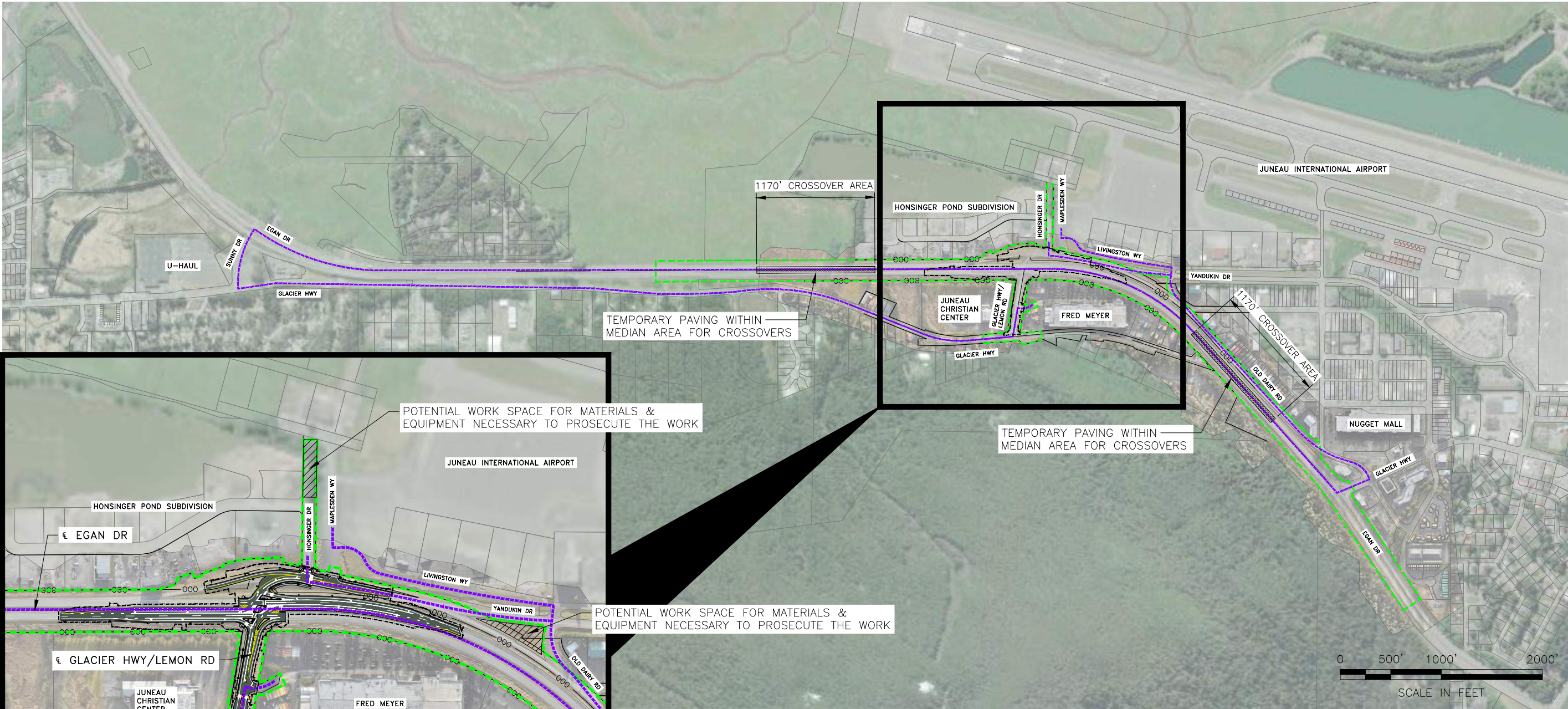
1. ALL SIGNS SHALL BE ORANGE VARIANT UNLESS OTHERWISE NOTED.
2. SEE CONSTRUCTION PHASING SHEETS S1–S9 FOR CONSTRUCTION DETAILS.



PHASE 3
DETOUR PLAN

PER PLANS
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL SHEETS
			ALASKA	0902045/SFHWY00601	2026	X1	



LEGEND

- 000 — ACCESS CONTROL BOUNDARY
- RIGHT OF WAY (ROW) BOUNDARY
- PARCEL BOUNDARY
- - - ROADWAY CENTERLINE
- POTENTIAL WORK SPACE
- TEMPORARY PAVING AREA
- - - - - ANTICIPATED CONSTRUCTION LIMITS
- - - - - CONSTRUCTION ACTIVITY BOUNDARY
- - - - - TEMPORARY DETOUR ROUTES

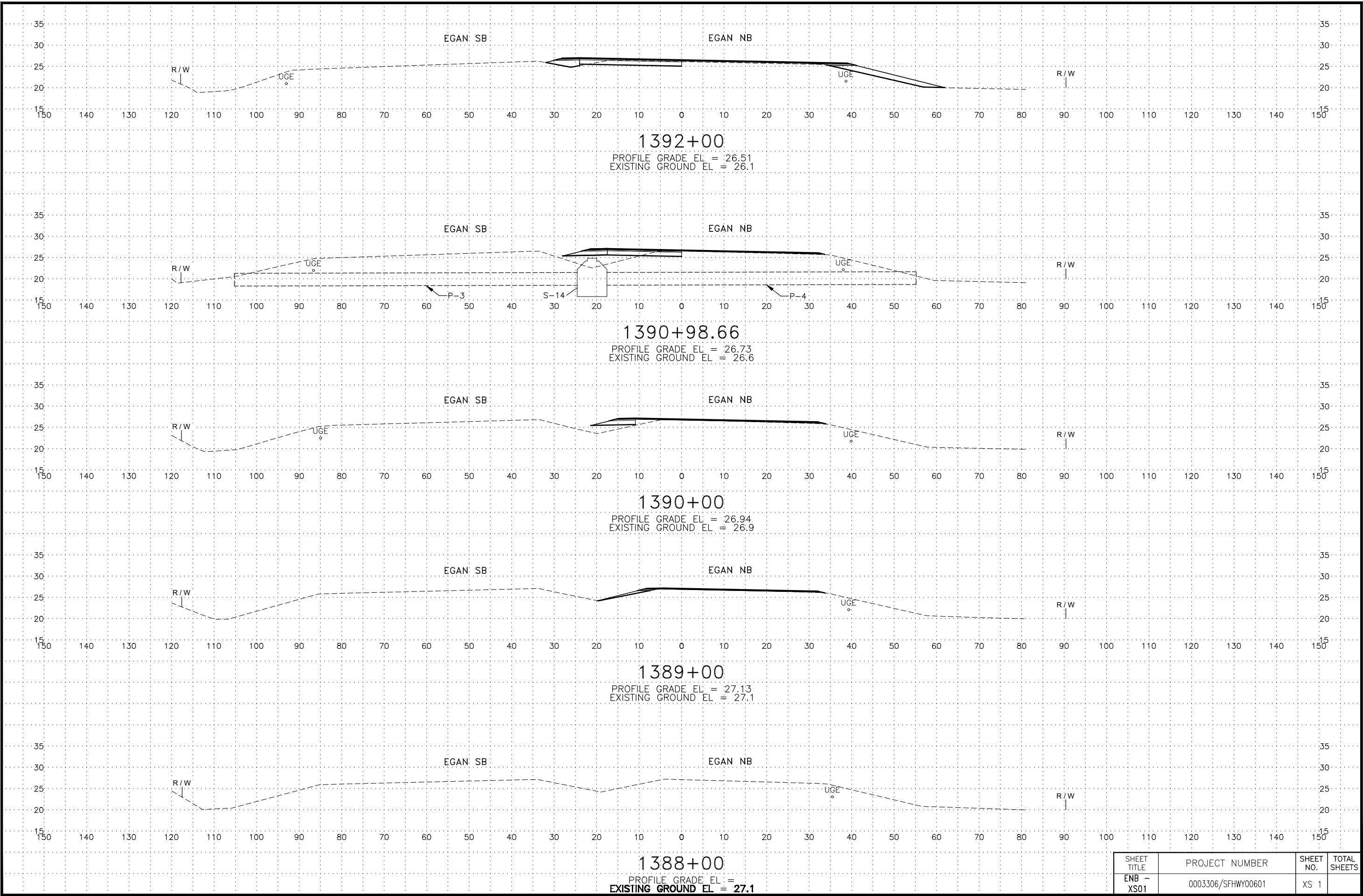
GENERAL NOTES:

- CROSSOVER AREA LENGTHS BASED ON 45 MPH SPEED; DERIVED USING MUTCD TABLES 6C-3 AND 6C-4.

EGAN DR / YANDUKIN DR
PROJECT IMPACTS EXHIBIT

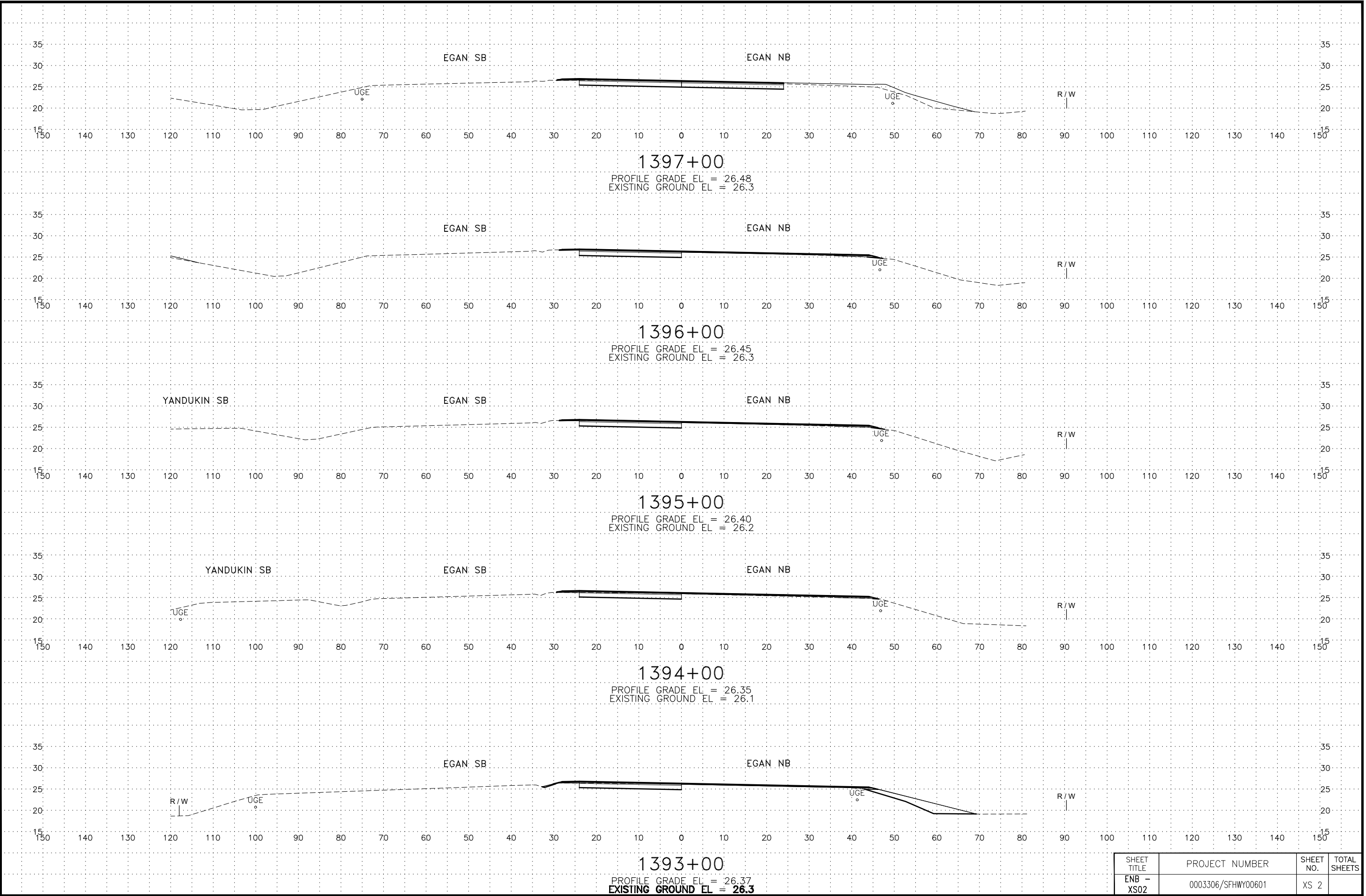
PER PLANS
NOT FOR
CONSTRUCTION

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Attachment B – Construction Plans

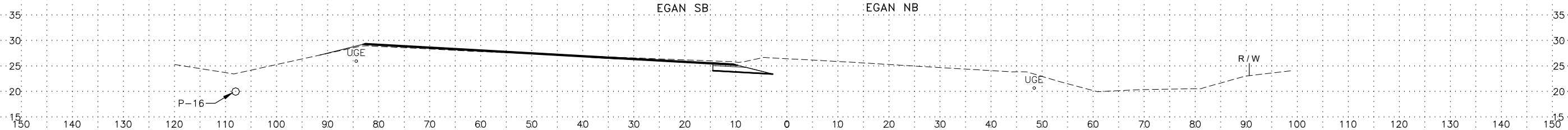
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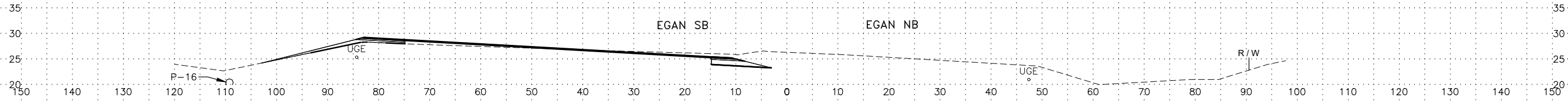
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ENB - XS02	0003306/SFHWY00601	XS 2	

Attachment B – Construction Plans

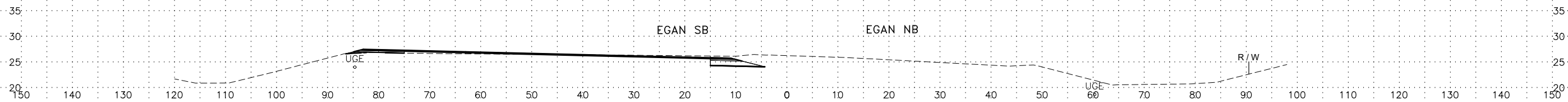
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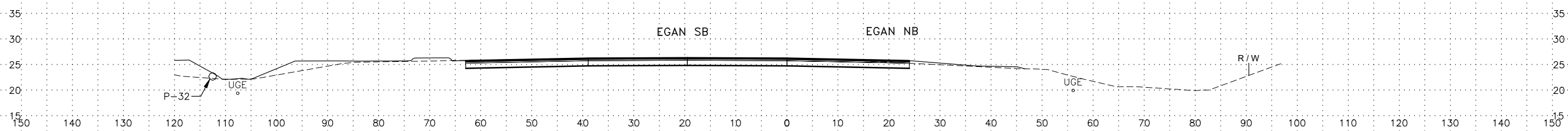
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EXISTING GROUND EL = 26.3



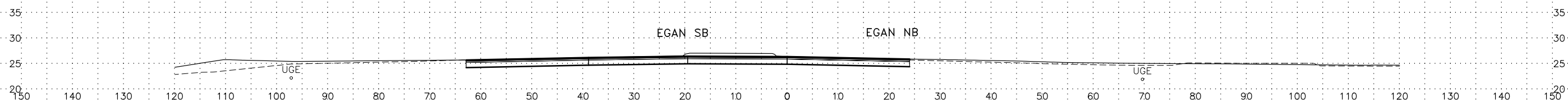
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PROFILE GRADE EL = 26.3
EXISTING GROUND EL = 26.3



1400+00
PROFILE GRADE EL = 26.3
EXISTING GROUND EL = 26.3



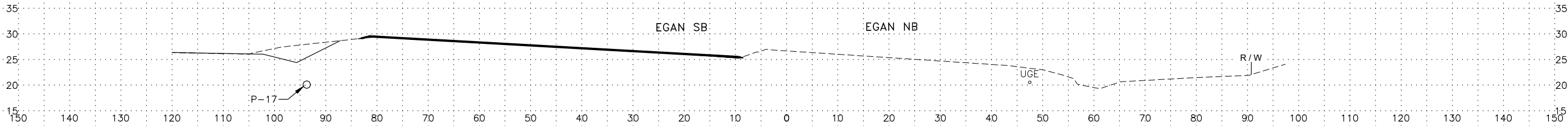
1399+00
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EXISTING GROUND EL = 26.2



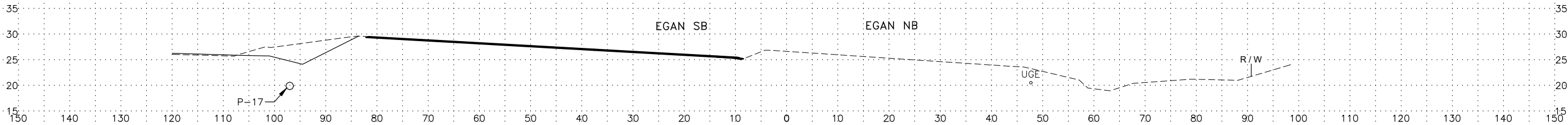
1398+00
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EXISTING GROUND EL = 26.3

SHEET TITLE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
ENB - XS03	0003306/SFHWY00601	XS 3	

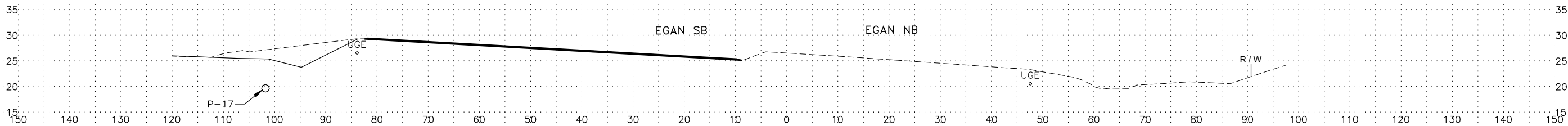
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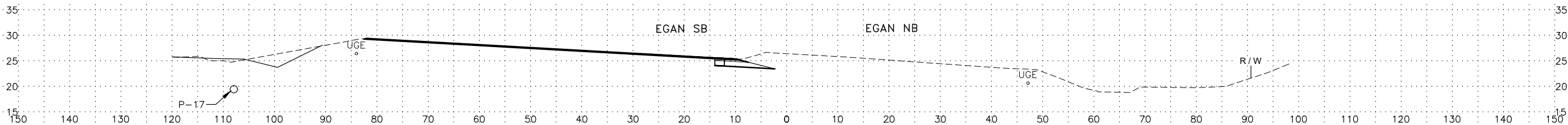
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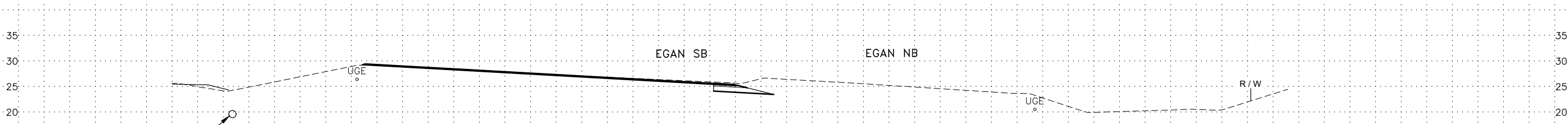
1403+50
PROFILE GRADE EL =
EXISTING GROUND EL = 26.7



1403+00
PROFILE GRADE EL =
EXISTING GROUND EL = 26.6



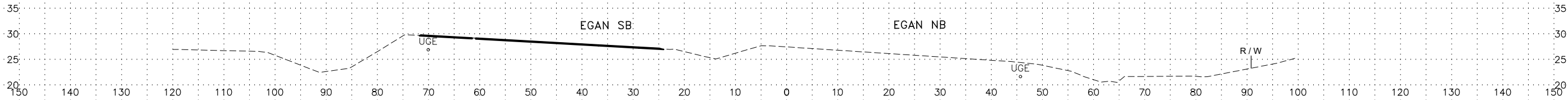
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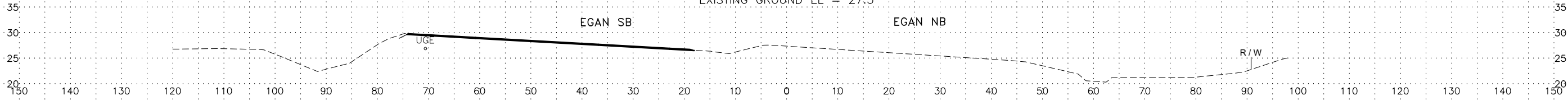
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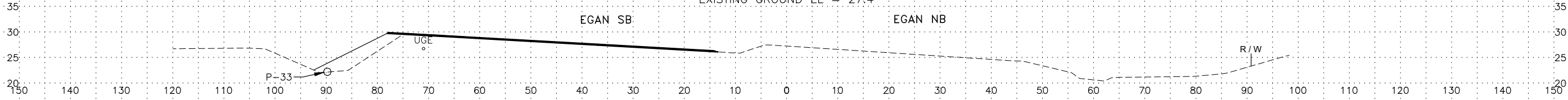
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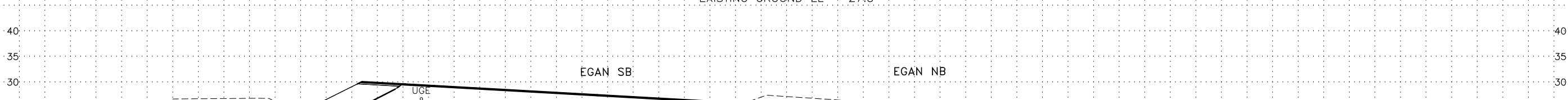
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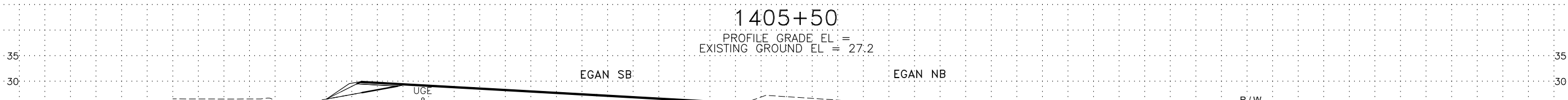
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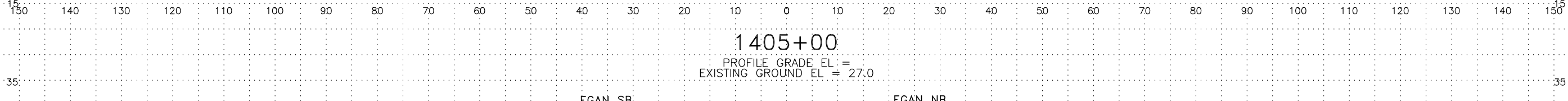
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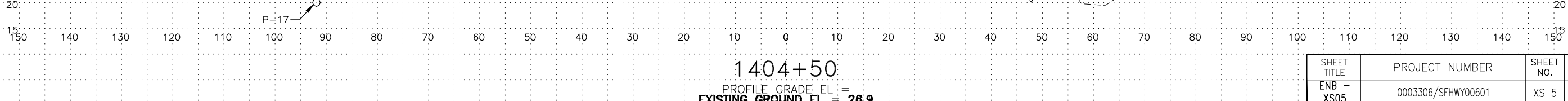
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1405+00
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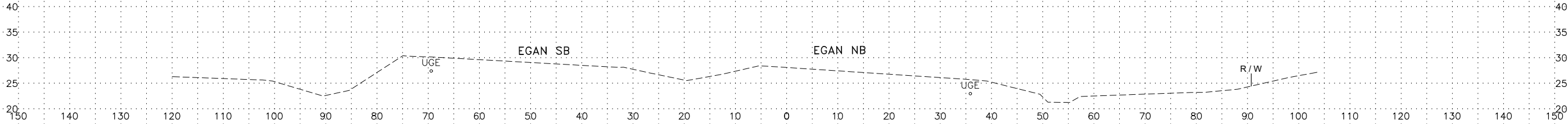


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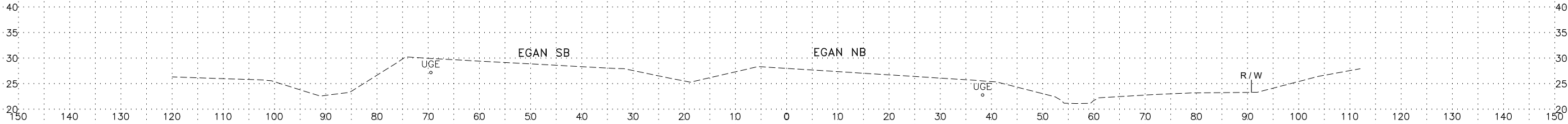


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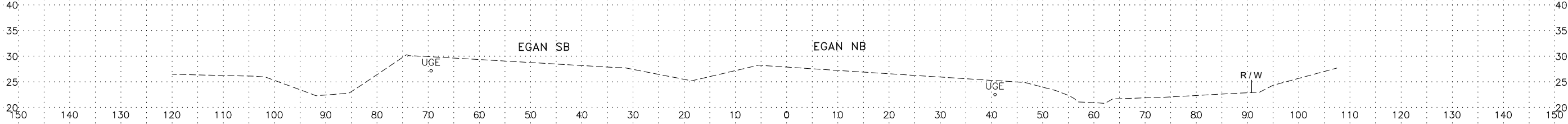
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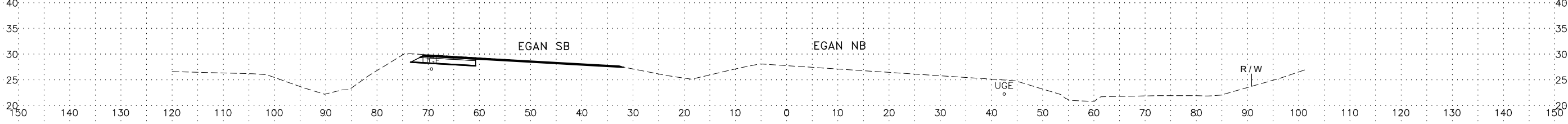
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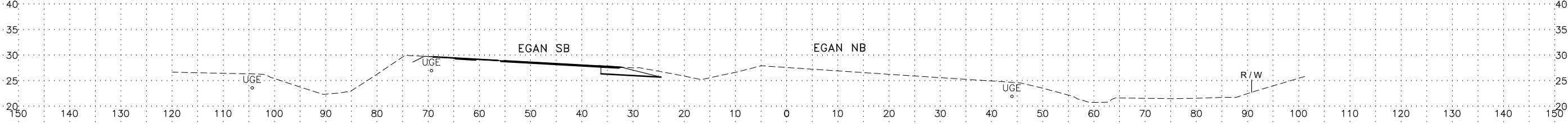
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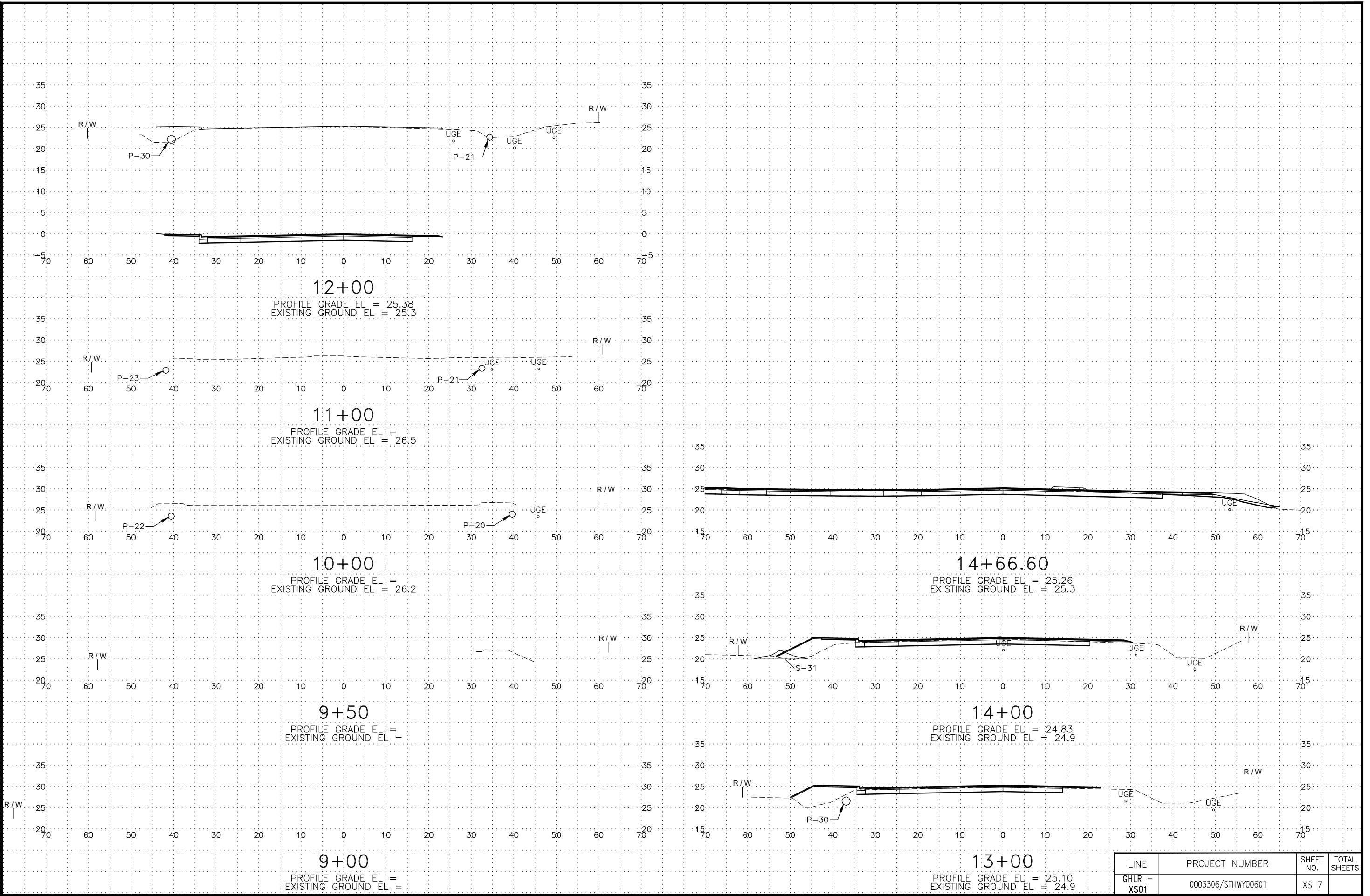
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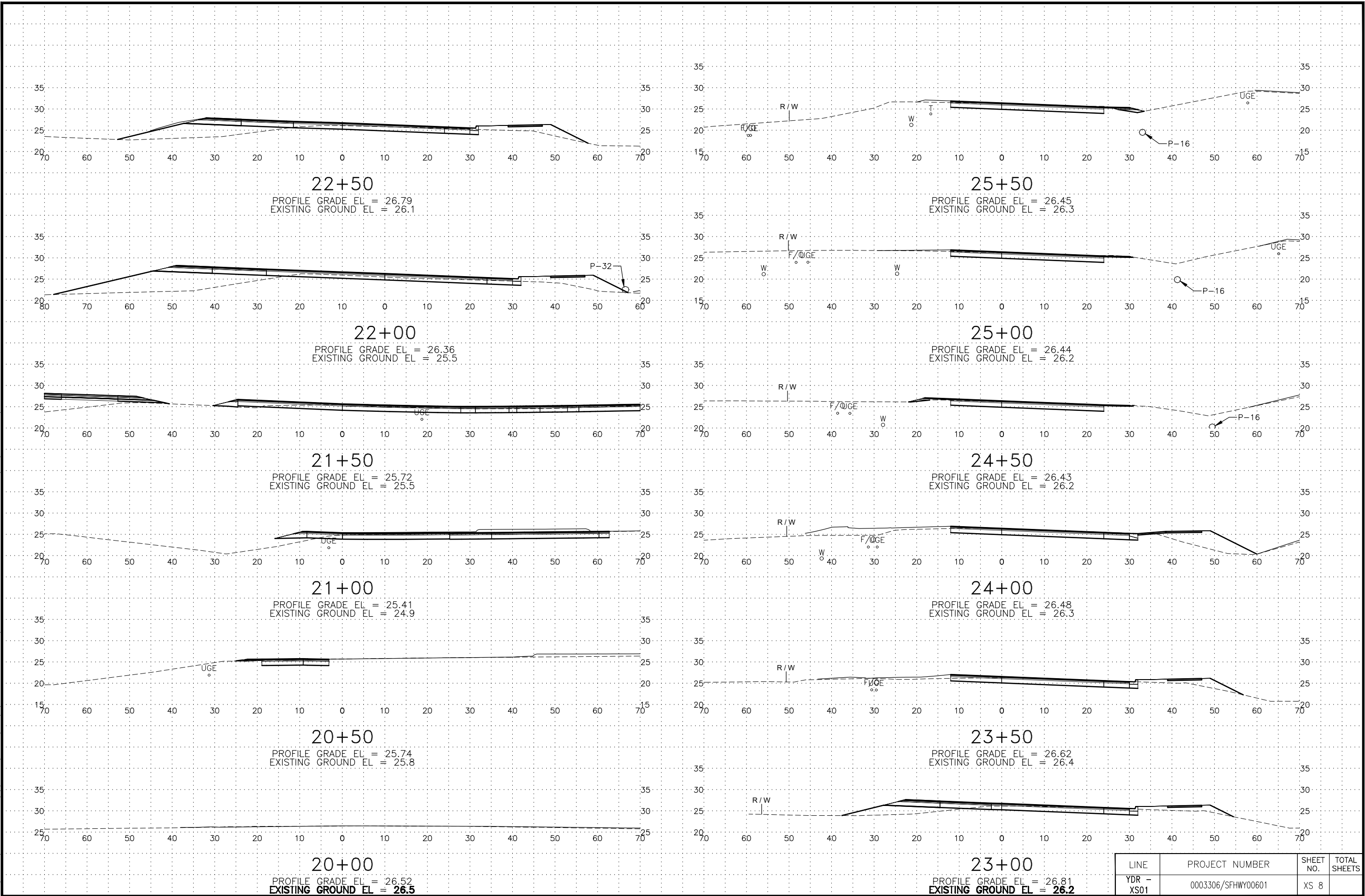
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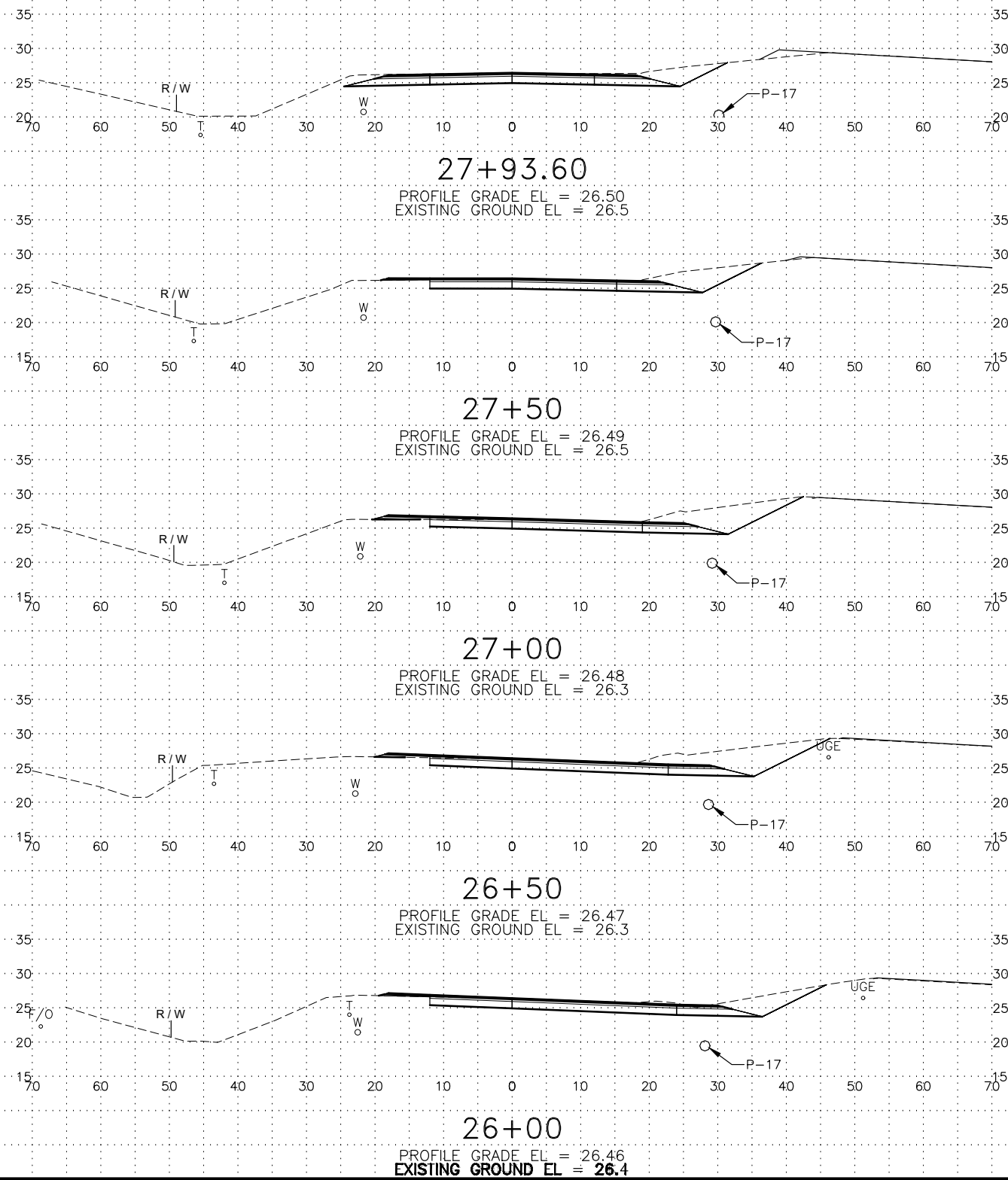
Attachment B – Construction Plans

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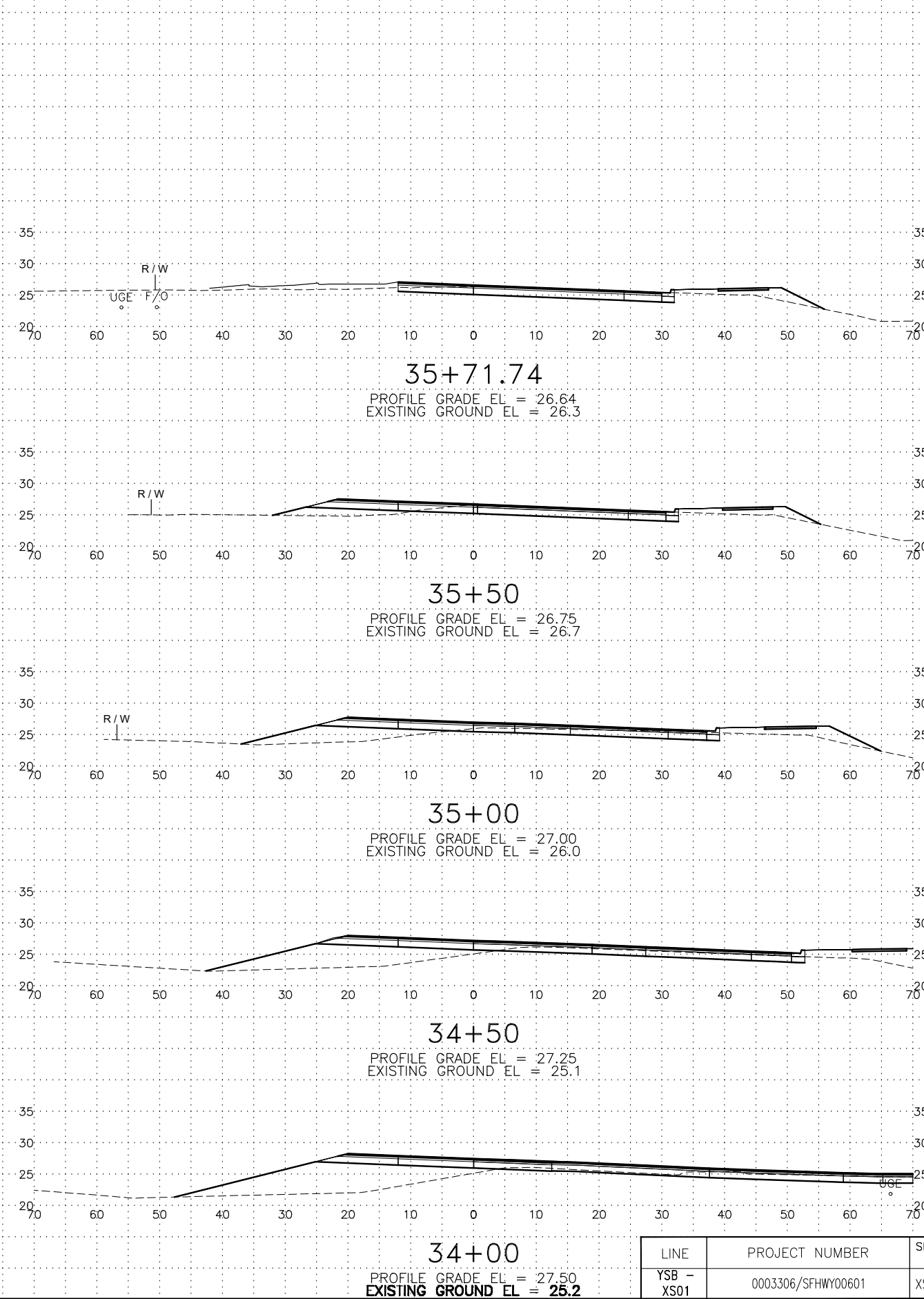
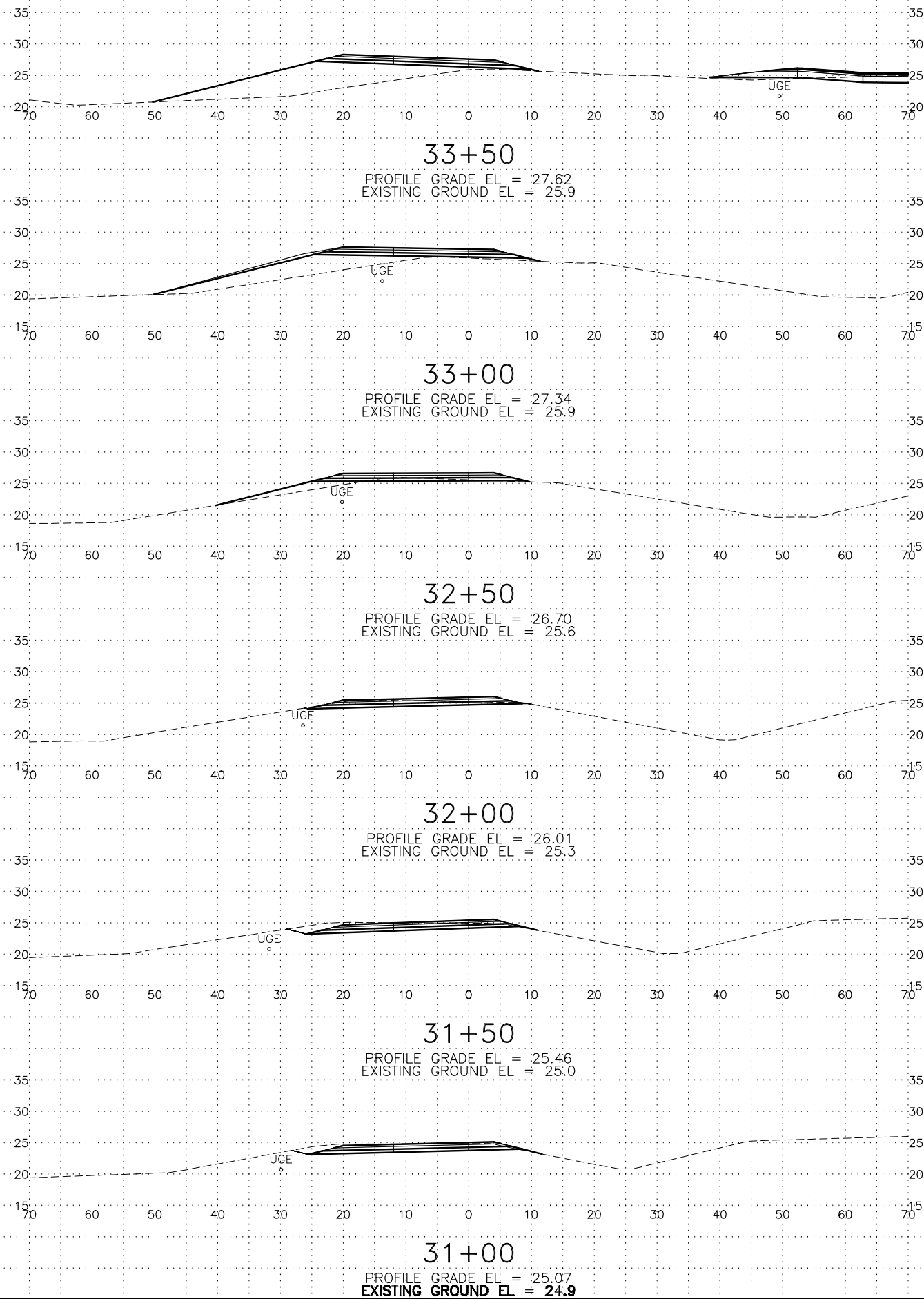
Attachment B – Construction Plans

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LINE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
YDR - XS02	0003306/SFHWY00601	XS 9	

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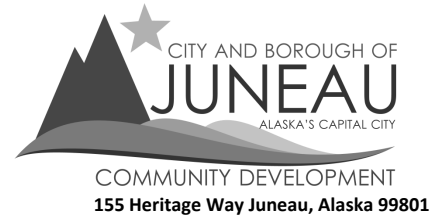
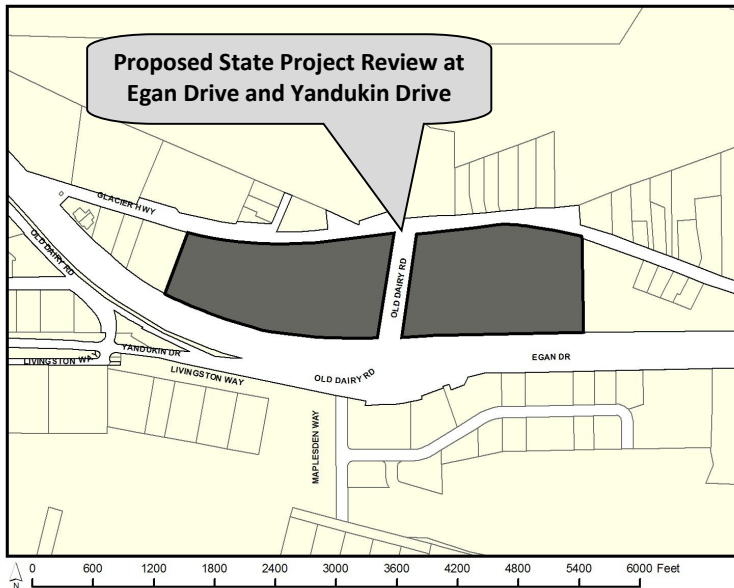
LINE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
YSB - XS01	0003306/SFHWY00601	XS 10	

Attachment B – Construction Plans

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO

A State Project Review has been submitted for consideration and public hearing by the Planning Commission for **construction of a modified partially signalized intersection at Egan Drive and Yandukin Drive** in a LC zone.

PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **Monday, June 15, 2026** at

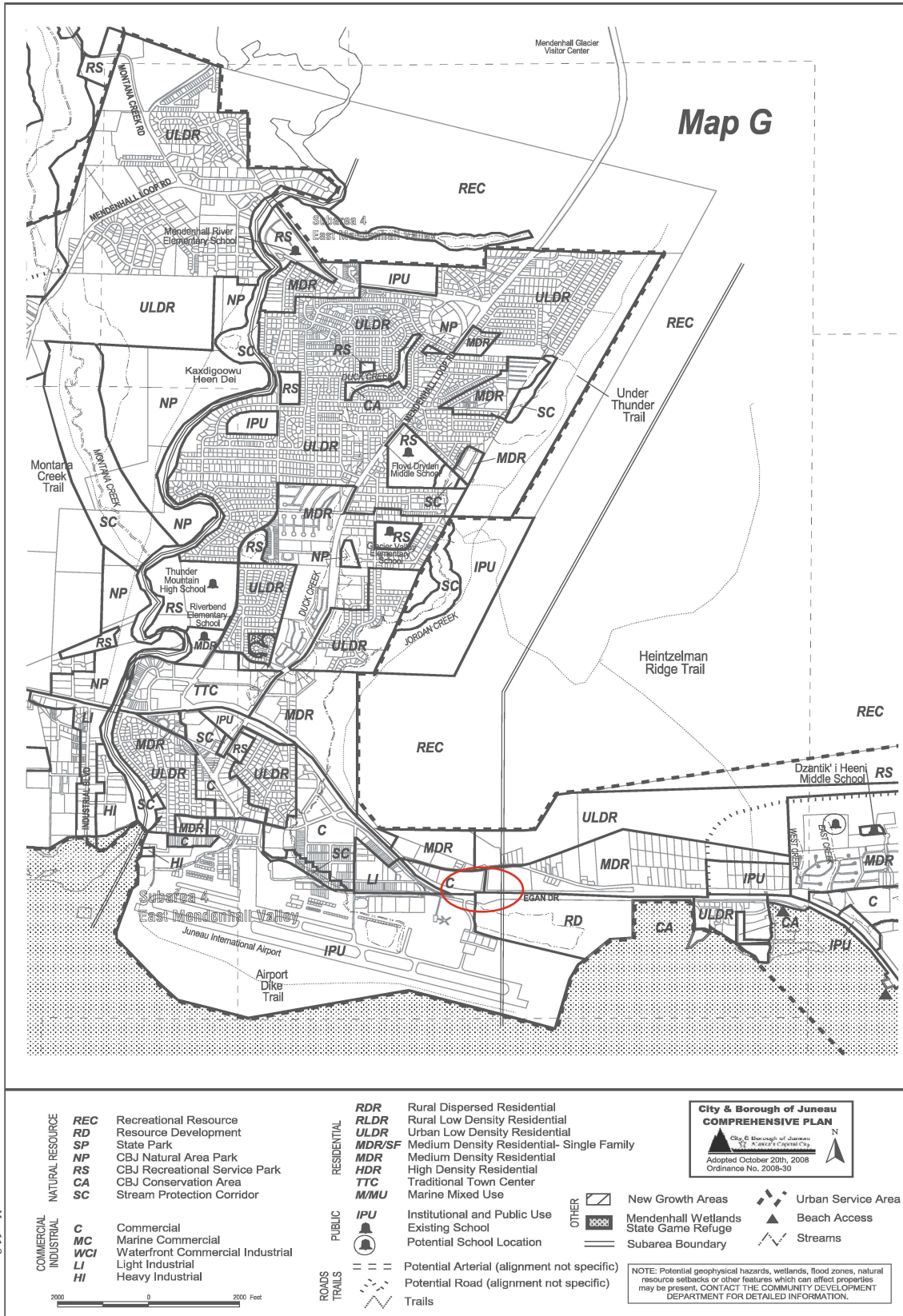
<https://juneau.org/community-development/planning-commission>

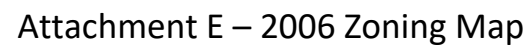
Find hearing results, meeting minutes, and more here, as well.

Now through June 1	June 2 — noon, June 18	HEARING DATE & TIME: 6:00 pm, June 23, 2026	June 24
Comments received during this period will be sent to the Planner, David Peterson , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/86847221296 and use the Webinar ID: 868 4722 1296 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.
FOR DETAILS OR QUESTIONS, Phone: (907)586-0753 ext. 4132 Email: pc_comments@juneau.gov or David.Peterson@juneau.gov Mail: Community Development, 155 Heritage Way, Juneau AK 99801			
Case No.: CSP2026 0001 Parcel No.: 5B1501000020; 5B1401050010 CBJ Parcel Viewer: http://epv.juneau.org			

Printed May 21, 2026









PLANNING COMMISSION STAFF REPORT
VARIANCE VAR2026 0001
HEARING DATE: JUNE 23, 2026

(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: June 12, 2026

TO: Erik Pedersen, Chair, Planning Commission

BY: Forrest Courtney, Senior Planner

THROUGH: Scott Ciambor, Director

PROPOSAL: Applicant requests a Non-Administrative Variance to reduce the rear yard setback from 10 feet to 2 feet for the purpose of constructing a storage structure with a caretaker unit in an Industrial Zone.

STAFF RECOMMENDATION: Denial

KEY CONSIDERATIONS FOR REVIEW:

- The stated hardship is a waste of usable industrial land.
- The applicant recently constructed a storage structure.
- The lot has been used for outside storage of industrial equipment and materials.
- Circulation limitations result from recent development.

GENERAL INFORMATION	
Property Owner	Michael and Tiffany Sturrock Living Trust
Applicant	Mike Sturrock
Property Address	1727 Anka Street
Legal Description	GLACIER INDUSTRIAL II LT 18-A1
Parcel Number	5B1201300181
Zoning	Industrial (I)
Lot Size	30,671 square feet
Water/Sewer	CBJ / CBJ
Access	Anka Street
Existing Land Use	Industrial Storage
Associated Applications	MIP2024 0011, BLD2024 0462

ALTERNATIVE ACTIONS:

1. **Approve:** Approve the permit and adopt new findings for items 1-2 below that support the approval. Approval may require conditions.
2. **Continue:** To a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.20.240
 - CBJ 49.20.250(b)
 - CBJ 49.25.400
 - CBJ 49.80

The Commission shall hear and decide the case per CBJ 49.20.240. The Planning Commission shall hear all Variance requests except Administrative Variances, and shall either approve, conditionally approve, modify or deny the request based on the criteria in section CBJ 49.20.250(b).

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (I)	Sand and Gravel Extraction
South (I)	Anka Street
East (I)	Industrial
West (I)	Industrial

SITE FEATURES	
Anadromous	Yes, Lemon Creek
Flood Zone	No; Panel 02110C1551E
Hazard	None Mapped
Hillside	N/A
Wetlands	N/A
Parking District	N/A
Historic District	N/A
Overlay Districts	Mining and Exploration Surface Activities Exclusion District, Urban/Rural Mining District

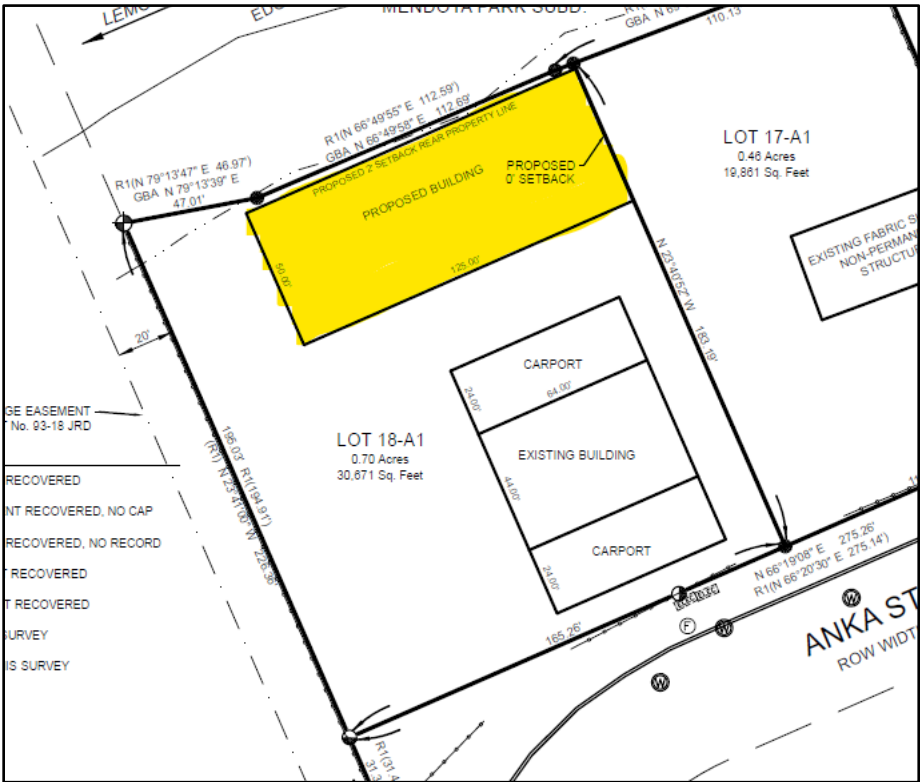


Figure 2 – Site Plan, proposed structure highlighted

BACKGROUND INFORMATION

Project Description – The applicant requests a Non-Administrative Variance to reduce the rear yard setback from ten (10) feet to two (2) feet in an Industrial zone to construct a 6,250 square foot storage structure with a 1,250 square foot caretaker unit above **(Attachment A)**. The applicant will identify areas not to be included in the computation of the attached caretaker unit’s net floor area through the building permit process to remain within maximum size limitations, CBJ 49.25.514(b)(6).

The lot currently contains a 2,816 square foot storage structure with two 1,536 square foot attached carports, constructed in 2024 under BLD2024 0462 **(Attachment B)**.

In addition to the existing storage structure, the lot accommodates outdoor storage for industrial equipment and materials **(Attachment C)**.

The application states that the rear yard setback of ten (10) feet required in an Industrial zone creates a hardship by forcing a waste of usable land. The applicant would like to maintain as much space as possible between the existing and proposed storage structures to facilitate the circulation of equipment **(Attachment A)**.

Background –

The table below summarizes relevant history for the lot and proposed development.

Item	Summary
CU-22-94	Approved conditional use permit for three (3) year temporary placement of mobile concrete mixing plant and asphalt batch plant for Lots 17A and 18A.
CU-65-96	Approved five (5) year renewal of temporary mobile concrete mixing plant and asphalt plant allowed under CU-22-94 for Lots 17A and 18A.
USE2000 0019	Approved five (5) year renewal of temporary mobile concrete mixing plant and asphalt plant renewed under CU-65-96 for Lots 17A and 18A.
VAR2000 0017	Approved temporary two (2) year variance to reduce the front yard setback from ten (10) feet to two (2) feet for Lots 17A and 18A to allow a temporary office trailer to remain in the same location for use in connection with the proposed concrete plant (Attachment D) . Temporary Office Trailers remain on Lot 17-A1 (Attachment A) .
PAC2024 0028	Pre Application Conference for lot line adjustment (Attachment E) .
BLD2024 0462	Building permit to construct a 44 foot x 64 foot (2,816 square feet) storage structure with two 24 foot x 64 foot (1,536 square feet) carports (Attachment B) .
MIP2024 0011	Minor subdivision, approved with conditions, for a lot line adjustment between Lot 17A and Lot 18A, Glacier Industrial II Subdivision. Dividing line relocated 40 feet eastward, transferring 7,327 square feet of land to Lot 18A, creating Lot 17-A1 and Lot 18-A1. (Attachment F) .
Plat	Plat2024-43: A plat of Lot 17-A1 and Lot 18-A1 Glacier Industrial II Subdivision (Attachment G) .
2026 Site Map	The site map provided depicts the existing improvements on the lot and the proposed storage structure (Attachment H) .
Contour Map	A contour map from CBJ Parcel Viewer showing the topography of the lot at one (1) foot major intervals (Attachment C) .

ANALYSIS

Project Site – The applicant identified the rear of the lot abutting Lemon Creek as an unusual or special condition of the property. Abutting Lemon Creek is a shared condition of neighboring properties along Anka St.



Figure 3 – Ariel Imagery

The anadromous habitat 50-foot no-development buffer, CBJ 49.70,330(a)(1), extends two (2) feet into the ten (10) foot rear yard setback and does not restrict buildable area on the lot (**Attachment H**).

Recent development of a storage structure and existing use of the lot for outdoor storage of industrial equipment and materials indicate the lot's topography accommodates vehicle access and storage. Topography is not a hardship.

The lot has been developed similarly to other lots on Anka Street with various industrial uses.

If the requested non-administrative variance is denied, the proposed storage structure could be constructed and would maintain approximately 22 feet of separation from the existing structure to accommodate circulation.

Setback Requirements – The applicant requests a Non-Administrative Variance to reduce the rear yard setback from 10 feet to 2 feet in an Industrial zone to construct a storage structure with a caretaker unit above.

Standard		Requirement	Existing	Requested	Code Reference
	Rear	10 feet	10 feet	2 feet	CBJ 49.25.400

VARIANCE STANDARDS

Pursuant to CBJ 49.20.200, a Non-Administrative Variance may be granted to provide an applicant relief from the requirements of this Title 49, the Land Use Code. A Variance is prohibited from varying any requirement or regulation of Title 49 concerning the use of land or structures, housing density, lot area, requirements in CBJ Chapter 49.35 (Public and Private Improvements), or requirements in CBJ Chapter 49.65 (Specified Use Provisions).

Per CBJ 49.20.250(b), a Non-Administrative Variance may be granted to provide an applicant relief from requirements of this title after the prescribed hearing and after the Planning Commission has determined that:

A. Enforcement of the ordinance would create an undue hardship resulting from the unusual or special conditions of the property.

Analysis: The applicant must establish that, due to a physical peculiarity of the land itself, adhering to the code creates an undue hardship. The applicant notes the lot is bordered by Lemon Creek, a condition shared by neighboring lots. Lemon Creek is anadromous; the required 50 foot no-development buffer, applied from the ordinary high-water mark, extends two (2) feet into the lot and does not restrict buildable area.

The applicant identified a waste of usable land as an undue hardship. In land use, “hardship” is the inability to use land in the same way others could use their land. The property is zoned Industrial to accommodate industrial uses. The applicant has constructed a storage structure and maintains outdoor storage of industrial equipment and materials. As discussed above, no unusual or special characteristics that would create an undue hardship have been established.

Finding: No. This criterion has not been met.

B. The unusual or special conditions of the property are not caused by the person seeking the Variance.

Analysis: No identified unusual or special conditions of the lot prevent construction of a second storage structure or the addition of a caretaker unit.

Finding: No. This criterion has not been met.

C. The grant of the Variance is not detrimental to public health, safety, or welfare.

Analysis: No additional analysis needed.

Finding: Yes. This criterion has been met.

D. The grant of the Variance is narrowly tailored to relieve the hardship.

Analysis: Per Criterion A, no qualifying undue hardship from usual or special property conditions has been established. Without a qualifying hardship, a variance cannot be narrowly tailored.

Finding: No. This criterion has not been met.

Pursuant to CBJ 49.20.260, the Planning Commission may attach to a Non-Administrative Variance conditions regarding the location, character, and other features of the proposed structures or uses as it finds necessary to carry out the intent of this title and to protect the public interest.

Condition: None recommended.

AGENCY REVIEW

CDD conducted an agency review comment period between May 22 and June 8. Agency review comments can be found in **Attachment I**.

Agency	Summary
CDD – Building Division	Be aware of requirements for fire rated exterior walls based on fire separation distances
CBJ Engineering and Public Works	No comments provided.
Capital City Fire & Rescue	No comments provided.

PUBLIC COMMENTS

In accordance with 49.20.230(b), public notice was mailed to property owners within 500 feet of the lot (**Attachment J**), a public notice sign was posted on-site two weeks prior to the hearing (**Attachment K**), and ads were placed in the Juneau Empire. No public comments were received at the time of writing this report.

FINDINGS

1. *Is the application for the requested Variance complete?*

Analysis: No additional analysis required.

Finding: Yes. The application for the required Variance is complete.

2. *Does the Variance as requested meet the criteria of CBJ Section 49.20.250(b)(1), Non-Administrative Variances?*

Analysis: As discussed above, Criterion A has not been met as bordering Lemon Creek is a common condition of neighboring properties, anadromous habitat protections do not restrict buildable areas on the lot, and the applicant has not established a qualifying hardship. Without a special or unique characteristic of the property, or a qualifying hardship, Criteria B and D cannot be met.

Finding: No. The requested Variance does not meet all of the criteria of CBJ Section 49.20.250(b)(1), Non-Administrative Variances.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and DENY the requested Non-Administrative Variance. The Non-Administrative Variance would allow for a reduction in the rear yard setback from 10 feet to 2 feet in an Industrial zone to construct a storage structure with a caretaker unit.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	VAR2026 0001 Application Packet
Attachment B	BLD2024 0462
Attachment C	Parcel Viewer – Contour Layer 1ft Major Interval
Attachment D	VAR2000 00017
Attachment E	PAC2024 0028 – Final Report without Attachments
Attachment F	MIP2024 0011 – Notice of Decision and Staff Report without Attachments
Attachment G	Plat2024-43
Attachment H	2026 Site Map
Attachment I	Agency Comments
Attachment J	Abutters Notice
Attachment K	Public Notice Sign



City & Borough of Juneau, Alaska
155 Heritage Way Juneau, AK 99801

Plan NO.: **VAR20260001**
Plan Type: **PL - Variance - Commission**
Work Classification: **VAR - Variance - Commission**
Plan Status: **In Review**
Apply Date: **04/25/2026**
Expiration: **[None Listed]**

Location Address

1727 ANKA ST, JUNEAU, AK 99801

Parcel Number

5B1201300181

Contacts

Mike Sturrock, Island Contractors, Inc. 3000 Blueberry Hills Rd. S, Juneau, AK 99801 (907) 500-9041 [REDACTED]@islandcontractorsak.com	Applicant	Mike Sturrock, Island Contractors, Inc. (907) 500-9041	Owner
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Description: Rear Setback

Fees	Amount	Payments	Amt Paid
Public Notice Sign Fee	50.00	Total Fees	\$550.00
Variance - Commission Decision	400.00	Credit Card	\$100.00
Public Notice Sign Deposit	100.00	Credit Card	\$450.00
Total:	\$550.00	Amount Due:	\$0.00

Additional Information:

Note: Only answered questions are listed below. For a full view of all application questions see Civic Access More Info Tab:

<https://cityandboroughofjuneauak-energovweb.tylerhost.net/apps/selfservice#/plan/0668432a-76aa-43e7-a34c-b6ff88aa3df0?tab=moreinfo>

Water Available?: Public
Sewer Available?: Public
Total Area of Lot (Sq. Ft): 30671
Total Area of Existing Structures(s) (Sq.Ft): 5888
Total Area of Proposed Structure(s) (Sq. Ft.): 6250
Existing lighting to remain?: Yes
Current use of land or building(s): Business
Proposed use of land or building(s): Business
Describe the Project: Office / Storage Building
Describe the Project Purpose: Business
Describe the Project Site Circulation: Driveway to adequate Parking
Describe the Project Traffic: Employee
Describe the Project Site Drainage: Catch Basins
Describe the Project Site Snow Storage: Adequate
Describe the Project Site Vegetation: Perimeter
Project includes proposed lighting?: Yes
Accessory Apartment?: No
Variance Code Citation: 49.25.400
Unusual or Special Conditions: Rear property line borders Lemon Creek
Hardship:: Inaccessible land behind building
Yes/No: No
Public Welfare: Beneficial
Narrowly Tailored: Reducing the rear setback to 2' allows maximum use of the buildable land and remains outside of the 50' OHW setback



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 1727 Anka St.		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Glacier Industrial II, Plat 93-19 JNU Recording District, 130, 2, 0180 (18-A)		
	Parcel Number(s) 5B1201300180		
	☐ This property is located in the downtown historic district ☐ This property is located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner	Contact Person	
	Michael and Tiffany Sturrock Living Trust		Mike Sturrock
	Mailing Address	Phone Number(s)	
	PO Box 241036, Douglas, AK 99824	(907) 500-9041 (907) 321-2528	
E-mail Address	@islandcontractorsak.com		
LANDOWNER/ LESSEE CONSENT			
Required for Planning Permits, not needed on Building/ Engineering Permits.			
Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.			
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:			
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.			
B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.			
Mike Sturrock		Landowner	
Landowner/Lessee (Printed Name)		Title (e.g.: Landowner, Lessee)	
x		04/16/26	
	Landowner/Lessee (Signature)	Date	
Tiffany Sturrock		Landowner	
Landowner/Lessee (Printed Name)		Title (e.g.: Landowner, Lessee)	
x		04/16/26	
	Landowner/Lessee (Signature)	Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.			
APPLICANT			
If same as LANDOWNER, write "SAME"			
Applicant (Printed Name)	Contact Person		
SAME	SAME		
Mailing Address	Phone Number(s)		
SAME	SAME		
E-mail Address	SAME		
SAME	SAME		
x	Applicant's Signature	Date of Application	

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

Intake Initials

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number

Date Received

Updated 6/2022-- Page 1 of 1



04/28/2026

RE: CBJ Non-Administrative Variance Application

To whom it may concern,

We are designing a 6,250 SF building with the intention of building on 1727 Anka St. It will consist of 5 – 20'x50' storage bays and a 25'x50' with caretaker's unit above.

At Glacier Industrial II, Plat 93-19 JNU Recording District, Lot 18-A1, we are proposing that the 10' rear setback be reduced to 2' rear setback. We feel that the current setback requirement creates hardship by forcing a waste of usable industrial land between our proposed building and the rear property line before the creek bank. Being industrial zone property, we feel that the structure, and maximizing industrial land use are important. The lot adjacent our rear property line is Lemon Creek and is an annual mining parcel thus nothing will be built on it.

We want to keep as much usable space between the existing building and the new building as that is the U shaped drive lane for our business to drive construction equipment in one gate and out the other.

Sincerely,

Mike Sturrock

 [@islandcontractorsak.com](mailto:islandcontractorsak.com)

From: [MALLER, Brian \(JUNSC\)](#)
To: [Mike Sturrock](#)
Subject: RE: 1727 Anka St. Variance Request
Date: Thursday, April 16, 2026 1:47:17 PM
Attachments: [image002.png](#)

Mike,

Thank you for your time today to walk me through the site and lay out your plans for me. Secon has no issue with reducing the setback along our adjacent property line to 0'.

Brian Maller
General Manager
907-723-7989
[\[REDACTED\]@colaska.com](#)



C2 - COLAS GROUP INTERNAL: Employees and partners who need to know.

From: Mike Sturrock <[\[REDACTED\]@islandcontractorsak.com](#)>
Sent: Sunday, April 12, 2026 3:11 PM
To: MALLER, Brian (JUNSC) [\[REDACTED\]@colaska.com](#)>
Subject: 1727 Anka St. Variance Request

Warning : Message sent from Internet from [\[REDACTED\]@islandcontractorsak.com](#)

Do not click on the links or attachments unless you are sure of the sender's address.

Brian,
I'm drafting documents to send to CBJ and looking for COLASKA consent prior to sending in. Could you scan this over and let us know if anyone has any concerns? Any input would be greatly appreciated.

Mike Sturrock
Island Contractors, Inc.
P.O. Box 241036
Douglas, AK 99824
P: (907) 500-9041



BUILDING PERMIT

Permit No.
BLD20240462

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspection, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Your special attention is called to the following:

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances.

The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenant or any zoning or other regulation.

If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must be available on site at all times while the construction is in progress and before final inspection.

The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Note: City Ordinances REQUIRE a Final Inspection be approved for every Building Permit.

Inspections

Inspections can be arranged by telephoning **586-1703** or by written or by online form or Email.

The Online Building Inspection Request Form is at: www.juneau.org/community-development/cdd-inspection-request.

Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required.

All inspections must be requested before noon the business day prior. Same day inspections must be requested by calling 586-0770

Please provide the following information: 1 Permit Number, 2 Address, 3 Type of Inspection, 4 Date and Time and 5 Contact Name and Phone Number.

Job Address: **1727 ANKA ST**
Permit Number: **BLD20240462**
Project Description: **New storage building**

Issued Date : **08/28/2024**
Parcel No: **5B1201300180**

Parcel Information : **GLACIER INDUSTRIAL II LT 18A**

Setbacks: Zone: :
Front: 10.00 Ft. Side 1: 0.00
Rear: 10.00 Ft. Side 2: 0.00
Street Side: 10.00 Ft.

Comments:

Owner : **MICHAEL AND TIFFANY STURROCK LIVIN
MICHAEL DAVID STURROCK & TIFFANY C
3000 BLUEBERRY HILLS RD
JUNEAU AK 99801**

Applicant : **ISLAND CONTRACTORS
PO BOX 241036
DOUGLAS AK 99824**

Fee Type	Date	Receipt	Amount Paid
BLD- Bldg Permit Fee	07/24/2024	11931	\$1,746.90
BLD- Comm Plan Review	07/24/2024	11931	\$1,135.49
Total Fees Paid:			<u>\$2,882.39</u>

Valuation for Permit Fee Calculations:

S.F.	Type	Rate	Amount
2,682	Storage-Warehouse	53.32	143,004.24
3,328	Utl & Misc-Carport	43.28	144,035.84

Total Valuation: \$287,040.06

Project Conditions and Holds:

Approved Plans On Site - CBJ approved plans must be on site and available to the inspector. Inspections will not be performed and additional fees may apply if approved plans are not available to the inspectors.

Snow Stops - CBJ 19.04.R801.4 and 19.03.1504.9 require snow stops or other devices be implemented to prevent snow from discharging onto public ways, adjoining property, onto or against other buildings or in a manner that blocks exit from buildings.

Steam & Hot Water Boilers - All steam & hot water boilers SHALL be protected with a low-water cutoff control per 2006 IMC section 1007.1 and 2012 IRC section M2002.5.

Public Use Lavatories - Hot water delivered to public use lavatories shall be limited to a maximum temperature of 120 degrees Fahrenheit by a device that conforms to ASSE 1070/ASME A112.1070\ CSA B125.70. The water heater thermostat shall not be considered a control for meeting this provision.

Verify Water Meter Installation - Meter installation must be in accordance with CBJ STD 420 prior to issuance of TCO. Installation must include three 22 gauge multicolored conductors in 1/2" electrical conduit from main entrance of building to within 12" of meter register (not to exceed 100'). Allow an extra 2' of wire for meter connections. Meter must be installed with the following clearances: minimum 18" clearance above meter and minimum 12" clearance each side and below meter. Contact CBJ Utility Business Unit for meter issuance and remote readout installation, 586-0997, a minimum of 48 hours prior to meter issuance or remote readout installation.

Special Condition - Check with State of Alaska Fish and Game and State of Alaska Natural Resources for their requirements regarding draining into Lemon Creek.

Special Condition - Part of storm drain pipe, SD-2 and the rock splash pad are located in private property, A letter from the owner of that lot stating they have no objection needs to be submitted.

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-0770 - FAX: 586-4529 - Inspection Requests: 586-1703, Inspections@Juneau.org - Questions, Email: permits@juneau.org
Web Site: www.juneau.org/community-development

Attachment B - BLD2024 0462



BUILDING PERMIT*

Permit No.
BLD20240462
Page No. 2

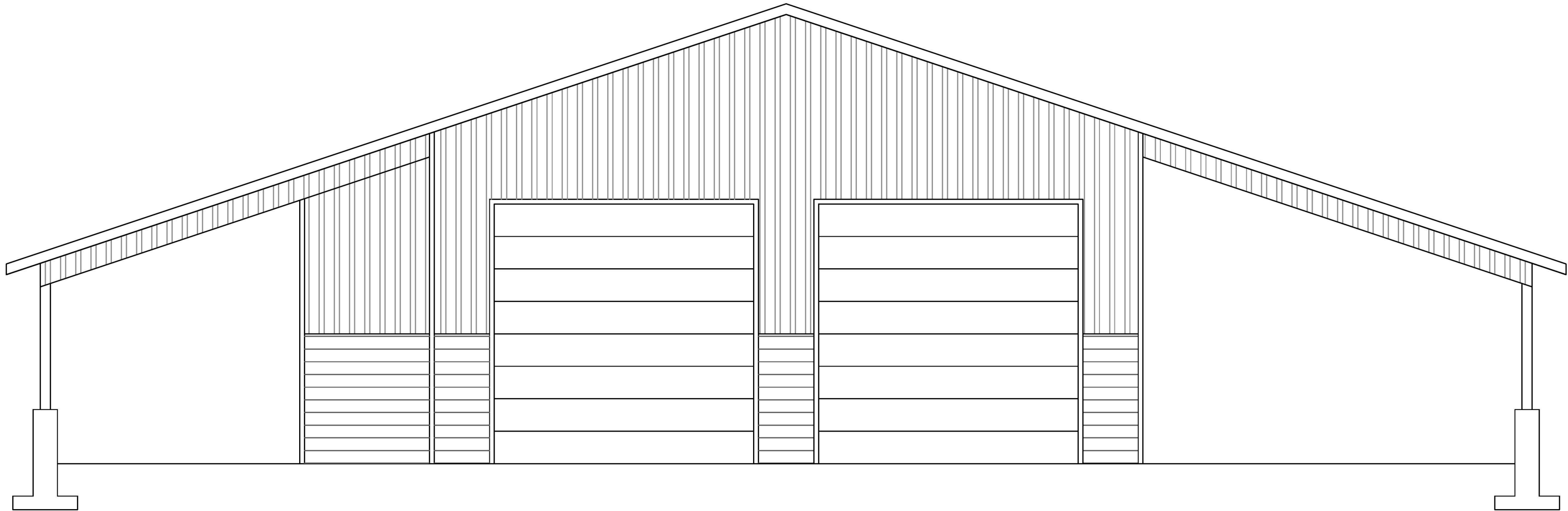
* NOTE: "Building Permit" is a generic term which includes Building Safety Inspection, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined.

B-Electrical Final	B-Heat Piping	B-Mechanical Final
B-Plumbing Final	B-Foundation, Forms and Reinforcing Steel	B-Temporary Power
B-Framing	B-Rough Electrical	B-Yellow Tag Electrical
B-Rough Plumbing	B-Insulation/Vapor Barrier	B-Vents (Bath, Dryer, Kitchen, etc.)
B-Building Final		

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-0770 - FAX: 586-4529 - Inspection Requests: 586-1703, Inspections@Juneau.org - Questions, Email: permits@juneau.org
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Attachment B - BLD2024 0462



SHEET INDEX	
SHEET	DESCRIPTION
1	CODE DATA AND GENERAL NOTES
2	CONSTRUCTION NOTES
3	FOUNDATION PLAN
4	FLOOR PLAN
5	ROOF PLAN
6	BUILDING SECTION
7	ELEVATIONS

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ENGINEER SHALL IMMEDIATELY BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
2. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF, AND A SOLUTION GIVEN BY, THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
3. IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE "GENERAL" NOTES AND/OR "STANDARD DETAILS."
4. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
5. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE STRUCTURAL DRAWINGS.
6. ALL CONSTRUCTION SHALL BE DONE WITH MATERIALS, METHODS, AND WORKMANSHIP ACCEPTED AS GOOD PRACTICE BY THE CONSTRUCTION INDUSTRY IN CONFORMANCE TO THE PROVISIONS OF THE 2012 "INTERNATIONAL BUILDING CODE" (IBC) AS WELL AS THE CITY & BOROUGH OF JUNEAU'S TITLE 19 AND STANDARDS REFERENCED THEREIN.
7. PIPES, DUCTS, SLEEVES, OPENINGS, POCKETS, CHASES, BLOCK-OUTS, ETC., SHALL NOT BE PLACED IN SLABS, FOUNDATIONS, ETC., NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR SUCH ITEMS, UNLESS SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS.
8. IN AREAS TO BE EXCAVATED, THE CONTRACTOR SHALL DETERMINE THE LOCATIONS OF EXISTING UTILITY SERVICES PRIOR TO EXCAVATION.

Have AK engineer stamped
truss details at site for framing
inspection.

DESIGN CRITERIA & CONSTRUCTION INFORMATION

- | | |
|--------------------------------|-------------------------------|
| 1. PROJECT NAME: | STURROCK SHOP |
| 2. DATE: | JUNE 27, 2024 |
| 3. ADDRESS: | 1727 ANKA ST. |
| 4. LEGAL DESCRIPTION: | GLACIER INDUSTRIAL II LOT 18A |
| 5. OWNER: | MIKE STURROCK |
| 6. OWNER CONTACT: | MIKE STURROCK - 907-500-9041 |
| 7. ENGINEER: | ERIN HOWELL - 907-321-5950 |
| 8. CONTRACTOR: | ISLAND CONTRACTORS |
| 9. CONSTRUCTION: | NEW |
| 10. ROOF LIVE LOAD: | 50 PSF |
| 11. ROOF SNOW LOAD: | 50 PSF |
| 12. SLAB ON GRADE: | 125 PSF |
| 13. WIND: | 127 MPH, EXPOSURE B |
| 14. SEISMIC: | ZONE 2B |
| 15. CODE: | IBC 2012 |
| 16. TYPE OF CONSTRUCTION: | V-B |
| 17. OCCUPANCY GROUP: | S-1 |
| 18. ALLOWABLE FLOOR AREA: | 9,000 S.F. |
| 19. ACTUAL FLOOR AREA: | 2,896 S.F. |
| 20. MAXIMUM HEIGHT: | NONE |
| 21. MAXIMUM NUMBER OF STORIES: | 2 |
| 22. ACTUAL HEIGHT: | 28'-4" |
| 23. NUMBER OF STORIES: | 1 |
| 24. ZONING: | INDUSTRIAL |

Reviewed For Code Compliance

Inspections will not be
performed without CBJ
approved plans on
site.

JS

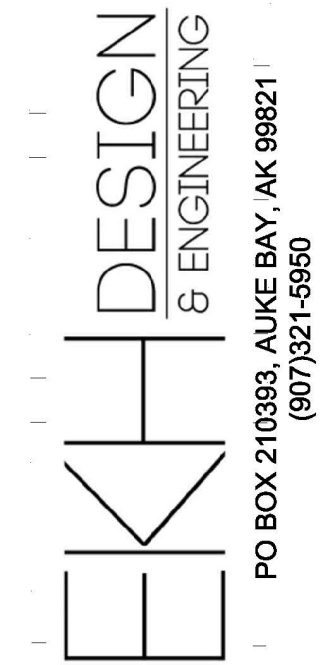
7/26/2024



Approved TAR 07/30/2024
Comractor will provide 4- 10LB ABC
extinguishers-properly mounted.

MIKE STURROCK
3000 BLUEBERRY HILLS RD.
JUNEAU, AK 99801
(907) 500-9041
GLACIER INDUSTRIAL II LOT 18A
1727 ANKA ST.

STURROCK SHOP
CODE DATA & GENERAL NOTES



SCALE:

NTS

DATE:

7/2/24

DRAWN BY:

EKH

CHECKED BY:

EKH

SHEET

1
OF
7

FOUNDATION

1. SOIL DESIGN INFORMATION:
- SOIL DESIGN PRESSURE:
- CONTINUOUS FOOTINGS: 2,500 PSF (MIN.)
- BOTTOM OF FOOTINGS SHALL BE AT LEAST 32" BELOW LOWEST ADJACENT FINISH GRADE.
2. THE FINISH EXCAVATION FOR FOUNDATIONS SHALL BE NEAT AND TRUE TO LINE WITH ALL LOOSE MATERIAL AND STANDING WATER REMOVED BEFORE CONCRETE IS PLACED. PRIOR TO THE PLACEMENT OF ANY CONCRETE, THE EXCAVATIONS SHALL BE INSPECTED AND APPROVED.
3. ALL DISTURBED SOILS SHALL BE COMPACTED.
4. FOUR INCHES OF D-1 TO BE PLACED, LEVELED, AND COMPACTED UNDER ALL FLOOR SLABS AND FOUNDATIONS.

REINFORCING STEEL

1. BAR REINFORCEMENT SHALL CONFORM TO THE FOLLOWING GRADES OF ASTM A615:
- #4 GRADE 60
- #5 GRADE 60
- #7 GRADE 60
- #8 GRADE 60
2. DETAILS FOR REINFORCEMENT SHALL BE IN ACCORDANCE WITH CHAPTER 7 OF THE AMERICAN CONCRETE INSTITUTE (ACI) 318, UNLESS OTHERWISE NOTED.
3. LAPS AT BAR SPLICES IN CONCRETE CONSTRUCTION SHALL BE CLASS A, OR B. IN ACCORDANCE WITH CHAPTER 12 OF ACI 318, UNLESS OTHERWISE NOTED. SPLICE LENGTHS ARE AS FOLLOWS:
- CATEGORY A:
- #4 29"
- #5 36"
- #6 43"
- #7 63"
- #8 72"
- CATEGORY B:
- #4 37"
- #5 47"
- #6 56"
- #7 81"
- #8 93"
4. ALL REINFORCING STEEL SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE OR GROUT.
5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
6. LAPS OF WELDED WIRE FABRIC AT SPLICES SHALL BE IN CONFORMANCE WITH ACI 318, BUT NOT BE LESS THAN 8 INCHES.
7. REINFORCING STEEL DETAILING, BENDING, AND PLACING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF STANDARD PRACTICE" BY CRSI.
8. WELDING OF CROSSING BARS AND TACK WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED.

TYPICAL ABBREVIATIONS

BR.	BEDROOM
CL	CENTER LINE
CONC.	CONCRETE
CONT.	CONTINUOUS
DBL.	DOUBLE
EW	EACH WAY
GA.	GAUGE
GLB	GLU-LAM BEAM
O.C.	ON CENTER
PERF.	PERFORATED
P.T.	PRESSURE TREATED
REQ'D	REQUIRED
TYP.	TYPICAL
W/	WITH

REINFORCED CONCRETE

1. REINFORCED CONCRETE SHALL CONFORM TO THE FOLLOWING:
- 1.1. THE MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS:
- | | |
|----------------|-----------|
| FOUNDATION | 3,000 PSI |
| SLABS-ON-GRADE | 3,000 PSI |
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C150 TYPE I OR II.
3. AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C33.
4. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, EXCEPT AS MODIFIED BY THESE NOTES.
5. ADMIXTURES MAY BE USED WITH PRIOR APPROVAL OF HE ENGINEER. ADMIXTURES SHALL COMPLY WITH ASTM A494. ADMIXTURES USED TO INCREASE THE WORKABILITY OF THE CONCRETE SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT. ADMIXTURES CONTAINING CHLORIDES SHALL NOT BE USED.
6. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94.
7. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED:
- | | |
|--|------|
| CAST-IN PLACE CONCRETE: | |
| CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: | 3 IN |
| FORMED SURFACES EXPOSED TO EARTH OR WEATHER: | 2 IN |
8. ALL VERTICAL SURFACES OF CONCRETE ABOVE FINISHED GRADE SHALL BE FORMED.

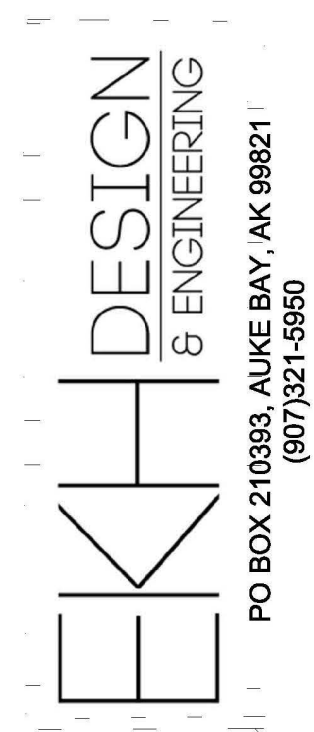
STRUCTURAL WOOD

1. SAWN WOOD MEMBERS SHALL BE DOUGLAS FIR LARCH NO. 2 OR BETTER, UNLESS OTHERWISE NOTED, S4S, CONFORMING TO THE IBC.
2. PLYWOOD SHALL BE APA RATED SHEATHING AND SHALL CONFORM TO THE REQUIREMENTS OF IBC AND SHALL BE OF THICKNESS AND GRADE AS NOTED ON THE STRUCTURAL DRAWINGS.
3. FRAMING ANCHORS, STRAPS, JOIST HANGERS, ETC., SHALL BE AS MANUFACTURED BY "SIMPSON COMPANY" OR APPROVED EQUAL.
4. BOLTS SHALL CONFORM TO ASTM A307, NUTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A563, HEX GRADE A.
5. ALL BOLT HEADS, NUTS, AND LAG SCREWS BEARING ON WOOD SHALL HAVE CUT WASHERS, UNLESS OTHERWISE NOTED.
6. NAILING OF SAWN WOOD MEMBERS SHALL BE WITH COMMON NAILS, UNLESS OTHERWISE NOTED. WHERE NOT SHOWN ON THE DRAWINGS, NAILING SHALL CONFORM TO THE IBC.
7. DIAPHRAGM NAILING SHALL CONFORM TO THE IBC WITH NOMENCLATURE DEFINED AS FOLLOWS:
- | |
|--|
| BN = NAILING AT DIAPHRAGM BOUNDARIES, CONTINUOUS PANEL EDGES, AND AT EDGES OF OPENINGS |
| EN = EDGE NAILING |
| IN = INTERMEDIATE NAILING |
8. IN HORIZONTAL DIAPHRAGMS, NO PANEL LESS THAN 24" WIDE SHALL BE USED, IN VERTICAL DIAPHRAGMS, NO PANEL LESS THAN 12" WIDE SHALL BE USED.
9. WOOD MEMBERS SHALL BE ERECTED WITH THE NATURAL CAMBER UP
10. CUTTING, NOTCHING, OR DRILLING OF BEAMS/JOISTS/POSTS TO BE PERMITTED ONLY AS DETAILED OR APOVED BY THE ENGINEER.
11. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY WHICH IS IN CONTACT WITH EARTH SHALL BE PRESSURE TREATED IN CONFORMANCE WITH THE IBC.
12. MOISTURE CONTENT OF THE WOOD AT TIME OF PLACING SHALL NOT EXCEED 19%.
13. ALL GLULAM BEAMS SHALL BE OF GRADE 24F-V8.

MIKE STURROCK
3000 BLUEBERRY HILLS RD.
JUNEAU, AK 99801
(907) 500-9041

GLACIER INDUSTRIAL II LOT 18A
1727 ANKA ST.

STURROCK SHOP
CONSTRUCITON NOTES



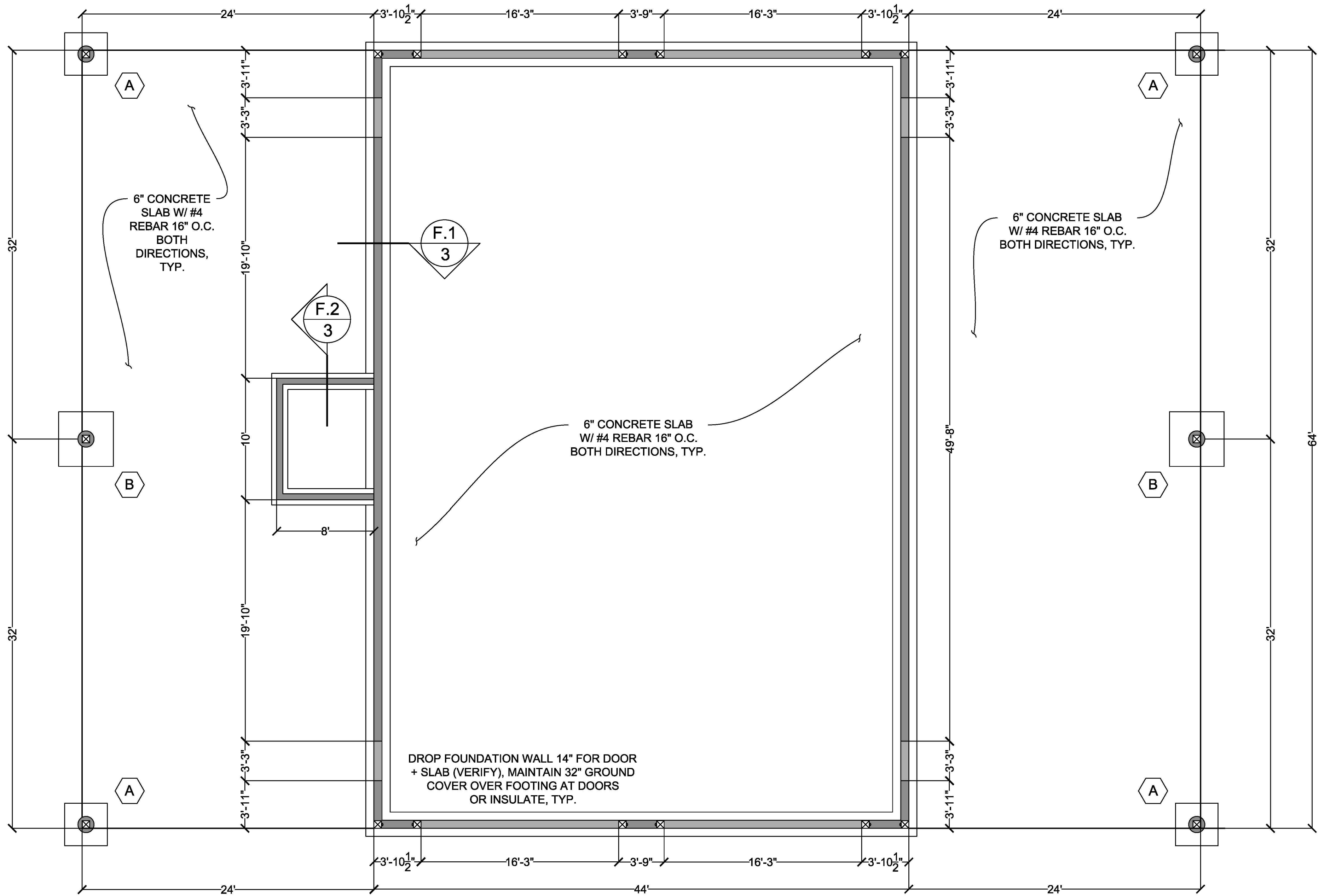
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DRAWN BY: EKH	CHECKED BY: EKH

SHEET

2

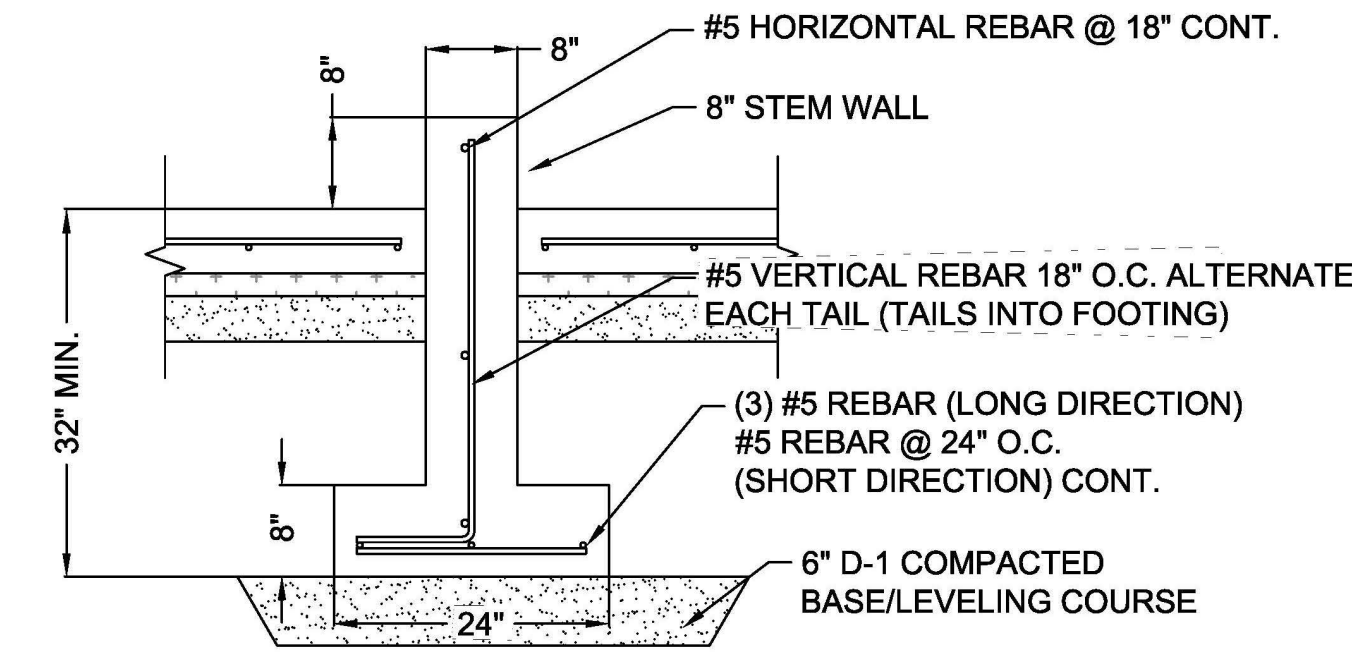
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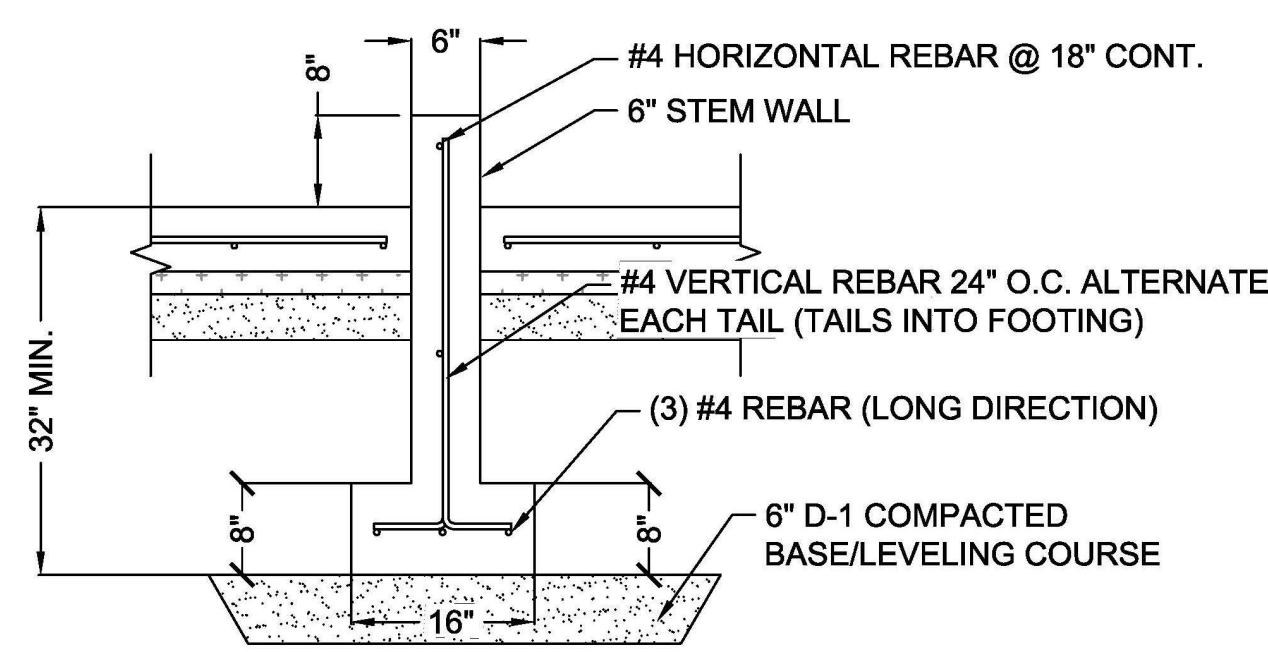


FOUNDATION PLAN

3/16" = 1'-0"



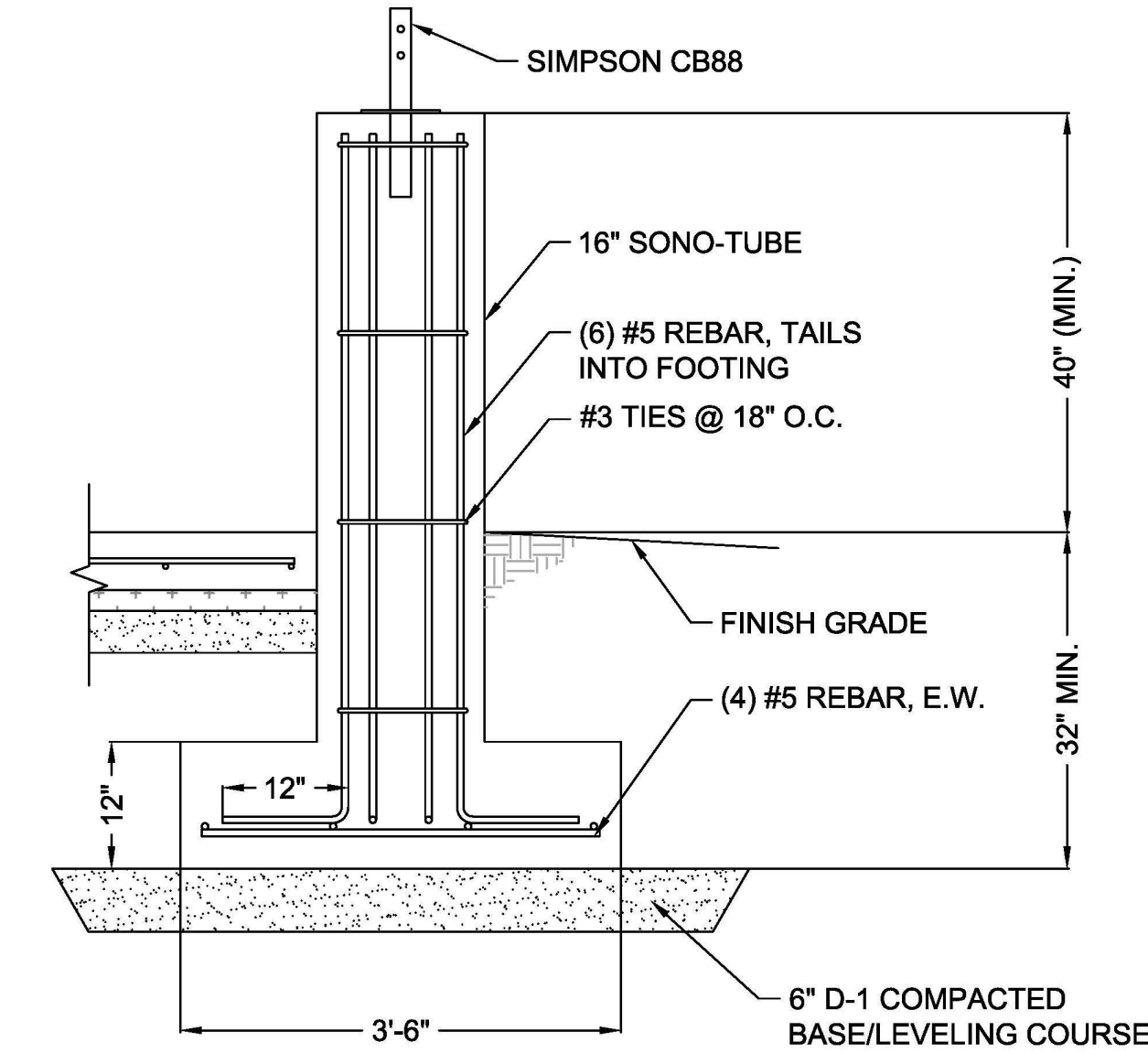
F1
3 FOUNDATION DETAIL
3/4" = 1'-0"



F2
3 FOUNDATION DETAIL
3/4" = 1'-0"

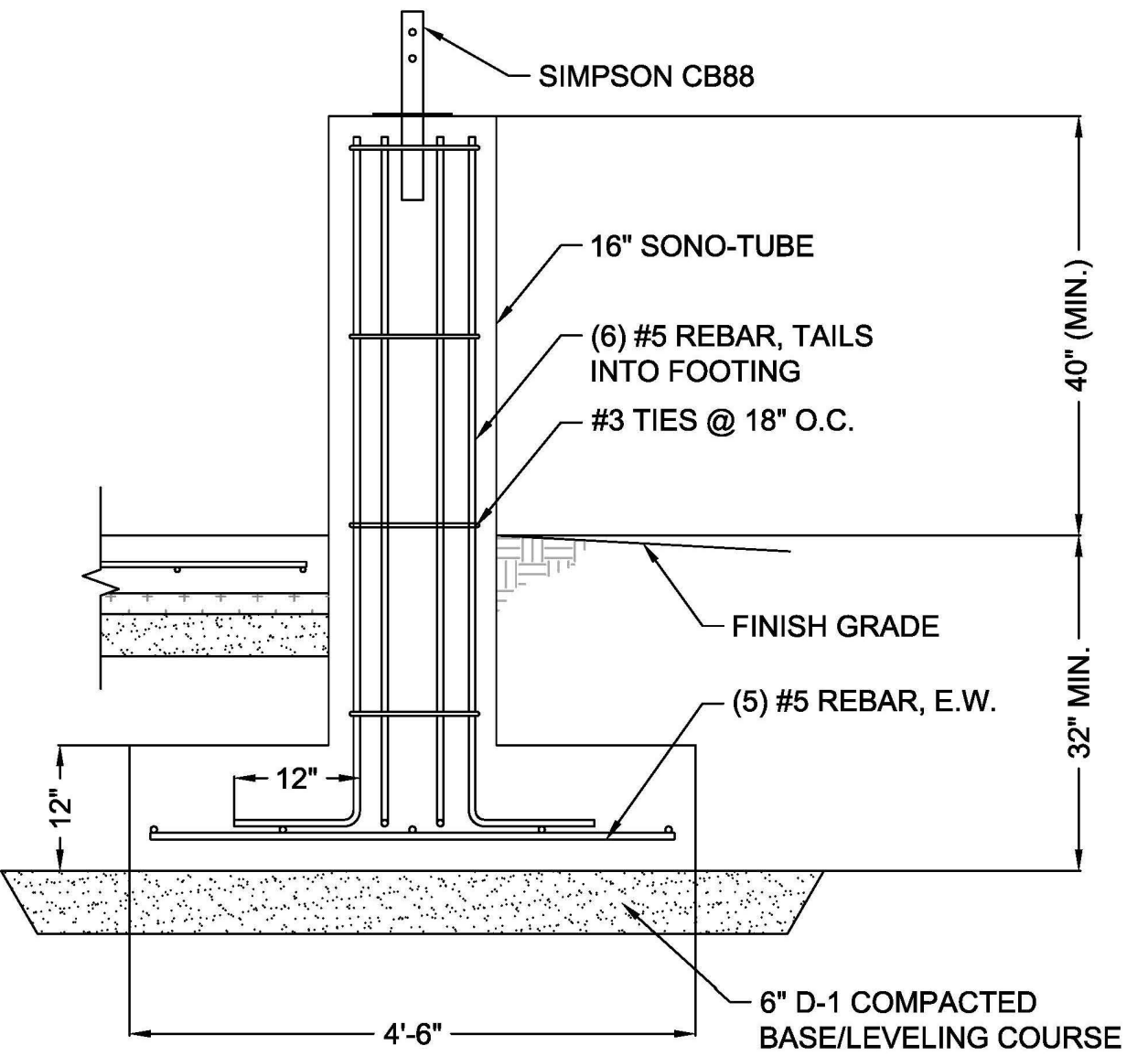
SHEET LEGEND

- ⊗ SIMPSON HDQ8, SSTB 28 WITH (4) TRIMMER & (2) KING STUDS
- ⊗ 8x8 POST W/ SIMPSON CB88, 16" SONO-TUBE W/ SQUARE FOOTING (SEE DETAILS BELOW)



"A" FOOTINGS

3/4" = 1'-0"



"B" FOOTINGS

3/4" = 1'-0"



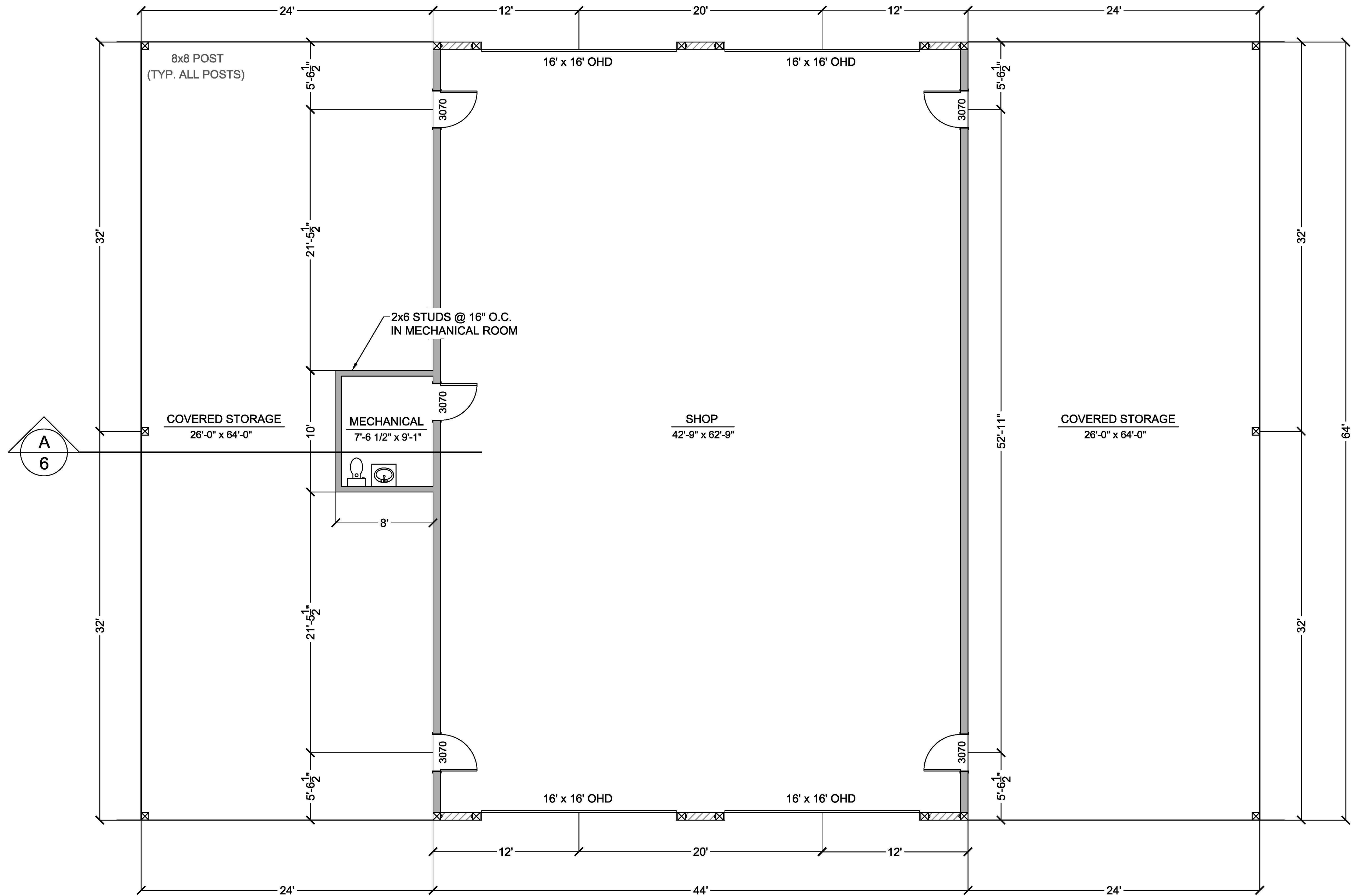
MIKE STURROCK
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JUNEAU, AK 99801
(907) 500-9041
GLACIER INDUSTRIAL II LOT 18A
1727 ANKA ST.

STURROCK SHOP
FOUNDATION PLAN & DETAILS

EKH DESIGN & ENGINEERING
PO BOX 210393, ALUKE BAY, AK 99821
(907) 321-5960

SCALE:	VARIABLES	DATE:	7/2/24
DRAWN BY:	EKH	CHECKED BY:	EKH

SHEET
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OF
7



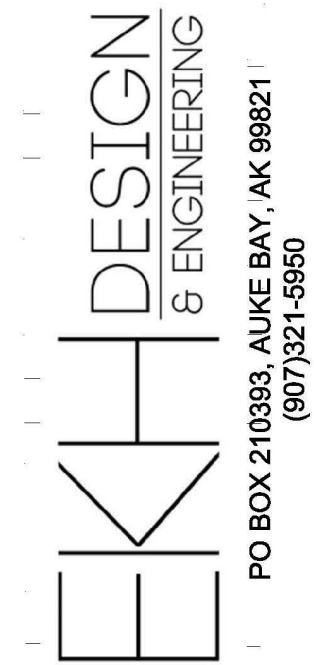
SHEET LEGEND

- SPECIAL SHEARWALL: $\frac{5}{8}$ " SHEATHING, BOTH SIDES. NAIL PATTERN: 10d NAILS 12" O.C. IN THE FIELD, 4" AT EDGES.
- SIMPSON HDQ8, SSTB 28 WITH (4) TRIMMER & (2) KING STUDS



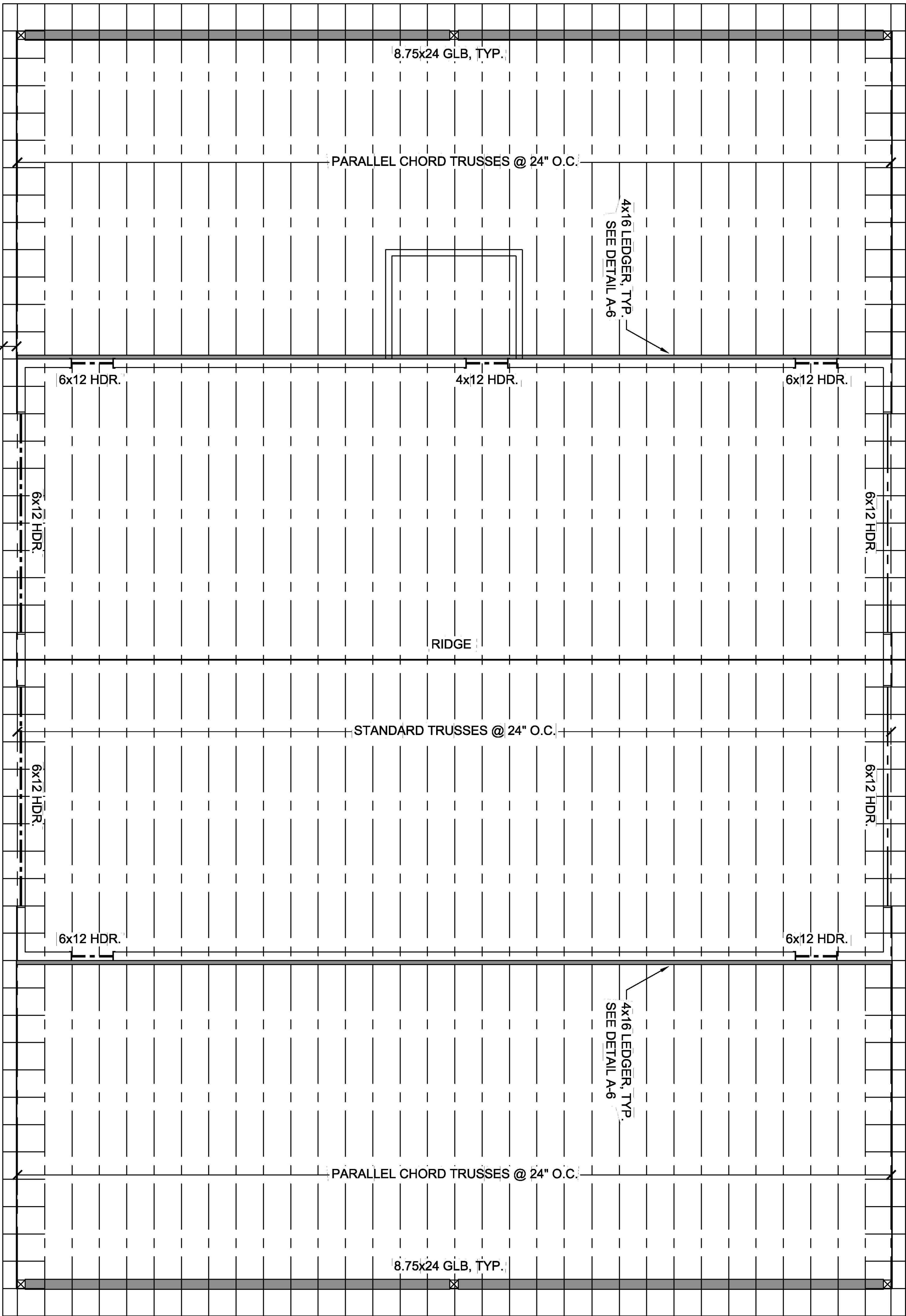
MIKE STURROCK
3000 BLUEBERRY HILLS RD.
JUNEAU, AK 99801
(907) 500-9041
GLACIER INDUSTRIAL II LOT 18A
1727 ANKA ST.

STURROCK SHOP
FLOOR PLAN

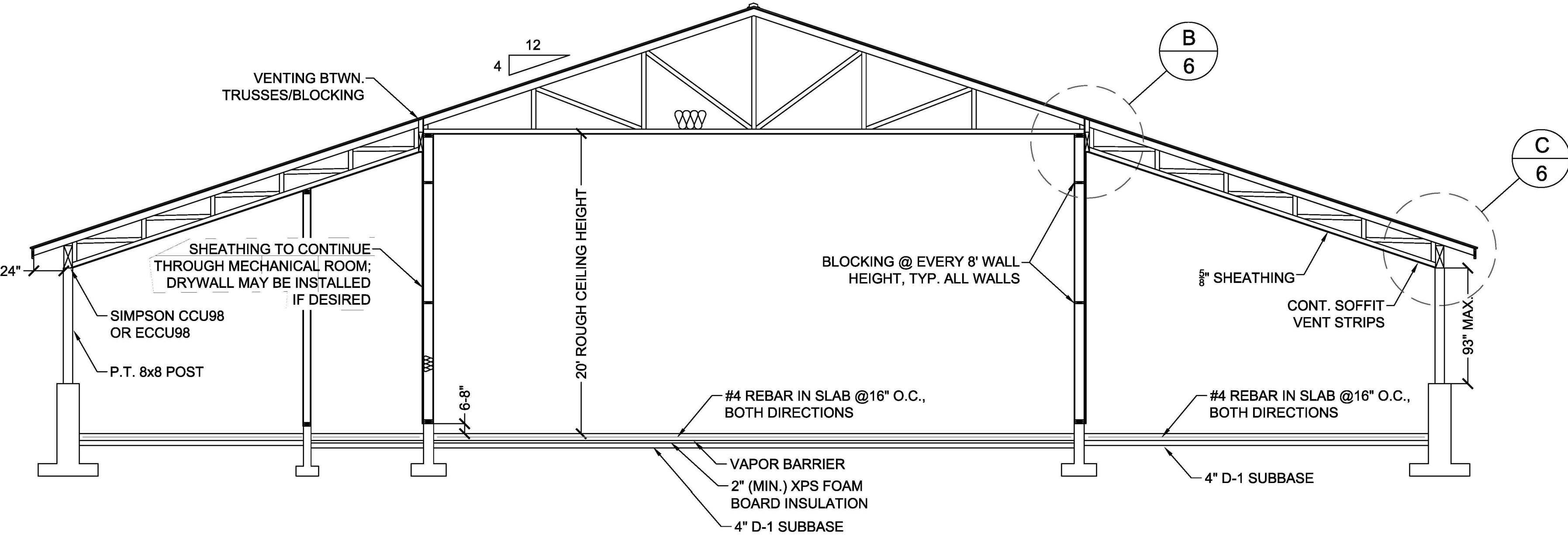


SCALE: 3/16" = 1'-0"	DATE: 7/2/24
DRAWN BY: EKH	CHECKED BY: EKH

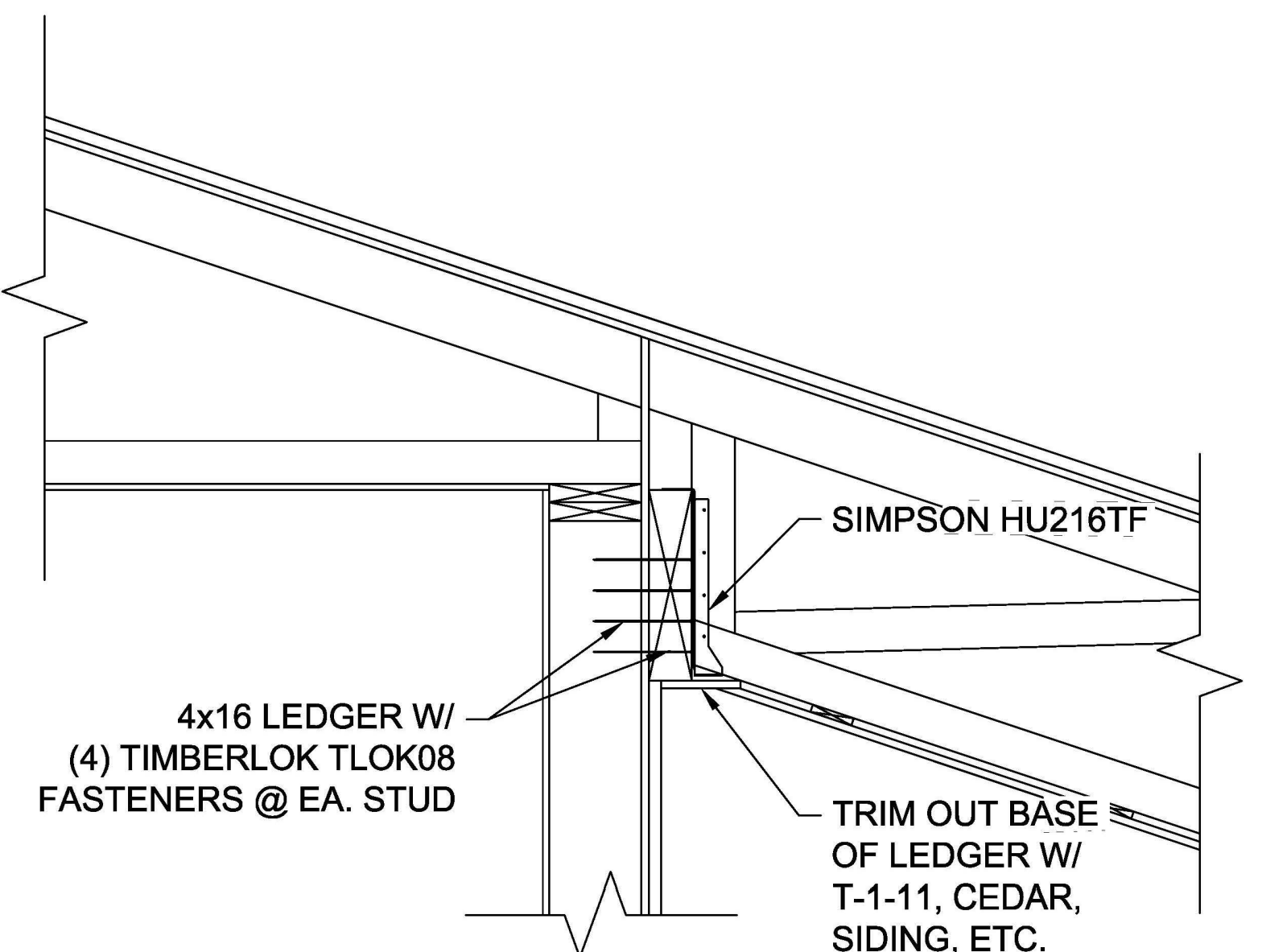
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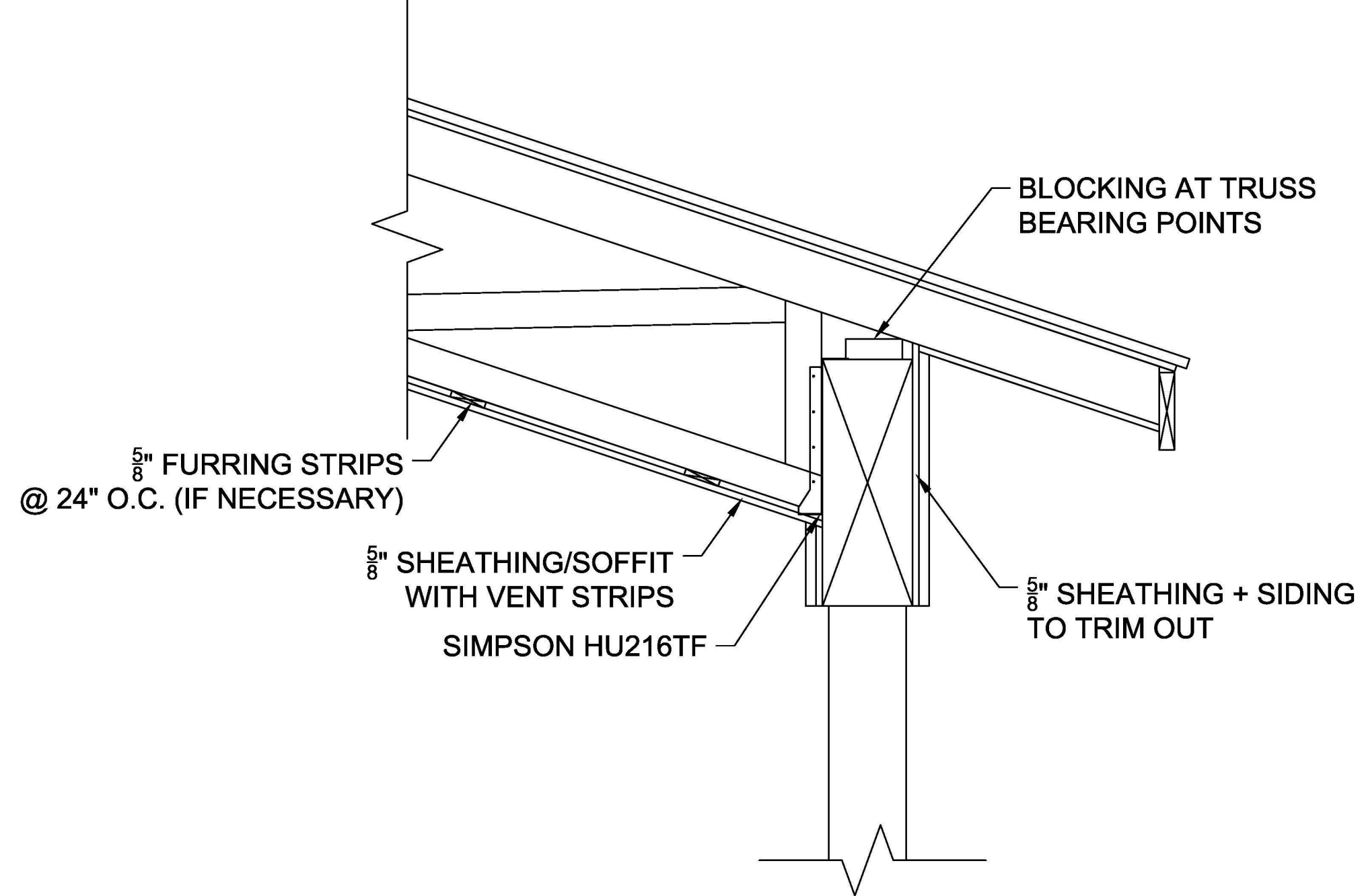
SHEET 5 OF 7	DRAWN BY: EKH	SCALE: 3/16" = 1'-0"	 PO BOX 210393, AUKE BAY, AK 99821 (907)321-5950	STURROCK SHOP ROOF PLAN	MIKE STURROCK 3000 BLUEBERRY HILLS RD. JUNEAU, AK 99801 (907) 500-9041 GLACIER INDUSTRIAL II LOT 18A 1727 ANKA ST.
	CHECKED BY: EKH	DATE: 7/2/24			



A
6
BUILDING SECTION
3/16" = 1'-0"



B
6
ROOF TO BUILDING CONNECTION DETAIL
1" = 1'-0"



C
6
ROOF TO POST/BEAM CONNECTION DETAIL
1" = 1'-0"

ROOF:
STANDING SEAM METAL ROOFING
ROOFING UNDERLAYMENT
ICE AND WATER SHIELD PER MANUFACTURER'S RECOMMENDATIONS
SIMPSON H10A TIE @ EACH TRUSS BEARING POINT
5/8" PLYWOOD SHEATHING
NAIL W/ 8d @ 6" O.C. AT PANEL EDGES,
12" O.C. IN THE FIELD

ENGINEERED TRUSSES:
TRUSSES DESIGNED BY OTHERS
TRUSSES PLACED 24" O.C. (UNLESS DESIGNED OTHERWISE BY TRUSS ENGINEER)
R-49 BLOWN IN INSULATION
VAPOR BARRIER
5/8" GYPSUM WALLBOARD ON CEILING
CLOSED SOFFIT WITH SCREENED VENT STRIP OR VINYL SOFFIT
2x8 FASCIA

EXTERIOR WOOD FRAMED WALL CONSTRUCTION:
2x8 SELECT STRUCTURAL STUDS (UNLESS NOTED) @ 12" O.C.
1/2" GYPSUM BOARD @ INTERIOR UNLESS NOTED
1/2" PLYWOOD OR OSB SHEATHING, UNLESS NOTED
NAIL W/ 8d @ 6" O.C. AT PANEL EDGES,
12" O.C. IN THE FIELD
BLOCKING REQ'D AT ALL PANEL EDGES
BLOCKING REQ'D AT 8' HEIGHT
TRANSFER ALL POINT LOADS TO FOUNDATION (IF NOT SHOWN)
AIR/WATER BARRIER HOUSE WRAP UNDER SIDING
R-23 BATT INSULATION
VAPOR BARRIER
8' FRP WAINSCOT/SIDING BOTTOM OF EXTERIOR WALL
RIBBED ENAMEL METAL SIDING 8'+

FOUNDATION CONNECTION:
2"x8" PRESSURE TREATED PLATE
5/8" Ø x10" ANCHOR BOLTS
3"x3" SQUARE WASHERS, 4' O.C.
(AND W/IN 1' OF CORNERS OR MUD SILL ENDS)
ADDITIONAL ANCHORAGE SHOWN ON SHEET 4

FOUNDATION DRAIN:
4" PERF. DRAIN PIPE W/
2" DRAIN ROCK ALL AROUND
FILTER FABRIC AROUND ROCK
DRAIN TO DAYLIGHT



MIKE STURROCK
3000 BLUEBERRY HILLS RD.
JUNEAU, AK 99801
(907) 500-9041
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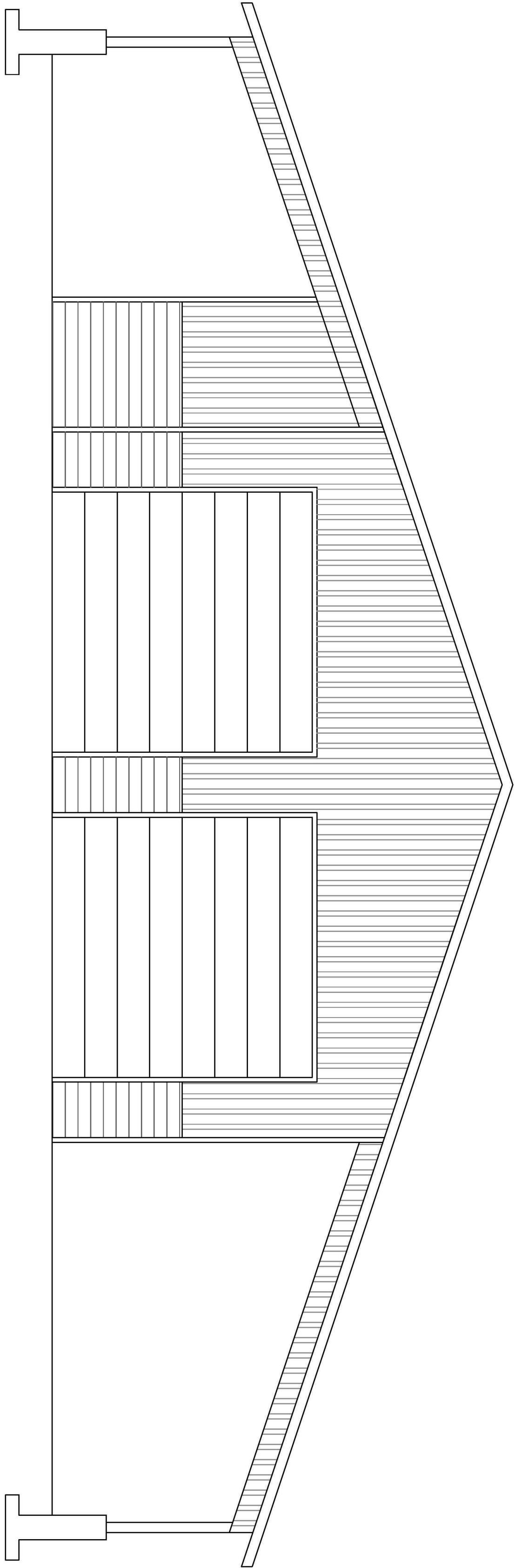
STURROCK SHOP
BUILDING SECTION
& FRAMING DETAILS

EKH DESIGN
& ENGINEERING
PO BOX 210383, ALUKE BAY, AK 99821
(907) 321-5960

SCALE: VARIES
DATE: 7/2/24

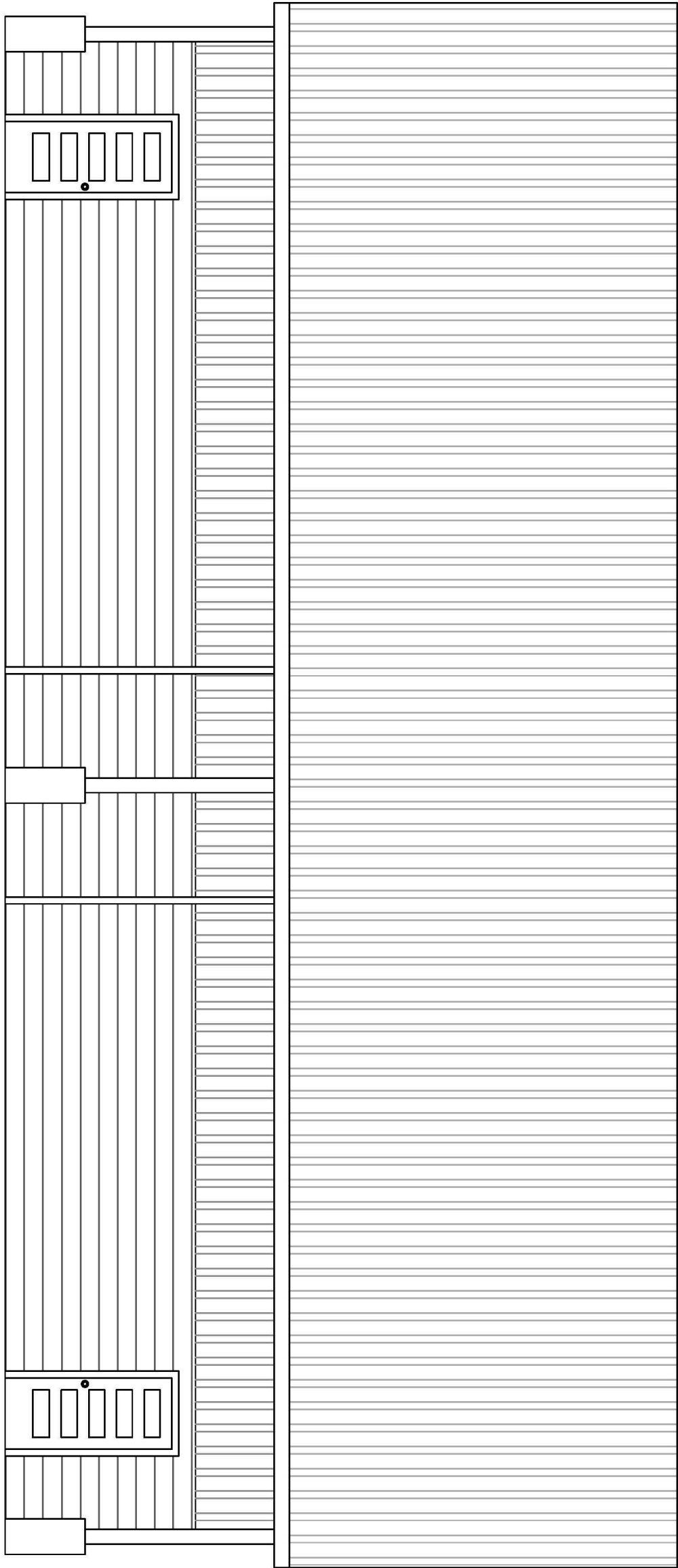
DRAWN BY: EKH
CHECKED BY: EKH

SHEET
6
OF
7



WEST ELEVATION

3/16" = 1'-0"



NORTH ELEVATION

3/16" = 1'-0"

MIKE STURROCK
3000 BLUEBERRY HILLS RD.
JUNEAU, AK 99801
(907) 500-9041
GLACIER INDUSTRIAL II LOT 18A
1727 ANKA ST.

STURROCK SHOP
BUILDING ELEVATIONS

DESIGN
& ENGINEERING

PO BOX 210393, AUKE BAY, AK 99821
(907)321-5950

DRAWN BY: EKH	SCALE: VARIES
CHECKED BY: EKH	DATE: 7/2/24

SHEET

7 OF 7

GENERAL

SECTION DESIGNATION

SECTION SYMBOL

SHEET DESIGNATION

FLOW SETTER NUMBER DESIGNATION

GENERAL SHEET/DESIGN NOTE

SPECIFIC SHEET/DESIGN NOTE

EXISTING TO REMAIN

NEW

CONNECT TO EXISTING

TO BE REMOVED

TO BE RELOCATED

UNDERGROUND

BREAK LINE

LINETYPES

COLD WATER

CONDENSATE

HOT WATER

HOT WATER CIRCULATION

HEATING SUPPLY WATER

HEATING RETURN WATER

WASTE

VENT

GAS/FUEL PIPING

TO BE REMOVED/RELOCATED

EXISTING TO REMAIN

NEW WORK

VENTILATION

SUPPLY GRILLE/REGISTER/DIFFUSER

SUPPLY DUCT SECTION

RETURN GRILLE/REGISTER/DIFFUSER

RETURN DUCT SECTION

EXHAUST GRILLE/REGISTER/DIFFUSER

EXHAUST DUCT SECTION

RECTANGULAR DUCT SIZE

ROUND DUCT DIAMETER

FLAT OVAL DUCT

AIR VOLUME CFM

INSULATED RIGID DUCT

BUTTERFLY DAMPER

SQUARE TO ROUND TRANSITION

INSULATED FLEXIBLE DUCT

PIPING

ELBOW, TURNED DOWN

ELBOW, TURNED UP

RISE OR DROP

TEE, OUTLET DOWN

TEE, OUTLET UP

REDUCER

FLOW DIRECTION

PIPE END

BALL VALVE

GLOBE VALVE

GATE VALVE

DRAIN VALVE

CHECK VALVE

STRAINER

STRAINER W/ BLOWDOWN

TESTING PLUG ("PETE'S PLUG")

FLOWSETTER (B&G ONLY)

MOTORIZED 2-WAY CONTROL VALVE

MOTORIZED 3-WAY CONTROL VALVE

TEMPERATURE/ PRESSURE RELIEF VALVE

BACKFLOW PREVENTER

UNION

FLANGE CONNECTION

PIPE CAP

FLEXIBLE CONNECTION

PIPE ANCHOR

PIPE GUIDE

PRESSURE GAUGE W/ VALVE

THERMOMETER

AUTOMATIC AIR VENT

PUMP P-1

METER

FLOOR CLEAN OUT

WALL CLEAN OUT

CONTROLS

ROOM THERMOSTAT

ROOM TEMPERATURE SENSOR

TEMPERATURE SENSOR

PRESSURE SENSOR

TOX SENSOR

CO₂ SENSOR

SWITCH

MOTORIZED ACTUATOR

DAMPER ACTUATOR

VALVE ACTUATOR

CONTROLLER

ABBREVIATIONS

#

NUMBER

DN

DOWN

HZ

HERTZ

RAT

RETURN AIR TEMPERATURE

Δ

DELTA, CHANGE IN

EA

EXHAUST AIR

LWT

LEAVING WATER TEMPERATURE

RECIRC

RECIRCULATION

AAV

AUTOMATIC AIR VENT

EAT

ENTERING AIR TEMPERATURE

MAT

MIXED AIR TEMPERATURE

SA

SUPPLY AIR

AFF

ABOVE FINISHED FLOOR

EF

EXHAUST FAN

MBH

THOUSAND BTU'S PER HOUR

SCH

SCHEDULE

AHU

AIR HANDLING UNIT

EWI

ENTERING WATER TEMPERATURE

NC

NORMALLY CLOSED

SD

SMOKE DAMPER

AV

AUTOMATED VALVE

FD

FLOOR DRAIN

NO

NORMALLY OPENED

TDH

TOTAL DEVELOPED HEAD

BAS

BUILDING AUTOMATION SYSTEM

FSD

FIRE SMOKE DAMPER

OAT

OUTDOOR AIR TEMPERATURE

TEMP

TEMPERATURE

BC

BOOSTER COIL

GAL

GALLONS

OAD

OUTSIDE AIR DAMPER

TP

TRAP PRIMER

BTU

BRITISH THERMAL UNIT

GPM

GALLONS PER MINUTE

OC

ON CENTER

TXV

THERMAL EXPANSION VALVE

C

CONDENSATE

HB

HOSE BIBB

OR

OIL RETURN

TYP

TYPICAL

CFM

CUBIC FEET PER MINUTE

HC

HEATING COIL

OS

OIL SUPPLY

UL

UNDERWRITER'S LABORATORY

CIRC

CIRCULATION

HR

HEATING WATER RETURN

ODU

OUTDOOR UNIT

V

VENT

CO

CLEANOUT

HS

HEATING WATER SUPPLY

OSA

OUTSIDE AIR

VAV

VARIABLE AIR VOLUME

CO₂

CARBON DIOXIDE

HP

HORSE POWER

PD

PRESSURE DROP

VFD

VARIABLE FREQUENCY DRIVE

CUH

CABINET UNIT HEATER

HW

HOT WATER

PHC

PRE HEAT COIL

W

WASTE

CW

COLD WATER

HWR

DOM. HOT WATER RETURN/RECIRC.

PSI

POUNDS PER SQUARE INCH

W.C.

WATER COLUMN

DAT

DISCHARGE AIR TEMPERATURE

HWS

DOM. HOT WATER SUPPLY

RA

RETURN AIR

WH

WATER HEATER

DDC

DIRECT DIGITAL CONTROLS

HX

HEAT EXCHANGER

RAD

RETURN AIR DAMPER

WHD

WALL HYDRANT

SPECIFICATIONS

SECTION 15010 - GENERAL MECHANICAL

A.

WORK INCLUDED:

THE SCOPE OF WORK INCLUDES THE INSTALLATION OF NEW MECHANICAL EQUIPMENT, PIPING, DUCTWORK AND APPURTENANCES DESCRIBED BRIEFLY BELOW.

NEW EQUIPMENT WILL BE INSTALLED AS SHOWN ON THE PLANS AND EQUIPMENT SCHEDULE. MECHANICAL CONTRACTOR TO COORDINATE CONNECTION OF THE NEW DOMESTIC WATER WITH THE OWNER. ANY DISCREPANCIES FOUND IS TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER, COORDINATION WILL BE PROVIDED PROMPTLY AND A LOGICAL SOLUTION RECOMMENDED BY EITHER PARTY. COORDINATION IS ESSENTIAL. CONTRACTOR SHALL UTILIZE THESE SPECIFICATIONS AND DRAWINGS FOR FURNISHING LABOR, EQUIPMENT, AND MATERIALS WITH ANY INCIDENTAL ITEMS NOT SHOWN OR SPECIFIED TO PROVIDE A COMPLETE OPERATIONAL MECHANICAL SYSTEM. ALL WORK WILL BE PROVIDED WITH A WARRANTY OF 1 YEAR AFTER SUBSTANTIAL COMPLETION.

B.

CODES AND REGULATIONS:

ALL WORK HERE UNDER SHALL BE STRICTLY IN CONFORMANCE WITH 2021 INTERNATIONAL MECHANICAL AND 2018 UNIFORM PLUMBING CODE, APPLICABLE CODES, TITLE 19 AND REGULATIONS. ALL ELECTRICAL EQUIPMENT SHALL BEAR THE U.L. LABEL.

C.

APPROVALS:

TRADE NAMES AND CATALOG NUMBERS OF MANUFACTURED PRODUCTS INCLUDED HEREIN ARE GIVEN IN AN EQUIPMENT SCHEDULE. THE EQUIPMENT TO BE AS SPECIFIED WITH NO SUBSTITUTIONS UNLESS APPROVAL IS GIVEN BY THE MECHANICAL ENGINEER.

D.

AS-BUILT DRAWINGS:

ALL CHANGES SHALL BE NOTED ON A SET OF RED LINE PRINTS AS DATA FOR LATER PREPARATION OF AS-BUILT DRAWINGS. THIS SET SHALL SHOW ALL CHANGES IN LOCATION, DIMENSIONED ACCURATELY FROM ESTABLISHED BUILDING LINES. THE AS-BUILT PRINTS SHALL SHOW LOCATIONS OF ALL UNDERGROUND PIPING WHETHER CHANGED OR NOT, DIMENSIONED FROM BUILDING LINES. THE PRINTS MARKED FOR AS-BUILT CONDITIONS SHALL BE DELIVERED TO THE MECHANICAL ENGINEER BY THE CONTRACTOR.

E.

ADJUSTING SYSTEMS:

AT THE COMPLETION OF THE WORK, THE ADJUSTMENT OF AIR AND WATER SYSTEM SHALL BE PERFORMED BY THE CONTRACTOR, THE ADJUSTMENT WILL BE DONE BY A QUALIFIED FIRM WITH MINIMUM 3 YEARS EXPERIENCE IN BALANCING MECHANICAL SYSTEMS. LOGS WILL BE RECORDED OF ALL DATA AND PROVIDED TO THE OWNER BEFORE FINAL INSPECTION. BALANCE THE EXHAUST FANS AND HRV'S. ANY PROBLEMS TO BE COORDINATED WITH THE MECHANICAL CONTRACTOR.

F.

FIELD MEASUREMENTS:

ALL MEASUREMENTS SHALL BE VERIFIED AT THE SITE. THE EXISTING CONDITIONS SHALL BE FULLY OBSERVED BEFORE BEGINNING THE WORK HERE UNDER, AND THE WORK HERE UNDER EXECUTED IN FULL COORDINATION WITH THE EXISTING CONDITIONS OBSERVED. VARIATIONS APPARENTLY NECESSARY DUE TO EXISTING CONDITIONS SHALL BE MADE ONLY ON APPROVAL IN WRITING BY THE CONTRACTING OFFICER.

G.

ELECTRICAL WORK:

INCLUDES CONTROL WIRING FOR ELECTRICAL EQUIPMENT SPECIFIED HEREIN. WIRING FROM EQUIPMENT POWER INLET, OR FROM OUTLETS PROVIDED IN THE ELECTRICAL DRAWINGS. SUCH WIRING PROVIDED AS REQUIRED WHETHER SHOWN ON THE DRAWINGS OR NOT. WORK IN ACCORDANCE WITH THE ELECTRICAL DRAWINGS AND SPECIFICATIONS. WIRING TO BE COPPER ONLY. LOW VOLTAGE CONTROL WIRING IN ACCESSIBLE AREAS IN CONDUIT OR OTHERWISE PROTECTED. ALL CONDUIT AND WIRING IN FINISHED SPACES SHALL BE CONCEALED UNLESS APPROVED OTHERWISE BY THE CONTRACTING OFFICER. LOW VOLTAGE WIRING TO BE 18 AWG MINIMUM.

SECTION 15050 - BASIC MECHANICAL

A.

HEATING PIPING:

HARD-DRAWN COPPER PIPE. FS WW-T-799D, TYPE L, CLASS 1, WITH COPPER SOLDER FITTINGS AND 95-5 SOLDER JOINTS OR PROPRESS.

B.

DOMESTIC WATER PIPING:

HARD-DRAWN COPPER PIPE. FS WW-T-799D, TYPE L, CLASS 1, WITH COPPER SOLDER FITTINGS AND 95-5 SOLDER JOINTS OR PROPRESS. AQUAPEX WITH CRIMP OR EXPANSION FITTINGS ALLOWED WITH TYPE A PEX.

C.

WASTE & VENT PIPING:

ABS SCHEDULE 40 PIPING OR NO-HUB CAST IRON. ALL VERTICAL WASTE PIPING BETWEEN FLOORS TO BE NO-HUB CAST IRON FOR NOISE REDUCTION. WASTE AND VENT PIPING WITHIN A FIRE RATED WALL ASSEMBLY TO BE NO HUB CAST IRON TO MAINTAIN FIRE SEPARATION.

D.

SYSTEM VALVES:

BALL VALVES FULL PORT SEAT OR THREADED. SWING CHECK VALVES BRONZE SWING DISC, SWEAT OR THREADED. EXCEPT WHERE SPRING CHECK VALVES ARE SHOWN.

SECTION 15250 - PIPE & DUCT INSULATION

A.

PIPE:

INSULATION THICKNESS FOR HOT WATER PIPING TO MEET OR EXCEED UPC 2018 SECTION 609.11.2. COLD WATER TO HAVE MINIMUM ½ INCH THICK FIBERGLASS. ROOF DRAINS TO HAVE MINIMUM 2 INCH FIBERGLASS WITHIN 3 FEET OF EXTERIOR. ALL-PURPOSE FLAME RETARDANT JACKET FOR ALL PIPING. CALCIUM SILICATE CEMENT. COVERS FOR ELBOWS AND TEES MAY BE FLAME RETARDANT PLASTIC WITH FULL THICKNESS INSULATION UNDERNEATH. SELF ADHESIVE SEAMS OR JACKET MATERIAL WITH WATERPROOF ADHESIVE. ALL FITTINGS, UNIONS, AND VALVE BODIES NOT INSULATED. ALL EXTERIOR PIPING EXCLUDING REFRIGERATION COVERED WITH AN ALUMINUM JACKET AND MINIMUM 2 INCH THICK FIBERGLASS. SEALED WEATHERTIGHT. ALL REFRIGERANT PIPING TO BE INSULATED WITH MINIMUM 1" RUBBER SELF SEALING INSULATION SIMILAR TO ARMAFLEX, ALL EXTERIOR PIPING TO BE CLAD IN ALUMINUM.

B.

DUCT:

ALL EXHAUST AIR DUCT IN UNCONDITIONED SPACED OR WITHIN 5' OF EXTERIOR, ALL SUPPLY DUCT WORK WHERE MECHANICAL COOLING IS AVAILABLE, AND ALL OUTSIDE AIR DUCTS TO BE WRAPPED WITH MINIMUM 2" FIBERGLASS INSULATION WITH FOIL EXTERIOR, UNLESS OTHERWISE NOTED. SEAMS TAPED IN A SECURE MANNER. ALL WEATHER HOODS TO BE WRAPPED WITH MINIMUM 2" RIGID INSULATION AND CLAD WITH ALUMINUM.

SECTION 15800 - AIR DISTRIBUTION

A.

SHEET METAL:

ALL SHEET METAL FABRICATED OF 24 GAGE GALVANIZED STEEL. CONSTRUCTION AND INSTALLATION PER LATEST EDITION OF SMACNA.

B.

CHANGE IN DIRECTION AND SIZE:

ELBOWS WITH THROAT RADIUS 75 PERCENT OF THE DIMENSION OF THE ADJACENT DUCT WIDTH AS MEASURED IN THE SAME DIRECTION, EXCEPT WHERE OTHERWISE DETAILED. MITER ELBOWS WITH TURNVANES. LEADING EDGE OF THE TURN VANE PARALLEL TO THE LEAVING DUCT. TRANSITIONS WITH LENGTHS NOT SHORTER THAN SHOWN.

C.

JOINTS:

AIRTIGHT FOR THE PURPOSE INTENDED. SEALED WITH WATER BASED DUCT SEALANT OR MASTIC, SIMILAR TO DUCTMATE PRO SEAL.

D.

DUCT SUPPORTS:

DUCTS SECURED AGAINST DISPLACEMENT AND VIBRATION. ANCHORED TO STRUCTURAL PARTS OF THE BUILDING AT INTERVALS NOT GREATER THAN 10 FEET. DUCTS SUSPENDED WITH 1 INCH WIDE 18-GAGE GALVANIZED STEEL STRAPS.

E.

MANUAL DAMPERS:

MANUAL DAMPERS: MANUALLY-OPERATED DAMPERS FABRICATED OF 18-GAGE STEEL. DAMPER INSTALLED WHERE INDICATED ON THE DRAWINGS. OPERATORS INSTALLED TO BE ACCESSIBLE AFTER COMPLETION. DAMPERS WITH 3/8-INCH SQUARE FULL-LENGTH ROD. ALL DAMPERS WITH GASKETED BEARING EACH SIDE OF DUCT, SIMILAR TO ROSSI EVERLOCK OR TWISTLOCK.

F.

FLEXIBLE DUCT:

WIRE-REINFORCED FLEXIBLE DUCT, PRE INSULATED WITH 1-INCH MINIMUM THICKNESS FIBERGLASS WITH ALUMINUM FOIL VAPOR-BARRIER FACING. MINIMUM 3 FEET AND MAXIMUM 8 FEET AT ALL GRILLE CONNECTIONS.

G.

VENTILATION AND EXHAUST FANS:

INDOOR UNITS, DIRECT DRIVE, INSULATED HOUSING. RATED AT VOLUME AND STATIC PRESSURE AS SHOWN ON SCHEDULE. FAN PROVIDED WITH ACCESS DOORS WHICH ARE TO BE OPENED WITHOUT TOOLS. INSTALL FANS WITH FLEXIBLE DUCT CONNECTIONS AT INLET AND OUTLET AS APPLICABLE.

All Plumbing work shall comply with the requirements of the **2018 UPC** code as modified by CBJ Title 19.

All Mechanical work shall comply with the requirements of the **2021 IMC Code** as modified by CBJ Title 19.

Plans subject to inspections.

STATE OF ALASKA

49th

SHANE D. HOOTON

ME 9789

REGISTERED PROFESSIONAL MECHANICAL ENGINEER

MODERN MECHANICAL

Mechanical Engineers

11001 Black Bear Rd.

Juneau, Alaska 99801

shane@modern-mechanical.com

(907) 723-9320 phone

Shop/Storage Building

1727 Anka Street

Sturrock Island Contractors, INC.

Mechanical Plans:

Symbols

Abbreviations

Specifications

REVISION

DESCRIPTION

D-TE

SHEET NUMBER

M-1

JOB NO. 1-834

DATE: June 2024

Attachment B - BLD2024 0462

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PLUMBING FIXTURE SCHEDULE									
LABEL	FIXTURE	HW	CW	W	TRAP	V	DESIGN MANUFACTURE	MODEL	COMMENTS
FD	FLOOR DRAIN	-	1/2"	3"	2"	1-1/2"	ZURN	FD1	SUPPLY WITH TRAP PRIMER CONNECTION.
HB	NON-FREEZE HOSE BIBB	-	3/4"	-	-	-	WOODFORD	MODEL 25	CONFIRM WALL THICKNESS BEFORE ORDERING.
L	SINGLE LAVATORY	1/2"	1/2"	1-1/2"	1-1/4"	1-1/2"	SINK - KOHLER FAUCET - AMERICAN STANDARD	SINK: K-2356 FAUCET: K-16027-4	SINGLE HOLE COUNTERTOP LAVATORY AND FAUCET
WC	WATER CLOSET - TANK TYPE	-	1/2"	3"	3"	-	AMERICAN STANDARD	CHAMPION 4 MAX, 231AA104.020	SUPPLY WITH BEMIS SEAT MODEL #12035LST

BOILER SCHEDULE									
LABEL	BASIS OF DESIGN			ELECTRICAL					
	MANUFACTURER	MODEL	FLUID	CAPACITY	POWER	PH	V	AMPS	BREAKER
EB-1	ELECTRO INDUSTRIES	EB-WX-27-2	100% WATER	92.127 BTU/HR	27 KW	3	208V	74.9	100A
				SUPPLY WITH LWCO. AND OUTDOOR TEMPERATURE SENSOR. FACTORY SUPPLIED WITH PRESSURE/TEMPERATURE GAUGE. 30PSI RELIEF VALVE. 120V 15A CIRCUIT DEDICATED TO BOILER PUMP AND CONTROL REQUIRED.					

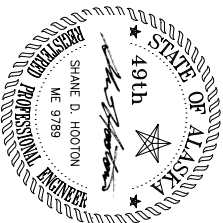
PUMP SCHEDULE									
LABEL	DESCRIPTION	BASIS OF DESIGN			TYPE	FLOW	HEAD	ELECTRICAL	
		MANUFACTURER	MODEL	MODEL				PH	V
P-1	CIRCULATION PUMP	TACO	0015-MSF3-JFC	INLINE	10GPM	10'	WATER	1	120V
		SUPPLIED WITH INTEGRAL FLOW CHECK, PUMP SET ON SPEED 3.							

FAN SCHEDULE												
LABEL	SERVICE	BASIS OF DESIGN		DRIVE	CFM	ESP	ELECTRICAL				CONTROL	COMMENTS
		MANUFACTURER	MODEL				PH	V	HP	AMPS		
TEF-1	MECHANICAL	PANASONIC	FV-05-11VKS1	DIRECT	50 CFM	0.10" W.C.	1	120V	-	0.10	ON/OFF	SUPPLY WITH 4Ø WALL CAP.
CF-1, CF-2	SHOP	MARLEY	56201CLSK	DIRECT	5436 CFM	-	1	120V	67W	0.56	SPEED CONTROLLER	SUPPLY WITH REQUIRED DOWN ROD LENGTH AND SPEED CONTROLLER.

WATER HEATER SCHEDULE									
LABEL	SERVICE	BASIS OF DESIGN			TYPE	STORAGE	FIRST HOUR RATING	RECOVERY RATING	FUEL TYPE
		MANUFACTURER	MODEL	MODEL					
WH-1	POINT OF USE	STEIBEL ELTRON	SHC 4		ELECTRIC TANK	4 GAL	12 GAL	9 GPH	ELECTRIC
SINGLE 1,300W HEATING ELEMENT, 1/2" NPT WATER CONNECTIONS.									

HYDRONIC EQUIPMENT SCHEDULE						
LABEL	SERVICE	BASIS OF DESIGN		CONNECTION	COMMENTS	
		MANUFACTURER	MODEL			
ET-1	EXPANSION TANK	AMTROL	EX-15	3/4" NPT	2 GAL CAPACITY, 1 GAL ACCEPTANCE.	
AS-1	AIR SEPARATOR	CALEFFI	551067A	1-1/4" PRESS	1-1/4" PRESS CONNECTIONS, 1/2" DRAIN HOSE CONNECTION.	
WF-1	WATER FEEDER	CALEFFI	573016A	1/2" PRESS	PRE-ADJUSTABLE AUTOMATIC FILLING VALVE WITH BACKFLOW PREVENTER AND OUTLET PRESSURE GAUGE.	

RADIANT LOOP SCHEDULE						
CIRCUIT	ROOMS SERVED	TOTAL LENGTH (FT)	TUBE SPACING (IN)	TUBING	FLOW RATE (GPM)	HEAD LOSS (FT WATER)
A-1	MECHANICAL	122	6	BARRIER HE PEX 5/8"	0.48	0.5
A-2	SHOP	234	12	BARRIER HE PEX 5/8"	0.83	2.6
A-3	SHOP	222	12	BARRIER HE PEX 5/8"	0.79	2.3
A-4	SHOP	283	12	BARRIER HE PEX 5/8"	1.01	4.5
A-5	SHOP	263	12	BARRIER HE PEX 5/8"	0.94	3.7
A-6	SHOP	243	12	BARRIER HE PEX 5/8"	0.87	3
A-7	SHOP	286	12	BARRIER HE PEX 5/8"	1.03	4.7
A-8	SHOP	302	12	BARRIER HE PEX 5/8"	1.08	5.4
A-9	SHOP	257	12	BARRIER HE PEX 5/8"	0.92	3.4
A-10	SHOP	277	12	BARRIER HE PEX 5/8"	0.99	4.2
A-11	SHOP	216	12	BARRIER HE PEX 5/8"	0.76	2.1
A-12	SHOP	228	12	BARRIER HE PEX 5/8"	0.81	2.4
TOTAL		2933			10.51	



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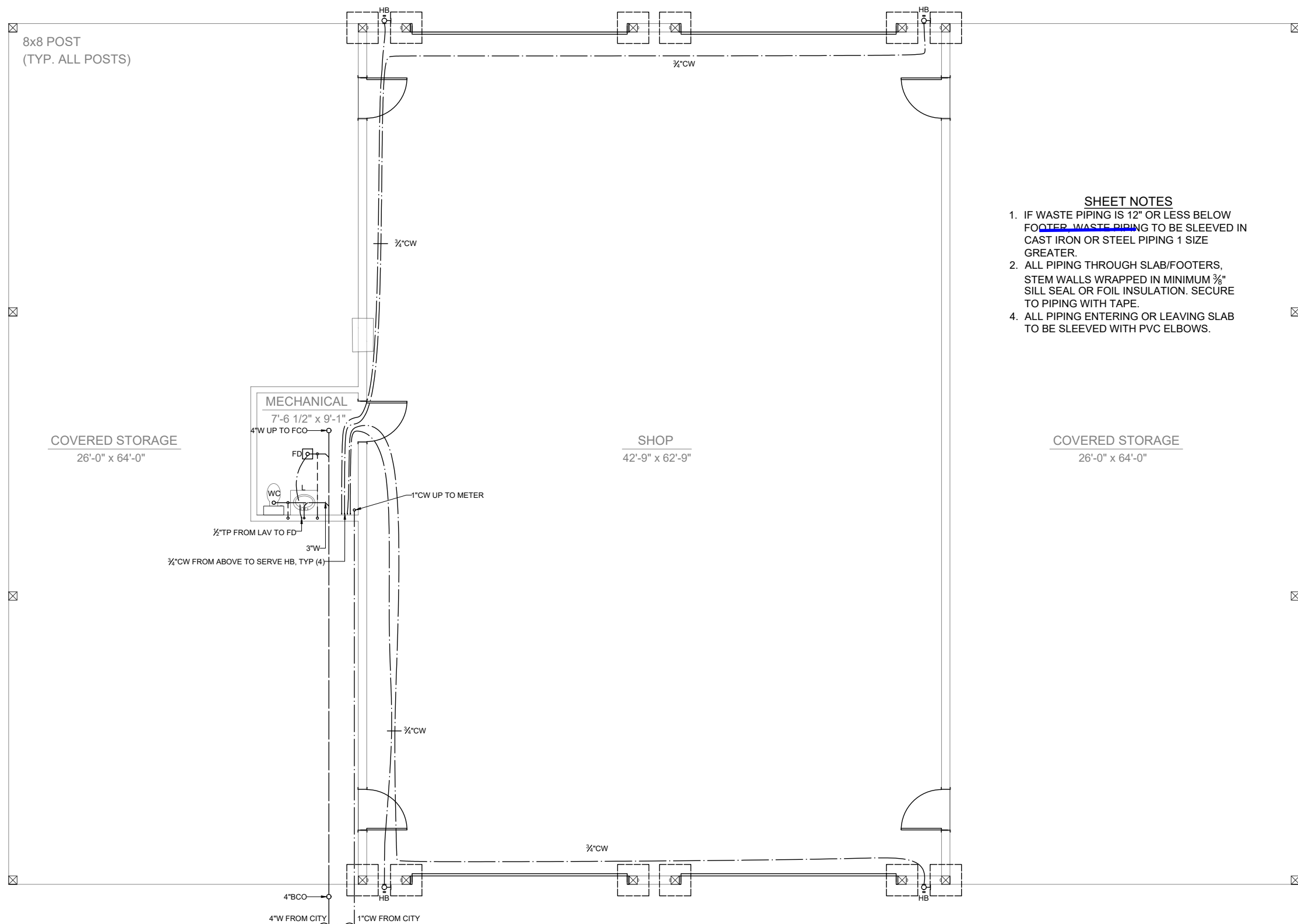
Shop/Storage Building

1727 Anka Street

Sturrock Island Contractors, INC.

Mechanical Plans:
Schedules

D-TE	REVISION	DESCRIPTION



- SHEET NOTES**
1. IF WASTE PIPING IS 12" OR LESS BELOW FOOTER, WASTE PIPING TO BE SLEEVED IN CAST IRON OR STEEL PIPING 1 SIZE GREATER.
 2. ALL PIPING THROUGH SLAB/FOOTERS, STEM WALLS WRAPPED IN MINIMUM 3/8" SILL SEAL OR FOIL INSULATION. SECURE TO PIPING WITH TAPE.
 4. ALL PIPING ENTERING OR LEAVING SLAB TO BE SLEEVED WITH PVC ELBOWS.

1 FIRST FLOOR PLAN - UNDERGROUND MECHANICAL
1/8"=1'-0"

SCALE: 0 4' 8' 16'



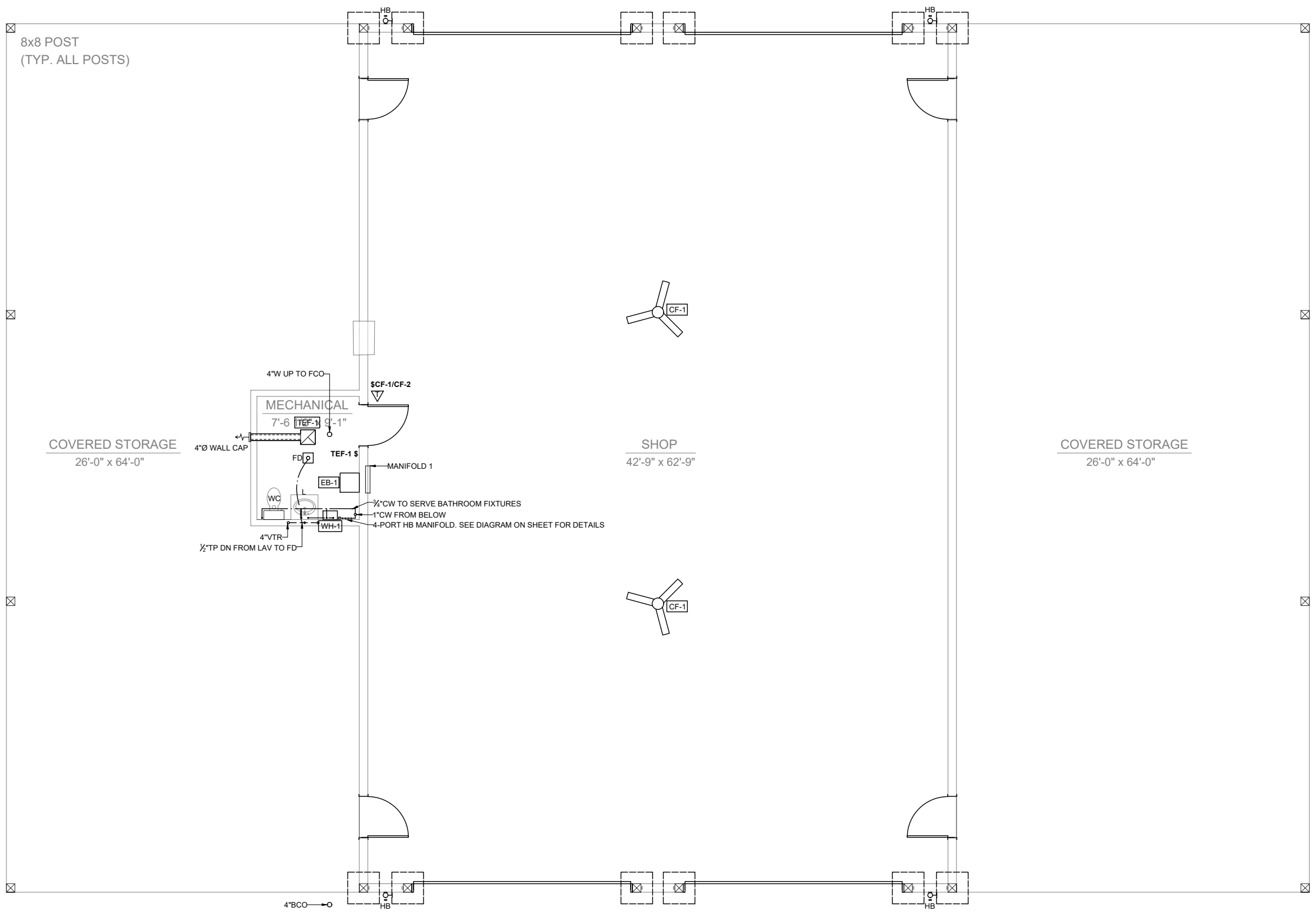
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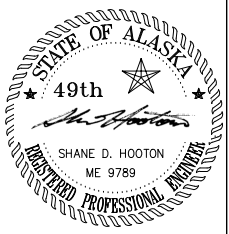
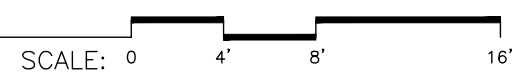
Mechanical Plans:
First Floor Plan
Underground Mechanical

REVISION	DESCRIPTION	D-T-E

SHEET NUMBER
M-3
JOB NO. 1-834
DATE: June 2024



1 FIRST FLOOR PLAN - MECHANICAL
1/8"=1'-0"



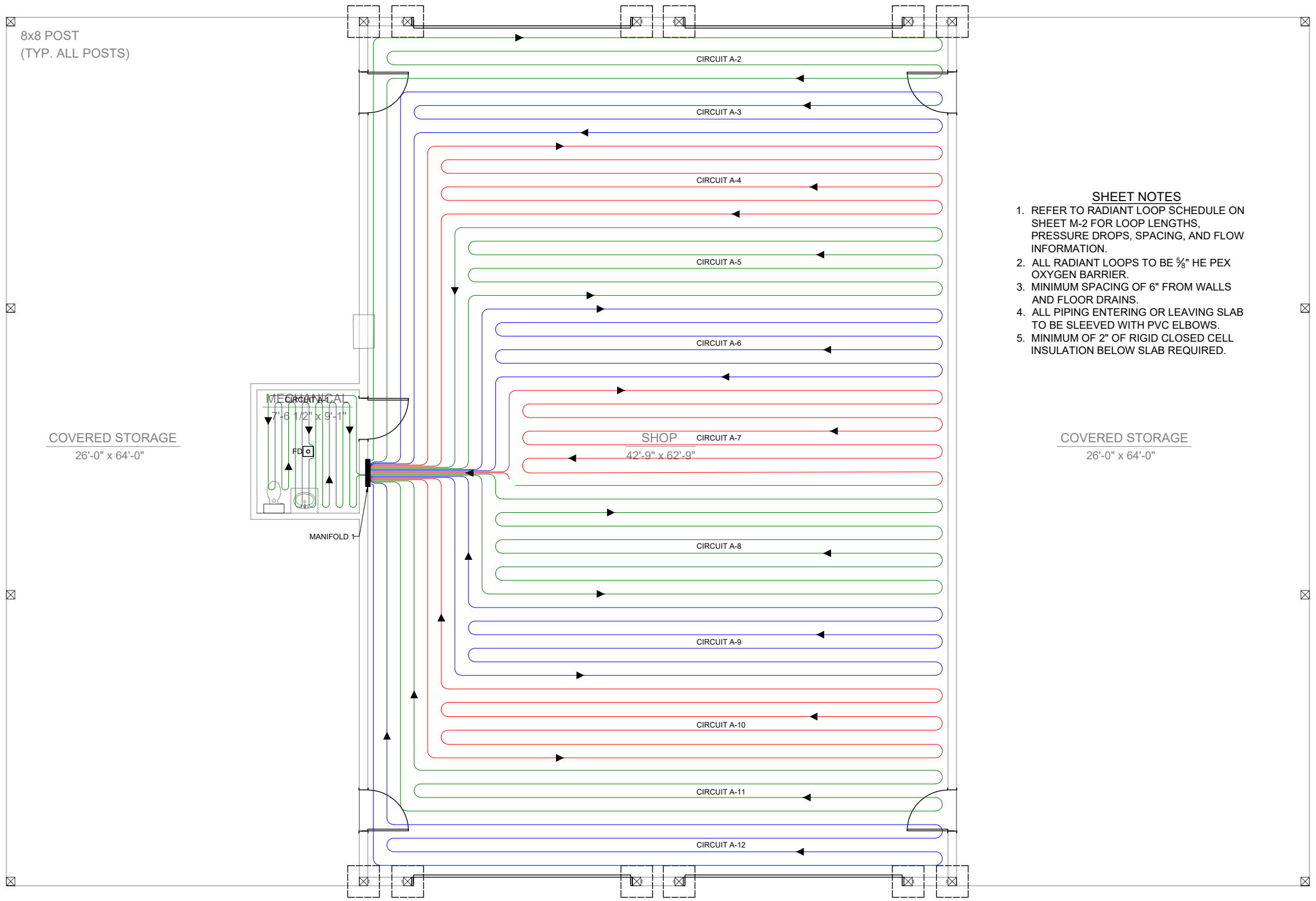
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shane@modern-mechanical.com

Shop/Storage Building
1727 Anka Street
Sturrock Island Contractors, INC.

Mechanical Plans:
First Floor Plan
Mechanical

REVISION	DESCRIPTION	D-T-E

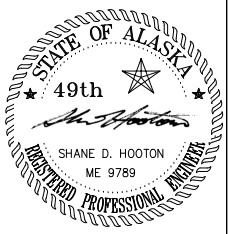
SHEET NUMBER
M-4
JOB NO. 1-834
DATE: June 2024



- SHEET NOTES**
1. REFER TO RADIANT LOOP SCHEDULE ON SHEET M-2 FOR LOOP LENGTHS, PRESSURE DROPS, SPACING, AND FLOW INFORMATION.
 2. ALL RADIANT LOOPS TO BE 5/8" HE PEX OXYGEN BARRIER.
 3. MINIMUM SPACING OF 6" FROM WALLS AND FLOOR DRAINS.
 4. ALL PIPING ENTERING OR LEAVING SLAB TO BE SLEEVED WITH PVC ELBOWS.
 5. MINIMUM OF 2" OF RIGID CLOSED CELL INSULATION BELOW SLAB REQUIRED.

1 FIRST FLOOR PLAN - RADIANT
1/8"=1'-0"

SCALE: 0 4' 8' 16'



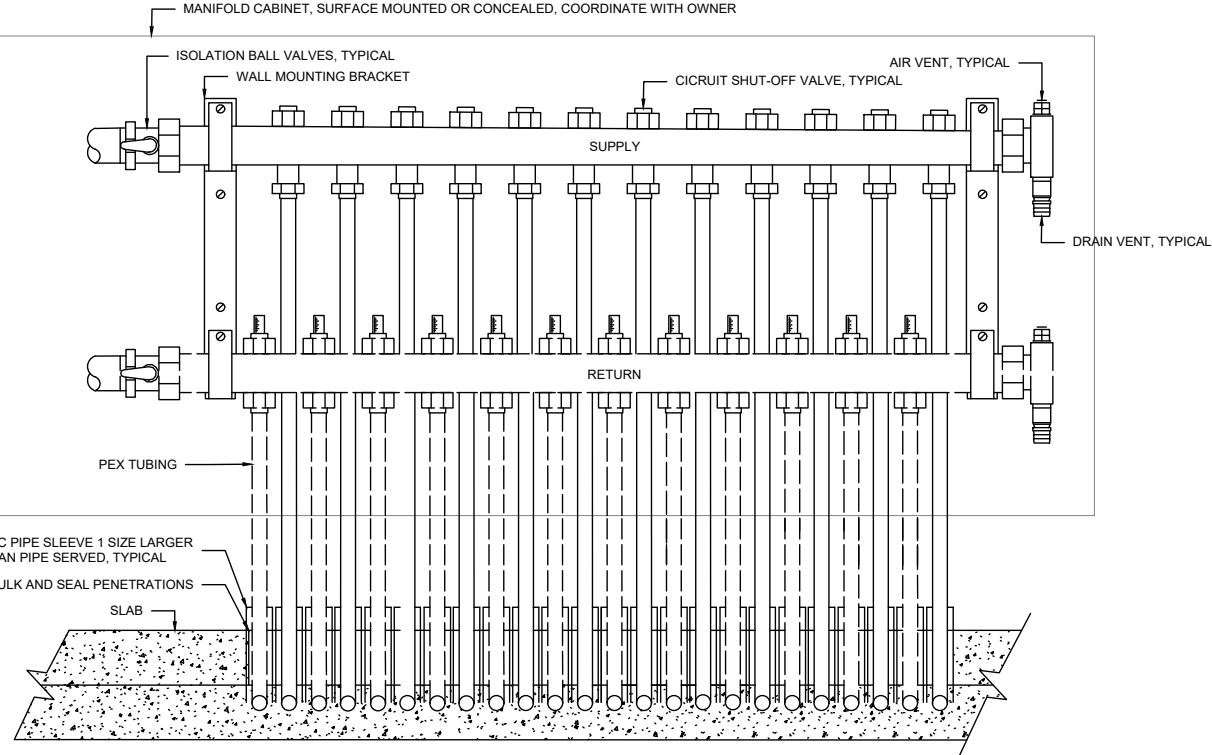
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Shop/Storage Building
1727 Anka Street
Sturrock Island Contractors, INC.

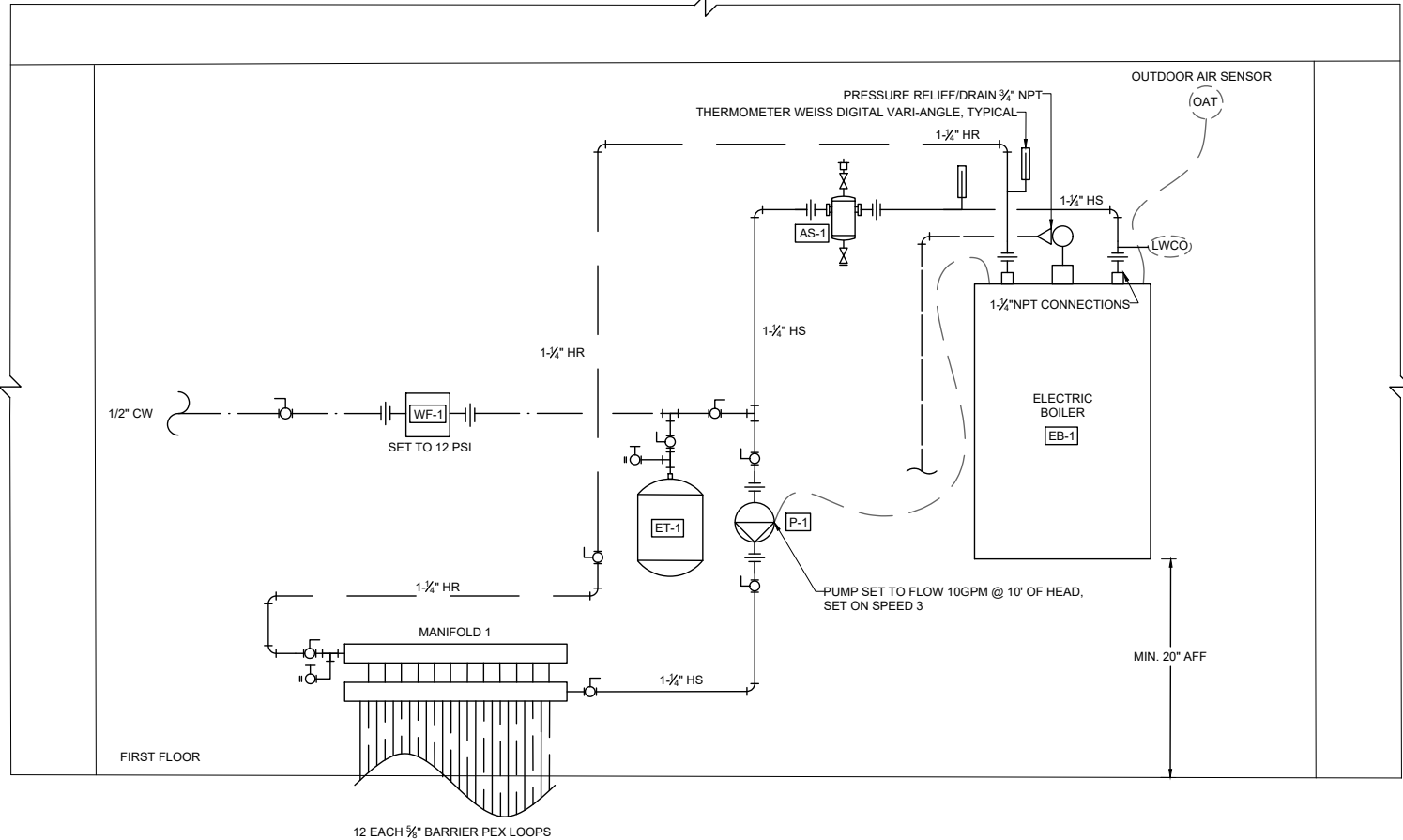
Mechanical Plans:
First Floor Plan
Radiant

REVISION	DESCRIPTION	D-T-E

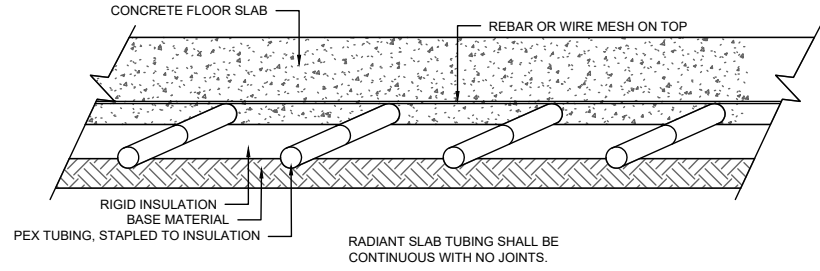
SHEET NUMBER
M-5
JOB NO. 1-834
DATE: June 2024



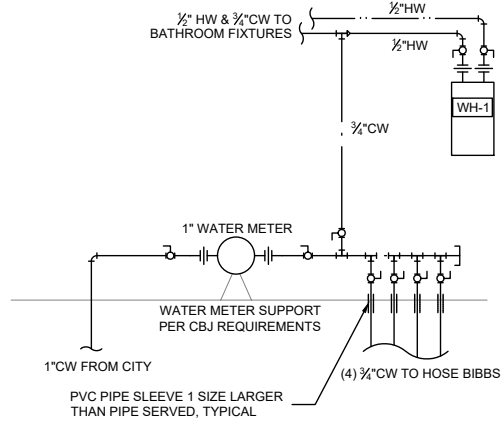
1 RADIANT MANIFOLD DETAIL
NO SCALE



2 ELECTRIC BOILER PIPING DIAGRAM
NO SCALE



3 RADIANT SLAB PIPING DETAIL
NO SCALE



4 WATER ENTRY DIAGRAM
NO SCALE

- SHEET NOTES
- CONTRACTOR TO SET OUTDOOR RESET ON BOILER TO SETTING ZERO.



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Shop/Storage Building
1727 Anka Street
Sturrock Island Contractors, INC.

Mechanical Plans:
Diagrams
Details

REVISION	DESCRIPTION	DATE

SHEET NUMBER

M-6

JOB NO. 1-834
DATE: June 2024

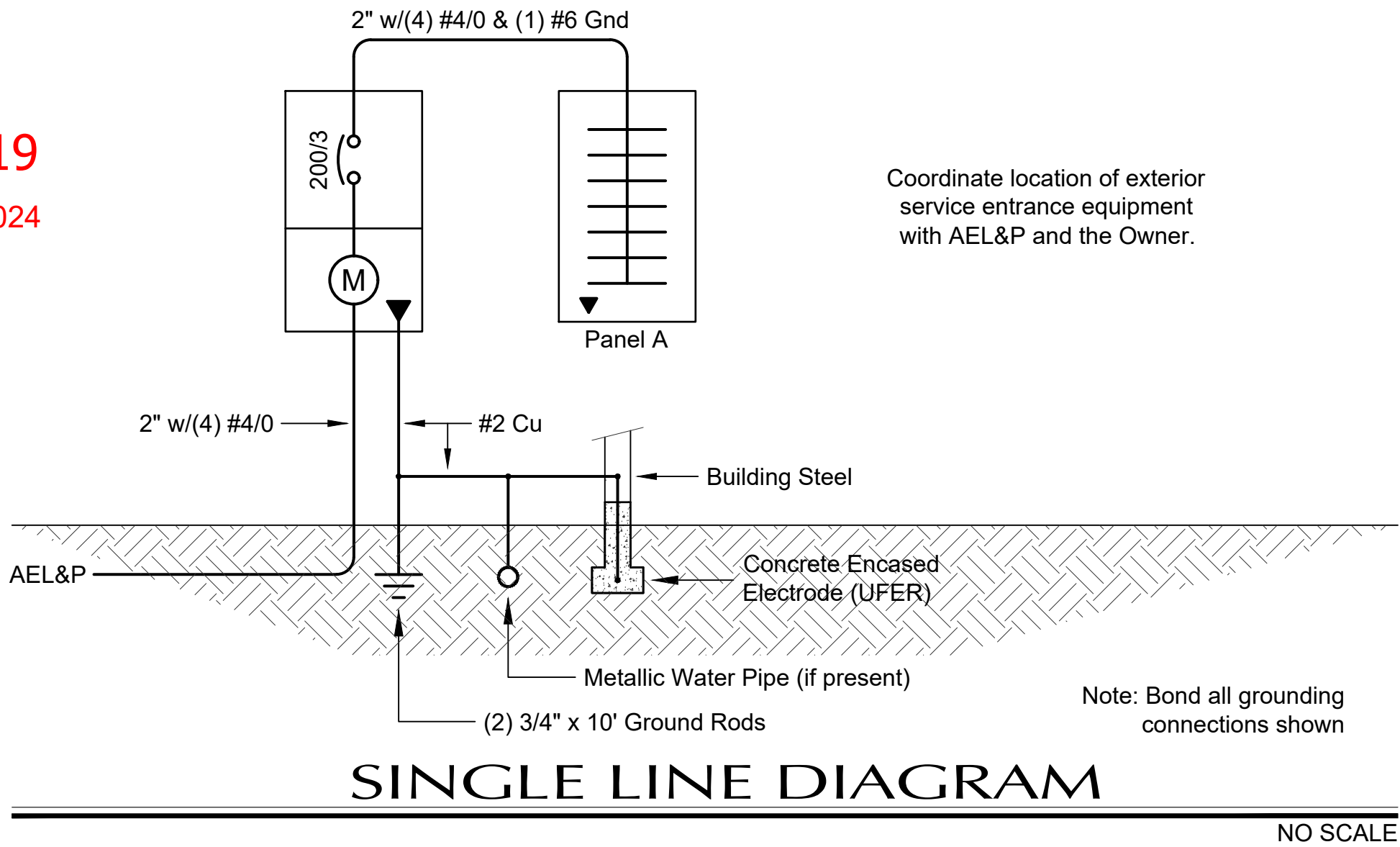
LEGEND/ABBREVIATIONS			
	CONDUIT w/#12 AWG CONDUCTORS, UON. SHARED NEUTRALS SHALL BE #10 AWG.	AC	ASTRONOMIC CONTROLLER
	DUPLEX RECEPTACLE: 18" AFF, UON	AFF	ABOVE FINISHED FLOOR
	RAISED HEIGHT RECEPTACLE: 48" AFF, UON	AFG	ABOVE FINISHED GRADE
	250V, 3-PHASE RECEPTACLE	CF	CIRCULATING FAN
	SINGLE POLE SWITCH: 48" AFF, UON	CTB	COMMUNICATIONS TERMINATION BOARD
	THREE or FOUR-WAY SWITCH: 48" AFF, UON	FC	FORKLIFT CHARGER
	OCCUPANCY SENSOR/SWITCH: 48" AFF, UON	GDO	GARAGE DOOR OPERATOR
	LED HIGHBAY PENDANT (TYPES A & B)	GFCI	GROUND FAULT CIRCUIT INTERRUPTER
	LED SURFACE WRAP/PENDANT (TYPE C)	GND	GROUND
	WALL MOUNT LIGHT (TYPES D & F)	LTG	LIGHTING
	EMERGENCY/EXIT LIGHT COMBO	NS	NOT SWITCHED
	JUNCTION BOX	PB	PUSHBUTTON
	MOTOR CONNECTION	REC	RECEPTACLE
	DISCONNECT SWITCH	TC	TIME CLOCK
	PANELBOARD	TEF	TOILET EXHAUST FAN
	WALL MOUNTED LINE VOLTAGE THERMOSTAT	UH	UNIT HEATER
	TELEPHONE/DATA RECEPTACLE: 18" AFF, UON	UON	UNLESS OTHERWISE NOTED
	PUSHBUTTON OPERATOR	WH	WATER HEATER
		WP	WEATHERPROOF
		XFMR	TRANSFORMER

NOTES and SPECIFICATIONS	
1.	Provide all work as shown on the drawings and described in these specifications and notes for a complete and functional installation. Unless otherwise noted, all material shall be of new manufacture and of the manufacturer's standard construction. All material shall be approved by Underwriters Laboratories (UL) and so noted.
2.	All work shall comply with the latest approved editions of: The National Electrical Code (NEC) The National Fire Protection Association Codes (NFPA) The International Building Code (IBC) The Americans with Disabilities Act (ADA) All applicable Federal, State and Local regulations, including CBJ Title 19
3.	Provide two sets of as-built drawings at project completion. Minimize and seal penetrations of the vapor barrier caused by the electrical installation. Label all circuit breakers, junction boxes, controls, etc. Provide an accurate, typed circuit directory for each panelboard.
4.	The contractor shall coordinate installation of the power service with the serving utility and shall comply with their requirements. Electrical service shall be provided by Alaska Electric Lighting and Power (AEL&P) to the service equipment. The Contractor shall provide an underground service to the building. Refer to the Single Line Diagram on this Sheet. Provide two (2) copper plated ground rods (10' x 3/4") and appropriate grounding electrode conductor. Provide a UFER ground and bond it, metallic cold water piping (if available),grounding electrodes, ground bus and neutral conductor.
5.	Raceway systems shall be EMT for feeder circuits and rigid steel for any exterior exposed service entrance runs. Schedule 80 PVC is acceptable for underground runs where permitted by the NEC. All conductors shall be copper. Conductors in raceways shall have type THW or THHN/THWN insulation for inside work and type XHHW-2 for exterior work. Type MC cable is acceptable for branch circuits and interior work where approved by the local authority, the Owner and the NEC.
6.	The contractor shall coordinate with the Owner the installation of the telephone and data services and distribution cabling.
7.	Boxes shall be steel with appropriate covers. All wiring devices shall be specification grade, screw connected, with matching nylon plates. Provide a manual starter/disconnect for motor loads as necessary.
8.	Provide telephone and data outlets as required. For each wall mounted receptacle provide a deep 4" square box, single gang plaster ring and a 3/4" conduit to the Communications Termination Board for each unit.
9.	Connected Load for the building is 48.8 kVA (135.5 Amperes), Demand Load is 46.5 kVA (129.1 Amperes).

All Electrical work must comply with
the requirements of the
2020 NEC Code
as modified by CBJ Title 19

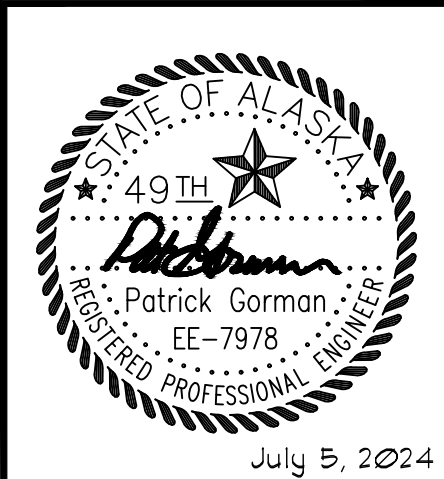
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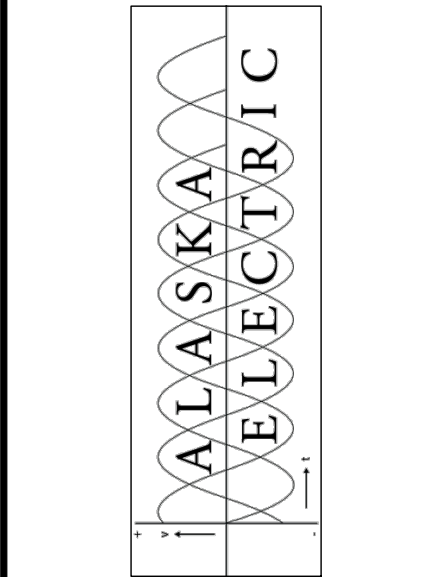


Panel A			SIZE	VOLTS / PHASE				MAIN	MOUNT / LOCATION		AIC RATING	
			200 amps	120/208, 3Ø, 4W				LUGS ONLY	SURFACE / SHOP		10,000 A	
CKT #	WIRE Qty/ Size	CIRCUIT DESCRIPTION	BRKR Amp/ Pole	K V A				BRKR Amp/ Pole	CIRCUIT DESCRIPTION	WIRE Qty/ Size	CKT #	
				CKT	A	B	C					CKT
1	2/#12	LTG - Interior, Exterior	20/1	1.6	10.6			9.0	100/3	Electric Boiler EB-1, 27 kW	3/#3	2
3	2/#12	REC - Shop, Covered Storage NW	20/1	1.0		10.0		9.0	--	---	--	4
5	2/#12	REC - Shop, Covered Storage SW, Mech	20/1	1.0			10.0	9.0	--	---	--	6
7	2/#12	REC - Shop, Covered Storage NE, Exterior	20/1	1.2	3.2			2.0	30/3	Forklift Charger	3/#10	8
9	2/#12	REC - Shop, Covered Storage SE, Exterior	20/1	1.2		3.2		2.0	--	---	--	10
11	2/#12	REC - Covered Storage NW, Exterior	20/1	0.8			2.8	2.0	--	---	--	12
13	2/#12	REC - Covered Storage SW, Exterior	20/1	0.8	1.8			1.0	15/1	Boiler Pump BP-1, Controls	2/#14	14
15	2/#12	REC - Covered Storage NE, Exterior	20/1	0.8		0.9		0.1	15/1	Circulating Pump P-1, 1/20 hp	2/#14	16
17	2/#12	REC - Covered Storage SE, Exterior	20/1	0.8			2.1	1.3	20/1	Water Heater WH-1	2/#12	18
19	2/#12	Garage Door Opener NW	20/1	1.0	1.2			0.2	20/1	Circulating Fans CF-1 & CF2	2/#12	20
21	2/#12	Garage Door Opener NE	20/1	1.0		1.0			20/1	Spare		22
23	2/#12	Garage Door Opener SW	20/1	1.0			1.0			Space		24
25	2/#12	Garage Door Opener SE	20/1	1.0	1.0					↓		26
27		Space				0.0				↓		28
29	↓						0.0			↓		30
31	↓				0.0					↓		32
33	↓					0.0				↓		34
35	↓						0.0			↓		36
37	↓				0.0					↓		38
39	↓					0.0				↓		40
41	↓						0.0			↓		42
TOTAL CONNECTED LOAD (kVA):				48.8	17.8	15.1	15.9	ACTUAL DEMAND LOAD (kVA):				46.5

LUMINAIRE SCHEDULE			
TYPE	DESCRIPTION	MANUFACTURER	DETAILS
A	LED high-bay w/solid aluminum channel, acrylic semi-diffuse glare control lens, medium distribution, gloss white finish, standard efficiency, wire guard	Lithonia CPHB 15000LM SEF GCL MD MVOLT 40K 80CRI WGX DWH	15343 lumens, 102W 80 CRI, 4000°K CCT
B	LED high-bay w/solid aluminum channel, acrylic semi-diffuse glare control lens, medium distribution, gloss white finish, standard efficiency, wire guard	Lithonia CPHB 12000LM SEF GCL MD MVOLT 40K 80CRI WGX DWH	12273 lumens, 87W 80 CRI, 4000°K CCT
C	48" LED single strip light w/steel cover and channel, diffuse acrylic rounded lens, general distribution, white finish, standard efficiency	Lithonia CLXL48 4000L SEF RDL MVOLT 40K 80 CRI	4019 lumens, 25.5W 80 CRI, 4000°K CCT
D	Exterior LED wall mount w/die-cast aluminum housing & door, powder coat finish, acrylic lens, Type II short distribution, IP65 rating, bird-deterrent spikes, photoelectric control, finish by Owner	Lithonia D-Series, Size 2 DSXW2 30C 530 40K T2S MVOLT PE BSW XXXXX	54W, 6444 lumens 70 CRI (Min), 4000°K CCT
F	Exterior LED wall mount w/die-cast aluminum housing & door, powder coat finish, acrylic lens, Type II short distribution, IP65 rating, bird-deterrent spikes, photoelectric control, finish by Owner	Lithonia D-Series, Size 1 DSXW1 20C 530 40K T2S MVOLT PE BSW XXXXX	35W, 4380 lumens 70 CRI (Min), 4000°K CCT
X/Em	Combination exit & emergency light w/white thermoplastic housing, nickel cadmium battery, green letters, adjustable LED heads, damp location listed	Lithonia LHQM LED G M6	4.3W LED's



GORMAN ENGINEERS
10701 HORIZON DRIVE
JUNEAU, ALASKA 99801-1626
907-173-8884 e-mail: pgorman@cinet



SHOP/STORAGE BUILDING
for MIKE STURROCK
ISLAND CONTRACTORS, INC.
DOUGLAS, ALASKA
PO BOX 241036

SHEET TITLE:
LEGEND/ABBREVS,
NOTES/SPECS,
SINGLE LINE, PANEL
& LUMINAIRE
SCHEDULES

DATE: JULY 5, 2024
SCALE: AS SHOWN
DRAWN: PG
CHECKED: PG

SHEET NO.
E1.0

SHEET NOTES

1. Provide connection to all power, mechanical, heating, architectural and Owner-furnished devices, lighting, control devices and equipment shown. Include starters, as noted, associated with mechanical equipment and powered exit signs, emergency battery packs and emergency lights . Refer to the Panel Schedule on Sheet E1.0 for circuiting.

2. Pull conductors for the circuits as shown in the Panel Schedule. All runs shall include a single and separate equipment grounding conductor, sized per the NEC.

3. Coordinate the installation and connection of all mechanical, heating, lighting, controls, information technology, architectural, and Owner-furnished equipment and receptacles with the other trades, architectural drawings and manufacturer's requirements. Ensure the proper mounting heights, electrical configurations and clearances with other equipment and terminations.
4. All convenience receptacles in the Shop, Mechanical and on the exterior shall be GFCI. All convenience receptacles shall be Tamper-Resistant and weatherproof on the exterior.

5. Provide connection to all lighting and control devices and equipment shown. Refer to the Panel Schedule on Sheet E100 for general circuiting.

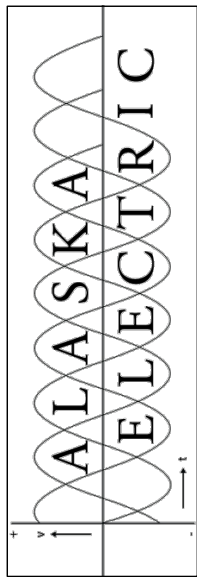
6. Provide connection to all electrical heating equipment and controls as shown. Provide wall mounted, line voltage, single-pole (with positive off position) thermostat and speed control switch for the ceiling mounted circulation fans in the Shop. Provide compatible controls for the electric boiler and associated pumps for the radiant heating in the Shop and Mechanical areas.

CONSTRUCTION NOTE

Plans are diagrammatic in nature. Locations of receptacles, equipment, heating equipment, luminaires and controls may move per Owner request. Additional loads may be added and will be addressed on redlines before the final inspection.



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10701 HORIZON DRIVE
JUNEAU, ALASKA 99801-1626
907-173-8884 e-mail: pgorman@gninet



SHOP/STORAGE BUILDING
for MIKE STURROCK
ISLAND CONTRACTORS, INC.

DOUGLAS, ALASKA
PO BOX 241036

SHEET TITLE:

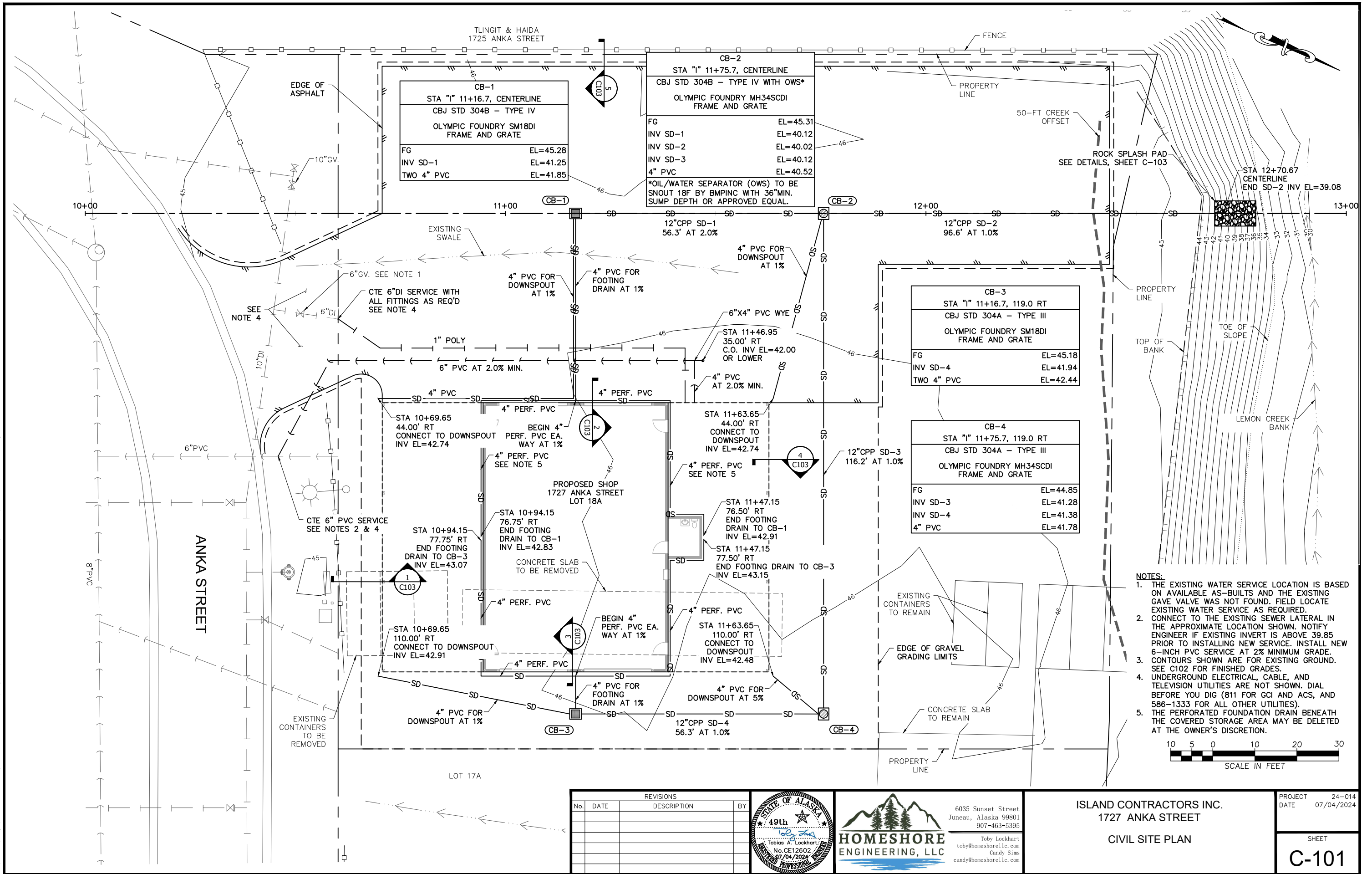
ELECTRICAL PLAN,
SHEET NOTES

DATE: JULY 5, 2024
SCALE: AS SHOWN
DRAWN: PG
CHECKED: PG

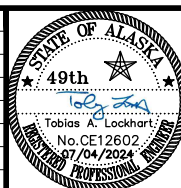
SHEET NO.

E2.0

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REVISIONS			
No.	DATE	DESCRIPTION	BY





6035 Sunset Street
Juneau, Alaska 99801
907-463-5395

Toby Lockhart
toby@homeshorellc.com
Candy Sims
candy@homeshorellc.com

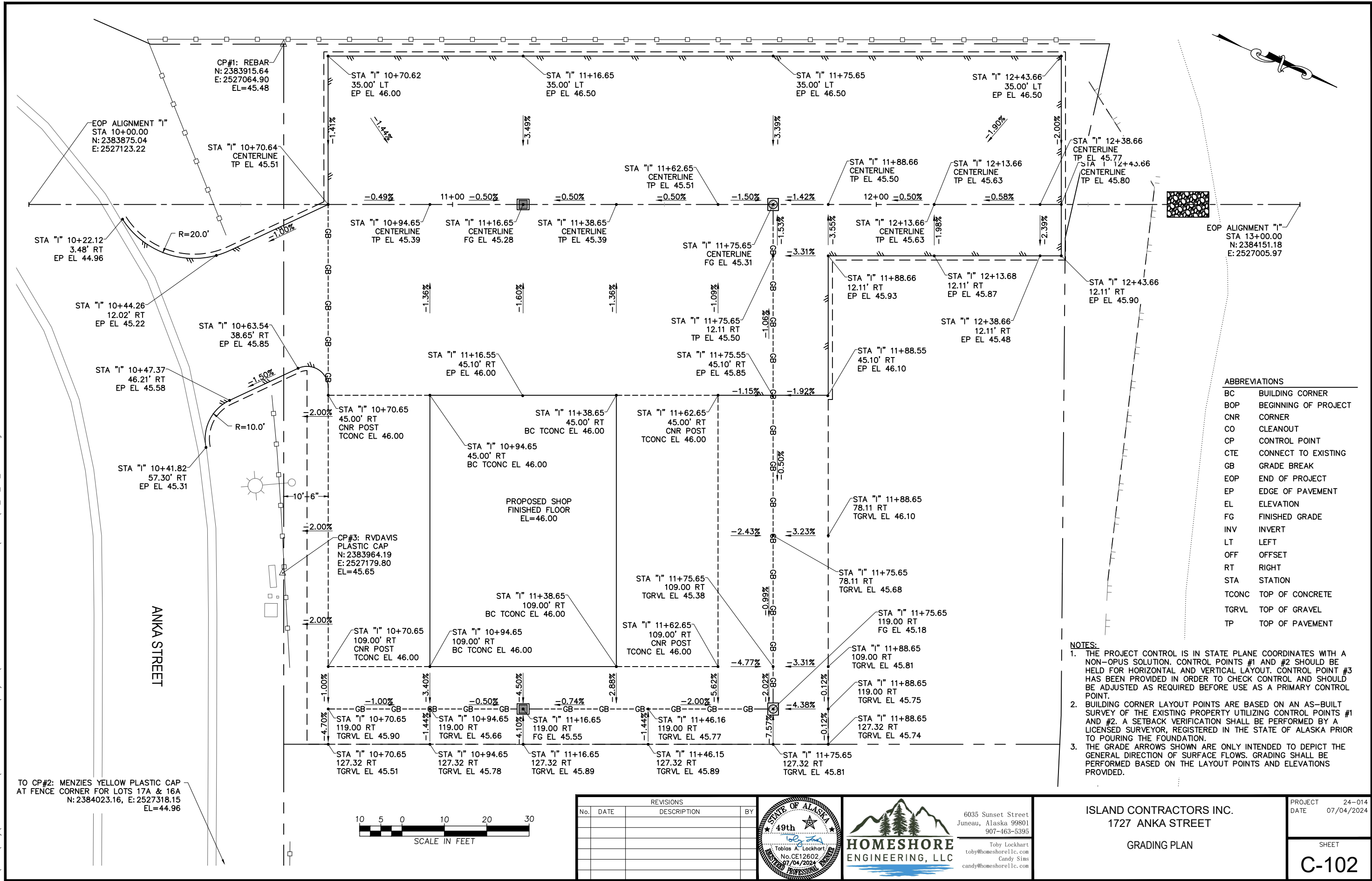
ISLAND CONTRACTORS INC.
1727 ANKA STREET

CIVIL SITE PLAN

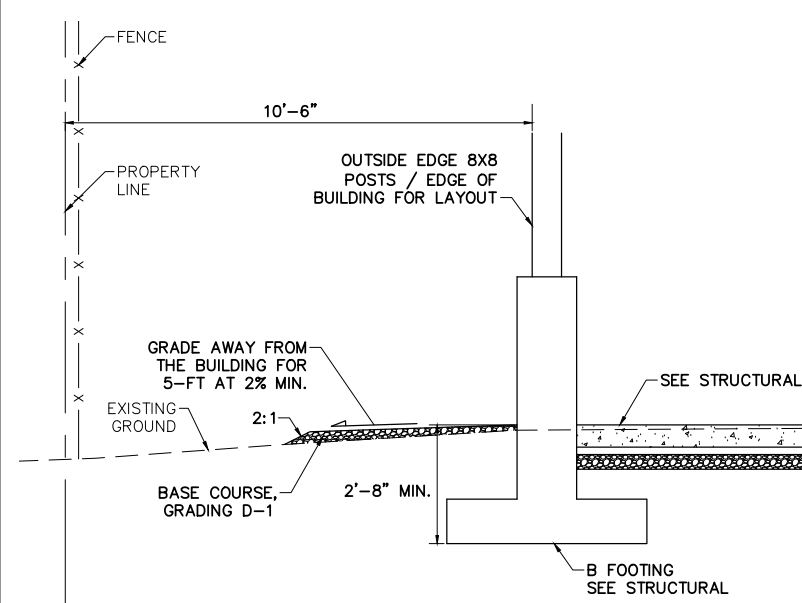
PROJECT 24-014
DATE 07/04/2024

SHEET
C-101

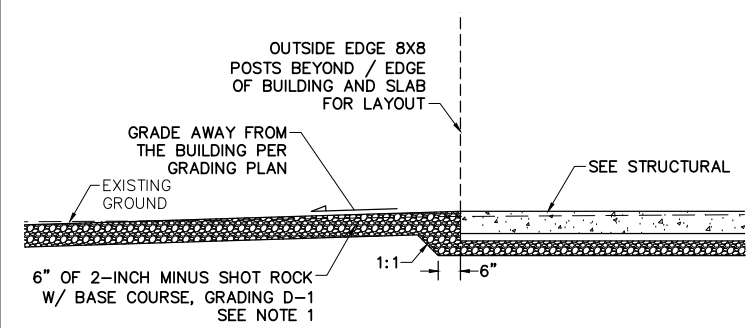
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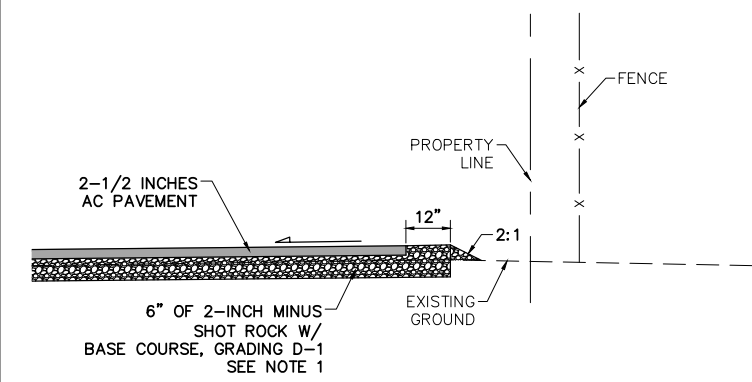
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1 SECTION - SOUTH SIDE OF COVERED STORAGE AT POST
NTS

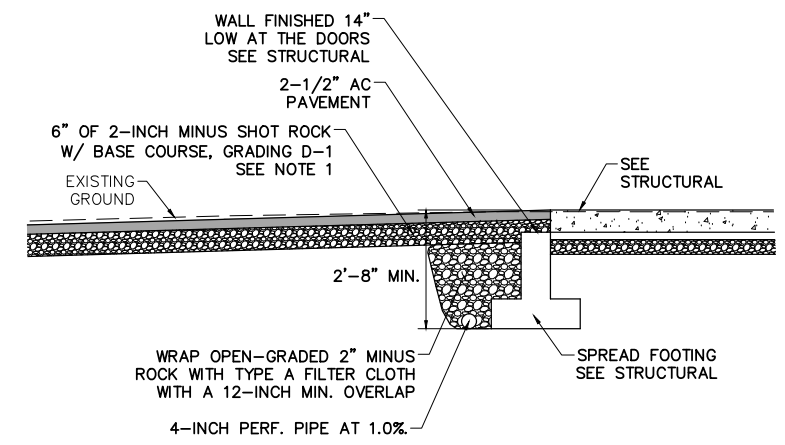


4 SECTION - NORTH SIDE OF COVERED STORAGE
NTS

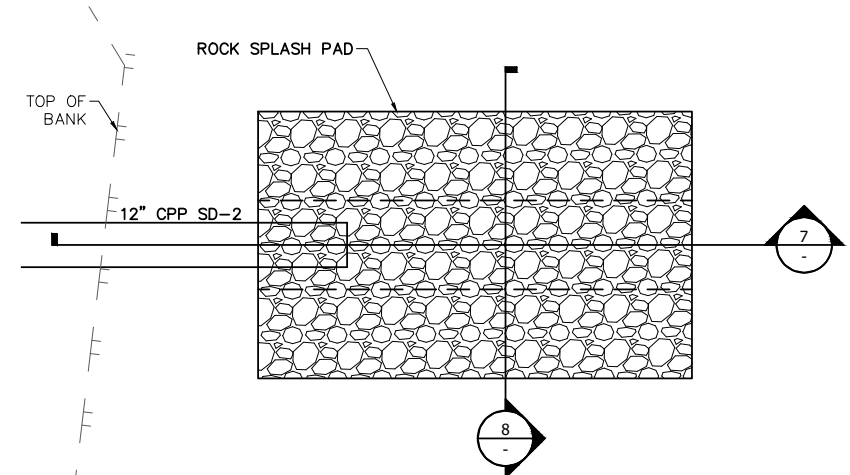


5 SECTION - PARKING LOT SHOULDER ALONG WEST BOUNDARY
NTS

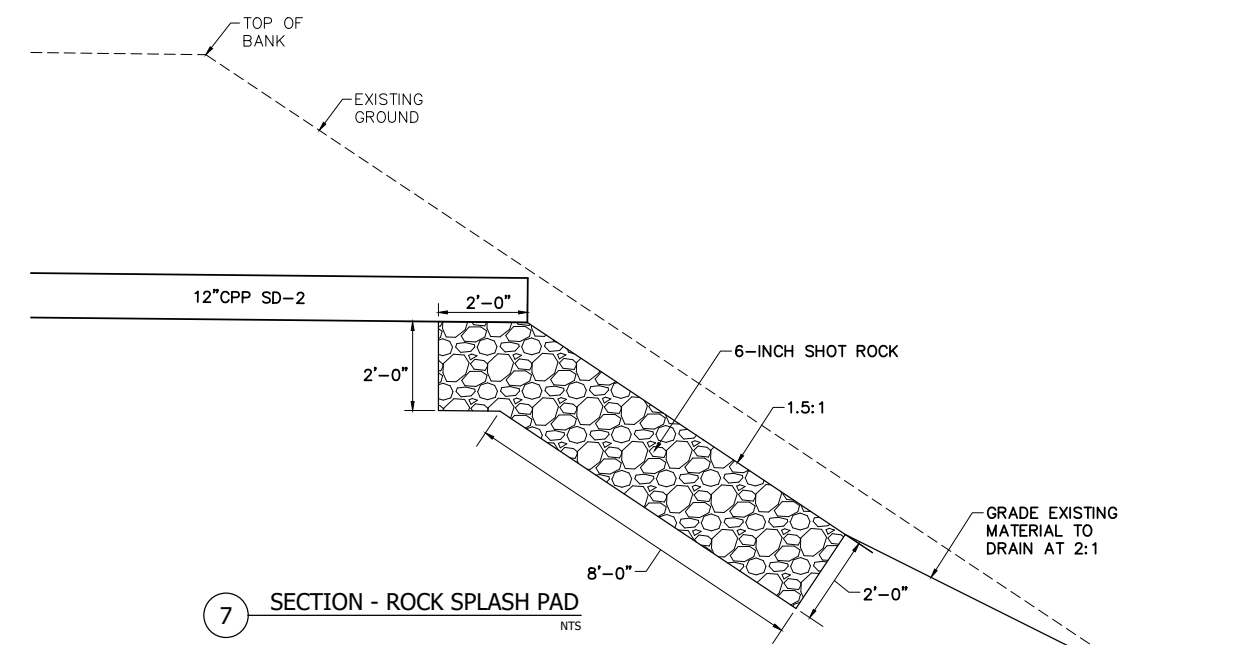
NOTES:
1. WHEREVER ASPHALT IS SPECIFIED, THE BASE COURSE SHALL CONSIST OF 4 TO 5 INCHES OF 2-INCH MINUS SHOT ROCK WITH A 1 TO 2 INCH LEVELING COURSE OF BASE COURSE, GRADING D-1, FOR A TOTAL OF 6-INCHES. WHERE ASPHALT IS NOT SPECIFIED, BASE COURSE, GRADING D-1, MAY BE USED FOR THE ENTIRE 6-INCH SECTION.



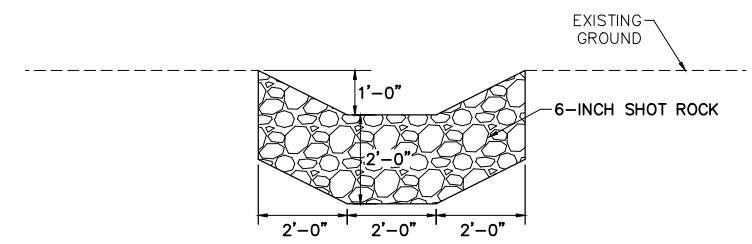
2 SECTION - WEST SIDE OF SHOP AT DOOR
NTS



6 PLAN - SD-2 OUTFALL
NTS

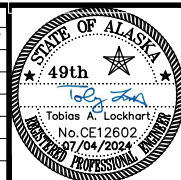


7 SECTION - ROCK SPLASH PAD
NTS



8 SECTION - ROCK SPLASH PAD
NTS

REVISIONS			
No.	DATE	DESCRIPTION	BY



HOMESHORE ENGINEERING, LLC
6035 Sunset Street
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Toby Lockhart
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Candy Sims
candy@homeshorellc.com

ISLAND CONTRACTORS INC.
1727 ANKA STREET
SECTIONS AND DETAILS

PROJECT 24-014
DATE 07/04/2024
SHEET
C-103





CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: June 1, 2000

File No.: VAR2000-00017

Capital Concrete, Inc.
1767 Anka Street
Juneau, Alaska 99801

Application For: Variance

Legal Description: Lots 17A and 18A, Glacier Industrial Subdivision II

Parcel Code No.: 5-B12-0-130-017-0

Hearing Date: May 9, 2000

The Planning Commission, at its regular public meeting, acting as the Board of Adjustment approved the variance to reduce the front setback from 10 feet to two feet to allow a temporary office trailer to remain in the same location for use in connection with a proposed concrete batch plant as described in the project description and project drawings submitted with the application, and adopted the findings listed below:

Variance Criteria 2: *That relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare be preserved.*

Since the variance will be granted for only a limited time period *that the intent of this title will be observed and the public safety and welfare be preserved*

Based on this reason, this criterion has been met.

Variance Criteria 5(B): *That compliance with the existing standards would unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property.*

Capital Concrete, Inc.
File No: VAR2000-00017
June 1, 2000
Page 2

That the temporary use of the site for the office trailer in an industrial zone is consistent with other uses in the general area. The setback encroachment problem will be eliminated in the long run.

Based on this reason, this criterion has been met.

Variance Condition 6: *That a grant of the variance would result in more benefits than detriments to the neighborhood.*

The temporary grant of the variance will result in more benefits than detriments. There are no existing problems, and if the roadway were expanded in the future as noted in the attached memorandum dated May 3, 2000, there will not be a problem because the variance will expire in two years.

Based on these reasons, this criterion has been met.

The Board of Adjustment also adopted staff findings 1, 3, and 4, and related analysis, listed in the attached memorandum dated May 3, 2000.

The approval is subject to the following condition:

1. That the applicant remove or relocate the existing office trailer on or before May 9, 2002.

Attachment: May 3, 2000, memorandum from Tim Maguire, Community Development to the CBJ Planning Commission regarding VAR2000-00017.

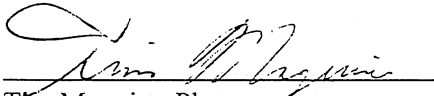
This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c).

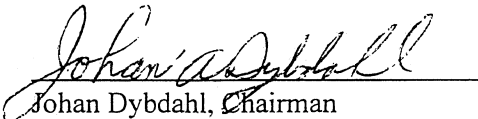
Effective Date: The permit is effective upon approval by the Commission.
(May 9, 2000)

Expiration Date: The existing trailer can remain at the current location if a building permit is issued for its setup. In all cases the trailer must be removed from this location by May 9, 2002.

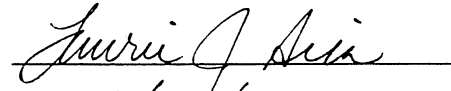
Capital Concrete, Inc.
File No: VAR2000-00017
June 1, 2000
Page 3

Project Planner:


Tim Maguire, Planner


Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk


6/6/2000

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA-trained architect or other ADA trained personnel with questions about the ADA: Department of Justice - 202-272-5434, or fax 202-272-5447, NW Disability Business Technical Center - 1-800-949-4232, or fax 360-438-3208.

MEMORANDUM

CITY & BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

DATE: May 3, 2000

TO: Planning Commission

FROM: Tim Maguire, ~~Principal~~ Planner
Community Development Department

FILE NO.: VAR2000-00017

PROPOSAL: A variance to reduce the front setback from 10 feet to 2 feet to allow a temporary office trailer to remain in the same location for use in connection with the proposed concrete batch plant.

GENERAL INFORMATION

Applicant: Capital Concrete, Inc.

Property Owner: Southeast Roadbuilders, Inc.

Property Address: 1735 Anka Street

Legal Description: Lots 17A and 18A, Glacier Industrial Subdivision II

Parcel Code Number: 5-B12-0-130-017-0 and 5-B12-0-130-018-0

Site Size: 50,484 Square Feet (Lots 17A and 18A, Glacier Industrial Subdivision II)

Zoning: I, Industrial

Utilities: CBJ Water & Sewer Services

Access: Anka Street

Existing Land Use: Outdoor Storage, Trailer, Vacant

Surrounding Land Use: North - Lemon Creek
South - Anka Street
East - Contractors Storage
West - Various Industrial Uses



PROJECT DESCRIPTION

A variance to reduce the front setback from 10 feet to two feet to allow a temporary office trailer to remain in the same location for use in connection with the proposed concrete batch plant.

BACKGROUND

The previous owner obtained a building permit to locate a trailer on this site for use as a temporary office. The site plan indicated the minimum frontyard setback of 10 feet would be met. Although the building permit was obtained, the trailer did not receive final inspection approval or an occupancy permit. The use was intended to be temporary and a condition of the building permit was to remove the trailer in 1996.

The applicant intends to acquire the site to relocate an existing concrete batch plant operation (See Use2000-00019). The applicant also intends to use the trailer for and office. The reason for the variance request is to not have to move the building. Moving the trailer will require the existing utilities to be disconnected and be extended and replacment of a temporary foundation. In addition, moving the trailer back on the lot will reduce the area for the concrete plant operation and vehicle maneuvering.

ANALYSIS

Variance Requirements

Under CBJ §49.20.250 where hardship and practical difficulties result from an extraordinary situation or unique physical feature affecting only a specific parcel of property or structures lawfully existing thereon and render it difficult to carry out the provisions of Title 49, the Board of Adjustment may grant a variance in harmony with the general purpose and intent of Title 49. A variance may vary any requirement or regulation of Title 49 concerning dimensional and other design standards, but not those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards. A variance may be granted after the prescribed hearing and after the Board of Adjustment has determined:

1. *That the relaxation applied for or a lesser relaxation specified by the Board of Adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.*

No lessor relaxation than that requested by the applicant with regard to the setback would give substantial relief to the applicant and be more consistent with justice to other property owners. Any relocation of the trailer will require that the utility and foundation work be completed.

Therefore, we recommend that this criterion is met.

2. *That relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare be preserved.*

In general, the intent of the Land Use Code is to ensure future growth and development is in accord with the value of its residents, to identify and secure the beneficial impacts of growth while minimizing the negative impacts, and to ensure that growth is of the appropriate type, design and location.

As the trailer sits, it does not appear to cause problems with site distance along Anka Street. However, the roadway can be relocated and widened as this area continues to develop. The intent of the code is to have a minimum setback along the right of way in any zoning district. This is a relatively new subdivision which was laid out with suitable building sites. There does not appear to be other frontyard building setback variances approved in this area.

The grant of the variance request does not generally conform to the intentions of the Land Use Code.

Therefore, we recommend that this criterion is not met.;

3. *That the authorization of the variance will not injure nearby property.*

We have found no evidence to indicate a grant of the variance would injure nearby property. A grant of the variance would have no effect on any future uses of the adjoining property.

Therefore, we recommend that this criterion is met.

4. *That the variance does not authorize uses not allowed in the district involved.*

A grant of the variance would not authorize a use not allowed in the zoning district involved. The proposed use is for an office associated with a concrete batch plant operation in the I, Industrial zoning district.

Therefore, we recommend that this criterion is met.

5. ***That compliance with the existing standards would:***

(A) ***Unreasonably prevent the owner from using the property for a permissible principal use;***

We have found no evidence to indicate that the applicant would be prevented from using the property for a permissible principal use if the variance were denied. Although some area may be lost for operation of the concrete batch operation, the proposed site is large and it appears the site plan could be easily adjusted.

Therefore, this sub-criterion is not met.

(B) ***Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;***

The trailer location does not stand out in relation to other development in the area due to the location of equipment, fences and other structures. However, there does not appear to be buildings located in the setback area. Also it does not appear there would be justification to approve other requests for reduction in the frontyard setback for buildings in this subdivision.

Therefore, this sub-criterion is not met.

(C) ***Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive;***

We do not find evidence that compliance with the standards, would be unnecessarily burdensome because of any unique physical feature.

Therefore, this sub-criterion is not met.

or

(D) ***Because of pre-existing nonconforming conditions on the subject parcel the grant of the variance would not result in a net decrease in overall compliance with the Land Use Code, CBJ Title 49, or the Building Code, CBJ Title 19, or both.***

The existing situation is not considered non-conforming because the current location has not been approved and the building permit finalized. We are unaware of any other pre-existing non-conforming conditions on the subject parcel in regard to the Land Use Code or the building code.

We recommend that this sub-criterion is not met.

Therefore, we recommend that the Board of Adjustment find that this criterion is not met as no sub-criterion are met.

6. *That a grant of the variance would result in more benefits than detriments to the neighborhood.*

Although the existing use does not appear to cause a sight distance problem, it may not be desirable in the long term, if improvements are made to the roadway. There does appear to be any benefits to the neighborhood to have the use remain in the frontyard setback area.

FINDINGS

CBJ §49.20.240, Board of Adjustment Action, states that the Board of Adjustment shall hear all variance requests and shall either approve, conditionally approve, modify or deny the request based on the criteria in CBJ §49.20.250.

Under CBJ §49.20.220, Scheduling and Fee, the director makes the following determination:

1. *Is the application for the requested variance complete?*

Yes. We find the application contains the information necessary to conduct a full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conform to the requirements of CBJ code Chapters 49.15. Additionally, notice was provided in the Juneau Empire under “Your Municipality” which ran on April 28, 2000. A public notice sign was posted on the site at least 14 days prior to the meeting and notice was mailed to owners of record of all property within 500 feet of the subject property April 28, 2000.

Under CBJ §49.70.900 (b)(3), General Provisions, the director makes the following Juneau Coastal Management Program consistency determination:

2. *Will the proposed development comply with the Juneau Coastal Management Program?*

Not Applicable. The proposed development was reviewed for compliance with CBJ §49.70.900, the Juneau Coastal Management Program. The analysis reveals that no provisions of the program apply to the request.

3. *Does the variance as requested, meet the criteria of Section 49.20.250 Grounds for Variances?*

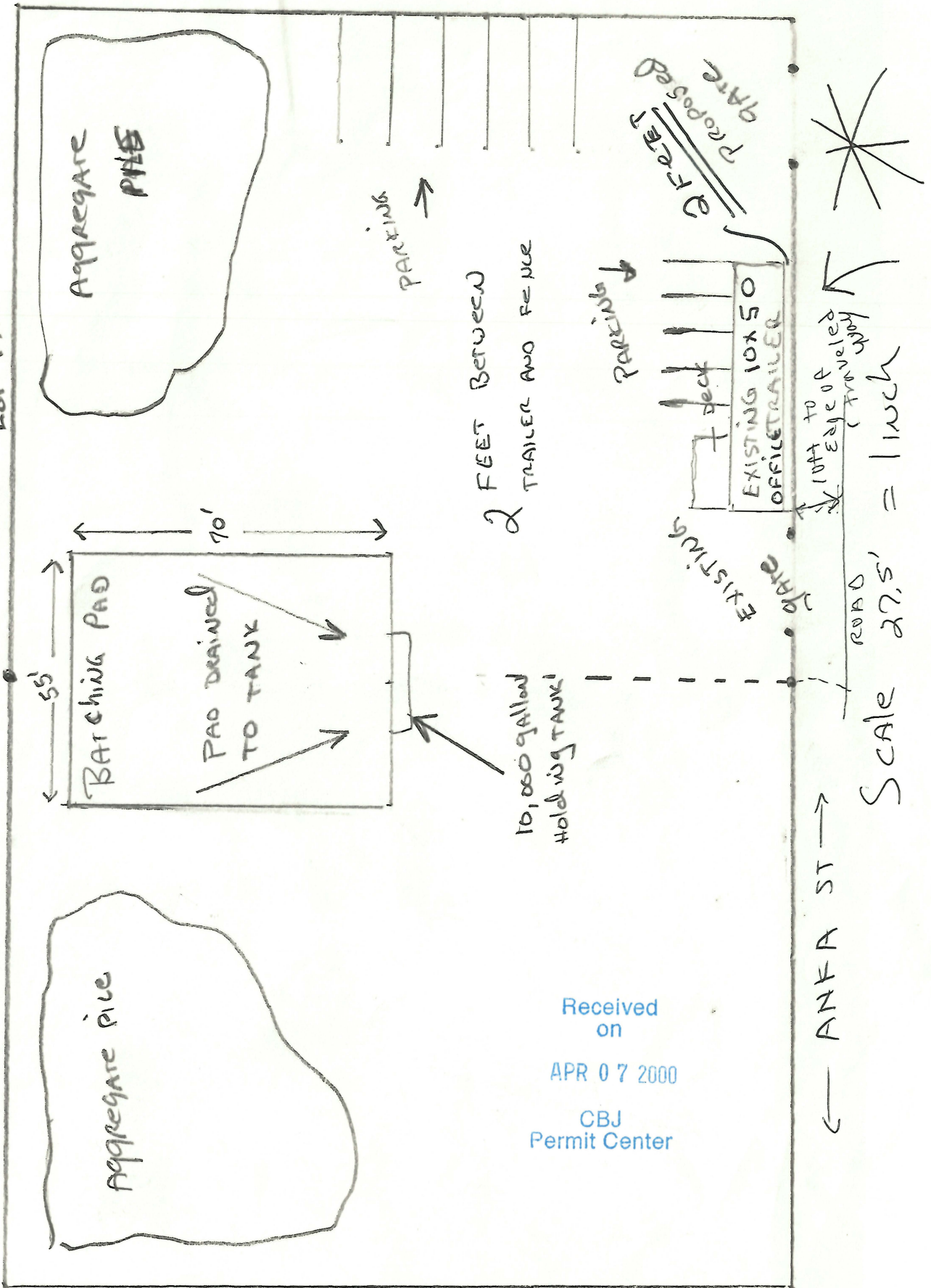
No. Based on the preceding analysis, the director finds that the variance request does not meet all six criteria provided for under CBJ §49.25.250, specifically criterion #2, #5 and #6.

RECOMMENDATION

We recommend that the Board of Adjustment adopt the director's findings and staff analysis which conclude that criteria #1-6 are not met and deny the request to reduce the front setback to allow a temporary office trailer to remain in the same location for use in connection with the proposed concrete batch plant.

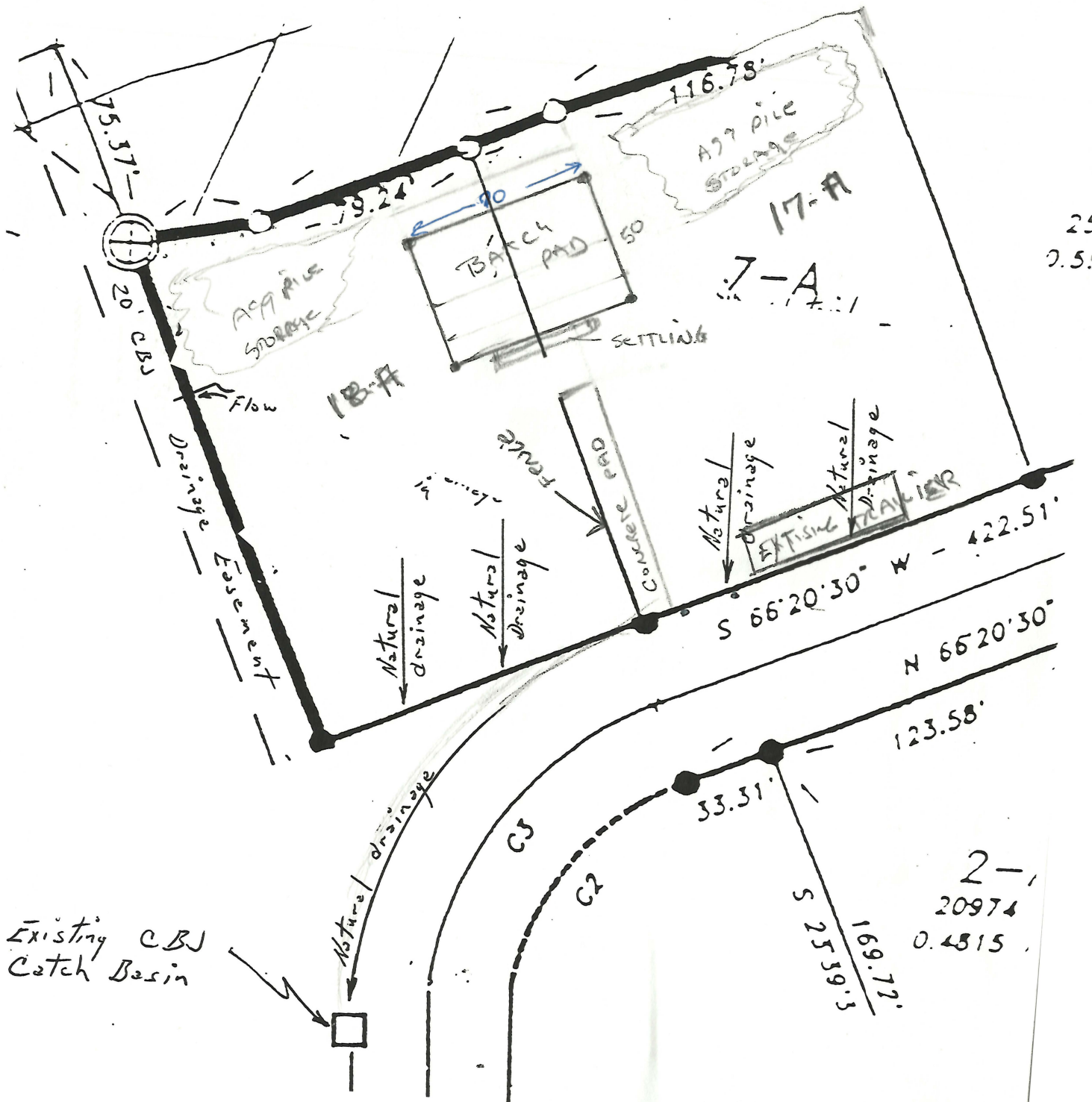
Lot 18-A

Lot 17A



Received on
APR 07 2000
CBJ
Permit Center

6" per 10'



Existing CBJ
Catch Basin



(907) 586-0715
 CDD_Admin@juneau.gov
 www.juneau.org/community-development
 155 Heritage Way • Juneau, AK 99801

Sturrock Lot Line Adjustment

Case Number: PAC2024 0028
 Applicant: Alec Venechuk
 Property Owner: Tiffany G Sturrock; Mike D Sturrock
 Property Address: 1727 Anka Street & 1735 Anka Street
 Parcel Code Number: 5B1201300180 & 5B1201300170
 Site Size: 23,282 square feet/.53 acres & 27,202 square feet/.62 acres
 Zoning: Industrial (I)
 Existing Land Use: Storage

Conference Date: May 22, 2024

Report Issued: July 23, 2024

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Alec Venechuk	Applicant	lastfrontiersurveying@gmail.com
David Peterson	Planning	David.Peterson@juneau.gov
David Sevdv	Permitting	David.Sevdv@juneau.gov

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Project Overview

Applicant is proposing to adjust the shared lot line 40 feet eastwardly between lots 17A and 18A. The two (2) industrial lots are along Anka Street in Lemon Creek.

Proposed subdivision will be held to Title 49 49.15.401, Minor Subdivision process. See attached minor subdivision code.



Planning Division

1. **Zoning** – Lots are zoned Industrial (I).

Minimum lot size is 2,000 square feet.

Minimum lot width is 20 feet.

1. Per Plat 93-19 the current lot width of lot 17A is 150.01 feet, while lot 18A is 125.13 feet in width. Adjusting the lot line 40 feet in the eastwardly direction would result in a lot width of 110.01 feet for lot 17A, whereas lot 18A will be 165.13 feet in width.
2. Per Plat 93-19 the lot depth is 183.76 feet. The 40 foot adjustment would be exchanging 7,350.40 square feet between lots 17A and 18A.

2. **Table of Permissible Uses** – See attached Table of permissible uses.

3. **Subdivision** – N/A

4. **Setbacks** – Front, Rear, and Street Side setbacks are 10 feet. Zero (0) foot side setback.

5. **Height** – No maximum.

6. **Access** – Both lots front along Anka Street.

7. **Parking & Circulation**– Parking requirements are determined by the use of property/building. Parking may then be determined by the tables found in 49.40.210.

8. **Vegetative Coverage** – Industrial lots require a minimum of 5% vegetative coverage (Ref. 49.50.300).

9. **Lighting** – Exterior lighting may not shed light or glare above the roofline of the building or beyond the property line of the site. Industrial and exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property.

Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall at the discretion of the Community Development Department, according to the requirements at §49.40.230(d) [and Historic District Design Guidelines, if applicable].

All exterior lighting fixtures shall be of a “full cutoff” design.

Sufficient exterior lighting must be provided [specify location] to permit safe pedestrian access. [supplement with Lighting Requirement condition 1]

10. **Noise** – NOTE: 42.20.095(c) - Construction of buildings and projects. It is unlawful to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist, or similar heavy construction equipment, before 7:00 a.m. or after 10:00 p.m., Monday through Friday, or before 9:00 a.m. or after 10:00 p.m., Saturday and Sunday, unless a permit shall first be obtained from the City and Borough building official. Such permit shall be issued by the building official only upon a determination that such operation during hours not otherwise permitted under this section is necessary and will not result in unreasonable disturbance to surrounding residents. The building official may revoke any *noise* permit after making written findings that the construction activity has resulted in unreasonable disturbance to surrounding residents or that operation during hours not otherwise permitted is not necessary.
11. **Flood** – Portions of each lot have FEMA flood zone AE along the rear (NNE) side of their lots. Please include notes on the plat:
- Lot is adjacent to an anadromous stream; setbacks per CBJ Code 49.70.320 apply.
 - Lot is adjacent to Special Flood Hazard Area AE per adopted 2020 National Floodplain Insurance Rate Maps.
 - Per 49.70.330, Development within 50 feet from the ordinary high-water mark.



12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – N/A
13. **Wetlands** – N/A

14. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.
15. **Plat or Covenant Restrictions** – N/A
16. **Traffic** – A development projected to generate fewer than 250 ADT shall not be required to have a Traffic Impact Analysis (TIA). For development project generating 250 or more ADT shall be require a TIA.
17. **Nonconforming situations** – An as-built drawing showing the existing structures and their locations will be required to help determine if any nonconforming issues are present on the site(s). Nonconforming certificates (NCC) are required prior to the issuance of a building permit or land use permit. As-built needed to determine non-conforming situations.



Building Division

18. **Building** – N/A

19. **Outstanding Permits** –

a. 5B1201300180 –

i. BLD20190592 – “New electrical service” Approved but not issued.

b. 5B1201300170 –

i. BLD2005-00605 – “First Phase building. Set up two container vans to provide location for electrical utilities, structure to mount yard lights and heated storage.”

ii. BLD-1099201 – “TEMPORARY MOBILE HOME SETUP”

General Engineering/Public Works

20. **Engineering** – N/A

21. **Drainage** – N/A

22. **Utilities** – N/A

Fire Marshal

23. **Fire Items/Access** – N/A

Other Applicable Agency Review

24. USF&W – Eagle Nests

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application (DPA)
2. Minor Subdivision Application (MIP)

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. As-built drawing showing the existing structures on the sites.

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. 49.85.100(2)(B) – A Subdivision creating no additional lots, \$110 plus \$25 for each lot changed. Fee = \$160.
2. NCC's are \$150, accept when associated with another permit. When an NCC is submitted in conjunction with another application, fee = \$0.

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application

You may submit your application(s) online via email to permits@juneau.gov

OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715

Web: www.juneau.org/community-development

Attachments:

1. 49.15.401 – Minor Subdivision Code section
2. 49.25.300 – Table of Permissible Uses
3. 49.25.400 – Minimum Dimensional Standards
4. Plat 91-19

Applications:

1. DPA – Development Permit Application
2. Subdivision Application
3. Preliminary plat checklist.



(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

COMMUNITY DEVELOPMENT

NOTICE OF DECISION

Date: October 14, 2024

File No.: MIP2024 0011

Last Frontier Surveying
P.O.BOX 32346
Juneau, AK 99803
lastfrontiersurveying@gmail.com

Proposal: Applicant requests a minor subdivision for a lot line adjustment between Lot 17A and Lot 18A, Glacier Industrial II Subdivision.

Property Address: 1727 Anka Street

Property Legal Description: GLACIER INDUSTRIAL II LT 18A

Property Parcel Code No.: 5B1201300180

Proposed Subdivision: Lot 17-A1 and Lot 18-A1 Glacier Industrial II Subdivision

The Director of Community Development has **APPROVED WITH CONDITIONS** the preliminary plat for a two (2) lot subdivision of Lot 17-A1 and Lot 18-A1 Glacier Industrial II Subdivision.

This approval is based on the preliminary plat dated September 9, 2024, attached hereto, and with the following conditions:

Condition 1: Prior to accepting the final plat for approval, a stamped as-built drawing must be submitted confirming the removal of the concrete slab that crosses the proposed lot line.

Condition 2: Plat Note 7, states that development is prohibited in the 50-foot setback of ordinary high-water mark and no disturbance is allowed within the 25-foot setback of the ordinary high-water mark as depicted on the plat.

Condition 3: Prior to recording of the preliminary plat, property taxes, for all properties, will be paid in full prior to recording of the preliminary plat per 49.15.412(e)(1).

Plat Note 1: THE 50' SETBACK FROM THE ORDINARY HIGH-WATER LINE OF LEMON CREEK WAS ESTABLISHED BY CBJ AND VERIFIED BY THIS SURVEY.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant's responsibility to obtain a building permit for any and all improvements requiring a permit.

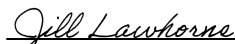
This Notice of Decision constitutes a final decision of the Director of the CBJ Community Development Department. Appeals must be brought to the CBJ Planning Commission in accordance with CBJ 49.20.110. Appeals must be filed by 4:30 PM on the day twenty days from the date the decision is filed.

If you have any questions regarding your project or anticipate any changes to your plans, please call the Community Development Department at (907) 586-0715.

Project Planner:



David Peterson, Planner II
Community Development Department



Jill Lawhorne, Director
Community Development Department

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.



**DIRECTOR'S REVIEW STAFF REPORT
MINOR SUBDIVISION
MIP2024 0011**

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: October 11, 2024
TO: Jill Lawhorne, Director, AICP
BY: David Peterson, Planner II

PROPOSAL: Applicant requests a minor subdivision for a lot line adjustment between Lot 17A and Lot 18A, Glacier Industrial II Subdivision.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- A concrete slab on lot 17A would be crossing the relocated property line.
- Lemon Creek borders the rear property line of Lot 17A and 18A.

GENERAL INFORMATION	
Property Owner	Michael and Tiffany Sturrock Living Trust
Applicant	Last Frontier Surveying
Property Address	1727 Anka Street; 1735 Anka Street
Legal Description	GLACIER INDUSTRIAL II LT 17A and LT 18A
Parcel Number	5B1201300180; 5B1201300170
Zoning	Industrial (I)
Lot Size	23,282 square feet/.53 acres; 27,202 square feet/ .62 acres
Water/Sewer	CBJ Provided water/sewer
Access	Anka Street
Existing Land Use	Industrial Storage
Associated Applications	BLD2024-0462 (Lot 17A)

**PLANNING COMMISSION
REVIEW REQUIRED:**

Planning Commission review is not required for this permit.

ASSEMBLY REVIEW REQUIRED:

Assembly review is not required for this permit.

STANDARD OF REVIEW:

A minor subdivision permit is required for all subdivisions resulting in 13 or fewer lots.

Code Provisions:

- CBJ 49.15.401
- CBJ 49.15.411
- CBJ 49.15.412
- CBJ 49.25.240
- CBJ 49.25.400
- CBJ 49.35.250
- CBJ 49.40.300
- CBJ 49.55.010
- CBJ 49.80

The Director shall decide on the case per CBJ 49.15.400(a) - Purpose and applicability. *The purpose of this article is to facilitate the subdivision of land to promote the public health, safety, and general welfare of the citizens of the CBJ in accordance with the Comprehensive Plan of the City and Borough of Juneau, Alaska.*

And per CBJ 49.15.401(a) - A minor subdivision permit is required for subdivisions resulting in 13 or fewer



SURROUNDING ZONING AND LAND USES	
North (RR/I)	Lemon Creek
South (I)	Car Dealership/Food Distribution
East (I)	Warehouse
West (I)	Equipment Storage

SITE FEATURES	
Anadromous	N/A
Flood Zone	Per Panel 02110C1551E, eff. 9/18/2020, Zone (AE) present
Hazard	N/A
Hillside	N/A
Wetlands	N/A
Parking District	N/A
Historic District	N/A
Overlay Districts	Mining and Exploration surface activities exclusion district, Urban/Rural Mining District

BACKGROUND INFORMATION

Project Description – Tiffany and Michael Sturrock, owners of Glacier Industrial II, Lot 17A and Lot 18A, are proposing a lot line adjustment between the two lots. The proposed adjustment involves relocating the dividing line 40 feet eastward, thereby transferring 7,327 square feet of land to Lot 18A.

Attachment A, page 15, illustrates a concrete slab on Lot 17A that currently extends across the proposed new property line. As a condition for approving the preliminary plat, the concrete slab encroaching on the proposed property line must be removed.

Building permit BLD2024-0462 for a new warehouse/shop has been approved. The new structure will comply with the criteria of Title 49. (**Attachment D**)

Condition 1: Prior to accepting the final plat for approval, a stamped as-built drawing must be submitted confirming the removal of the concrete slab that crosses the proposed lot line.

Background -

The table below summarizes relevant history for the lot and proposed development.

Item	Date	Summary
Building Plans	2024	Building plans for a new shop/warehouse on Lot 17A(1). New structure conforms to setback requirements for Industrial zoning per 49.25.400. (Attachment D)
Zoning Map	2006	CBJ Zoning Map which shows the current zoning of the lots and surrounding properties. (Attachment E)
Plat 93-19	1993	A plat of Glacier Industrial II Subdivision, a re-subdivision of Lots: 1, 2, 3, 16, 17, and 18 Glacier Industrial Subdivision. Fraction of Mineral Survey No 609. (Attachment F)
Plat 92-51	1992	A plat of Glacier Industrial Subdivision, a subdivision within a fraction of U.S.M.S. No 609, Juneau Recording District, Juneau Alaska. (Attachment G)

ANALYSIS

Dimensional Standards – The proposed lots as shown on the preliminary plat meet or exceed the dimensional standards listed in CBJ 49.25.400. The CBJ 49.25.400 Dimensional Standards are listed below.

Industrial Zone Standard		Requirement	Proposed Lot 17A1	Proposed Lot 18A1
MINIMUMS	Lot Size (Square Footage)	2,000	30,671	19,861
	Lot Width (Feet)	20	110	165.26
	Setbacks	Front	10	10
		Rear	10	10
		Side	0	0
		Side	0	0
		Street Side	N/A	N/A

Condition: N/A

Plat Note: N/A

Density – The lots are located in an Industrial zoning district, and residential uses are not permissible.

Condition: N/A

Plat Note: N/A

Wetlands – N/A

Condition: N/A

Plat Note: N/A

Hazards – No known Hazards in CBJ record.

Condition: N/A

Plat Note: N/A

Habitat – Lemon Creek, an anadromous waterbody, borders each lot. The plat shows a 50ft no-build stream setback established by Title 49 section 49.70.330(a).

Condition 2: Plat Note 7, states that development is prohibited in the 50-foot setback of ordinary high-water mark and no disturbance is allowed within the 25-foot setback of the ordinary high water mark as depicted on the plat.

Plat Note 1: THE 50’ SETBACK FROM THE ORDINARY HIGH-WATER LINE OF LEMON CREEK WAS ESTABLISHED BY CBJ AND VERIFIED BY THIS SURVEY.

Traffic – According to CBJ 49.40.300(2) a traffic impact analysis IS NOT required.

Access – Per CBJ 49.35.250(a), the primary access to the subdivision is Anka Street. The applicant has demonstrated that each lot will have direct and practical access to a public right-of-way through the frontage of the lot, as required by CBJ 49.35.250(b).

Lot Number	Primary access
17A1	Anka Street
18A1	Anka Street

Condition: N/A

Plat Note: N/A

Arterial Streets – According to the Roadway Classification Map, Anka Street is not classified as an arterial street.

Condition: N/A

Plat Note: N/A

OTHER ITEMS

Condition 3: Prior to recording of the preliminary plat, property taxes, for all properties, will be paid in full prior to recording of the preliminary plat per 49.15.412(e)(1).

Plat Note: N/A

FIRE CODE IMPROVEMENTS

When asked on August 6, 2024, Capital City Fire and Rescue had no concerns with this lot line adjustment.

AGENCY REVIEW

CDD conducted an agency review comment period between August 6, 2024 – August 20, 2024. Agency review comments were addressed through the preliminary plat review process, and can be found in **Attachment F**.

PUBLIC COMMENTS

CDD conducted a public comment period between September 13 – September 27. Public notice was mailed to the neighbors directly abutting the property (**Attachment I**). No public comments were received at time of writing this staff report.

PRELIMINARY PLAT FINDINGS

Per CBJ 49.15.401(c) the Director makes the following findings on the proposed development:

1. Does the preliminary plat meet the criteria set forth in CBJ 49.15.411?

Finding: Yes. With the required conditions and plat notes, the preliminary plat will meet the requirements of CBJ 49.15.411.

2. Can the applicant comply with any conditions or plat notes required by the director in the notice of decision approving the preliminary plat?

Finding: Yes. Prior to recording the final plat, the applicant must comply with all conditions of the signed notice of decision.

3. Has the applicant constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010

Finding: N/A

RECOMMENDATION

Staff recommends the Director APPROVE the requested Preliminary Plat permit. The permit would allow a minor subdivision for a lot line adjustment between Lot 17A and Lot 18A, Glacier Industrial II Subdivision, with the following conditions:

Condition 1: Prior to accepting the final plat for approval, a stamped as-built drawing must be submitted confirming the removal of the concrete slab that crosses the proposed lot line.

Condition 2: Plat Note 7, states that development is prohibited in the 50-foot setback of ordinary high-water mark and no disturbance is allowed within the 25-foot setback of the ordinary high water mark as depicted on the plat.

Condition 3: Prior to recording of the preliminary plat, property taxes, for all properties, will be paid in full prior to recording of the preliminary plat per 49.15.412(e)(1).

Plat Note 1: THE 50' SETBACK FROM THE ORDINARY HIGH-WATER LINE OF LEMON CREEK WAS ESTABLISHED BY CBJ AND VERIFIED BY THIS SURVEY.

Attachment	Summary
Attachment A	Application Packet MIP24-11
Attachment B	MIP24-11 Preliminary Plat
Attachment C	Closure Report
Attachment D	Plans for building permit BLD2024-0462
Attachment E	2006 Zoning Map
Attachment F	Plat 93-19
Attachment G	Plat 92-54
Attachment H	Subdivision Review Comments
Attachment I	Abutters Notice
Attachment J	Certificate of Taxes Paid

LOTS 17-A AND 18-A OWNERSHIP CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

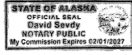
DATE: Nov 06, 2024 DATE: 11/6, 2024

MICHAEL D. STURROCK TIFFANY G. STURROCK

NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA

STATE OF ALASKA



THIS IS TO CERTIFY THAT ON THE 6th DAY OF November, 2024, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MICHAEL D. STURROCK AND TIFFANY G. STURROCK, TO ME KNOWN TO BE THE PEOPLE DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA DAVID SAVOY

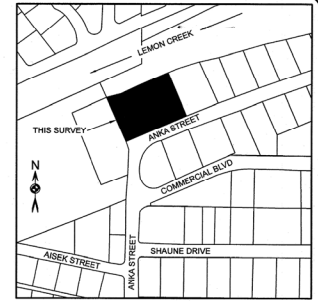
MY COMMISSION EXPIRES 12/31/2027

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5,000.
2. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. DOMESTIC WATER AND SANITARY SEWER PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
5. WHERE RECORD BEARINGS AND DISTANCES DIFFER FROM MEASURED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESES AND REFERENCED TO A RECORD PLAT (R#).
6. RECORD INFORMATION FOR THIS SUBDIVISION IS DERIVED FROM OFFICIAL PLAT No. 93-15, JUNEAU RECORDING DISTRICT, A PLAT OF GLACIER INDUSTRIAL II SUBDIVISION, DATED JULY 2, 1993.
7. THE 50' BUILDING SETBACK FROM THE ORDINARY HIGH WATER LINE OF LEMON CREEK WAS ESTABLISHED BY THE CBJ AND VERIFIED BY THIS SURVEY. DEVELOPMENT IS PROHIBITED WITHIN THE 50' SETBACK AND NO DISTURBANCE IS ALLOWED WITHIN THE 25' SETBACK OF THE ORDINARY HIGH-WATER MARK AS DEPICTED ON THIS PLAT.
8. THE COMMON PROPERTY LINES BETWEEN LOTS 17-A1 AND 18-A1 AND PARCEL 2 MENDOTA PARK SUBDIVISION WERE ADJUSTED USING THE GRANT BOUNDARY ADJUSTMENT METHOD, AS SHOWN HEREON.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF N 00°00'00" E AS DELINEATED ON THE OFFICIAL PLAT OF GLACIER INDUSTRIAL II SUBDIVISION, DATED JULY 2, 1993, BETWEEN RECOVERED PRIMARY MONUMENTS ALONG THE WESTERLY BOUNDARY OF ANKA STREET.



VICINITY MAP - JUNEAU, ALASKA
SOURCE: CITY AND BOROUGH OF JUNEAU GIS - NTS

LOT 3
HORN SUBD. No. 2

LOT 4
HORN SUBD. No. 2

PARCEL 2
MENDOTA PARK SUBD.

LOT 17-A1
0.46 Acres
19,861 Sq. Feet

LOT 18-A1
0.70 Acres
30,671 Sq. Feet

LOT 16-A

CBJ DRAINAGE EASEMENT
PLAT No. 93-16 JRD

LOT 17-A
LOT 18-A

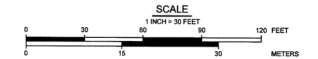
ANKA STREET
ROW WIDTH VARIES

BASIS OF BEARING
N 00°06'00" E 216.32' R(216.66')

ANKA STREET
ROW WIDTH VARIES

LEGEND

- 1410-S SECONDARY MONUMENT RECOVERED
- #5 REBAR SECONDARY MONUMENT RECOVERED, NO CAP
- 3850-S SECONDARY MONUMENT RECOVERED, NO RECORD
- 10611-S SECONDARY MONUMENT RECOVERED
- 1410-S 1993 PRIMARY MONUMENT RECOVERED
- PRIMARY MONUMENT SET THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY
- SURVEYED PROPERTY LINE
- UNSURVEYED LINES
- VACATED PROPERTY LINE
- EASEMENT BOUNDARY
- BUILDING SETBACK TO ORDINARY HIGH WATER LINE OF LEMON CREEK
- + R10 RECORD PLAT No. 93-15, JUNEAU RECORDING DISTRICT
- ROW RIGHT-OF-WAY
- CBJ CITY AND BOROUGH OF JUNEAU
- NTS NOT TO SCALE
- GBA GRANT BOUNDARY ADJUSTMENT



COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, ANCHORAGE, ALASKA.

DATE: November 6, 2024
JILL LAWHORNE, DIRECTOR
CITY & BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY DEVELOPMENT
ATTEST:
MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU



MONUMENT DETAILS



PRIMARY MONUMENT SET THIS SURVEY
2.5" ALUMINUM CAP ON
2.5"x30" ALUMINUM PIPE - NTS



TYPICAL SECONDARY MONUMENT
SET THIS SURVEY
30" X No. 5 REBAR - NTS



SURVEYOR'S CERTIFICATE

I, ALEC VENECHUK, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT, AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATE: 11-4-2024



2024-43
Plat #
Juneau
Rec. Dist.
11/12
Date
2:27 PM

LAST FRONTIER SURVEYING & ENGINEERING LLC

SURVEYOR: ALEC VENECHUK PLS
PO BOX 32346
JUNEAU AK 99803

CLIENT:
MICHAEL D. AND TIFFANY G. STURROCK
3000 BLUEBERRY HILLS ROAD
JUNEAU, ALASKA 99801

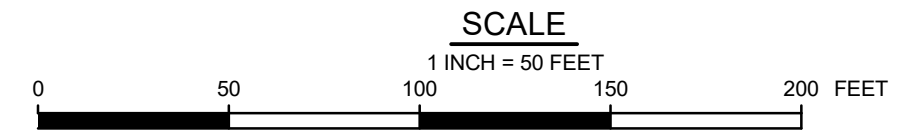
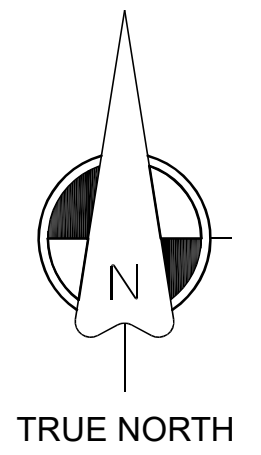
A PLAT OF LOT 17-A1 AND LOT 18-A1 GLACIER INDUSTRIAL II SUBDIVISION

A SUBDIVISION OF LOTS 17-A AND 18-A, GLACIER INDUSTRIAL II SUBDIVISION AS SHOWN ON PLAT No. 93-15, AND WITHIN U.S. MINERAL SURVEY No. 609
LOCATED WITHIN THE CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
- STATE RECORDERS OFFICE AT ANCHORAGE -
CBJ COD CASE NUMBER: MIP2024-0011

DRAWN BY: AMV DATE: 11/04/2024 SHEET 1 OF 1

LEGEND

- 1410-S SECONDARY MONUMENT RECOVERED
- #5 REBAR SECONDARY MONUMENT RECOVERED, NO CAP
- 3650-S SECONDARY MONUMENT RECOVERED, NO RECORD
- 10611-S SECONDARY MONUMENT RECOVERED
- ⊕ 1410-S 1993 PRIMARY MONUMENT RECOVERED
- ⊕ PRIMARY MONUMENT SET THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY
- SURVEYED PROPERTY LINE
- - - UNSURVEYED LINES
- - - VACATED PROPERTY LINE
- . - EASEMENT BOUNDARY
- . . 50' BUILDING SETBACK TO ORDINARY HIGH WATER LINE
- R1() RECORD PLAT No. 93-19, JUNEAU RECORDING DISTRICT
- ROW RIGHT-OF-WAY
- CBJ CITY AND BOROUGH OF JUNEAU
- NTS NOT TO SCALE
- GBA GRANT BOUNDARY ADJUSTMENT



A SITE PLAN FOR CONSTRUCTION

LOT 18-A1 GLACIER INDUSTRIAL II SUBDIVISION

JUNEAU RECORDING DISTRICT

04-22-2026

SCALE: 1" = 50'

Attachment H - 2026 Site Map

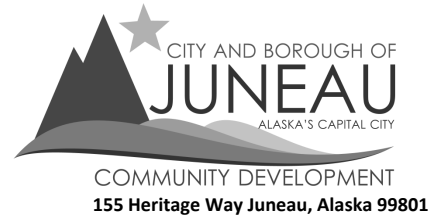
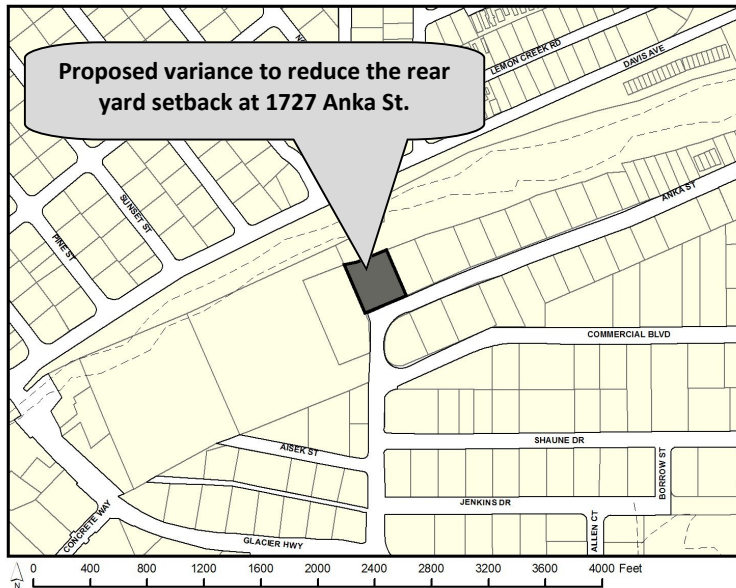
Item reviews

Name	User	Status	Assigned	Due	Complete
Fire Marshal	Theresa Ross	Not Required	05/22/2026	05/29/2026	05/22/2026
No comments yet...					
Building	Jeffrey Hedges	Approved	05/22/2026	05/29/2026	05/27/2026
Be aware of requirements for fire rated exterior walls based on fire separation distances.					
General Engineering	Jenny Smith	In Review	05/22/2026	05/29/2026	
No comments yet...					

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO

A **Non-Administrative Variance** has been submitted for consideration and public hearing by the Planning Commission to **reduce the rear yard setback from 10 feet to 2 feet for the purpose of constructing a storage building with a caretaker unit at 1727 Anka Street** in an **Industrial zoning district**.

PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted Monday, **June 15, 2026** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through June 1	June 2 — noon, June 18	HEARING DATE & TIME: 6:00 pm, June 23, 2026	June 24
Comments received during this period will be sent to the Planner, Forrest Courtney , to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/86847221296 and use the Webinar ID: 868 4722 1296 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above). You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.
FOR DETAILS OR QUESTIONS, Phone: (907)586-0753 ext. 4208 Email: pc_comments@juneau.gov or Forrest.Courtney@juneau.gov Mail: Community Development, 155 Heritage Way, Juneau AK 99801			
		Case No.: VAR2026 0001 Parcel No.: 5B1201300181 CBJ Parcel Viewer: http://epv.juneau.org	

Printed May 21, 2026



Attachment K - Public Notice Sign