



REGULAR PLANNING COMMISSION AGENDA

December 13, 2022 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/85488605721> or 1-253-215-8782 Webinar ID: 854 8860 5721

- A. **LAND ACKNOWLEDGEMENT**
- B. **ROLL CALL**
- C. **REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA**
- D. **APPROVAL OF MINUTES**

1. November 8, 2022 Draft Minutes, Regular Planning Commission - APPROVED

- E. **BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION**
- F. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**
- G. **ITEMS FOR CONSIDERATION**
- H. **CONSENT AGENDA**

2. USE2022 0016: Applicant requests a Conditional Use Permit for Bartlett Regional Hospital's (BRH) Emergency Department addition and renovation project. - APPROVED AS RECOMMENDED

Applicant: CBJ Engineering Department

Location: 2000 Salmon Creek Lane & 3260 Hospital Drive

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested Conditional Use Permit. The permit would allow the development of Emergency Department addition and renovations.

DIRECTOR'S REPORT

The applicant requests Conditional Use Permit approval for adding 4,000 square feet to the hospital's existing Emergency Department, demolishing the existing ambulance bay and building a new 1,300 square foot bay, and renovating 7,500 square feet of the existing Emergency Department space. Site work will include providing a cul-de-sac style turn around near Wildflower Court, changing the direction that ambulances approach the ambulance bay, and providing a pedestrian sidewalk around the new bay and patient drop off area. The total cost of the project is approximately \$17 million.

Staff recommends the Planning Commission adopt the Director's analysis and findings, and **APPROVE** the requested Conditional Use Permit. The permit would allow the development of Emergency Department addition and renovations.

- [3.](#) CSP2022 0005: Applicant requests a City Project Review for Bartlett Regional Hospital's (BRH) Emergency Department addition and renovation project. - RECOMMENDED TO THE ASSEMBLY FOR APPROVAL

Applicant: CBJ Engineering Department

Location: 2000 Salmon Creek Lane & 3260 Hospital Drive

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 Bartlett Regional Hospital Emergency Department Addition and Renovation project.

DIRECTOR'S REPORT

The applicant requests a City Project Review recommendation of approval for adding 4,000 square feet to the hospital's existing Emergency Department, demolishing the existing ambulance bay and building a new 1,300 square foot bay, and renovating 7,500 square feet of the existing Emergency Department space. Site work will include providing a cul-de-sac style turn around near Wildflower Court, changing the direction that ambulances approach the ambulance bay, and providing a pedestrian sidewalk around the new bay and patient drop off area. The total cost of the project is approximately \$17 million.

Staff recommends the Planning Commission adopt the Director's analysis and findings, and recommend approval to the Assembly.

- [4.](#) SMF2022 0002: Applicant requests a Modification to the Final Plat regarding Note 9 HOA Bylaws - APPROVED AS RECOMMENDED

Applicant: Bicknell Inc.

Location: 4090 Delta Drive Unit 15

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested final plat. The permit would modify Final Plat Note 9 regarding HOA Bylaws.

DIRECTOR'S REPORT

The Applicant requests a Modification to the final plat regarding Note 9 HOA Bylaws. No other modifications to the final plat are requested, and no modifications to the alternative residential final plan are requested.

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested final plat. The permit would modify Final Plat Note 9 regarding HOA Bylaws.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

5. ARF2022 0001: Final Alternative Residential Subdivision Plan for Phase 1, to develop 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 Zone. Final proposed project: 444 units on 19.71 acres. - APPROVED AS RECOMMENDED

Applicant: Rooftop Properties, LLC

Location: 7400 Glacier Highway

RECOMMENDATION

Staff recommends the Planning Commission adopt the director's analysis and findings and **APPROVE WITH CONDITIONS** the final plan for the Phase 1, to develop 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 Zone. Final project: 444 units on 19.71 acres.

The approval is subject to the following conditions:

1. Establish unique names for the roadways in the subdivision.
2. Install signage where Vista del Sol Drive and the proposed subdivision road meet, with directional arrows depicting the split.
3. The developer will submit documentation of approval of the mail box location by the United States Post Office.

The approval is subject to the following plat note:

A FIFTEEN (15) FOOT VEGETATED BUFFER IS REQUIRED ALONG THE WEST LOT LINE. THE BUFFER CAN BE REDUCED TO FIVE (5) FEET WITH A FENCE SUFFICIENT TO PROVIDE A VISUAL AND ACOUSTIC BUFFER (SMP2022 0001, proposed Plat Note 3).

DIRECTOR'S REPORT

The applicant requests plan approval to develop 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 Zone. The approved preliminary plan calls for an eventual 444 units on 19.71 acres. Phase 1 has been revised to include 96 units, rather than the 74 units originally proposed. Guidance on roadway naming has been revised, and a revised condition is provided for Commissioner approval. Commission conditions for a 15-foot vegetative buffer on the west lot line have been incorporated.

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve the Final Plan or Phase 1, ARF2022 0001, with conditions.

6. SMP2022 0001: Applicant requests Preliminary Plat Approval for a subdivision of one 19.71 acre lot into three parent lots: 7.5 acres, 6.8 acres, and 4 acres. Subdivision includes dedication of right-of-way. - APPROVED AS RECOMMENDED

Applicant: Rooftop Properties, LLC

Location: 7400 Glacier Highway

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested preliminary plat for the Ridgeview Subdivision. This permit would allow the applicant to submit for the final plat application.

DIRECTOR'S REPORT

The Applicant requests a Preliminary Plat Approval for a subdivision of a 19.71 acre lot into three (3) parent lots: 7.5 acres, 6.8 acres, and 4 acres. Subdivision includes dedication of CBJ public right-of-way. Owners initially intended to proceed with the approved subdivision of the lot into 24 common wall lots and two larger lots. Subsequent market analysis prompted the modification to the development under this application.

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Preliminary Plat.

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

[7.](#) Additional Materials for December 13, 2022 Planning Commission

S. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org.

DRAFT MINUTES

Agenda

Planning Commission

Regular Meeting

CITY AND BOROUGH OF JUNEAU

Michael LeVine, Chairman

November 8, 2022

I. LAND ACKNOWLEDGEMENT – Read by Commissioner Arndt

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!

II. ROLL CALL

Paul Voelckers, Vice Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 7:03 p.m.

Commissioners present: Commissioners present in Chambers –Paul Voelckers, Vice Chair; Travis Arndt, Clerk; Dan Hickok, Deputy Clerk; Matthew Bell; Joshua Winchell; Mandy Cole

Commissioners present via video conferencing – Michael LeVine, Chairman;

Commissioners absent: Erik Pedersen

Staff present: Jill Maclean, CDD Director; Irene Gallion, Senior Planner; Jennifer Shields, Planner II; David Peterson, Planner II (via Zoom); Lily Hagerup, CDD Administrative Assistant; Sherri Layne, Law Assistant Municipal Attorney (via Zoom)

Assembly members: Waahlaal Giidaak/Barbara Blake, Assembly Liaison; Wade Bryson

III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA – None

IV. APPROVAL OF MINUTES

A. October 11, 2022 Draft Minutes, Regular Planning Commission

MOTION: *by Mr. Hickok to approve the October 11, 2022 Planning Commission Regular Meeting minutes.*

V. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION – Vice Chair Voelckers explained the process for participating via Zoom and in person.

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None

VII. ITEMS FOR RECONSIDERATION – None

VIII. CONSENT AGENDA

CSP2022 0004: Teal Street road improvements, including repaving of two 12-foot lanes, addition of curb gutter, sidewalks, street lighting, and street signage, replacement of water and sewer mains and services, improvement to drainage, and addition of a Capital Transit bus pull-out.

Applicant: City & Borough of Juneau

Location: Teal Street (from Crest Street to Jordan Avenue)

Staff Recommendation

Staff recommends the Planning Commission adopt the Director’s analysis and findings and forward a recommendation of approval to the Assembly for the Teal Street Road Improvements.

Director’s Report

The applicant (CBJ Engineering and Public Works) is requesting to make improvements to Teal Street including reconstruction and repaving of two 12-foot lanes, sloped to the North to divert drainage to street side drainage structures. Curb, gutter, and sidewalk on both North and South sides of the street.

ADA compliant ramps and landing for the sidewalk. Addition of six (6) street lights to illuminate the intersections where Jordan Ave and Alpine Ave intersect Teal Street. Replacement of water and sewer mains, and services. Improve drainage quality through bio-retention ditches behind sidewalks. Capital Transit bus pull out. “No Parking Anytime” signs installed on both North and South sides of the street.

Addition of the Teal Street center, the Glory Hall, and other potential development on the horizon, Staff recommends the Planning Commission adopt the Director’s analysis and findings, and recommend **APPROVAL** of the ROW improvements.

MOTION: *by Mr. Winchell to accept staff’s findings, analysis, and recommendations, and approve CSP2022 0004.*

The motion passed with no objection.

IX. UNFINISHED BUSINESS

Prior to hearing **ARP2022 0001**, Commissioner Arndt confirmed that, although he was not in attendance at the October 11 meeting, he has reviewed the information regarding this case and is prepared to participate this evening.

ARP2022 0001: Preliminary plan approval for an Alternative Residential Subdivision, developing up to 444 dwelling units on 19.71 acres – CONTINUED FROM THE OCTOBER 11, 2022 PLANNING COMMISSION MEETING

Applicant: Rooftop Properties, LLC

Location: 7400 Glacier Highway

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS** the Preliminary Plan for the Ridgeview Subdivision, an Alternative Residential Subdivision creating 90 unit-lots and three (3) parent lots. This permit would allow the applicant to submit for the Final Plan.

This approval is subject to the following conditions:

- ~~1. Reevaluate figures provided in "Greenspace by Phase." (Removed by amendment)~~
- ~~2. Revise site plan to show pedestrian paths or multi-use paths in Phase 3. (Removed by amendment)~~
- ~~3~~ 1. When the connection to Vista del Sol Drive is constructed, change the name of Seymour Way to Vista Del Sol Drive.
- ~~4~~ 2. For each Final Plan, provide updated off-street parking plans that show required ADA spaces, or denote if they are included in garage parking.
- ~~5~~ 3. For the Final ARS Plan for the first phase, a Traffic Impact Analysis for the entire development must be approved by CBJ. ADOT&PF will be consulted regarding impacts from the development.
- ~~6~~ 4. Plan and install a continuous vegetated barrier along the entire property line to the development's property line at Glacier Highway. The vegetated barrier will be depicted on the preliminary and final plats of each Phase located in this area with an associated plat note. **The vegetative barrier for each phase shall be constructed during that phase.** (Added by amendment)
- ~~7~~ 5. Prior to approval of the Final Alternative Residential Subdivision Plan for each phase, the applicant shall submit homeowners' association, or similar, documents that comply with the requirements of CBJ 49.15.950(b).

~~8. Per CBJ 49.15.920(e), prior to approval of the Final Alternative Residential Subdivision Plan, the CDD Director will approve the final mailbox location. (Removed by amendment)~~

6. The vegetated buffer along the Western side of the subject property shall be 15 feet in width and can be reduced to 5 feet with the installation of a fence sufficient to provide a visual and acoustic barrier. (Added by amendment)

Director's Report

The applicant requests Preliminary Plan approval for an Alternative Residential Subdivision developing up to 444 dwelling units on 19.71 acres zoned D18 at 7400 Glacier Highway. The proposed 444 units will be provided through a combination of apartments and townhouses, and is proposed to be constructed in six phases. The proposal requests a 25% density bonus based on provision of open space, public Right-of-Way access, and shared use pathways. Common areas will be managed through a required homeowners' association. Staff recommends approval of the preliminary plan, with a condition that a Traffic Impact Analysis for the whole lot be completed before Final Plan approval on the first phase.

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS** the Preliminary Plan for the Ridgeview Subdivision, an Alternative Residential Subdivision creating 90 unit-lots and three (3) parent lots. This permit would allow the applicant to submit for the Final Plan.

APPLICANT PRESENTATION- Garrett Johnson recapped the presentation from the October 11 meeting and explained the modifications they have made based on the recommendations and discussion from that meeting. Generally, the project has been split into three parent lots of one or two phases each. Each phase meets the minimum ARS requirements.

QUESTIONS FOR APPLICANT

Ms. Cole asked about the connection of the development with the street. Mr. Johnson explained the connection will be via Vista Del Sol Street. He was open to discussing other means of egress.

Mr. Arndt asked whether the subdivision HOA documents would be for the overall subdivision or would there be separate agreements for each of the three parent lots. Ms. Maclean explained if the development creates a new city street, then each parent lot could maintain its own. If existing infrastructure is utilized, the HOA would cover the entire subdivision and would include the maintenance of the existing infrastructure.

PUBLIC COMMENT

Colter Boehm, owner of Bobcat of Juneau, spoke to support the proposed plan. As a small business owner, housing has been a problem with retaining employees.

Marciano Duran – via Zoom – Mr. Duran is the developer of the Vista Del Sol subdivision located next to this plan. He said he would prefer the road not connect to Vista Del Sol. He felt it should end in a cul-de-sac and that there should be more of a buffer between the subdivisions.

Mr. Winchell asked if increasing the 5-foot setback to a 15-foot setback with acoustic and visual barriers would be acceptable. Mr. Duran said there is a creek between the properties and he did not think 15 feet would be enough.

Ms. Maclean asked if he had considered buffers when he was designing his development. Mr. Duran said he had.

Mr. Hickok asked if there had been discussion of possibly connecting to Vista Del Sol to the property in question at the time of his development. Mr. Duran said there had not been as it was a vacant lot at the time.

Mr. Arndt asked whether a visual or acoustic buffer would be preferred. Mr. Duran said fencing and vegetation would both be helpful.

Tim Storbeck - Vista Del Sol resident – via Zoom – spoke expressing he has concerns with the road connecting to the Vista Del Sol neighborhood. He prefers there not be a direct connection due to safety concerns.

Ms. Cole asked Mr. Storbeck if he was aware that the applicant does not own the adjoining property and a road could not be built there. Mr. Storbeck was aware but said there are other options for accessing the proposed subdivision.

Mr. Winchell asked if a revision stating the road cannot connect to Vista Del Sol and increasing the setback to 15 feet would be satisfactory. Mr. Storbeck said it would.

ADDITIONAL APPLICANT COMMENTS

Mr. Johnson expressed an understanding of the housing needs of the community and the concerns of the neighbors. He noted that they are willing and able to provide a vegetative barrier. They also looked into fencing but the topography will not support it. He believes the concerns raised have been mitigated.

COMMISSIONER DISCUSSION

Mr. LeVine asked whether Mr. Johnson has a problem with any of the conditions and does he understand they must be met prior to approval of the final plan. Mr. Johnson was comfortable with the conditions.

Ms. Maclean suggested they consider making Condition #6 a part of phase one.

Mr. Hickok asked if there has been conversation with Alaska Mental Health Trust Authority (AMHTA) regarding obtaining some of the property for inputting a road. Mr. Johnson has met with AMHTA to

discuss sharing a road when they developed but there has been no commitment as to when AMHTA will move forward.

Mr. Arndt asked what a vegetative border would look like in order to provide visual as well as acoustic buffer. Mr. Johnson has not planned that yet and said it would depend on soil quality and what it would support.

Mr. Voelckers asked for a description of the waterway and soil conditions between his property and the Vista Del Sol property regarding fencing and other buffer options. Mr. Johnson explained it is muskeg and fencing is not a feasible option.

MOTION: *by Mr. Winchell to accept staff's findings, analysis, and recommendations, and approve ARP2022 0001 with the following conditions:*

- *Strike #3 and replace it with "A road through the subject property shall not connect to Vista Del Sol Drive but shall terminate in a cul-de-sac."*
- *#6 Prior to completion of the first phase,*
- *#9 The 5-foot buffer on the eastern side of the subject property shall be increased to a 15-foot buffer and shall include vegetation and/or fencing sufficient to provide a visual and acoustic barrier.*

MOTION TO AMEND: *by Ms. Cole to Strike Conditions 1 and 2, reinstate Condition #3, strike the changes to #6 and add the verbiage "The vegetative barrier will be installed in phase 1" to #6.*

Mr. Winchell withdrew his motion.

MOTION: *by Mr. Winchell to accept staff's findings, analysis, and recommendations, and approve ARP2022 0001 with the following conditions:*

- *Strike #1 and #2*
- *Strike #3 and replace it with "The road through the subject property shall not connect to Vista Del Sol Drive but shall terminate in a cul-de-sac."*
- *Amend #6 to add "Vegetative barrier installed in phase one."*
- *Add a new Condition #9 "The 5-foot barrier on the eastern side will be increased to a 15-foot barrier and shall include vegetation and/or fencing sufficient to provide a visual and acoustic barrier."*

Mr. Winchell spoke to his motion citing safety concerns with the amount of traffic that 440 units will bring.

Ms. Maclean suggested the commission review 49.35.210(a)(1) & (2) regarding the connectivity prior to voting.

MOTION TO AMEND: *by Mr. LeVine to strike changes to #3, to amend #6 to add the verbiage “The vegetative barrier for each phase shall be constructed during that phase”, to strike condition #8 and to strike new condition #9.*

Mr. LeVine spoke saying he does not think they have a choice on #3. The proposed amendment to condition #6 is for clarity. Condition #8 as written is not informative and it is duplicative of existing code.

Mr. Bell spoke in agreement with Mr. Winchell’s concerns but felt that striking #3 would be difficult.

Mr. Arndt said he agrees with the motion to amend. However, regarding the buffer, he agreed with the larger buffer proposed in the original motion and would support even more than 15-feet.

Mr. LeVine withdrew his motion to amend and made a new motion.

MOTION TO AMEND: *by Mr. LeVine to strike changes to #3, to amend #6 to add the verbiage “The vegetative barrier for each phase shall be constructed during that phase”, and to strike condition #8.*

ROLL CALL VOTE

Yea – LeVine, Arndt, Cole, Bell, Voelckers

No – Hickok, Winchell

The motion to amend passed 5-2 on Roll Call Vote

MOTION TO AMEND: *by Ms. Cole to strike the new Condition #9*

Ms. Cole spoke to her motion saying she has no problem with the 15-foot buffer but she is concerned this would require a redesign that would impact the feasibility of the project.

Mr. Winchell and Mr. Arndt spoke in support. Mr. Voelckers said he had looked at the plans and it appeared to him that it would not be difficult to make the adjustment to widen the buffer.

AT EASE 8:39-8:44 p.m.

MOTION TO AMEND: *by Mr. Arndt to strike new condition #9 and add a new #9 to read “The vegetative buffer along the western side of the subject property shall be 15 feet in width and can be reduced to 5 feet with the installation of a fence sufficient to provide a visual and acoustic barrier.”*

ROLL CALL VOTE on the motion to amend

Yea – Winchell, Bell, Hickok, Cole, Arndt, LeVine, Voelckers

No – [none]

The motion to amend passed with no objection on Roll Call Vote

ROLL CALL VOTE on Amended Motion**Yea – Winchell, Bell, LeVine, Arndt, Cole, Hickok, Voelckers****No – [none]****The amended motion passed with no objection on Roll Call Vote****X. REGULAR AGENDA – None****XI. OTHER BUSINESS****a) 2023 Legislative Priorities**

Public Works Director Katie Koester presented the Legislative Priorities explaining this is a 'wish list' to be forwarded to state and federal entities for consideration for granting and other programs. She made herself available for questions and asked that the PC let her know their top two priorities from the list and any new projects that they would like to see added to the list. She will then forward that information to the assembly for consideration when preparing the final ranking. The PC priorities need to be to Ms. Koester on or before December 1.

Mr. Arndt asked if Pedersen Hill or New City Hall were going to fall off the list considering current events. Ms. Koester explained the Pedersen Hill development will be addressed at the Assembly level. As for the new City Hall, it still needs to be considered to determine what will be done. As for deferred maintenance, she believes the Assembly is supporting this with the 1% tax recently passed.

Mr. LeVine noticed the numbers under 'amount' on the priority list do not match those in the descriptions in the support documentation. Ms. Koester explained the amounts in the document have been updated by staff. The amounts on the priority list are what the assembly passed last year. The amount to consider is the amount on the description pages.

Mr. Winchell felt the Lemon Creek Multimodal Path and the Second Crossing are very important and said he is happy with this list. Mr. Hickok felt school maintenance should be at the top of the list.

Mr. Voelckers mentioned the declining student population and the talk of closing schools. At one point, there was discussion that Marie Drake was to be demolished and now he sees it on the list for renovation and asked for her input on that. Ms. Koester said there is a significant amount of maintenance needed for CBJ facilities. However, there is a value to taking care of them.

Mr. Voelckers assigned preparation of the memo to Mr. LeVine. Mr. LeVine asked commissioners to get their suggestions to him this week and said he will get it compiled and to staff timely.

XII. STAFF REPORTS

Director Maclean announced they have hired an Administrative Officer who will be starting Monday.

Mr. Hickok asked about the status of staffing and meetings. Ms. Maclean explained the PC will continue to meet twice monthly but committees are on hold until staffing is increased.

XIII. COMMITTEE REPORTS –

Ms. Cole reported Lands committee met last night and forwarded a motion of support to the COW for the Huna Totem Corporation subport lease. They denied a recommendation for Taku Terrace Condo Association to purchase the city property where the condos are built. The sale might be approved if an appraisal can be obtained. They also denied the Parise land disposal request. **(PAD2022 0003)**

XIV. LIAISON REPORTS

Waahlaal Giidaak/Barbara Blake presented recent assembly meetings and activities. The COW heard an update on the Huna Totem Subport Dock and an update on the Board of Equalization ordinance regarding their procedures. The recent landslide area hazard maps were approved. An ordinance combining the Treadwell, Aquatics, Jensen/Olsen Arboretum and the Youth Activities Boards into a single Parks and Rec Advisory Board was moved from the COW to the full assembly.

Ms. Cole asked if the approved hazard maps would be going before the assembly next. Waahlaal Giidaak confirmed they would. Mr. Arndt had thought the maps were coming back to the PC before advancing to the assembly. Ms. Maclean explained that last evening, the city manager and the assembly met and the maps were introduced. The assembly is currently in the information gathering phase. It will be heard by the assembly on December 28 and then will come back to the PC. The assembly will not take any action to adopt until after December 28.

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

Mr. LeVine reported the letter to the assembly regarding the joint meeting is in the works. He has submitted a final draft that will be set to members. He asked members to review and get edit suggestions to him in time for submission to the assembly.

Ms. Maclean reminded the PC that the assembly retreat is scheduled for December 11. The only PC meeting between now and the retreat is November 22. There was a question whether the assembly retreat is open to the public. Attorney Layne was unsure of the status but would look into it.

XVII. EXECUTIVE SESSION – None

XVIII. ADJOURNMENT – 9:25 p.m.

Next Regular Meeting November 22, 7:00 p.m.



Planning Commission

(907) 586-0715

PC_Comments@juneau.org

www.juneau.org/community-development/planning-commission

155 S. Seward Street • Juneau, AK 99801

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: December 15, 2022

File No.: USE2022 0016

CBJ Engineering
3260 Hospital Drive
Juneau, AK 99801

Proposal: Conditional Use Permit for Bartlett Regional Hospital's (BRH) Emergency Department addition and renovation project.

Property Address: 3260 Hospital Drive

Legal Description: Hospital Lot 1 [Hospital Complex Land Parcel]

Parcel Code No.: 7B0901020041

Hearing Date: December 13, 2022

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 30, 2022, and approved the Bartlett Regional Hospital's (BRH) Emergency Department addition and renovation project to be conducted as described in the project description and project drawings submitted with the application.

Attachments: November 30, 2022, and December 9, 2022 memorandums from Jennifer Shields, Community Development, to the CBJ Planning Commission regarding USE2022 0016.

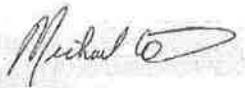
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

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). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, December 13, 2022.

CBJ Engineering
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Expiration Date: The permit will expire 18 months after the effective date, or June 13, 2024, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.



Michael LeVine, Chair
Planning Commission

December 16, 2022

Date



Filed With City Clerk

12/20/22

Date

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.



PLANNING COMMISSION STAFF
 CONDITIONAL USE PERMIT USE2022 0016
 HEARING DATE: DECEMBER 13, 2022

Section H, Item 2.

(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

DATE: November 30, 2022

TO: Michael LeVine, Chair, Planning Commission

BY: Jennifer Shields, Planner II

Jennifer L. Shields

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a Conditional Use Permit for Bartlett Regional Hospital's (BRH) Emergency Department addition and renovation project.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- The BRH campus was originally developed in the late 1960's, with multiple expansions and modifications taking place over the years.
- Proposed structural work includes renovation and expansion of the existing Emergency Department and ambulance bay.
- Site work includes adding a cul-de sac near Wildflower Court, changing the ambulance approach direction, and providing a

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **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:
 - o CBJ 49.15.330
 - o CBJ 49.35.800
 - o CBJ 49.80

GENERAL INFORMATION	
Property Owner	City & Borough of Juneau
Applicant	CBJ Engineering Department
Property Address	3260 Hospital Drive
Legal Description	Hospital Lot 1 [Hospital Complex Land Parcel]
Parcel Number	7B0901020041
Zoning	General Commercial (GC)
Land Use Designation	Institutional and Public Use (IPU)
Lot Size	699,574 square feet (16.06 acres)
Water/Sewer	Public water and sewer
Access	Hospital Drive
Existing Land Use	Bartlett Regional Hospital
Associated Applications	CSP2022-0005

The Commission shall hear and decide the case per 49.15.330(a) Conditional Use Permit. A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES

North (GC)	BRH Campus
South (GC and RR)	BRH Campus & AEL&P
East (GC and RR)	Wildflower Court
West (GC)	Egan Drive

SITE FEATURES

Anadromous	No
Flood Zone	No
Hazard	No
Hillside	No
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	No

BACKGROUND INFORMATION

Project Description –

BRH's Emergency Department addition and renovation project will consist of the following:

Structural work:

1. Demolishing the existing ambulance bay;
2. Adding 4,000 square feet for the expansion of the existing Emergency Department;
3. Adding a new 1,300 square foot ambulance bay with a mechanical room above; and
4. Renovating 4,000 square feet of major renovation and 3,500 square feet of finish upgrades in the existing Emergency Department space.

Site work:

1. Providing a cul-de-sac style turn around in the existing green space adjacent to the back of Wildflower Court (WFC) with a rockery retaining wall;
2. Changing the direction that ambulances approach the ambulance bay; and
3. Providing a pedestrian sidewalk around the new bay and a patient drop off.

Although these changes will result in a reduction of 10 parking spaces, the minimum parking requirement is still met. The parking area entrance off Hospital Drive will have minimal alignment changes. The total cost of the project is approximately \$17 million. A detailed project description, exterior renderings, and site plans can be found in Attachment A.



Background –

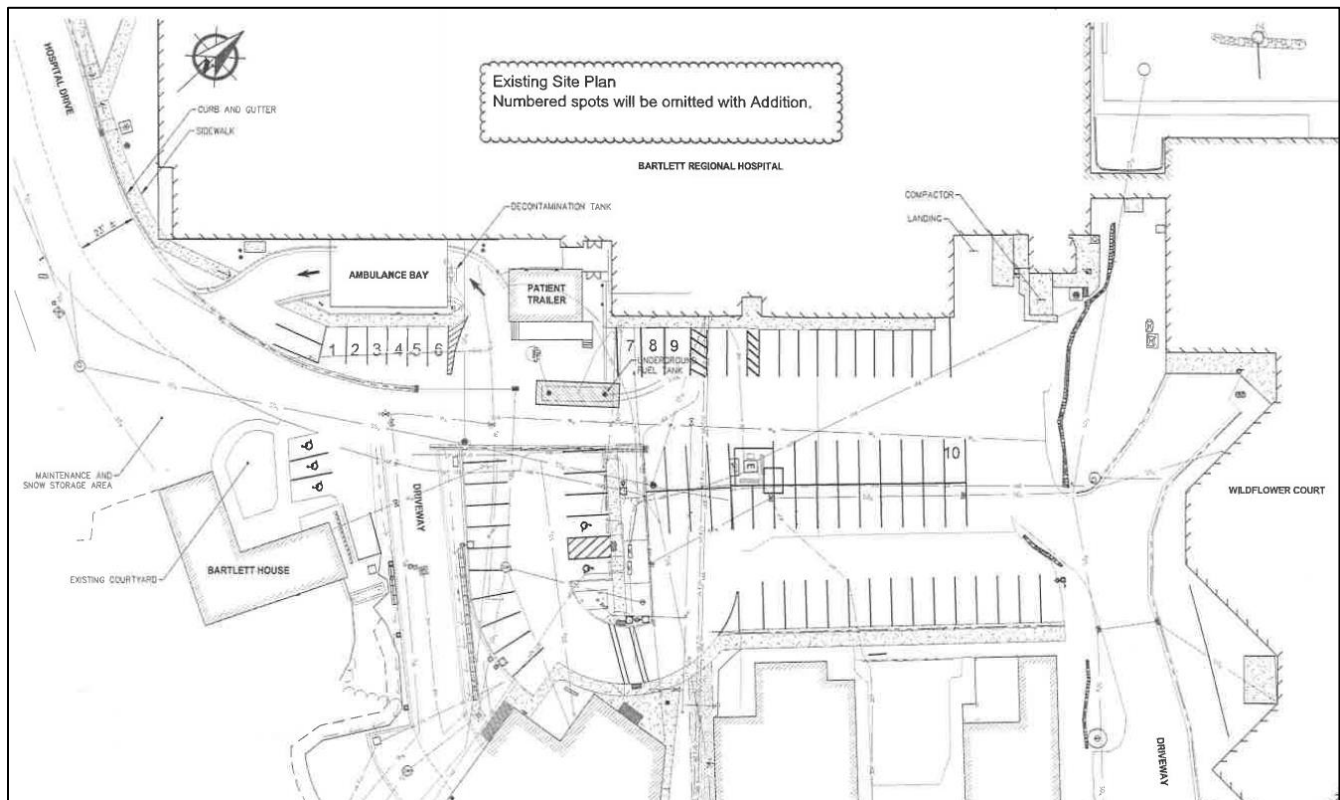
The table below summarizes relevant history for subject parcel and proposed development.

Item	Summary
Plat	1999 Hospital Subdivision Plat (Attachment B).
BLD-7274 (1969)	Hospital Building.
BLD-8347 (1971)	Medical Arts Building.
USE1984-0015	Juneau Medical Center.
CSP1986-0012 and USE1986-0022	Hospital expansion project.
CSP1997-0012 and USE1997-0070	Administration Building.
CSP1998-0003 and USE1998-0018	Bartlett House, a nine (9) unit patient family boarding house.
BLD1999-0835	Wildflower Court 55-bed long term care facility.
CSP2002-0004 and USE2002-0009	Hospital expansion of a 53,000 square foot, three (3) story addition with a rooftop helicopter landing pad.
CSP2002-0011	City project to extend Salmon Creek Lane 1,300 foot loop to hospital complex at the Juneau Medical Clinic.
CSP2003-0012 and USE2003-0043	Wildflower Court expansion of 1,800 square feet with six (6) new beds.
CSP2019-0006 and BLD2019-0177	Rainforest Recovery Center
BLD2020-0718	Hospital Emergency Department reception window.
BLD2021-0115	Behavioral Health Facility (under construction).
BLD2021-0490	Hospital Emergency Department ventilation improvements.

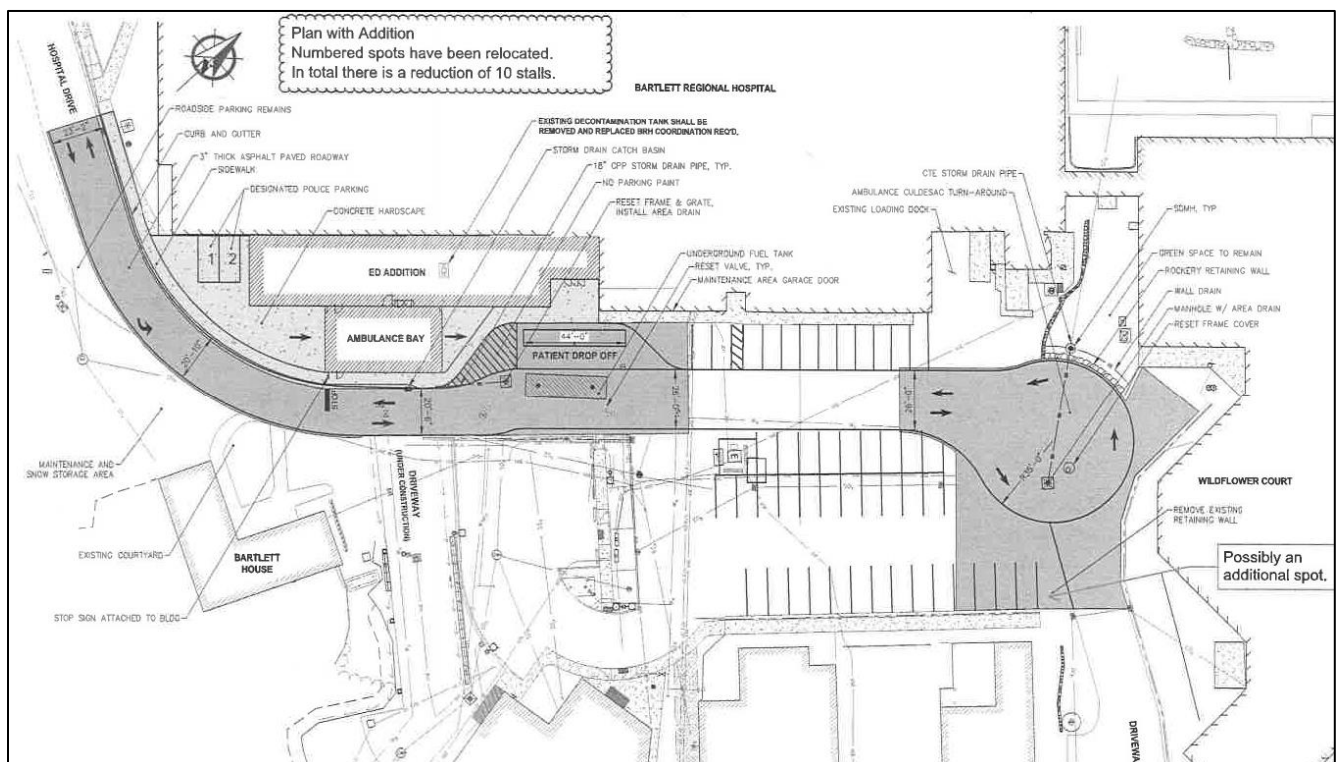
ZONING REQUIREMENTS

Standard		Requirement	Proposed	Existing	Code Reference
Lot	Size	2,000 square feet	No Change	699,574 square feet	CBJ 49.25.400
	Width	20 feet	No Change	~1,200 feet	CBJ 49.25.400
Setbacks	Front	10 feet	No Change	~40 feet	CBJ 49.25.400
	Rear	10 feet	No Change	~120 feet	CBJ 49.25.400
	Side (NW)	10 feet	No Change	~360 feet	CBJ 49.25.400
	Side (SE)	10 feet	~160 feet	~180 feet	CBJ 49.25.400
	Street Side	10 feet	N/A	N/A	CBJ 49.25.400
Lot Coverage Maximum		N/A	~25%	~25%	CBJ 49.25.400
Vegetative Cover Minimum		10%	>10%	>10%	CBJ 49.50.300
Height – Addition and Ambulance Bay	Permissible	55 feet	26 feet	N/A	CBJ 49.25.400
	Accessory	45 feet	N/A	N/A	CBJ 49.25.400
Maximum Dwelling Units		50 units/acre	N/A	N/A	CBJ 49.25.500
Use		Commercial	Hospital	Hospital	CBJ 49.25.300

EXISTING SITE PLAN – PROJECT AREA



PROPOSED SITE PLAN – PROJECT AREA



ANALYSIS

CBJ 49.80.120 defines Hospital as, *“An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities”.*

CBJ 49.25.300 lists Hospitals as a permissible use in the General Commercial (GC) zoning district (USE 7.100). Due to the proposed expansion of the building and the modifications to circulation and parking, staff determined that a Conditional Use Permit was required and is being applied for concurrent to a CBJ Project Review (CSP2022-0005).

Project Site –

Originally known as St. Ann's Hospital, the hospital first opened in 1886 and was operated by the Sisters of St. Ann until the 1960s. In 1965, the hospital's operations were turned over to the City and Borough of Juneau (CBJ), and a new facility was originally built at the hospital's present location on Hospital Drive in the late 1960's. The hospital serves a 15,000-square-mile region in the Northern part of Southeast Alaska.

Over the years, the hospital campus expanded and now consists of several buildings, including the Hospital, the Robert Valliant Administration Building, the Medical Arts Building, Bartlett House, the Rainforest Recovery Center, the Juneau Medical Center, and Wildflower Court long-term care center. Likewise, as the hospital campus grew more land was used to accommodate the addition of buildings. The Emergency Department's addition and renovation project lies within Lot 1 of the Hospital Subdivision platted in 1999 (Attachment B).

BRH currently has several ongoing projects impacting the site, including oil tank improvements, the Behavioral Health facility under construction, and water main improvements. Ongoing projects are being closely coordinated with BRH.

Condition: None.

Project Design –

Addition: The Emergency Department is located towards the back of the hospital campus and near the end of Hospital Drive. The proposed 4,000 square foot addition and new 1,300 square foot ambulance bay will extend Southward and face Bartlett House, the Rainforest Recovery Center, and the new Behavioral Health Center currently under construction. The project will replace many temporary renovations required in the Emergency Department due to the pandemic and will create five negative pressure exam rooms, a negative pressure Resuscitation room and a true Airborne Infection Isolation (AII) room. The project will also provide a 360-degree view from the main nurse station and an additional behavioral health room that will improve patient and staff safety and patient outcomes.



Looking Southwest (ED on right).

Ambulance Bay: The ambulance bay width and length will remain approximately equal to the existing. Height will be increased to accommodate vehicle antennas. The bay will be enclosed with remote activated garage doors. The direction that emergency vehicles currently approach the ambulance bay will be changed to enter from the west, then exit and drive east toward WFC to turn around in a new cu-de sac below WFC. This revised approach is to expedite patient admittance to the Emergency Department.

Patient Drop Off: A patient drop off near the Emergency Department Entrance is included, sized to accommodate two parked vehicles and minimize conflicts with emergency vehicles.

Condition: None.

Traffic –

Although the overall hospital building square footage will increase, patient and staff levels are not anticipated to increase proportionately, and the majority of the expansion and renovation will provide room for existing uses and specialized machinery and instrumentation. Since the building's occupancy is not anticipated to significantly increase, traffic levels are anticipated to remain similar to current levels.

According to CBJ 49.40.300(2), a traffic impact analysis is not required since the project will generate less than 250 Average Annual Daily Traffic. For this application, staff used the Institute of Transportation Engineers' Trip Generation Manual (9th Edition) highest projections for a Hospital based upon the project's additional square footage.

Condition: None.

Use	Total Sq. Ft.	Trips Generated	Total Trips
Hospital Addition + Ambulance Bay	5,300	13.22 per 1000 sq. ft.	70.07
Total ADTs:			70.07

Vehicle Parking & Circulation –

Roadway and Drive Aisles: The proposed parking area entrance roadway off Hospital Drive will closely match existing roadway widths. The entrance and exit to the parking area will accommodate fire apparatus traffic, and full size tractor-trailers with 40-foot vans for delivery to the loading dock on the eastern side of the parking area; in addition to trash service, oil delivery service, and tank delivery service. Existing drive aisle widths are less than 26 feet in some places near the parking area entrance, but not in areas adjacent to parking spaces, allowing for the existing parking spaces along the northeastern side of Hospital Drive to remain.

Cul-de-sac: A cul-de-sac turn-around will be provided at the eastern end of the parking area to accommodate ambulance turning maneuvers and allow for emergency vehicles to enter the ambulance bay from the west



Looking southeast on Hospital Drive.

bound lane, as preferred. This concept partially encroaches into a Wildflower Court lawn area at the east end of the parking lot. The CBJ Lands Department is working on adjustments to the lease with Wildflower Court, and the completed project will not alter their use of or access to the facility or the employee parking areas. The cul-de-sac will require a retaining wall to be constructed along the north edge of the pavement to account for the significant difference in elevation between the Wildflower Court lawn and the parking area.

Parking: Parking space reduction is minimized to 10 parking spaces. Per CBJ 49.40.210, hospital parking requires two (2) spaces per bed or one (1) space per 400 square feet of gross floor area. Due to the size and complexity of the hospital campus, CBJ Engineering Department conducted a comprehensive review of available parking on site and provided a detailed breakdown as shown below (Attachment A). Based upon this review identifying an excess of 46 parking spaces available after the Emergency Department addition, no additional parking is required.

Condition: None.

Non-motorized Transportation – A pedestrian sidewalk will be provided around the ambulance bay. A pedestrian path from the west side of the hospital, around the ambulance bay, to the Emergency Department entrance, will be provided, similar to existing conditions.

Condition: None.

Proximity to Transit – Capital Transit operates Route 3 (counterclockwise) and Route 4 (clockwise) to the hospital campus area, with one bus stop along Hospital Drive located within 400 feet of the Emergency Department.

Condition: None.

Noise – Noise is not anticipated to be increased or out of character with the existing neighborhood for the proposed project.

Condition: None.

Lighting – According to CBJ 49.40.230(d), parking areas will be suitably lit, and all proposed fixtures will be full cut-off design. Lighting plans submitted with the application indicate these standards will be met (Attachment A).

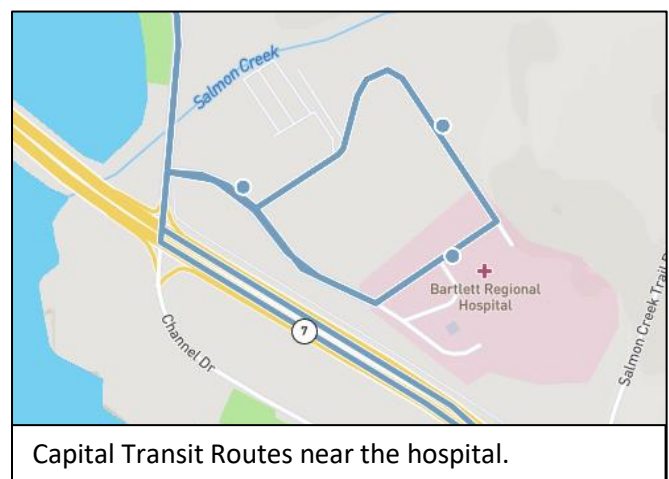
Condition: None.

Vegetative Cover & Landscaping – Minimal changes to the existing landscaping are proposed. Based upon aerial photography, the overall hospital site exceeds the minimum requirement of 10% in the GC zoning district (CBJ 49.50.300).

Condition: None.

Habitat – No known habitat regulated by Title 49 will be affected by the proposed project.

Condition: None.



Drainage and Snow Storage – No significant changes to drainage or the snow storage area near Bartlett House are proposed for the project.

Condition: None.

LEED Certification – CBJ 49.35.800 requires that renovation of existing CBJ buildings costing over \$5 million achieve a minimum level of LEED Certification. The only allowable exception to this requirement is outlined in 49.35.800(c) and is predicated on the economic feasibility of achieving LEED Certification. The Emergency Department addition and renovation project is challenged to meet LEED Certification, as the hospital is not a LEED certified building and the scope of the renovations does not include enough of the building to achieve certification for the whole building. Moreover, it is economically impracticable to meet LEED eligibility criteria for just the addition or the Emergency Department. However, CBJ is striving to incorporate sustainable features in the project to the extent possible. On June 13, 2022, based upon a memo from CBJ's Chief Architect and a recommendation from the Juneau Commission on Sustainability, the CBJ Assembly passed a motion to exempt the project from achieving LEED Certification (Attachment C).



Existing Emergency Department Entrance area.

Condition: None.

Public Health, Safety, and Welfare – BRH is a regional health care center. The proposed project will modernize the facility and provide for greater efficiency and more effective emergency services. In this way, BRH will increase public health and safety for Juneau and the Southeast Alaska region in general.

Condition: None.

Property Value or Neighborhood Harmony – No information has been submitted that suggests that the proposed project will negatively affect property values or neighborhood harmony. Currently the site is surrounded by health care related buildings. The Emergency Department addition will be constructed in the center of the BRH campus and is anticipated to blend into the local neighborhood.

Condition: None.

AGENCY REVIEW

CDD conducted an agency review comment period between November 7, 2022 and November 14, 2022.

Agency	Summary
General Engineering	No comments at this time, but they will want to see the civil site plans when they are submitted for Building Permits.
Building	No comments at this time.
CCFR	Project meets current fire code requirements as submitted.

PUBLIC COMMENTS

CDD conducted a public comment period between November 2, 2022 and November 21, 2022. Public notice was mailed to property owners within 500 feet of the proposed development (Attachment D). Two public notice signs were posted on-site two weeks prior to the scheduled hearing (Attachment E). No public comments have been received as of the date of this staff report.

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 development is in compliance with the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary
13	212	Community Services Policy 13.2	<i>TO PROVIDE ADEQUATE AND EFFICIENT FIRE PROTECTION AND FIELD EMERGENCY MEDICAL CARE FOR ALL. IT IS FURTHER THE POLICY OF THE CBJ TO MAINTAIN AN INCIDENT RESPONSE ORGANIZATION TO EFFECTIVELY RESPOND TO LARGE-SCALE EVENTS AND DISASTERS.</i>
13	213	Community Services Policy 13.3	<i>TO PROMOTE QUALITY MEDICAL AND SOCIAL SERVICES IN THE CBJ TO ENSURE THE SAFETY, HEALTH, WELL-BEING AND SELF-SUFFICIENCY OF ITS RESIDENTS.</i>

2015 ECONOMIC DEVELOPMENT PLAN - The proposed development is in compliance with the 2015 Economic Development Plan.

Chapter	Page No.	Item	Summary
1	6	Initiative Objective #4	<i>Increase the depth and breadth of local, skilled health care workers and services for seniors.</i>
2	16	Initiative Summary #1	<i>Support, retain, and expand Juneau's existing 'economic pillars' - our traditional, proven mainstay sectors and businesses. This element focuses on the top economic sectors and activities that comprise Juneau's economy today. These sectors include the existing businesses and industries that provide the bulk of today's jobs and wages in the community. State and federal government, the visitor industry, commercial fishing and seafood processing, mining, construction, education, and health care are among Juneau's economic pillars, along with local government and other key support sector service and supply providers.</i>

2015 ECONOMIC DEVELOPMENT PLAN - The proposed development is in compliance with the 2015 Economic Development Plan.

5	58	Build the Senior Economy: Objective 2	<i>Increase the depth and breadth of local, skilled health care workers and services for seniors.</i>
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2015 LAND MANAGEMENT PLAN - The proposed development is in compliance with the 2015 Land Management Plan

Chapter	Page No.	Item	Summary
CBJ Land Holdings	55	Salmon Creek LND-0854	Retain. "Retain" are being retained for various public purposes which include parks, harbors, airport, fire stations, schools, the hospital, maintenance shops, etc. These lands are not intended to be sold but may be eased or leased for specific purposes, such as airport related uses, consistent with an adopted plan.

FINDINGS

Conditional Use Permit Criteria – Per CBJ 49.15.330(e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested Conditional Use Permit complete?

Analysis: No further analysis needed.

Finding: Yes. The application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Analysis: The application is for BRH's Emergency Department addition and renovations. The use is listed at CBJ 49.25.300, Section 7.100 for the General Commercial (GC) zoning district.

Finding: Yes. The requested permit is appropriate according to the Table of Permissible Uses.

3. Will the proposed development comply with the other requirements of this chapter?

Analysis: No additional analysis required.

Finding: Yes. The proposed development will comply with Title 49, including parking, lighting, and vegetative cover.

4. Will the proposed development materially endanger the public health, safety, or welfare?

Analysis: No additional analysis required.

Finding: No. There is no evidence to suggest that the requested Emergency Department addition and renovations, in a GC zoning district, will materially endanger the public health or safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

Analysis: No additional analysis required.

Finding: No. There is no evidence to suggest that the requested Emergency Department addition and renovations, in a GC zoning district will substantially decrease the value or be out of harmony with the property in the neighboring area.

6. Will the proposed development be in general conformity with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?

Analysis: No additional analysis required.

Finding: Yes. The proposed Emergency Department addition and renovations will be in general conformity with the 2013 Comprehensive Plan, 2015 Economic Development Plan, and 2016 Land Management Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow the development of Emergency Department addition and renovations.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	1999 Hospital Subdivision Plat
Attachment C	LEED Exemption Information
Attachment D	Abutters Notice
Attachment E	Public Notice Sign Photos



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 3260 Hospital Drive, Juneau AK 99801	
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) HOSPITAL LT 1 [HOSPITAL COMPLES PARCEL]Block 102	
	Parcel Number(s) 7B0901020041	
	☐ 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 CBJ & Lands and Resources	Contact Person Dan Bleidorn
	Mailing Address 155 S. Seward St.	Phone Number(s) 907-586-5252 ext. 4177
	E-mail Address Dan.Bleidorn@juneau.org	
	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.		
Dan Bleidorn Land Manager Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)		
X <u><i>Daniel Bleidorn</i></u> 10/4/2022 Landowner/Lessee (Signature) Date		
<u><i>David Keith</i></u> Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)		
X <u><i>Charles Smith</i></u> 11/28/2022 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) Lisa EaganLagerquist	Contact Person Lisa EaganLagerquist	
Mailing Address 155 S. Seward Street	Phone Number(s) 907-586-0800 ext 4184	
E-mail Address Lisa.EaganLagerquist@juneau.org		
X <u><i>Lisa EaganLagerquist</i></u> 10/4/2022 Applicant's Signature Date of Application		

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number

USE 22-166

Intake Initials

AS

Date Received

10/5/22



ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

Bartlett Regional Hospital Emergency Department Addition and Renovation. This project includes the demolition of the existing ambulance bay, and providing a 5,300 SF addition to the ED space in its place. The work includes providing a new enclosed ambulance bay to the south of the addition.

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

☐ Accessory Apartment – Accessory Apartment Application (AAP)

☒ Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: 7,100 Hospital, GC 3

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?

☐ YES – Case # _____

☒ NO

UTILITIES PROPOSED

WATER: ☒ Public ☐ On Site

SEWER: ☒ Public ☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 700,000 square feet Total Area of Existing Structure(s) 13 acres square feet

Total Area of Proposed Structure(s) 5300 SF addition square feet

EXTERNAL LIGHTING

Existing to remain

☐ No

☒ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed

☐ No

☒ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

☒ Narrative including:

- ☒ Current use of land or building(s)
- ☒ Description of project, project site, circulation, traffic etc.
- ☒ Proposed use of land or building(s)
- ☒ How the proposed use complies with the Comprehensive Plan

☒ Plans including:

- ☒ Site plan
- ☒ Floor plan(s)
- ☒ Elevation view of existing and proposed buildings
- ☐ Proposed vegetative cover
- ☒ Existing and proposed parking areas and proposed traffic circulation
- ☒ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

If this is a modification or extension include:

- ☐ Notice of Decision and case number
- ☐ Justification for the modification or extension
- ☐ Application submitted at least 30 days before expiration date

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

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>500</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>50</u>			
Pub. Not. Sign Deposit	\$ <u>100</u>			
Total Fee	\$ <u>650</u>			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number

USE-22-16

Date Received

10/5/22



(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/community-development
 155 S. Seward Street • Juneau, AK 99801

Case name

Case Number: PAC2022 0042
 Applicant: Lisa EaganLagerquist
 Property Owner: City and Borough of Juneau Lands and Resources
 Property Address: 3260 Hospital Drive
 Parcel Code Number: 7B0901020041
 Site Size: 699,574 square feet (16.06 acres)
 Zoning: GC (General Commercial)
 Existing Land Use: Hospital

Conference Date: September 7, 2022
 Report Issued: September 30, 2022

DISCLAIMER: Pre-application conferences are conducted for purposes 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
Jeanne Rynne		Jeanne.Rynne@juneau.org
Lisa EaganLagerquist	Applicant	Lisa@EaganLagerquist@juneau.org
David Peterson		David.Peterson@juneau.org
Jennifer Shields	Planning	Jennifer.Shields@juneau.org
Charlie Ford		Charlie.Ford@juneau.org
Jeff Hedges	Building	Jeffrey.Hedges@juneau.org
Andrew Pantiskas		Andrew.Pantiskas@juneau.org
Dan Jager	CCFR	Dan.Jager@juneau.org
Sydney Hawkins	Permit Tech	Sydney.Hawkins@juneau.org

Attachment A - Application Packet

Pre-Application Conference Final Report

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

The Bartlett Regional Hospital Emergency Department Addition and Renovation project will consist of the following:

Structural work:

1. Demolishing the existing ambulance bay;
2. Adding 5,300 square feet for the expansion of the existing Emergency Department;
3. Adding a new ambulance bay with a mechanical room above; and
4. Renovating the existing Emergency Department space.

Site work:

1. Providing a cul-de-sac style turn around in the existing green space adjacent to the back of Wildflower Court (WFC) with a rockery retaining wall (Note: CBJ's Lands Department is working with the WFC lease);
2. Changing the direction that ambulances approach the ambulance bay; and
3. Providing a pedestrian sidewalk around the new bay and a patient drop off.

These changes will result in a reduction of 9 parking spaces. The parking area entrance roadway from Hospital Drive will have minimal alignment changes.

Required Applications

- Development Permit Application (DPA): Required form in conjunction with all application types.
- City/State Project Review (CSP): Per 49.15.580 for CBJ capital improvement projects estimated to cost \$500,000 or more.
- Conditional Use Permit (CUP): Hospital expansion and parking revisions (TPU 7.100).

Note: The above-listed applications may be submitted concurrently for review by the Planning Commission. Please include a separate DPA for each application type.

Planning Division

1. **Zoning** – This property is zoned GC (General Commercial). The following standards apply for properties within this Zoning District.
2. **Subdivision** – N/A
3. **Setbacks** – Required setbacks are 10' on all sides. **Show location of property line and setback distances in relation to the project area.**
4. **Height** – Maximum 55' height permitted for principal structures and 45' height for accessory structures.
5. **Access** – The property has direct access from Hospital Drive.
6. **Parking & Circulation** – Hospital parking requirement is 2 spaces per bed OR 1 space per 400 square feet of gross floor area. **Provide a breakdown of existing and proposed parking for the parcel. Based upon CCFR approval, a minimum 20 foot drive aisle width in the limited project area not adjacent to parking spaces may be permitted, pending Planning Commission approval.**

Pre-Application Conference Final Report

7. **Lot Coverage** – N/A
8. **Vegetative Coverage** – Minimum 10% is required on site.
9. **Lighting** – All parking areas shall be suitably lighted with full cut-off design and not produce off-site glare.
10. **Noise** – N/A
11. **Flood** – The parcel is not within in a Special Flood Hazard Area.
12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – There are no mapped hazard areas or slopes exceeding 18% within the project area.
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** – N/A
17. **Nonconforming situations** – N/A
18. **LEED Certification** – Required for public building projects over \$5 million per 49.35.800; however, project received an Exemption from the CBJ Assembly on June 13, 2022.

Building Division

19. **Building** – No comments at this time. Plans will be reviewed during the permitting process.
20. **Outstanding Permits** –
 - a. BLD20160161 “Mechanical and electrical work for cooling and ventilation upgrades at 3260 Hospital Dr.”
 - b. BLD20160652 “Interior architectural remodel at 3260 Hospital Dr.”
 - c. BLD20180224 “Fire suppression system for BRH server room”
 - d. BLD20190149 “New rubber roof over existing pvc roof”
 - e. BLD20190177 “Rainforest Recovery Center detox addition”
 - f. BLD20200050 “Install new circuits and panels for new UPS”
 - g. BLD20200651 “Covid Testing Lab renovation in Main Bartlett building”
 - h. BLD20200668 “BRH ASU-11 fans replacement and endoscopy workroom ventilation improvements”
 - i. BLD20200718 “Remodel to create reception window at BRH emergency department reception desk. 3260 Hospital Dr. Modified 5/14/2021 to add additional window and electrical work.
 - j. BLD20210115 “BRH behavioral health facility”
 - k. BLD20210490 “BRH Emergency Department ventilation improvements”
 - l. BLD20220007 “Hospitalist sleeping quarters renovation”
 - m. BLD20220087 “BRH Chiller #2 replacement”
 - n. BLD20220425 “New TVSS for 44 electrical panels at Bartlett with new circuit breakers and appropriate wiring”

Pre-Application Conference Final Report

- o. BLD20220562 "BRH improvements to facilitate replacement of MRI and two CT scanners, installation of new chiller and temporary MRI trailer."

General Engineering/Public Works

- 21. **Engineering** – N/A
- 22. **Drainage** – N/A
- 23. **Utilities** – (water, power, sewer, etc.) N/A

Fire Marshal

- 24. **Fire Items/Access** –
 - a. The proposed ambulance bay height will need to meet a minimum of 12', the door opening must also meet this requirement.
 - b. The road must maintain at least a minimum of 20'

Other Applicable Agency Review

- 25. N/A

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). *This form must accompany any land use application.*
2. City/State Project Review Application (CSP).
3. Conditional Use Permit Application (USE). If approved, additional building permits may be required.

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. Narrative.
3. Parking data.

Exceptions to Submittal Requirements

Submittal requirements 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. City/State Project Review (CSP): \$1,600 for projects over \$2.5 million.
2. Conditional Use Permit (USE): \$500
3. Public Notice Sign: \$150, with \$100 refundable if the sign is returned by the Monday after the Planning Commission meeting.

Pre-Application Conference Final Report

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.org

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:

- 49.15.330 – Conditional Use Permits
- 49.15.580 – City/State Project Reviews
- Development Permit Application (DPA)
- City/State Project Review Application (CSP)
- Conditional Use Permit Application (USE)

49.15.330 - Conditional use permit.

- (a) *Purpose.* A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.
- (b) *Preapplication conference.* Prior to submission of an application, the developer shall meet with the director for the purpose of discussing the site, the proposed development activity, and the conditional use permit procedure. The director shall discuss with the developer, regulation which may limit the proposed development as well as standards or bonus regulations which may create opportunities for the developer. It is the intent of this section to provide for an exchange of general and preliminary information only and no statement by either the developer or the director shall be regarded as binding or authoritative for purposes of this code. A copy of this subsection shall be provided to the developer at the conference.
- (c) *Submission.* The developer shall submit to the director one copy of the completed permit application together with all supporting materials and the permit fee.
- (d) *Director's review procedure.*
 - (1) The director shall endeavor to determine whether the application accurately reflects the developer intentions, shall advise the applicant whether or not the application is acceptable and, if it is not, what corrective action may be taken.
 - (2) After accepting the application, the director shall schedule it for a hearing before the commission and shall give notice to the developer and the public in accordance with section 49.15.230.
 - (3) The director shall forward the application to the planning commission together with a report setting forth the director's recommendation for approval or denial, with or without conditions together with the reasons therefor. The director shall make those determinations specified in subsections (1)(A)---(1)(C) of subsection (e) of this section.
 - (4) Copies of the application or the relevant portions thereof shall be transmitted to interested agencies as specified on a list maintained by the director for that purpose. Referral agencies shall be invited to respond within 15 days unless an extension is requested and granted in writing for good cause by the director.
 - (5) Even if the proposed development complies with all the requirements of this title and all recommended conditions of approval, the director may nonetheless recommend denial of the application if it is found that the development:
 - (A) Will materially endanger the public health or safety;
 - (B) Will substantially decrease the value of or be out of harmony with property in the neighboring area; or
 - (C) Will not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.
- (e) *Review of director's determinations.*
 - (1) At the hearing on the conditional use permit, the planning commission shall review the director's report to consider:
 - (A) Whether the proposed use is appropriate according to the table of permissible uses;
 - (B) Whether the application is complete; and
 - (C) Whether the development as proposed will comply with the other requirements of this title.
 - (2) The commission shall adopt the director's determination on each item set forth in paragraph (1) of this subsection (e) unless it finds, by a preponderance of the evidence, that the director's determination was in error, and states its reasoning for each finding with particularity.
- (f) *Commission determinations; standards.* Even if the commission adopts the director's determinations pursuant to subsection (e) of this section, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the hearing, that the development will more probably than not:
 - (1) Materially endanger the public health or safety;
 - (2) Substantially decrease the value of or be out of harmony with property in the neighboring area; or
 - (3) Lack general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.
- (g) *Specific conditions.* The commission may alter the director's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:
 - (1) *Development schedule.* A reasonable time limit may be imposed on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighborhood, to ensure that development is not used or occupied prior to substantial completion of required public or quasi-public improvements, or to implement other requirements.
 - (2) *Use.* Use of the development may be restricted to that indicated in the application.
 - (3) *Owners' association.* The formation of an association or other agreement among developers, homeowners or merchants, or the creation of a

special district may be required for the purpose of holding or maintaining common property.

- (4) *Dedications*. Conveyance of title, easements, licenses, or other property interests to government entities, private or public utilities, owners' associations, or other common entities may be required.
- (5) *Performance bonds*. The commission may require the posting of a bond or other surety or collateral approved as to form by the city attorney to guarantee the satisfactory completion of all improvements required by the commission. The instrument posted may provide for partial releases.
- (6) *Commitment letter*. The commission may require a letter from a public utility or public agency legally committing it to serve the development if such service is required by the commission.
- (7) *Covenants*. The commission may require the execution and recording of covenants, servitudes, or other instruments satisfactory in form to the city attorney as necessary to ensure permit compliance by future owners or occupants.
- (8) *Revocation of permits*. The permit may be automatically revoked upon the occurrence of specified events. In such case, it shall be the sole responsibility of the owner to apply for a new permit. In other cases, any order revoking a permit shall state with particularity the grounds therefor and the requirements for reissuance. Compliance with such requirements shall be the sole criterion for reissuance.
- (9) *Landslide and avalanche areas*. Development in landslide and avalanche areas, designated on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by assembly ordinance, shall minimize the risk to life and property.
- (10) *Habitat*. Development in the following areas may be required to minimize environmental impact:
 - (A) Developments in wetlands and intertidal areas.
- (11) *Sound*. Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night.
- (12) *Traffic mitigation*. Conditions may be imposed on development to mitigate existing or potential traffic problems on arterial or collector streets.
- (13) *Water access*. Conditions may be imposed to require dedication of public access easements to streams, lake shores and tidewater.
- (14) *Screening*. The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.
- (15) *Lot size or development size*. Conditions may be imposed to limit lot size, the acreage to be developed or the total size of the development.
- (16) *Drainage*. Conditions may be imposed to improve on and off-site drainage over and above the minimum requirements of this title.
- (17) *Lighting*. Conditions may be imposed to control the type and extent of illumination.
- (18) *Other conditions*. Such other conditions as may be reasonably necessary pursuant to the standards listed in subsection (f) of this section.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 2, 6-5-2006; Serial No. 2015-03(c)(am), § 9, 8-31-2015; Serial No. 2017-29, § 3, 1-8-2018, eff. 2-8-2018)

49.15.580 - State and City and Borough project review.

- (a) *CBJ project review*: The commission shall review all proposed City and Borough capital improvement projects estimated to cost \$500,000 or more for consistency with this title. The commission may review, at the director's discretion, all proposed City and Borough capital projects estimated to cost more than \$250,000 but less than \$500,000. The commission may recommend conditions on and modifications to any project reviewed by the commission through a notice of recommendation. The notice of recommendation shall be forwarded to the assembly for further action.
- (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.

(Serial No. 2015-03(c)(am), § 12, 8-31-2015)



City and Borough of Juneau
Engineering Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800, FAX: 463-2606

TO: Edward Quinto,
CBJ Community Development Dept. Date: 9/16/2022

FROM: Lisa EaganLagerquist,
CBJ Engineering Project Manager File: 2121

SUBJ: Conditional Use Permit: Narrative – Bartlett Regional Hospital Emergency
Department Addition and Renovation.

To Mr. Quinto,

The BRH Emergency Department (ED) Addition and Renovation project will consist of demolishing the existing ambulance bay, a 5,300 SF expansion of the ED department, and renovation of the existing ED space. New construction includes an ambulance bay south of the addition. As far as the civil and site work, it will consist of:

1. Providing a turn-around in the existing green space adjacent to the back of Wildflower Court (WFC) with a rockery retaining wall. (CBJ's Lands Department is working with the WFC lease). The turn-around is designed for ambulances. Fire trucks will continue with the existing process of a hammerhead turn-around. CCFR has approved the continuation of this practice.
2. Changing the direction of the ambulance approach to the ambulance bay (from East to West to West to East) for expedited delivery of patients to the ED.
3. Providing a pedestrian sidewalk around the new bay and a patient drop off area east of the ambulance bay to expedite patient access to the ED.

These changes will result in a reduction of 10 parking spaces. Even with this reduction, the BRH property parking exceeds CBJ parking code requirements. (See attached documents.)

To mitigate parking congestion in the ED entrance area, the project will reconfigures internal flow by relocating access to Diagnostic Imaging (DI) Services from the ED entrance at the south side of the Hospital to the Hospital's main north entrance. This will reduce vehicle traffic at the ED area.

The numerous construction projects underway at BRH have exacerbated parking availability, but this is a temporary situation. When no parking is temporarily lost to construction lay-down areas or projects, the BRH campus exceeds the CBJ parking code requirements.

The entrance roadway from Hospital Drive will basically remain unchanged with the width remaining the same. The narrowest point will be 20'-6". CCFR has approved this existing condition.

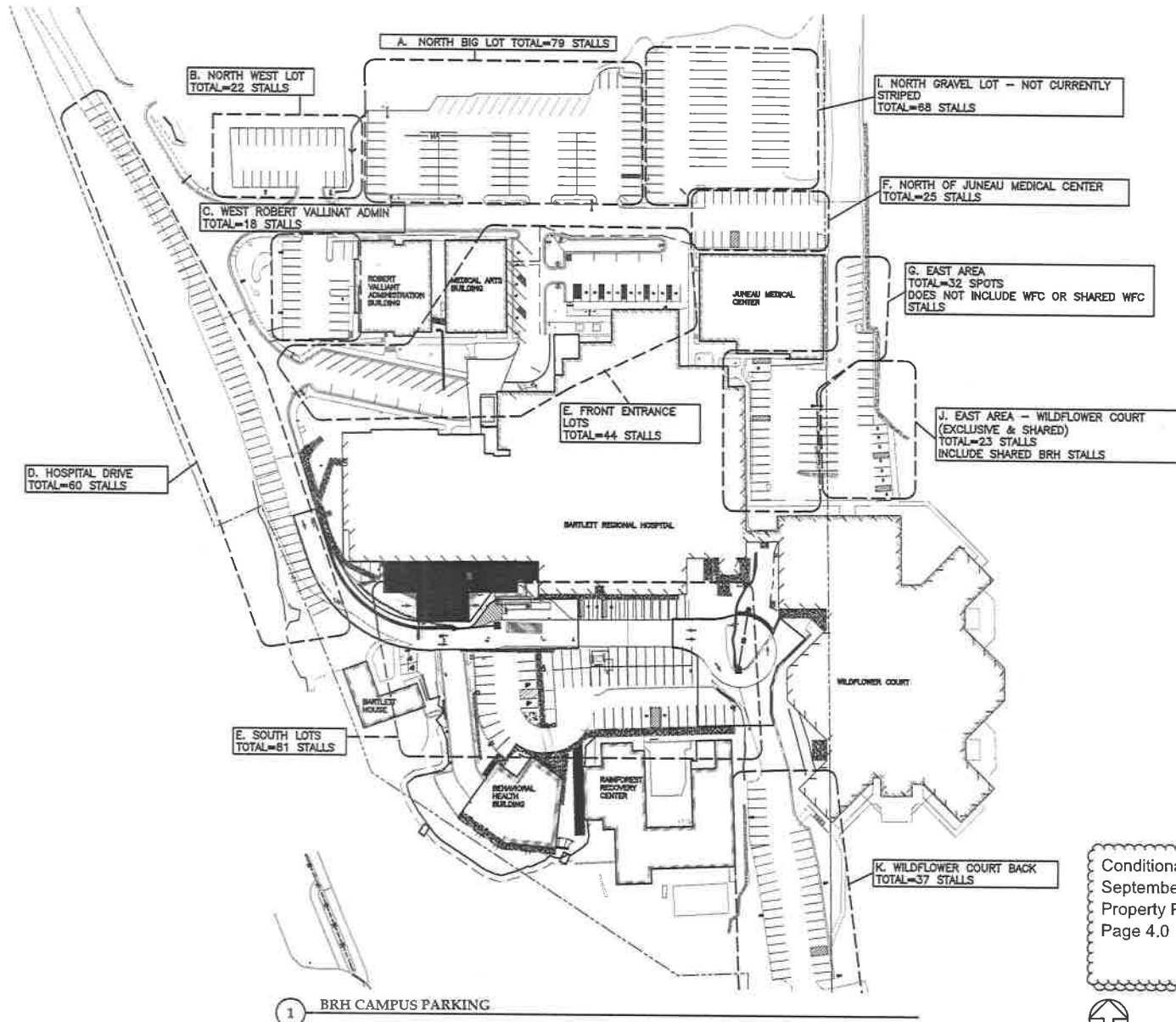
The current use of the land is per the current CBJ Comprehensive Plan, Chapter 11, Map K is IPU (Institutional Public Use.) The use of the land will not change. Per Table 49.25.300 Hospitals, 7.100, in Zone LC GC, MU or MU 2 are indicated with "3". "3" indicates the use requires a Conditional Use Permit from the Commission. Our project is Block number 102, Zone GC (General Commercial) per the 2022 CBJ Zoning Wall map posted on CBJ CDD website.

As the use of the land is not changing, the proposed project complies with the Comprehensive Plan and the Land Use Code (Title 49).

We have completed the 35% Schematic Design phase. The 65% design documents are schedule for delivery at the end of September. At this time, we do not have cut sheets for the exterior lighting.

Attachments:

1. Enlarged site plan – Emergency Addition & Renovation showing change in parking
2. Floor plan of the Emergency Addition & Renovation. (Level 1 & 2)
3. Elevation of the addition
4. Campus parking Tables & plan from CSP Application



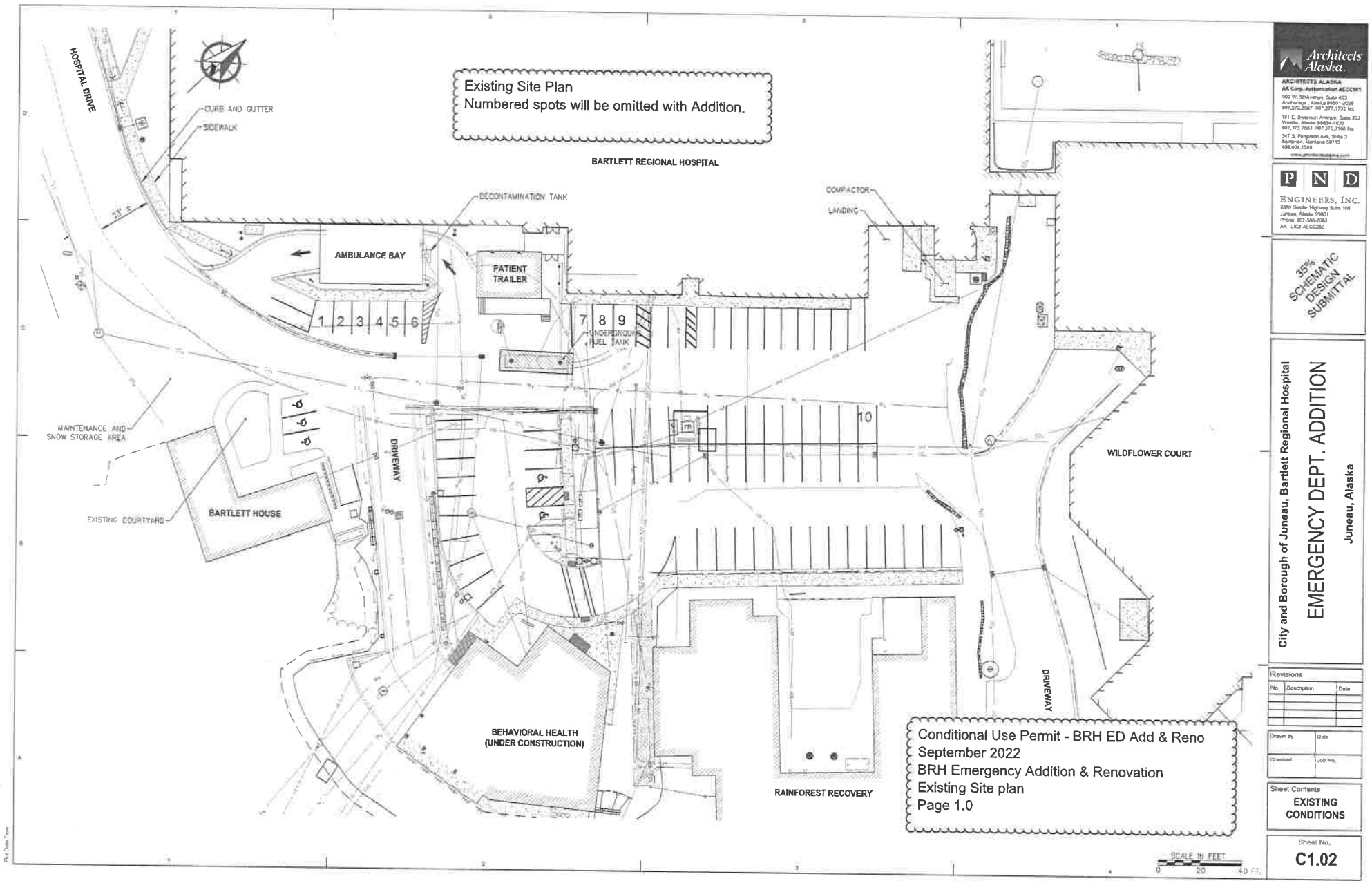
City and Borough of Juneau
BRH ED ADDITION & RENOVATION
Parking
CSP Application
Juneau, Alaska

Conditional Use Permit - BRH ED Add & Reno
September 2022
Property Parking Site Plan After Addition
Page 4.0



PARKING
DATE: September, 2022
FILE: 2221

A101



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ENGINEERS, INC.
2380 Glacier Highway, Suite 100
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AK LIC# AEC0360

35%
SCHEMATIC
DESIGN
SUBMITTAL

City and Borough of Juneau, Bartlett Regional Hospital
EMERGENCY DEPT. ADDITION
Juneau, Alaska

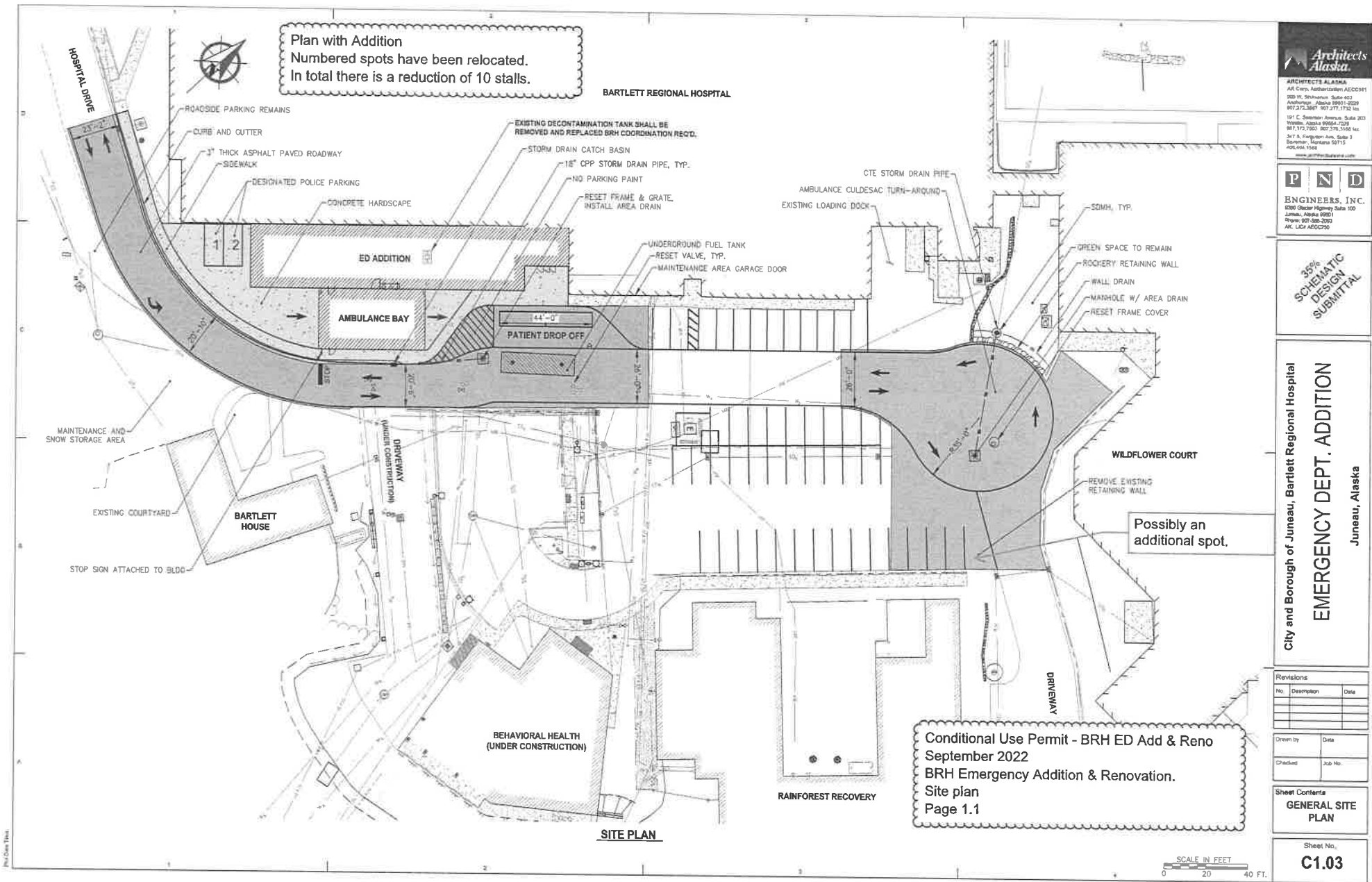
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No.	Description	Date

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Checked: _____ Job No.: _____

Sheet Contents
**EXISTING
CONDITIONS**

Sheet No.
C1.02

Conditional Use Permit - BRH ED Add & Reno
September 2022
BRH Emergency Addition & Renovation
Existing Site plan
Page 1.0



BRH Campus - Parking Required per CBJ Code									
Existing Buildings	Use	Beds/Units	Area (SF)				Total Area GSF	Parking Stals Required	Parking Required
			Floor 0	Floor 1	Floor 2	Floor 3			
Hospital	Hospital	57 beds						2/beds	114
Robert Valliant Administration	Storage			5,938			5,938	1/1000 SF	6
	Office				6,225	6,320	12,545	1/300 SF	42
Medial Arts	Mech/Elec/Storage			950			950	1/1000 SF	1
	Office				5,400		5,400	1/300 SF	18
Bartlett House	SROwSF	9 units						1/2 unit	5
Behavioral Health Building (Under construction)	Parking		2,500				2,500	0	0
	Office		3,007	5,700			8,707	1/300 SF	29
	Medical Clinic				5,200		5,200	1/200 SF	26
	SROwSF	8 rooms				x		1/2 room	4
Rainforest Recovery	SROwSF	9 rooms						2/beds	18
	Sobering Center	4 beds						1/12 bed	1
Juneau Medical Center	Medical Clinic			11,300			11,300	1/200	57
Total Required Parking for Existing BHR Buildings									321
Planned Construction									
Emergency Addition	Hospital	0						2/beds	0
Total Required Parking Including ED Addition									321
Private Lease on Parcel									
Wildflower Court	Nursing home	61 beds/max residents						2/bed	122
Total Required Parking for of BRH Land									443
Total BRH Property Parking After BRH ED Addition									489

Abbreviations:

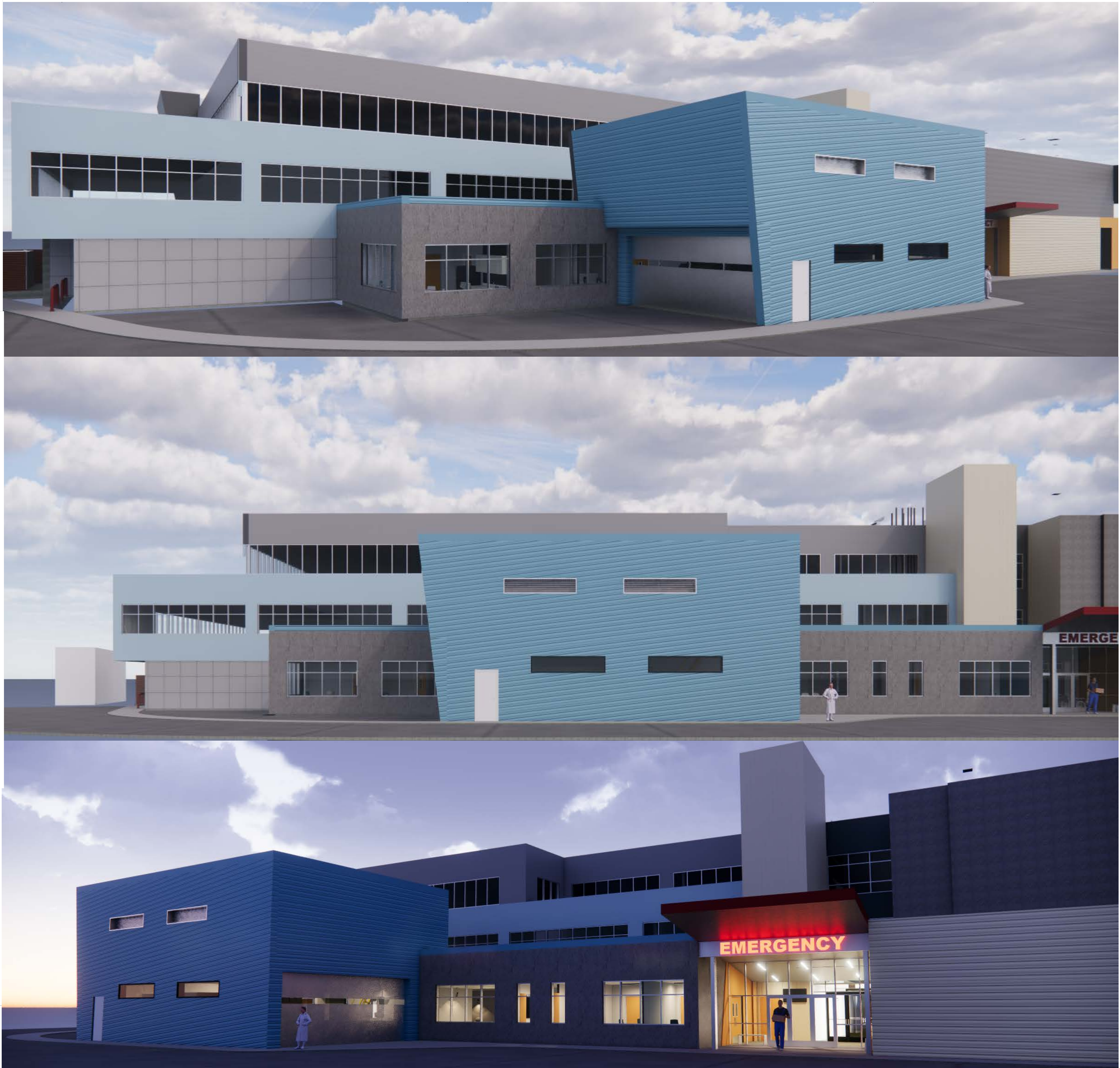
SROwSF - Single-Room Occupancies with Shared Facilities

Conditional Use Permit - BRH ED Add & Reno
 September 2022
 Parking Table - Parking Analysis
 Page 4.1

BRH Property Parking			
Parking Area	Stalls After ED Addition	Striped?	Currently affected by campus
A. North Big lot	79	y	y
B. Northwest Lower lot	22	Y	
C. West Robert Valliant Admin	18	Y	
D. Hospital Drive parking	60	y (mostly)	
E. Front Entrance	44	y & n	y
F. North of Juneau Medical Center	25	y	Y
G. East Area *	32	y	
H. South Area*	81	Y	Y
I. North gravel lot	68	n	Y
j. East Area - Wildflower Court (Only & share	23	y	
k. Wildflower Court Back Lot	37	y	
Total BRH Property After ED Addition	489		
*Wildflower court is privately owned and not included in this count.			

Conditional Use Permit - BRH ED Add & Reno
 September 2022
 Parking Table - Parking After ED Addition
 Page 4.2

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347 S. Ferguson Ave, Suite 3
Bozeman, Montana 59715
406.404.1588
www.architectsalaska.com

PRELIMINARY
NOT FOR
CONSTRUCTION

City and Borough of Juneau
**BARTLETT REGIONAL HOSPITAL MRI
& CT REPLACEMENT**
3260 Hospital Dr. Juneau, AK 99801

Revisions		
No.	Description	Date

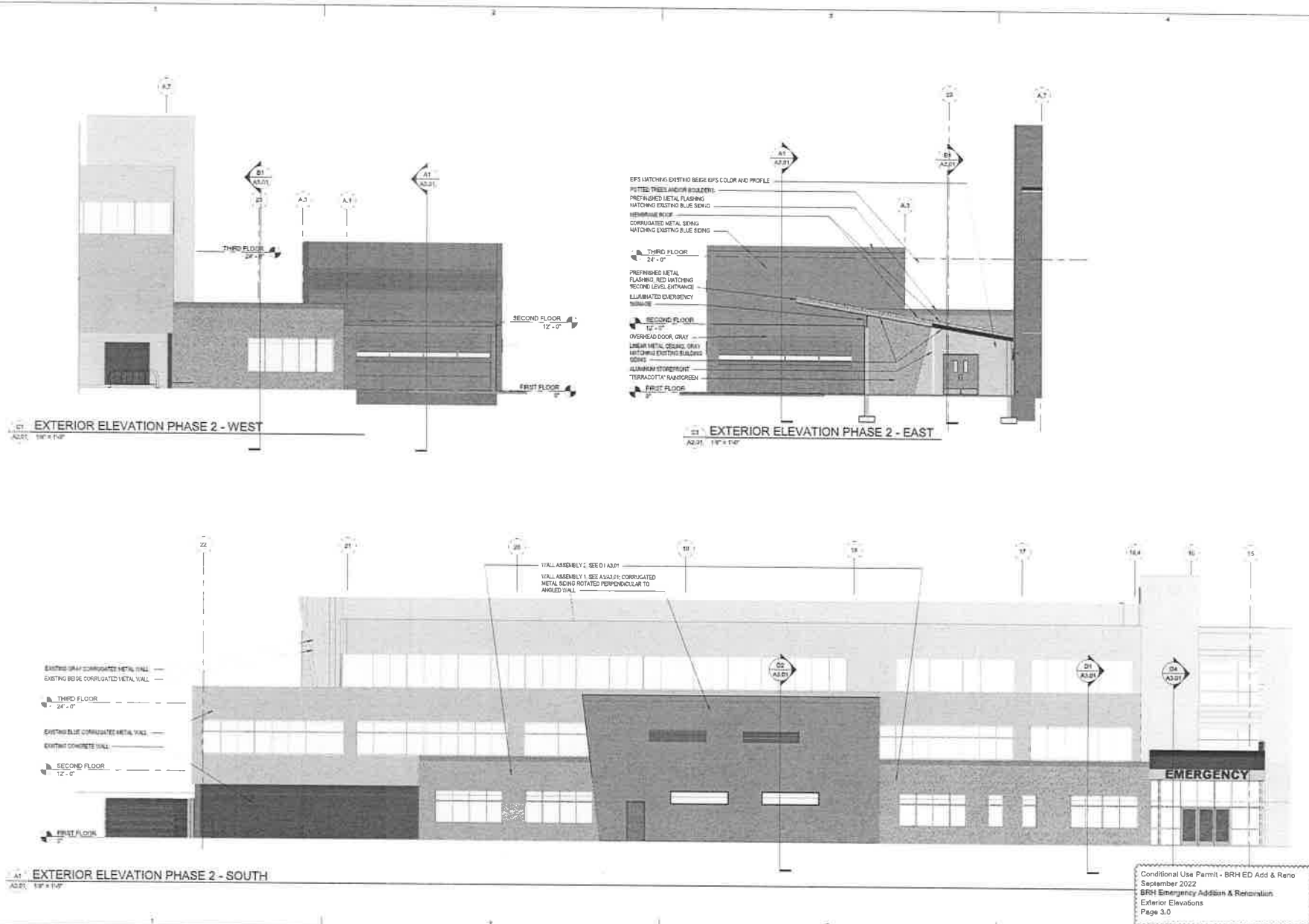
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Checked Checker	Job No. 22008.01

Sheet Contents
EXTERIOR RENDERINGS

Sheet No.
A2.02

BHA 340-77090-01 BRH Emergency Dept Add'l, Rev. 2 1993-01 BHA ED Add'l Rev. 01

Preliminary Title: 2/19/2022 5:33:18 PM



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**PRELIMINARY
NOT FOR
CONSTRUCTION**

City and Borough of Juneau
**BARTLETT REGIONAL HOSPITAL MRI
& CT REPLACEMENT**
 3260 Hospital Dr. Juneau, AK 99801

Revisions		
No.	Describe	Date

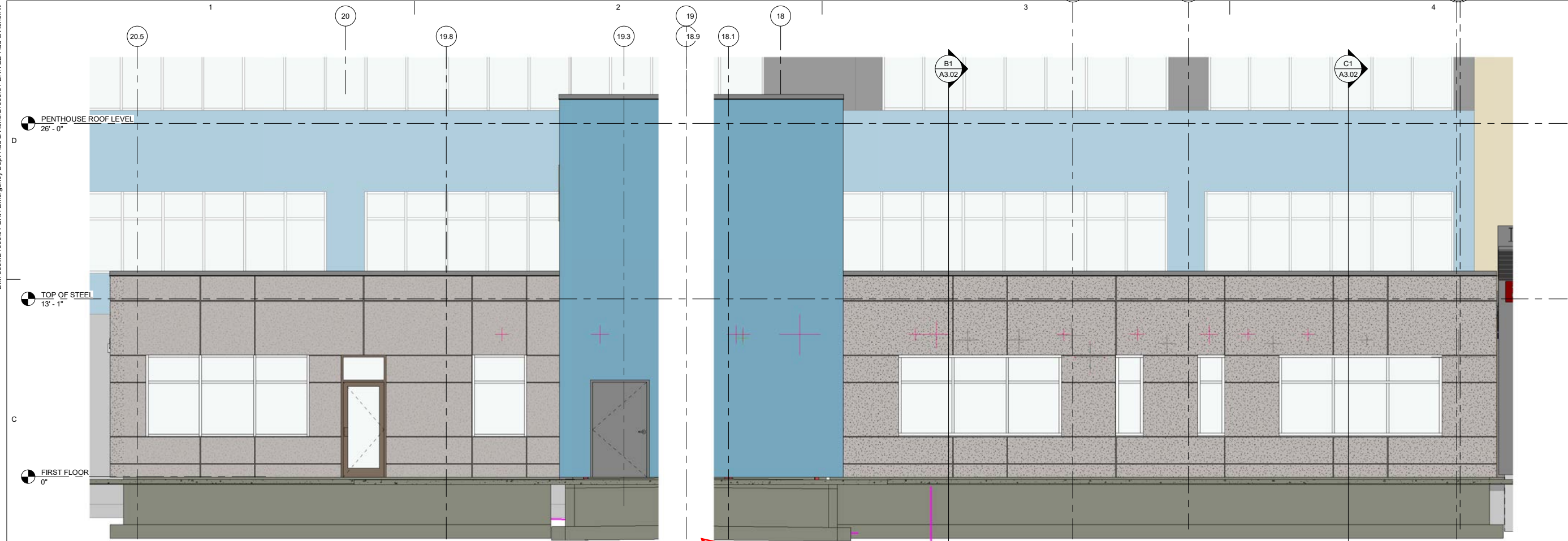
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Author	14 JULY 2022
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	2201.01

Sheet Contents
 EXTERIOR ELEVATIONS

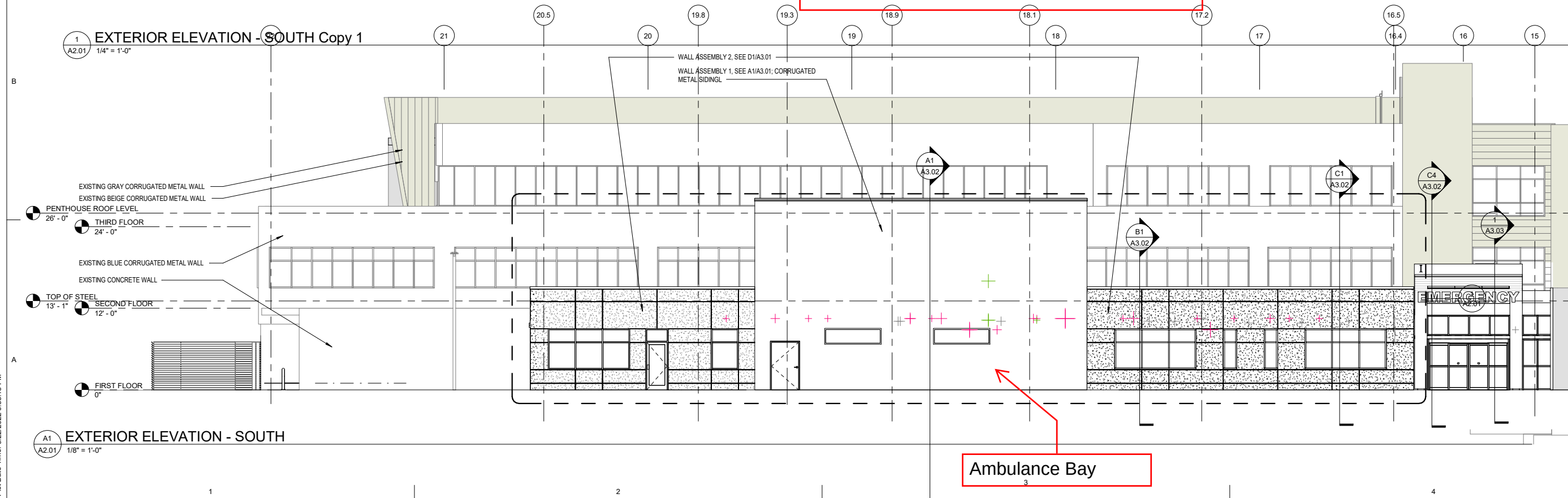
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A2.01

Conditional Use Permit - BRH ED Add'l & Reno
 September 2022
 BRH Emergency Addition & Renovation
 Exterior Elevations
 Page 3.0

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Plot Date Time: 9/22/2022 6:58:15 PM



Color rendering. Center of ambulance bay not shown so length of building can fit.



Section H, Item 2.

Architects Alaska.

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65% DESIGN DEVELOPMENT

City and Borough of Juneau
**BARTLETT REGIONAL HOSPITAL
EMERGENCY DEPT ADDITION**
3260 Hospital Dr. Juneau, AK 99801

No.	Description	Date

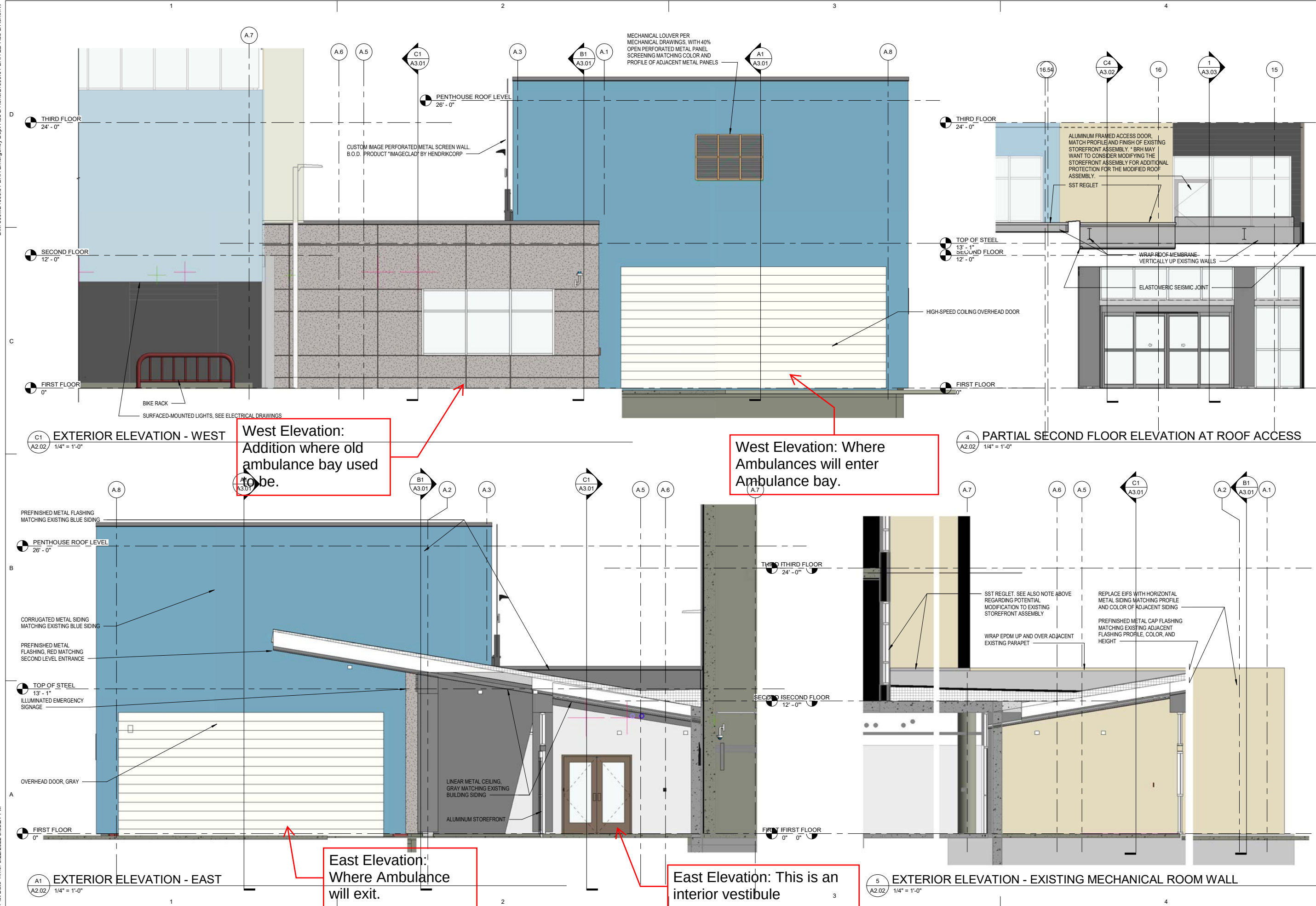
Revisions

Drawn by SS,DM,MR	Date 22 SEPT 2022
Checked KS,MK	Job No. 21090.01

Sheet Contents
EXTERIOR ELEVATIONS

Sheet No.
A2.01 46

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Plot Date Time: 9/22/2022 6:58:21 PM



Section H, Item 2.

Architects Alaska.

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City and Borough of Juneau
**BARTLETT REGIONAL HOSPITAL
EMERGENCY DEPT ADDITION**
3260 Hospital Dr. Juneau, AK 99801

No.	Description	Date

Drawn by
SS,DM,MR

Date
22 SEPT 2022

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KS,MK

Job No.
21090.01

Sheet Contents
EXTERIOR ELEVATIONS

Sheet No.
A2.01 47

BIM 360//21090_01 BRH Emergency Dept Add & RenoBRH ED Add & Reno - MEP.rvt

C

B

A

Plot Date Time: 9/20/2022 3:22:53 PM

LIGHTING CONTROL SCHEDULE		
#	SPACE TYPE	DESCRIPTION
1	TOILET	LOCAL WALL MOUNTED OCCUPANCY CONTROL WITH MANUAL ON/OFF. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY
2	CORRIDOR STAFF	LOCAL CEILING MOUNTED OCCUPANCY SENSOR(S). NO MANUAL CONTROL. EMERGENCY NIGHT LIGHTS REMAIN ON AT ALL TIMES. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY
3	CORRIDOR	NO AUTOMATIC CONTROL. MANUAL ON/OFF SWITCH(ES) OF EACH ZONE LOCATED AT NURSE STATION. EMERGENCY NIGHT LIGHTS REMAIN ON AT ALL TIMES. ZONE "a": NORTH CORRIDORS (035, 039, 064) ZONE "f": SOUTH CORRIDORS (002, 018, 026, 045)
4	NURSE STATION	NO AUTOMATIC CONTROL. LOCAL WALL MOUNTED MANUAL ON/OFF SWITCH(ES) WITH DIMMING CONTROL OF EACH ZONE. EMERGENCY NIGHT LIGHTS REMAIN ON AT ALL TIMES. ZONE "a": GENERAL LIGHTING (TYPE F) ZONE "b": PERIMETER ACCENT COVE (TYPE R) ZONE "c": PERIMETER ACCENT TOE (TYPE R) ZONE "d": DOOR NURSE ENTRANCES (TYPE B)
5	UNDERCABINET	UNDERCABINET LIGHTING WITH NO AUTOMATIC CONTROL. MANUAL CONTROL ONLY. PROVIDED WITH LOCAL ON/OFF SWITCH.
6	PYSCH	NO AUTOMATIC CONTROL. MANUAL ON/OFF SWITCH WITH DIMMING AND COLOR TEMPERATURE CONTROL LOCATED IN CORRIDOR OUTSIDE SPACE.
7	PHARMACY MEDS SECURITY SLEEP DECON	NO AUTOMATIC CONTROL. LOCAL WALL MOUNTED MANUAL ON/OFF SWITCH(ES) WITH DIMMING CONTROL.
8	STORAGE SOILED	LOCAL CEILING OR WALL MOUNTED OCUPANCY SENSOR(S) WITH MANUAL ON/OFF SWITCH(ES) LOCATED AT DOOR ENTRANCE(S). AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY
9	OFFICE CONSULT RECEIVING	LOCAL WALL MOUNTED OCCUPANCY CONTROL WITH MANUAL ON/OFF AND DIMMING. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY
10	LOUNGE LOCKERS	LOCAL CEILING MOUNTED OCCUPANCY CONTROL WITH MANUAL ON/OFF AND DIMMING. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY
11	AMBULANCE BARN	NO AUTOMATIC CONTROL. MANUAL ON/OFF SWITCH(ES) LOCATED AT DOOR ENTRANCE(S).
12	TOILET PSYCH	LOCAL CEILING MOUNTED OCCUPANCY CONTROL. NO MANUAL CONTROL. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY
13	CORRIDOR 002A	LOCAL CEILING MOUNTED OCCUPANCY SENSOR. NO MANUAL CONTROL. EMERGENCY NIGHT LIGHTS REMAIN ON AT ALL TIMES. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY ZONE "g": CORRIDOR 002A
14	A.I.I TOILET	LOCAL WALL MOUNTED OCCUPANCY CONTROL WITH MANUAL ON/OFF. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY PATIENT STEP LIGHT (FIXTURE TYPE N) OPERATED WITH INTEGRATED PHOTOCELL. TYPE N OPERATED AS FOLLOWS: AUTOMATIC ON WITH PHOTOCELL AUTOMATIC OFF WHEN AMBIENT LIGHT IS PRESENT.
15	A.I.I.	NO AUTOMATIC CONTROL OF ZONES "a" AND "b". TWO-ZONE WALL MOUNTED CONTROLLER AT DOOR ENTRANCE WITH MANUAL ON/OFF AND DIMMING CONTROL. PATIENT STEP LIGHT (FIXTURE TYPE N) OPERATED WITH INTEGRATED PHOTOCELL. TYPE N OPERATED AS FOLLOWS: AUTOMATIC ON WITH PHOTOCELL AUTOMATIC OFF WHEN AMBIENT LIGHT IS PRESENT.
16	TRAUMA EXAM CAST SUTURE	NO AUTOMATIC CONTROL. LOCAL WALL MOUNTED ON/OFF SWITCH WITH DIMMING CONTROL AT DOOR ENTRANCE.
17	WAITING/CORRIDOR	NO AUTOMATIC CONTROL. MANUAL ON/OFF SWITCH LOCATED IN P.A.S. 007. EMERGENCY NIGHT LIGHTS REMAIN ON AT ALL TIMES. ZONE "c": WAITING 004 AND CORRIDOR 005
18	ENTRY	LIGHTING FIXTURES CONTROLLED WITH ADJACENT EXISTING CORRIDOR LIGHTING FIXTURES.
19	CANOPY AND EXTERIOR MOUNTED FIXTURES	LIGHTING FIXTURES CONTROLLED WITH EXISTING EXTERIOR SITE LIGHTING FIXTURES.

LIGHTING FIXTURE SCHEDULE							
TYPE	DESCRIPTION	COLOR TEMP	LUMENS	WATTAGE	MOUNTING	NOTES	
A1	LITHONIA 2BLT4-30L-ADSM-EZ1-LP835-N80 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	3500K	3000	24	RECESSED CEILING		
A1G	LITHONIA 2BLT4-30L-ADSM-EZ1-LP835-N80-DGA 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT, DRYWALL GRID ADAPTER	3500K	3000	24	RECESSED CEILING		
A2	LITHONIA 2BLT4-40L-ADSM-EZ1-LP835-N80 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	3500K	4000	32	RECESSED CEILING		
A3	LITHONIA 2BLT4-48L-ADSM-EZ1-LP835-N80 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	3500K	4800	38	RECESSED CEILING		
A4	LITHONIA 2BLT4-72L-ADSM-EZ1-LP850-N80 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	5000K	7200	61	RECESSED CEILING		
B	GOTHAM EV04-3507-WR-MD-MVOLT 4" DIAMETER LED DOWNLIGHT, WHITE REFLECTOR AND FLANGE COLOR, SELF-FLANGED TRIM, MEDIUM LIGHT DISTRIBUTION, NLIGHT LUMEN MANAGEMENT	3500K	750	7.9	RECESSED CEILING		
BV	KIRLIN LRC-04VND-1000L-UNV-MFL-35K-RWF 4" DIAMETER LIGATURE AND VANDAL RESISTANT DOWNLIGHT, SMOOTH TAPERED SELF-FLANGED CAST ALUMINUM TRIM, WHITE, DIFFUSE ACRYLIC LENS, UNIVERSAL VOLTAGE	3500K	1000	10.5	RECESSED CEILING		
C	KENALL MAUCLED-I/S-MW-11L35K-24-277 24" LENGTH UNDERCABINET LIGHT, INDIVIDUAL OR SERIES MOUNT AS SHOWN ON DRAWINGS, MATTE WHITE FINISH	3500K	1379	11	UNDERCABINET		
D	TLI VCY24-L12-0-LT350-120-277V-TW-35K 2' ARCHITECTURAL VANITY LIGHT, TEXTURED WHITE FINISH	3500K	1400	12	WALL, ABOVE MIRROR		
DV	KURTZON VL-FPA-4-20-1-LED-R-835-UNV-AMB-WHT 2' LENGTH VANDAL RESISTANT PROFILE WRAP, FROSTED LINEAR PRISMATIC POLY, WHITE ALUMINUM AND WHITE CRS INT MATERIAL, ONE ROW LED, UNIVERSAL VOLTAGE, WHITE FINISHED DOOR AND HSG, ADJUSTABLE MOUNT BRACKETS	3500K	1830	15	WALL, ABOVE MIRROR		
F	LITHONIA 2BLT2-40L-ADSM-EZ1-LP835-N80 2'X2', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	3500K	4000	32	RECESSED CEILING		
G	LITHONIA BLT4-48L-ADSM-EZ1-LP850-N80 1'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	5000K	4800	40	RECESSED CEILING		
H	KENALL CSEDO-24-45LD-50K8-DIM1-DV-X-X-SYM 2'X4', LED TROFFER, HIGH-EFFICIENCY LENS FOR REDUCED GLARE, GRID MOUNT, CLEANROOM APPLICATIONS, WIPE DOWN	5000K	4800	40	RECESSED CEILING		
J	PRUDENTIAL BPRO4-REC-FLSH-LED35-MO-4-TMW-SAL-SC-UNV 4'X4' LINEAR, FLUSH, MEDIUM LIGHTING DISTRIBUTION, TEXTURED MATTE WHITE, SATIN LENS, SINGLE CIRCUIT, UNIVERSAL VOLTAGE	3500K	2740	22.4	RECESSED CEILING		
JP	PRUDENTIAL BPRO4-LIN-FLSH-LED35-LO-SO-4-TMW-TMW-SAL-SYM-ADC-SC-LIN V-CA48'-X3-DM01 4'X4' LINEAR, FLUSH LENS, TEXTURED MATTE WHITE STANDARD FINISH AND LOUVER COLOR, LOW OUTPUT DIRECT, STANDARD OUTPUT INDIRECT, SATIN LENS DIRECT, SYMMETRIC LENS INDIRECT, ACRYLIC DUST COVER STANDARD INDIRECTY, UNIVERSAL VOLTAGE, SINGLE CIRCUIT, AIRCRAFT CABLE, HARD CEILING, DIMMING	3500K	435/FT DIRECT 1125/FT INDIRECT	3.8/FT DIRECT 7.8/FT INDIRECT	PENDANT TO 8'-6" AFF		
K	GOTHAM EV04CR-35/10-DFF-MD-MVOLT 4" DIAMETER LED CLEAN ROOM DOWNLIGHT, FLUSH LENSED TRIM, WHITE FLANGED, ANTIMICROBIAL PAINT FINISH	3500K	1000	7.9	RECESSED CEILING		
L	KIRLIN LRR-04017-1000L-277-30K-MFL-WHF 4" DIAMETER DOWNLIGHT, MEDIUM STANDARD DISTRIBUTION, WHITE FINIAL FINISH	3000K	1000	14	RECESSED CEILING		
M	LITHONIA BLWP8-80L-ADSM-EZ1-LP835-N80 8' LOW PROFILE LED WRAPAROUND, CURVED SMOOTH LENS, MVOLT, STANDARD PRE-PAINT WHITE FINISH	3500K	8253	68	RECESSED CEILING		

LIGHTING FIXTURE SCHEDULE						
TYPE	DESCRIPTION	COLOR TEMP	LUMENS	WATTAGE	MOUNTING	NOTES
N	AXIS BCS-S-RH-27-AMW-UNV PATIENT STEP LIGHT, WHITE ANTIMICROBIAL FINISH, RECTANGULAR FACEPLATE, UNIVERSAL VOLTAGE	2700K	23	0.95	RECESSED WALL AT 1'-0" AFF	
P	KELVIX SX-35K-300-24V 0.413" WIDTH LED TAPE, HORIZONTAL BENDING LINEAR LED, RUBBER COATED, 120 DEGREE BEAM ANGLE	3500K	323 PER FOOT	2.8 PER FOOT	COVE	
R	KELVIX DV35K-24V; CH-016-WHR-CP; ULV96 LOW VOLTAGE WHITE LED TAPE, LENGTH AS SHOWN ON DRAWINGS, PROVIDE WITH EXTRUDED WHITE ROUND ALUMINUM MOUNTING CHANNEL, CH-016, 96 WATT REMOTE POWER SUPPLY	3500K	690 PER FOOT	5.3 PER FOOT	SURFACE BASE OF NURSE STATION	
U	KENALL RMCD-24-FLTR-X-45T-27/65K8-ATW-DV-SYM 2'X4', LED TROFFER, BEHAVIORIAL HEALTH APPLICATION, TUNABLE WHITE, 82CRI, GRID MOUNT, DIFFUSED DR ACRYLIC LENS	2700K - 6500K	4653	46	RECESSED CEILING	
V	LUOIFER LPK-1-80L-20A-35-FGL; UBB-JCT-40-277T 1.5" DIAMETER PUCK LIGHT, DRY/DAMP RATINGS, DIM TO 10%, DIFFUSING FROSTED LENS, WHITE POWDER COAT FINISH, PROVIDE JUNCTION BOX AND REMOTE POWER SUPPLY	3500K	200	4.3	RECESSED CEILING	
W	DELRAY YL47021-W35-BDIM-277 21" SEMI-RECESSED DOWNLIGHT, SELF FLANGE TYPE TRIM, MATTE OPAL EXTERIOR, WHITE INTERIOR, 277V	3500K	2000	22	RECESSED CEILING	
Z	LITHONIA ZL1N-148-7000LM-FST-MVOLT-3500K-80CRI-WH 4' LED STRIPLIGHT, SNAP ON FROSTED DIFFUSER, WHITE FINISH	3500K	7000	52	SURFACE OR PENDANT MOUNT	3
AA	LITHONIA 2BLT4-30L-ADSM-EZ1-LP850-N80 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	5000K	3000	24	RECESSED CEILING	
AAG	LITHONIA 2BLT4-30L-ADSM-EZ1-LP850-N80-DGA 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT, DRYWALL GRID ADAPTER	5000K	3000	24	RECESSED CEILING	
SA	LITHONIA WDGE1 LED-P2-40K-80CRI-VW-MVOLT-SRM-DOBXD 9'X5.5' ARCHITECTURAL WALL SCONCE, WEDGE, P2 LIGHTING PACKAGE, VISUAL COMFORT FORWARD THROW, MVOLT, BRONZE FINISH	3500K	1806	15	WALL MOUNT +7'-6" AFG	
SB	NULITE RXT-FF-07-L35-U-W-4 4'x4' LINEAR, FLUSH FROSTED, IP65 RATED EXTERIOR, WHITE FINISH, UNIVERSAL VOLTAGE	3500K	700/FT	7.9/FT	RECESSED CANOPY	
SC	BEGA 66 057-WHT-K35 7.5" DIAMETER, 6.4" HEIGHT COMPACT EXTERIOR CANOPY DOWNLIGHT, PARTIALLY FROSTED CRYSTAL GLASS, WHITE FINISH	3500K	1900	22	SURFACE EXISTING OVERHANG	
EX	LITHONIA LQC-1/2-G EXIT SIGN, BRUSHED ALUMINUM FACE, STENCIL FACE TYPE, 1 OR 2 FACES AS SHOWN ON DRAWINGS, GREEN LETTER COLOR, ARROWS AS SHOWN ON DRAWINGS	-	-	7	WALL OVER DOOR OR CEILING AS NOTED	

LIGHTING FIXTURE SCHEDULE NOTES

- REFER TO SPECIFICATION SECTION 265000 FOR ADDITIONAL REQUIREMENTS REGARDING LIGHT FIXTURES, LED LAMPS AND DRIVERS.
- PROVIDE AN EMERGENCY CIRCUIT CONNECTION (CIRCUIT AS NOTED ON DRAWINGS) TO ALL EXIT SIGNS AND EMERGENCY LIGHTING FIXTURES. WIRING FOR FIXTURES CONNECTED TO EMERGENCY CIRCUITS SHALL BE KEPT ENTIRELY INDEPENDENT OF ALL OTHER WIRING AND EQUIPMENT IN ACCORDANCE WITH NEC ARTICLE 700.
- SURFACE CEILING MOUNT FIXTURES IN ROOMS/AREAS WITH CEILINGS. IN AREAS WITHOUT CEILINGS, PENDANT FIXTURES DOWN FROM BOTTOM OF STRUCTURE TO HEIGHT INDICATED. IN AREAS WITH MECHANICAL EQUIPMENT, DUCTWORK AND PIPING, PENDANT FIXTURES DOWN TO BOTTOM OF MECHANICAL DUCTWORK OR PIPING AS APPROPRIATE. FIXTURE PENDANTS SHALL BE RIGID (THREADED HANGAR RODS) AND SHALL BE SWAY BRACED WHERE PENDANTS EXCEED 24 INCHES IN LENGTH.



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22302

City and Borough of Juneau

BARTLETT REGIONAL HOSPITAL

EMERGENCY DEPT ADDITION

3260 Hospital Dr. Juneau, AK 99801

Revisions

No.	Description	Date

Drawn by
DRM, TJT, ERP,
JLZ

Checked
ASJ

Date
09/22/2022

Job No.
21090.01

Sheet Contents

LIGHTING SCHEDULES

Sheet No.

E0.02

BIM 360://21090.01 BRH Emergency Dept Add & Reno/BRH ED Add & Reno - MEP.rvt
Plot Date Time: 9/20/2022 3:23:23 PM

GENERAL NOTES

1. REFER TO LIGHTING CONTROL SCHEDULE ON SHEET E0.02 AND LIGHTING CONTROL PLAN ON SHEET E2.11L.C.

SHEET NOTES

1. MOUNT TYPE P LIGHT FIXTURE IN ARCHITECTURAL COVE. PROVIDE LED ACCESSORIES AND DRIVER(S) REQUIRED FOR A COMPLETE SYSTEM. LOCATE DRIVER(S) IN ACCESSIBLE CEILING SPACE. REFER TO ARCHITECTURAL DETAIL FOR ADDITIONAL INFORMATION. LIGHTING TO BE CONTROLLED VIA LIGHT SWITCH IN ACCORDANCE WITH NOTE 3.
2. MOUNT TYPE R LED TAPE WITH CHANNEL AT BASE OF NURSE WORKSTATION. PROVIDE LED ACCESSORIES AND DRIVER(S) REQUIRED FOR A COMPLETE SYSTEM. LOCATE DRIVER(S) UNDERNEATH DESK COUNTER. REFER TO ARCHITECTURAL DETAIL FOR ADDITIONAL INFORMATION. LIGHTING TO BE CONTROLLED VIA LIGHT SWITCH IN ACCORDANCE WITH NOTE 3.
3. PROVIDE FOUR-ZONE WALL MOUNTED SCENE CONTROLLER WITH ON/OFF AND DIMMING LIGHTING CONTROL FOR ZONES "a", "b", "c" AND "d" LIGHTING FIXTURES. COORDINATE EXACT LOCATION WITH OWNER.
4. PROVIDE VANDAL RESISTANT LIGHTING SWITCH FOR DIMMING AND ON/OFF CONTROL OF PSYCH EXAM 028. PROVIDE ENGRAVED NAMEPLATE ABOVE SWITCH TO READ "PSYCH 028".
5. PROVIDE VANDAL RESISTANT LIGHTING SWITCH FOR DIMMING AND ON/OFF CONTROL OF PSYCH EXAM 029. PROVIDE ENGRAVED NAMEPLATE ABOVE SWITCH TO READ "PSYCH 029".
6. PROVIDE TWO-ZONE WALL MOUNTED SCENE CONTROLLER WITH ON/OFF CONTROL FOR ZONES "d" AND "e" CORRIDOR LIGHTING FIXTURES. COORDINATE EXACT LOCATION WITH OWNER.
7. CONNECT LIGHTING FIXTURE TO EXISTING ADJACENT CORRIDOR LIGHTING CIRCUIT AND CONTROL.
8. CONNECT TO COILING DOOR CONTROL TO AUTOMATICALLY TURN ON LIGHTS WHEN DOOR IS OPEN AND TURN OFF WHEN DOOR IS CLOSED. PROVIDE ACCESSORIES AS REQUIRED.

Architects
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22302

City and Borough of Juneau
BARTLETT REGIONAL HOSPITAL
EMERGENCY DEPT ADDITION
3260 Hospital Dr. Juneau, AK 99801

Revisions

No.	Description	Date

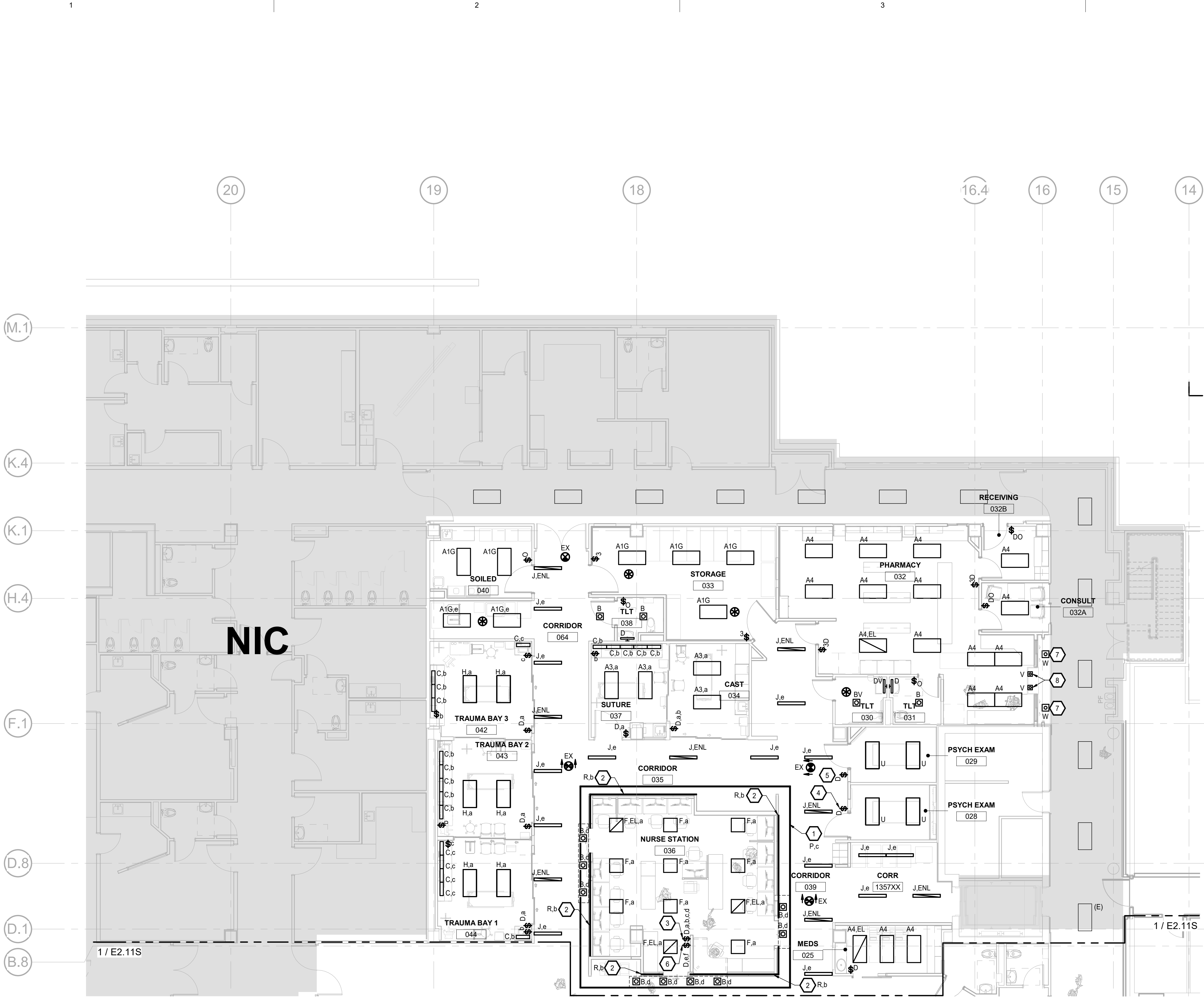
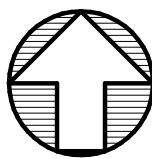
Drawn by DRM, TJT, ERP, JLZ	Date 09/22/2022
Checked ASJ	Job No. 21090.01

Sheet Contents

FLOOR PLAN - FIRST FLOOR -
NORTH - LIGHTING

Sheet No.

E2.11N



1 FLOOR PLAN - FIRST FLOOR - NORTH - LIGHTING
E2.11N Scale: 1/8" = 1'-0"

BIM 360//21090.01 BRH Emergency Dept Add & Reno/BRH ED Add & Reno - MEP.rvt
Plot Date Time: 9/20/2022 3:23:28 PM

GENERAL NOTES

1. REFER TO LIGHTING CONTROL SCHEDULE ON SHEET E0.02 AND LIGHTING CONTROL PLAN ON SHEET E2.11L.C.

SHEET NOTES

1. LIGHTING CONTROL SWITCH FOR CORRIDORS ZONE "T" LIGHTING FIXTURES SHOWN LOCATED IN NURSE STATION 036. REFER TO SHEET E2.11N FOR LOCATION.
2. CONNECT TO ILLUMINATED "EMERGENCY SIGNAGE". PROVIDE DISCONNECT AND LOCATE IN ACCORDANCE WITH NEC 600. PROVIDE WIRING AS REQUIRED PER MANUFACTURER'S INSTRUCTIONS. REFER TO ARCHITECTURAL DRAWINGS.
3. PROVIDE ON/OFF SWITCH FOR CONTROL OF LIGHTING FIXTURES IN WAITING 004 AND CORRIDOR 005, ZONE "c". PROVIDE ENGRAVED NAMEPLATE, "WAITING ROOM".



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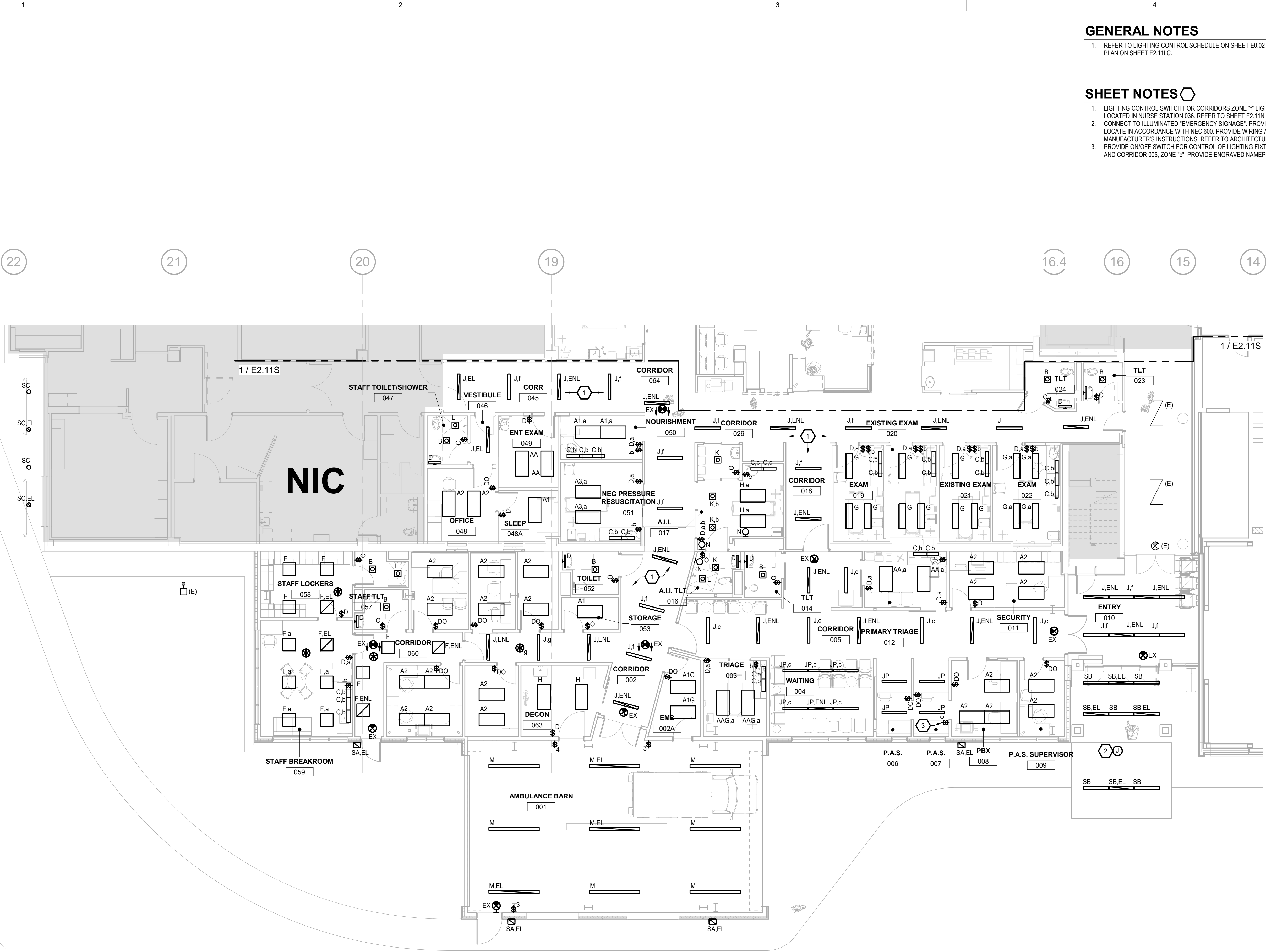
City and Borough of Juneau
**BARTLETT REGIONAL HOSPITAL
EMERGENCY DEPT ADDITION**
3260 Hospital Dr. Juneau, AK 99801

Revisions		
No.	Description	Date

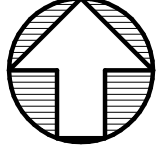
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Checked ASJ	Job No. 21090.01

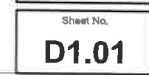
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FLOOR PLAN - FIRST FLOOR -
SOUTH - LIGHTING

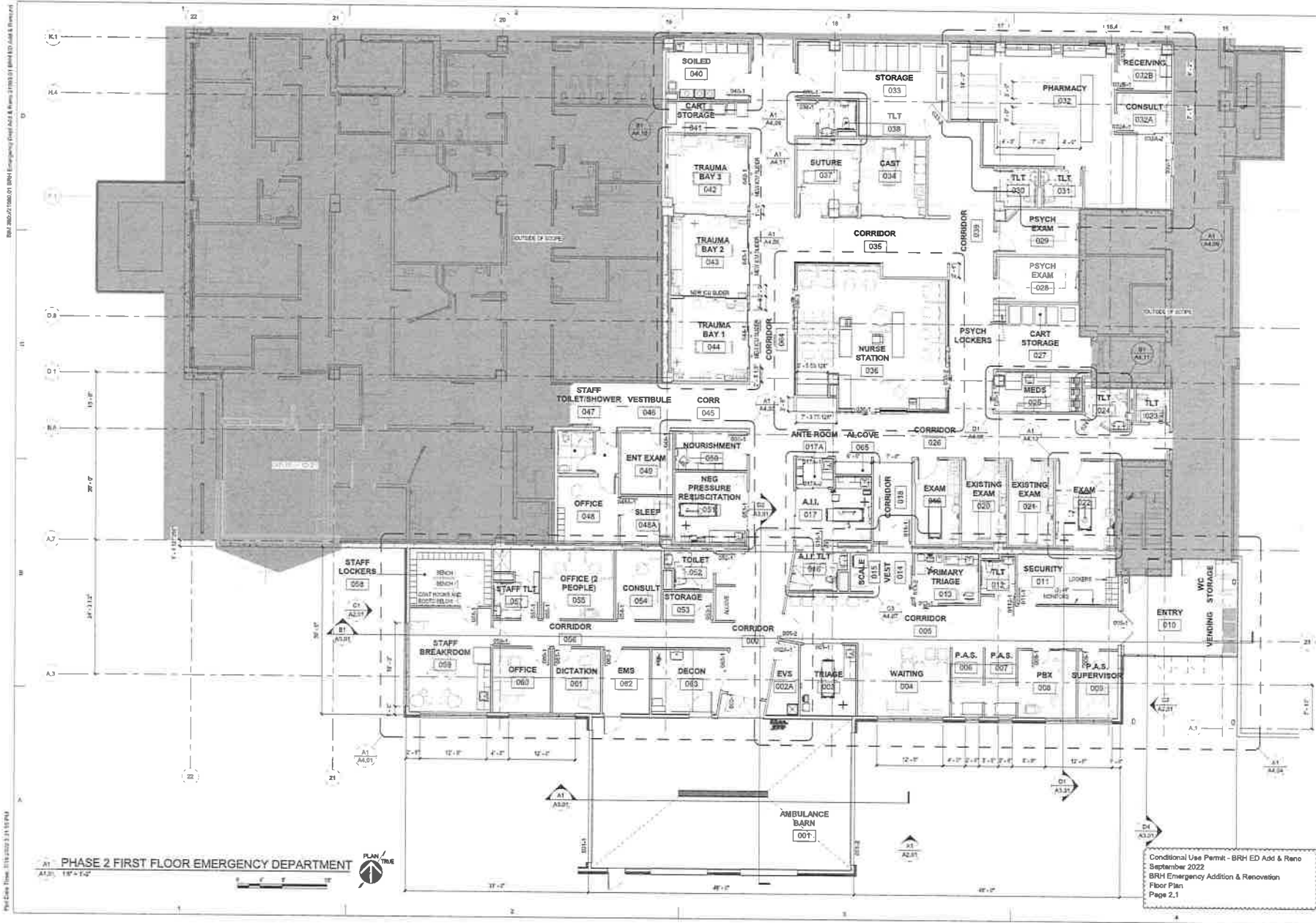
Sheet No.
E2.11S



1 FLOOR PLAN - FIRST FLOOR - SOUTH - LIGHTING
E2.11S Scale: 1/8" = 1'-0"







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**PRELIMINARY
NOT FOR
CONSTRUCTION**

City and Borough of Juneau
**BARTLETT REGIONAL HOSPITAL MRI
& CT REPLACEMENT**
3260 Hospital Dr. Juneau, AK 99801

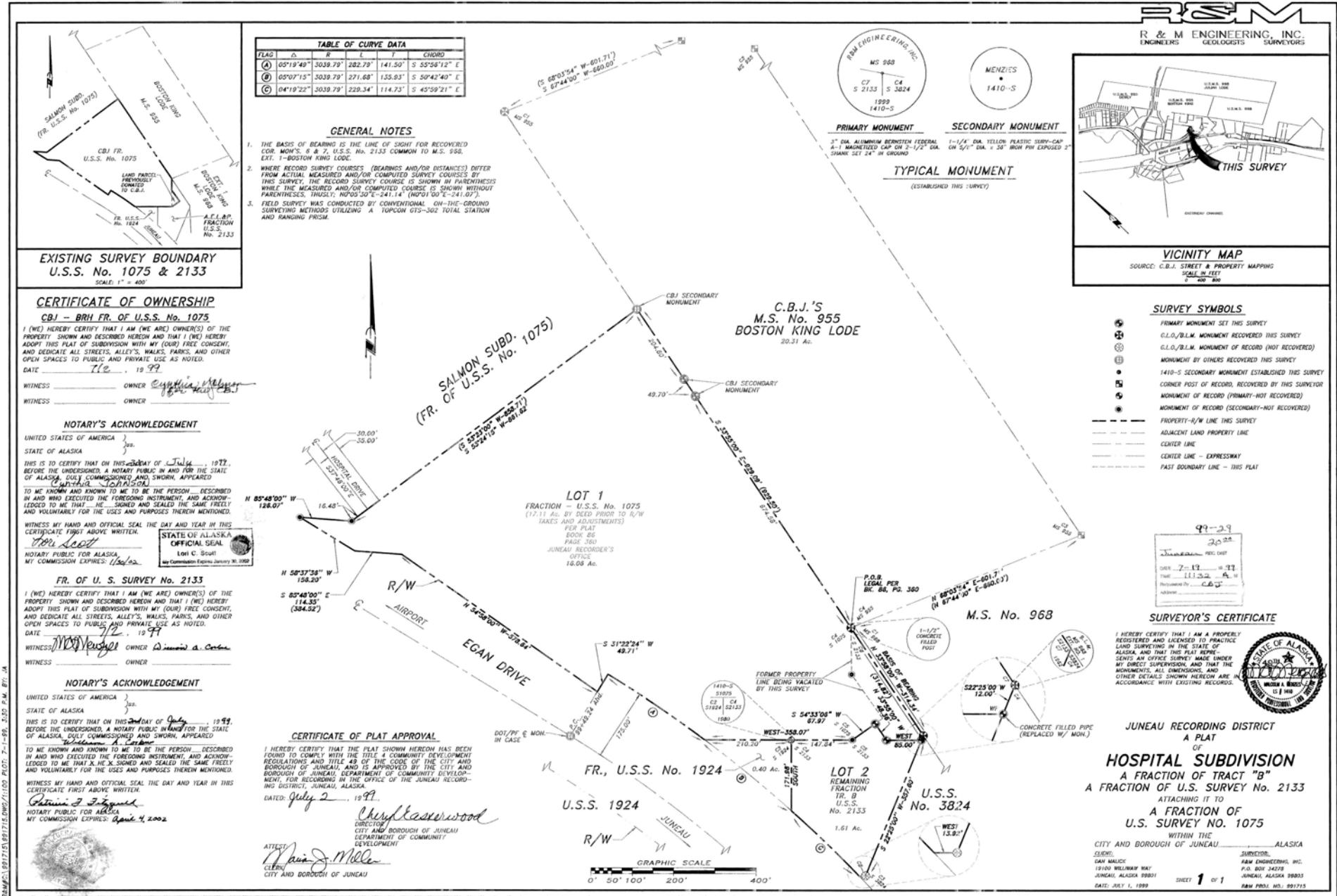
Revisions		
No.	Description	Date

Drawn by SB	Date 14 JULY 2022
Checked by CJ	Job No. 22058.01

Sheet Contents
FLOOR PLAN

Sheet No.
A1.01

Conditional Use Permit - BRH ED Add & Reno
September 2022
BRH Emergency Addition & Renovation
Floor Plan
Page 2.1



Attachment B - 1999 Hospital Subdivision Plat



DATE: April 29, 2022

TO: Gretchen Kaiser, Chair
Juneau Commission on Sustainability

FROM: Jeanne Rynne, Chief Architect

SUBJECT: LEED Certification
BRH Emergency Department Addition & Renovation

Executive Summary

CBJ Engineering is proceeding with a \$10M renovation and addition of the BRH Emergency Department(ED). Municipal Code 49.35.800 requires that renovation of existing CBJ buildings costing over \$5M achieve a minimum level of LEED Certification. The only allowable exception to this requirement is outlined in 49.35.800(c) and is predicated on the economic feasibility of achieving LEED Certification. The BRH ED Addition & Renovation is challenged to meet LEED Certification, as the hospital is not a LEED certified building and the scope of the renovations does not include enough of the building to achieve certification for the whole building. Moreover, it is economically impracticable to meet LEED eligibility criteria for just the addition or ED department. Still, CBJ is striving to incorporate sustainable features in the project to the extent possible. The purpose of this memo is to inform the Commission of this challenge, to demonstrate our efforts toward achieving sustainable elements in the project scope and to request the commission recommend the Assembly exempt the BRH ED Addition and Renovation project from achieving LEED Certification.

Background

The project is comprised of a 4000 SF addition and 6000 SF renovation of the Emergency Department. This project will replace many temporary renovations required in the BRH ED due to the pandemic. This project will create five negative pressure exam rooms, a negative pressure Resuscitation room and a true Airborne Infection Isolation (AII) room. Moreover, this project will also provide a 360-degree view from the main nurse station and an additional behavioral health room that will improve patient and staff safety and patient outcomes.

Challenges to eligibility for LEED Certification

In analyzing the project's ability to achieve LEED certification, the design team hired a LEED consultant whom confirmed the challenges we outline below.

- When LEED Certification is applied to a portion of a building, the portion is designed as a distinctly separate space, usually owned or managed by a different entity than the base building with the space having separate HVAC.
- The ED, by square footage, is 5% of the whole hospital building which is not LEED certified.
- We are not replacing the HVAC for the whole hospital and the ED HVAC's system will continue to be part of the whole building HVAC system. It is cost prohibitive to separate the ED HVAC system.
- The project area cannot be separately metered for air distributions systems, heat, electricity and water as each of these systems is fully integrated into the hospital system.
- LEED standardly uses Regional Power Grid to estimate the environmental attributes of electricity consumed. Due to this, Juneau's hydropower is not easily accounted for or given credit. This makes it challenging to achieve some of the greenhouse gas reduction points.
- Due to the above constraints, the USGBC has notified the design team that this project is not eligible to register for any current LEED rating system.

Sustainable Elements Included in the Project

Despite the eligibility challenges for LEED Certification, we are incorporating sustainable building practices to the extent possible. These strategies include:

- HVAC:
 - o The design team will incorporate sustainable practices including variable volume ventilation systems and motors with variable speed drives to reduce electrical consumption during periods of low use.
 - o New HVAC equipment will be designed to meet or exceed energy performance values prescribed in ASHRAE 90.1 - 2016 chapter 6 (Heating, Ventilating, and Air Conditioning). (Note: ASHRAE 90.1-2016 produce almost 40% energy savings from the 2004 version.)
 - o Ventilation will be provided to meet or exceed ASHRAE 170-2021 and ASHRAE 62.1-2016 requirements.
 - o Outside air volume and space CO2 monitoring will be incorporated.
 - o Filtration in the ventilation equipment will be a minimum MERV 13 to meet ASHRAE 170-2021 requirements.
 - o Outdoor air ventilation rates will be increased 15% above the minimum required per ASHRAE 62.1-2016.0
- The new addition will be designed to meet many LEED credits and design features such as a tight building envelope, water efficient fixtures, air change effectiveness, CO2 sensing and ventilation control equipment and sustainable light fixtures.
- In both the addition and the renovation portion, we will specify sustainable materials including products with low to no volatile organic compounds(VOCs) to improve indoor air quality.
- We are reusing much of the existing ED space, which is more environmentally friendly than demolition and building new.
- As with all hospital projects, Infection Control Risk Assessment (ICRA) measures are required to be in place throughout construction. This plan will insure that construction practices will lead to a high level of indoor air quality for occupants.
- We will require the contractor to implement a Waste Management Plan, which will lessen the construction impact on our waste stream.

Requested Action: Recommend the Assembly exempt BRH Emergency Department Addition & Renovation from LEED Certification since as a renovation of a non-separated portion of the hospital building, the project scope is not eligible for LEED Certification.



Juneau Commission on Sustainability

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155 S. Seward Street • Juneau, AK 99801 †

Date: May 17, 2022

To: Wade Bryson, Chair, Assembly Public Works & Facilities Committee

Thru: Katie Koester, Director, Engineering & Public Works

From: Gretchen Keiser, Chair, Juneau Commission on Sustainability *GKeiser*

Subject: LEED Certification and Potential Exemption under CBJ Code 49.35.800
BRH Emergency Dept Addition & Renovation

In accordance with CBJ Municipal Code 49.35.800 (c), the CBJ Chief Architect approached the Juneau Commission on Sustainability (JCOS) with a request that JCOS recommend to you that the Assembly exempt the Bartlett Regional Hospital Emergency Department (ED) Addition & Renovation project from the requirement for LEED Certification. See the attached 4/29/2022 memo from Ms. Jeanne Rynne for a summary of the project circumstances and LEED certification challenges.

JCOS Recommendation: JCOS recommends that the Assembly exempt the BRH Emergency Dept project from LEED certification. The JCOS recommendation is based on the following reasons:

1. The project's scope represents only 5% of the square footage of the whole hospital (which is not LEED certified), and to achieve LEED certification for the ED portion only would require separate management and a stand-alone HVAC. A separate ED entity and HVAC are cost-prohibitive and makes no sense when the ED is part of the fully integrated heating, electrical, and air distribution utility systems at BRH.
2. The CBJ Architect has conducted due diligence with a LEED consultant who confirmed the challenges summarized above and in Ms. Rynne's memo. In fact, **the US Green Building Council informed the project design team that this ED project is not eligible to register for the LEED certification process.**
3. As enumerated in Ms. Rynne's memo, the BRH Emergency Dept project will incorporate a number of current green building features that address energy efficiency, air quality, sustainable building materials, and demolition/construction waste reduction.

Attachment

4/29/22 Memo. Ms. Rynne to Ms. Keiser, *LEED Certification. BRH Emergency Department Addition & Renovation.*

cc: Jeanne Rynne, CBJ Chief Architect



DATE: June 13, 2022

TO: Beth Weldon, Mayor
Assembly

THROUGH: Rorie Watt, City Manager

FROM: Katie Koester, Engineering & Public Works Director

SUBJECT: LEED Certification
Bartlett Regional Hospital Emergency Department
Addition and Renovation

Executive Summary

In accordance with CBJ Municipal Code 49.35.800 (c), staff presented a request for exemption to the LEED Certification requirement of the Bartlett Regional Hospital (BRH) Emergency Department (ED) Renovation and Addition to the Juneau Commission on Sustainability (JCOS) at their May 4, 2022 meeting. JCOS approved staff's recommendation for an exemption. Code requires that requests for exemption obtain consent from the Manager and the Assembly, upon consideration of the recommendation from JCOS. On June 6, the Public Works and Facilities Committee (PWFC) reviewed the recommendation from JCOS and recommended that the request for exemption to the LEED Certification be moved forward to the Assembly for approval.

Background

The CBJ Municipal Code 49.35.800 requires that renovation of existing CBJ buildings over \$5M achieve a minimum level of LEED Certification. The estimated cost of the BRH Emergency Department (ED) Renovation and Addition project is \$10 million. The exception procedure allows for a determination of economic feasibility to exempt a project from LEED Certification. The primary reason that we are requesting the exemption is that the project does not meet LEED eligibility criteria, namely due to the renovation/addition being wholly integrated with the existing ED and relatively small compared to the whole hospital building that is not LEED certified. LEED Certification for additions is achievable when the addition is a distinctly separate space, otherwise the entire facility is required to be LEED certified. Moreover, the USGBC has notified the design team that this project is not eligible to register for any current LEED rating system due to many constraints. Please see the April 29, 2022 memo to JCOS. The exemption request meets the criteria of not being economically feasible, as we do not have the funds to undertake a whole building renovation at this time. In addition, it is not economically feasible to separate the BRH ED mechanical systems from the rest of the hospital building.

Action

We request that the PWFC recommend approval of the LEED Certification exemption request, along with the recommendation from JCOS, be forwarded to the Assembly through the City Manager for consent.

Attachments: Recommendation Memo from JCOS to PWFC May 17, 2022
Staff Memo to JCOS April 29, 2022

49.35.800 - Sustainable building standards for construction and renovation of buildings.

(a) *New construction and renovation of existing buildings and facilities by the City and Borough.* The City and Borough shall construct and renovate its public facilities and buildings to sustainable building standards through the use of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system, and shall be responsible for ensuring that public facilities and buildings meet the requirements as set out in this section and are operated accordingly.

(1) LEED shall be the quantitative measurement for how well standards are met;

(2) All public facilities and buildings utilizing municipal funds and costing over \$5,000,000.00 (either general or bonded), including new private construction for Municipal leasing or renting, shall be designed and constructed in such a fashion as to achieve a minimum level of LEED Certified;

(A) The City and Borough Engineering Department shall determine if attainment of specific LEED credits will be required within the credits pursued for LEED Certification. These required credits shall be documented in CBJ policy and shall be reviewed and updated each time a new version of the LEED standard is issued. Such update shall occur within three months of the issuance of a new LEED standard.

(b) *Application.* The sustainable building standards for municipal buildings and facilities, including but not limited to, the Juneau School District, the Juneau International Airport, and Bartlett Regional Hospital, shall apply to facilities and buildings where the principal use is regularly occupied space, including, but not limited to, buildings occupied for office, retail, classroom, healthcare, or assembly purposes.

(1) As used in this section, occupied means a facility or building whose primary purpose is for people to work, assemble, or intend to remain within to perform functions (other than routine maintenance) of the principal use of the building. Industrial facilities, such as maintenance, warehouse, and vehicle storage, are excluded from this section.

(c) *Exception procedure.* If the Manager, with the consent of the Assembly, after consideration of the recommendation of the Sustainability Commission, determines that it would not be economically feasible to satisfy the prerequisites for LEED Certification in the case of a specific project, that project shall be exempt from the requirement for LEED Certification.

(d) *Effective date.* This ordinance shall become effective on July 1, 2011. Existing projects with fully executed contracts for design services on the effective date shall be exempt from this ordinance.

THE CITY AND BOROUGH OF JUNEAU, ALASKA
REGULAR ASSEMBLY MEETING
 Meeting Minutes – June 13, 2022

MEETING NO. 2022-13: The Regular Assembly Meeting of the City and Borough of Juneau Assembly was held at City Hall and virtually via Zoom Webinar and called to order by Mayor Beth Weldon at 7:00p.m.

I. FLAG SALUTE

Assemblymember Greg Smith led the Assembly in the flag salute.

II. LAND ACKNOWLEDGMENT

Assemblymember Christine Woll provided the following land acknowledgment: 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 a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

III. ROLL CALL

Assemblymembers Present: Mayor Weldon, Deputy Mayor Maria Gladziszewski, Michelle Hale, ‘Wáahlaal Gíidaak, Greg Smith, Carole Triem, Alicia Hughes-Skandijs, Christine Woll, Wade Bryson

Assemblymembers Absent: None.

Staff Present: City Manager Rorie Watt, City Attorney Robert Palmer, Municipal Clerk Beth McEwen, Deputy Clerk Diane Cathcart, Assistant City Attorney Sherri Layne, Finance Director Jeff Rogers, Port Director Carl Uchtyl, Engineering/Public Works Director Katie Koester

IV. SPECIAL ORDER OF BUSINESS

A. Proclamation Juneau Pride Month (see Res. 2988 under Consent Agenda)

Mayor Weldon read a proclamation to honor June as Juneau Pride Month and presented it to members of SEAGLA (Southeast Alaska LGBTQ+ Association).

B. Instruction for Public Participation

Ms. McEwen provided instruction to the listening public on how to participate in the meeting via the Zoom platform.

V. APPROVAL OF MINUTES

A. January 10, 2022 Special Assembly Meeting #2022-01 DRAFT Minutes

C. May 4, 2022 Special Assembly Meeting #2022-11 DRAFT Minutes

MOTION by Ms. Hale to approve the minutes of the January 10, 2022 Special Assembly meetings,

Public Comment

None.

Assembly Action

MOTION by Mr. Smith to adopt Ordinance 2021-08(b)(am)(AS) and asked for unanimous consent.

Hearing no objection, the motion passed.

X. UNFINISHED BUSINESS

None.

XI. NEW BUSINESS**A. Hardship and Senior Citizen/Disabled Veteran Late-Filed Real Property Tax Exemption Applications**

There are two property owners that have requested the Assembly authorize the Assessor to consider a late-filed exemption for their property assessment.

The Assembly should consider each request separately and determine whether the property owner was unable to comply with the April 30 filing requirement. A.S. 29.45.030(f); CBJC 69.10.021(d). The burden of proof is upon the property owner to show the inability to file a timely exemption request. If the Assembly decides to accept one or more late-filed exemption requests, those applications will be referred to the Assessor for review and action.

The City Manager recommends the Assembly act on each of these applications individually.

Assembly Action

MOTION by Ms. Gladziszewski that the Assembly has considered the two applications from Mr. Larry Hooton and William T. Kramer and for the Assessor to accept these applications for consideration and asked for unanimous consent. *Hearing no objection, the motion passed.*

B. LEED Exemption Request for Bartlett Regional Hospital Emergency Department Addition

Mr. Watt noted that this request is for a LEED exemption request. He noted that the packet had three memos in the packets, one from CBJ Architect Jeanne Rynne, one from the Juneau Commission on Sustainability Chair Gretchen Kaiser, and one from Engineering/Public Works Director Katie Koester, all recommending the Assembly grant a LEED exemption request for the Bartlett Regional Hospital Emergency Department addition project.

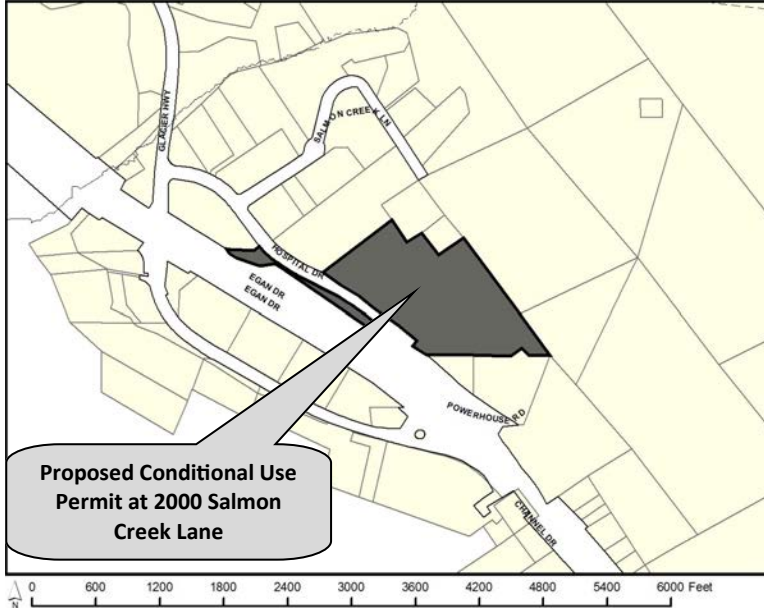
MOTION by Ms. Gladziszewski for the Assembly to exempt the BRH Emergency Department Addition project from the LEED certification requirements because it is a non-separated portion of the hospital and therefore not eligible for LEED certification. *Hearing no objection, that motion passed.*

XII. STAFF REPORTS

None.

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for **Conditional Use Permit & City Project Review for Bartlett Regional Hospital's Emergency Department Addition at 2000 Salmon Creek Lane** in a GC 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 December 5, 2022 at

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

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

Now through Nov. 21

Comments received during this period will be sent to the Planner, Jennifer Shields, to be included as an attachment in the staff report.

Nov. 22— noon, Dec. 9

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, Dec. 13, 2022

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/85488605721> and use the Webinar ID: 854 8860 5721 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 S. Seward Street, Juneau, Alaska.

Dec. 14, 2022

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4139 ♦

Email: pc_comments@juneau.org

Mail: Community Development, 155 S. Seward Street, Juneau AK 99801

Case No.: USE2022 0016 & CSP2022 0005

Parcel No.: 7B0901020041

CBJ Parcel Viewer: <http://epv.juneau.org>



Attachment E - Public Notice Sign Photos



Planning Commission

(907) 586-0715

PC_Comments@juneau.org

www.juneau.org/community-development/planning-commission

155 S. Seward Street • Juneau, AK 99801

**PLANNING COMMISSION
NOTICE OF RECOMMENDATION**

Date: December 15, 2022
File No.: CSP2022 0005

City and Borough of Juneau
CBJ Assembly Members
155 S Seward Street
Juneau, AK 99801

Proposal: City Project Review for Bartlett Regional Hospital's (BRH)
Emergency Department addition and renovation project.

Property Address: 3260 Hospital Drive

Legal Description or ROW name: Hospital Lot 1 [Hospital Complex Land Parcel]

Parcel Code No: 7B0901020041

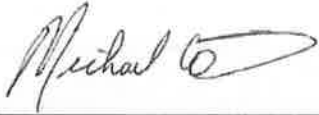
Hearing Date: December 13, 2022

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 30, 2022, and recommended that the Assembly direct CBJ staff to design and build the project.

Attachments: November 30, 2022 memorandum from Jennifer Shields, Community Development, to the CBJ Planning Commission regarding CSP2022 0005.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ 01.50.020(b).

City and Borough of Juneau
CBJ Assembly
File No.: CSP2022 0005
December 15, 2022
Page 2 of 2



Michael LeVine, Chair
Planning Commission

December 16, 2022

Date



Filed With Municipal Clerk

12/20/22

Date

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. The CBJ and project 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.



(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

DATE: November 30, 2022
TO: Michael LeVine, Chair, Planning Commission
BY: Jennifer Shields, Planner II *Jennifer L. Shields*
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a City Project Review for Bartlett Regional Hospital's (BRH) Emergency Department addition and renovation project.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- The BRH campus was originally developed in the late 1960's, with multiple expansions and modifications taking place over the years.
- Proposed structural work includes renovation and expansion of the existing Emergency Department and ambulance bay.
- Site work includes adding a cul-de-sac near Wildflower Court, changing the ambulance approach direction, and providing a pedestrian sidewalk in the area.

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:

A Notice of Recommendation will be forwarded to the Assembly for further action.

GENERAL INFORMATION	
Property Owner	City & Borough of Juneau
Applicant	CBJ Engineering Department
Property Address	3260 Hospital Drive
Legal Description	Hospital Lot 1 [Hospital Complex Land Parcel]
Parcel Number	7B0901020041
Zoning	General Commercial (GC)
Land Use Designation	Institutional and Public Use (IPU)
Lot Size	699,574 square feet (16.06 acres)
Water/Sewer	Public water and sewer
Access	Hospital Drive
Existing Land Use	Bartlett Regional Hospital
Associated Applications	USE2022-0016

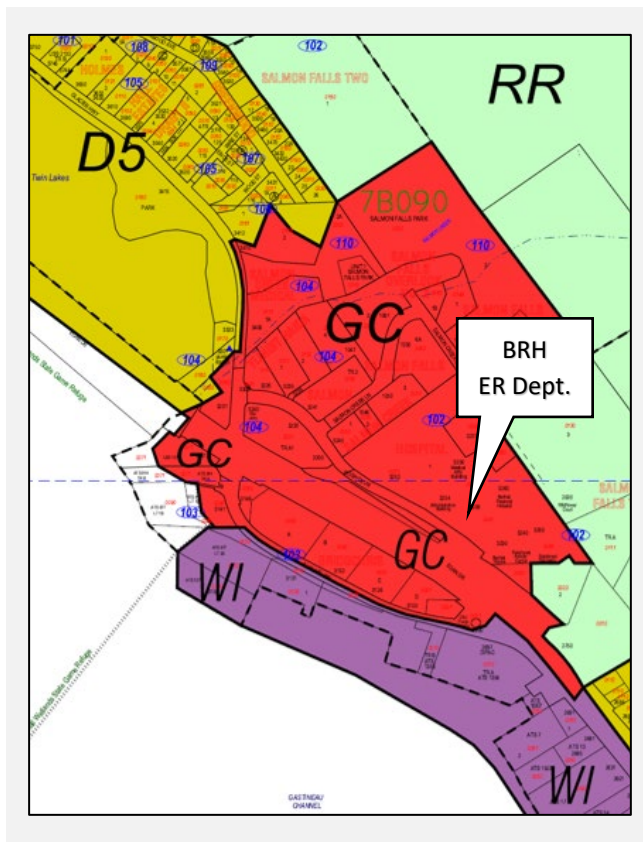
STANDARD OF REVIEW:

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.15.580(a)
 - CBJ 49.35.800
 - CBJ 49.80

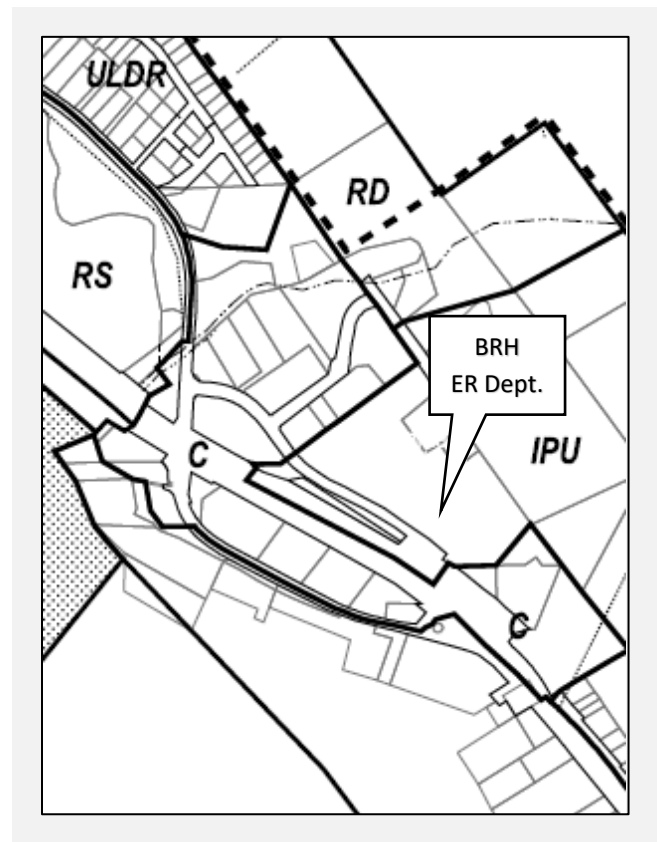
The Commission shall hear and decide the case per CBJ 49.15.580(a) - CBJ Project Review: *The commission shall review all proposed City and Borough capital improvement projects estimated to cost \$500,000 or more for consistency with this title. The commission may review, at the director's discretion, all proposed City and Borough capital projects estimated to cost more than \$250,000 but less than \$500,000. The commission may recommend conditions on and modifications to any project reviewed by the commission through a notice of recommendation. The notice of recommendation shall be forwarded to the assembly for further action.*

CBJ 49.10.170(c) Planning Commission Duties: *The commission shall review and make recommendations to the assembly on land acquisitions and disposals as prescribed by Title 53, or capital improvement project by any City and Borough agency. The report and recommendation of the commission shall be based upon the provisions of this title, the comprehensive plan, and the capital improvements program.*

CURRENT ZONING MAP



LAND USE DESIGNATION MAP



SURROUNDING LAND USES AND ZONING

Direction	Zoning District	Land Use
North	General Commercial (GC)	BRH Campus
South	General Commercial (GC) and Rural Reserve (RR)	BRH Campus and AEL&P
East	General Commercial (GC) and Rural Reserve (RR)	Wildflower Court
West	General Commercial (GC)	Egan Drive

BACKGROUND INFORMATION

Project Description –

BRH's Emergency Department addition and renovation project will consist of the following:

Structural work:

1. Demolishing the existing ambulance bay;
2. Adding 4,000 square feet for the expansion of the existing Emergency Department;
3. Adding a new 1,300 square foot ambulance bay with a mechanical room above; and
4. Renovating 4,000 square feet of major renovation and 3,500 square feet of finish upgrades in the existing Emergency Department space.



Existing Ambulance Bay Entrance

Site work:

1. Providing a cul-de-sac style turn around in the existing green space adjacent to the back of Wildflower Court (WFC) with a rockery retaining wall;
2. Changing the direction that ambulances approach the ambulance bay; and
3. Providing a pedestrian sidewalk around the new bay and a patient drop off.

These changes will result in a reduction of 10 parking spaces. The parking area entrance off Hospital Drive will have minimal alignment changes. The total cost of the project is approximately \$17 million. A detailed project description, exterior renderings as shown below, and site plans can be found in Attachment A.



Background -

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

Item	Summary
Plat	1999 Hospital Subdivision Plat (Attachment B).
BLD-7274 (1969)	Hospital Building.
BLD-8347 (1971)	Medical Arts Building.
USE1984-0015	Juneau Medical Center.
CSP1986-0012 and USE1986-0022	Hospital expansion project.
CSP1997-0012 and USE1997-0070	Administration Building.
CSP1998-0003 and USE1998-0018	Bartlett House, a 9-unit patient family boarding house.
BLD1999-0835	Wildflower Court 55-bed long term care facility.
CSP2002-0004 and USE2002-0009	Hospital expansion of a 53,000 square foot, 3-story addition with a rooftop helicopter landing pad.
CSP2002-0011	City project to extend Salmon Creek Lane 1,300 foot loop to hospital complex at the Juneau Medical Clinic.
CSP2003-0012 and USE2003-0043	Wildflower Court expansion of 1,800 square feet with 6 new beds.
CSP2019-0006 and BLD2019-0177	Rainforest Recovery Center.
BLD2020-0718	Hospital Emergency Department reception window.
BLD2021-0115	Behavioral Health Facility (under construction).
BLD2021-0490	Hospital Emergency Department ventilation improvements.

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.

Current Conditions –

Originally known as St. Ann's Hospital, the hospital first opened in 1886 and was operated by the Sisters of St. Ann until the 1960s. In 1965, the hospital's operations were turned over to the City and Borough of Juneau (CBJ), and a new facility was originally built at the hospital's present location on Hospital Drive in the late 1960's. The hospital serves a 15,000-square-mile region in the northern part of Southeast Alaska.

Over the years, the hospital campus expanded and now consists of several buildings, including the hospital, the Robert Valliant Administration Building, the Medical Arts Building, Bartlett House, the Rainforest Recovery Center, the Juneau Medical Center, and Wildflower Court long-term care center. Likewise, as the hospital campus grew more land was used to accommodate the addition of buildings. The Emergency Department's addition and renovation project is located on Lot 1 of the Hospital Subdivision platted in 1999 (Attachment B).

Table of Permissible Uses –

CBJ 49.80.120 defines Hospital as, *"An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities"*.

CBJ 49.25.300 lists Hospitals as a conditionally permitted use in the General Commercial (GC) zoning district (USE 7.100). Due to the proposed expansion of the building and the modifications to circulation and parking, staff determined that a Conditional Use Permit (USE2022-0016) was required and is being applied for concurrent to this CBJ Project Review.

Table of Dimensional Standards –

Standard		Requirement	Proposed	Existing	Code Reference
Lot	Size	2,000 square feet	No Change	699,574 square feet	CBJ 49.25.400
	Width	20 feet	No Change	~1,200 feet	CBJ 49.25.400
Setbacks	Front	10 feet	No Change	~40 feet	CBJ 49.25.400
	Rear	10 feet	No Change	~120 feet	CBJ 49.25.400
	Side (NW)	10 feet	No Change	~360 feet	CBJ 49.25.400
	Side (SE)	10 feet	~160 feet	~180 feet	CBJ 49.25.400
	Street Side	10 feet	N/A	N/A	CBJ 49.25.400
Lot Coverage Maximum		N/A	~25%	~25%	CBJ 49.25.400
Vegetative Cover Minimum		10%	>10%	>10%	CBJ 49.50.300
Height – Addition and Ambulance Bay	Permissible	55 feet	26 feet	N/A	CBJ 49.25.400
	Accessory	45 feet	N/A	N/A	CBJ 49.25.400
Maximum Dwelling Units		50 units/acre	N/A	N/A	CBJ 49.25.500
Use		Commercial	Hospital	Hospital	CBJ 49.25.300

Leadership in Energy and Environmental Design (LEED) Exemption –

CBJ 49.35.800 requires that renovation of existing CBJ buildings costing over \$5 million achieve a minimum level of LEED Certification. The only allowable exception to this requirement is outlined in CBJ 49.35.800(c) and is predicated on the economic feasibility of achieving LEED Certification. The Emergency Department addition and renovation project is challenged to meet LEED Certification, as the hospital is not a LEED certified building and the scope of the renovations does not include enough of the building to achieve certification for the whole building. Moreover, it is economically impracticable to meet LEED eligibility criteria for just the addition or the Emergency Department. However, CBJ is striving to incorporate sustainable features in the project to the extent possible.



On June 13, 2022, based upon a memo from CBJ's Chief Architect and a recommendation from the Juneau Commission on Sustainability, the CBJ Assembly passed a motion to exempt the project from achieving LEED Certification (Attachment C).

COMMUNITY SERVICES

Service	Summary
Urban Service Boundary	Within
Water/Sewer	Public water and sewer
Fire Service Area	Within
Schools	No CBJ school is directly impacted by this project.
Recreation	No recreation facility is directly impacted by this project.

ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES

The below table summarizes Conservation, Historic, and Archeological Resources which may be affected by the Emergency Department addition and site modifications.

Resource	Summary
Conservation Areas	No
Wetlands	No
Anadromous	No
Impaired Waterbodies	No
Historic	No
Archeological	No
Comprehensive Plan View sheds	No

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 development is in compliance with the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary
13	212	Community Services Policy 13.2	<i>TO PROVIDE ADEQUATE AND EFFICIENT FIRE PROTECTION AND FIELD EMERGENCY MEDICAL CARE FOR ALL. IT IS FURTHER THE POLICY OF THE CBJ TO MAINTAIN AN INCIDENT RESPONSE ORGANIZATION TO EFFECTIVELY RESPOND TO LARGE-SCALE EVENTS AND DISASTERS.</i>
13	213	Community Services Policy 13.3	<i>TO PROMOTE QUALITY MEDICAL AND SOCIAL SERVICES IN THE CBJ TO ENSURE THE SAFETY, HEALTH, WELL-BEING AND SELF-SUFFICIENCY OF ITS RESIDENTS.</i>

2015 ECONOMIC DEVELOPMENT PLAN - The proposed development is in compliance with the 2015 Economic Development Plan.

Chapter	Page No.	Item	Summary
1	6	Initiative Objective #4	<i>Increase the depth and breadth of local, skilled health care workers and services for seniors.</i>
2	16	Initiative Summary #1	<i>Support, retain, and expand Juneau's existing 'economic pillars' - our traditional, proven mainstay sectors and businesses. This element focuses on the top economic sectors and activities that comprise Juneau's economy today. These sectors include the existing businesses and industries that provide the bulk of today's jobs and wages in the community. State and federal government, the visitor industry, commercial fishing and seafood processing, mining, construction, education, and health care are among Juneau's economic pillars, along with local government and other key support sector service and supply providers.</i>
5	58	Build the Senior Economy: Objective 2	<i>Increase the depth and breadth of local, skilled health care workers and services for seniors.</i>

2015 LAND MANAGEMENT PLAN - The proposed development is in compliance with the 2015 Land Management Plan			
Chapter	Page No.	Item	Summary
CBJ Land Holdings	55	Salmon Creek LND-0854	Retain. "Retain" are being retained for various public purposes which include parks, harbors, airport, fire stations, schools, the hospital, maintenance shops, etc. These lands are not intended to be sold but may be eased or leased for specific purposes, such as airport related uses, consistent with an adopted plan.

AGENCY REVIEW

CDD conducted an agency review comment period between November 7, 2022 and November 14, 2022.

Agency	Summary
General Engineering	No comments at this time, but they will want to see the civil site plans when they are submitted for Building Permits.
Building	No comments at this time.
Fire	Project meets current fire code requirements as submitted.

PUBLIC COMMENTS

CDD conducted a public comment period between November 2, 2022 and November 21, 2022. Public notice was mailed to property owners within 500 feet of the proposed development (Attachment D). Two public notice signs were posted on-site two weeks prior to the scheduled hearing (Attachment E). No public comments have been received as of the date of this staff report.

FINDINGS

In accordance with CBJ 49.15.580, staff finds the proposed BRH Emergency Department Addition and Renovation project complies with Title 49 Land Use Code and is in general conformity with adopted plans, specifically the 2013 Comprehensive Plan, the 2015 Economic Development Plan, and the 2016 Land Management Plan.

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 Bartlett Regional Hospital Emergency Department Addition and Renovation project.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	1999 Hospital Subdivision Plat
Attachment C	LEED Exemption Information
Attachment D	Abutters Notice
Attachment E	Public Notice Sign Photos



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 3260 Hospital Drive, Juneau AK 99801		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) HOSPITAL LT 1 [HOSPITAL COMPLES PARCEL]Block 102		
	Parcel Number(s) 7B0901020041		
	☐ 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 CBJ & Lands and Resources	Contact Person Dan Bleidorn	
	Mailing Address 155 S. Seward St.	Phone Number(s) 907-586-5252 ext. 4177	
	E-mail Address Dan.Bleidorn@juneau.org		
	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.			
Dan Bleidorn Landowner/Lessee (Printed Name) <i>Daniel Bleidorn</i> Landowner/Lessee (Signature) Land Manager Title (e.g.: Landowner, Lessee) 10/4/2022 Date			
David Keith Landowner/Lessee (Printed Name) <i>David Keith</i> Landowner/Lessee (Signature) Title (e.g.: Landowner, Lessee) 11/28/2022 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) Lisa EaganLagerquist		Contact Person Lisa EaganLagerquist	
Mailing Address 155 S. Seward Street		Phone Number(s) 907-586-0800 ext 4184	
E-mail Address Lisa.EaganLagerquist@juneau.org			
X <i>Lisa EaganLagerquist</i> Applicant's Signature		10/4/2022 Date of Application	

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Intake Initials AS
Case Number CSP22-005 Date Received 10/5/22

Updated 6/2022- Page 1 of 1



CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

Bartlett Regional Hospital Emergency Department Addition and Renovation. This project includes the demolition of the existing ambulance bay, and providing a 5,300 SF addition to the ED space in its place. The work includes providing a new enclosed ambulance bay to the south of the addition.

TYPE OF PROJECT REVIEW:



City Project Review



City Land Acquisition /Disposal



State Project Review

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits?



YES Case No.: _____



NO

Capital Improvement Program # (CIP) B55-083

Local Improvement District # (LID) _____

State Project # _____

ESTIMATED PROJECT COST: \$ \$10.2M

ALL REQUIRED MATERIALS ATTACHED



Complete application



Pre-Application notes (if applicable)



Narrative including:



Current use of land or building(s)



Proposed use of land or building(s)



How the proposed project complies with the Comprehensive Plan



How the proposed project complies with the Land Use Code (Title 49)



Site Plan (details on page 2)

NOTE: This application is required even if the proposed project is associated with other Land Use permits.

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

CITY/STATE PROJECT FEES

Fees

Check No.

Receipt

Date

Application Fees

\$ 1,600

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number

CSP22-005

Date Received

10/5/22



(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/community-development
 155 S. Seward Street • Juneau, AK 99801

Case name

Case Number: PAC2022 0042
 Applicant: Lisa EaganLagerquist
 Property Owner: City and Borough of Juneau Lands and Resources
 Property Address: 3260 Hospital Drive
 Parcel Code Number: 7B0901020041
 Site Size: 699,574 square feet (16.06 acres)
 Zoning: GC (General Commercial)
 Existing Land Use: Hospital

Conference Date: September 7, 2022

Report Issued: September 30, 2022

DISCLAIMER: Pre-application conferences are conducted for purposes 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
Jeanne Rynne		Jeanne.Rynne@juneau.org
Lisa EaganLagerquist	Applicant	Lisa@EaganLagerquist@juneau.org
David Peterson		David.Peterson@juneau.org
Jennifer Shields	Planning	Jennifer.Shields@juneau.org
Charlie Ford		Charlie.Ford@juneau.org
Jeff Hedges	Building	Jeffrey.Hedges@juneau.org
Andrew Pantiskas		Andrew.Pantiskas@juneau.org
Dan Jager	CCFR	Dan.Jager@juneau.org
Sydney Hawkins	Permit Tech	Sydney.Hawkins@juneau.org

Pre-Application Conference Final Report

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

The Bartlett Regional Hospital Emergency Department Addition and Renovation project will consist of the following:

Structural work:

1. Demolishing the existing ambulance bay;
2. Adding 5,300 square feet for the expansion of the existing Emergency Department;
3. Adding a new ambulance bay with a mechanical room above; and
4. Renovating the existing Emergency Department space.

Site work:

1. Providing a cul-de-sac style turn around in the existing green space adjacent to the back of Wildflower Court (WFC) with a rockery retaining wall (Note: CBJ's Lands Department is working with the WFC lease);
2. Changing the direction that ambulances approach the ambulance bay; and
3. Providing a pedestrian sidewalk around the new bay and a patient drop off.

These changes will result in a reduction of 9 parking spaces. The parking area entrance roadway from Hospital Drive will have minimal alignment changes.

Required Applications

- Development Permit Application (DPA): Required form in conjunction with all application types.
- City/State Project Review (CSP): Per 49.15.580 for CBJ capital improvement projects estimated to cost \$500,000 or more.
- Conditional Use Permit (CUP): Hospital expansion and parking revisions (TPU 7.100).

Note: The above-listed applications may be submitted concurrently for review by the Planning Commission. Please include a separate DPA for each application type.

Planning Division

1. **Zoning** – This property is zoned GC (General Commercial). The following standards apply for properties within this Zoning District.
2. **Subdivision** – N/A
3. **Setbacks** – Required setbacks are 10' on all sides. **Show location of property line and setback distances in relation to the project area.**
4. **Height** – Maximum 55' height permitted for principal structures and 45' height for accessory structures.
5. **Access** – The property has direct access from Hospital Drive.
6. **Parking & Circulation** – Hospital parking requirement is 2 spaces per bed OR 1 space per 400 square feet of gross floor area. **Provide a breakdown of existing and proposed parking for the parcel. Based upon CCFR approval, a minimum 20 foot drive aisle width in the limited project area not adjacent to parking spaces may be permitted, pending Planning Commission approval.**

Pre-Application Conference Final Report

7. **Lot Coverage** – N/A
8. **Vegetative Coverage** – Minimum 10% is required on site.
9. **Lighting** – All parking areas shall be suitably lighted with full cut-off design and not produce off-site glare.
10. **Noise** – N/A
11. **Flood** – The parcel is not within in a Special Flood Hazard Area.
12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – There are no mapped hazard areas or slopes exceeding 18% within the project area.
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** – N/A
17. **Nonconforming situations** – N/A
18. **LEED Certification** – Required for public building projects over \$5 million per 49.35.800; however, project received an Exemption from the CBJ Assembly on June 13, 2022.

Building Division

19. **Building** – No comments at this time. Plans will be reviewed during the permitting process.
20. **Outstanding Permits** –
 - a. BLD20160161 “Mechanical and electrical work for cooling and ventilation upgrades at 3260 Hospital Dr.”
 - b. BLD20160652 “Interior architectural remodel at 3260 Hospital Dr.”
 - c. BLD20180224 “Fire suppression system for BRH server room”
 - d. BLD20190149 “New rubber roof over existing pvc roof”
 - e. BLD20190177 “Rainforest Recovery Center detox addition”
 - f. BLD20200050 “Install new circuits and panels for new UPS”
 - g. BLD20200651 “Covid Testing Lab renovation in Main Bartlett building”
 - h. BLD20200668 “BRH ASU-11 fans replacement and endoscopy workroom ventilation improvements”
 - i. BLD20200718 “Remodel to create reception window at BRH emergency department reception desk. 3260 Hospital Dr. Modified 5/14/2021 to add additional window and electrical work.
 - j. BLD20210115 “BRH behavioral health facility”
 - k. BLD20210490 “BRH Emergency Department ventilation improvements”
 - l. BLD20220007 “Hospitalist sleeping quarters renovation”
 - m. BLD20220087 “BRH Chiller #2 replacement”
 - n. BLD20220425 “New TVSS for 44 electrical panels at Bartlett with new circuit breakers and appropriate wiring”

Pre-Application Conference Final Report

- o. BLD20220562 "BRH improvements to facilitate replacement of MRI and two CT scanners, installation of new chiller and temporary MRI trailer."

General Engineering/Public Works

- 21. **Engineering** – N/A
- 22. **Drainage** – N/A
- 23. **Utilities** – (water, power, sewer, etc.) N/A

Fire Marshal

- 24. **Fire Items/Access** –
 - a. The proposed ambulance bay height will need to meet a minimum of 12', the door opening must also meet this requirement.
 - b. The road must maintain at least a minimum of 20'

Other Applicable Agency Review

- 25. N/A

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). *This form must accompany any land use application.*
- 2. City/State Project Review Application (CSP).
- 3. Conditional Use Permit Application (USE). If approved, additional building permits may be required.

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. Narrative.
- 3. Parking data.

Exceptions to Submittal Requirements

Submittal requirements 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. City/State Project Review (CSP): \$1,600 for projects over \$2.5 million.
- 2. Conditional Use Permit (USE): \$500
- 3. Public Notice Sign: \$150, with \$100 refundable if the sign is returned by the Monday after the Planning Commission meeting.

Pre-Application Conference Final Report

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.org

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:

- 49.15.330 – Conditional Use Permits
- 49.15.580 – City/State Project Reviews
- Development Permit Application (DPA)
- City/State Project Review Application (CSP)
- Conditional Use Permit Application (USE)

49.15.330 - Conditional use permit.

- (a) *Purpose.* A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.
- (b) *Preapplication conference.* Prior to submission of an application, the developer shall meet with the director for the purpose of discussing the site, the proposed development activity, and the conditional use permit procedure. The director shall discuss with the developer, regulation which may limit the proposed development as well as standards or bonus regulations which may create opportunities for the developer. It is the intent of this section to provide for an exchange of general and preliminary information only and no statement by either the developer or the director shall be regarded as binding or authoritative for purposes of this code. A copy of this subsection shall be provided to the developer at the conference.
- (c) *Submission.* The developer shall submit to the director one copy of the completed permit application together with all supporting materials and the permit fee.
- (d) *Director's review procedure.*
 - (1) The director shall endeavor to determine whether the application accurately reflects the developer intentions, shall advise the applicant whether or not the application is acceptable and, if it is not, what corrective action may be taken.
 - (2) After accepting the application, the director shall schedule it for a hearing before the commission and shall give notice to the developer and the public in accordance with [section 49.15.230](#).
 - (3) The director shall forward the application to the planning commission together with a report setting forth the director's recommendation for approval or denial, with or without conditions together with the reasons therefor. The director shall make those determinations specified in subsections (1)(A)—(1)(C) of subsection (e) of this section.
 - (4) Copies of the application or the relevant portions thereof shall be transmitted to interested agencies as specified on a list maintained by the director for that purpose. Referral agencies shall be invited to respond within 15 days unless an extension is requested and granted in writing for good cause by the director.
 - (5) Even if the proposed development complies with all the requirements of this title and all recommended conditions of approval, the director may nonetheless recommend denial of the application if it is found that the development:
 - (A) Will materially endanger the public health or safety;
 - (B) Will substantially decrease the value of or be out of harmony with property in the neighboring area; or
 - (C) Will not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.
- (e) *Review of director's determinations.*
 - (1) At the hearing on the conditional use permit, the planning commission shall review the director's report to consider:
 - (A) Whether the proposed use is appropriate according to the table of permissible uses;
 - (B) Whether the application is complete; and
 - (C) Whether the development as proposed will comply with the other requirements of this title.
 - (2) The commission shall adopt the director's determination on each item set forth in paragraph (1) of this subsection (e) unless it finds, by a preponderance of the evidence, that the director's determination was in error, and states its reasoning for each finding with particularity.
- (f) *Commission determinations; standards.* Even if the commission adopts the director's determinations pursuant to subsection (e) of this section, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the hearing, that the development will more probably than not:
 - (1) Materially endanger the public health or safety;
 - (2) Substantially decrease the value of or be out of harmony with property in the neighboring area; or
 - (3) Lack general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.
- (g) *Specific conditions.* The commission may alter the director's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:
 - (1) *Development schedule.* A reasonable time limit may be imposed on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighborhood, to ensure that development is not used or occupied prior to substantial completion of required public or quasi-public improvements, or to implement other requirements.
 - (2) *Use.* Use of the development may be restricted to that indicated in the application.
 - (3) *Owners' association.* The formation of an association or other agreement among developers, homeowners or merchants, or the creation of a

special district may be required for the purpose of holding or maintaining common property.

- (4) *Dedications.* Conveyance of title, easements, licenses, or other property interests to government entities, private or public utilities, owners' associations, or other common entities may be required.
- (5) *Performance bonds.* The commission may require the posting of a bond or other surety or collateral approved as to form by the city attorney to guarantee the satisfactory completion of all improvements required by the commission. The instrument posted may provide for partial releases.
- (6) *Commitment letter.* The commission may require a letter from a public utility or public agency legally committing it to serve the development if such service is required by the commission.
- (7) *Covenants.* The commission may require the execution and recording of covenants, servitudes, or other instruments satisfactory in form to the city attorney as necessary to ensure permit compliance by future owners or occupants.
- (8) *Revocation of permits.* The permit may be automatically revoked upon the occurrence of specified events. In such case, it shall be the sole responsibility of the owner to apply for a new permit. In other cases, any order revoking a permit shall state with particularity the grounds therefor and the requirements for reissuance. Compliance with such requirements shall be the sole criterion for reissuance.
- (9) *Landslide and avalanche areas.* Development in landslide and avalanche areas, designated on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by assembly ordinance, shall minimize the risk to life and property.
- (10) *Habitat.* Development in the following areas may be required to minimize environmental impact:
 - (A) Developments in wetlands and intertidal areas.
- (11) *Sound.* Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night.
- (12) *Traffic mitigation.* Conditions may be imposed on development to mitigate existing or potential traffic problems on arterial or collector streets.
- (13) *Water access.* Conditions may be imposed to require dedication of public access easements to streams, lake shores and tidewater.
- (14) *Screening.* The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.
- (15) *Lot size or development size.* Conditions may be imposed to limit lot size, the acreage to be developed or the total size of the development.
- (16) *Drainage.* Conditions may be imposed to improve on and off-site drainage over and above the minimum requirements of this title.
- (17) *Lighting.* Conditions may be imposed to control the type and extent of illumination.
- (18) *Other conditions.* Such other conditions as may be reasonably necessary pursuant to the standards listed in subsection (f) of this section.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 2, 6-5-2006; Serial No. 2015-03(c)(am), § 9, 8-31-2015; Serial No. 2017-29, § 3, 1-8-2018, eff. 2-8-2018)

49.15.580 - State and City and Borough project review.

- (a) *CBJ project review:* The commission shall review all proposed City and Borough capital improvement projects estimated to cost \$500,000 or more for consistency with this title. The commission may review, at the director's discretion, all proposed City and Borough capital projects estimated to cost more than \$250,000 but less than \$500,000. The commission may recommend conditions on and modifications to any project reviewed by the commission through a notice of recommendation. The notice of recommendation shall be forwarded to the assembly for further action.
- (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.

(Serial No. 2015-03(c)(am), § 12, 8-31-2015)



City and Borough of Juneau
Engineering Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800, FAX: 463-2606

TO: Jennifer Shields, Planner II
CBJ Community Development Dept. Date: 9/19/2022

FROM: Lisa Eagan Lagerquist,
CBJ Engineering Project Manager File: 2121

SUBJ: CSP Narrative – Bartlett Regional Hospital Emergency Department Addition
and Renovation.

To Ms. Shields,

The BRH Emergency Department (ED) Addition and Renovation project will include demolition of the existing ambulance bay, a 5,300SF expansion of the ED department and renovation of the existing ED space. New construction includes an ambulance bay south of the addition. As far as the civil and site work, it will consist of:

1. Providing a turn-around in the existing green space adjacent to the back of Wildflower Court (WFC) with a rockery retaining wall. (CBJ's Lands Department is working with the WFC lease). The turn-around is designed for ambulances. Fire trucks will continue with existing process of a hammerhead turn-around. CCFR has approved this existing condition.
2. Changing the direction of the ambulance approach to the ambulance bay (West to East vs. East to West) for more direct access.
3. Providing a pedestrian sidewalk around the new ambulance bay and a patient drop off area east of the ambulance bay to expedite patient access to the ED.

These changes will result in a reduction of 10 parking spaces. Even with this reduction, the BRH property parking exceeds CBJ parking code requirements. (See attached documents.) The entrance roadway from Hospital Drive will basically remain unchanged with width remaining the same. The narrowest point will be 20'-6". CCFR has approved this existing condition.

The current use of the land is per the current CBJ Comprehensive Plan, Chapter 11, Map K is IPU(Institutional Public Use.) The use of the land will not change. Per Table 49.25.300 Hospitals, 7.100, in Zone LC GC, MU or MU 2 are indicated with "3". "3" indicates the use requires a Conditional Use Permit from the commission. Our project is Block number 102, Zone GC (General Commercial) per the 2022 CBJ Zoning Wall map posted on CBJ CDD website.

As the use of the land is not changing, the proposed project complies with the Comprehensive Plan and the Land Use Code (Title 49).

Attachments:

1. Parking tables – Required Parking per CBJ Parking Use Code & Site plan showing all parking
2. Enlarged site plan – Emergency Addition showing change in parking per project
3. BRH Property Parking plan

4. Floor plans - Bartlett Regional Hospital (Floor 1, 2 &3)
5. Floor plans – Bob Valliant Admiration Building (Floor 1, 2,& 3)
6. Floor plans – Medical Arts (Floor 1 & 2)
7. Floor plans – BRH Foundation – Bartlett House (Floor 1 & 2)
8. Floor plans – Behavior Health Building (Floor 1, 2 & 3)
9. Floor plan – Rainforest Recovery (Floor 1)
10. Floor plan - Juneau Medical Center (Floor 1)

BRH Campus - Parking Required per CBJ Code									
Existing Buildings	Use	Beds/Units	Area (SF)				Total Area GSF	Parking Stals Required	Parking Required
			Floor 0	Floor 1	Floor 2	Floor 3			
Hospital	Hospital	57 beds						2/beds	114
Robert Valliant Administration	Storage			5,938			5,938	1/1000 SF	6
	Office				6,225	6,320	12,545	1/300 SF	42
Medial Arts	Mech/Elec/Storage			950			950	1/1000 SF	1
	Office				5,400		5,400	1/300 SF	18
Bartlett House	SROwSF	9 units						1/2 unit	5
Behavioral Health Building (Under construction)	Parking		2,500				2,500	0	0
	Office		3,007	5,700			8,707	1/300 SF	29
	Medical Clinic				5,200		5,200	1/200 SF	26
	SROwSF	8 rooms				x		1/2 room	4
Rainforest Recovery	SROwSF	9 rooms						2/beds	18
	Sobering Center	4 beds						1/12 bed	1
Juneau Medical Center	Medical Clinic			11,300			11,300	1/200	57
Total Required Parking for Existing BHR Buildings									321
Planned Construction									
Emergency Addition	Hospital	0						2/beds	0
Total Required Parking Including ED Addition									321
Private Lease on Parcel									
Wildflower Court	Nursing home	61 beds/max residents						2/bed	122
Total Required Parking for of BRH Land									443
Total BRH Property Parking After BRH ED Addition									489

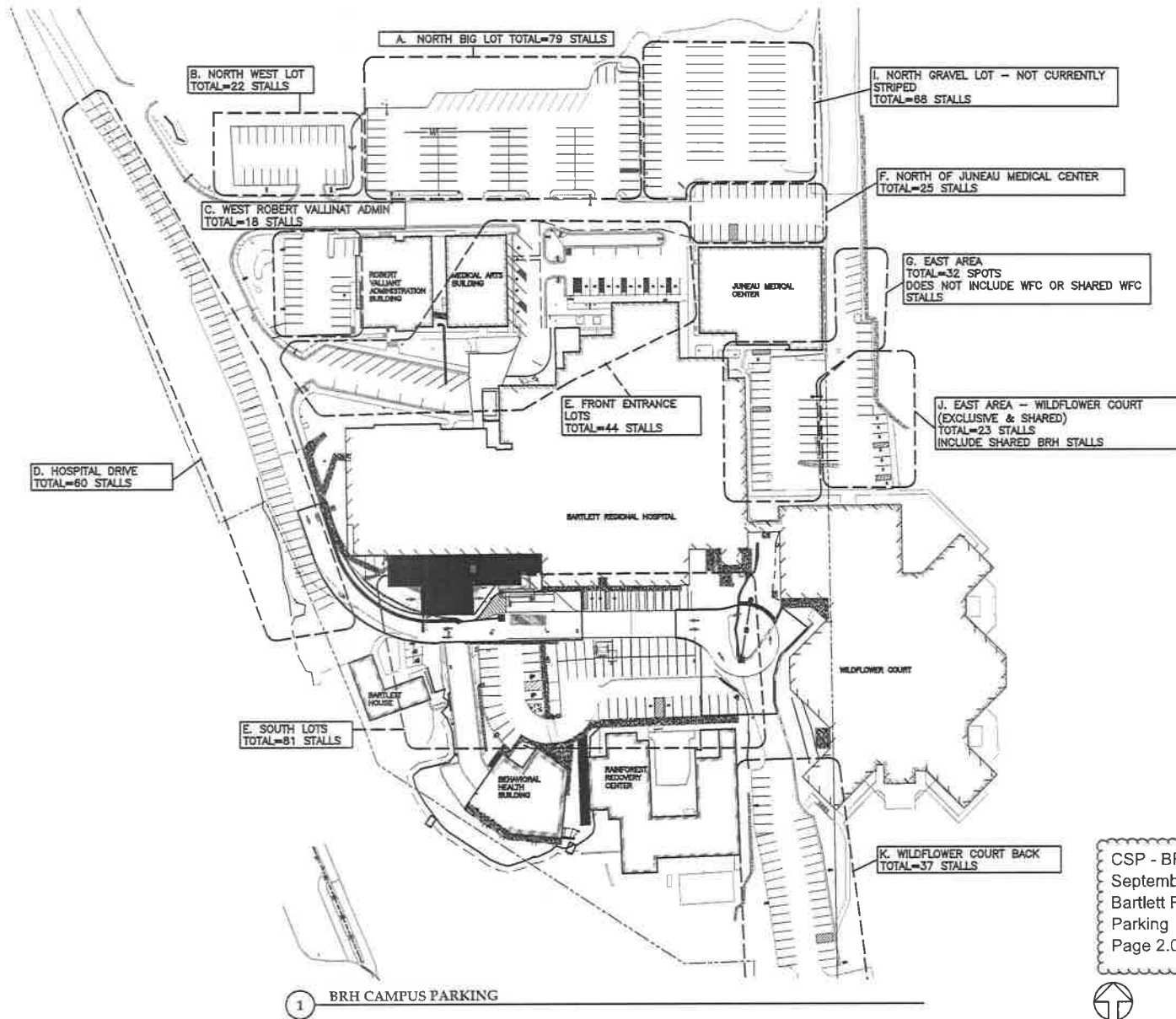
Abbreviations:

SROwSF - Single-Room Occupancies with Shared Facilities

CSP - BRH ED Add & Reno
 September 2022
 Parking Table - Required Parking
 Page 1.0

BRH Property Parking			
Parking Area	Stalls After ED Addition	Striped?	Currently affected by campus
A. North Big lot	79	y	y
B. Northwest Lower lot	22	Y	
C. West Robert Valliant Admin	18	Y	
D. Hospital Drive parking	60	y (mostly)	
E. Front Entrance	44	y & n	y
F. North of Juneau Medical Center	25	y	Y
G. East Area *	32	y	
H. South Area*	81	Y	Y
I. North gravel lot	68	n	Y
j. East Area - Wildflower Court (Only & share	23	y	
k. Wildflower Court Back Lot	37	y	
Total BRH Property After ED Addition	489		
*Wildflower court is privately owned and not included in this count.			

CSP - BRH ED Add & Reno
 September 2022
 Parking Table - BRH Parking Stalls
 Page 1.1



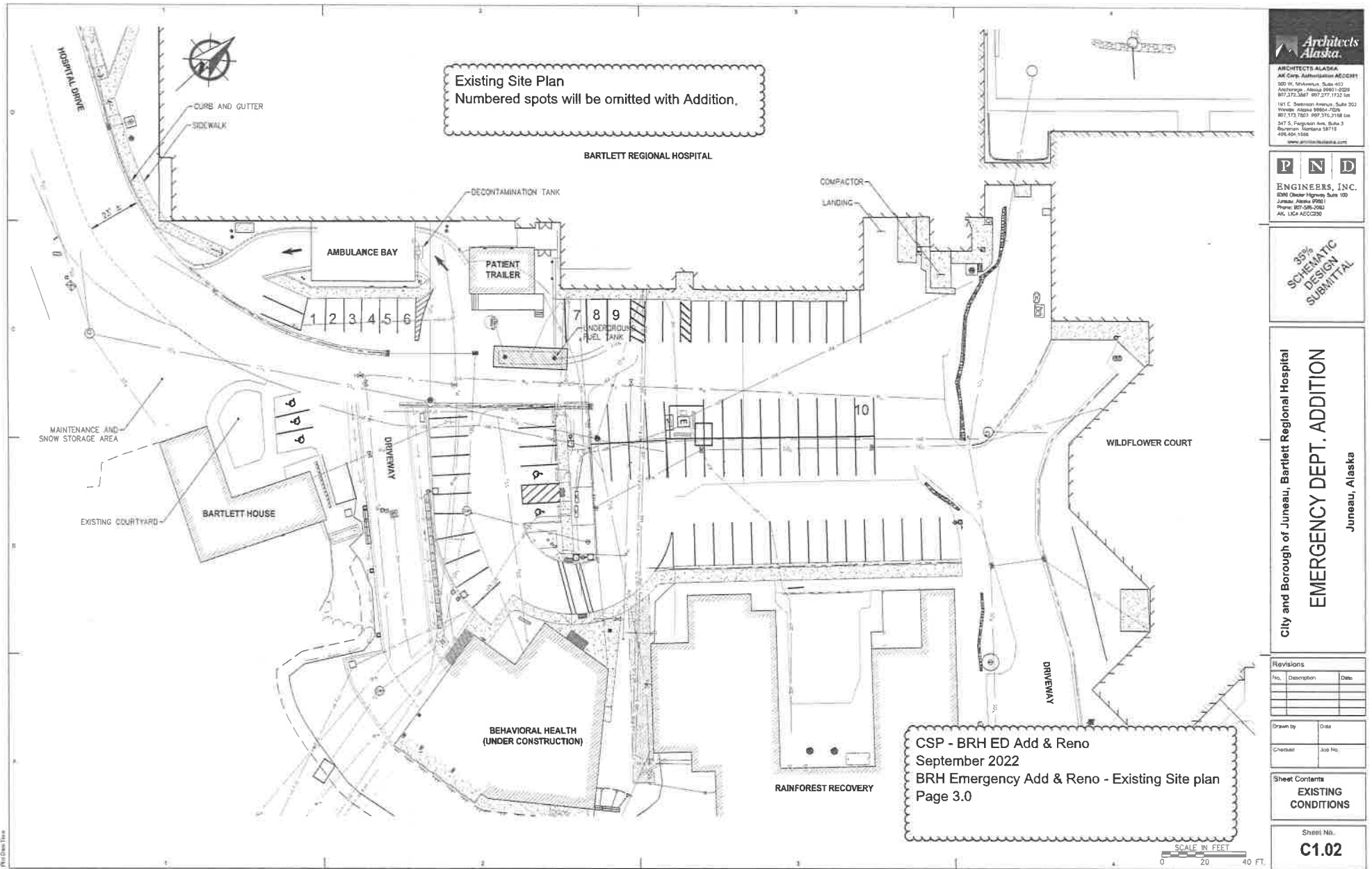
CSP - BRH ED Add & Reno
September 2022
Bartlett Regional Hospital Property
Parking
Page 2.0

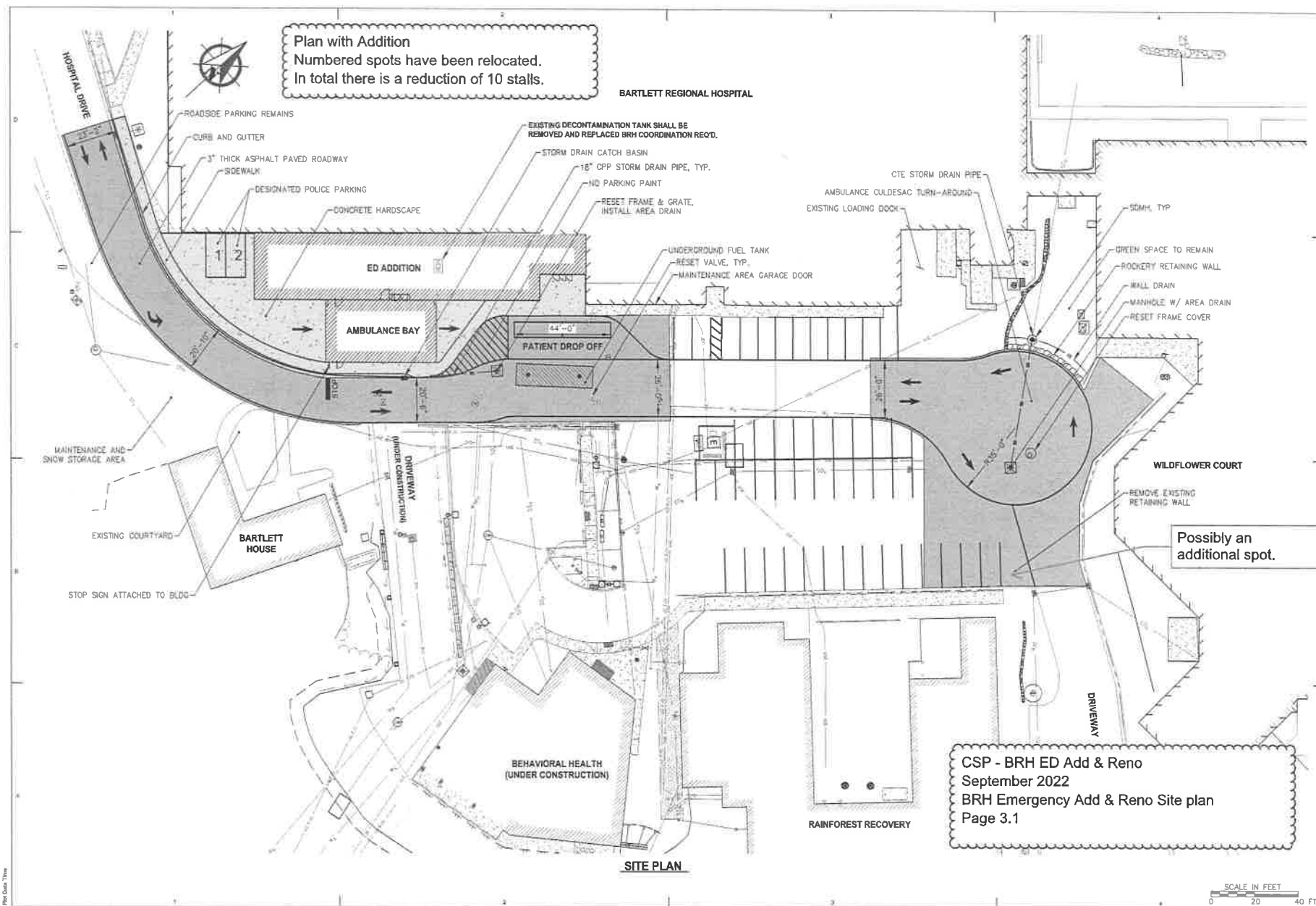


City and Borough of Juneau
BRH ED ADDITION & RENOVATION
Parking
CSP Application
Juneau, Alaska

REVISIONS
△
△
△
SHEET TITLE
SITE PLAN
+ PARKING
DATE: September, 2022
FILE: 2/21

A101





BIM 360://21090.01 BRH Emergency Dept Add & Reno/21090.01 BRH ED Add & Reno.rvt

C

B

A

Plot Date Time: 7/18/2022 5:32:06 PM

1

1

2

3

4



ARCHITECTS ALASKA
AK Corp. Authorization AECC561
900 W. 5th Avenue, Suite 403
Anchorage, Alaska 99501-2029
907.272.3567 907.277.1732 fax
191 E. Swanson Avenue, Suite 203
Wasilla, Alaska 99654-7025
907.373.7503 907.376.3166 fax
347 S. Ferguson Ave, Suite 3
Bozeman, Montana 59715
406.404.1588
www.architectsalaska.com

PRELIMINARY
NOT FOR
CONSTRUCTION

City and Borough of Juneau
**BARTLETT REGIONAL HOSPITAL MRI
& CT REPLACEMENT**
3260 Hospital Dr. Juneau, AK 99801

Revisions		
No.	Description	Date

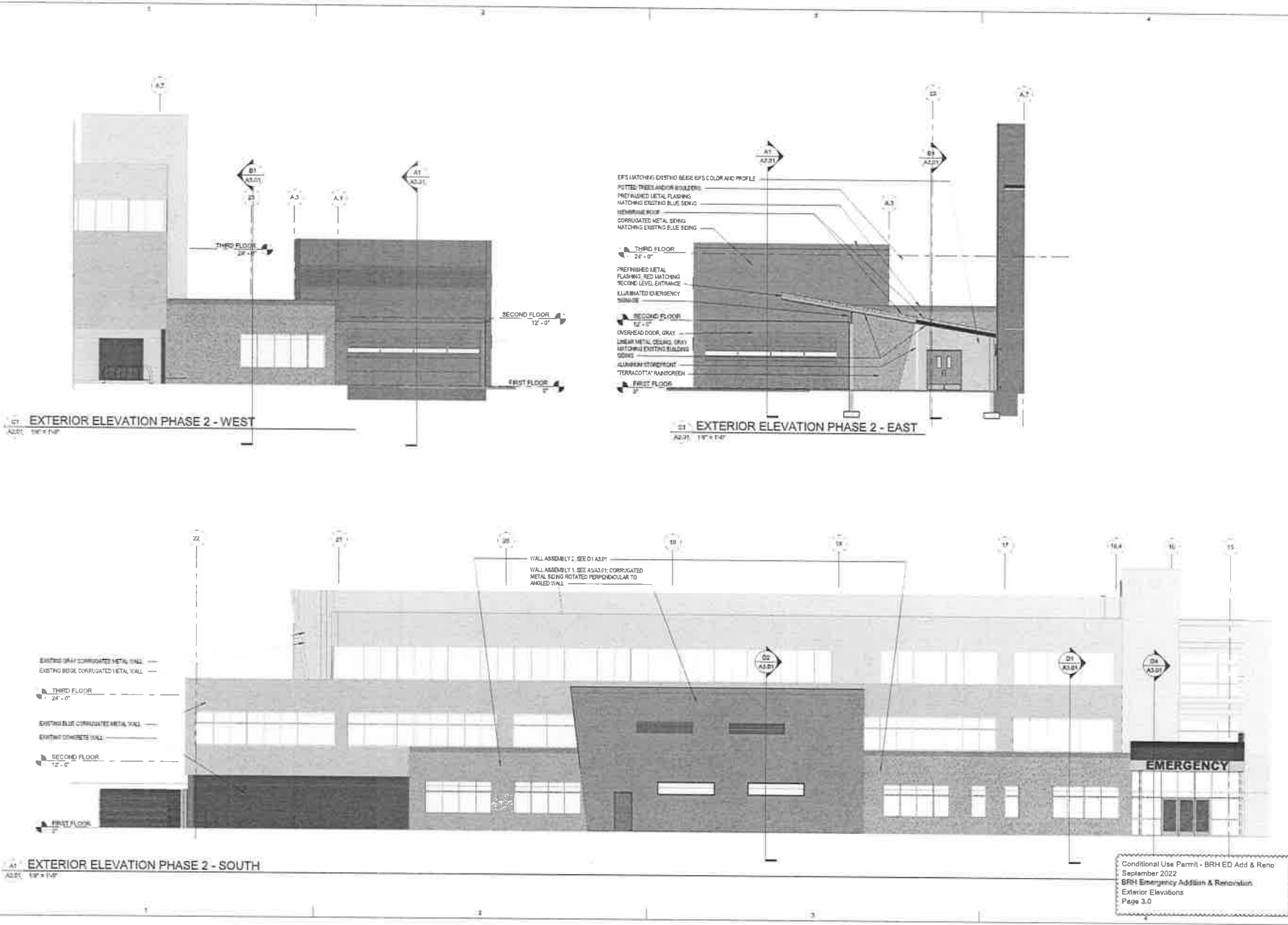
Drawn by Author	Date 14 JULY 2022
Checked Checker	Job No. 22008.01

Sheet Contents EXTERIOR RENDERINGS

Sheet No. A2.02

BRH 340-27090-01 BRH Emergency Dept Add'l, Rev. 2 1993-01 BRH ED Add'l Rev. 01

Plot Date: Time: 7/13/2022 5:33:38 PM



Architects Alaska
ARCHITECTS ALASKA
455 Comp. Authority/Alaska ASCE 0881
500 W. 5th Avenue, Suite 403
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Yakutat, Alaska 99571-0123
907.373.7881 907.373.2100 fax
347 N. Fairview Ave., Suite 3
Buenos Aires, Alaska 99571-0115
454.404.1548
www.architects-alaska.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

City and Borough of Juneau
**BARTLETT REGIONAL HOSPITAL MRI
& CT REPLACEMENT**
3260 Hospital Dr. Juneau, AK 99801

Revisions		
No.	Describe	Date

Drawn by	Date
Author	14 JULY 2022
Checked	Job No.
	2201.01

Sheet Contents
EXTERIOR ELEVATIONS

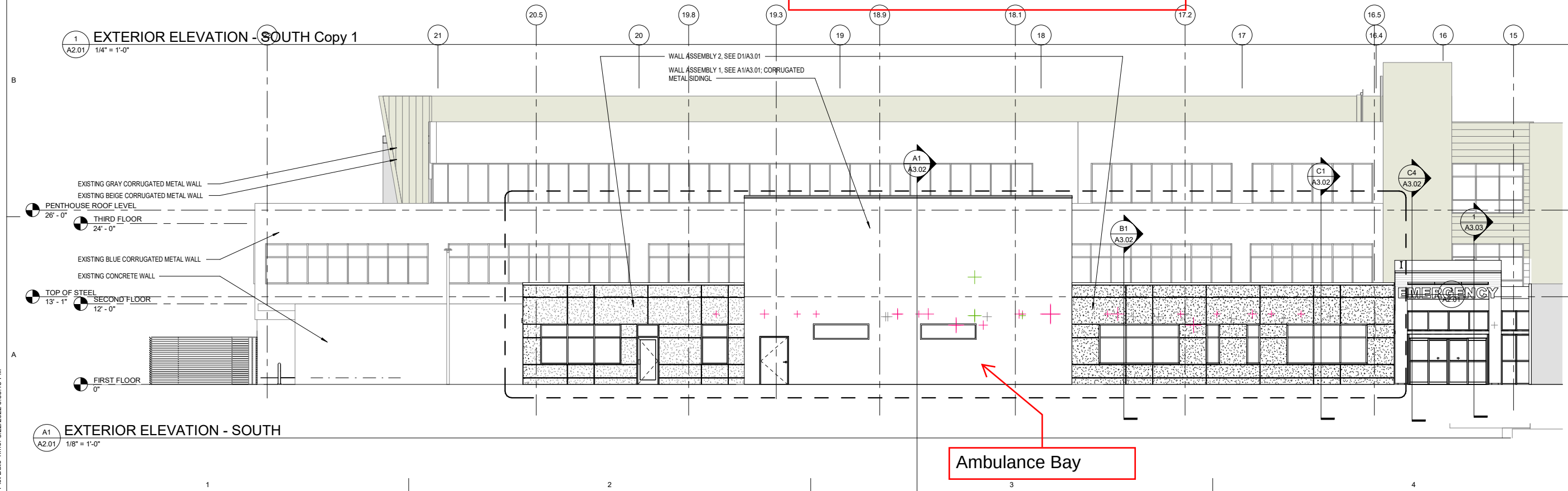
Sheet No.
A2.01

Conditional Use Permit - BRH ED Add'l & Reno
September 2022
BRH Emergency Addition & Renovation
Exterior Elevations
Page 3.0

BIM 360//21090.01 BRH Emergency Dept Add & Reno/21090.01 BRH ED Add & Reno.rvt
Plot Date Time: 9/22/2022 6:58:15 PM



Color rendering. Center of ambulance bay not shown so length of building can fit.



Section H, Item 3.

Architects Alaska.

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65% DESIGN DEVELOPMENT

City and Borough of Juneau
**BARTLETT REGIONAL HOSPITAL
EMERGENCY DEPT ADDITION**
3260 Hospital Dr. Juneau, AK 99801

No.	Description	Date

Revisions

Drawn by SS,DM,MR	Date 22 SEPT 2022
Checked KS,MK	Job No. 21090.01

Sheet Contents
EXTERIOR ELEVATIONS

Sheet No.	A2.01	92
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CITY AND BOROUGH OF JUNEAU
BARTLETT REGIONAL HOSPITAL
EMERGENCY DEPT ADDITION
3260 Hospital Dr. Juneau, AK 99801

Sheet No.

A2.02

93



BIM 360://21090_01 BRH Emergency Dept Add & Reno(BRH ED Add & Reno - MEP.rvt

C

B

A

Plot Date Time: 9/20/2022 3:22:53 PM

LIGHTING CONTROL SCHEDULE		
#	SPACE TYPE	DESCRIPTION
1	TOILET	LOCAL WALL MOUNTED OCCUPANCY CONTROL WITH MANUAL ON/OFF. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY
2	CORRIDOR STAFF	LOCAL CEILING MOUNTED OCCUPANCY SENSOR(S). NO MANUAL CONTROL. EMERGENCY NIGHT LIGHTS REMAIN ON AT ALL TIMES. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY
3	CORRIDOR	NO AUTOMATIC CONTROL. MANUAL ON/OFF SWITCH(ES) OF EACH ZONE LOCATED AT NURSE STATION. EMERGENCY NIGHT LIGHTS REMAIN ON AT ALL TIMES. ZONE "a": NORTH CORRIDORS (035, 039, 064) ZONE "f": SOUTH CORRIDORS (002, 018, 026, 045)
4	NURSE STATION	NO AUTOMATIC CONTROL. LOCAL WALL MOUNTED MANUAL ON/OFF SWITCH(ES) WITH DIMMING CONTROL OF EACH ZONE. EMERGENCY NIGHT LIGHTS REMAIN ON AT ALL TIMES. ZONE "a": GENERAL LIGHTING (TYPE F) ZONE "b": PERIMETER ACCENT COVE (TYPE R) ZONE "c": PERIMETER ACCENT TOE (TYPE R) ZONE "d": DOOR NURSE ENTRANCES (TYPE B)
5	UNDERCABINET	UNDERCABINET LIGHTING WITH NO AUTOMATIC CONTROL. MANUAL CONTROL ONLY. PROVIDED WITH LOCAL ON/OFF SWITCH.
6	PYSCH	NO AUTOMATIC CONTROL. MANUAL ON/OFF SWITCH WITH DIMMING AND COLOR TEMPERATURE CONTROL LOCATED IN CORRIDOR OUTSIDE SPACE.
7	PHARMACY MEDS SECURITY SLEEP DECON	NO AUTOMATIC CONTROL. LOCAL WALL MOUNTED MANUAL ON/OFF SWITCH(ES) WITH DIMMING CONTROL.
8	STORAGE SOILED	LOCAL CEILING OR WALL MOUNTED OCUPANCY SENSOR(S) WITH MANUAL ON/OFF SWITCH(ES) LOCATED AT DOOR ENTRANCE(S). AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY
9	OFFICE CONSULT RECEIVING	LOCAL WALL MOUNTED OCCUPANCY CONTROL WITH MANUAL ON/OFF AND DIMMING. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY
10	LOUNGE LOCKERS	LOCAL CEILING MOUNTED OCCUPANCY CONTROL WITH MANUAL ON/OFF AND DIMMING. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY
11	AMBULANCE BARN	NO AUTOMATIC CONTROL. MANUAL ON/OFF SWITCH(ES) LOCATED AT DOOR ENTRANCE(S).
12	TOILET PSYCH	LOCAL CEILING MOUNTED OCCUPANCY CONTROL. NO MANUAL CONTROL. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY
13	CORRIDOR 002A	LOCAL CEILING MOUNTED OCCUPANCY SENSOR. NO MANUAL CONTROL. EMERGENCY NIGHT LIGHTS REMAIN ON AT ALL TIMES. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY ZONE "g": CORRIDOR 002A
14	A.I.I TOILET	LOCAL WALL MOUNTED OCCUPANCY CONTROL WITH MANUAL ON/OFF. AUTOMATIC ON UPON OCCUPANCY AUTOMATIC OFF AFTER 15 MINUTES OF INACTIVITY PATIENT STEP LIGHT (FIXTURE TYPE N) OPERATED WITH INTEGRATED PHOTOCELL. TYPE N OPERATED AS FOLLOWS: AUTOMATIC ON WITH PHOTOCELL AUTOMATIC OFF WHEN AMBIENT LIGHT IS PRESENT.
15	A.I.I.	NO AUTOMATIC CONTROL OF ZONES "a" AND "b". TWO-ZONE WALL MOUNTED CONTROLLER AT DOOR ENTRANCE WITH MANUAL ON/OFF AND DIMMING CONTROL. PATIENT STEP LIGHT (FIXTURE TYPE N) OPERATED WITH INTEGRATED PHOTOCELL. TYPE N OPERATED AS FOLLOWS: AUTOMATIC ON WITH PHOTOCELL AUTOMATIC OFF WHEN AMBIENT LIGHT IS PRESENT.
16	TRAUMA EXAM CAST SUTURE	NO AUTOMATIC CONTROL. LOCAL WALL MOUNTED ON/OFF SWITCH WITH DIMMING CONTROL AT DOOR ENTRANCE.
17	WAITING/CORRIDOR	NO AUTOMATIC CONTROL. MANUAL ON/OFF SWITCH LOCATED IN P.A.S. 007. EMERGENCY NIGHT LIGHTS REMAIN ON AT ALL TIMES. ZONE "c": WAITING 004 AND CORRIDOR 005
18	ENTRY	LIGHTING FIXTURES CONTROLLED WITH ADJACENT EXISTING CORRIDOR LIGHTING FIXTURES.
19	CANOPY AND EXTERIOR MOUNTED FIXTURES	LIGHTING FIXTURES CONTROLLED WITH EXISTING EXTERIOR SITE LIGHTING FIXTURES.

LIGHTING FIXTURE SCHEDULE							
TYPE	DESCRIPTION	COLOR TEMP	LUMENS	WATTAGE	MOUNTING	NOTES	
A1	LITHONIA 2BLT4-30L-ADSM-EZ1-LP835-N80 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	3500K	3000	24	RECESSED CEILING		
A1G	LITHONIA 2BLT4-30L-ADSM-EZ1-LP835-N80-DGA 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT, DRYWALL GRID ADAPTER	3500K	3000	24	RECESSED CEILING		
A2	LITHONIA 2BLT4-40L-ADSM-EZ1-LP835-N80 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	3500K	4000	32	RECESSED CEILING		
A3	LITHONIA 2BLT4-48L-ADSM-EZ1-LP835-N80 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	3500K	4800	38	RECESSED CEILING		
A4	LITHONIA 2BLT4-72L-ADSM-EZ1-LP850-N80 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	5000K	7200	61	RECESSED CEILING		
B	GOTHAM EV04-3507-WR-MD-MVOLT 4" DIAMETER LED DOWNLIGHT, WHITE REFLECTOR AND FLANGE COLOR, SELF-FLANGED TRIM, MEDIUM LIGHT DISTRIBUTION, NLIGHT LUMEN MANAGEMENT	3500K	750	7.9	RECESSED CEILING		
BV	KIRLUN LRC-04VND-1000L-UNV-MFL-35K-RWF 4" DIAMETER LIGATURE AND VANDAL RESISTANT DOWNLIGHT, SMOOTH TAPERED SELF-FLANGED CAST ALUMINUM TRIM, WHITE, DIFFUSE ACRYLIC LENS, UNIVERSAL VOLTAGE	3500K	1000	10.5	RECESSED CEILING		
C	KENALL MAUCLED-I/S-MW-11L35K-24-277 24" LENGTH UNDERCABINET LIGHT, INDIVIDUAL OR SERIES MOUNT AS SHOWN ON DRAWINGS, MATTE WHITE FINISH	3500K	1379	11	UNDERCABINET		
D	TLI VCY24-L12-0-LT350-120-277V-TW-35K 2' ARCHITECTURAL VANITY LIGHT, TEXTURED WHITE FINISH	3500K	1400	12	WALL, ABOVE MIRROR		
DV	KURTZON VL-FPA-4-20-1-LED-R-835-UNV-AMB-WHT 2' LENGTH VANDAL RESISTANT PROFILE WRAP, FROSTED LINEAR PRISMATIC POLY, WHITE ALUMINUM AND WHITE CRS INT MATERIAL, ONE ROW LED, UNIVERSAL VOLTAGE, WHITE FINISHED DOOR AND HSG, ADJUSTABLE MOUNT BRACKETS	3500K	1830	15	WALL, ABOVE MIRROR		
F	LITHONIA 2BLT2-40L-ADSM-EZ1-LP835-N80 2'X2', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	3500K	4000	32	RECESSED CEILING		
G	LITHONIA BLT4-48L-ADSM-EZ1-LP850-N80 1'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	5000K	4800	40	RECESSED CEILING		
H	KENALL CSEDO-24-45LD-50K8-DIM1-DV-X-X-SYM 2'X4', LED TROFFER, HIGH-EFFICIENCY LENS FOR REDUCED GLARE, GRID MOUNT, CLEANROOM APPLICATIONS, WIPE DOWN	5000K	4800	40	RECESSED CEILING		
J	PRUDENTIAL BPRO4-REC-FLSH-LED35-MO-4-TMW-SAL-SC-UNV 4'X4' LINEAR, FLUSH, MEDIUM LIGHTING DISTRIBUTION, TEXTURED MATTE WHITE, SATIN LENS, SINGLE CIRCUIT, UNIVERSAL VOLTAGE	3500K	2740	22.4	RECESSED CEILING		
JP	PRUDENTIAL BPRO4-LIN-FLSH-LED35-LO-SO-4-TMW-TMW-SAL-SYM-ADC-SC-LIN V-CA48'-X3-DM01 4'X4' LINEAR, FLUSH LENS, TEXTURED MATTE WHITE STANDARD FINISH AND LOUVER COLOR, LOW OUTPUT DIRECT, STANDARD OUTPUT INDIRECT, SATIN LENS DIRECT, SYMMETRIC LENS INDIRECT, ACRYLIC DUST COVER STANDARD INDIRECTY, UNIVERSAL VOLTAGE, SINGLE CIRCUIT, AIRCRAFT CABLE, HARD CEILING, DIMMING	3500K	435/FT DIRECT 1125/FT INDIRECT	3.8/FT DIRECT 7.8/FT INDIRECT	PENDANT TO 8'-6" AFF		
K	GOTHAM EV04CR-35/10-DFF-MD-MVOLT 4" DIAMETER LED CLEAN ROOM DOWNLIGHT, FLUSH LENSED TRIM, WHITE FLANGED, ANTIMICROBIAL PAINT FINISH	3500K	1000	7.9	RECESSED CEILING		
L	KIRLUN LRR-04017-1000L-277-30K-MFL-WHF 4" DIAMETER DOWNLIGHT, MEDIUM STANDARD DISTRIBUTION, WHITE FINIAL FINISH	3000K	1000	14	RECESSED CEILING		
M	LITHONIA BLWP8-80L-ADSM-EZ1-LP835-N80 8' LOW PROFILE LED WRAPAROUND, CURVED SMOOTH LENS, MVOLT, STANDARD PRE-PAINT WHITE FINISH	3500K	8253	68	RECESSED CEILING		

LIGHTING FIXTURE SCHEDULE						
TYPE	DESCRIPTION	COLOR TEMP	LUMENS	WATTAGE	MOUNTING	NOTES
N	AXIS BCS-S-RH-27-AMW-UNV PATIENT STEP LIGHT, WHITE ANTIMICROBIAL FINISH, RECTANGULAR FACEPLATE, UNIVERSAL VOLTAGE	2700K	23	0.95	RECESSED WALL AT 1'-0" AFF	
P	KELVIX SX-35K-300-24V 0.413" WIDTH LED TAPE, HORIZONTAL BENDING LINEAR LED, RUBBER COATED, 120 DEGREE BEAM ANGLE	3500K	323 PER FOOT	2.8 PER FOOT	COVE	
R	KELVIX DV35K-24V; CH-016-WHR-CP; ULV96 LOW VOLTAGE WHITE LED TAPE, LENGTH AS SHOWN ON DRAWINGS, PROVIDE WITH EXTRUDED WHITE ROUND ALUMINUM MOUNTING CHANNEL, CH-016, 96 WATT REMOTE POWER SUPPLY	3500K	690 PER FOOT	5.3 PER FOOT	SURFACE BASE OF NURSE STATION	
U	KENALL RMCD-24-FLTR-X-45T-27/65K8-ATW-DV-SYM 2'X4', LED TROFFER, BEHAVIORIAL HEALTH APPLICATION, TUNABLE WHITE, 82CRI, GRID MOUNT, DIFFUSED DR ACRYLIC LENS	2700K - 6500K	4653	46	RECESSED CEILING	
V	LUOIFER LPK-1-80L20A-35-FGL; UBB-JCT-40-277T 1.5" DIAMETER PUCK LIGHT, DRY/DAMP RATINGS, DIM TO 10%, DIFFUSING FROSTED LENS, WHITE POWDER COAT FINISH, PROVIDE JUNCTION BOX AND REMOTE POWER SUPPLY	3500K	200	4.3	RECESSED CEILING	
W	DELRAY YL47021-W35-BDIM-277 21" SEMI-RECESSED DOWNLIGHT, SELF FLANGE TYPE TRIM, MATTE OPAL EXTERIOR, WHITE INTERIOR, 277V	3500K	2000	22	RECESSED CEILING	
Z	LITHONIA ZL1N-148-7000LM-FST-MVOLT-3500K-80CRI-WH 4' LED STRIPLIGHT, SNAP ON FROSTED DIFFUSER, WHITE FINISH	3500K	7000	52	SURFACE OR PENDANT MOUNT	3
AA	LITHONIA 2BLT4-30L-ADSM-EZ1-LP850-N80 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT	5000K	3000	24	RECESSED CEILING	
AAG	LITHONIA 2BLT4-30L-ADSM-EZ1-LP850-N80-DGA 2'X4', LED TROFFER, CURVED SMOOTH DIFFUSER, NLIGHT LUMEN MANAGEMENT, DRYWALL GRID ADAPTER	5000K	3000	24	RECESSED CEILING	
SA	LITHONIA WDGE1 LED-P2-40K-80CRI-VW-MVOLT-SRM-DOBXD 9'X5.5' ARCHITECTURAL WALL SCONCE, WEDGE, P2 LIGHTING PACKAGE, VISUAL COMFORT FORWARD THROW, MVOLT, BRONZE FINISH	3500K	1806	15	WALL MOUNT +7'-6" AFG	
SB	NULITE RXT-FF-07-L35-U-W-4 4'x4' LINEAR, FLUSH FROSTED, IP65 RATED EXTERIOR, WHITE FINISH, UNIVERSAL VOLTAGE	3500K	700/FT	7.9/FT	RECESSED CANOPY	
SC	BEGA 66 057-WHT-K35 7.5" DIAMETER, 6.4" HEIGHT COMPACT EXTERIOR CANOPY DOWNLIGHT, PARTIALLY FROSTED CRYSTAL GLASS, WHITE FINISH	3500K	1900	22	SURFACE EXISTING OVERHANG	
EX	LITHONIA LQC-1/2-G EXIT SIGN, BRUSHED ALUMINUM FACE, STENCIL FACE TYPE, 1 OR 2 FACES AS SHOWN ON DRAWINGS, GREEN LETTER COLOR, ARROWS AS SHOWN ON DRAWINGS	-	-	7	WALL OVER DOOR OR CEILING AS NOTED	

LIGHTING FIXTURE SCHEDULE NOTES

- REFER TO SPECIFICATION SECTION 265000 FOR ADDITIONAL REQUIREMENTS REGARDING LIGHT FIXTURES, LED LAMPS AND DRIVERS.
- PROVIDE AN EMERGENCY CIRCUIT CONNECTION (CIRCUIT AS NOTED ON DRAWINGS) TO ALL EXIT SIGNS AND EMERGENCY LIGHTING FIXTURES. WIRING FOR FIXTURES CONNECTED TO EMERGENCY CIRCUITS SHALL BE KEPT ENTIRELY INDEPENDENT OF ALL OTHER WIRING AND EQUIPMENT IN ACCORDANCE WITH NEC ARTICLE 700.
- SURFACE CEILING MOUNT FIXTURES IN ROOMS/AREAS WITH CEILINGS. IN AREAS WITHOUT CEILINGS, PENDANT FIXTURES DOWN FROM BOTTOM OF STRUCTURE TO HEIGHT INDICATED. IN AREAS WITH MECHANICAL EQUIPMENT, DUCTWORK AND PIPING, PENDANT FIXTURES DOWN TO BOTTOM OF MECHANICAL DUCTWORK OR PIPING AS APPROPRIATE. FIXTURE PENDANTS SHALL BE RIGID (THREADED HANGAR RODS) AND SHALL BE SWAY BRACED WHERE PENDANTS EXCEED 24 INCHES IN LENGTH.



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65% DESIGN DEVELOPMENT

22302

City and Borough of Juneau

BARTLETT REGIONAL HOSPITAL

EMERGENCY DEPT ADDITION

3260 Hospital Dr. Juneau, AK 99801

Revisions		
No.	Description	Date

Drawn by DRM, TJT, ERP, JLZ	Date 09/22/2022
Checked ASJ	Job No. 21090.01

Sheet Contents
LIGHTING SCHEDULES

Sheet No.

E0.02

BIM 360://21090.01 BRH Emergency Dept Add & Reno/BRH ED Add & Reno - MEP.rvt

D

C

B

A

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(D.8)

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(B.8)

20

19

18

16.4

16

15

14



1 / E2.11S

1 / E2.11S

GENERAL NOTES

1. REFER TO LIGHTING CONTROL SCHEDULE ON SHEET E0.02 AND LIGHTING CONTROL PLAN ON SHEET E2.11LC.

SHEET NOTES

1. MOUNT TYPE P LIGHT FIXTURE IN ARCHITECTURAL COVE. PROVIDE LED ACCESSORIES AND DRIVER(S) REQUIRED FOR A COMPLETE SYSTEM. LOCATE DRIVER(S) IN ACCESSIBLE CEILING SPACE. REFER TO ARCHITECTURAL DETAIL FOR ADDITIONAL INFORMATION. LIGHTING TO BE CONTROLLED VIA LIGHT SWITCH IN ACCORDANCE WITH NOTE 3.
2. MOUNT TYPE R LED TAPE WITH CHANNEL AT BASE OF NURSE WORKSTATION. PROVIDE LED ACCESSORIES AND DRIVER(S) REQUIRED FOR A COMPLETE SYSTEM. LOCATE DRIVER(S) UNDERNEATH DESK COUNTER. REFER TO ARCHITECTURAL DETAIL FOR ADDITIONAL INFORMATION. LIGHTING TO BE CONTROLLED VIA LIGHT SWITCH IN ACCORDANCE WITH NOTE 3.
3. PROVIDE FOUR-ZONE WALL MOUNTED SCENE CONTROLLER WITH ON/OFF AND DIMMING LIGHTING CONTROL FOR ZONES "a", "b", "c" AND "d" LIGHTING FIXTURES. COORDINATE EXACT LOCATION WITH OWNER.
4. PROVIDE VANDAL RESISTANT LIGHTING SWITCH FOR DIMMING AND ON/OFF CONTROL OF PSYCH EXAM 028. PROVIDE ENGRAVED NAMEPLATE ABOVE SWITCH TO READ "PSYCH 028".
5. PROVIDE VANDAL RESISTANT LIGHTING SWITCH FOR DIMMING AND ON/OFF CONTROL OF PSYCH EXAM 029. PROVIDE ENGRAVED NAMEPLATE ABOVE SWITCH TO READ "PSYCH 029".
6. PROVIDE TWO-ZONE WALL MOUNTED SCENE CONTROLLER WITH ON/OFF CONTROL FOR ZONES "d" AND "e" CORRIDOR LIGHTING FIXTURES. COORDINATE EXACT LOCATION WITH OWNER.
7. CONNECT LIGHTING FIXTURE TO EXISTING ADJACENT CORRIDOR LIGHTING CIRCUIT AND CONTROL.
8. CONNECT TO COILING DOOR CONTROL TO AUTOMATICALLY TURN ON LIGHTS WHEN DOOR IS OPEN AND TURN OFF WHEN DOOR IS CLOSED. PROVIDE ACCESSORIES AS REQUIRED.

Architects
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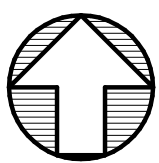
Drawn by DRM, TJT, ERP, JLZ	Date 09/22/2022
Checked ASJ	Job No. 21090.01

Sheet Contents

FLOOR PLAN - FIRST FLOOR -
NORTH - LIGHTING

Sheet No.

E2.11N



1 FLOOR PLAN - FIRST FLOOR - NORTH - LIGHTING
E2.11N Scale: 1/8" = 1'-0"

Plot Date Time: 9/20/2022 3:23:23 PM

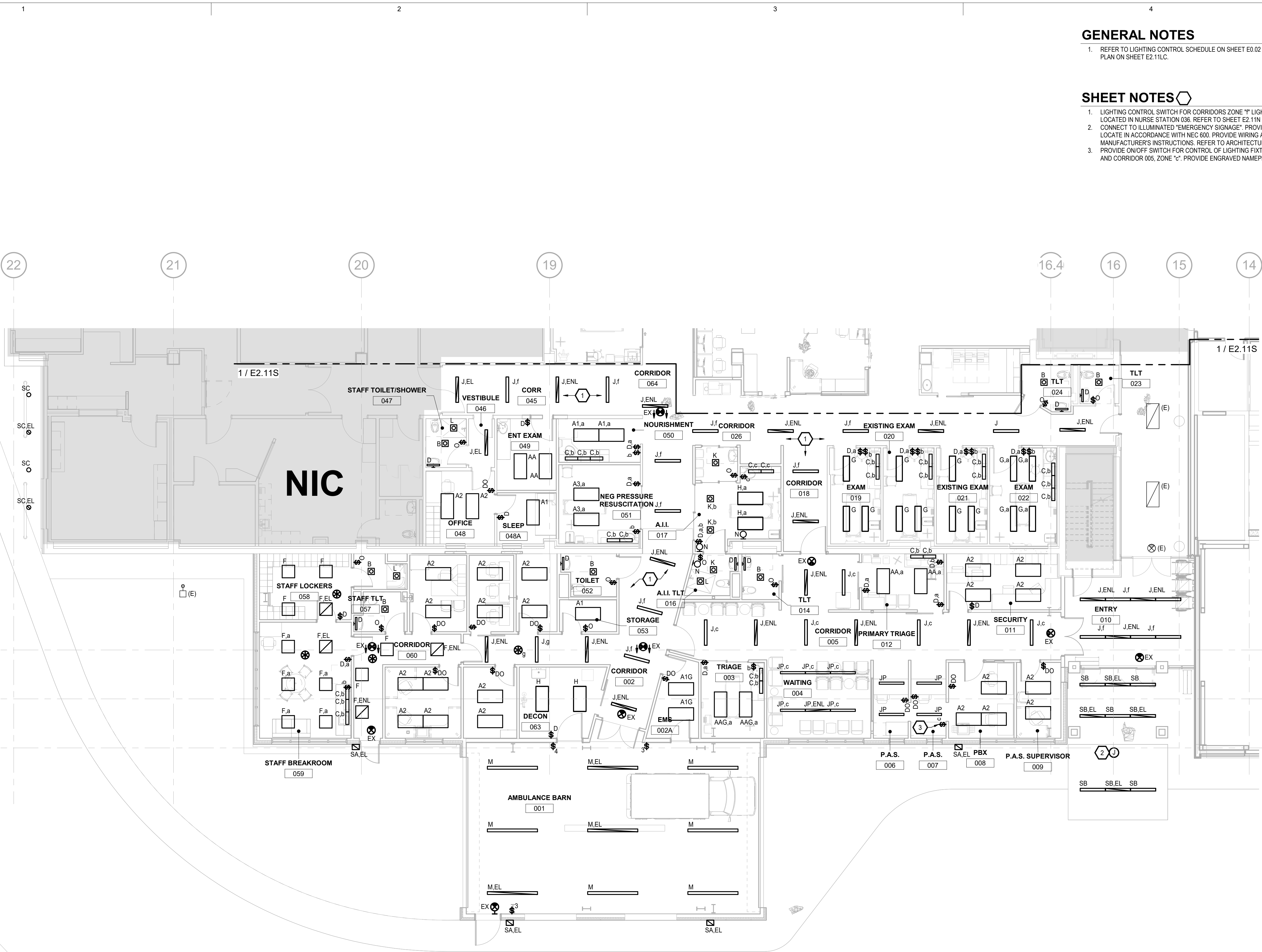
D

C

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A

1 FLOOR PLAN - FIRST FLOOR - SOUTH - LIGHTING
E2.11S Scale: 1/8" = 1'-0"



GENERAL NOTES

1. REFER TO LIGHTING CONTROL SCHEDULE ON SHEET E0.02 AND LIGHTING CONTROL PLAN ON SHEET E2.11L.C.

SHEET NOTES

1. LIGHTING CONTROL SWITCH FOR CORRIDORS ZONE "F" LIGHTING FIXTURES SHOWN LOCATED IN NURSE STATION 036. REFER TO SHEET E2.11N FOR LOCATION.
2. CONNECT TO ILLUMINATED "EMERGENCY SIGNAGE". PROVIDE DISCONNECT AND LOCATE IN ACCORDANCE WITH NEC 600. PROVIDE WIRING AS REQUIRED PER MANUFACTURER'S INSTRUCTIONS. REFER TO ARCHITECTURAL DRAWINGS.
3. PROVIDE ON/OFF SWITCH FOR CONTROL OF LIGHTING FIXTURES IN WAITING 004 AND CORRIDOR 005, ZONE "c". PROVIDE ENGRAVED NAMEPLATE, "WAITING ROOM".

Architects
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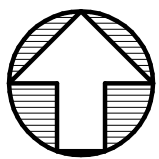
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EMERGENCY DEPT ADDITION**
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Sheet Contents
FLOOR PLAN - FIRST FLOOR - SOUTH - LIGHTING

Sheet No.
E2.11S

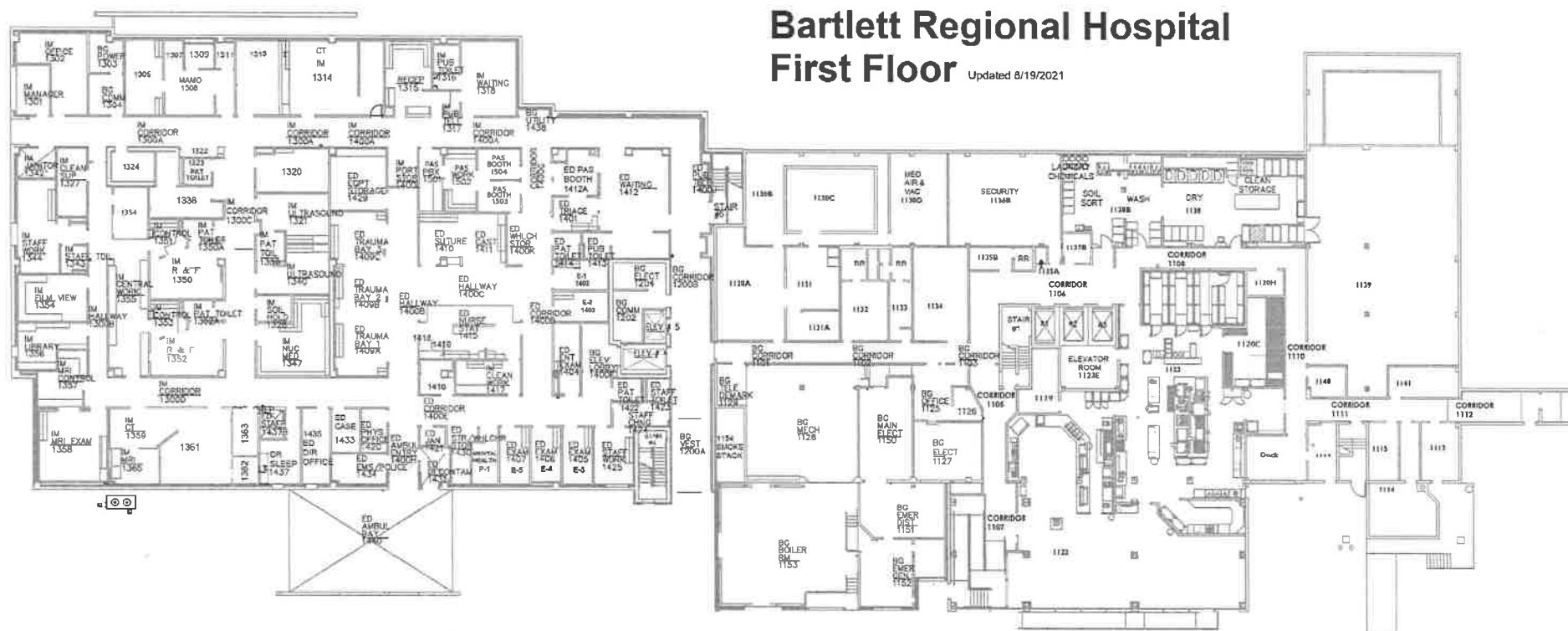


Bartlett Regional Hospital

First Floor

Updated 8/19/2021

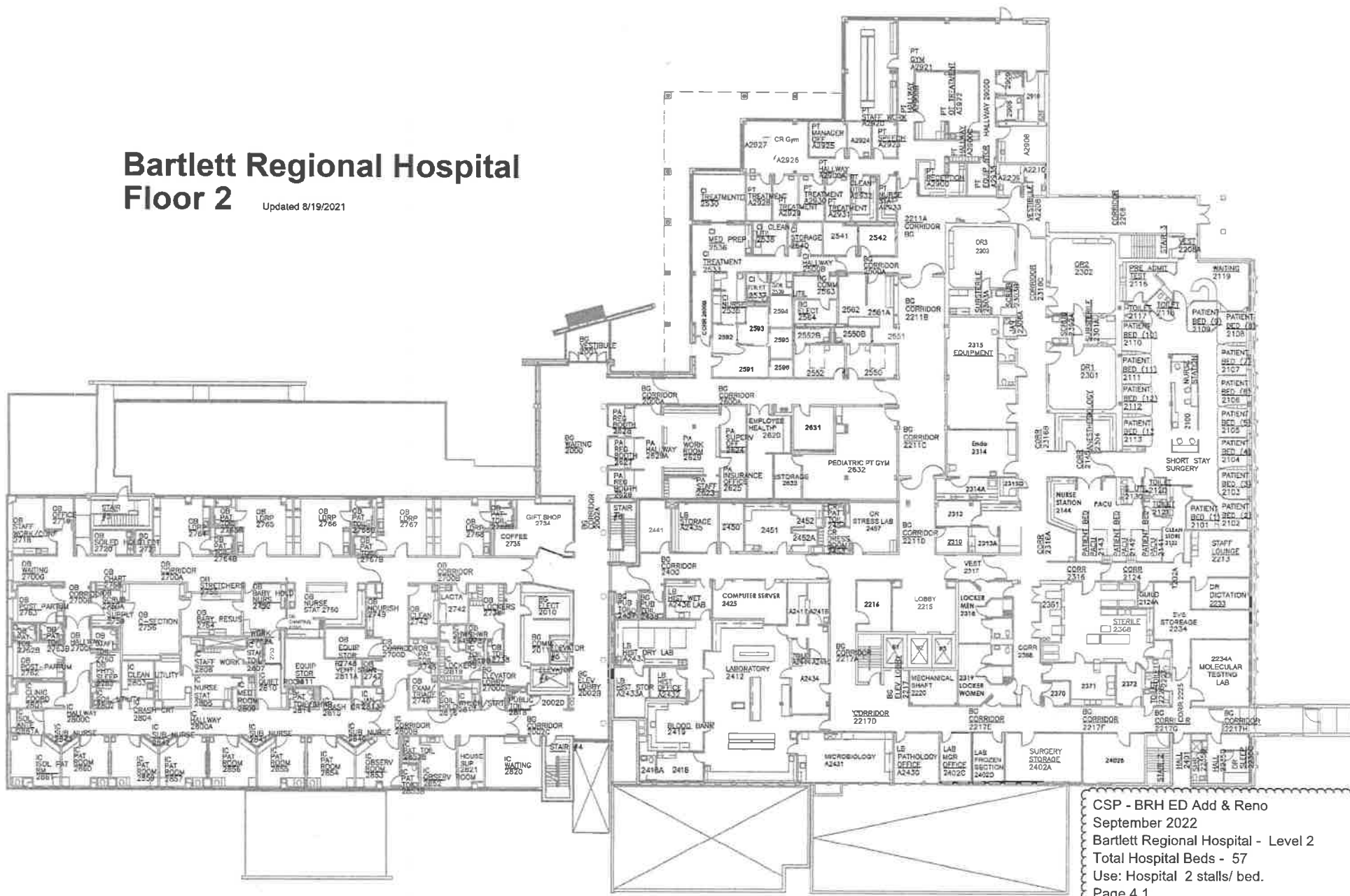
Updated 8/19/2021



CSP - BRH ED Add & Reno
September 2022
Bartlett Regional Hospital - Level 1
Total Hospital Beds - 57
Use: Hospital 2 stalls/ bed.
Page 4.0

Bartlett Regional Hospital Floor 2

Updated 8/19/2021

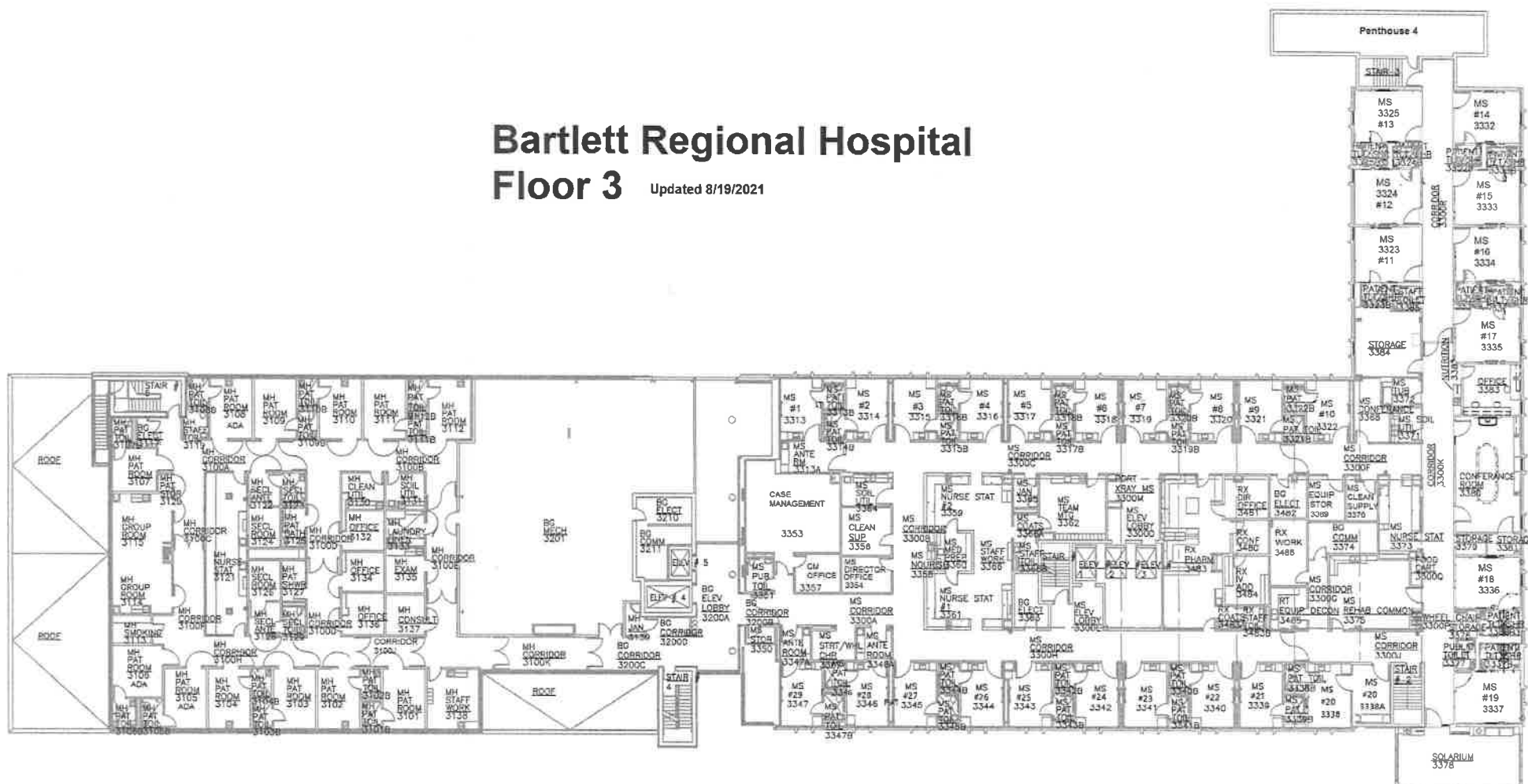


Bartlett Regional Hospital

Floor 3

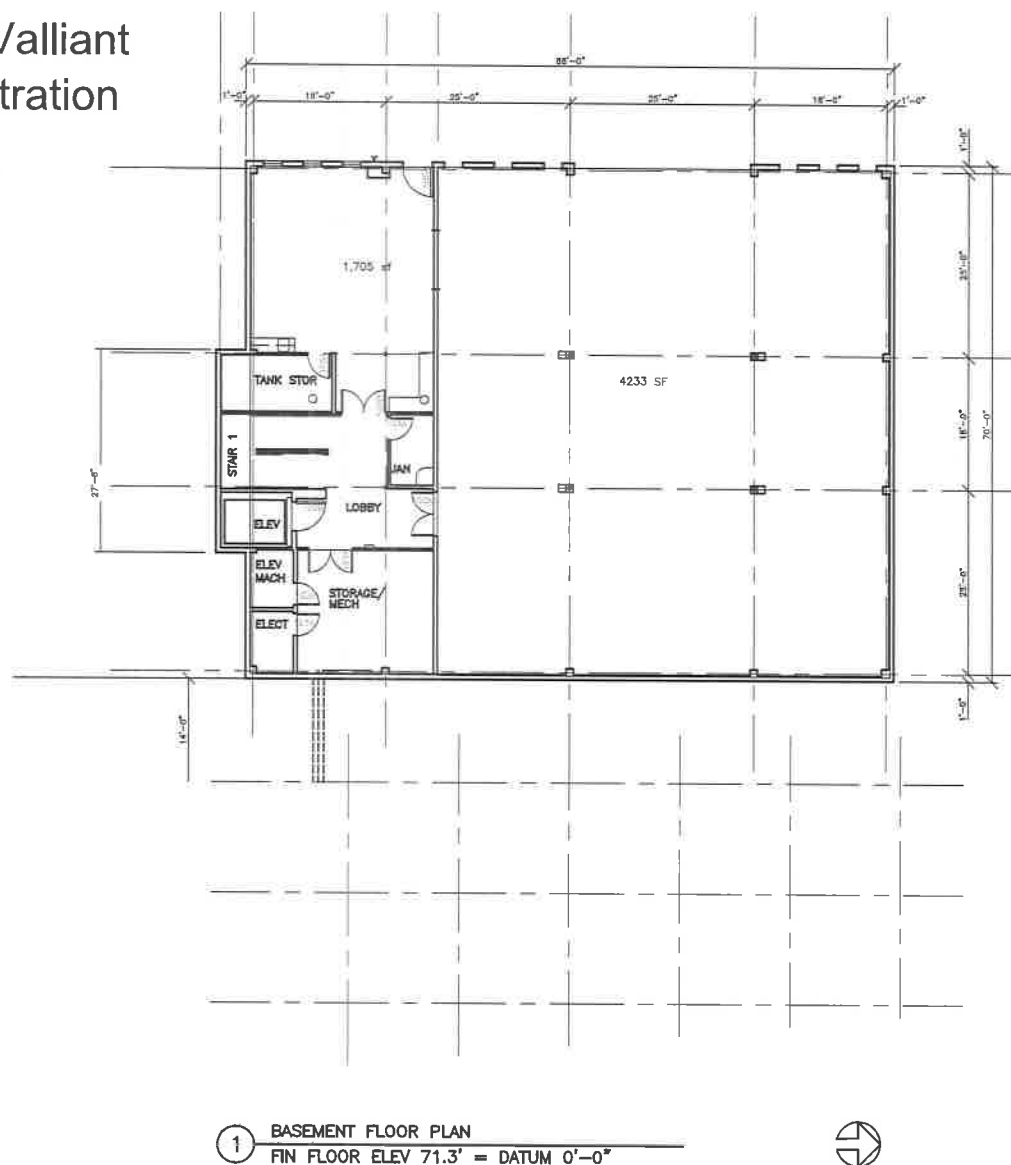
Updated 8/19/2021

Updated 8/19/2021



CSP - BRH ED Add & Reno
September 2022
Bartlett Regional Hospital - Level 3
Total Hospital Beds - 57
Use: Hospital 2 stalls/ bed.
Page 4.2

Robert Valliant
Administration
Building



CSP - BRH ED Add & Reno
September 2022
Robert Valliant Administration Building- Level 1
Total: 5938 SF
Category - Storage: 1stall/1000 SF
Page 5.0

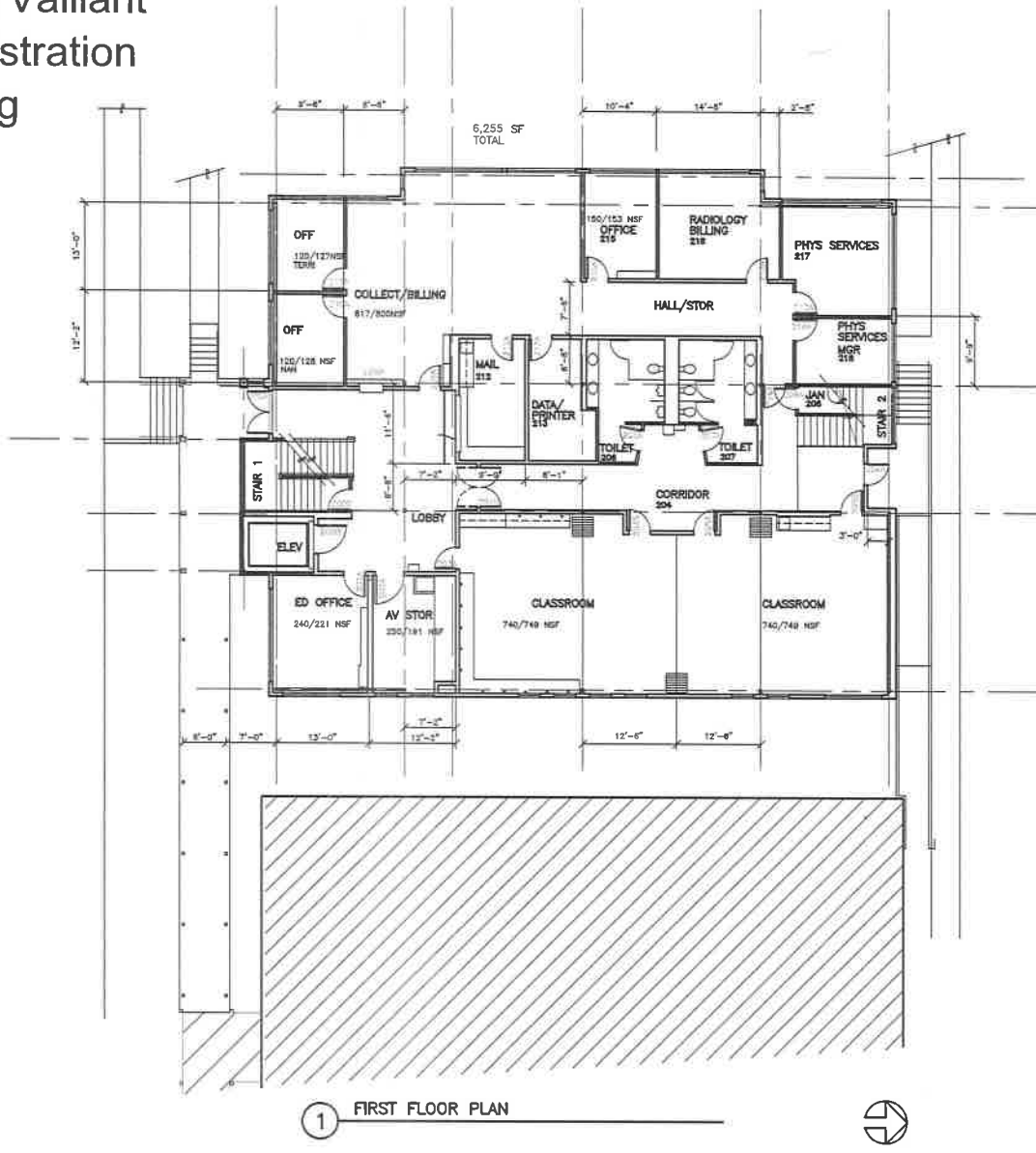
REVISIONS
AS-BUILTS

SHEET TITLE
BASEMENT
FLOOR PLAN

SCALE: AS INDICATED
DATE: 12-1-87
FILE: \9708\A201

A201

Robert Valliant Administration Building



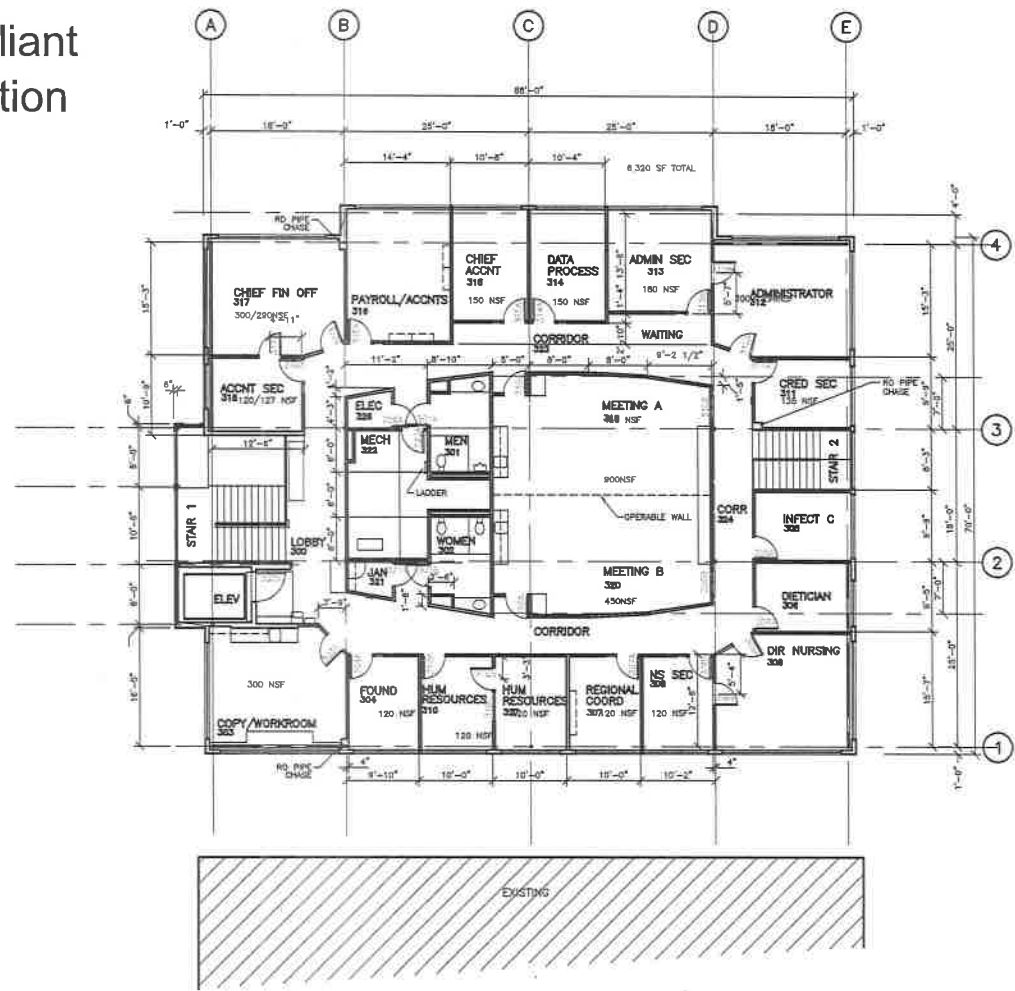
CSP - BRH ED Add & Reno
September 2022
Robert Valliant Administration Building- Level 2
Total: 6225 SF
Category - Office: 1stall/300 SF
Page 5.1

CITY AND BOROUGH OF JUNEAU
BARTLETT REGIONAL HOSPITAL
ADMINISTRATION BUILDING
JUNEAU, ALASKA
CONTRACT NO. E97-468

REVISIONS
AS-BUILT
SHEET TITLE
FIRST FLOOR PLAN
SCALE: AS INDICATED
DATE: 12-1-97
FILE: \9706\A202

A202

Robert Valliant Administration Building



1 SECOND FLOOR PLAN
SEE A200 FOR PARTITION TYPES



CSP - BRH ED Add & Reno
September 2022
Robert Valliant Administration Building - Level 3
Total: 6320 SF
Category - Office: 1stall/300 SF
Page 5.2

REVISIONS
AS-BUILT

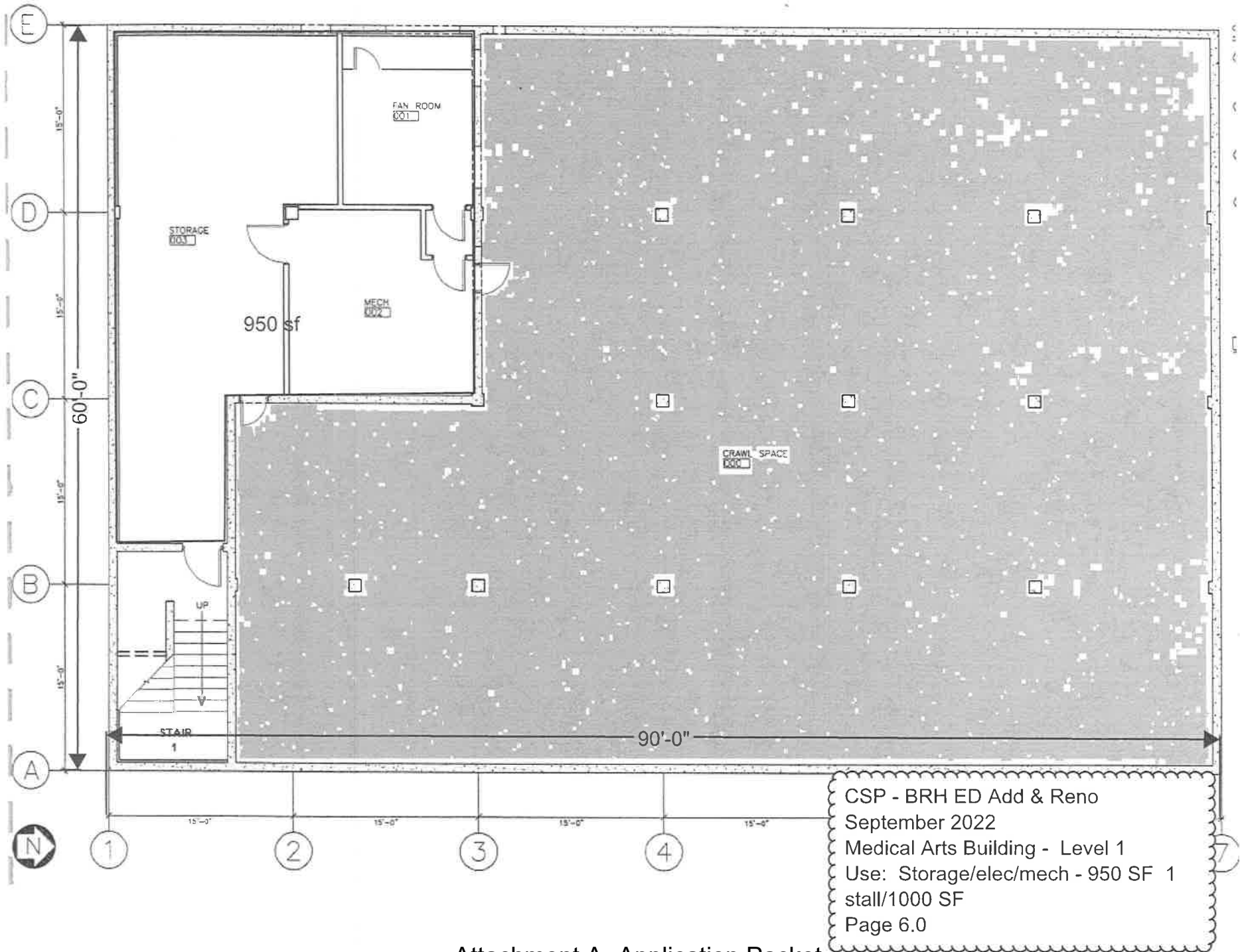
SHEET TITLE
SECOND FLOOR PLAN

SCALE: AS INDICATED
DATE: 12-1-97
FILE: 9706\A203

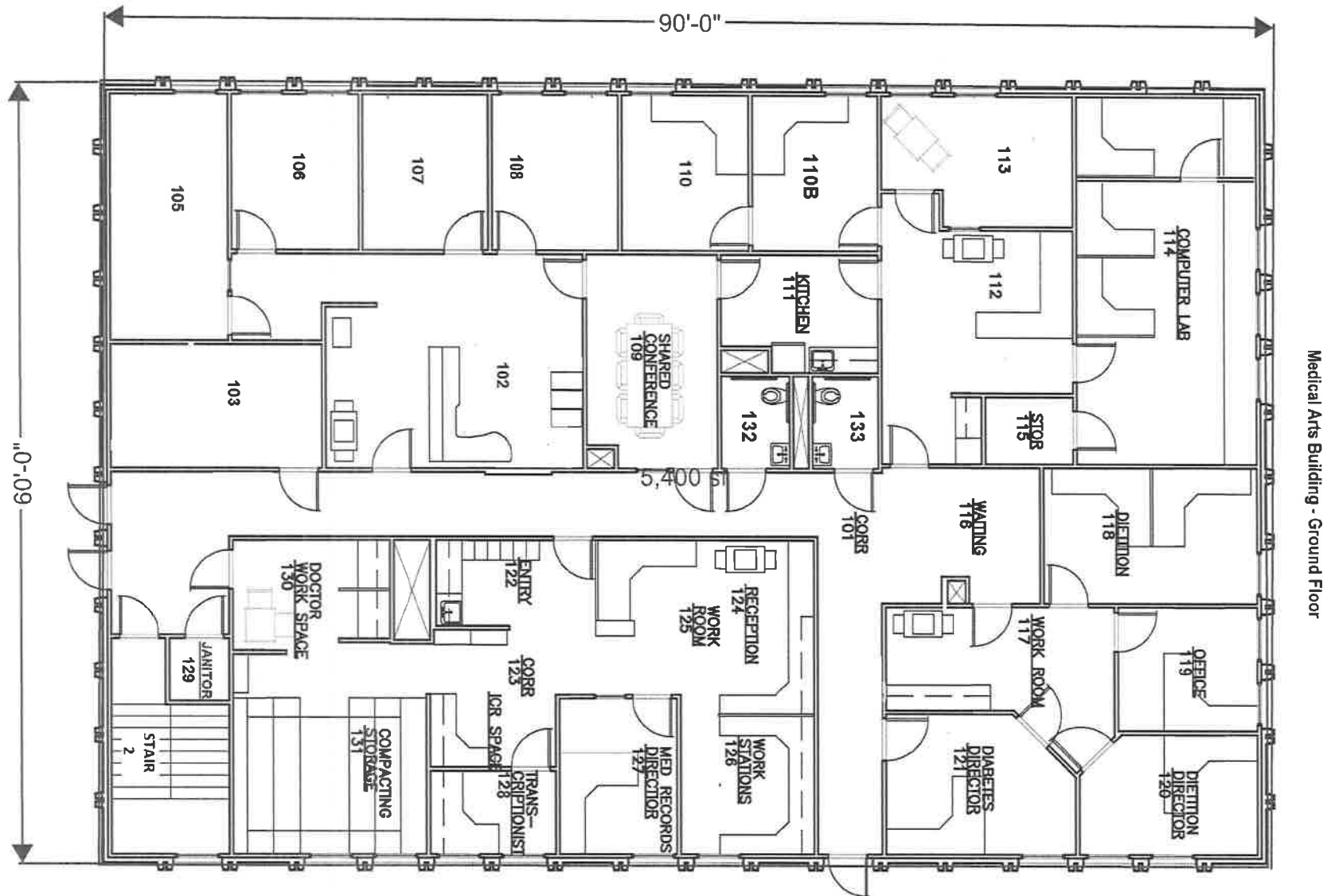
A203

Medical Arts Building

Section H, Item 3.

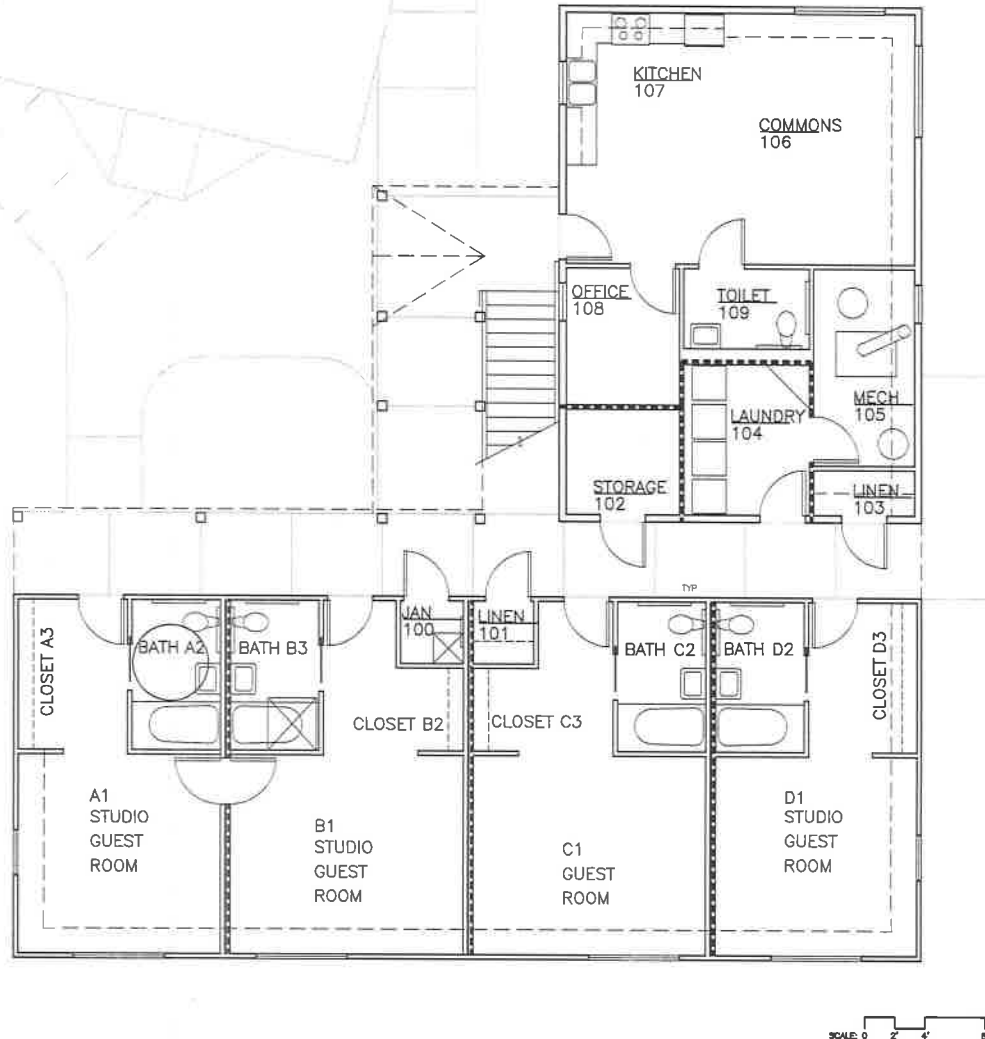


Medical Arts Building



CSP - BRH ED Add & Reno
 September 2022
 Medical Arts Building - Level 2
 Use: Office 5400 SF 1 stall/300 SF
 Page 6.1

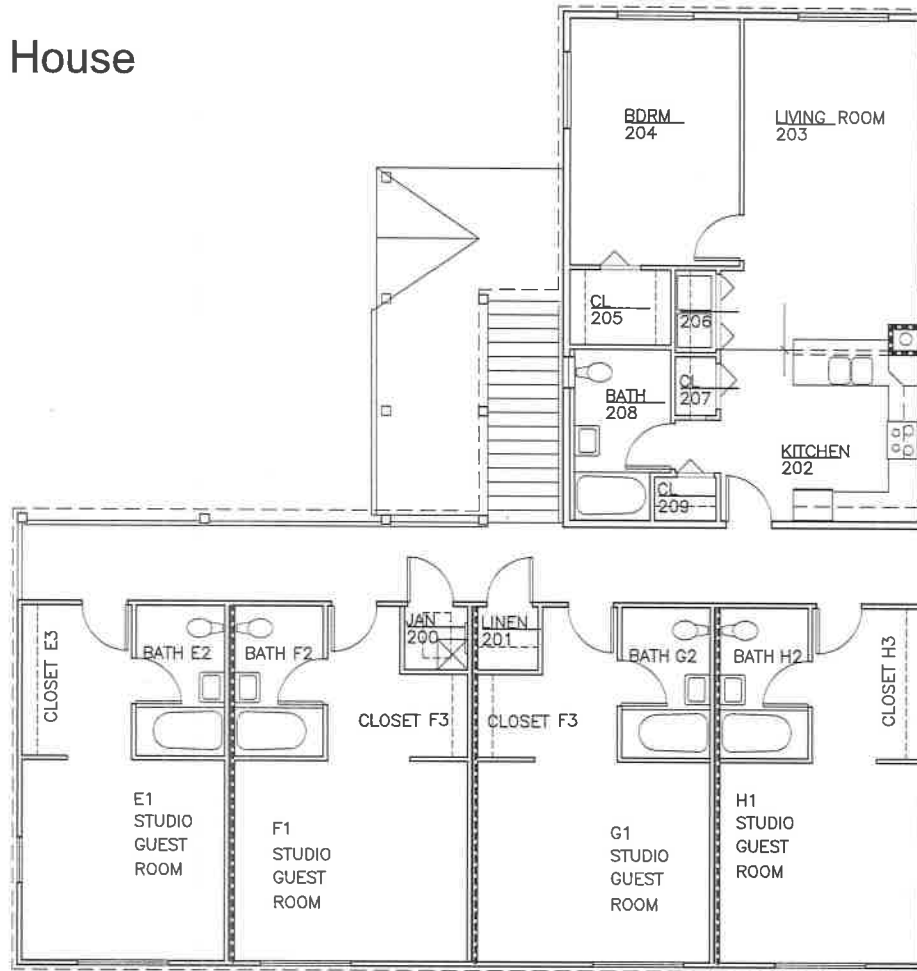
Bartlett House



CSP - BRH ED Add & Reno
September 2022
Bartlett House - Level 1, 4 units
Total: 9 units
Use - SROsSF: 1stall/2 rooms.
Page 7.0

A000

Bartlett House



SCALE: 0 2' 4' 8'

CSP - BRH ED Add & Reno
September 2022
Bartlett House - Level 2, 5 units
Total: 9 units
Use - SROsSF 1stall/ 2 rooms.
Page 7.1

A000



GENERAL NOTES:

1. PROJECT AND LEED BOUNDARY IS DEFINED BY DASHED LINE AROUND WORK AREAS AND WITHIN FACILITY PROPERTY LINES. THE ADJACENT LOT TO THE PLAN SOUTH IS AVAILABLE FOR CONTRACTOR USE DURING CONSTRUCTION.
2. EXTENT OF BEHAVIORAL HEALTH FACILITY DEVELOPMENT SHOWN FOR INFORMATION AND COORDINATION ONLY.
3. CONTRACTOR TO MINIMIZE ACCESS TO SITE THROUGH ADJACENT HOSPITAL CAMPUS ACCESS AND PARKING AREAS.
4. HOSPITAL CAMPUS PARKING OUTSIDE PROJECT BOUNDARY IS NOT FOR USE BY CONTRACTOR.
5. ADJACENT SITE ADDED FROM EGAN DRIVE IS AVAILABLE FOR CONTRACTOR ACCESS, STAGING AND PARKING.

PARKING NOTES:

1. A TOTAL OF 33 PARKING SPACES ARE PROVIDED IN THE SITE DEVELOPMENT AREA, INCLUDING TWO ACCESSIBLE SPACES, A ELECTRIC VEHICLE SPACE, A BIKER REMOVAL EQUIPMENT STORAGE SPACE, (HOOD GARAGE), AND EIGHT SPACES IN THE OPEN BASEMENT LEVEL AREA UNDER THE BUILDING.
2. THE EXISTING BUILDING CALCULATED AS A "HOSPITAL" (BECOME PART OF THE BARTLETT REGIONAL HOSPITAL CAMPUS). PER CAL TITLE 48.40.119 REQUIRES 1 SPACE PER 400 CSF. OF THE 21,507 CSF FACILITY, 200 SF SHOULD BE DISCOUNTED AS IT IS OPEN PARKING AREA UNDER THE BUILDING. THE REMAINING BUILDING SQUARE FOOTAGE OF 19,007 CSF SHOULD REQUIRE 47 SPACES. UTILIZING THE "HOSPITAL" CALCULATION, THE FACILITY PROVIDES FIFTEEN LESS SPACES THAN ARE REQUIRED. THE BALANCE OF REQUIRED PARKING SHALL BE ACCOMMODATED ELSEWHERE ON THE HOSPITAL CAMPUS, AS DIRECTED BY THE OWNER.

SHEET NOTES:

1. LEED BOUNDARY COORDINATE WITH SITE ELECTRICAL, LANDSCAPE AND CIVIL PLANS FOR SITE FEATURES AND LIMIT OF EXCAVATION LINE. ILLUSTRATES EXTENT OF SITE SECURITY FENCING. TYPICAL, NOTED LEED BOUNDARY EXTENDS THROUGH ADJACENT BUILDING. SECURITY FENCING DOES NOT.
- 2A. SALVAGE EXISTING FACILITY SIGNAGE AND CONCRETE BASE ALUMINUM SIGN @ 45" WIDE, 112" TALL AND 5" THICK CONCRETE BASE IS APPROXIMATELY 48" WIDE, 14" DEEP AND EXTENDS 24" ABOVE GRADE. SUB-GRADE SIZE AND CONDITION IS UNKNOWN.
- 2B. INSTALL SALVAGED FACILITY SIGNAGE. PROVIDE ADDITIONAL GRAPHICS PER 101423.
3. PRIMARY CONSTRUCTION ACCESS.
4. SECONDARY CONSTRUCTION ACCESS.
5. ACCESSIBLE VAN PARKING SIGNAGE.
6. LANDSCAPE AREA - COORDINATE WITH LANDSCAPE DRAWINGS FOR PLANTINGS AND FURNISHINGS, AND WITH ELECTRICAL FOR LIGHTING AS APPLICABLE.
7. 2007 AS ELECTRIC VEHICLE (EV) CHARGING STATION PEDESTAL (ONE OF TWO, WITH SECOND IN BASEMENT PARKING AREA). TOTAL OF FOUR CHARGES PROVIDED IN SCOPE OF WORK (2 IN BASEMENT, 2 AT LEVEL 1 PARKING).
8. PAVED DRIVE TO BASEMENT PARKING LEVEL, WITH GRAVEL BACKOUT PAD. COORDINATE WITH CIVIL.
9. MAINTENANCE ACCESS SURFACE, COORDINATE WITH CIVIL.
10. 8' VEGETATED BUFFER BETWEEN TOW OF SLOPE EXCAVATION ESTABLISHED BY CIVIL AND THE LEED SITE LIMITS. COORDINATE RESTORATION SOILS AND PLANTING WITH LANDSCAPE DRAWINGS.
11. 101423 NEW FACILITY SIGNAGE ON NEW CONCRETE BASE. COORDINATE WITH PEDESTAL AND FURNISHINGS SIGNAGE STAGGERED, WITH CIVIL, FOR BASE AND ELECTRICAL FOR LIGHTING.
12. 128000 BIKE RACKS AND BENCH.
13. 024118 STRUCTURAL DEMOLITION, COORDINATE WITH SHEET G1.1 AND CIVIL.
14. COORDINATE ACCESS AND ACTIVITY WITH OWNER'S CONTRACTOR FOR EXTERIOR RENOVATION WORK AT THE ADJACENT BUILDING.
15. FIRE DEPARTMENT CONNECTION, COORDINATE WITH CIVIL.



128 Seward St
Anchorage, AK 99501
761.467.2043
www.northwindarch.com

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE FOOT (1') EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. APPLICABLE ALL LABEL SCALES.

**BRH BEHAVIORAL HEALTH FACILITY
REVISED PERMITTING AND
CONSTRUCTION DOCUMENTS**

BARTLETT REGIONAL HOSPITAL
CITY AND REGIONAL
BE21-148

SHEET TITLE:
**ARCHITECTURAL
SITE PLAN**

CHECKED: [Signature] DATE: 09/20/2021
DESIGNED: [Signature] DATE: 09/20/2021

REV G1: COMPREHENSIVE - ALL REVISIONS TO BID DOCUMENTS 09/20/21

SHEET # **G1.0**

ISSUE DATE: 09/20/2021

CSP - BRH ED Add & Reno
September 2022
Behavioral Health Facility - Site Plan
Page 8.0



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Juneau, AK 99801
Ph: 907.580.8150
www.northwindarch.com

**BRH BEHAVIORAL HEALTH FACILITY
SECOND REVISION CONSTRUCTION
DOCUMENTS**

BRH BEHAVIORAL HEALTH FACILITY
CITY AND BOROUGH OF JAREMA
06.17.19

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS WHERE DISCREPANCIES OR CONFLICTS ARE FOUND. NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. ALL PARTITIONS ARE TYPE P14 UNO.
6. WHERE DOOR OPENINGS ARE NOT DIMENSIONED, LOCATE DOOR OPENINGS TO ENSURE 3' MIN JAMB FRAMING.
7. DIMENSIONS LOCATING OPENINGS ARE TO CENTERLINE OF OPENING UNO.
8. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN HERE.
9. THE MAJORITY OF ALL FFE ITEMS ARE O/F/O AND ARE NOT IN CONTRACT. HOWEVER LIMITED ITEMS ARE SHOWN IN DRAWINGS FOR COORDINATION PURPOSES. SEE FFE SHEETS FOR GENERAL FFE INFORMATION AND FFE SHEETS AND PROJECT MANUAL FOR CFCI FFE INFORMATION.

SHEET NOTES:

1. 323002 PARKING STRIP STRIPING
2. 323002 PEDESTRIAN ONLY STRIPING
3. 933009 EXTENSION OF CONCRETE SLAB ON GRADE
4. 933009 FORMED SUMP PIT WITH 255000 SAFETY COVER
5. 933000 MECHANICAL PAD
6. 055000 STEEL LADDER
7. 055000 CONCRETE FILLED STEEL BOLLARD, PAINTED
8. NOT USED
9. 083323 INSULATED OVERHEAD COILING DOOR
10. 223000 WATER HEATER
11. 321313 WHEEL STOPS
12. 237223 AIR HANGLER & FABRICATED STAND
13. 237223 AREA DRAIN
14. 334300 TRENCH DRAIN
15. NOT USED
16. 237223 PACKAGED HEAT RECOVERY UNIT
17. 334100 FOUNDATION DRAIN PIPE, DAYLIGHT TYP. ENDS AS SHOWN
18. 292743 EV CHARGING STATIONS (2)
19. 123900 WALL MOUNTED BIKE RACK (QUANTITY 4 TOTAL, SPACED 24" O.C.)
20. 151400 FREESTANDING CHAIR ON WALL BRACKET
21. 503800 CUSTOMER ACCESSORIES

LEGEND:

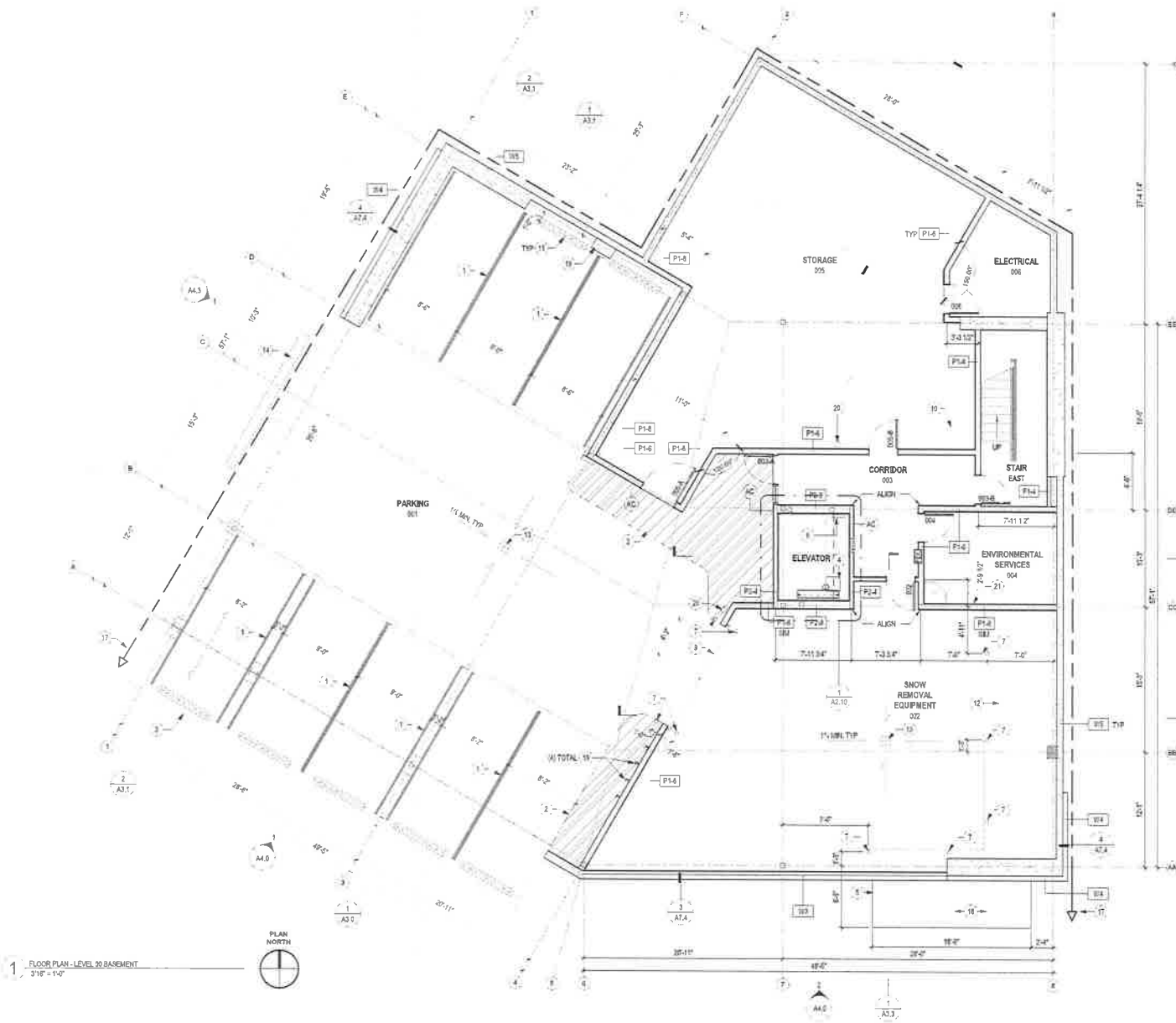
- STRUCTURAL FRAMING - SEE STRUCT
- AC - ACCESS CONTROL POINT
- HF - HANDS-FREE WALL ACTIVATION SWITCH
- FEC - FIRE EXTINGUISHER CABINET
- DC - DEFIBRILLATOR CABINET

CSP - BRH ED Add & Reno
September 2022
Behavioral Health Facility - Level 0
Use: Parking - 2500 SF
Office 3007 SF
Page 8.1

SHEET TITLE:
FLOOR PLAN - LVL 00 PARKING

CHECKED: DH 58
DRAWN: LJ 58
ISSUE DATE: 00 21.2021

SHEET # **A2.0**
ISSUE DATE: 04 21.2021



1 FLOOR PLAN - LEVEL 00 BASEMENT
3/16" = 1'-0"



NorthWind
Architects, LLC
125 Eastwood Dr.
Naperville, IL 60563
PH: 630.471.0113
www.northwindarch.com

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE RIGHT TO EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED FOR REDUCED EFFECTIVENESS. ALL LABELS, SYMBOLS.

**BRH BEHAVIORAL HEALTH FACILITY
SECOND REVISION CONSTRUCTION
DOCUMENTS**

BARTLETT/BEHAVIORAL HEALTH
CITY AND COUNTY OF JEFFERSON
JULY 2021

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS, WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FINISHING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. ALL PARTITIONS ARE TYPE P1-4 UNO.
6. WHERE DOOR OPENINGS ARE NOT DIMENSIONED, LOCATE DOOR OPENINGS TO ENSURE TYPICAL JAMB FRAMING.
7. DIMENSIONS LOCATING OPENINGS ARE TO CENTERLINE OF OPENING, UNO.
8. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN HERE.
9. THE MAJORITY OF ALL FFE ITEMS ARE OPCI AND ARE NOT IN CONTRACT, HOWEVER LIMITED ITEMS ARE SHOWN IN DRAWINGS FOR COORDINATION PURPOSES. SEE FFE SHEETS FOR GENERAL FFE INFORMATION AND FFE SHEETS AND PROJECT MANUAL FOR CFI FFE INFORMATION.

SHEET NOTES:

1. 208400 OWNER FURNISHED AND INSTALLED EQUIPMENT - SEE A11.0 - A11.3, AND INTERIOR ELEVATIONS, COORDINATE ELECTRICAL AND MECHANICAL REQUIREMENTS.
2. 113015 APPLIANCE - SEE A11.0 - A11.3, COORDINATE ELECTRICAL AND MECHANICAL REQUIREMENTS.
3. 113300 RETRACTING LADDER (ROOF ACCESS ABOVE)
4. 211300 FIRE DEPARTMENT CONNECTION, CENTER ON SIDEWALK, COORDINATE W/ CIVIL.
5. 208410 ELECTRICAL PANEL
6. 064110 CASEY YORK
7. 030225 WOOD FINISH TO MATCH
8. 062023 WOOD BUILT-IN FURNISHING
9. 000000 CURTAIN WALL SCREEN
10. 080110 METAL GRATE LANDING AND RAIL
11. 064110 LOCKERS
12. 083113 ACCESS DOOR
13. 097206 VISUAL DISPLAY SURFACE
14. 103900 SPECIMEN PASS
15. 104000 DRINKING FOUNTAIN
16. 104000 CUP AND BOTTLE FILLER
17. 104000 FIRE EXTINGUISHER ON WALL BRACKET
18. 016400 MULTIMACHINE
19. 016400 DIAGNOSTIC WALL BOARD
20. 016400 WALL MOUNTED MONITOR AND KEYBOARD
21. 113015 REFRIGERATOR FREEZER COMBO
22. 113015 MICROWAVE OVEN
23. 113015 DISHWASHER

LEGEND:

- STRUCTURAL FRAMING - SEE STRUCT
- ACCESS CONTROL POINT
- HANDS-FREE WALL ACTIVATION SWITCH
- FIRE EXTINGUISHER CABINET
- DEFIBRILLATOR CABINET

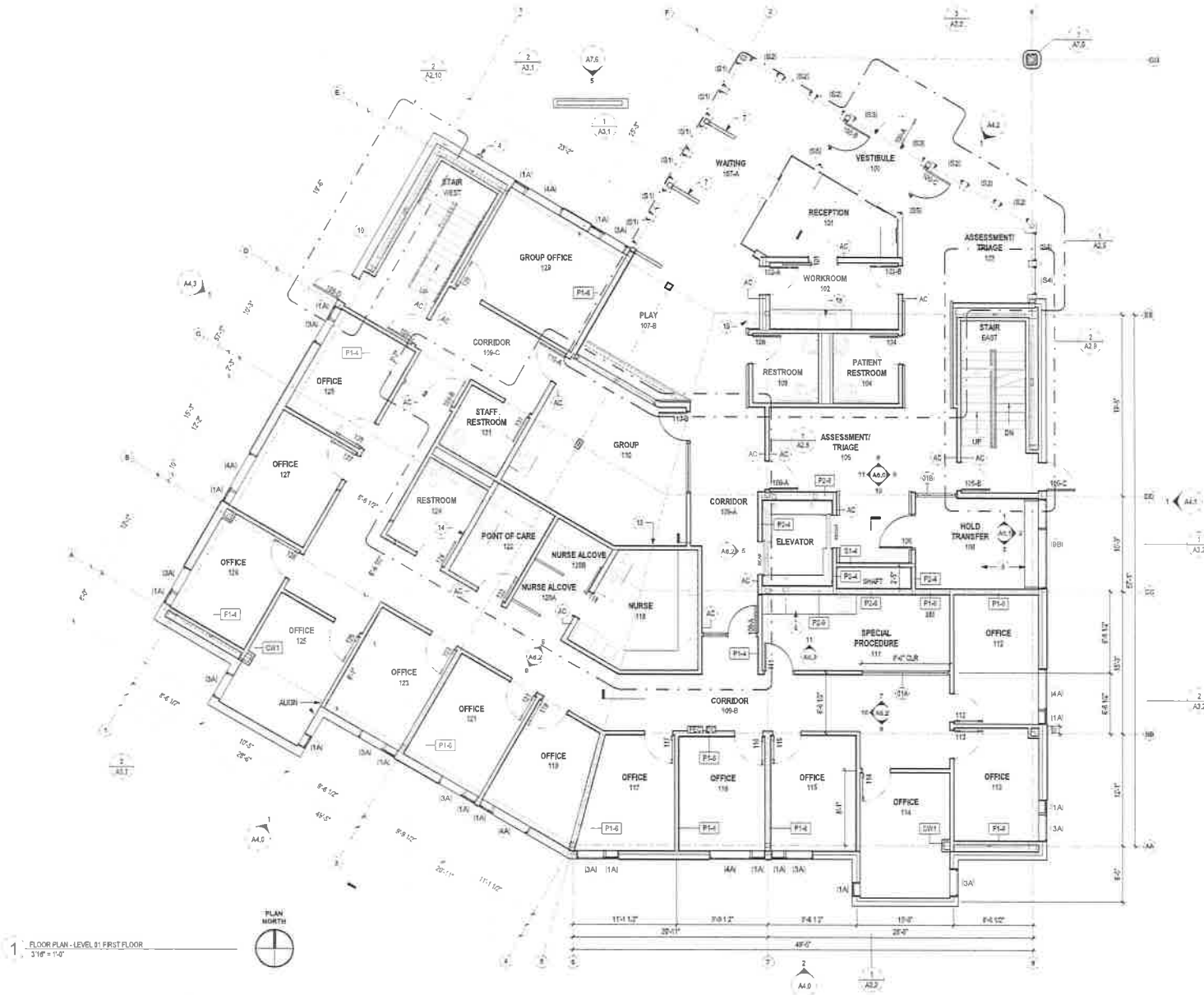
CSP - BRH ED Add & Reno
September 2022
Behavioral Health Facility - Level 1
Use: Office - 5700 SF
Page 8.2

SHEET TITLE:
**FLOOR PLAN - LVL
01**

CHECKED: DH SB
DRAWN: LJ BK
DATE: 08/10/2021
REV 01: CORRECTIONS 08/22/2021

SHEET # **A2.1**

ISSUE DATE: 08/22/2022





09/20/2020

NorthWind Architects, LLC

12000 Sunset Dr
Jensen, AK 99021
PH: 907.581.5555
WWW.NORTHWINDARCH.COM

IF THE ABOVE DIMENSIONS DOES NOT MEASURE ONE WAY IT IS TO BE MEASURED THE OTHER WAY. DIMENSIONS SHALL HAVE BEEN ENLARGED FOR REDUCED, AFFECTING ALL LABEL, SCALES.

**BRH BEHAVIORAL HEALTH FACILITY
SECOND REVISION CONSTRUCTION
DOCUMENTS**

WALDETT MEDICAL CENTER
CITY AND BOROUGH OF AURORA
JULY 2020

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS, WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FRAMING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. ALL PARTITIONS ARE TYPE P1-A, UNO.
6. WHERE DOOR OPENINGS ARE NOT DIMENSIONED, LOCATE DOOR OPENINGS TO ENSURE 3" MIN JAMB FRAMING.
7. DIMENSIONS LOCATING OPENINGS ARE TO CENTERLINE OF OPENING, UNO.
8. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN HERE.
9. THE MAJORITY OF ALL FFE ITEMS ARE OFCI AND ARE NOT IN CONTRACT, HOWEVER LIMITED ITEMS ARE SHOWN IN DRAWINGS FOR COORDINATION PURPOSES. SEE FFE SHEETS FOR GENERAL FFE INFORMATION AND FFE SHEETS AND PROJECT MANUAL FOR OFCI FFE INFORMATION.

SHEET NOTES:

1. 018400 OWNER FURNISHED AND INSTALLED EQUIPMENT - SEE A11.0 - A11.1 AND INTERIOR ELEVATIONS, COORDINATE BACKING ELECTRICAL AND MECHANICAL REQUIREMENTS.
2. 113013 APPLIANCE - SEE A11.0 - A11.1, COORDINATE ELECTRICAL AND MECHANICAL REQUIREMENTS.
3. 113300 RETRACTING LADDER (ROOF ACCESS ABOVE).
4. 211300 FIRE DEPARTMENT CONNECTION, CENTER ON SIDEWALK, COORDINATE W/ CIVIL.
5. 263410 ELECTRICAL PANEL.
6. 264115 CASEWORK.
7. 052023 WOOD PRIVACY SCREEN.
8. 052023 WOOD BUILT-IN FURNISHINGS.
9. 300000 CURTAIN WALL SCREEN.
10. 058115 METAL GRATE LANDING AND RAIL.
11. 064115 LOCKERS.
12. 083113 ACCESS DOOR.
13. 087200 VISUAL DISPLAY SURFACE.
14. 102000 SPECIMEN PLAYS.
15. 214000 DRINKING FOUNTAIN.
16. 224000 CUP AND BOTTLE FILLER.
17. 104400 FIRE EXTINGUISHER ON WALL BRACKET.
18. 016400 WALL MOUNTED MONITOR AND KEYBOARD.
19. 016400 DIGITAL WHITEBOARD.
20. 016400 WALL MOUNTED MONITOR AND KEYBOARD.
21. 113013 REFRIGERATOR/FREEZER COMBO.
22. 113013 MICROWAVE OVEN.
23. 113013 DISHWASHER.

LEGEND:

- STRUCTURAL FRAMING - SEE STRUCT.
- ACCESS CONTROL POINT
- HANDS-FREE WALL ACTIVATION SWITCH
- FIRE EXTINGUISHER CABINET
- DEFIBRILLATOR CABINET

CSP - BRH ED Add & Reno
September 2022
Behavioral Health Facility - Level 2
Use: Medical Clinic - 5200 SF
Page 8.3

SHEET TITLE:
**FLOOR PLAN - LVL
02**

CHECKED: [Signature] DATE: 09/21/2021
DRAWN: [Signature] DATE: 09/21/2021
ISSUED: [Signature] DATE: 09/21/2021

SHEET # **A2.2**

ISSUE DATE: 06/01/2022

1 FLOOR PLAN - LEVEL 02 SECOND FLOOR
3/16" = 1'-0"



GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ACTUAL BUILDING CONDITIONS AND DIMENSIONS. WHERE DISCREPANCIES OR CONFLICTS ARE FOUND, NOTIFY ARCHITECT PRIOR TO COMMENCING WORK.
2. DO NOT SCALE OFF OF DRAWINGS.
3. DIMENSIONS ARE TO GRIDLINE, FACE OR CENTER OF FINISHING UNO.
4. STRUCTURAL ELEMENTS SHOWN IN ARCHITECTURAL DRAWINGS FOR REFERENCE ONLY. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION.
5. ALL PARTITIONS ARE TYPE P1.4, UNO.
6. WHERE DOOR OPENINGS ARE NOT DIMENSIONED, LOCATE DOOR OPENINGS TO ENSURE 3" MIN JAMB FRAMING.
7. DIMENSIONS LOCATING OPENINGS ARE TO CENTERLINE OF OPENING, UNO.
8. SEE ENLARGED PLANS FOR INFORMATION NOT SHOWN HERE.
9. THE MAJORITY OF ALL FFE ITEMS ARE O&O AND ARE NOT IN CONTRACT, HOWEVER LIMITED ITEMS ARE SHOWN IN DRAWINGS FOR COORDINATION PURPOSES. SEE FFE SHEETS FOR GENERAL FFE INFORMATION AND FFE SHEETS AND PROJECT MANUAL FOR CFCI FFE INFORMATION.

SHEET NOTES:

1. 015400 OWNER FURNISHED AND INSTALLED EQUIPMENT - SEE A11.0 - A11.1, AND INTERIOR ELECTRICAL, COORDINATE ELECTRICAL AND MECHANICAL REQUIREMENTS
2. 113013 APPLIANCE - SEE A11.0 - A11.1, COORDINATE ELECTRICAL AND MECHANICAL REQUIREMENTS
3. 113300 RETRACTING LADDER (POOP ACCESS ABOVE)
4. 311300 FIRE DEPARTMENT CONNECTION, CENTER ON SIDEWALK, COORDINATE W/ CIVIL
5. 262416 ELECTRICAL PANEL
6. 264116 CASEWORK
7. 062602 WOOD PRIVACY SCREEN
8. 062623 WOOD BUILT-IN FURNISHING
9. 800000 CURTAIN WALL SCREEN
10. 060000 METAL GRATE LANDING AND RAIL
11. 064116 LOCKERS
12. 060113 ACCESS DOOR
13. 060200 VISUAL DISPLAY SURFACE
14. 102000 SPEAKER FIXES
15. 224000 DRINKING FOUNTAIN
16. 224000 CLIP AND BOTTLE FILLER
17. 104400 FIRE EXTINGUISHER ON WALL BRACKET
18. 070400 MULTIMEDIA
19. 070400 DIGITALISTIC WALL BOARD
20. 070400 WALL MOUNTED MONITOR AND KEYBOARD
21. 113013 REFRIGERATOR/FREEZER COMBO
22. 113013 MICROWAVE OVEN
23. 113013 DISHWASHER

LEGEND:

- AC ACCESS CONTROL POINT
- HF HANDS-FREE WALL ACTIVATION SWITCH
- PEC FIRE EXTINGUISHER CABINET
- DC DEFIBRILLATOR CABINET

CSP - BRH ED Add & Reno
September 2022
Behavioral Health Facility - Level 3
Use: Single Room Occupancy with Shared Facilities (SROsSF) - 8 rooms
Page 8.4



NorthWind Architects, LLC
138 Seward St.
Jupiter, FL 33457
PH: 561.855.5555
WWW.NORTHWINDARCH.COM

**BRH BEHAVIORAL HEALTH FACILITY
SECOND REVISION CONSTRUCTION
DOCUMENTS**

MANITTEK HEALTHCARE
CITY AND REGION OF JUPITER
ILLINOIS

SHEET TITLE:
FLOOR PLAN - LVL 03

CHECKED: DH SB
DRAWN: LB BK
DATE: 09/22/2022
REV 01: CORRECTION: 09/22/2022

SHEET # **A2.3**

SHEET DATE: 09/22/2022



Jensen
Yorba
Wall Inc.

522 West 10th Street
Juneau, Alaska 99801
907.586.1070
AFB1117
jennah@post.und.nm

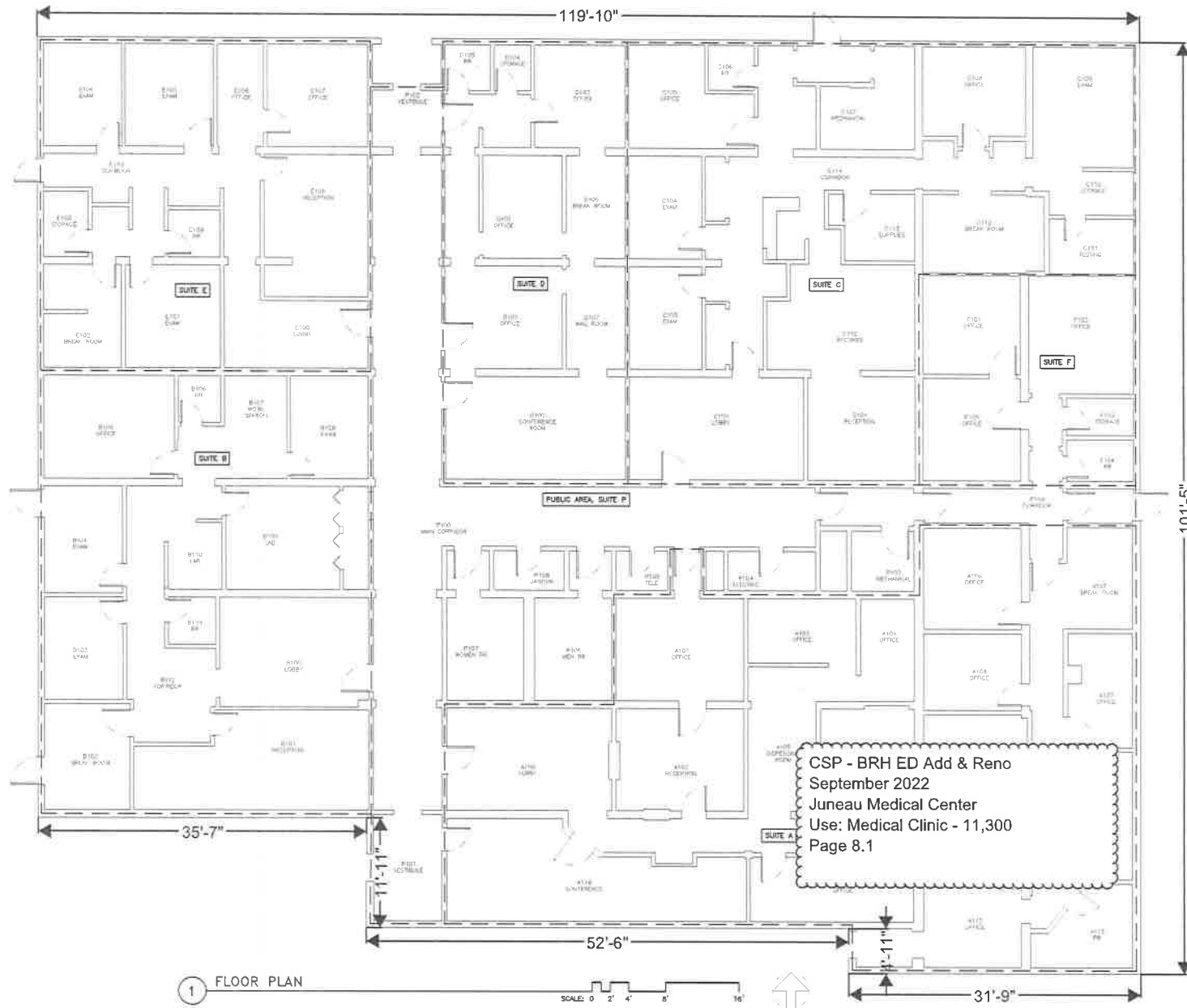


City & Borough of Juneau Bartlett Regional Hospital
Rainforest Recovery Center
Exterior Upgrades
 CBU Project # BE21-144
 Juneau, Alaska

100% CDs
REVITIMES
SHEET TITLE
FLOOR PLAN

DATE: February 10, 2021
FILE: 20122

A201





STATE OF ALASKA
49th



HAIGHT ASSOCIATES
CONSULTING ELECTRICAL ENGINEERS
526 Main Street
Juneau, Alaska 99801
(907) 586-9788

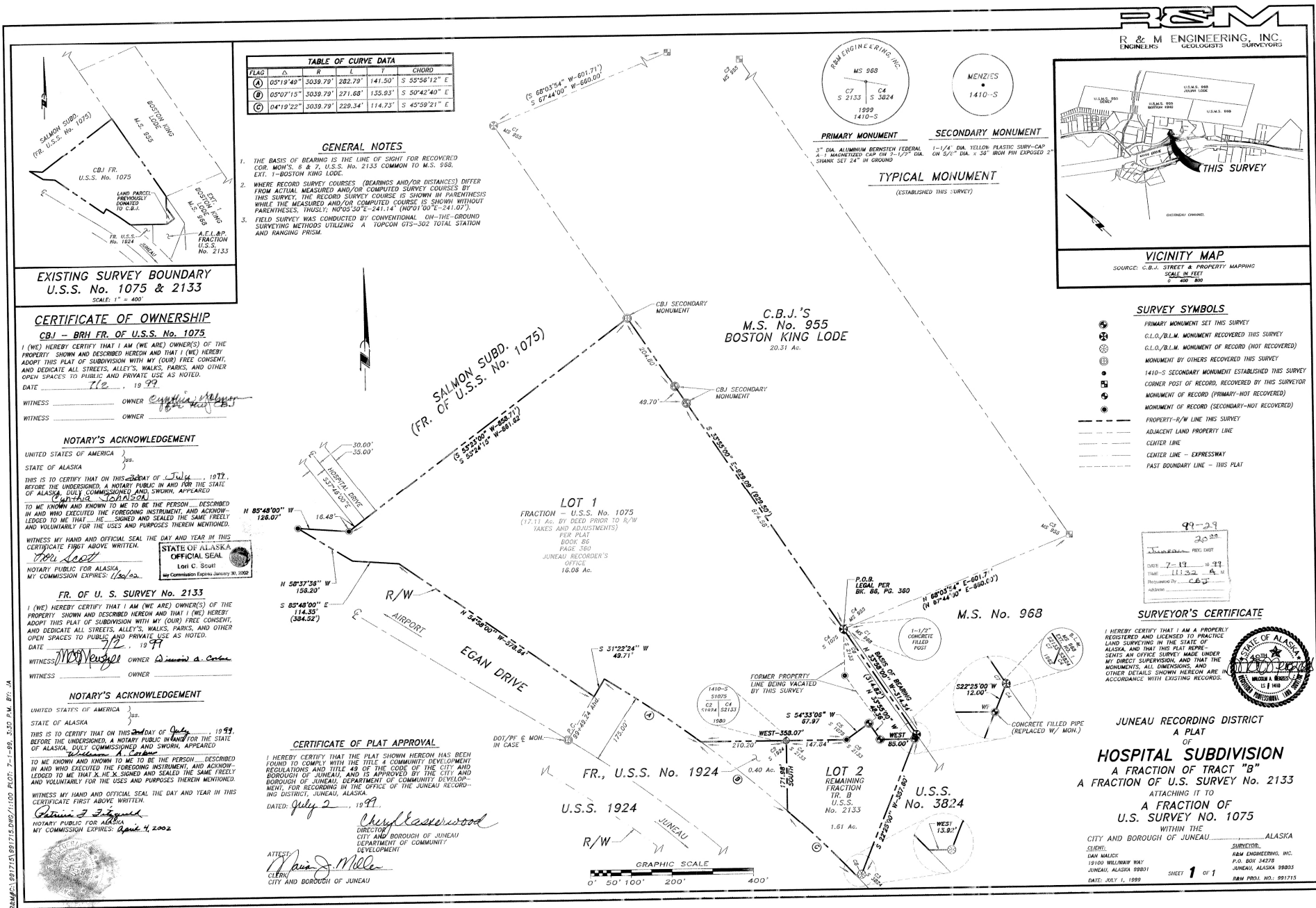
BARTLETT REGIONAL HOSPITAL
JUNEAU MEDICAL CLINIC
JUNEAU, ALASKA

FLOOR PLAN

NO.	DATE	DESCRIPTION
1	10/1/22	ISSUED FOR PERMIT

PROJECT NAME: E100

DATE: 10/1/22





DATE: April 29, 2022

TO: Gretchen Kaiser, Chair
Juneau Commission on Sustainability

FROM: Jeanne Rynne, Chief Architect

SUBJECT: LEED Certification
BRH Emergency Department Addition & Renovation

Executive Summary

CBJ Engineering is proceeding with a \$10M renovation and addition of the BRH Emergency Department(ED). Municipal Code 49.35.800 requires that renovation of existing CBJ buildings costing over \$5M achieve a minimum level of LEED Certification. The only allowable exception to this requirement is outlined in 49.35.800(c) and is predicated on the economic feasibility of achieving LEED Certification. The BRH ED Addition & Renovation is challenged to meet LEED Certification, as the hospital is not a LEED certified building and the scope of the renovations does not include enough of the building to achieve certification for the whole building. Moreover, it is economically impracticable to meet LEED eligibility criteria for just the addition or ED department. Still, CBJ is striving to incorporate sustainable features in the project to the extent possible. The purpose of this memo is to inform the Commission of this challenge, to demonstrate our efforts toward achieving sustainable elements in the project scope and to request the commission recommend the Assembly exempt the BRH ED Addition and Renovation project from achieving LEED Certification.

Background

The project is comprised of a 4000 SF addition and 6000 SF renovation of the Emergency Department. This project will replace many temporary renovations required in the BRH ED due to the pandemic. This project will create five negative pressure exam rooms, a negative pressure Resuscitation room and a true Airborne Infection Isolation (AII) room. Moreover, this project will also provide a 360-degree view from the main nurse station and an additional behavioral health room that will improve patient and staff safety and patient outcomes.

Challenges to eligibility for LEED Certification

In analyzing the project's ability to achieve LEED certification, the design team hired a LEED consultant whom confirmed the challenges we outline below.

- When LEED Certification is applied to a portion of a building, the portion is designed as a distinctly separate space, usually owned or managed by a different entity than the base building with the space having separate HVAC.
- The ED, by square footage, is 5% of the whole hospital building which is not LEED certified.
- We are not replacing the HVAC for the whole hospital and the ED HVAC's system will continue to be part of the whole building HVAC system. It is cost prohibitive to separate the ED HVAC system.
- The project area cannot be separately metered for air distributions systems, heat, electricity and water as each of these systems is fully integrated into the hospital system.
- LEED standardly uses Regional Power Grid to estimate the environmental attributes of electricity consumed. Due to this, Juneau's hydropower is not easily accounted for or given credit. This makes it challenging to achieve some of the greenhouse gas reduction points.
- Due to the above constraints, the USGBC has notified the design team that this project is not eligible to register for any current LEED rating system.

Sustainable Elements Included in the Project

Despite the eligibility challenges for LEED Certification, we are incorporating sustainable building practices to the extent possible. These strategies include:

- HVAC:
 - The design team will incorporate sustainable practices including variable volume ventilation systems and motors with variable speed drives to reduce electrical consumption during periods of low use.
 - New HVAC equipment will be designed to meet or exceed energy performance values prescribed in ASHRAE 90.1 - 2016 chapter 6 (Heating, Ventilating, and Air Conditioning). (Note: ASHRAE 90.1-2016 produce almost 40% energy savings from the 2004 version.)
 - Ventilation will be provided to meet or exceed ASHRAE 170-2021 and ASHRAE 62.1-2016 requirements.
 - Outside air volume and space CO2 monitoring will be incorporated.
 - Filtration in the ventilation equipment will be a minimum MERV 13 to meet ASHRAE 170-2021 requirements.
 - Outdoor air ventilation rates will be increased 15% above the minimum required per ASHRAE 62.1-2016.0
- The new addition will be designed to meet many LEED credits and design features such as a tight building envelope, water efficient fixtures, air change effectiveness, CO2 sensing and ventilation control equipment and sustainable light fixtures.
- In both the addition and the renovation portion, we will specify sustainable materials including products with low to no volatile organic compounds(VOCs) to improve indoor air quality.
- We are reusing much of the existing ED space, which is more environmentally friendly than demolition and building new.
- As with all hospital projects, Infection Control Risk Assessment (ICRA) measures are required to be in place throughout construction. This plan will insure that construction practices will lead to a high level of indoor air quality for occupants.
- We will require the contractor to implement a Waste Management Plan, which will lessen the construction impact on our waste stream.

Requested Action: Recommend the Assembly exempt BRH Emergency Department Addition & Renovation from LEED Certification since as a renovation of a non-separated portion of the hospital building, the project scope is not eligible for LEED Certification.



Juneau Commission on Sustainability

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/sustainability
155 S. Seward Street • Juneau, AK 99801 t

Date: May 17, 2022

To: Wade Bryson, Chair, Assembly Public Works & Facilities Committee

Thru: Katie Koester, Director, Engineering & Public Works

From: Gretchen Keiser, Chair, Juneau Commission on Sustainability *GKeiser*

Subject: LEED Certification and Potential Exemption under CBJ Code 49.35.800
BRH Emergency Dept Addition & Renovation

In accordance with CBJ Municipal Code 49.35.800 (c), the CBJ Chief Architect approached the Juneau Commission on Sustainability (JCOS) with a request that JCOS recommend to you that the Assembly exempt the Bartlett Regional Hospital Emergency Department (ED) Addition & Renovation project from the requirement for LEED Certification. See the attached 4/29/2022 memo from Ms. Jeanne Rynne for a summary of the project circumstances and LEED certification challenges.

JCOS Recommendation: JCOS recommends that the Assembly exempt the BRH Emergency Dept project from LEED certification. The JCOS recommendation is based on the following reasons:

1. The project's scope represents only 5% of the square footage of the whole hospital (which is not LEED certified), and to achieve LEED certification for the ED portion only would require separate management and a stand-alone HVAC. A separate ED entity and HVAC are cost-prohibitive and makes no sense when the ED is part of the fully integrated heating, electrical, and air distribution utility systems at BRH.
2. The CBJ Architect has conducted due diligence with a LEED consultant who confirmed the challenges summarized above and in Ms. Rynne's memo. In fact, **the US Green Building Council informed the project design team that this ED project is not eligible to register for the LEED certification process.**
3. As enumerated in Ms. Rynne's memo, the BRH Emergency Dept project will incorporate a number of current green building features that address energy efficiency, air quality, sustainable building materials, and demolition/construction waste reduction.

Attachment

4/29/22 Memo. Ms. Rynne to Ms. Keiser, *LEED Certification. BRH Emergency Department Addition & Renovation.*

cc: Jeanne Rynne, CBJ Chief Architect



DATE: June 13, 2022

TO: Beth Weldon, Mayor
Assembly

THROUGH: Rorie Watt, City Manager

FROM: Katie Koester, Engineering & Public Works Director

SUBJECT: LEED Certification
Bartlett Regional Hospital Emergency Department
Addition and Renovation

Executive Summary

In accordance with CBJ Municipal Code 49.35.800 (c), staff presented a request for exemption to the LEED Certification requirement of the Bartlett Regional Hospital (BRH) Emergency Department (ED) Renovation and Addition to the Juneau Commission on Sustainability (JCOS) at their May 4, 2022 meeting. JCOS approved staff's recommendation for an exemption. Code requires that requests for exemption obtain consent from the Manager and the Assembly, upon consideration of the recommendation from JCOS. On June 6, the Public Works and Facilities Committee (PWFC) reviewed the recommendation from JCOS and recommended that the request for exemption to the LEED Certification be moved forward to the Assembly for approval.

Background

The CBJ Municipal Code 49.35.800 requires that renovation of existing CBJ buildings over \$5M achieve a minimum level of LEED Certification. The estimated cost of the BRH Emergency Department (ED) Renovation and Addition project is \$10 million. The exception procedure allows for a determination of economic feasibility to exempt a project from LEED Certification. The primary reason that we are requesting the exemption is that the project does not meet LEED eligibility criteria, namely due to the renovation/addition being wholly integrated with the existing ED and relatively small compared to the whole hospital building that is not LEED certified. LEED Certification for additions is achievable when the addition is a distinctly separate space, otherwise the entire facility is required to be LEED certified. Moreover, the USGBC has notified the design team that this project is not eligible to register for any current LEED rating system due to many constraints. Please see the April 29, 2022 memo to JCOS. The exemption request meets the criteria of not being economically feasible, as we do not have the funds to undertake a whole building renovation at this time. In addition, it is not economically feasible to separate the BRH ED mechanical systems from the rest of the hospital building.

Action

We request that the PWFC recommend approval of the LEED Certification exemption request, along with the recommendation from JCOS, be forwarded to the Assembly through the City Manager for consent.

Attachments: Recommendation Memo from JCOS to PWFC May 17, 2022
Staff Memo to JCOS April 29, 2022

49.35.800 - Sustainable building standards for construction and renovation of buildings.

(a) *New construction and renovation of existing buildings and facilities by the City and Borough.* The City and Borough shall construct and renovate its public facilities and buildings to sustainable building standards through the use of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system, and shall be responsible for ensuring that public facilities and buildings meet the requirements as set out in this section and are operated accordingly.

(1) LEED shall be the quantitative measurement for how well standards are met;

(2) All public facilities and buildings utilizing municipal funds and costing over \$5,000,000.00 (either general or bonded), including new private construction for Municipal leasing or renting, shall be designed and constructed in such a fashion as to achieve a minimum level of LEED Certified;

(A) The City and Borough Engineering Department shall determine if attainment of specific LEED credits will be required within the credits pursued for LEED Certification. These required credits shall be documented in CBJ policy and shall be reviewed and updated each time a new version of the LEED standard is issued. Such update shall occur within three months of the issuance of a new LEED standard.

(b) *Application.* The sustainable building standards for municipal buildings and facilities, including but not limited to, the Juneau School District, the Juneau International Airport, and Bartlett Regional Hospital, shall apply to facilities and buildings where the principal use is regularly occupied space, including, but not limited to, buildings occupied for office, retail, classroom, healthcare, or assembly purposes.

(1) As used in this section, occupied means a facility or building whose primary purpose is for people to work, assemble, or intend to remain within to perform functions (other than routine maintenance) of the principal use of the building. Industrial facilities, such as maintenance, warehouse, and vehicle storage, are excluded from this section.

(c) *Exception procedure.* If the Manager, with the consent of the Assembly, after consideration of the recommendation of the Sustainability Commission, determines that it would not be economically feasible to satisfy the prerequisites for LEED Certification in the case of a specific project, that project shall be exempt from the requirement for LEED Certification.

(d) *Effective date.* This ordinance shall become effective on July 1, 2011. Existing projects with fully executed contracts for design services on the effective date shall be exempt from this ordinance.

THE CITY AND BOROUGH OF JUNEAU, ALASKA
REGULAR ASSEMBLY MEETING
 Meeting Minutes – June 13, 2022

MEETING NO. 2022-13: The Regular Assembly Meeting of the City and Borough of Juneau Assembly was held at City Hall and virtually via Zoom Webinar and called to order by Mayor Beth Weldon at 7:00p.m.

I. FLAG SALUTE

Assemblymember Greg Smith led the Assembly in the flag salute.

II. LAND ACKNOWLEDGMENT

Assemblymember Christine Woll provided the following land acknowledgment: 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 a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

III. ROLL CALL

Assemblymembers Present: Mayor Weldon, Deputy Mayor Maria Gladziszewski, Michelle Hale, ‘Wáahlaal Gíidaak, Greg Smith, Carole Triem, Alicia Hughes-Skandijs, Christine Woll, Wade Bryson

Assemblymembers Absent: None.

Staff Present: City Manager Rorie Watt, City Attorney Robert Palmer, Municipal Clerk Beth McEwen, Deputy Clerk Diane Cathcart, Assistant City Attorney Sherri Layne, Finance Director Jeff Rogers, Port Director Carl Uchtyl, Engineering/Public Works Director Katie Koester

IV. SPECIAL ORDER OF BUSINESS

A. Proclamation Juneau Pride Month (see Res. 2988 under Consent Agenda)

Mayor Weldon read a proclamation to honor June as Juneau Pride Month and presented it to members of SEAGLA (Southeast Alaska LGBTQ+ Association).

B. Instruction for Public Participation

Ms. McEwen provided instruction to the listening public on how to participate in the meeting via the Zoom platform.

V. APPROVAL OF MINUTES

A. January 10, 2022 Special Assembly Meeting #2022-01 DRAFT Minutes

C. May 4, 2022 Special Assembly Meeting #2022-11 DRAFT Minutes

MOTION by Ms. Hale to approve the minutes of the January 10, 2022 Special Assembly meetings,

Public Comment

None.

Assembly Action

MOTION by Mr. Smith to adopt Ordinance 2021-08(b)(am)(AS) and asked for unanimous consent.

Hearing no objection, the motion passed.

X. UNFINISHED BUSINESS

None.

XI. NEW BUSINESS**A. Hardship and Senior Citizen/Disabled Veteran Late-Filed Real Property Tax Exemption Applications**

There are two property owners that have requested the Assembly authorize the Assessor to consider a late-filed exemption for their property assessment.

The Assembly should consider each request separately and determine whether the property owner was unable to comply with the April 30 filing requirement. A.S. 29.45.030(f); CBJC 69.10.021(d). The burden of proof is upon the property owner to show the inability to file a timely exemption request. If the Assembly decides to accept one or more late-filed exemption requests, those applications will be referred to the Assessor for review and action.

The City Manager recommends the Assembly act on each of these applications individually.

Assembly Action

MOTION by Ms. Gladziszewski that the Assembly has considered the two applications from Mr. Larry Hooton and William T. Kramer and for the Assessor to accept these applications for consideration and asked for unanimous consent. *Hearing no objection, the motion passed.*

B. LEED Exemption Request for Bartlett Regional Hospital Emergency Department Addition

Mr. Watt noted that this request is for a LEED exemption request. He noted that the packet had three memos in the packets, one from CBJ Architect Jeanne Rynne, one from the Juneau Commission on Sustainability Chair Gretchen Kaiser, and one from Engineering/Public Works Director Katie Koester, all recommending the Assembly grant a LEED exemption request for the Bartlett Regional Hospital Emergency Department addition project.

MOTION by Ms. Gladziszewski for the Assembly to exempt the BRH Emergency Department Addition project from the LEED certification requirements because it is a non-separated portion of the hospital and therefore not eligible for LEED certification. *Hearing no objection, that motion passed.*

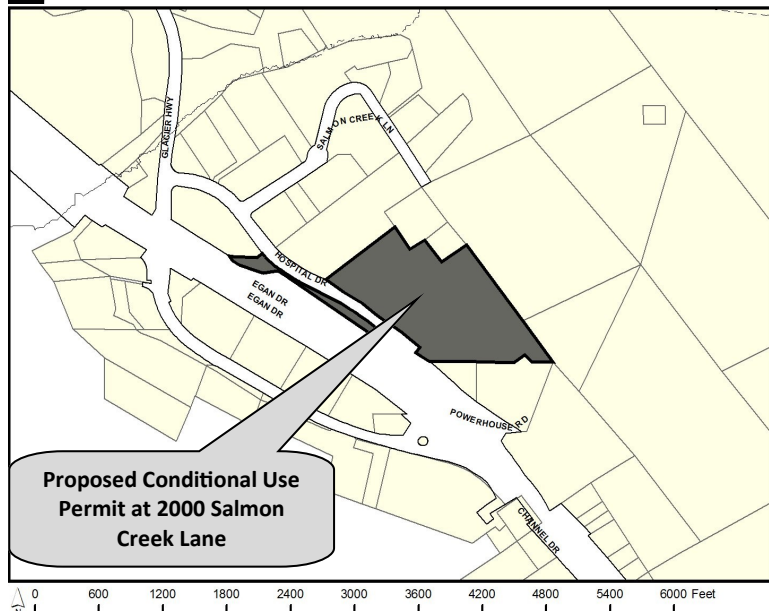
XII. STAFF REPORTS

None.

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for **Conditional Use Permit & City Project Review for Bartlett Regional Hospital's Emergency Department Addition at 2000 Salmon Creek Lane** in a GC 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 December 5, 2022 at

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

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

Now through Nov. 21

Comments received during this period will be sent to the Planner, Jennifer Shields, to be included as an attachment in the staff report.

Nov. 22— noon, Dec. 9

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, Dec. 13, 2022

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/85488605721> and use the Webinar ID: 854 8860 5721 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 S. Seward Street, Juneau, Alaska.

Dec. 14, 2022

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4139 ♦

Email: pc_comments@juneau.org

Mail: Community Development, 155 S. Seward Street, Juneau AK 99801

Case No.: USE2022 0016 & CSP2022 0005

Parcel No.: 7B0901020041

CBJ Parcel Viewer: <http://epv.juneau.org>

122





Planning Commission

(907) 586-0715

PC_Comments@juneau.org

www.juneau.org/community-development/planning-commission

155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF DECISION

Date: December 15, 2022

File No.: SMF2022 0002

Bicknell Inc.
4090 Delta Drive Unit 15
Juneau, AK 99801

Proposal: Applicant requests a Modification to the Final Plat regarding Note 9 HOA Bylaws
Property Address: 4090 Delta Drive Unit 15
Legal Description: Modification of note on plat 2021-40
Parcel Code No.: 5B2401620115
Hearing Date: December 13, 2022

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 29, 2022, and approved the modification to the final plat to be conducted as described in the project description and project drawings submitted with the application.

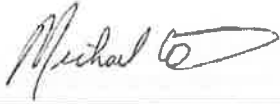
Attachment: November 29, 2022 memorandum from Jill Maclean, Director, Community Development, to the CBJ Planning Commission regarding SMF2022 0002.

This Notice of Decision does not authorize any construction. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance to 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). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, December 13, 2022

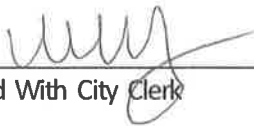
Bicknell Inc.
File No.: SMF2022 0002
December 15, 2022
Page 2 of 2



Michael LeVine, Chair
Planning Commission

December 16, 2022

Date



Filed With City Clerk

12/20/22

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this subdivision. 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.



PLANNING COMMISSION STAFF REPORT
MAJOR SUBDIVISION SMF2022 0002
HEARING DATE: DECEMBER 13, 2022

(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

DATE: November 30, 2022
TO: Michael LeVine, Chair, Planning Commission
BY: Jill Maclean, Director | AICP *Jill Maclean*

PROPOSAL: Applicant requests a Modification to the Final Plat regarding Note 9 HOA Bylaws

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- SMF2021 0002 was approved on May 11, 2021
- ARF2021 0001 was approved on May 11, 2021
- Applicant seeks to revise the language in Note 9 regarding Homeowners' Association (HOA) Bylaws
- No other modifications are requested

ALTERNATIVE ACTIONS:

1. **Amend:** amend the approval to require conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-3 below that support the denial.
3. **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:
 - o CBJ 49.15.402
 - o CBJ 49.15.412
 - o CBJ 49.80

GENERAL INFORMATION	
Property Owner	Bicknell Inc.
Applicant	Bicknell Inc.
Property Address	4090 Delta Drive Unit 15
Legal Description	Delta Drive Lot 15
Parcel Number	5B2401620115
Zoning	D18
Lot Size	79,189 sq. ft.
Water/Sewer	Public
Access	Delta Drive
Existing Land Use	
Associated Applications	SMF2021 0001; ARF2021 0001

The Commission shall hear and decide 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 49.15.402(a) - A major subdivision permit is required for subdivisions resulting in 14 or more lots.

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D18)	Thunder Mountain Mobile Home Park
South (D18)	Vacant
East (D18)	Thunder Mountain Mobile Home Park
West (D18)	Multi-family four-plex

SITE FEATURES	
Anadromous	None
Flood Zone	None
Hazard	None
Hillside	None
Wetlands	None
Parking District	None
Historic District	None
Overlay Districts	None

BACKGROUND INFORMATION

Project Description – The applicant requests a modification to the final plat for the Delta Drive Subdivision, an Alternative Residential Subdivision (ARS) creating 15 lots. The project, creating 14 unit-lots for residential uses and one (1) parent-lot containing the perimeter buffer, privately maintained access road, and other common amenities (15 lots total), was approved on May 11, 2021 by the Commission.

The applicant seeks to modify the language on Plat Note 9 to the following:

THIS PLAT CREATES AN ALTERNATE RESIDENTIAL SUBDIVISION PURSUANT TO AND GOVERNED BY THE CITY AND BOROUGH OF JUNEAU LAND USE CODE TITLE 49 ARTICLE IX. EACH UNIT-LOT IS SUBJECT TO THE BYLAWS OF THUNDER MOUNTAIN VIEWS HOA, INC., AS THEY MAY BE AMENDED. THUNDER MOUNTAIN VIEWS HOA, INC. HAS A LIEN ON A UNIT-LOT FOR AN ASSESSMENT LEVIED AGAINST THE UNIT-LOT FROM THE TIME THE ASSESSMENT BECOMES DUE WITH THE SAME RIGHTS AS PROVIDED UNDER AS 34.08.470 FOR ASSOCIATIONS OF COOPERATIVES WHOSE UNIT OWNERS' INTERESTS IN THE UNITS ARE REAL ESTATE. EACH OWNER OF A UNIT-LOT IS REQUIRED TO, AND SHALL BE, THROUGHOUT THEIR OWNERSHIP, A MEMBER OF THE THUNDER MOUNTAIN VIEWS HOA, INC., AND IS REQUIRED TO PAY ASSESSMENTS ASSESSED BY THUNDER MOUNTAIN VIEWS HOA, INC. THE ANNUAL AVERAGE COMMON EXPENSE LIABILITY OF A MEMBER, EXCLUSIVE OF ANY INSURANCE PREMIUMS PAID BY THE ASSOCIATION, MAY NOT EXCEED \$100, AS ADJUSTED UNDER AS 34.08.820.

The Commission shall hear and decide 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 49.15.402(a) - A major subdivision permit is required for subdivisions resulting in 14 or more lots.

Background -

Refer to Attachment C, Notice of Decision and Staff Report SMF2021 0001 for details on the development.

AGENCY REVIEW

CDD conducted an agency review comment period between November 29, 2022 and December 9, 2022.

Agency	Summary
Building Division	No comments
CCFR	No comments
General Engineering	No comments

PUBLIC COMMENTS

CDD conducted a public comment period between November 28, 2022 and December 9, 2022. Public notice was mailed to property owners within 500 feet of the subject parcel. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. At the time of publication, no public comments had been received.

FINDINGS

Final plat approval criteria - Per CBJ 49.15.402(f)(3) the Director makes the following findings:

- 1. Has the applicant complied with any conditions or plat notes as required in the Notice of Decision approving the preliminary plat?***

Analysis: No addition analysis needed.

Finding: **Yes.** The conditions of preliminary plat approval have been met.

- 2. Has the applicant constructed all required improvements or provided a financial guarantee in accordance with CBJ 49.55.010?***

Analysis: Discuss what improvements were required and if they were constructed. OR discuss the financial guarantee that was provided.

Finding: **Yes.** The applicant has constructed all required improvements OR provided a financial guarantee.

- 3. Does the Final Plat meet the standards set forth in CBJ 49.15.412 for final plats?***

Analysis: No additional analysis needed.

Finding: **Yes.** The Final Plat complies with CBJ 49.15.415 Final Plat Standards.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested final plat. The permit would modify Final Plat Note 9 regarding HOA Bylaws.

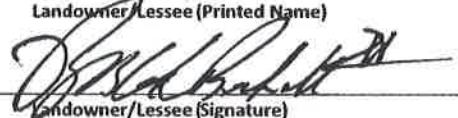
STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Abutters Notice
Attachment C	SMF2021 0002 Final Plat Notice of Decision & Staff Report



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.

PROPERTY LOCATION	
Physical Address 4090 Delta Dr	
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) DELTA DRIVE LT 15	
Parcel Number(s) 5B2401620115	
☐ 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 Bicknell Inc	Contact Person David Blommer
Mailing Address PO Box 33517 Juneau, AK 99801	Phone Number(s) 9077895727
E-mail Address dblommer@bicknellinc.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.	
Roscoe Bicknell President Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)	
X	 Landowner/Lessee (Signature) NOV 16 2022 Date
Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)	
X	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) Same	Contact Person
Mailing Address	Phone Number(s)
E-mail Address	
X	Applicant's Signature Date of Application

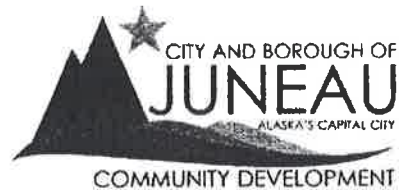
DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number SMF 22-02 SMF 22-02	Intake Initials AS
	Date Received 11/22/22

Attachment A - Application



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

See subdivision hand-outs for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

Revise a plat note on existing plat

Number of Existing Parcels 15 Total Land Area _____ Number of Resulting Parcels 15

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS

☐ NO

☐ YES

Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT

(changing or creating 13 or fewer lots)

- ☐ Preliminary Plat (MIP)
☐ Final Plat (MIF)
☐ Panhandle Subdivision
☐ Accretion Survey
☐ Boundary Adjustment
☐ Lot Consolidation (SLC)
☐ Bungalow Lot Subdivision
☐ Common Wall/Zero Lot Subdivision
☐ Other _____

MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

- ☐ Preliminary Plat (SMP)
☐ Final Plat (SMF)
☐ Preliminary Development Plan – PUD (PDP)
☐ Final Development Plan – PUD (PDF) Preliminary
☐ Development Plan – ARS (ARP) Final
☐ Development Plan – ARS (ARF)
☐ Bungalow Lot Subdivision
☐ Common Wall/Zero Lot Subdivision
☒ Other Revise a plat note on existing plat

ALL REQUIRED DOCUMENTS ATTACHED

☐ Pre-application conference notes

☐ Narrative including:

- ☐ Legal description(s) of property to be subdivided
☐ Existing structures on the land
☐ Zoning district
☐ Density
☐ Access
☐ Current and proposed use of any structures
☐ Utilities available
☐ Unique characteristics of the land or structure(s)

☐ Preliminary Plat checklist

DEPARTMENT USE ONLY BELOW THIS LINE

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>485</u>		\$110 + \$25/lot (15 lots)	
Admin. of Guarantee	\$ _____		sign fee: \$50	
Adjustment	\$ <u>635</u>		sign deposit: \$100	
Total Fee	\$ <u>635</u>			

MAJOR SUB
PLAT AMENDMENT
\$110 + \$25 PER LOT

Plat 2021-40

govern sign 650.00

SMP 22-02

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number <u>SMP 22-02</u>	Date Received <u>11/22/22</u>
---------------------------------	----------------------------------

Revised October 2019 - Page 1 of 1

Attachment A - Application

David Sevdy

From: dblommer@bicknellinc.com
Sent: Monday, November 21, 2022 12:45 PM
To: Permits; Jill Maclean
Subject: Fwd: Plat application
Attachments: Delta Dr Plat note revision application.pdf

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi, please see attached application for a plat amendment. Here is the language we would like added:

David – the revised plat note 9 is below. --- Chris

9. THIS PLAT CREATES AN ALTERNATE RESIDENTIAL SUBDIVISION PURSUANT TO AND GOVERNED BY THE CITY AND BOROUGH OF JUNEAU LAND USE CODE TITLE 49 ARTICLE IX. EACH UNIT-LOT IS SUBJECT TO THE BYLAWS OF THUNDER MOUNTAIN VIEWS HOA, INC., AS THEY MAY BE AMENDED. THUNDER MOUNTAIN VIEWS HOA, INC. HAS A LIEN ON A UNIT-LOT FOR AN ASSESSMENT LEVIED AGSINST THE UNIT-LOT FROM THE TIME THE ASSESSMENT BECOMES DUE WITH THE SAME RIGHTS AS PROVDIED UNDER AS 34.08.470 FOR ASSOCIATIONS OF COOPERATIVES WHOSE UNIT OWNERS' INTERESTS IN THE UNITS ARE REAL ESTATE. EACH OWNER OF A UNIT-LOT IS REQUIRED TO, AND SHALL BE, THROUGHOUT THEIR OWNERSHIP, A MEMBER OF THE THUNDER MOUNTAIN VIEWS HOA, INC., AND IS REQUIRED TO PAY ASSESSMENTS ASSESSED BY THUNDER MOUNTAIN VIEWS HOA, INC. THE ANNUAL AVERAGE COMMON EXPENSE LIABILITY OF A MEMBER, EXCLUSIVE OF ANY INSURANCE PREMIUMS PAID BY THE ASSOCIATION, MAY NOT EXCEED \$100, AS ADJUSTED UNDER AS 34.08.820.

If the attachment didn't go through, please call me at 9073215758

Thank you,
David
----- Original Message -----
Subject: Plat application
Date: 2022-11-16 15:52
From: David Blommer <dblommer@gmail.com>
To: David Blommer <dblommer@bicknellinc.com>, David Blommer <dblommer@gmail.com>

GENERAL NOTES

- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.
- BASIS OF BEARING**
THE BASIS OF BEARING FOR THIS PLAT IS THE BEARING OF S 0° 01' 00" W, AS SHOWN ON PLAT No. 73-17, DATED OCTOBER 29, 1973, BETWEEN THE RECOVERED MONUMENTS, AS SHOWN ON THIS PLAT.
- WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THAT OF ACTUAL FIELD MEASURED AND/OR COMPUTED SURVEY COURSES, THE RECORD BEARING AND/OR DISTANCES IS SHOWN WITHIN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).
- THE PRELIMINARY FIELD SURVEYING WAS PERFORMED ON MAY 26-27, 2020, UTILIZING A TRIMBLE S7 ROBOTICS TOTAL STATION WITH STANDARD LASER RANGING MEASUREMENTS.
- RECORD INFORMATION**
THE RECORD INFORMATION USED FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS: PLAT No. 73-17, JUNEAU RECORDING DISTRICT, DATED OCTOBER 29, 1973 (R1), PLAT No. 92-18, JUNEAU RECORDING DISTRICT, DATED APRIL 26, 1992 (R2);
- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET, AND HAVE BEEN REDUCED TO THEIR HORIZONTAL EQUIVALENTS.
- DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- THIS PLAT CREATES AN ALTERNATE RESIDENTIAL SUBDIVISION PURSUANT TO AND GOVERNED BY THE CITY AND BOROUGH OF JUNEAU LAND USE CODE TITLE 49 ARTICLE IX. EACH OWNER OF A UNIT-LOT IS REQUIRED TO, AND SHALL BE, THROUGHOUT THEIR OWNERSHIP, A MEMBER OF THE THUNDER MOUNTAIN VIEWS HOA, INC., REQUIRED TO PAY ASSESSMENTS ASSESSED BY THUNDER MOUNTAIN VIEWS HOA, INC.
- PER CBJ 49.15.920(j), NO PARKING AREAS, DWELLING UNITS, UNIT-LOTS, OR PERMISSIBLE USES MAY BE LOCATED WITHIN THE PERIMETER BUFFER. ACCESS TO THE DEVELOPMENT MAY CROSS A PORTION OF THE BUFFER.
- ACCESS TO LOTS SHALL BE VIA ACCESS EASEMENTS SHOWN ON THIS PLAT AND IS SUBJECT TO THE REQUIREMENTS IN THE BYLAWS OF THUNDER MOUNTAIN VIEWS HOA, INC.
- LOT 15, BLANKET EASEMENT, PERIMETER BUFFER, AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE PRIVATE EASEMENTS, AND THE LAND ON WHICH THE PRIVATE EASEMENTS ARE LOCATED IS OWNED AND MANAGE BY THUNDER MOUNTAIN VIEWS HOA, INC.

OWNERSHIP CERTIFICATE

BICKNELL, INC. HEREBY CERTIFIES THAT BICKNELL, INC. IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT IT HEREBY ADOPTS THIS PLAT OF SUBDIVISION WITH ITS FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

OWNER: Roscoe V. Bicknell, IV DATE: Nov 19 2021 2021
ROS COE V. BICKNELL, IV
BICKNELL, INC.

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA }
STATE OF ALASKA } SS

THIS IS TO CERTIFY THAT ON THIS 19 DAY OF November, 2021, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Roscoe V. Bicknell, IV TO ME KNOWN TO BE THE PERSONS 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.

Carole Bullman
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: 2/18/2024

PLANNING COMMISSION PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. SMP 20200004, DATED May 11, 2021, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE JUNEAU RECORDING DISTRICT, STATE RECORDS OFFICE AT ANCHORAGE.

CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

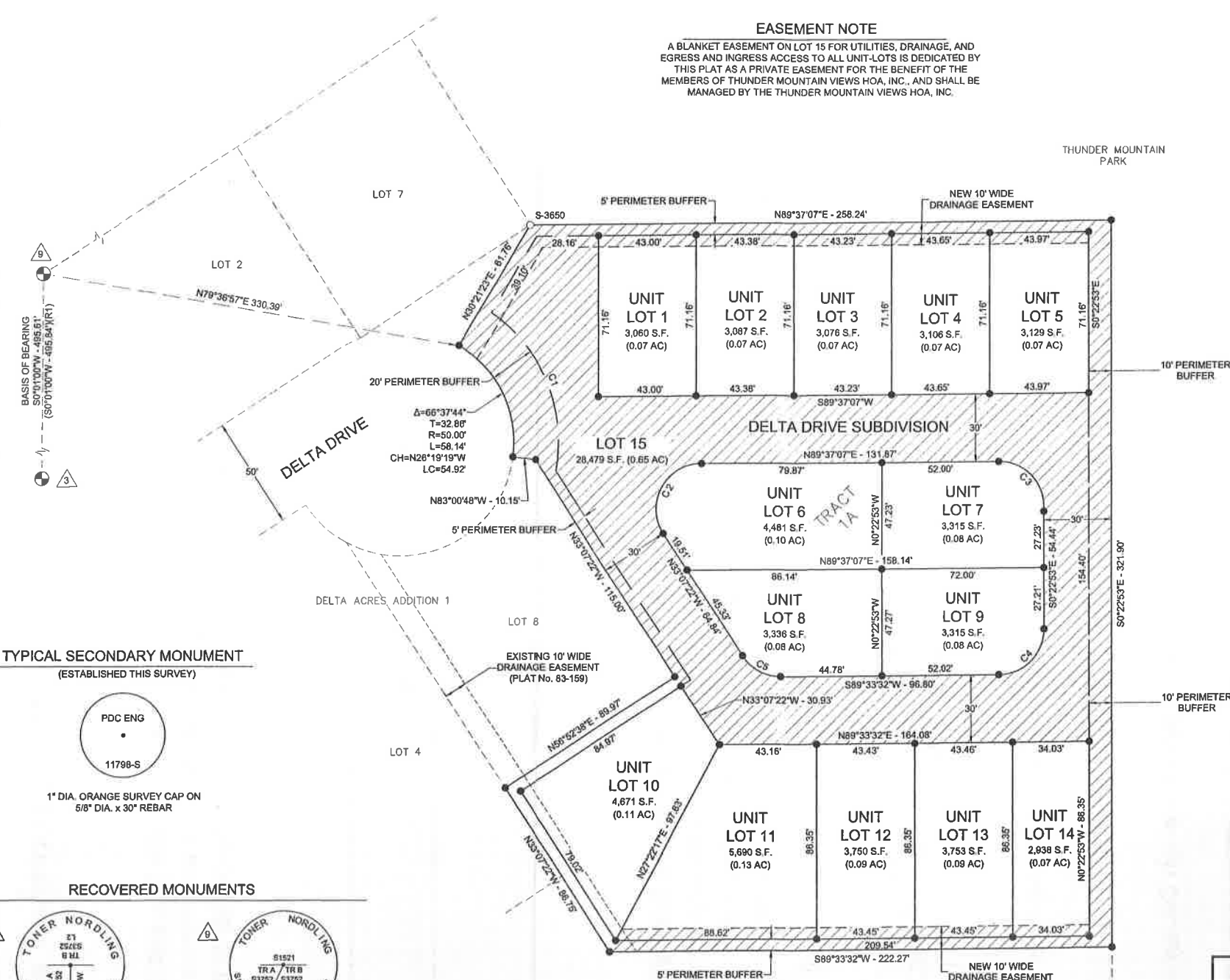
DATED November 29, 2021

ATTEST: Jane Cathcart
MUNICIPAL CLERK, Deputy
CITY AND BOROUGH OF JUNEAU



EASEMENT NOTE

A BLANKET EASEMENT ON LOT 15 FOR UTILITIES, DRAINAGE, AND EGRESS AND INGRESS ACCESS TO ALL UNIT-LOTS IS DEDICATED BY THIS PLAT AS A PRIVATE EASEMENT FOR THE BENEFIT OF THE MEMBERS OF THUNDER MOUNTAIN VIEWS HOA, INC., AND SHALL BE MANAGED BY THE THUNDER MOUNTAIN VIEWS HOA, INC.

TYPICAL SECONDARY MONUMENT
(ESTABLISHED THIS SURVEY)

RECOVERED MONUMENTS



3" BRASS CAP PRIMARY
GOOD CONDITION
1.5" BELOW GRADE -

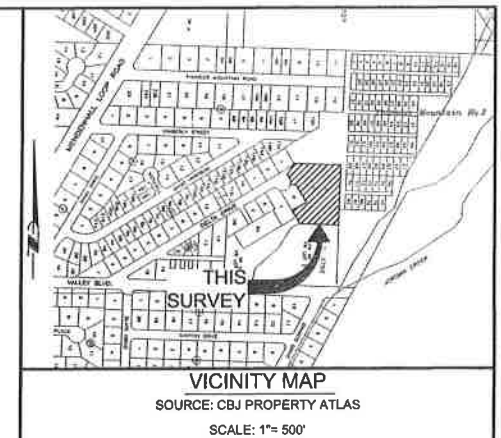


3" BRASS CAP PRIMARY
GOOD CONDITION
FLUSH WITH GRADE

CURVE TABLE					
CURVE #	LENGTH	DELTA	RADIUS	CHORD BEARING	CORD DISTANCE
C1	60.21'	65° 38' 55"	70.00'	N22° 43' 05"W	75.89'
C2	42.84'	122° 44' 29"	20.00'	S28° 14' 53"W	35.11'
C3	31.42'	90° 00' 00"	20.00'	N45° 22' 53"W	28.28'
C4	31.40'	89° 56' 25"	20.00'	N44° 35' 20"E	28.27'
C5	20.01'	57° 18' 06"	20.00'	S61° 48' 55"E	19.18'

SOURCE: N.O.A.A.
MAGNETIC DECLINATION 19°11'E
NOVEMBER 14, 2017 CHANGING BY
0°11' W/YEAR

SCALE: 1"=30'



LEGEND

- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (ESTABLISHED)
- SURVEYED LINE
- UNSURVEYED LINE
- EASEMENT LINE
- NEW EASEMENT LINE
- PLAT No. 73-17, JRD
- PLAT No. 92-18, JRD
- ACCESS, UTILITY & DRAINAGE EASEMENT
- PERIMETER BUFFER

SURVEYOR'S CERTIFICATE

I, CRAIG O. RANSON, 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: 11/15/21

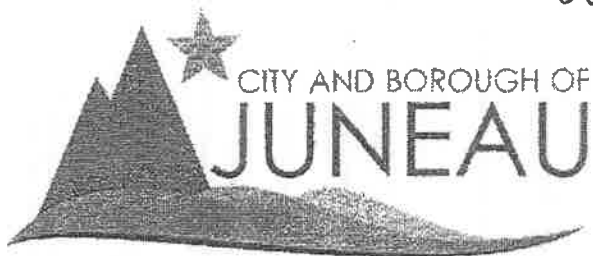


PLAN • DESIGN • CONSTRUCT
A REFPEC COMPANY
9109 Mendenhall Mall Rd. Ste. 4, Juneau, AK 99801
907.780.6060 | AECC003

A PLAT OF
DELTA DRIVE SUBDIVISION
A SUBDIVISION OF
THUNDER MOUNTAIN PARK
TRACT 1A
WITHIN U.S. SURVEY NO. 3752
WITHIN CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

OWNER: BICKNELL, INC.
P.O. BOX 33517
JUNEAU, AK 99803
DATE: November 15, 2021 SCALE: 1"=30' SHEET 1 OF 1 PDC PROJ. No. 20098JN
SURVEYOR: PDC ENGINEERS
9109 MENDENHALL MALL ROAD SUITE 4
JUNEAU, ALASKA 99801
(907) 780-6060



Juneau Recording District PL 2021-40

Treasury Division
155 S. Seward Street
Juneau, AK 99801
907.586.5215 x4905 Phone
907.586.5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

Bicknell Inc

Current Owner

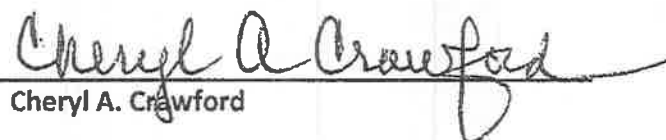
THUNDER MOUNTAIN PARK TR 1A

Legal Description

5B2401620011

Parcel Code Number

and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for the current year based on current available information; however, owner remains responsible for the balance of any taxes owed when billing occurs on July 1, 2021.


Cheryl A. Crawford

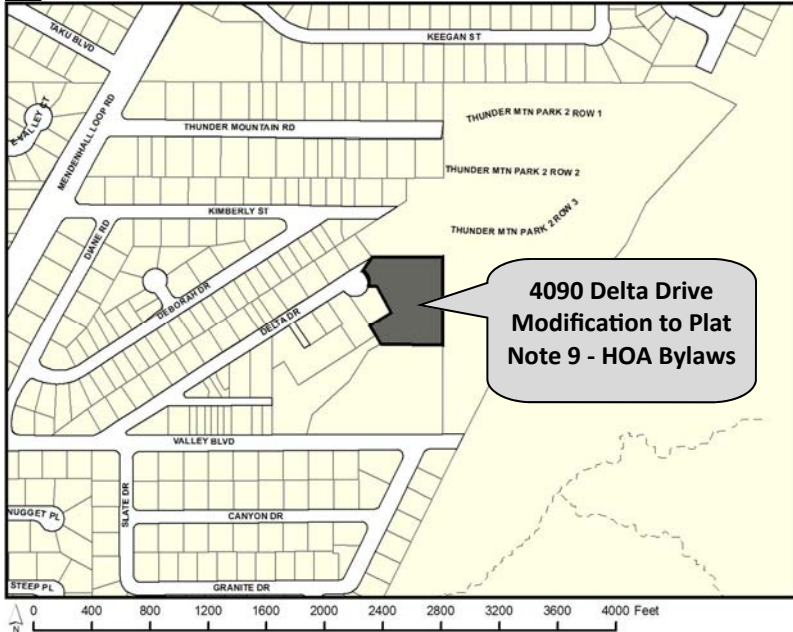
October 1, 2021

Date

This Certification of Payment of Taxes is valid through December 31, 2021

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO:
4050 DELTA LLC
6000 THANE RD
JUNEAU, AK 99801

An application has been submitted for consideration and public hearing by the Planning Commission for a **modification to the Delta Drive Subdivision Plat Note 9 regarding HOA Bylaws** at **4090 Delta Drive** in a D18 zone. No further subdivision is proposed.

TIMELINE

Staff Report expected to be posted **Monday, December 5, 2022** at <https://juneau.org/community-development/planning-commission>. Find hearing results, meeting minutes and more here as well.

Now through Dec. 1

Comments received during this period will be sent to the Director, Jill Maclean, to be included as an attachment in the staff report.

Dec. 1 — noon, Dec. 9

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, Dec. 13, 2022

This virtual meeting will be by video and telephonic participation only. To join the Webinar, visit: <https://juneau.zoom.us/j/85488605721>. The Webinar ID is: 854 8860 5721. To join by telephone, call: +1 253 205 0468 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 and enter the Webinar ID.

DEC. 14

The results of the hearing will be posted online.

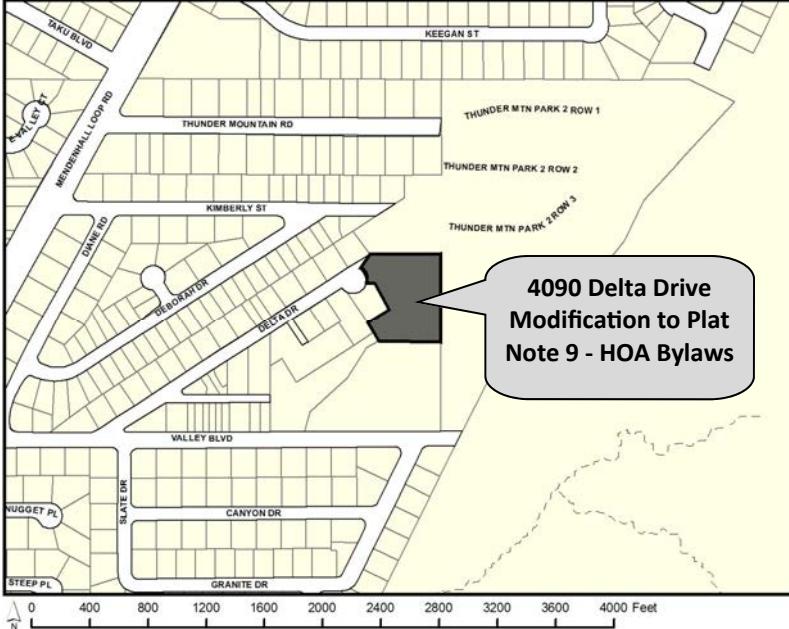
Phone: (907)586-0715 ♦ Email: pc_comments@juneau.org
Mail: Community Development, 155 S. Seward St, Juneau AK 99801

Printed November 28, 2022

Case No.: SMF2022 0002
Parcel No.: 5B2401620011
CBJ Parcel Viewer: <http://epv.juneau>

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO: ADAIR MACKENZIE SONESEN &
BRIAN A SONESEN
8482 THUNDER MOUNTAIN RD UNIT B
JUNEAU, AK 99801

An application has been submitted for consideration and public hearing by the Planning Commission for a **modification to the Delta Drive Subdivision Plat Note 9 regarding HOA Bylaws** at **4090 Delta Drive** in a D18 zone. No further subdivision is proposed.

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Printed November 28, 2022

Case No.: SMF2022 0002
Parcel No.: 5B2401620011
CBJ Parcel Viewer: <http://epv.juneau>



Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF DECISION

Date: May 12, 2021
File No.: SMF2021 0002

Bicknell, Inc.
ATTN: David Blommer
PO Box 33517
Juneau, AK 99801

Proposal: Final plat approval for the Delta Drive Subdivision, an Alternative Residential Subdivision creating 14 unit-lots and 1 parent lot.

Property Address: 4090 Delta Drive

Legal Description: Thunder Mountain Park Tract 1A

Parcel Code No.: 5B2401620011

Hearing Date: May 11, 2021

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated April 27, 2021, and APPROVED the final plat to be conducted as described in the project description and project drawings submitted with the application.

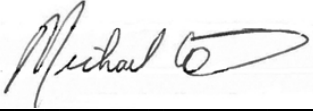
Attachment: April 27, 2021 memorandum from Laurel Christian, Community Development, to the CBJ Planning Commission regarding SMF2021 0002.

May 11, 2021 memorandum from Laurel Christian, Community Development, to the CBJ Planning Commission regarding SMF2021 0002.

This Notice of Decision does not authorize any construction. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance to 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). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).

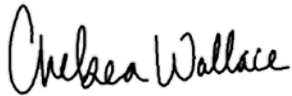
Effective Date: The permit is effective upon approval by the Commission, May 11, 2021.



Michael LeVine, Chair
Planning Commission

May 19, 2021

Date



Filed With City Clerk

May 19, 2021

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this subdivision. 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.



PLANNING COMMISSION STAFF REPORT
MAJOR SUBDIVISION SMF2021 0002
HEARING DATE: MAY 11, 2021

(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

DATE: April 27, 2021
TO: Michael LeVine, Chair, Planning Commission
BY: Laurel Christian, Planner II *Laurel Christian*
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests Final plat approval for the Delta Drive Subdivision, an Alternative Residential Subdivision creating 14 unit-lots and 1 parent lot.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- The final plat meets the requirements of 49.15.412 for final plats.
- All conditions of preliminary plat approval are met or on-going.
- This approval is subject to ARF20210001.

GENERAL INFORMATION	
Property Owner	Bicknell, Inc.
Applicant	Bicknell, Inc.
Property Address	4090 Delta Drive
Legal Description	Thunder Mountain Park Tract 1A
Parcel Number	5B2401620011
Zoning	D18 Multi-family Residential
Lot Size	79,189 sq. ft.
Water/Sewer	Public
Access	Delta Drive
Existing Land Use	Vacant
Associated Applications	SMP20200004; ARP20200001; ARF20210001

ALTERNATIVE ACTIONS:

1. **Amend:** amend the approval to require conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-3 below that support the denial.
3. **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:

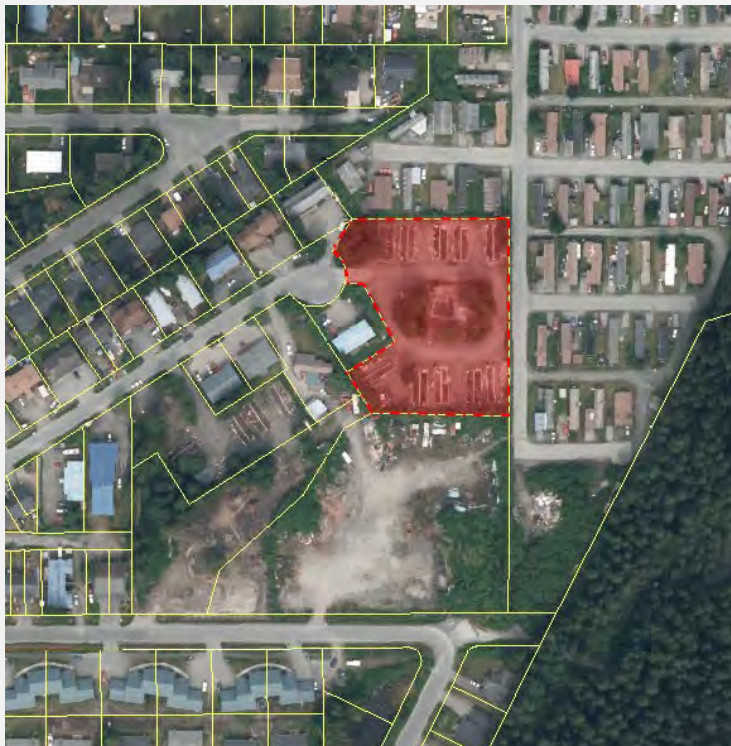
Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - o 49.15.402
 - o 49.15.412
 - o 49.80

The Commission shall hear and decide the case per 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 49.15.402(a) *A major subdivision permit is required for subdivisions resulting in 14 or more lots.*

SITE FEATURES AND ZONING**SURROUNDING ZONING AND LAND USES**

North (D18)	Thunder Mountain Mobile Home Park
South (D18)	Vacant
East (D18)	Thunder Mountain Mobile Home Park
West (D18)	Multi-family four-plex

SITE FEATURES

Anadromous	None
Flood Zone	None
Hazard	None
Hillside	None
Wetlands	None
Parking District	None
Historic District	None
Overlay Districts	None

BACKGROUND INFORMATION

Project Description – The applicant requests a final plat approval for the Delta Drive Subdivision, an Alternative Residential Subdivision (ARS) creating 15 lots. The proposal would create 14 unit-lots for residential uses and one (1) parent-lot containing the perimeter buffer, privately maintained access road, and other common amenities (15 lots total).

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

Item	Summary
SMP2020 0004	In January of 2021, the Planning Commission reviewed and approved the preliminary plat for the proposed alternative residential subdivision (Attachment D).
ARP2020 0001	In January of 2021, the Planning Commission reviewed and approved the preliminary alternative residential plan (Attachment E).
ARF2021 0001	The applicant has applied for the Alternative Residential Subdivision Final Plan Review (ARF2021 0001).

ANALYSIS

Compliance with Title 49 – There have been no changes to the final plat that do not comply with Title 49. The following minor revisions were made to the plat:

- The Unit Lots are now labeled as “Unit Lots” on the plat.

- The Unit Lots are now “Unit Lots 1 – 14” and the parent lot is “Lot 15” – this change was made at request of the CBJ Cartographer so that addressing of the Unit Lots will match the legal description of each lot.
- A secondary monument was set at the southeast corner of Unit Lot 7 and the northeast corner of Unit Lot 9.
- Dates for signature lines were revised to reflect recording in 2021.

Preliminary Plat Conditions of Approval -

Condition	Status	Summary
Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.	☒ Met ☐ Unmet ☐ On-going	See Attachment F
Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the Director of Engineering & Public Works for compliance with CBJ 49.35.140.	☒ Met ☐ Unmet ☐ On-going	Construction drawings are included in the application packet (Attachment A). No right-of-way permits are required; the applicant is required to pursue CBJ Building Permits, Grading Permits, and Utility Permits prior to construction of private property.
Prior to approval of the final plat, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by a State of Alaska licensed engineer in accordance with CBJ 49.35.510.	☒ Met ☐ Unmet ☐ On-going	A drainage and grading plan is included in the application packet (Attachment A). The drainage and grading plan is stamped and signed by a State of Alaska Licensed Engineer.
Prior to approval of the final plat, the applicant shall submit a revised preliminary plat with revisions.	☒ Met ☐ Unmet ☐ On-going	All requested revisions have been made. The revised plat can be found in Attachment A.
Prior to the issuance of the first temporary certificate of occupancy, the master water meter for the development shall be installed by the developer.	☐ Met ☐ Unmet ☒ On-going	
Prior to the issuance of the eleventh (11) temporary certificate of occupancy for the development, access to and within the development shall be paved.	☐ Met ☐ Unmet ☒ On-going	

AGENCY REVIEW

No agency comments were received at time of writing this staff report. The final plat has been endorsed for recording by CBJ Engineering & Public Works and the CBJ GIS Analyst.

PUBLIC COMMENTS

CDD conducted a public comment period between April 7 and April 19. Public notice was mailed to property owners within 500 feet of the subject parcel. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. Staff received one public comment. Public comments submitted at time of writing this staff report can be found in Attachment C.

Name	Summary
Rhonda Ward	Ms. Ward questioned if drainage was addressed as part of the subdivision review and expressed concern for existing flooding along the common property line with the Thunder Mountain Mobile Home Park. The grading and drainage plan in Attachment A shows that drainage will be routed through ditches and underground drains to Delta Drive. The grading plan was reviewed and approved by CBJ Engineering and Public Works during review of the preliminary plat (SMP20200004).

FINDINGS

Final plat approval criteria – Per CBJ 49.15.402(f)(3) the Director makes the following findings:

1. *Has the applicant complied with any conditions or plat notes as required in the notice of decision approving the preliminary plat?*

Analysis: No addition analysis needed.

Finding: **Yes.** All conditions of preliminary plat approval have been met or are on-going.

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

Analysis: There are no required improvements in the public right-of-way that are required before the final plat approval. A Financial guarantee is not required for work on private property.

Finding: **Not Applicable.**

3. *Does the final plat meet the standards set forth in CBJ 49.15.412 for final plats?*

Analysis: No additional analysis needed.

Finding: **Yes.** The final plat complies with CBJ 49.15.415 Final Plat Standards.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested final plat. The permit would allow the final plat approval for the Delta Drive Subdivision, an Alternative Residential Subdivision creating 14 unit-lots and 1 parent lot.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Abutters Notice and Public Notice Sign
Attachment C	Public Comments
Attachment D	SMP20200004 Preliminary Plat Notice of Decision and Staff Report
Attachment E	ARP20200001 Preliminary ARS Plan Notice of Decision and Staff Report
Attachment F	Certificate of Taxes Paid



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 4090 Delta Drive, Juneau, AK 99801		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Thunder Mountain Park TR 1A		
	Parcel Number(s) 5B2401620011		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	Property Owner Bicknell, Inc.		Contact Person David Blommer
	Mailing Address P.O. Box 33517		Phone Number(s) 907-789-5727
	E-mail Address dblommer@bicknellinc.com		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
	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 officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.		
X		3/15/21 Date	
X	_____ Landowner/Lessee Signature	_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
Applicant SAME		Contact Person SAME	
Mailing Address SAME		Phone Number(s)	
E-mail Address SAME			
X		3/15/21 Date of Application	

DEPARTMENT USE ONLY BELOW THIS LINE

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Intake Initials
Case Number SMF21-02 / ARF21-01
Date Received 3/18/21

144



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

See subdivision hand-outs for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

An alternative residential subdivision (ARS) of Thunder Mountain Park TR 1A into Delta Drive Subdivision comprised of 14 unit lots and 1 parent lot.

Number of Existing Parcels 1 Total Land Area 1.82 acres Number of Resulting Parcels 15

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS

☒ NO SMP 2004 ☐ YES Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT

(changing or creating 13 or fewer lots)

- ☐ Preliminary Plat (MIP)
☐ Final Plat (MIF)
☐ Panhandle Subdivision
☐ Accretion Survey
☐ Boundary Adjustment
☐ Lot Consolidation (SLC)
☐ Bungalow Lot Subdivision
☐ Common Wall/Zero Lot Subdivision
☐ Other _____

MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

- ☐ Preliminary Plat (SMP)
☒ Final Plat (SMF)
☐ Preliminary Development Plan – PUD (PDP)
☐ Final Development Plan – PUD (PDF)
☐ Development Plan – ARS (ARP)
☐ Development Plan – ARS (ARF)
☐ Bungalow Lot Subdivision
☐ Common Wall/Zero Lot Subdivision
☐ Other _____

ALL REQUIRED DOCUMENTS ATTACHED

- ☐ Pre-application conference notes SMP 20-04
☐ Narrative including: SMP 20-04
☒ Legal description(s) of property to be subdivided
☒ Existing structures on the land
☒ Zoning district
☒ Density
☒ Access
☒ Current and proposed use of any structures
☒ Utilities available
☒ Unique characteristics of the land or structure(s)

☒ Preliminary Plat checklist SMP 20-04

ARF SMF

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

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>1,950</u>			
Public Notice Sign	\$ <u>150</u>			
Admin. of Guarantee	\$ <u>1,140</u>			
Adjustment	\$ <u>1,140</u>			
Total Fee	\$ <u>2,340</u>			

(ARF)
49,851.00 (8)(6)
\$300 + 60 pgs
rec. 2006

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number

SMF 21-002

Date Received

3/18/21

145

**ALTERNATIVE RESIDENTIAL SUBDIVISION APPLICATION**

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

An alternative residential subdivision (ARS) of Thunder Mountain Park TR 1A into Delta Drive Subdivision comprised of 14 unit lots and 1 parent lot.

TYPE OF ALTERNATIVE RESIDENTIAL SUBDIVISION APPROVAL REQUESTED (please see submittal requirements on reverse)

☐ Alternative Residential Subdivision (ARP)
Preliminary Plan Approval

☒ Alternative Residential Subdivision (ARF)
Final Plan Approval (or Extension)

☐ Amendment to Approved (ARP)
Preliminary Plan*

☐ Amendment to Approved (ARF)
Final Plan*

* Minor amendments will be reviewed by the Director; Major amendments will be reviewed by the Planning Commission.

LEGAL DESCRIPTION(S) OF PROPERTY INVOLVED

Thunder Mountain Park TR 1A

Number of Existing Parcels 1

Total Land Area 1.82 acres

Number of Resulting Parcels 15

PROPOSED USE OF LAND AND BUILDING(S)

Zoning District(s) D-18

Percent Open Space 54%

Right-of-Way Frontage Proposed 58 feet

Percent Buffer 10%

Number of Dwelling Units Proposed 14 units

Density Proposed 8 units per acre

Parking Proposed 28 stalls

Density Bonus ☐ YES ☐ NO

ALL REQUIRED MATERIALS ATTACHED

☒ Complete application per CBJ 49.15.940 (preliminary) or CBJ 49.15.950 (final)

☐ Pre-Application Conference notes

☐ Narrative including:

☐ Current use of land or building(s)

☐ Unique characteristics of land or building(s)

☐ How the proposed project conforms to the Comprehensive Plan and CBJ Title 49 How

☐ the proposed project effects public health, safety, and welfare

☐ How the proposed project is in harmony with the surrounding neighborhood

☐ Preliminary development plan (detailed on page 2)

☐ Density Bonus

☐ Open Space

☐ Stream Setback

☐ Lower Income Households / Workforce Households

☐ Unusual Enhancements

☐ Public Right-of-Way Access

☐ Shared Use Pathways

☐ 5-Star Plus Energy Efficiency

☐ 6-Star Energy Efficiency

☐ High-efficiency Primary Heating Methods

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

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number

Date Received

ARF 21-02

146

Alternative Residential Subdivision Application Instructions

Alternative Residential Subdivision outlined in CBJ 49.15.900

Each application for an Alternative Residential Subdivision is reviewed by the Planning Commission at a public hearing. The permit procedure is intended to provide the Commission the flexibility necessary to make decisions tailored to individual applications. The Commission may stipulate conditions to mitigate external adverse impacts from the proposed use. If it is determined that these impacts cannot be satisfactorily overcome, the permit shall be denied.

Pre-Application Conference: A pre-application conference is required prior to submitting an application. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via email at Permits@juneau.org.

Application: An application for an Alternative Residential Subdivision will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Alternative Residential Subdivision Application and a Development Permit Application forms.
2. **Fees:** The fee is dependent upon the number of residential structures involved. Any development, work or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** outlined in CBJ 49.15.940(b)(2). (Surveyed Plans Required)
 - a. The amount of land for housing, open space, buffer, access, parking, and pedestrian circulation
 - b. The number and types of housing units and proposed density
 - c. The natural features to be protected and hazards to be avoided
 - d. The public, if any, and private services to be provided

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies;
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Preliminary Plan Approval**Application Review & Hearing Procedure:**

Review: The Community Development Department shall determine when the Alternative Residential Subdivision Application is complete and advise the developer. Within 60 days of determining that an application is complete, the Director shall schedule the preliminary plan for a public hearing.

Hearing: All Alternative Residential Subdivision applications must be reviewed by the Planning Commission. The Commission shall review the preliminary plan and approve, approve with conditions, or deny pursuant to 49.15.940.

Public Notice Responsibilities: As part of the Preliminary Plan Approval, proper public notice must be given as outlined in CBJ 49.15.230 which consists of the following:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, the department will mail abutters notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please speak with the Community Development Department for more information.

Final Plan Approval

After completion of all conditions and Commission approval of the preliminary plan in accordance with the Conditional Use permit procedures, the final plan shall be submitted for review and approval according to the following:

1. An application, fee, and a final plan must be submitted for Commission review.
2. Formation of a homeowners' association, or similar entity, is required, outlined in CBJ 49.15.950(b)(1)-(4).
3. The Commission may approve the final plan if it substantially conforms to the approved preliminary plan and all requirements of this article.

Phased Development: An applicant may develop an Alternative Residential Subdivision in phases, provided:

1. The initial application includes a preliminary development plan sufficient to assess the cumulative effects of the entire Alternative Residential Subdivision on the neighborhood and the environment according to the standards in subsection 49.15.940.
2. Each phase shall be so designed and implemented that, when considered with reference to any previously constructed phases but without reference to any subsequent phases, it meets the design standards applicable to the entire Alternative Residential Subdivision. Construction and completion of open space and common facilities serving each phase in an Alternative Residential Subdivision shall proceed at a rate no slower than that of other structures in the phase. No phase shall be eligible for final plan approval until all components of all preceding phases are substantially complete and homeowners' association documents have been approved.
3. Each phase of an Alternative Residential Subdivision shall be reviewed according to the provisions of this chapter then current. Each phase of an Alternative Residential Subdivision shall maintain design continuity with earlier phases. At no point during a phased development shall the cumulative density exceed that established in the approved preliminary plan.

Amendments

The developer of an Alternative Residential Subdivision may request an amendment to an approved preliminary or final Alternative Residential Subdivision plan. The request shall state the reasons for the amendment and shall be submitted in writing to the director, who shall inform the developer within 15 days whether the request shall be processed as a minor amendment or major amendment.

1. A minor amendment is a change consistent with the conditions of the original plan approval and would result in:
 - a. Insignificant change in the outward appearance of the development;
 - b. Insignificant impacts on surrounding properties;
 - c. Insignificant modification in the location or siting of buildings or open space;
 - d. No reduction in the number of parking spaces below that required;
 - e. A delay of no more than one year in the construction or completion schedule for the project or, in the case of a phased project, the phase for which the amendment is requested.
2. All other amendments shall be reviewed by the Commission upon payment of a filing fee and in accordance with the requirements of the original plan approval.



March 15, 2021

Ms. Laurel Christian
City and Borough of Juneau
Community Development Department
155 South Seward Street
Juneau, AK 99801

Re: PDC Response to: SMP20200004 V1 NOD Plat Review Comments
Case Number SMP20200004 / ARP20200001
Legal Description: THUNDER MOUNTAIN PARK TR 1A Parcel
No.: 5B2401620011
PDC Project No. 20098JN

Dear Laurel;

The following are responses to the City and Borough of Juneau Planning Commission Notice of Decision comments dated January 25, 2021. We have restated the CBJ review comment with our response below.

1. Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid;

RESPONSE: *This will be complied with by the Applicant.*

2. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the Director of Engineering & Public Works for compliance with CBJ 49.35.140;

RESPONSE: *Final signed construction drawings have previously been submitted for this project.*

3. Prior to approval of the final plat, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510;

RESPONSE: *Drainage plan was submitted to CBJ for this project with the preliminary plat submittal package. No review comments have been received to date and we assume that the drainage plan has been accepted.*

4. Prior to approval of the final plat, the applicant shall submit a revised preliminary plat

Thunder Mountain Park Tract 1A
Parcel Code No.: 5B2401620011 File No.: SMP2020 0004
PDC Project No. 20098JN
March 15, 2021

Should you have any questions, please contact our office at your convenience.

Sincerely

J. Mark Pusich, PE
Principal Civil/Structural Engineer
PDC

P:\2020\20098JN-Bicknell_Delta\1Corrspond\Agency_CBJ\21y02m12d_Response NOD_SMP20-04.docx

Thunder Mountain Park Tract 1A
Parcel Code No.: 5B2401620011 File No.: SMP2020 0004
PDC Project No. 20098JN
March 15, 2021

with the following revisions:

a. Add the following plat note:

- i. ACCESS TO LOTS SHALL BE VIA ACCESS EASEMENTS SHOWN ON THIS PLAT AND IS SUBJECT TO THE REQUIREMENTS IN THE "[private common driveway access, utility, and maintenance agreement – edit title as appropriate]" RECORDED WITH THIS SUBDIVISION.

RESPONSE: *This item has been complied with*

b. Show a five-foot perimeter buffer along the southwest lot line bordering Delta Acres Addition 1 Lot 8.

RESPONSE: *This item has been complied with.*

c. Include bearing labels for:

- i. The eastern lot line of Lot 6
- ii. The lot lines between lots 7 and 8 and 9 and 10

RESPONSE: *This item has been complied with*

d. Per sheet C203, Grading Plan, a drainage easement should be added to the following locations:

- i. Eastern side of the development in the 10-foot perimeter buffer
- ii. Rear of Lot 11;

RESPONSE: *This item has been complied with*

5. Prior to the issuance of the first temporary certificate of occupancy, the master water meter for the development shall be installed by the developer;

RESPONSE: *The Applicant will comply with this request.*

6. Prior to the issuance of the eleventh (11) temporary certificate of occupancy for the development, access to and within the development shall be paved.

RESPONSE: *The Applicant will comply with this request.*

SYMBOLS

- | EXISTING | PROPOSED | |
|----------|----------|-------------------------------------|
| | | PRIMARY MONUMENT |
| | | SECONDARY MONUMENT |
| | | SURVEY SPIKE / MAG NAIL |
| | | TEMPORARY BENCHMARK |
| | | PROPERTY / BOUNDARY LINE |
| | | PROPERTY / BOUNDARY LINE UNSURVEYED |
| | | PROJECT BASELINE |
| | | TOP OF BANK |
| | | TOE OF SLOPE |
| | | WATER GATE VALVE/CURB STOP |
| | | WATER LINE/SERVICE |
| | | SEWER LINE/SERVICE |
| | | WOODEN FENCE |
| | | CHAIN-LINK FENCE |
| | | OVERHEAD ELECTRIC LINE |
| | | ASPHALT PAVEMENT |
| | | TREE LINE |
| | | FIRE HYDRANT |
| | | SANITARY SEWER MANHOLE |
| | | SANITARY SEWER CLEANOUT |
| | | CONCRETE HEADWALL W/ TRASH RACK |
| | | STORM SEWER PIPE |
| | | CATCH BASIN W/ AREA DRAIN |
| | | TELEPHONE PEDESTAL |
| | | CABLE PEDESTAL |
| | | ELECTRICAL PEDESTAL |
| | | POWER POLE WITH LIGHT |
| | | GUY WIRE |
| | | GANG STYLE MAILBOX |
| | | STREET SIGN |
| | | CONIFEROUS TREE |
| | | DECIDUOUS TREE |
| | | BUILDING FOUNDATION |

DATE: Dec 03, 2020
DOC No. 20098JN
SHEET 1
C002

WATER SERVICE SUMMARY			
LOT No.	STATION & OFFSET	SIZE/TYPE	REMARKS
2	10+95.1, 13.5' LT	1" POLY	SEE NOTE 1
3	11+28.9, 13.5' LT	1" POLY	SEE NOTE 1
4	11+81.8, 13.5' LT	1" POLY	SEE NOTE 1
5	12+15.3, 13.5' LT	1" POLY	SEE NOTE 1
6	12+58.8, 21.4' LT	1" POLY	SEE NOTE 1
7	11+68.0, 13.4' RT	1" POLY	NEW SERVICE
8	12+28.0, 13.5' RT	1" POLY	NEW SERVICE
9	14+71.4, 13.4' RT	1" POLY	NEW SERVICE
10	14+11.4, 13.3' RT	1" POLY	NEW SERVICE
11	15+22.0, 18.1' LT	1" POLY	SEE NOTE 1
12	14+96.0, 13.5' LT	1" POLY	SEE NOTE 1
13	14+62.5, 13.5' LT	1" POLY	SEE NOTE 1
14	14+09.2, 13.5' LT	1" POLY	SEE NOTE 1
15	13+85.5, 21.6' LT	1" POLY	SEE NOTE 1
NOTES: 1. EXISTING FOUNDATION PADS REPORTED TO HAVE 3/4" POLY WATER SERVICES TO EACH UNIT. EXISTING WATER SERVICES MAY BE REUSED IF FOUND TO BE IN SATISFACTORY CONDITION. FLUSHING, DISINFECTION AND PRESSURE TESTING SHALL BE PERFORMED ON THE EXISTING 3/4" POLY WATER SERVICES.			

STORM DRAIN STRUCTURE FRAME & GRATE SUMMARY	
STRUCTURE No.	EAST JORDAN, OLYMPIC FOUNDRY Co., CBJ STANDARD No., OR APPROVED EQUAL
S-1	OLYMPIC FOUNDRY MH34SC

SEWER SERVICE SUMMARY			
LOT No.	STATION & OFFSET	SIZE/TYPE	REMARKS
2	10+82.7, 14.0' LT	4" PVC	SEE NOTE 1
3	11+16.6, 14.0' LT	4" PVC	SEE NOTE 1
4	11+71.4, 14.0' LT	4" PVC	SEE NOTE 1
5	12+02.3, 14.0' LT	4" PVC	SEE NOTE 1
6	12+52.1, 14.0' LT	4" PVC	SEE NOTE 1
7	11+38.0, 14.5' RT	4" PVC	NEW SERVICE
8	11+98.0, 14.5' RT	4" PVC	NEW SERVICE
9	15+01.5, 14.5' RT	4" PVC	NEW SERVICE
10	14+41.4, 14.5' RT	4" PVC	NEW SERVICE
11	15+27.7, 14.0' LT	4" PVC	SEE NOTE 1
12	15+07.9, 14.0' LT	4" PVC	SEE NOTE 1
13	14+77.6, 14.0' LT	4" PVC	SEE NOTE 1
14	14+22.8, 14.0' LT	4" PVC	SEE NOTE 1
15	13+92.1, 14.0' LT	4" PVC	SEE NOTE 1
NOTES: 1. SEWER SERVICE LOCATIONS SHOWN ARE FROM LIMITED AS-BUILT INFORMATION AND WERE NOT FIELD LOCATED. EXISTING 4" PVC SEWER SERVICES EXIST FOR LOTS 2-6 AND LOTS 11-15. CONTRACTOR SHALL FIELD LOCATE ALL SEWER SERVICES TO CONFIRM FINAL LOCATION FOR NEW SEWER SERVICE CLEANOUT INSTALLATION. STATION & OFFSET ARE GIVEN TO THE CENTER OF THE NEW CLEANOUT LID. IF EXISTING SANITARY SEWER SERVICES FOUND TO BE IN GOOD CONDITION CONTRACTOR MAY KEEP THEM IN SERVICE. 2. CONSTRUCT NEW 4" PVC SEWER SERVICE AND INSTALL NEW CLEANOUT NEAR PROPERTY LINE PER CBJ STANDARD DETAIL 213 AND CONNECT TO EXISTING SEWER SERVICE. 3. ADJUST SEWER SERVICE SLOPE TO PROVIDE MAXIMUM SEPARATION BETWEEN UTILITY CROSSINGS. INSTALL SWEEPS AS REQUIRED UPON APPROVAL OF THE ENGINEER.			

P:\2020\20098\44\Blaiss\Delta Drive\CD\0002\Final\20098_H4.dwg PLOT: December 03, 2020 at: 3:58pm Mistal Minneh

DESIGN	MSM
DRAWN	MSM
CHECK	JMP
APPROVED	JMP
FILE	

No.	DATE	REVISION	BY	APRVD.

DELTA DRIVE
SUBDIVISION

JUNEAU, AK



PDC
ENGINEERS

PLAN • DESIGN • CONSTRUCT
A RESPEC COMPANY
9109 Mendenhall Mall Rd. Ste. 4, Juneau, AK 99801
907.780.6060 | AECC603

SUMMARY TABLES

DATE: Dec 03, 2020
PDC No. 20098.JN
SHEET
C003

SURVEY NOTES

- 1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A TOPOGRAPHIC DESIGN SURVEY OF THE DELTA DRIVE DEVELOPMENT
- 2. THE FIELD SURVEYS WERE PERFORMED ON MAY 26-27, 2020.
- 3. THE SURVEY EQUIPMENT UTILIZED DURING THIS SURVEY WAS TRIMBLE R8-2 GNSS ROVER AND BASE AND A TRIMBLE S-7 ROBOTIC TOTAL STATION UTILIZING STANDARD LASER MEASURING TECHNIQUES.
- 4. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
- 5. CONTROL AND MONUMENT COORDINATES ARE IN AN ASSUMED LOCAL COORDINATE SYSTEM.
- 6. ELEVATIONS ARE IN AN ASSUMED LOCAL VERTICAL DATUM.
- 7. CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
- 8. ALL UTILITIES WERE LOCATED BY PDC AND ARE BASED ON OBSERVABLE EVIDENCE AND ABOVE GROUND APPURTENANCES AND FIELD RETRACEMENT PERFORMED BY PDC.
- 9. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS PER ALASKA STATUTE 40.15.900(5)(a).

EXIST. SSCO	(CO1)
STA 10+04.9,	33.3 LT
EXIST. LID EL=	97.31
SW 8" (OUT) IE=	94.81

EXIST. SSMH	(M1)
STA 08+90.8,	25.9 RT
EXIST. LID EL=	98.50
E 6" (IN) IE=	92.94
NW 8" (OUT) IE=	92.84

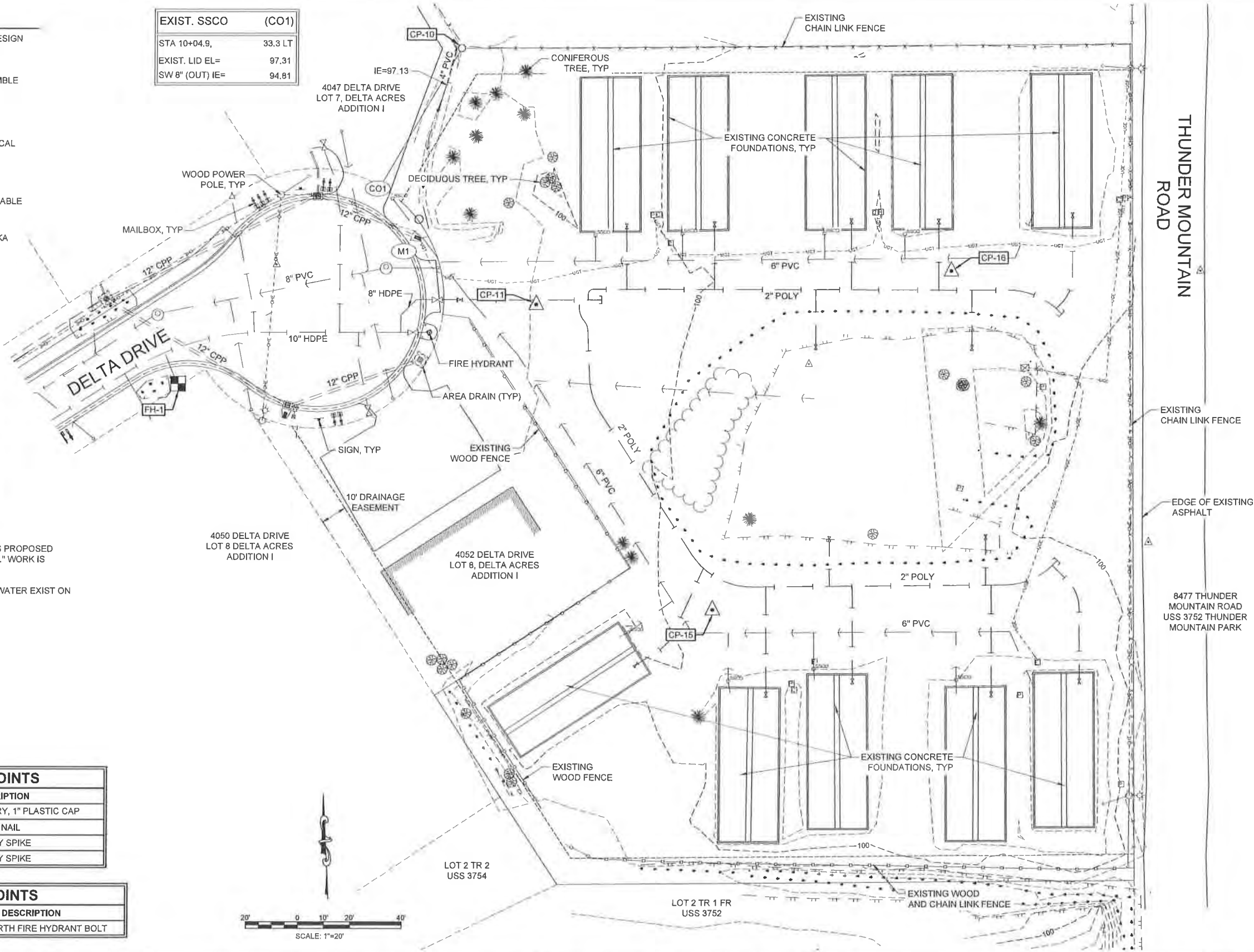
- NOTES:
- 1. ROADWAY AND UTILITY INFORMATION SHOWN ON DELTA DRIVE IS PROPOSED FROM CBJ CONTRACT BE21-028 "DELTA DRIVE RECONSTRUCTION." WORK IS SCHEDULED FOR SPRING/SUMMER 2021.
 - 2. EXISTING 6" PVC SEWER MAIN AND 2" POLY PIPE FOR DOMESTIC WATER EXIST ON SITE.

TABLE OF HORIZONTAL CONTROL POINTS

POINT #	NORTHING	EASTING	DESCRIPTION
CP 10	10112.63	10356.34	S-3650, SECONDARY, 1" PLASTIC CAP
CP 11	10014.23	10385.34	MAG NAIL
CP 15	9896.49	10453.74	SURVEY SPIKE
CP 16	10027.18	10545.16	SURVEY SPIKE

TABLE OF VERTICAL CONTROL POINTS

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
FH-1	9983.52	10247.42	100.44'	"X" ON NORTH FIRE HYDRANT BOLT



DESIGN MSM
DRAWN MSM
CHECK JMP
APPROVED JMP
FILE:

No.	DATE	REVISION	BY	APRVD.

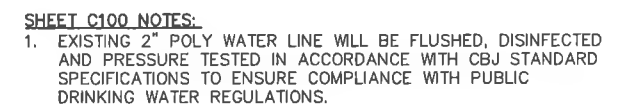
DELTA DRIVE
SUBDIVISION

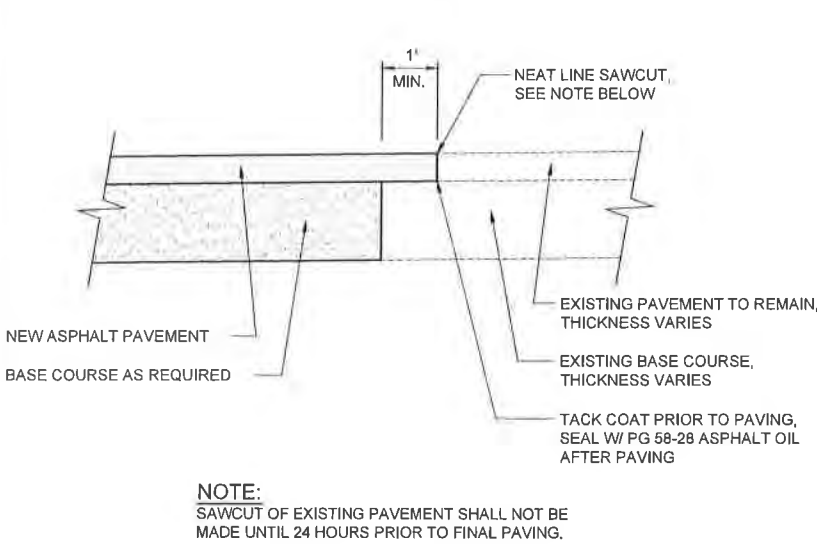
JUNEAU, AK



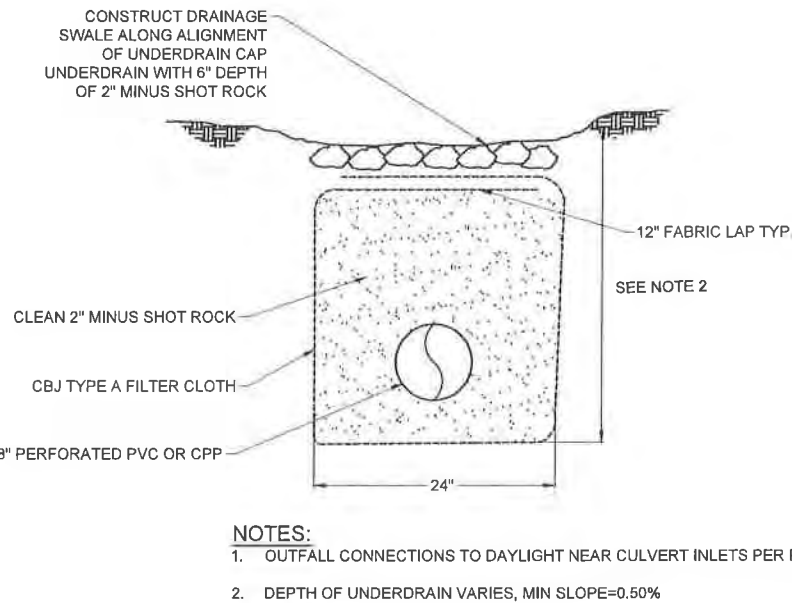
EXISTING SITE CONDITIONS

DATE: Dec 03, 2020
PDC No. 20098JN
SHEET
C004

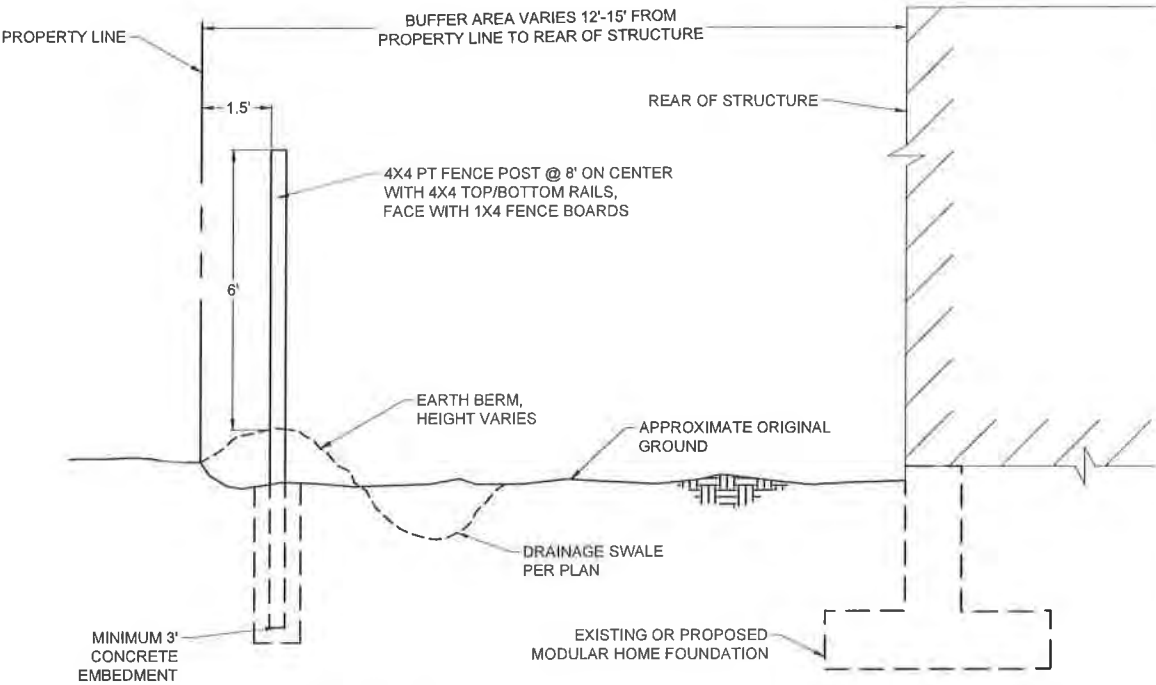




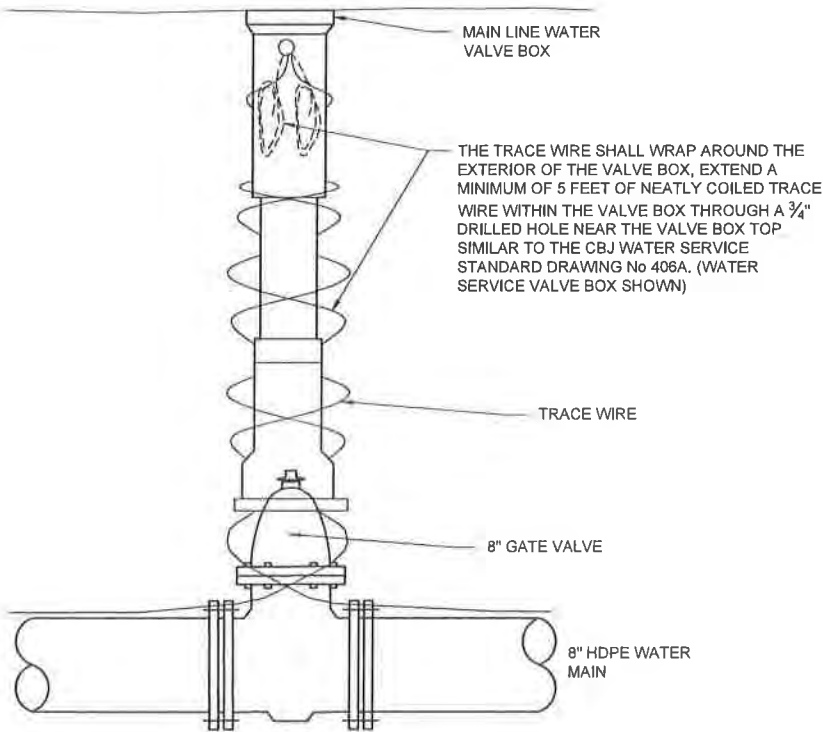
1 PAVEMENT MATCH DETAIL
C101 SCALE: NTS



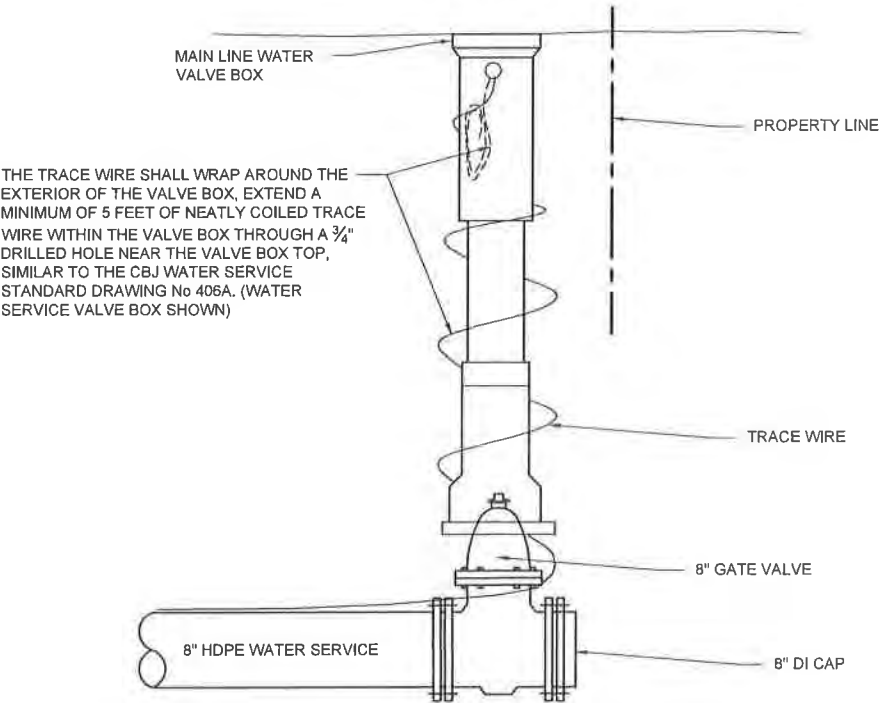
2 8" UNDERDRAIN DETAIL
C101 SCALE: NTS



3 TYPICAL FENCE AT REAR OF DWELLING
C101 SCALE: 1"=2'



4 MAIN LINE VALVE TRACE WIRE TERMINATION DETAIL
C101 SCALE: NTS



5 WATER SERVICE VALVE TRACE WIRE TERMINATION DETAIL
C101 SCALE: NTS

P:\2020\20098\Delta Drive\Delta Drive C101.dwg PLOT: December 03, 2020 at 3:59pm Mch Mch

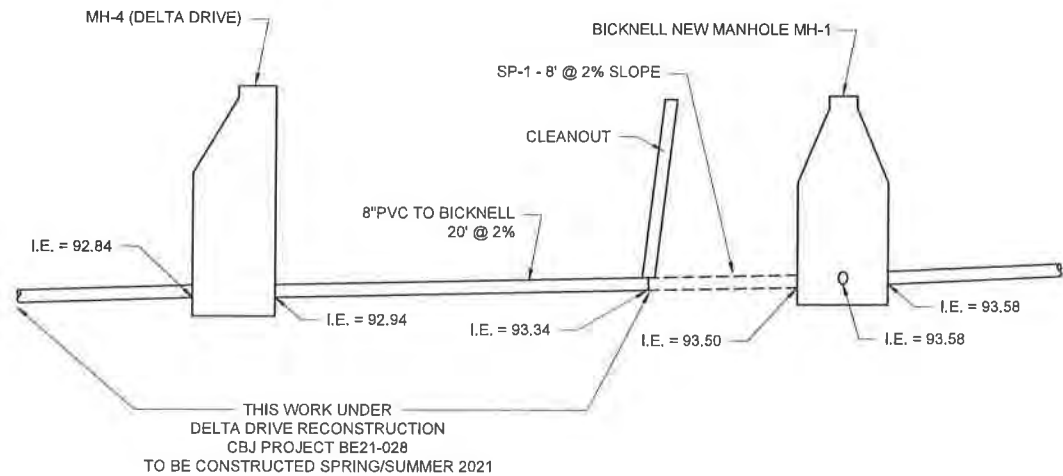
DESIGN	MSM				
DRAWN	MSM				
CHECK	JMP				
APPROVED	JMP				
FILE:					
No.	DATE	REVISION	BY	APRVD.	

DELTA DRIVE
SUBDIVISION
JUNEAU, AK



CONSTRUCTION DETAILS

DATE:	Dec 03, 2020
PDC No.	20098.JN
SHEET	C101



1 SEWER PROFILE CONNECTION
C102 SCALE: NTS

P:\2020\20098\Delta Drive\Delta Drive C100 Layout\20098\Delta Drive C100 Plot December 03, 2020 at 2:51pm Mike Minetti

DESIGN	MSM
DRAWN	MSM
CHECK	JMP
APPROVED	JMP
FILE:	

No.	DATE	REVISION	BY	APRVD.

DELTA DRIVE
SUBDIVISION

JUNEAU, AK



PDC
ENGINEERS

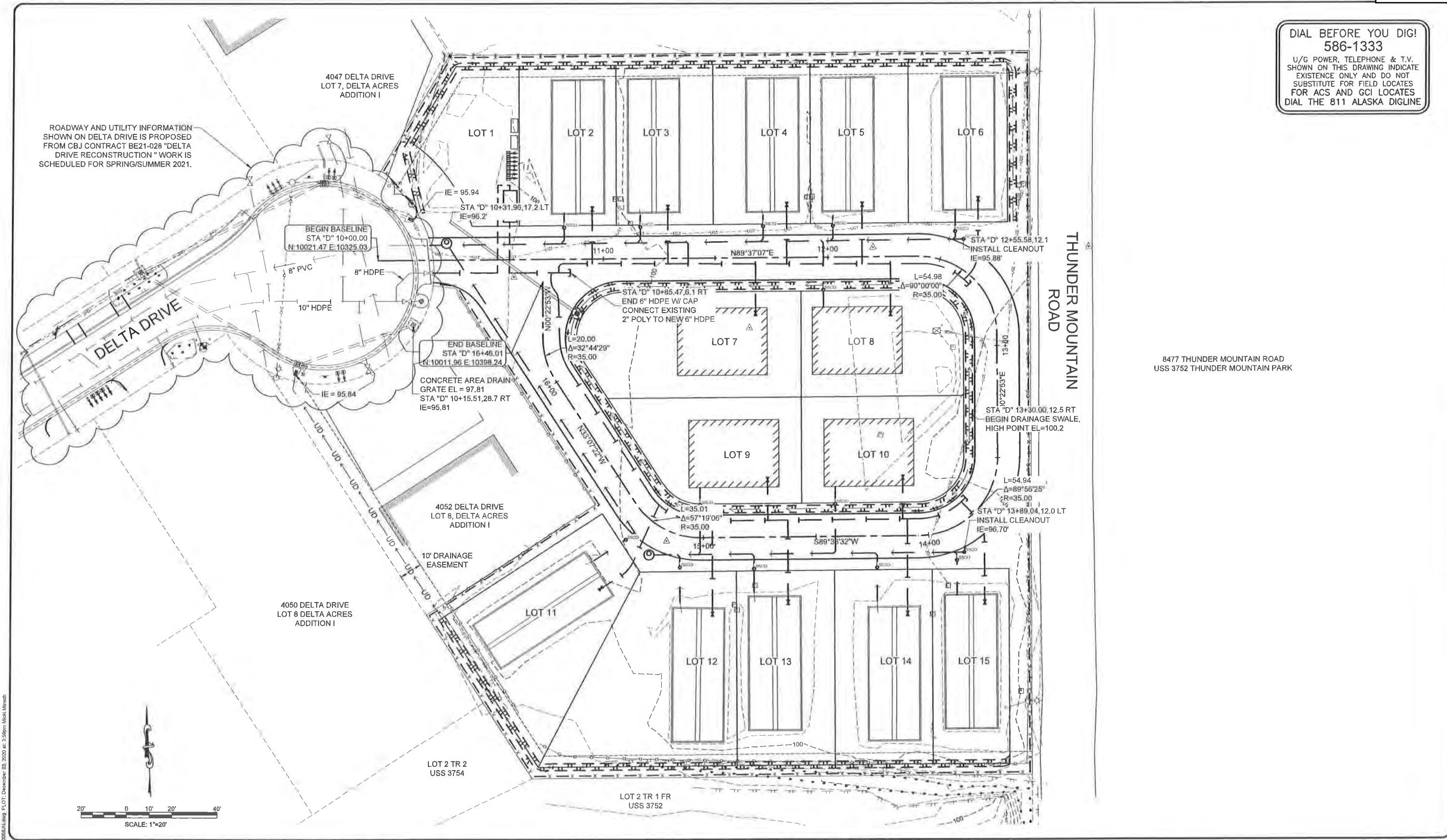
PLAN • DESIGN • CONSTRUCT

A RESPEC COMPANY

9109 Mendenhall Mall Rd. Ste. 4, Juneau, AK 99801
907.780.6060 | AECC605

CONSTRUCTION DETAILS

DATE: Dec 03, 2020
PDC No. 20098JN
SHEET
C102



DESIGN MSM

DRAWN MSM

CHECK JMP

APPROVED JMP

FILE:

No.	DATE	REVISION	BY	APRVD.

DELTA DRIVE SUBDIVISION

JUNEAU, AK

BICKNELL INC.

QUALITY CONSTRUCTION

STATE OF ALASKA

Professional Seal

12/03/20

PDC ENGINEERS

PLAN • DESIGN • CONSTRUCT

A RESPEC COMPANY

9109 Mendenhall Mall Rd. Ste. 4, Juneau, AK 99801

907.780.6060 | AECC605

OVERALL SITE PLAN

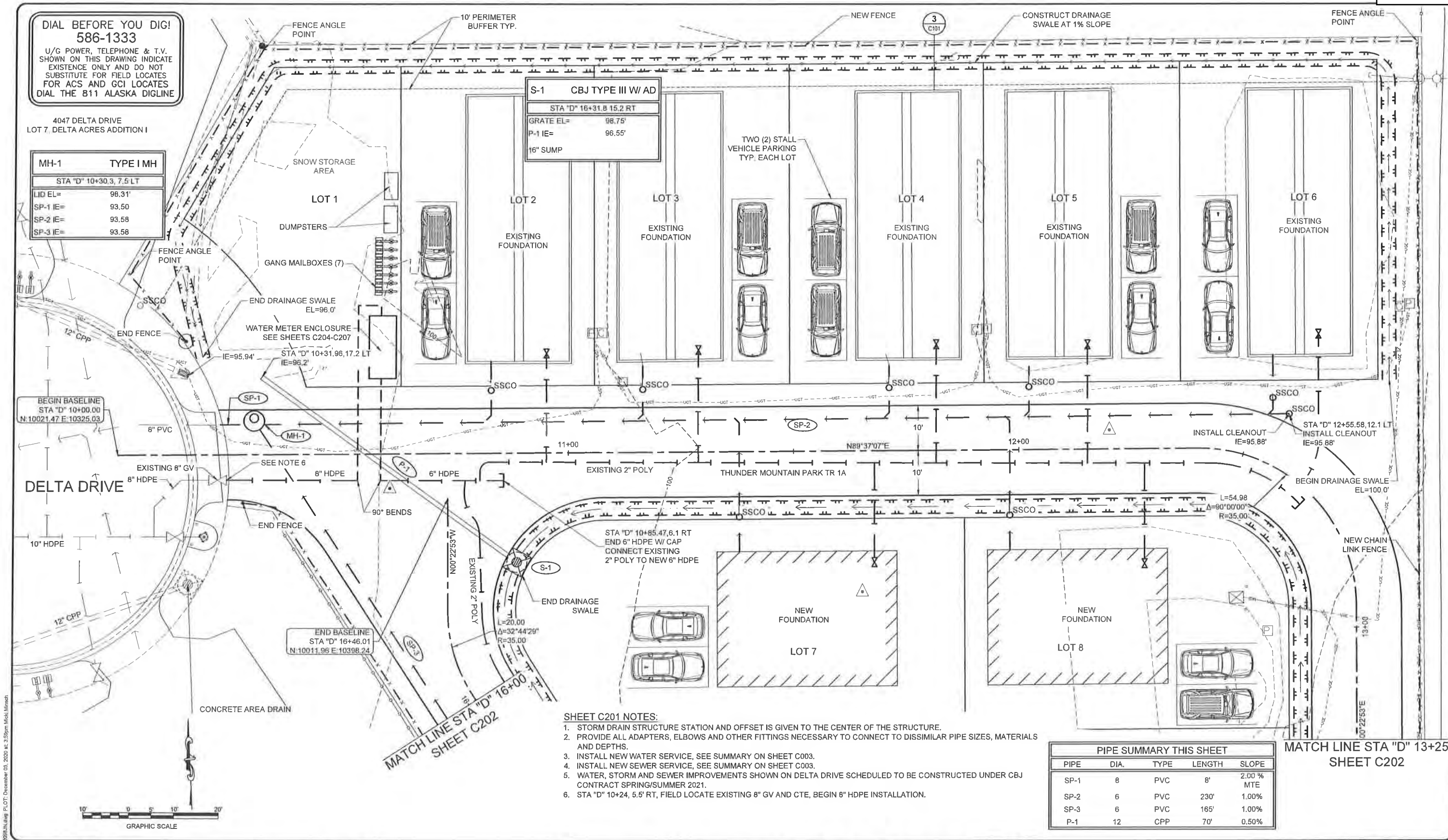
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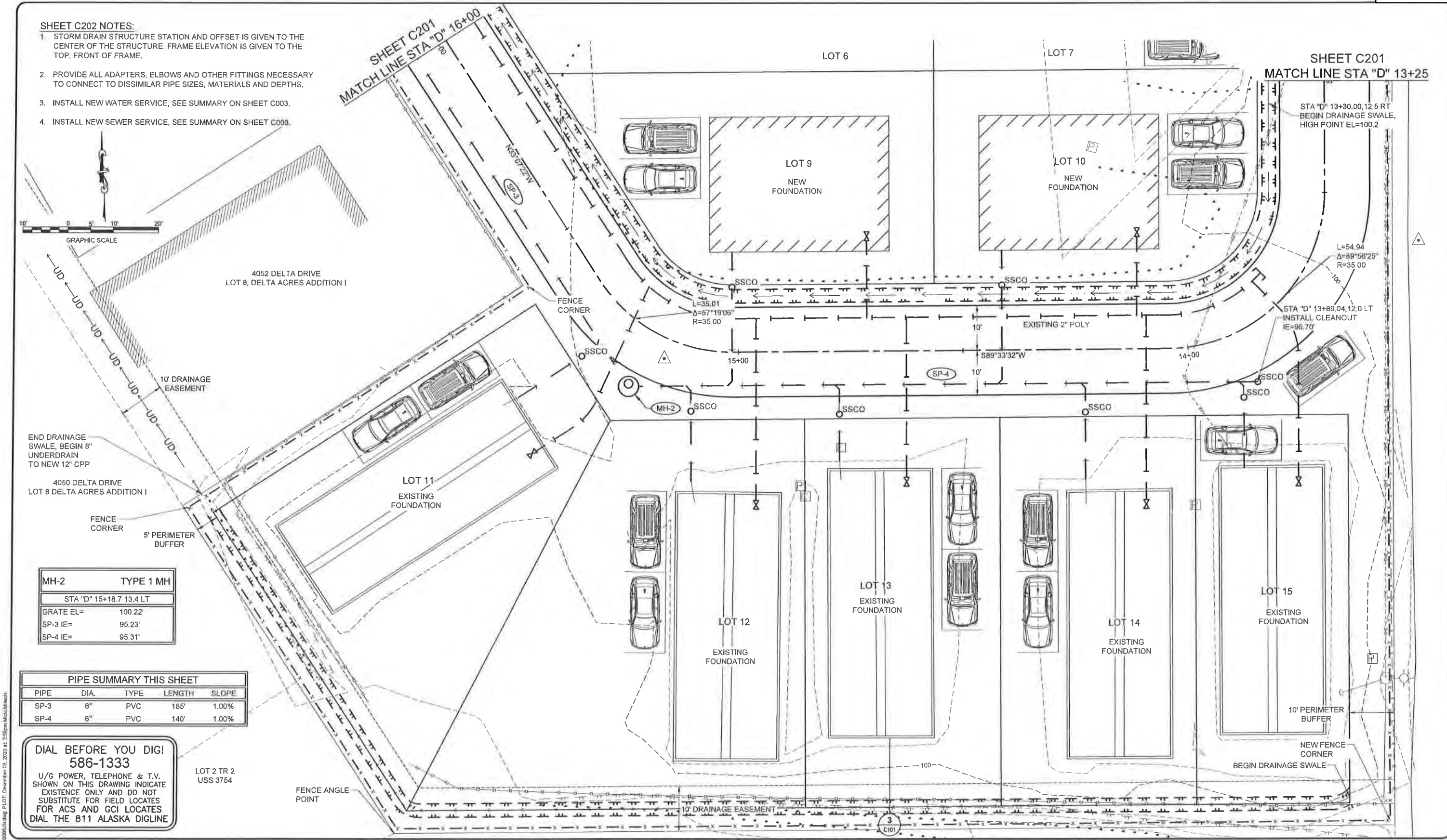
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SHEET

C200

159





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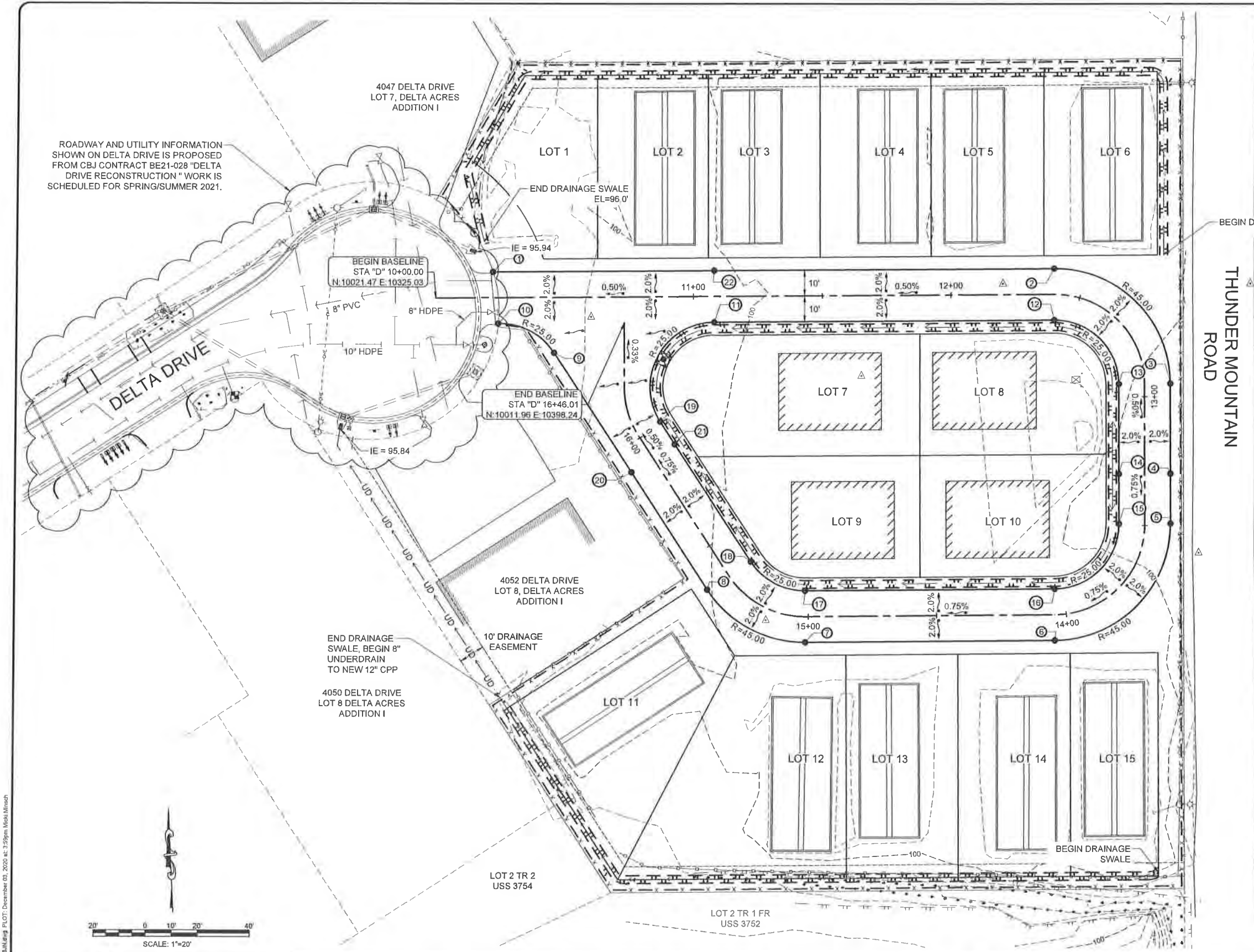
No.	DATE	REVISION	BY	APRVD.

**DELTA DRIVE
SUBDIVISION**

JUNEAU, AK



SITE & UTILITY PLAN



DIAL BEFORE YOU DIG!
586-1333
U/G POWER, TELEPHONE & T.V.
SHOWN ON THIS DRAWING INDICATE
EXISTENCE ONLY AND DO NOT
SUBSTITUTE FOR FIELD LOCATES
FOR ACS AND GCI LOCATES
DIAL THE 811 ALASKA DIGLINE

GRADE POINT SUMMARY TABLE THIS SHEET				
POINT No.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	10031.62	10347.33	98.29*	EDGE OF PAVEMENT/MTE
2	10033.07	10564.96	100.32	EDGE OF PAVEMENT/PC
3	9988.37	10610.26	100.88	EDGE OF PAVEMENT/PT
4	9953.35	10610.49	101.24	EDGE OF PAVEMENT/HIGH POINT
5	9933.92	10610.62	101.09	EDGE OF PAVEMENT/PC
6	9888.64	10565.97	100.68	EDGE OF PAVEMENT/PT
7	9887.89	10469.17	99.97	EDGE OF PAVEMENT/PC
8	9908.30	10431.14	99.67	EDGE OF PAVEMENT/PT
9	10000.30	10371.11	98.59	EDGE OF PAVEMENT/PC
10	10011.64	10349.47	98.34*	EDGE OF PAVEMENT/PT/MTE
11	10012.19	10433.23	99.66	EDGE OF PAVEMENT/PT
12	10013.07	10565.10	100.32	EDGE OF PAVEMENT/PC
13	9988.24	10590.26	100.88	EDGE OF PAVEMENT/PT
14	9953.22	10590.50	101.24	EDGE OF PAVEMENT/HIGH POINT
15	9933.79	10590.62	101.09	EDGE OF PAVEMENT/PC
16	9908.64	10565.82	100.68	EDGE OF PAVEMENT/PT
17	9907.89	10469.02	99.97	EDGE OF PAVEMENT/PC
18	9919.17	10447.92	99.67	EDGE OF PAVEMENT/PT
19	9973.53	10412.46	99.19	EDGE OF PAVEMENT/PC
20	9953.85	10401.42	99.29	EDGE OF PAVEMENT
21	9964.78	10418.17	99.29	EDGE OF PAVEMENT
22	10032.19	10433.09	99.66	EDGE OF PAVEMENT

*CBJ DELTA DRIVE RECONSTRUCTION TOP OF ASPHALT PAVEMENT ELEVATION

DESIGN	MSM
DRAWN	MSM
CHECK	JMP
APPROVED	JMP
FILE:	

No.	DATE	REVISION	BY	APRVD.

DELTA DRIVE
SUBDIVISION

JUNEAU, AK

PLAN • DESIGN • CONSTRUCT
A RESPEC COMPANY
9109 Mendenhall Mall Rd. Ste. 4, Juneau, AK 99801
907.780.6060 | AECC605

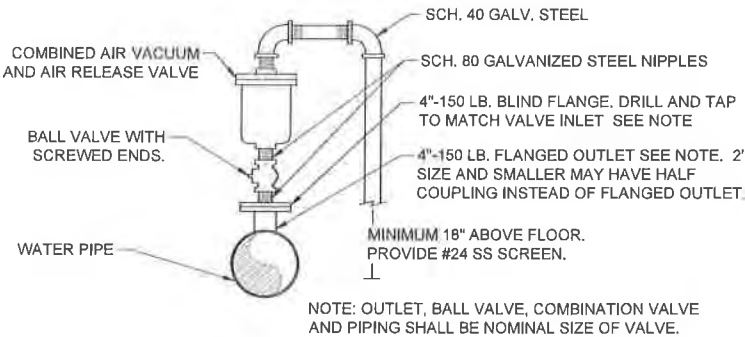
GRADING PLAN

DATE: Dec 03, 2020
PDC No. 20098JN
SHEET C203

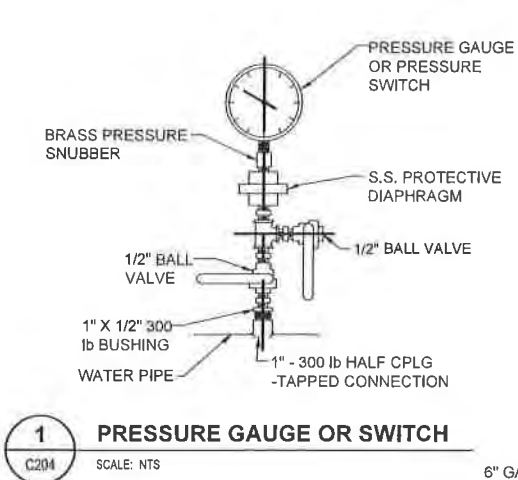
NOTES:

- 1. CBJ SPECIFICATION 02601 - WATER SYSTEM AND 02602 - VALVES, AND OTHER CBJ STANDARD SPECIFICATIONS APPLY EXCEPT AS MODIFIED BELOW.
- 2. ALL JOINTS BETWEEN THE CONNECTIONS TO THE MAINLINES ON BOTH SIDES OF THE METER ENCLOSURE SHALL BE RESTRAINED.
- 3. ALL BOLTS, NUTS AND WASHERS SHALL BE SERIES 300 STAINLESS STEEL.
- 4. ALL METALLIC VALVES AND FITTINGS SHALL BE FACTORY EPOXY COATED INSIDE AND OUT, 8 MILS MINIMUM.
- 5. BURIED FITTINGS SHALL BE THRUST BLOCKED PER CBJ STANDARD DETAILS.
- 6. DIP, HDPE PIPE AND PIPE STANDS ARE PER CBJ SECTION 02602.
- 7. ALL PIPE AND SPOOL PIECES ABOVE GRADE ARE TO BE FLANGED, WITH 125# FLANGES USE A FLANGE ADAPTOR WITH THE CONNECTION TO HDPE.
- 8. GATE VALVES SHALL HAVE HAND WHEELS.
- 9. PRESSURE GAUGE IS TO BE STAINLESS STEEL, GLYCERIN FILLED, WITH A 3/4 OR 4-INCH FACE AND 150 TO 160 PSI PRESSURE RANGE.
- 10. THE GATE VALVE AHEAD OF THE METER IS TO BE FLXFL, WHILE THE VALVES ON EITHER SIDE OF THE DOUBLE CHECK MAY BE FLVIC. VALVES SHALL COMPLY WITH AWWA C509 OR C515.
- 11. THE METER SHALL BE A 4-INCH NEPTUNE TRUFLO COMPOUND METER WITH A STRAINER.
- 12. THE DOUBLE CHECK VALVE SHALL BE A 6-INCH ZURN 350A WITH THE GATE VALVES, OR APPROVED EQUAL. THE DOUBLE CHECK SHALL MEET THE REQUIREMENTS OF AWWA C510 AND BE ASSE AND NSF LISTED.
- 13. TWO DUPLEX 120-V ELECTRICAL OUTLETS SHALL BE INSTALLED INSIDE THE ENCLOSURE. CONDUIT SHALL RUN FROM THE EXTERIOR MOUNTED DISCONNECT BOX NEAR THE ELECTORAL METER, UNDERGROUND, AND COME UP THROUGH THE CONCRETE SLAB. THE OUTLETS SHALL BE MOUNTED ABOVE THE FLOOR AND LOCATED FOR EASY ACCESS THROUGH THE PANELS.
- 14. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND COMPLY WITH ALL APPROPRIATE ELECTRICAL CODES. ANY REQUIRED ELECTRICAL PERMITS SHALL BE OBTAINED. COORDINATE WITH THE LOCAL ELECTRICAL UTILITY AS NECESSARY AND PROVIDE ANY EQUIPMENT THEY REQUIRE TO COMPLETE THEIR SERVICE TO THIS LOCATION.

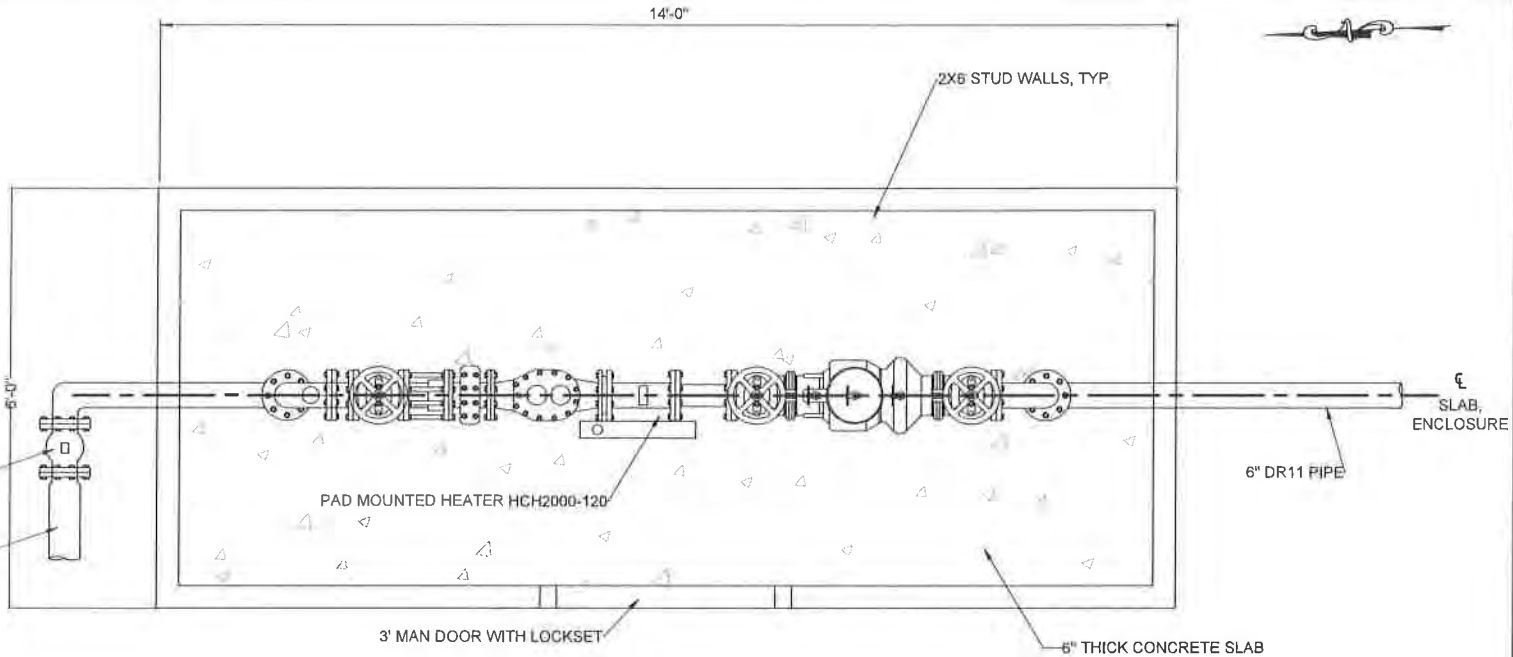
DESIGNATION	COMPONENT DESCRIPTION
A	6X4" DI REDUCING 90° ELBOW W/ TAP AND 1" AIR RELEASE VALVE
B	4" NRS GATE VALVE
C	4" DISMANTLING JOINT, SET TO 8" ±
D	4" METER W/ STRAINER
E	4" DI PIPE SPOOL W/ 1" TAPPED CONNECTION, SAMPLING PORT, AND PRESSURE GAGUE (SEE DETAIL)
F	4" SPOOL PIECE
G	4" DOUBLE CHECK VALVE
H	4" DI 90° BEND



3 AIR/VACUUM & AIRE RELEASE VALVE ASSEMBLY
C204 SCALE: NTS

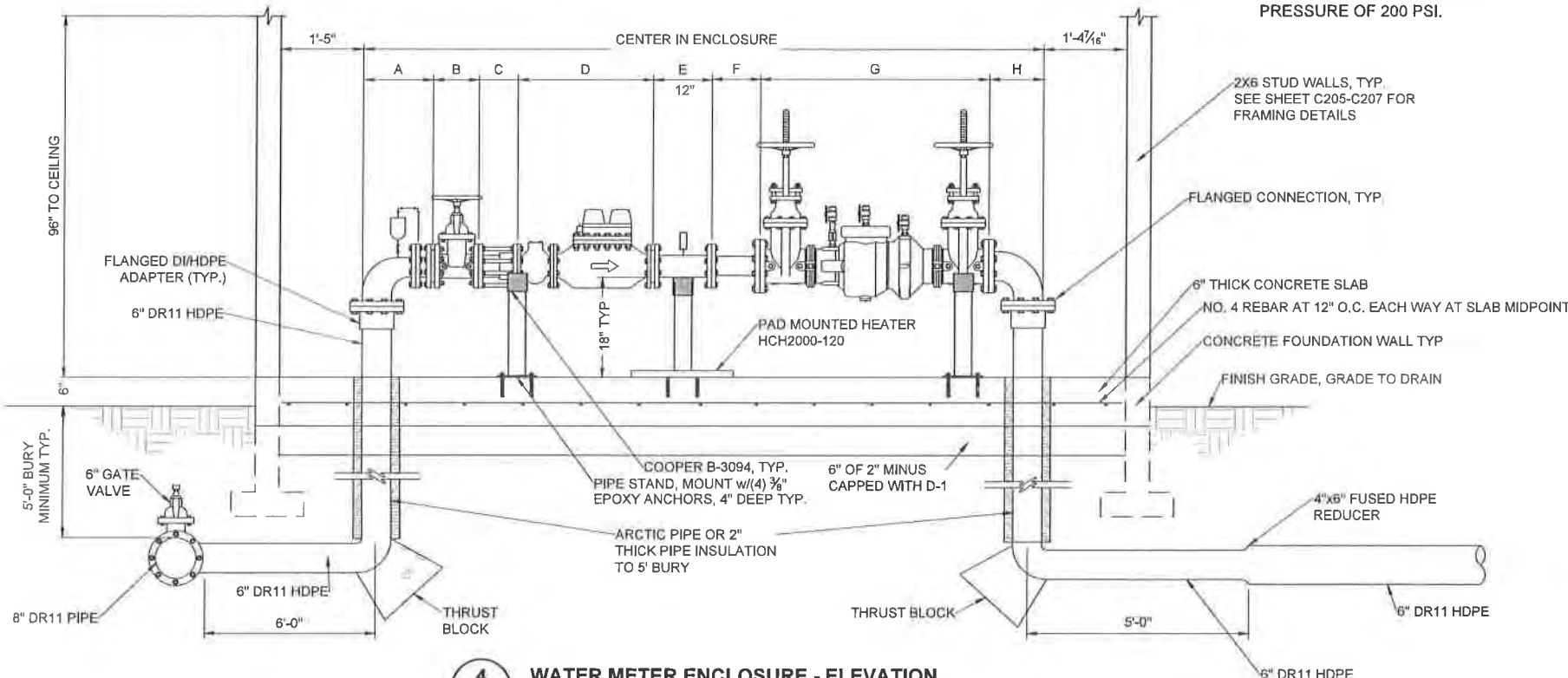


1 PRESSURE GAUGE OR SWITCH
C204 SCALE: NTS



2 WATER METER ENCLOSURE - PLAN
C204 SCALE: NTS

- NOTES:
- 1. ALL JOINTS TO BE FUSED, FLANGED, OR RESTRAINED TO WITHSTAND A MINIMUM PRESSURE OF 200 PSI.



4 WATER METER ENCLOSURE - ELEVATION
C204 SCALE: NTS

DESIGN MSM
DRAWN MSM
CHECK JMP
APPROVED JMP
FILE:

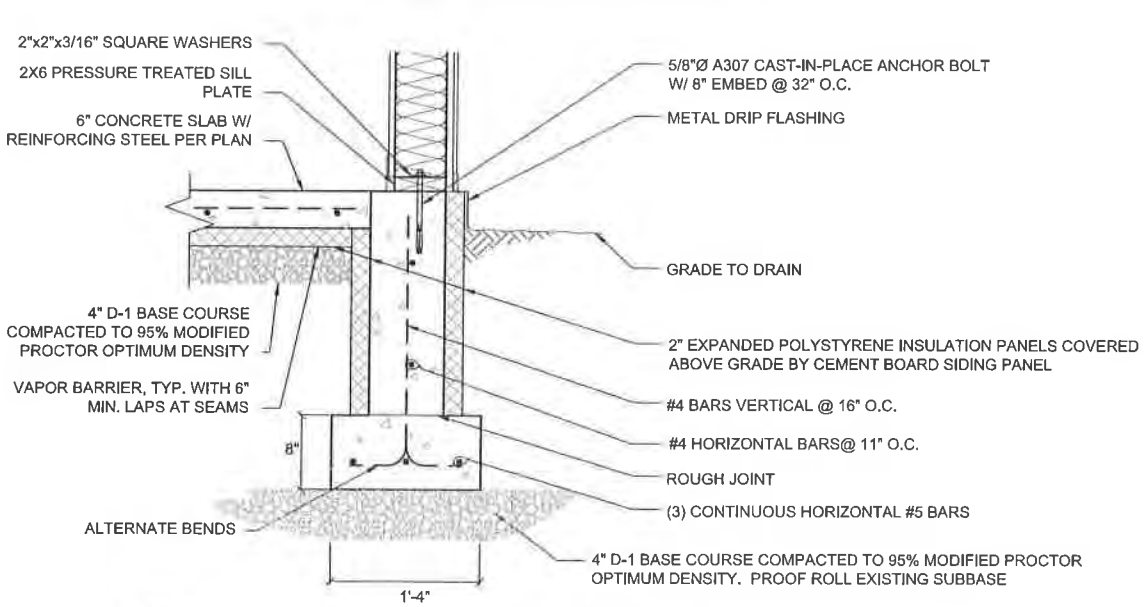
No.	DATE	REVISION	BY	APRVD.

DELTA DRIVE
SUBDIVISION
JUNEAU, AK

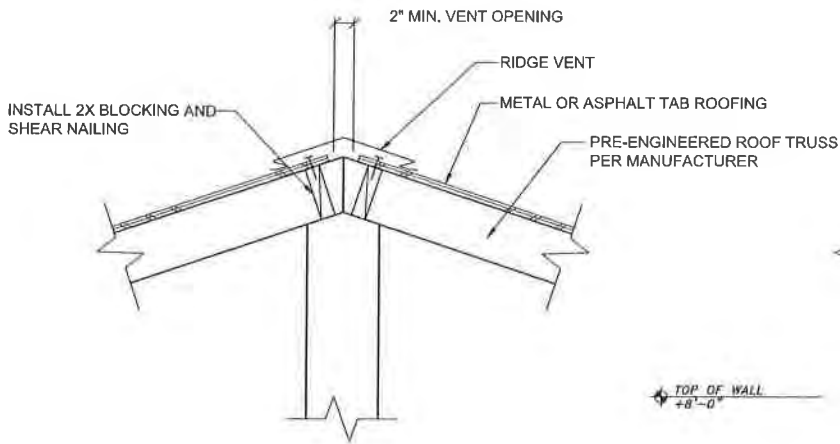


WATER METER
ENCLOSURE DETAILS

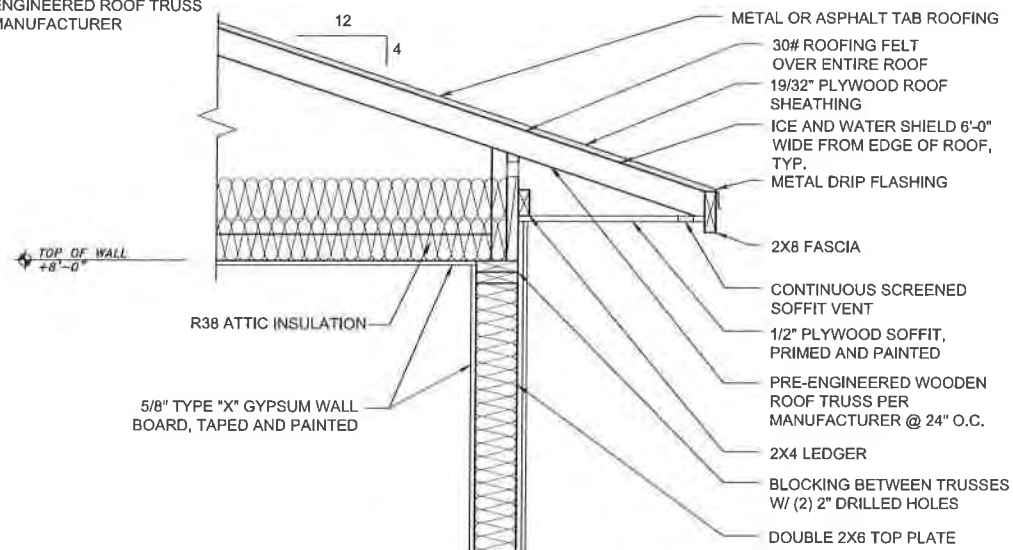
DATE: Dec 03, 2020
PDC No. 2009BJN
SHEET
C204



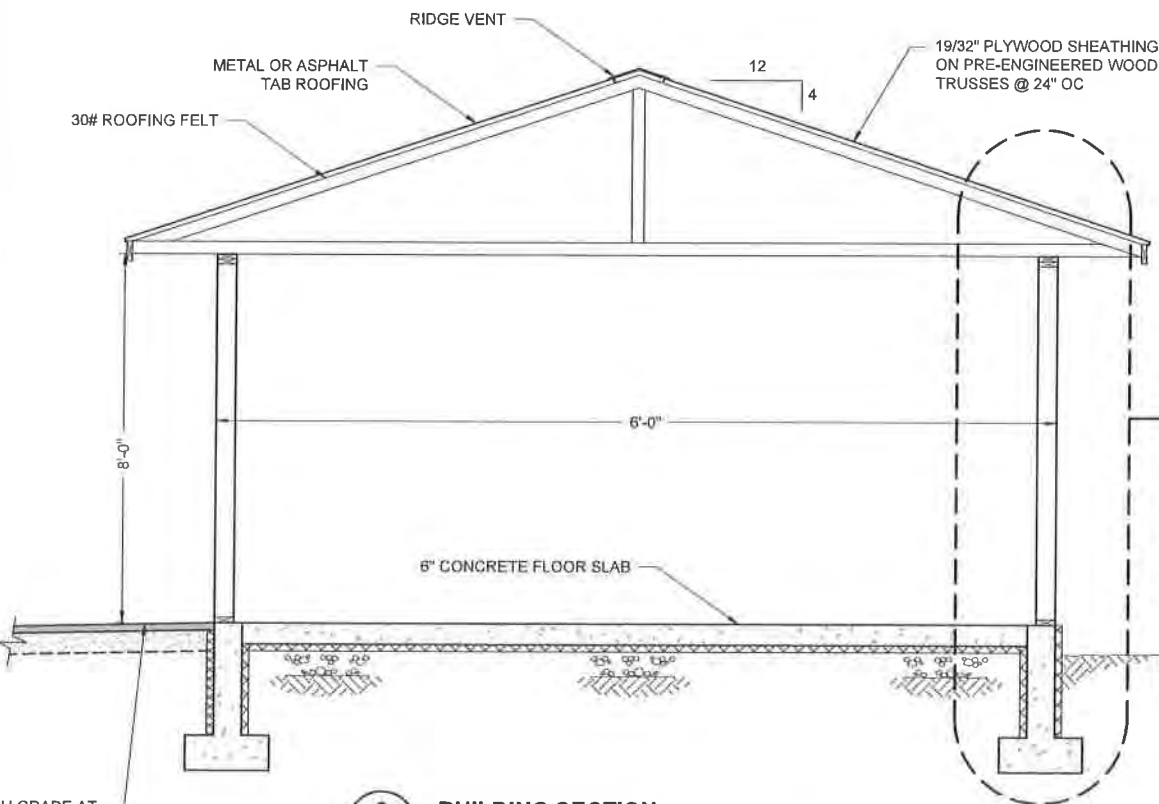
1 FOUNDATION AND STEM WALL DETAIL
C205 SCALE: NTS



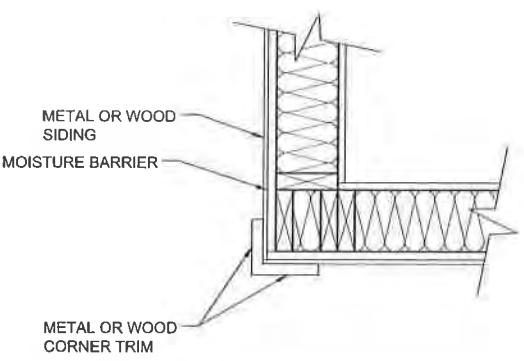
2 ROOF RIDGE VENT DETAIL
C205 SCALE: NTS



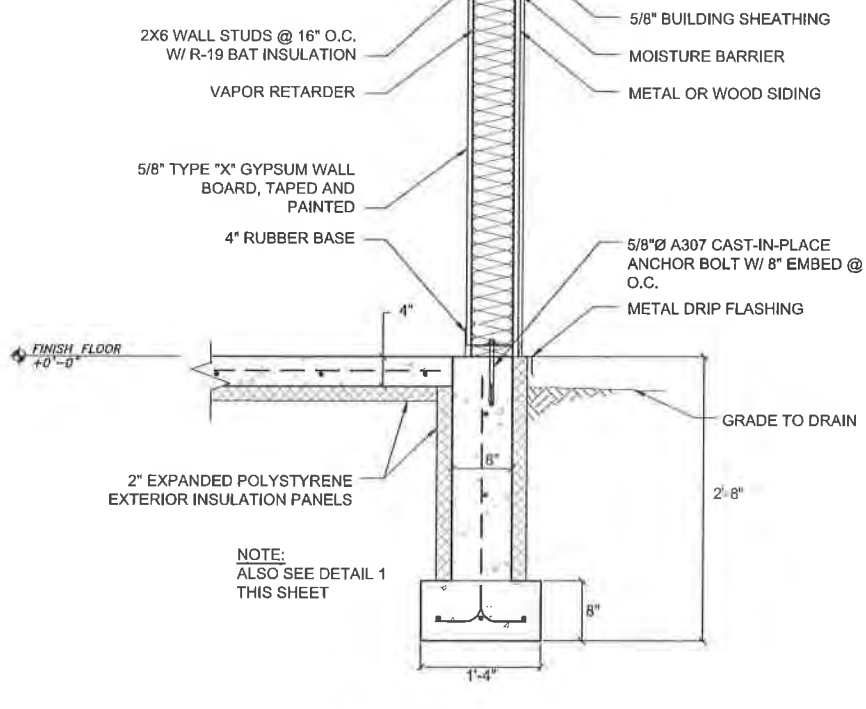
5 WALL SECTION
C205 SCALE: NTS



3 BUILDING SECTION
C205 SCALE: NTS



4 OUTSIDE CORNER DETAIL
C205 SCALE: NTS



NOTE:
ALSO SEE DETAIL 1
THIS SHEET

P:\2021\20210002\Delta Drive\DWG\SMF2021 0002 Final Plat Notice of Decision and Staff Report.dwg PLOT: December 03, 2020 at 3:59pm Mark Minich

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No.	DATE	REVISION	BY	APRVD.	

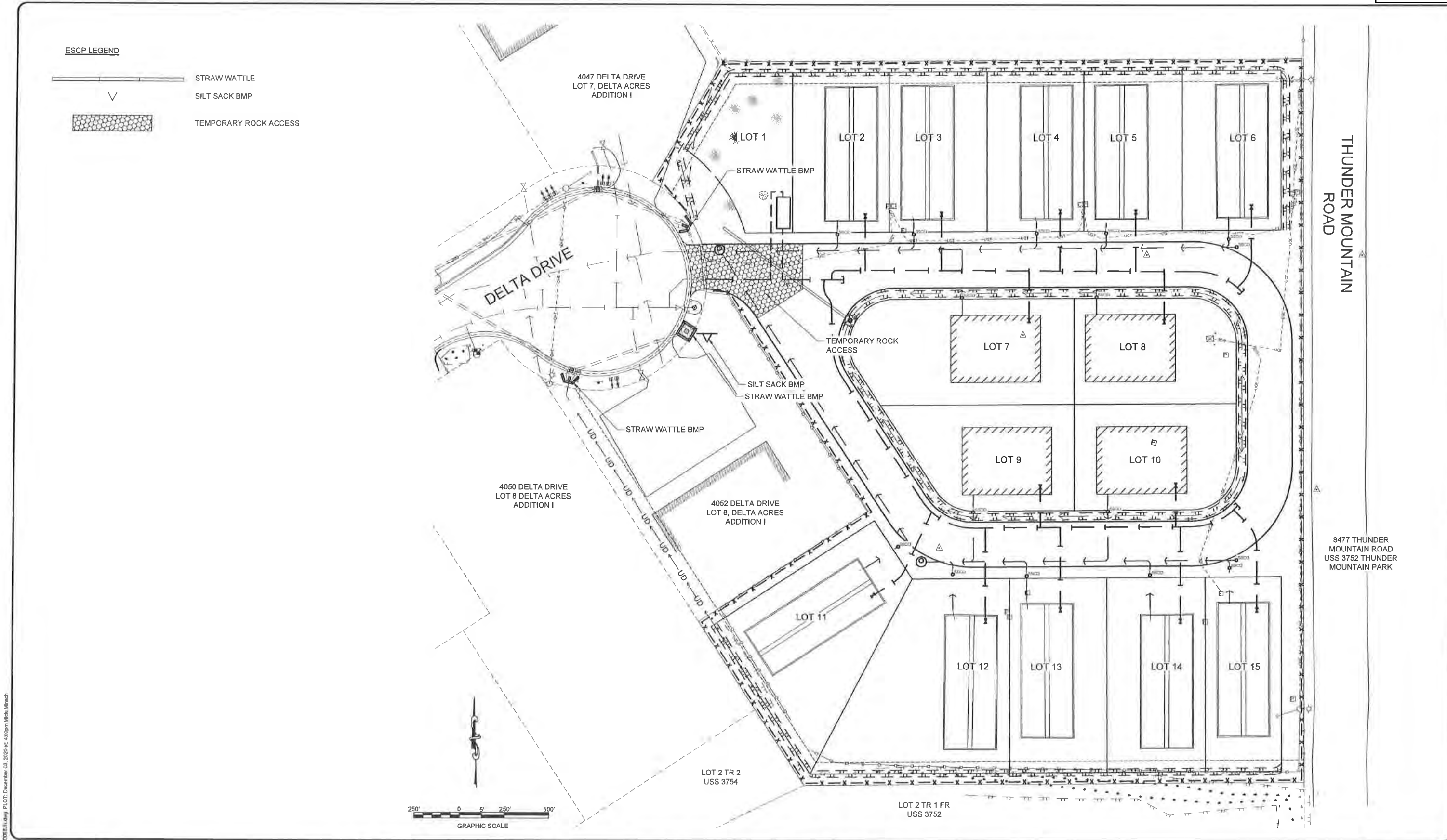
DELTA DRIVE
SUBDIVISION
JUNEAU, AK



PDC ENGINEERS
PLAN • DESIGN • CONSTRUCT
A BESPEC COMPANY
9109 Mendenhall Mall Rd. Ste. 4, Juneau, AK 99801
907.780.6060 | AECC605

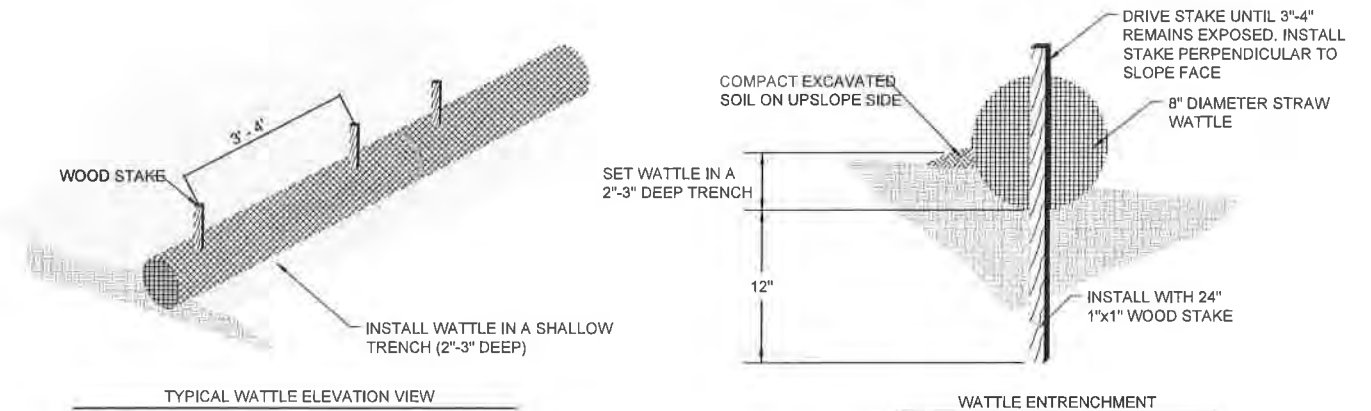
WATER METER
ENCLOSURE DETAILS

DATE: Dec 03, 2020
PDC No. 20098.JN
SHEET
C205

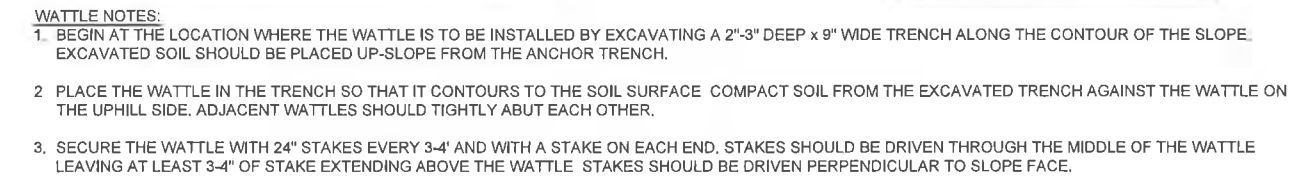


DESIGN MSM	DELTA DRIVE SUBDIVISION JUNEAU, AK				EROSION & SEDIMENT CONTROL PLAN	DATE: Dec 03, 2020
DRAWN MSM						PDC No. 20098JN
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APPROVED JMP						
FILE:						
No.	DATE	REVISION	BY	APRVD.	SHEET	C300

167



2 STRAW WATTLE IN GROUND DETAIL
C301 SCALE: NTS



3 **TEMPORARY ROCK ACCESS**
C301 SCALE: NTS

- EROSION AND SEDIMENT CONTROL NOTES:**
1. EROSION AND SEDIMENT CONTROL PLANS (E.S.C.P.) SHOWN ARE INTENDED AS A MINIMUM LEVEL OF EROSION CONTROL ONLY. THE E.S.C.P. IS TO BE USED BY THE CONTRACTOR TO DEVELOP A SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP). ALL SEDIMENTATION FROM ON SITE DRAINAGE AND GRADING SHALL BE CONTAINED ON SITE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES AND STREAMS FROM CONSTRUCTION RELATED EROSION AND SILTATION DURING THE COURSE OF WORK. ANY DAMAGE RESULTING FROM SUCH EROSION AND SILTATION SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
 2. ALL EROSION CONTROL/SEDIMENTATION CONTROL BARRIERS SHALL BE IN PLACE PRIOR TO COMMENCING EXCAVATION OR FILLING OPERATIONS.
 3. TEMPORARY EROSION CONTROL SYSTEM WILL NOT BE REMOVED UNTIL GERMINATION OF SEEDING AND NO EROSION/SEDIMENT PROBLEMS EXIST.
 4. COLLECTED SEDIMENT WILL BE DISPOSED OF OFF SITE AT AN EXISTING APPROVED DUMPSITE. COLLECTED SEDIMENT MAY NOT BE USED AS EMBANKMENT
 5. DEWATERING OF WORK AREAS BY PUMPING SHALL BE IMPLEMENTED TO REDUCE THE PROJECTS WATER QUALITY IMPACTS. THE PUMP DISCHARGE NEEDS TO BE FILTERED THROUGH SEDIMENT CONTROL DEVICES SUCH AS "DIRTBAG" OR SEDIMENT CONTROL STRUCTURES BEFORE IT CAN ENTER FISH HABITATS AT ANY POINT.
 6. CONTRACTOR SHALL KEEP CLEAN AND DISPOSE OF ALL EARTHEN MATERIAL TRACKED ONTO DELTA DRIVE. THIS SHALL INCLUDE SWEEPING WITH POWER BROOM, VACUUMING AND WATERING ON A DAILY BASIS DURING HAULING ACTIVITY OR MORE FREQUENTLY AS DIRECTED BY THE ENGINEER.

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for **final subdivision approval for the Delta Drive Subdivision, an Alternative Residential Subdivision creating 14 unit lots and 1 parent lot at 4090 Delta Drive in a D18 zone.**

TIMELINE

Staff Report expected to be posted **Monday, May 3, 2021** at <https://juneau.org/community-development/planning-commission>. Find hearing results, meeting minutes and more here as well.

Now through April 19

Comments received during this period will be sent to the Planner, **Laurel Christian**, to be included as an attachment in the staff report.

April 20 — noon, May 10

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, May 11, 2021

This virtual meeting will be by video and telephonic participation only. To join the Webinar, visit: <https://juneau.zoom.us/j/91520615798>. The Webinar ID is: 915 2061 5798. To join by telephone, call: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 and enter the Webinar ID.

May 12

The results of the hearing will be posted online.

Phone: (907)586-0715 ♦ Email: pc_comments@juneau.org
Mail: Community Development, 155 S. Seward St, Juneau AK 99801

Printed April 7, 2021

Case No.: SMF2021 0002; ARF2021 0001
Parcel No.: 5B2401620011
CBJ Parcel Viewer: <http://epv.juneau>

Laurel Christian

From: dbloommer@bicknellinc.com
Sent: Monday, April 26, 2021 10:26 AM
To: Laurel Christian
Subject: Notice - Planning commission
Attachments: 20210422_124718.jpg

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Laurel,

See attached photo of the sign at Delta. Let me know if you need anything else.

Thanks,
David



Laurel Christian

From: Laurel Christian
Sent: Monday, April 12, 2021 11:56 AM
To: 'rhondaward1@gmail.com'
Subject: RE: DRAINAGE COMMENTS DELTA DRIVE SUBDIVISION 4090 DELTA DRIVE

Hello Rhonda,

Thank you for reaching out. As part of the subdivision review, the developer is required to submit a drainage plan. Drainage for the new development will be routed to Delta Drive through new drainage swales and underground drains.

I hope this addresses your question/concern, please feel free to reach out with anything further.

Thank you,

Laurel Christian | Planner II

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street | 4th Floor Marine View Building

Office: 907.586.0761



Fostering excellence in development for this generation and the next.

From: rhonda ward <rhondaward1@gmail.com>
Sent: Saturday, April 10, 2021 2:20 PM
To: PC_Comments <PC_Comments@juneau.org>
Subject: DRAINAGE COMMENTS DELTA DRIVE SUBDIVISION 4090 DELTA DRIVE

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hello

I am concerned if proper drainage has been address to prevent flooding on the other side of the property closest to Thunder Mountain road. This section has a ditch that already has drainage issues. I hoping that this development will help improve that drainage.

RHonda Ward
3155978805



Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF DECISION

Date: January 25, 2021
File No.: SMP2020 0004

Bicknell, Inc.
Attn: David Blommer
P.O. Box 33517
Juneau, AK 99803

Proposal: Applicant proposes an Alternative Residential Subdivision creating 15 lots
Property Address: 4090 Delta Drive
Legal Description: Thunder Mountain Park Tract 1A
Parcel Code No.: 5B2401620011
Hearing Date: January 12, 2021

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated December 29, 2020, and late file memorandum (provided January 12, 2021) with amendments and approved the Alternative Residential Subdivision Preliminary Plat for a 15 lot subdivision to be conducted as described in the project description and project drawings submitted with the application (and with the following conditions :)

1. Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid;
2. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the Director of Engineering & Public Works for compliance with CBJ 49.35.140;

3. Prior to approval of the final plat, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510;
4. Prior to approval of the final plat, the applicant shall submit a revised preliminary plat with the following revisions:
 - a. Add the following plat note:
 - i. ACCESS TO LOTS SHALL BE VIA ACCESS EASEMENTS SHOWN ON THIS PLAT AND IS SUBJECT TO THE REQUIREMENTS IN THE “[private common driveway access, utility, and maintenance agreement – edit title as appropriate]” RECORDED WITH THIS SUBDIVISION.
 - b. Show a five-foot perimeter buffer along the southwest lot line bordering Delta Acres Addition 1 Lot 8.
 - c. Include bearing labels for:
 - i. The eastern lot line of Lot 6
 - ii. The lot lines between lots 7 and 8 and 9 and 10
 - d. Per sheet C203, Grading Plan, a drainage easement should be added to the following locations:
 - i. Eastern side of the development in the 10-foot perimeter buffer
 - ii. Rear of Lot 11;
5. Prior to the issuance of the first temporary certificate of occupancy, the master water meter for the development shall be installed by the developer;
6. Prior to the issuance of the eleventh (11) temporary certificate of occupancy for the development, access to and within the development shall be paved.

Attachments: December 29, 2020, memorandum from Laurel Christian, Community Development, to the CBJ Planning Commission regarding ARP2020 0001; and memorandum from Jill Maclean, Director, AICP, Community Development regarding ARP2020 0001 and SMP2020 0004 provided January 12, 2021.

This Notice of Decision does not authorize any construction. Prior to starting any project, it is the applicant’s responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance to 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). Any

action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBI 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, January 12, 2021.

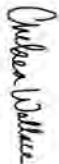
Expiration Date: The permit will expire five (5) years after the effective date, or January 12, 2026, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the subdivision permit was authorized or no final plat has been approved. Application for permit extension must be submitted thirty days prior to the expiration date.



January 26, 2021

Michael Levine, Chair
Planning Commission

Date



January 26, 2021

Filed With City Clerk

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this subdivision. ADA regulations have access requirements above and beyond CBI - 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.



PLANNING COMMISSION STAFF

MAJOR SUBDIVISION SMP2020-0004

HEARING DATE: JANUARY 12, 2020

(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/CDD

155 S. Seward Street • Juneau, AK 99801

DATE: December 29, 2020

TO: Michael LeVine, Chair, Planning Commission

BY: Laurel Christian, Planner II *Laurel Christian*

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Preliminary Plat Approval for the Delta Drive Subdivision, an Alternative Residential Subdivision creating 14 unit-lots and 1 parent lot

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- 14 lots will be for single-family dwellings.
- The remaining parent lot will contain the perimeter buffer, privately maintained access road, and other common amenities.
- This approval is subject to ARP20200001.

GENERAL INFORMATION	
Property Owner	Bicknell, Inc.
Applicant	Bicknell, Inc.
Property Address	4090 Delta Drive
Legal Description	Thunder Mountain Park Tract 1A
Parcel Number	5B2401620011
Zoning	D18 Multi-family Residential
Lot Size	79,189 sq. ft.
Water/Sewer	Public
Access	Delta Drive
Existing Land Use	Vacant
Associated Applications	ARP20200001

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-5 below that support the denial.
3. **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:

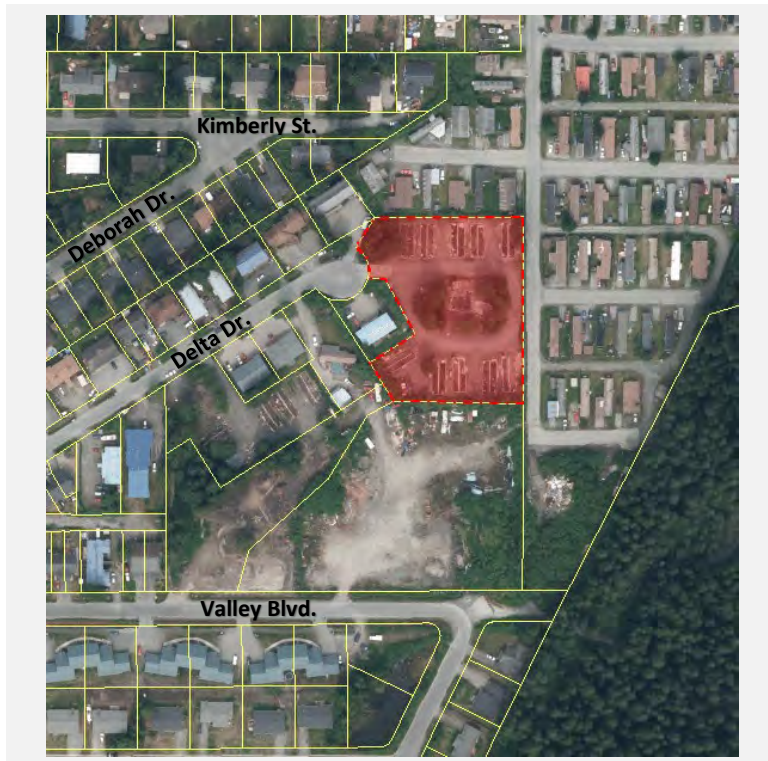
Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - o 49.15.402
 - o 49.15.411
 - o 49.35
 - o 49.80

The Commission shall hear and decide the case per 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 49.15.402(a) *A major subdivision permit is required for subdivisions resulting in 14 or more lots.*

SITE FEATURES AND ZONING**SURROUNDING ZONING AND LAND USES**

North (D18)	Thunder Mountain Mobile Home Park
South (D18)	Vacant
East (D18)	Thunder Mountain Mobile Home Park
West (D18)	Multi-family four-plex

SITE FEATURES

Anadromous	None
Flood Zone	None
Hazard	None
Hillside	None
Wetlands	None
Parking District	None
Historic District	None
Overlay Districts	None

BACKGROUND INFORMATION

Project Description – The applicant requests a preliminary plat approval for the Delta Drive Subdivision, an Alternative Residential Subdivision (ARS) creating 15 lots. The proposal would create 14 unit-lots for single-family dwellings and one (1) parent-lot containing the perimeter buffer, privately maintained access road, and other common amenities (15 lots total).

A project narrative can be found in Attachment A and the preliminary plat can be found in Attachment B.

Background – Background information includes the process for approval, and relevant development history for the lot. Information on the ARS design may be found in the staff report for ARP20200001.

ARS Process

The ARS process requires two preliminary applications, both of which are being presented at the same Planning Commission meeting.

- This application (SMP20200004) is for approval of the preliminary plat for the ARS. The plat is reviewed for compliance with subdivision code [CBJ 49.15.402].
- Another separate (ARP20200001) is for review of the preliminary plan for the ARS. This application must be acted on first. The plan is reviewed for compliance with applicable ARS code and design guidelines [CBJ 49.15.900].

If the preliminary plan and preliminary plat are approved, the developer may for apply for review of the ARS final plan and ARS final plat. These two applications may be presented at the same public meeting, or separately. The

purpose of a second review by the Commission is to ensure the final plan conforms with the approved preliminary plan and that any conditions of approval have been met.

Development History

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

Item	Summary
Plat History	In 1992, the lot was platted as an expansion of the Thunder Mountain Park (plat no. 92-18). No restrictive plat notes exist for the lot.
Land Use Cases	In 1992, a conditional use permit (CUP) was issued to expand the Thunder Mountain Mobile Home park onto the lot (USE-CU92-01). In 2013, another CUP was issued for a 12-unit apartment building on the lot; this permit expired (USE20130017). The lot is currently vacant.
Building Permits	In 1992, a building permit was issued to place 10 modular homes on permanent concrete foundations (BLD-0747301). In 2013, a demolition permit was issued to remove the modular homes (DMO20130007). The lot currently contains the 10 concrete foundations with no modular structures. The applicant intends to repurpose the foundations.

ANALYSIS

Phasing – The proposed ARS will not be phased.

Minimum Lot Dimensions – Typically, the D18 zoning district requires a 5,000 square foot minimum lot size for a standard lot. Minimum lot dimensional requirements for the unit-lots created through this ARS are waived [49.15.920(c)]. The ARS allows for *unit-lot residential communities in which all or some of the lots do not substantially conform to the minimum requirements for a traditional subdivided lot [49.15.900]*.

The unit-lots created through this subdivision range from approximately 2,000 square feet to 5,000 square feet. The parent-lot measures approximately 28,000 square feet.

Density – Per 49.15.920(e)(1) *The number of dwelling units permitted in the development shall be calculated by multiplying the maximum number of dwelling units per gross acre permitted in the underlying zoning district by the number of acres in the alternative residential subdivision and rounding to the nearest whole number.*

Maximum Dwelling Units Per Acre	Parent Lot Size	Maximum Density	Number of Dwelling Units Proposed
18	79,189 sq. ft. (1.8179 acres)	33 dwelling units	14

Maximum density is not exceeded, as demonstrated in the table above. The applicant has not requested a density bonus. Each unit-lot could accommodate one single-family dwelling. Lot 12 exceeds the minimum lot size for the zoning district and could accommodate a single-family dwelling and accessory apartment [49.15.920(m)]. The following plat note has been added:

Plat Note: AT TIME OF RECORDING, LOTS 2 THROUGH 11 AND 13 THROUGH 15 ARE LIMITED TO ONE SINGLE FAMILY DWELLING. LOT 12 MAY BE PERMITTED ONE SINGLE FAMILY DWELLING AND ONE ACCESSORY APARTMENT. SEE CBJ 49.15 ARTICLE IX FOR CURRENT REGULATIONS.

Habitat – There are no known anadromous streams or wetlands on the lot.

Hazard Zones - There are no hazard zones on the lot.

LOT DESIGN

Alternative Residential Subdivision Plat Notes – The lots created through this subdivision are part of an ARS. To ensure compliance with CBJ 49.15 Article 9, the following plat notes have been added:

Plat Note: THE LOTS CREATED THROUGH THIS SUBDIVISION ARE AN ALTERNATIVE RESIDENTIAL SUBDIVISION. AT TIME OF PLAT RECORDING DEVELOPMENT OF LOTS, INCLUDING FURTHER SUBDIVISION OR USE, IS SUBJECT TO CBJ 49.15 ARTICLE IX. SEE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.

Plat Note: THERE SHALL BE NO DISTURBANCE OR DEVELOPMENT WITHIN THE PERIMETER BUFFER SHOWN ON THIS PLAT, AS REQUIRED BY CBJ 49.15.920(j).

TRAFFIC

Traffic – According to CBJ 49.40.300(a)(2) a traffic impact analysis is not required; the development is not anticipated to generate more than 250 Average Daily Trips (ADTs).

Use	Units	Trips Generated	Total Trips
Single-family Residential	14	9.52 per dwelling	133.28

ACCESS AND PUBLIC IMPROVEMENTS

Access – Per 49.35.250(a), staff has determined that the primary access to the subdivision is Delta Drive. Within the ARS, the development will be served by a privately maintained road extending from Delta Drive. This is allowed per 49.15.920(f), as discussed in the staff report for ARP20200001. An easement for utilities, drainage, and driveway access on the parent lot is dedicated by the plat.

It is recommended the following plat note be added to the plat:

Plat note: ACCESS TO LOTS SHALL BE VIA ACCESS EASEMENTS SHOWN ON THIS PLAT AND IS SUBJECT TO THE REQUIREMENTS IN THE “[private common driveway access, utility, and maintenance agreement – edit title as appropriate]” RECORDED WITH THIS SUBDIVISION.

49.35.240 Table of Roadway Construction Standards – Delta Drive is a CBJ right-of-way constructed to CBJ standards and maintained by CBJ. The Capital Improvement Program (CIP) has designated funds for Fiscal Year 2020/2021 to reconstruct and improve Delta Drive. The plans for the reconstruction include new water and sewer mains, new drainage systems, resurfacing the street, and the addition of sidewalks on one side of the street. These improvements are planned to be completed by CBJ during the summer of 2021 (CSP20200009). Additional improvements by the developer to Delta Drive are not required.

Within the ARS, the privately maintained access road must be 20 feet in width and paved, and installed by the developer. The development is anticipated to generate 133 ADTs. A 20-foot wide paved roadway is adequate for the trips generated according to the Table of Roadway Construction Standards, see below [49.35.240].

Condition: Prior to the issuance of the first temporary certificate of occupancy, access to and within the development shall be paved.

49.35.240 Table of roadway construction standards excerpt:

<i>ADTs</i>	<i>TIA</i>	<i>Sidewalks</i>	<i>Travel Way Width</i>	<i>Street Lights</i>	<i>ROW Width</i>	<i>Paved</i>	<i>Publically Maintained</i>
<i>0 to 211</i>	<i>No</i>	<i>Not required</i>	<i>20 ft.</i>	<i>At intersection of subdivision streets and external street system.</i>	<i>60 ft. Public ROW*</i>	<i>No, if outside the urban service area</i>	<i>No</i>

*49.15.920(f) allows for a privately maintained access road within the ARS.

Street Lighting – Street lighting is not required within the ARS. Delta Drive currently has street lighting.

Pedestrian Access – Delta Drive currently does not have sidewalks; however, sidewalks on one side of the street are planned through the CIP reconstruction project (CSP20200009). The access road within the ARS is not required to have sidewalks, according to the Table of Roadway Construction Standards [49.35.240].

Utilities – CBJ 49.15.920(g) requires that a master meter is installed on the parent-lot, and each unit-lot must be connected to water and sewer through the master meter. The parent lot is currently connected to public water and sewer. The applicant has submitted preliminary construction drawings showing each new unit-lot will be connected to public utilities through a master meter on the parent lot (Attachment C). The applicant has also submitted a preliminary water-line memo (Attachment D).

Once the preliminary plat is approved, the applicant is required to submit final construction drawings for review by CBJ Engineering & Public Works (E&PW). Because the parent-lot is currently connected to public utilities, additional work is not required before the applicant can receive final plat approval. It will be the responsibility of the Homeowners Association (HOA) to provide water and sewer to each unit-lot prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for each structure.

CBJ E&PW has reviewed the preliminary construction drawings and water line memo and finds that the proposed improvements conform to the requirements of Title 49 and can feasibly be constructed (Attachment F).

Condition: Prior to the issuance of the first temporary certificate of occupancy, each dwelling unit shall be connected to public sewer and water, and a master meter for water shall be installed by the developer.

Condition: Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the director of Engineering & Public Works for compliance with CBJ 49.35.140.

Plat Note: DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

Drainage – A preliminary drainage report and plan has been submitted, see Attachment C and E. The preliminary drainage plan demonstrates the drainage will be collected into drainage swales and underground storm drains, which connect to the existing drainage systems in Delta Drive. CBJ E&PW has reviewed the preliminary drainage report and construction drawings and finds that the preliminary drainage plan conforms to drainage and water quality requirements (Attachment F).

Condition: Prior to approval of the final plat, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510.

Fire Code Improvements – According to the CBJ Fire Marshall, the proposed 20-foot-wide access road is adequate for emergency service response. No fire turnaround is required since the access road is a connected loop.

AGENCY REVIEW

CDD conducted an agency review comment period between October 15 and October 31, 2020. Comments from Engineering and Public works and Capital City Fire and Rescue are incorporated into this report. No additional comments were received.

PUBLIC COMMENTS

CDD conducted a public comment period between December 7 and December 21, 2020. Public notice was mailed to property owners within 500 feet of the subject parcel. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. At time of writing this staff report, no public comments were received.

FINDINGS

Major Subdivision Preliminary Plat Approval Criteria - Per CBJ 49.15.402(c)(4), the director makes the following findings on the proposed development:

1. Does the preliminary plat comply with CBJ 49.15.411?

Analysis: No additional analysis needed.

Finding: Yes. With recommended conditions listed below, the preliminary plat complies with preliminary platting requirements listed in CBJ 49.15.411.

2. Will applicable subdivision development standards be met, or can reasonably be met with conditions?

Analysis: The applicant is required to install a privately maintained access road, utilities, and drainage systems.

Finding: Yes. With recommended conditions, applicable subdivision development standards can be reasonably met.

3. Will the proposed subdivision provide suitable building sites for the zoning district?

Analysis: Minimum lot dimensional requirements for the unit-lots created through this ARS are waived [49.15.920(c)]; the applicant has demonstrated adequate building sites are provided for an ARS in the D18 zoning district.

Finding: Yes. The proposed subdivision provides building sites suitable for the D18 zoning district.

4. Will the proposed street names be unique or continuations of existing streets?

Analysis: No new street names are proposed. The CDD GIS Analyst will assign addresses from Delta Drive; the privately maintained street functions as an extension of Delta Drive.

Finding: Not applicable.

5. Has the director of Engineering and Public Works reviewed the application and determined that:

(i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;

(ii) The streets, pioneer paths, and pedestrian ways as proposed accommodate anticipated traffic, align with, and, where appropriate, connect with streets and pedestrian ways serving adjacent properties;

(iii) Any proposed improvements conform to the requirements of this Title 49 and can be feasibly constructed; and,

(iv) Where public sewer is not required, the applicant has shown that soils are suitable for individual on-lot wastewater treatments and disposal or has shown the feasibility of alternative methods of wastewater disposal and treatment.

Analysis: CBJ E&PW has submitted a memorandum that demonstrates the above criteria can reasonably be met (Attachment F).

Finding: Yes. CBJ E&PW has reviewed the proposed subdivision application and supplemental materials, and finds the above criteria can be met.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the preliminary plat for the Delta Drive Subdivision, an Alternative Residential Subdivision creating 14 unit-lots and one (1) parent lot. This permit would allow the applicant to submit for the final plat.

This approval is subject to the following conditions:

1. Prior to approval of the final plat, Certification from the CBJ Treasurer is required showing that all real property taxes and special assessments levied against the property for the year of recording have been paid.
2. Prior to approval of a final plat, the applicant shall submit a complete set of construction plans for all required improvements to the Community Development Department for review by the director of E&PW for compliance with CBJ 49.35.140.
3. Prior to approval of the final plat, the developer shall submit a final drainage plan to be approved by CBJ Engineering & Public Works. This drainage plan must be prepared by an Alaskan licensed engineer in accordance with CBJ 49.35.510.
4. Prior to approval of the final plat, the applicant shall submit a revised preliminary plat with the following revisions:
 - a. Add the following plat note:

- i. ACCESS TO LOTS SHALL BE VIA ACCESS EASEMENTS SHOWN ON THIS PLAT AND IS SUBJECT TO THE REQUIREMENTS IN THE “[private common driveway access, utility, and maintenance agreement – edit title as appropriate]” RECORDED WITH THIS SUBDIVISION.
- b. Show a five-foot perimeter buffer along the southwest lot line bordering Delta Acres Addition 1 Lot 8.
- c. Include bearing labels for:
 - i. The eastern lot line of Lot 6
 - ii. The lot lines between lots 7 and 8 and 9 and 10
- d. Per sheet C203, Grading Plan, a drainage easement should be added to the following locations:
 - i. Eastern side of the development in the 10-foot perimeter buffer
 - ii. Rear of Lot 11
- 5. Prior to the issuance of the first temporary certificate of occupancy, each dwelling unit shall be connected to public sewer and water, and a master meter for water shall be installed by the developer.
- 6. Prior to the issuance of the first temporary certificate of occupancy for the development, access to and within the development shall be paved.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Preliminary Plat and Closure Report
Attachment C	Preliminary Construction Drawings
Attachment D	Preliminary Water Memo
Attachment E	Preliminary Drainage Report
Attachment F	Memorandum from CBJ Engineering & Public Works
Attachment G	Abutters Notice and Public Notice Sign Photo



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 4090 Delta Drive, Juneau, AK 99801		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Thunder Mountain Park TR 1A		
	Parcel Number(s) 5B2401620011		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner Bicknell, Inc.	Contact Person David Blommer	
	Mailing Address P.O. Box 33517	Phone Number(s) 907-789-5727	
	E-mail Address dblommer@bicknellinc.com		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
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 officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X <u>[Signature]</u> <u>10/8/20</u> Landowner/Lessee Signature Date			
X _____ Landowner/Lessee Signature Date			
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as Landowner, enter SAME			
Applicant SAME		Contact Person SAME	
Mailing Address SAME	Phone Number(s)		
E-mail Address SAME			
X _____ Applicant's Signature Date of Application			

DEPARTMENT USE ONLY BELOW THIS LINE

RECEIVED
OCT 12 2020
PERMIT CENTER/CDD

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Intake Initials <u>LEC</u>	Date Received <u>10/12/20</u>
Case Number <u>Smf20200004</u>	



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

See subdivision hand-outs for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

An alternative residential subdivision (ARS) of Thunder Mountain Park TR 1A into Delta Drive Subdivision comprised of 15 unit lots and 1 parent lot.

Number of Existing Parcels 1 Total Land Area 1.82 acres Number of Resulting Parcels 16

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS

☐ NO

☐ YES Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT

(changing or creating 13 or fewer lots)

- ☐ Preliminary Plat (MIP)
☐ Final Plat (MIF)
☐ Panhandle Subdivision
☐ Accretion Survey
☐ Boundary Adjustment
☐ Lot Consolidation (SLC)
☐ Bungalow Lot Subdivision
☐ Common Wall/Zero Lot Subdivision
☐ Other _____

MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

- ☒ Preliminary Plat (SMP)
☐ Final Plat (SMF)
☐ Preliminary Development Plan – PUD (PDP)
☐ Final Development Plan – PUD (PDF)
☐ Development Plan – ARS (ARP)
☐ Development Plan – ARS (ARF)
☐ Bungalow Lot Subdivision
☐ Common Wall/Zero Lot Subdivision
☐ Other _____

ALL REQUIRED DOCUMENTS ATTACHED

☒ Pre-application conference notes

☒ Narrative including:

- ☒ Legal description(s) of property to be subdivided
☒ Existing structures on the land
☒ Zoning district
☒ Density
☒ Access
☒ Current and proposed use of any structures
☒ Utilities available
☒ Unique characteristics of the land or structure(s)

☒ Preliminary Plat checklist

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

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>1760.00</u>			
Public Notice Sign	\$ <u>150.00</u>			
Admin. of Guarantees	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ <u>1910.00</u>			

major sub:
\$110 per lot
X16 lots

RECEIVED

OCT 12 2020

PERMIT CENTER/CDD

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number

Smp20200004

Date Received

10/12/20

LEC



October 9, 2020

Laurel Christian, Planner II
City and Borough of Juneau
Community Development Department
155 S. Seward St.
Juneau, AK 99801

SUBJECT: Delta Drive Subdivision - Alternative Residential Subdivision
Project Narrative – PDC Project No. 20098JN

Dear Laurel;

On behalf of our client Bicknell Inc., PDC Engineers (PDC) is submitting this project narrative as part of the Delta Drive Subdivision Alternative Residential Subdivision (ARS) application. The property to be subdivided under the CBJ ARS code has a legal description of Thunder Mountain Park TR 1A with a land area of 79,189 square feet. Currently there are no dwelling structures on the property. Ten (10) existing concrete foundations exist on the property from where previous modular homes were located that have since been removed.

CBJ Zoning - The property is zoned D-18 Multifamily with an allowable density of 18 units per acre. The proposed use of the structures to be developed within the ARS will be residential and will meet the permissible uses as outlined for their zoning district and in the ARS code. The surrounding neighborhood is similarly zoned D-18 and is made up of single family and multi-family residences. The proposed development will be in harmony with the surrounding neighborhood.

Access - The existing parcel is accessed from the cul-de-sac at the end of Delta Drive, a CBJ owned and maintained paved roadway.

Utilities – CBJ public water and sanitary sewer utilities currently service the property. An existing 2-inch water line coming from the end of the existing 6-inch water line in Delta Drive supplies water to this property. Individual $\frac{3}{4}$ " water services are located from the 2-inch line within the property serving the original 10 modular homes. A 6-inch PVC sanitary sewer line exists within the property acting as the sewer collector. This 6-inch sewer pipe connects to the CBJ sewer main located in the Delta Drive cul-de-sac. Individual 4-inch PVC sewer services coming from the building foundations connect to the 6-inch sewer. Under the CBJ Delta Drive Reconstruction project scheduled for construction in the Spring/Summer of 2021, new water and sanitary sewer utilities will be provided to the lot line of this property. An 8-inch PVC sewer service will be provided and an 8-inch HDPE water line. The Delta Drive Subdivision project will connect to these new services and extend into the subdivision. The existing sewer system has been found to be in good condition and will continue to be reused. Lots which previously did not have a 4-inch

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9109 Mendenhall Mall Road, Suite 4, Juneau, Alaska 99801
907.780.6060
www.PDCENG.com

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OCT 12 2020

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Delta Drive Subdivision - ARS
October 9, 2020
Page 2

sewer service will have a new ones installed. The subdivision has an existing 2" Poly water main serving the existing lots. PDC water system analysis (attached) indicates that the existing 2" water service can supply adequate flow and pressure to 7 dwelling units. There are two 2" Poly water line branches that will connect to the new 8" HDPE line. The existing 2" poly water line will be flushed, disinfected and pressure testing in compliance with CBJ Standards for domestic water supply. Existing 3/4" water services will be used or new 1-inch Poly water services will be installed. A master water meter with vault structure will be installed prior to service lines.

Drainage – Surface storm water will be collected in drainage swales on the perimeter and interior lots of the property. The drainage system will involve construction of drainage swales, underground storm drain pipe and underdrain system to safely route the drainage to the existing Delta Drive drainage system which is planned for reconstruction in Spring/Summer 2021 by CBJ. As the designers for CBJ on the Delta Drive Reconstruction project, the storm drain improvements have been designed to accommodate the Delta Drive Subdivision storm drainage. There are two locations where storm drainage will discharge to Delta Drive, both of these locations have pipe sized at 12" diameter. Lots 11-15 will have a drainage swale near the rear of the property and then transition to an 8" underdrain in an existing 10' drainage easement that goes to a new culvert inlet being installed under the Delta Drive Reconstruction project. Lots 7-10 (new foundations) will be graded to drain to a drainage swale in the front of the lots where storm drainage will be collected and routed underground through a 12" drain pipe to the discharge location at the new culvert on Delta Drive. Lots 1-6 will have a perimeter drainage swale at the rear of the property that is graded to drain to the new culvert being installed under the CBJ Delta Drive Reconstruction project.

Parking and Circulation– Each lot will have two parking spaces as shown in the site plan. The existing gravel roadway will be reconstructed to accommodate a 20' wide paved access road through the property. This paved roadway will allow for safe and convenient emergency fire vehicle access throughout the subdivision.

Buffer/Setback – A perimeter buffer has been shown on the site plan with a new wooden fence located at the property line for screening and privacy. Buffers match the required setbacks for this zoning district.

Vegetative Cover – The parent lot has roughly 46% vegetative cover.

Lighting – Lighting will be installed on the individual structures.

Mailbox, Garbage and Snow Storage – CBJ Standard Mailboxes have been shown on Lot 1 to allow for each lot to have US Postal mail delivery. Two garbage dumpsters have been shown on Lot 1 to allow for refuse to be placed from each lot. Snow storage has been shown on Lot 1.

Delta Drive Subdivision - ARS
October 9, 2020
Page 3

Should you have any questions or require any additional information, please do not hesitate to contact me at your convenience.

Sincerely,



J. Mark Pusich, PE
Principal | Civil/Structural Engineer
PDC Engineers

Attachments: ARS Application: CBJ Development Application, ARS Subdivision Preliminary Plat, Lot Closure Comps, Subdivision Application, Preliminary Plat Checklist, Pre-App meeting minutes, Construction Improvement Drawings



(907) 586-0715
 CDD Admin@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

Delta Drive Alternative Residential Subdivision

Case Number: PAC20200026

Applicant: Spike Bicknell & David Blommer

Property Owner: Delta Park LLC

Property Address: 4090 Delta Drive

Parcel Code Number: 5B2401620011

Site Size: 79,189 Square Feet

Zoning: D-18

Existing Land Use: Manufactured Homes

Conference Date:	4/29/20
Report Issued:	05/06/20
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
David Blommer	Applicant	dblommer@bicknellinc.com
Laurel Christian	Planning	Laurel.christian@juneau.org
Kyle Paw	Permit staff	Kyle.paw@juneau.org
Autumn Sapp	General Engineering	Autumn.Sapp@juneau.org
Mark Pusich	PDC	MarkPusich@pdceng.com

Pre-Application Conference Final Report

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.

The Alternative Residential Subdivision (ARS) requires a two-step approval process. The ARS preliminary plan is reviewed and then the ARS final plan is reviewed. A major subdivision application is also required. The applicant may apply for the preliminary ARS plan and preliminary major subdivision plat at the same time.

The preliminary ARS plan is reviewed through the conditional use permit process with additional requirements found in the ARS section of code. The major subdivision plat is reviewed for platting requirements. The ARS section of code is attached to this report, approval criteria are highlighted.

Planning Division

1. **Zoning** – D18 Zoning District. There is no minimum lot size for the unit lots, however; you should demonstrate on the plan their size, and show how large the parent parcel is. CBJ 49.80 Definitions for Parent Lot and Unit Lot:

Parent lot means the original lot and the residual area from which unit-lots are created through an alternative residential subdivision.

Unit-lot means any lot, site, parcel, unit-site, and similar geographically defined property that is created through an alternative residential subdivision and that is substantially smaller than the minimum lot size required for the zoning district

2. **Setback/buffer** – There are no setbacks for the unit lots. A perimeter buffer is required in lieu of the setback requirements of this title on the parent lot. The buffer shall not be less than the setbacks required for the zoning district. Setbacks for the D18 zoning district are: Front: 20'; Rear: 10'; Side: 5'; Street side: 13'
 - a. The commission may enlarge the required buffer to up to 25 feet.
 - b. The buffer shall be vegetated unless the commission requires non-vegetated screening. A buffer may include fencing, natural berm, or other similar features.
 - c. No parking areas, dwelling units, unit-lots, or permissible uses may be located within the perimeter buffer. Access to the development may cross a portion of the buffer.
3. **Height** – 35' primary uses; 25' accessory uses
4. **Parking & Circulation** – Each single-family dwelling requires 2 parking spaces. Residential parking lots with more than 10 parking spaces but fewer than 25 parking spaces require 1 ADA van accessible parking space.
 - a. Parking can be either on the unit lots or on the parent lot. On the ARS plan, parking areas should be shown.
5. **Access** – Access to the ARS must be publically maintained (Delta Drive is a publically maintained right-of-way). Access within the ARS must be located completely on the parent lot, be paved, and meet emergency service access requirements.

Pre-Application Conference Final Report

6. **Lot Coverage** – There is no maximum lot coverage for the unit lots, maximum lot coverage applies to the parent lot. The maximum lot coverage is 50%.
7. **Vegetative Coverage** – There is a minimum vegetative cover requirement for the parent lot. In the D18 zoning district, 30% vegetative cover is required.
 - a. Shared open space is not required for an ARS in the D18 zoning district.
8. **Density** – Site measures 79,189 square feet (1.8 acres). At 18 units per acre, the site could accommodate up to 32 dwelling units.
 - a. **Density bonuses** – The commission may award a density bonus to an ARS for enhancements to the development. For the D18 zoning district, the total bonus shall not exceed 25%. Applicant should state in the project narrative if they are requesting density bonuses and how they meet the enhancement criteria.
9. **Lighting** – In the project narrative, the applicant should discuss if lighting will be installed.
10. **Noise** – Noise is not expected to be out of character with the D18 residential zoning district.
11. **Flood** – NA
12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – No Known
13. **Wetlands** – No Known
14. **Habitat** – (Eagle – remind applicant to check with Feds; Riparian, etc.) – No Known
15. **Plat or Covenant Restrictions** – No known
16. **Traffic** – Per CBJ 49.40.300 a traffic impact analysis is required for projects that are anticipated to generate more than 500 average daily trips (ADTs). A single-family dwelling generates 9.52 ADTs. The proposal of 14 lots for single-family dwellings would generate 133.28 ADTs. A TIA will not likely be required for this project.
17. **Homeowners Association** – The ARS requires that a HOA be formed. The HOA documents must be recorded with the final plat.

Building Division

18. **Building** - plans will be addressed in plan review
19. **Outstanding Permits** -

	Permit Application	Pstatus	Permit Type	Location	Permit Id	Purpose
1	BLD20130336	Issued	BMH	4090 DELTA DR	2000993	Place 10 manufactured homes on existing foundations

General Engineering/Public Works

20. **Engineering** –
 - a. **Easements:** Site plan shall include all easements for drainage, utility lines including plumbing lines, access, snow storage, trash (dumpster) storage, or any other shared use that requires crossing the property line.
 - b. **Agreements:** A maintenance and hold harmless (of CBJ) agreement will need to be drafted, signed, and recorded for all shared infrastructure for the development, e.g. driveway, water, sewer, etc.

Pre-Application Conference Final Report

21. **Drainage** – Submit a drainage plan indicating how drainage from the proposed subdivision will join an established drainage channel or channels. Easements must be provided on the plat for all established drainage ways or any proposed drainage ways that cross any current or future abutting property lines.

22. **Utilities** – (water, power, sewer, etc.) A master water meter shall be installed by the developer prior to any branches or services. The meter must be in an above ground heated space. Water and sewer sizing shall be determined by an Alaskan licensed civil or mechanical engineer.

Beyond the shared private main and master water meter, a minimum of 1" water service and 4" sewer service will need to be installed to the front property line of each newly created lot prior to the recording of the final plat. At the time of preliminary plat submittal, please submit a construction plan with for the new utilities. The plan needs to include pipe locations, sizing, and grades for sewer to indicate appropriate fall will be achieved. Existing water services not being utilized shall be decommissioned and removed back to the mainline. If utilizing existing services or branches please show their location, size, and material type on the plan.

If a new private water and/or sewer mains are to be installed within the ROW, the following permits will need to be obtained to provide utilities to the newly created lot:

- a. **CBJ right-of-way (ROW) permit**- Once the construction plan for the utilities is approved, CBJ will create the ROW permit. The permit will allow the tapping of the water and sewer mains, water and sewer service installation, and road restoration within the right-of-way. Inspection fees, refundable bond amount, and conditions will be determined after review of the proposed construction plan. The extension of the utilities within the property will require further permitting and fee assessments. This process is done separately from the subdivision and typically in conjunction with the building permit application.
- b. **CBJ Water and Sewer Utility permits** – The installation of the private water and sewer main lines, services, and the water meter within the private property will be covered by these utility permits.

Fire Marshal

23. **Fire Items/Access** –

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. ARS Preliminary Plan Approval Application
2. Major Subdivision Application (Required when the subdivision plat is submitted)
3. Development Permit Application

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.

Pre-Application Conference Final Report

2. Preliminary Plat Checklist (Required when the subdivision plat is submitted)
3. Please see 49.15.940(b) for a description of the Required submissions with an ARS Preliminary Plan Approval:
 - a. Ownership
 - b. Preliminary Development Plan
 - c. Design
 - d. Open space, common facilities, and general landscaping
 - e. Request for density bonuses (if applicable)
 - f. Description of phased development (if applicable)
4. As built survey of existing foundations if you plan to utilize them.

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. ARS Review Fee
 - a. Preliminary Plan – \$400.00 plus \$80.00 per residential unit
 - b. Final Plan - \$300.00 plus \$60.00 per residential unit
 - c. Public notice sign fee \$50 plus \$100 refundable deposit
2. Major Subdivision Review Fee
 - a. Preliminary Plat - \$110 per lot
 - b. Final Plat - \$70 per lot
 - c. Public notice sign fee \$50 plus \$100 refundable deposit
3. ROW Permit (work within the ROW):
 - a. \$10 permit fee
 - b. Inspection fees - \$60 per inspection trip or hour, will be determined at time of construction plan review
 - c. Refundable bond – will be determined at time of construction plan review. Can be paid in the form of cash, check, surety, or conveyance.
 - d. Bond fee – dependent on type of bond payment.
1. Water Utility Permit (work within private property):
 - a. Water Connection charge – based on the line size at the location of the water meter as determined by an Alaskan licensed civil engineer.
2. Sewer Utility Permit (work within private property):
 - a. Sewer Connection charge – based on the number of drainage fixture units and shall be supplied in the civil construction plans as determined by an Alaskan licensed civil engineer.

Pre-Application Conference Final Report

- b. \$60.00 per inspection or trip, will be determined at time of construction plan review.

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

Submit your Completed Application

You must submit your application(s) 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
Fax: (907) 586-4529
Web: www.juneau.org/cdd



PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: Delta Drive Subdivision

The following items must be included with the initial submittal of a Preliminary Plat:

- | | |
|--|---|
| ☒ Application, filled out completely | ☐ Application fee (see fee schedule) |
| ☒ Project Narrative | ☐ Five (5) – 24" by 36" Copies |
| ☒ Pre-application Conference Report | ☒ Lot Closure Report |
| ☒ Disclosure of all known environmental hazards and any proposed mitigation measures recommended in the applicable environmental document. | |
| ☐ Preliminary Plat Checklist: I have reviewed the checklist and all submittals for completeness and accuracy. | |

Applicant or Surveyor - Signature

Date

Applicant or Surveyor - Print Name

GENERAL REQUIREMENTS

- ☐ The preliminary plat shall be prepared by a professional land surveyor, registered in the State of Alaska
- ☐ The preliminary plat shall be submitted on 22 by 34 inch sheets. The director of engineering and public works may approve alternate sheet sizes
- ☐ The preliminary plat shall be drawn with black ink to a scale of one-inch to 100 feet or less, or other suitable scale approved by the director of engineering and public works
- ☐ The preliminary plat shall be oriented with north toward the top of the sheet.
- ☐ A vicinity map shall be located in the upper right-hand corner of the sheet
- ☐ The vicinity map shall be oriented in the same direction as the plat
- ☐ A suitable north arrow shall be shown for the plat and vicinity map
- ☐ All line work and lettering must be of professional quality, and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion

GRAPHIC REQUIREMENTS - A preliminary plat shall contain the following information:

Title block - An enclosed title block in the lower right-hand corner containing the following information:

- ☐ The proposed name of the subdivision
- ☐ The legal description of the parcel to be subdivided including U.S. Survey, U.S. Mineral Survey, A.T.S. number or section, township, and range number, as applicable
- ☐ "City and Borough of Juneau, Alaska"
- ☐ "State Recorder's Office at Juneau"
- ☐ The date the preliminary plat was prepared and revised
- ☐ The horizontal scale
- ☐ The name and address of the owner of record
- ☐ The name, address, and telephone number of the surveyor preparing the preliminary plat

Preliminary Plat Checklist

Updated 1/2018

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Lot, block, and street information:

- ☒ The area of each lot
- ☒ The dimensions in feet and hundredths of a foot
- ☒ An identifying number and letter for lots and blocks
- ☒ Lots numbered consecutively, commencing with the number "1," with no omissions or duplications
- ☒ If the remainder of an original parcel being subdivided is relatively large, it shall be designated as a "tract" with an identifying number
- ☒ All parcels of land intended to be dedicated for public use or reserved for the use of all of the property owners in the proposed subdivision shall be shown as lots, and consecutively numbered. The purpose and any conditions or limitations on the use of the parcel shall be noted on the plat
- ☒ Abutting properties shall be shown with dashed lines, numbers, and/or letters
- ☒ For resubdivisions or public way vacations, the lines and legal description of the previous lots shall be shown with light dashed lines, numbers, and/or letters, or by a separate plat on the same sheet showing the previous lot lines
- ☒ The minimum data shown for each curve shall be as follows:
 - ☐ Length
 - ☐ Central angle
 - ☐ Radius
 - ☐ Bearing and distance of long chord
- ☐ Setbacks shall be shown on all corner lots and any lots with multiple frontage. Setbacks shall be shown on typical lots

Boundary lines:

- ☒ All boundary lines of the subdivision with bearings and distances described
- ☒ All retraced boundary lines shall show record and measured bearings and distances where they differ. Record dimension information shall be shown within parentheses and include a record source identification
- ☒ The exterior boundary lines of the subdivision shall be a solid black opaque line that is of a width that distinguishes it from all other property lines shown on the plat
- ☐ If phasing is proposed, then the boundaries and number of each phase, sequential lot numbering, and a subdivision name consistent with previous phases shall be shown

Monumentation:

- ☒ The monuments used to establish the basis of bearing
- ☒ Each monument found or set shall be identified on the plat by a symbol
- ☒ A complete description of the monument, including type and all information printed on the cap. A typical drawing shall be shown for each type of monument cap set
- ☒ A legend showing the symbols for all the types of monuments
- ☒ The identification, description location, elevation, and datum of the benchmark used to establish vertical control

Site access, circulation, and utilities:

- ☒ The widths and names of existing rights-of-way within the subdivision and within 100 feet of the subdivision boundary
- ☐ Proposed rights-of-way, including their widths and proposed names
- ☐ The grades of existing and proposed streets within these rights-of-way
- ☐ The width, ownership, use, and record reference of all proposed and existing easements within the subdivision and within 100 feet of the subdivision boundary
- ☐ The width, ownership, and use of all proposed easements

Preliminary Plat Checklist

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- ☒ All proposed and existing easements shall have sufficient dimensions shown to determine their location on the ground
- ☐ Existing trails or pathways within the subdivision and within 100 feet of the subdivision boundary, including the width of any associated rights-of way or easements
- ☐ Proposed trails or pathways and widths of their rights-of-way
- ☐ If the plat submitted covers only a part of the tract under the control of the applicant, a sketch plat of the prospective street system of the unplatted part shall be submitted
- ☒ The location of any existing or proposed driveways/curb cuts that access or are proposed to access any existing or proposed street

Topographic information:

- ☒ For slopes of less than five percent, show one foot contour lines and include spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions
- ☐ For slopes between five percent and ten percent, show two foot contour lines
- ☐ For slopes greater than ten percent, show five foot contour lines
- ☒ Every fifth elevation contour shall be distinctive and clearly labeled
- ☒ Dashed lines shall represent existing contours
- ☒ Mapping shall include any significant features which can materially affect the design of the subdivision, including, but not limited to, structures, fences, walls, and utility poles
- ☒ If irregular slopes or special features are present, additional contour information may be required by the director of engineering and public works for planning or construction purposes. Additional required information may include projecting the topography of the site after grading has taken place, showing such items as:
 - ☐ Pad elevations and drainage patterns for each lot
 - ☐ Tops and toes of all manufactured slopes, including daylight lines
 - ☐ Existing and proposed retaining wall locations and heights
- ☐ For subdivisions located in hillside areas with slopes greater than eighteen percent, additional requirements apply in accordance with CBJ 49.70, Article II

Sewer and water:

- ☒ Existing sewer and water mains within the tract with pipe sizes and grades
- ☒ A draft plan for proposed water and sewer lines showing the size, approximate slope, and connection points with elevations for the purpose of determining the feasibility of construction

Multisheet plats:

- ☐ When a plat requires more than one sheet, exclusive of a certificate sheet, an index sheet shall be included. When a plat requires more than three sheets, a cover sheet shall also be included, showing the subdivision title, a key map, and all certificates. Each additional sheet shall include the following data:
 - ☐ North arrow
 - ☐ Legend
 - ☐ Surveyor's seal and signature
 - ☐ Title block
 - ☐ Sheet _____ of _____
 - ☐ Scale
 - ☐ All plat notes
 - ☐ Vicinity map

Preliminary Plat Checklist

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ADDITIONAL MAPPING OR REPORTS: At the pre-application meeting, it will be determined if any of the following additional mapping or reports are required to be submitted with the preliminary plat. If required, the following additional mapping or reports shall be submitted:

Hazard and Special Habitat Areas:

- ☐ Any portion of a special flood hazard area, landslide or avalanche area, habitat area as defined by CBJ 49.70.310, or watersheds, either existing at the proposed subdivision site or shown on the overlay maps, adopted pursuant to this title, to exist at the proposed subdivision site, must be depicted on the preliminary plat
- ☐ The boundaries of any wetland areas must be depicted on the preliminary plat. Boundaries must be determined by a person qualified to perform wetland delineations *N/A*

Soils report:

- ☐ A soils report prepared by an engineer licensed by the State of Alaska shall be required if the proposed subdivision is located farther from the existing public sewer system than specified in CBJ 49.35, and the applicant chooses to provide on-lot waste disposal rather than to connect to the public system. A soils report shall include the following:
 - ☐ Certification that the proposed lots are large enough and have soil of sufficient permeability to permit the construction of approved waste treatment systems for on-lot waste disposal
 - ☐ The location and size of drain fields for each lot
 - ☐ The locations and logs of test borings, percolation test results, and a hydrological evaluation of on-site sewage disposal
 - ☐ If the soils report indicates that the soils found on the site are not of sufficient permeability or the lots are not large enough to permit the construction of systems for on-lot waste disposal, the size of the proposed lots must be increased or alternate methods for waste disposal proposed
 - ☐ The soils report shall describe the nature of the subsurface soils and any soil conditions that would affect the design of the proposed development. The soils report shall state whether the proposed subdivision plan is feasible and provide general solutions for all known geotechnical conditions or problems

Drainage report:

- ☐ A preliminary report specifying the method by which the applicant proposes to manage surface and subsurface drainage for the subdivision and the effect of such method on adjacent areas. Unlike the drainage plan required by CBJ 49.35.510, the preliminary drainage report does not need to be prepared by a licensed engineer. The report must address the following:
 - ☐ A calculation of the increase in stormwater runoff resulting from the proposed development as well as the runoff from all drainage areas associated with the site. Runoff calculations shall be based on a fully-developed subdivision and a 25-year storm event
 - ☐ How drainage from the proposed subdivision will join an established drainage channel or channels, unless the director of engineering and public works approves use of an alternative drainage way
 - ☐ An evaluation of existing drainage ways and structures located between the subdivision and the receiving water body, and verification that the existing drainage ways can accommodate the increased runoff. If the increased runoff cannot be handled, the plan must propose solutions to the problem
 - ☐ All required improvements, on or off site, that are shown on the construction plans in accordance with CBJ 49.35, Article V, and that will be constructed as part of the subdivision

Water:

- ☐ For subdivisions of five or more lots, including major subdivisions, the following shall be included, where applicable, in accordance with CBJ 49.15.412:
 - ☐ If a proposed subdivision is located at greater distance from the existing public water system than specified in CBJ 49.35, Article III, and the applicant chooses not to connect to the public system, a statement that the applicant will provide a community water system or that individual wells will be used

Preliminary Plat Checklist

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- ☐ A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ 49.35, Article III
- ☐ A copy of the State application for a permit to appropriate water in the quantity required to meet the subdivisions demands
- ☐ This does not apply to remote subdivisions unless: the subdivider of the remote subdivision chooses to provide potable water, a public water system is available and the subdivision falls within the criteria outlined in CBJ 49.35.310(a), or the subdivision has four or fewer lots.
- ☐ The director for minor subdivisions, and the planning commission for major subdivisions, may, for good cause, temporarily waive the requirement to provide a water report and proof of water, and condition the approval of the preliminary plat upon the provision of both documents as part of the final plat application and approval process.

Erosion control:

- ☐ A report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.

Traffic study:

- ☐ A traffic impact analysis may be required with the preliminary plat in accordance with CBJ 49.40.300.

Shadow plats:

- ☐ For subdivisions of five or more lots in transition areas, a shadow plat shall be submitted according to CBJ 49.70.710. The shadow plat shall consist of a sketch superimposed on the proposed subdivision layout. This sketch shall reflect any future resubdivision of the parcels into smaller lots consistent with the higher density and the lot size allowed under the transition zoning.

N/A

GENERAL NOTES

- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.
- BASIS OF BEARING**
THE BASIS OF BEARING FOR THIS PLAT IS THE BEARING OF S 0° 01' 00" W, AS SHOWN ON PLAT No. 73-17, DATED OCTOBER 29, 1973. BETWEEN THE RECOVERED MONUMENTS, AS SHOWN ON THIS PLAT.
- WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THAT OF ACTUAL FIELD MEASURED AND/OR COMPUTED SURVEY COURSES, THE RECORD BEARING AND/OR DISTANCES IS SHOWN WITHIN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).
- THE PRELIMINARY FIELD SURVEYING WAS PERFORMED ON MAY 26-27, 2020, UTILIZING A TRIMBLE S7 ROBOTICS TOTAL STATION WITH STANDARD LASER RANGING MEASUREMENTS.
- RECORD INFORMATION**
THE RECORD INFORMATION USED FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS: PLAT No. 73-17, JUNEAU RECORDING DISTRICT, DATED OCTOBER 29, 1973 (R1), PLAT No. 92-18, JUNEAU RECORDING DISTRICT, DATED APRIL 28, 1992 (R2);
- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET, AND HAVE BEEN REDUCED TO THEIR HORIZONTAL EQUIVALENTS.
- DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- THE LOTS CREATED THROUGH THIS SUBDIVISION ARE AN ALTERNATIVE RESIDENTIAL SUBDIVISION. AT TIME OF PLAT RECORDING DEVELOPMENT OF LOTS, INCLUDING FURTHER SUBDIVISION OR USE, IS SUBJECT TO CBJ 49.15 ARTICLE IX. SEE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
- THERE SHALL BE NO DISTURBANCE OR DEVELOPMENT WITHIN THE PERIMETER BUFFER SHOWN ON THIS PLAT, AS REQUIRED BY CBJ 49.15.920(j).
- AT TIME OF RECORDING, LOTS 2 THROUGH 11 AND 13 THROUGH 15 ARE LIMITED TO ONE SINGLE FAMILY DWELLING. LOT 12 MAY BE PERMITTED ONE SINGLE FAMILY DWELLING AND ONE ACCESSORY APARTMENT. SEE CBJ 49.15 ARTICLE IX FOR CURRENT REGULATIONS.

OWNERSHIP CERTIFICATE

BICKNELL, INC. HEREBY CERTIFIES THAT BICKNELL, INC. IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT IT HEREBY ADOPTS THIS PLAT OF SUBDIVISION WITH ITS FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

OWNER _____ DATE: _____ 2020
ROSCOE V. BICKNELL, IV
BICKNELL, INC.

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA }
STATE OF ALASKA } SS

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSONS 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

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____, DATED _____, 2020, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE JUNEAU RECORDING DISTRICT, STATE RECORDERS OFFICE AT ANCHORAGE.

CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

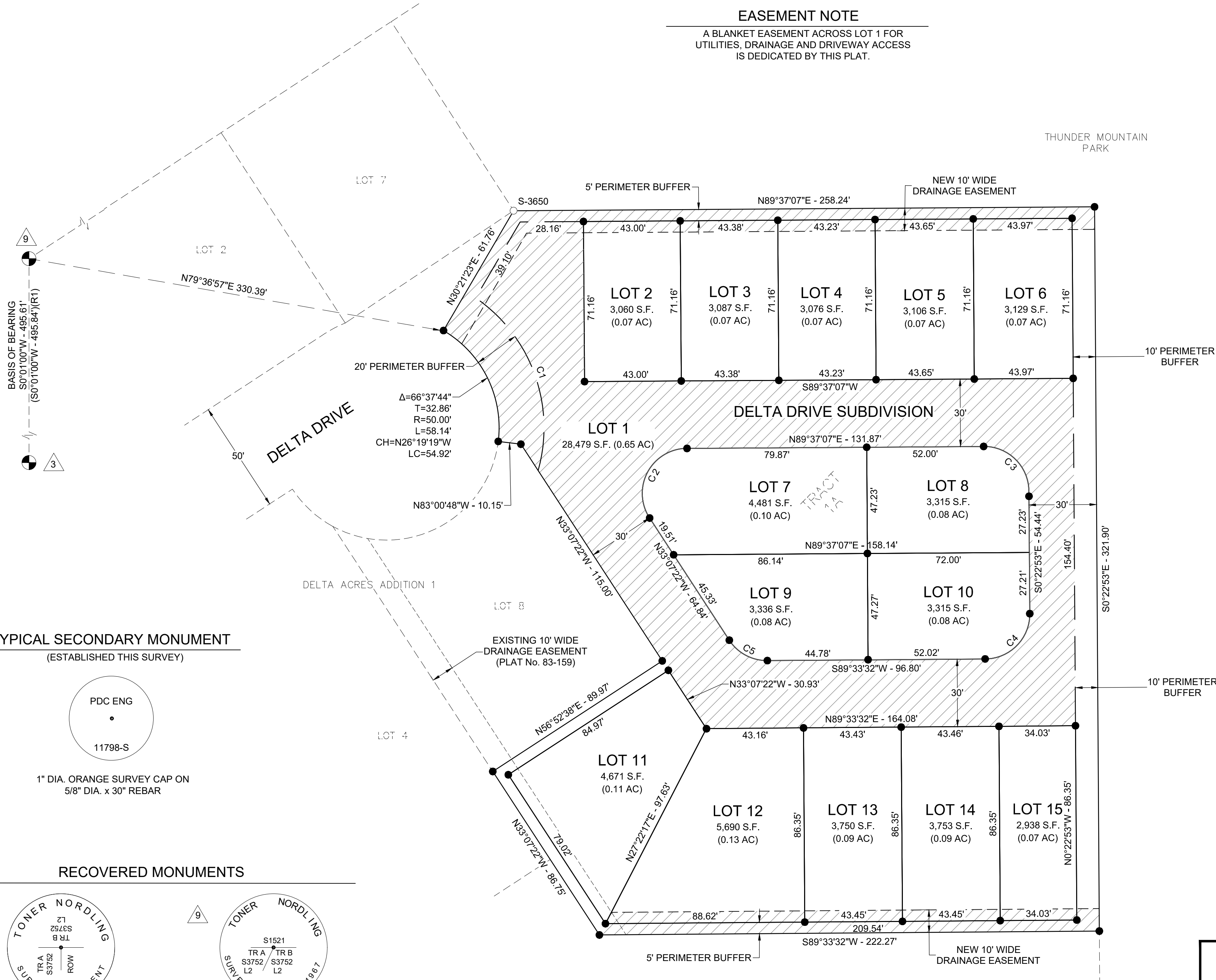
DATED _____, 2020

ATTEST:

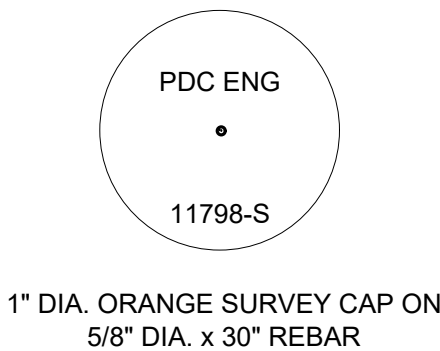
MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU

EASEMENT NOTE

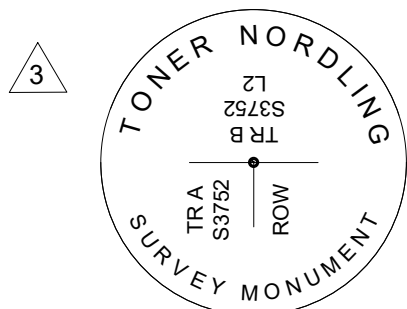
A BLANKET EASEMENT ACROSS LOT 1 FOR UTILITIES, DRAINAGE AND DRIVEWAY ACCESS IS DEDICATED BY THIS PLAT.



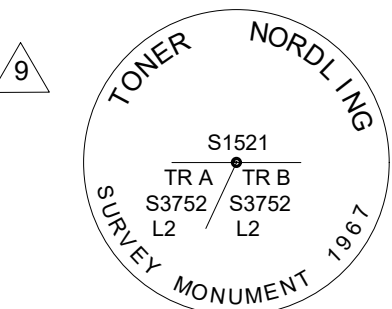
TYPICAL SECONDARY MONUMENT
(ESTABLISHED THIS SURVEY)



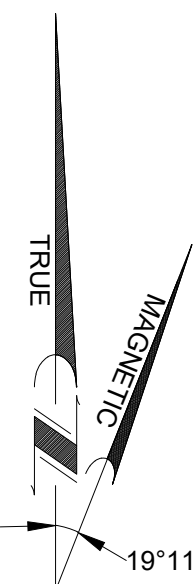
RECOVERED MONUMENTS



3" BRASS CAP PRIMARY
GOOD CONDITION
1.5' BELOW GRADE



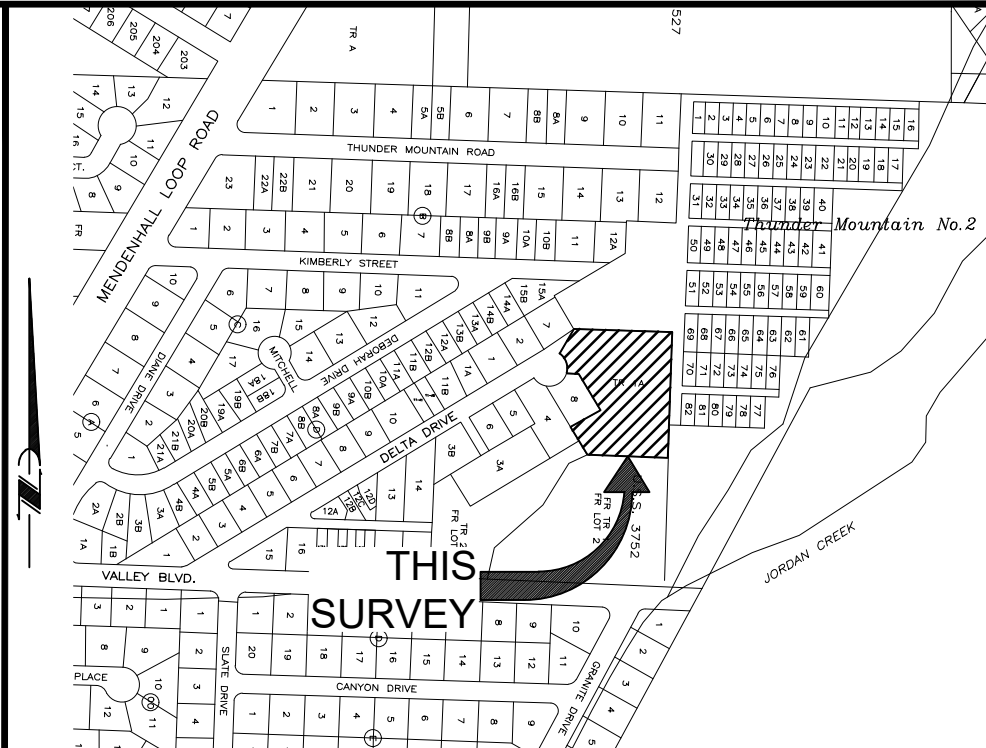
3" BRASS CAP PRIMARY
GOOD CONDITION
FLUSH WITH GRADE



SOURCE: N.O.A.A.
MAGNETIC DECLINATION 19°11'E
NOVEMBER 14, 2017 CHANGING BY
0°17' W/YEAR

CURVE TABLE					
CURVE #	LENGTH	DELTA	RADIUS	CHORD BEARING	CORD DISTANCE
C1	87.15'	71° 20' 01"	70.00'	N19° 52' 32"W	81.63'
C2	42.84'	122° 44' 29"	20.00'	S28° 14' 53"W	35.11'
C3	31.42'	90° 00' 00"	20.00'	N45° 22' 53"W	28.28'
C4	31.40'	89° 56' 25"	20.00'	N44° 35' 20"E	28.27'
C5	20.01'	57° 19' 06"	20.00'	S61° 46' 55"E	19.18'

30' 0 15' 30' 60'
SCALE: 1"=30'



VICINITY MAP

SOURCE: CBJ PROPERTY ATLAS
SCALE: 1"= 500'

LEGEND

- PRIMARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (RECOVERED)
- SECONDARY MONUMENT (ESTABLISHED)
- SURVEYED LINE
- UNSURVEYED LINE
- EASEMENT LINE
- NEW EASEMENT LINE
- PLAT No. 73-17, JRD
- PLAT No. 92-18, JRD
- ACCESS, UTILITY & DRAINAGE EASEMENT
- PERIMETER BUFFER

SURVEYOR'S CERTIFICATE

I, CRAIG O. RANSON, 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: 12/04/20



PDC ENGINEERS
A RESPEC COMPANY
9109 Mendenhall Mall Rd. Ste. 4, Juneau, AK 99801
907.780.6060 | A E C C 6 0 5

A PLAT OF
DELTA DRIVE SUBDIVISION
A SUBDIVISION OF
THUNDER MOUNTAIN PARK
TRACT 1A

WITHIN U.S. SURVEY NO. 3752
WITHIN CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

STATE RECORDER'S OFFICE AT ANCHORAGE

OWNER: BICKNELL, INC.
P.O. BOX 33517
JUNEAU, AK 99803

SURVEYOR: PDC ENGINEERS
9109 MENDENHALL MALL ROAD SUITE 4
JUNEAU, ALASKA 99801
(907) 780-6060

DATE: December 04, 2020 SCALE: 1"=30' SHEET 1 OF 1 PDC PROJ. No. 20098JN

SMP20200004/ARP20200001

Parcel Map Check Report

Parcel Name: Delta Drive Subdivision - Lot 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 10,010.3222'

East: 10,349.3290'

Segment# 1: Curve

Length: 58.145'

Radius: 50.000'

Delta: 66.6288 (d)

Tangent: 32.862'

Chord: 54.923'

Course: N26° 19' 19.00"W

Course In: N83° 00' 27.08"W

Course Out: N30° 21' 49.08"E

RP North: 10,016.4091'

East: 10,299.7009'

End North: 10,059.5508'

East: 10,324.9752'

Segment# 2: Line

Course: N30° 21' 23.00"E

Length: 61.760'

North: 10,112.8435'

East: 10,356.1873'

Segment# 3: Line

Course: N89° 37' 07.00"E

Length: 258.240'

North: 10,114.5624'

East: 10,614.4216'

Segment# 4: Line

Course: S0° 22' 53.00"E

Length: 321.900'

North: 9,792.6696'

East: 10,616.5643'

Segment# 5: Line

Course: S89° 33' 32.00"W

Length: 222.270'

North: 9,790.9584'

East: 10,394.3009'

Segment# 6: Line

Course: N33° 07' 22.00"W

Length: 86.750'

North: 9,863.6116'

East: 10,346.8977'

Segment# 7: Line

Course: N56° 52' 38.00"E	Length: 89.970'
North: 9,912.7744'	East: 10,422.2477'

Segment# 8: Line

Course: N33° 07' 22.00"W	Length: 115.000'
North: 10,009.0870'	East: 10,359.4077'

Segment# 9: Line

Course: N83° 00' 48.00"W	Length: 10.154'
North: 10,010.3222'	East: 10,349.3291'

Perimeter: 2,929.504'	Area: 28,479.40Sq.Ft.
Error Closure: 0.0000	Course: S81° 36' 37.42"E
Error North : 0.00000	East: 0.00003

Precision 1: 1,224,189,000.000

Parcel Name: Delta Drive Subdivision - Lot 10

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 9,913.6361'	East: 10,565.7788'
--------------------	--------------------

Segment# 1: Line

Course: S89° 33' 32.00"W	Length: 52.021'
North: 9,913.2356'	East: 10,513.7594'

Segment# 2: Line

Course: N0° 22' 53.00"W	Length: 47.265'
North: 9,960.4996'	East: 10,513.4448'

Segment# 3: Line

Course: N89° 37' 07.00"E	Length: 72.000'
North: 9,960.9788'	East: 10,585.4432'

Segment# 4: Line

Course: S0° 22' 53.00"E	Length: 27.211'
North: 9,933.7684'	East: 10,585.6243'

Segment# 5: Curve

Length: 31.395'	Radius: 20.000'
Delta: 89.9403 (d)	Tangent: 19.979'
Chord: 28.270'	Course: S44° 35' 19.50"W
Course In: S89° 37' 07.00"W	Course Out: S0° 26' 28.00"E
RP North: 9,933.6353'	East: 10,565.6247'
End North: 9,913.6359'	East: 10,565.7787'

Perimeter: 229.892'	Area: 3,314.75Sq.Ft.
Error Closure: 0.0002	Course: S29° 57' 17.16"W
Error North : -0.00021	East: -0.00012

Precision 1: 1,149,460.000

Parcel Name: Delta Drive Subdivision - Lot 11

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 9,795.9792'	East: 10,396.9951'
--------------------	--------------------

Segment# 1: Line

Course: N33° 07' 22.00"W	Length: 79.017'
North: 9,862.1561'	East: 10,353.8175'

Segment# 2: Line

Course: N56° 52' 38.00"E	Length: 84.970'
North: 9,908.5867'	East: 10,424.9800'

Segment# 3: Line

Course: S33° 07' 22.00"E	Length: 30.932'
North: 9,882.6811'	East: 10,441.8823'

Segment# 4: Line

Course: S27° 22' 16.70"W	Length: 97.632'
North: 9,795.9794'	East: 10,396.9955'

Perimeter: 292.552'	Area: 4,671.19Sq.Ft.
---------------------	----------------------

Error Closure: 0.0004

Course: N67° 05' 38.55"E

Error North : 0.00016

East: 0.00037

Precision 1: 731,377.500

Parcel Name: Delta Drive Subdivision - Lot 12

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 9,796.6615'

East: 10,485.6157'

Segment# 1: Line

Course: S89° 33' 32.00"W

Length: 88.623'

North: 9,795.9792'

East: 10,396.9954'

Segment# 2: Line

Course: N27° 22' 16.70"E

Length: 97.632'

North: 9,882.6809'

East: 10,441.8822'

Segment# 3: Line

Course: N89° 33' 32.00"E

Length: 43.160'

North: 9,883.0132'

East: 10,485.0409'

Segment# 4: Line

Course: S0° 22' 53.00"E

Length: 86.354'

North: 9,796.6611'

East: 10,485.6157'

Perimeter: 315.770'

Area: 5,690.00Sq.Ft.

Error Closure: 0.0004

Course: S4° 29' 32.15"W

Error North : -0.00041

East: -0.00003

Precision 1: 789,422.500

Parcel Name: Delta Drive Subdivision - Lot 13

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 9,796.9959'

East: 10,529.0453'

Segment# 1: Line

Course: S89° 33' 32.00"W

Length: 43.431'

North: 9,796.6615'

East: 10,485.6155'

Segment# 2: Line

Course: N0° 22' 53.00"W

Length: 86.354'

North: 9,883.0136'

East: 10,485.0407'

Segment# 3: Line

Course: N89° 33' 32.00"E

Length: 43.431'

North: 9,883.3480'

East: 10,528.4704'

Segment# 4: Line

Course: S0° 22' 53.00"E

Length: 86.354'

North: 9,796.9959'

East: 10,529.0453'

Perimeter: 259.570'

Area: 3,750.42Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 259,570,000.000

Parcel Name: Delta Drive Subdivision - Lot 14

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:9,797.3305'

East:10,572.5072'

Segment# 1: Line

Course: S89° 33' 32.00"W

Length: 43.463'

North: 9,796.9959'

East: 10,529.0455'

Segment# 2: Line

Course: N0° 22' 53.00"W

Length: 86.354'

North: 9,883.3480'

East: 10,528.4707'

Segment# 3: Line

Course: N89° 33' 32.00"E	Length: 43.463'
North: 9,883.6826'	East: 10,571.9324'

Segment# 4: Line

Course: S0° 22' 53.00"E	Length: 86.354'
North: 9,797.3305'	East: 10,572.5072'

Perimeter: 259.634'	Area: 3,753.22Sq.Ft.
Error Closure: 0.0000	Course: N0° 00' 00.00"E
Error North : 0.00000	East: 0.00000

Precision 1: 259,634,000.000

Parcel Name: Delta Drive Subdivision - Lot 15

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 9,797.5925'	East: 10,606.5313'
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Segment# 1: Line

Course: S89° 33' 32.00"W	Length: 34.025'
North: 9,797.3305'	East: 10,572.5073'

Segment# 2: Line

Course: N0° 22' 53.00"W	Length: 86.354'
North: 9,883.6826'	East: 10,571.9325'

Segment# 3: Line

Course: N89° 33' 32.00"E	Length: 34.025'
North: 9,883.9445'	East: 10,605.9565'

Segment# 4: Line

Course: S0° 22' 53.00"E	Length: 86.354'
North: 9,797.5925'	East: 10,606.5313'

Perimeter: 240.758'	Area: 2,938.20Sq.Ft.
Error Closure: 0.0000	Course: N0° 00' 00.00"E
Error North : 0.00000	East: 0.00000

Precision 1: 240,758,000.000

Parcel Name: Delta Drive Subdivision - Lot 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:10,108.0499'

East:10,387.2190'

Segment# 1: Line

Course: N89° 37' 07.00"E

Length: 43.000'

North: 10,108.3361'

East: 10,430.2180'

Segment# 2: Line

Course: S0° 22' 53.00"E

Length: 71.160'

North: 10,037.1777'

East: 10,430.6917'

Segment# 3: Line

Course: S89° 37' 07.00"W

Length: 43.000'

North: 10,036.8915'

East: 10,387.6926'

Segment# 4: Line

Course: N0° 22' 53.00"W

Length: 71.160'

North: 10,108.0499'

East: 10,387.2190'

Perimeter: 228.320'

Area: 3,059.88Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 228,320,000.000

Parcel Name: Delta Drive Subdivision - Lot 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:10,037.4666'

East:10,474.0756'

Segment# 1: Line

Course: S89° 37' 07.00"W Length: 43.385'
North: 10,037.1778' East: 10,430.6916'

Segment# 2: Line

Course: N0° 22' 53.00"W Length: 71.160'
North: 10,108.3362' East: 10,430.2179'

Segment# 3: Line

Course: N89° 37' 07.00"E Length: 43.385'
North: 10,108.6250' East: 10,473.6020'

Segment# 4: Line

Course: S0° 22' 53.00"E Length: 71.160'
North: 10,037.4666' East: 10,474.0756'

Perimeter: 229.090' Area: 3,087.27Sq.Ft.
Error Closure: 0.0000 Course: N0° 00' 00.00"E
Error North : 0.00000 East: 0.00000

Precision 1: 229,090,000.000

Parcel Name: Delta Drive Subdivision - Lot 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:10,037.7543' East:10,517.3055'

Segment# 1: Line

Course: S89° 37' 07.00"W Length: 43.231'
North: 10,037.4666' East: 10,474.0755'

Segment# 2: Line

Course: N0° 22' 53.00"W Length: 71.160'
North: 10,108.6250' East: 10,473.6018'

Segment# 3: Line

Course: N89° 37' 07.00"E Length: 43.231'
North: 10,108.9128' East: 10,516.8319'

Segment# 4: Line

Course: S0° 22' 53.00"E

Length: 71.160'

North: 10,037.7543'

East: 10,517.3055'

Perimeter: 228.782'

Area: 3,076.31Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 228,782,000.000

Parcel Name: Delta Drive Subdivision - Lot 5

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:10,038.0449'

East:10,560.9569'

Segment# 1: Line

Course: S89° 37' 07.00"W

Length: 43.652'

North: 10,037.7543'

East: 10,517.3059'

Segment# 2: Line

Course: N0° 22' 53.00"W

Length: 71.160'

North: 10,108.9128'

East: 10,516.8322'

Segment# 3: Line

Course: N89° 37' 07.00"E

Length: 43.652'

North: 10,109.2033'

East: 10,560.4833'

Segment# 4: Line

Course: S0° 22' 53.00"E

Length: 71.160'

North: 10,038.0449'

East: 10,560.9569'

Perimeter: 229.625'

Area: 3,106.30Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 229,624,000.000

Parcel Name: Delta Drive Subdivision - Lot 6

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:10,038.3376'

East:10,604.9288'

Segment# 1: Line

Course: S89° 37' 07.00"W

Length: 43.973'

North: 10,038.0449'

East: 10,560.9568'

Segment# 2: Line

Course: N0° 22' 53.00"W

Length: 71.160'

North: 10,109.2033'

East: 10,560.4831'

Segment# 3: Line

Course: N89° 37' 07.00"E

Length: 43.973'

North: 10,109.4960'

East: 10,604.4551'

Segment# 4: Line

Course: S0° 22' 53.00"E

Length: 71.160'

North: 10,038.3376'

East: 10,604.9288'

Perimeter: 230.265'

Area: 3,129.10Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00.00"E

Error North : 0.00000

East: 0.00000

Precision 1: 230,266,000.000

Parcel Name: Delta Drive Subdivision - Lot 7

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:9,959.9262'

East:10,427.3039'

Segment# 1: Line

Course: N33° 07' 22.00"W

Length: 19.510'

North: 9,976.2659'

East: 10,416.6430'

Segment# 2: Curve

Length: 42.845'	Radius: 20.000'
Delta: 122.7414 (d)	Tangent: 36.638'
Chord: 35.110'	Course: N28° 14' 52.50"E
Course In: N56° 52' 38.00"E	Course Out: N0° 22' 53.00"W
RP North: 9,987.1946'	East: 10,433.3930'
End North: 10,007.1941'	East: 10,433.2599'

Segment# 3: Line

Course: N89° 37' 07.00"E	Length: 79.872'
North: 10,007.7258'	East: 10,513.1301'

Segment# 4: Line

Course: S0° 22' 53.00"E	Length: 47.227'
North: 9,960.4998'	East: 10,513.4445'

Segment# 5: Line

Course: S89° 37' 07.00"W	Length: 86.143'
North: 9,959.9264'	East: 10,427.3034'

Perimeter: 275.598'	Area: 4,481.08Sq.Ft.
Error Closure: 0.0006	Course: N68° 20' 16.23"W
Error North : 0.00021	East: -0.00054

Precision 1: 459,328.333

Parcel Name: Delta Drive Subdivision - Lot 8

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:10,007.7259'	East:10,513.1305'
--------------------	-------------------

Segment# 1: Line

Course: N89° 37' 07.00"E	Length: 52.000'
North: 10,008.0720'	East: 10,565.1294'

Segment# 2: Curve

Length: 31.416'	Radius: 20.000'
Delta: 90.0000 (d)	Tangent: 20.000'
Chord: 28.284'	Course: S45° 22' 53.00"E
Course In: S0° 22' 53.00"E	Course Out: N89° 37' 07.00"E
RP North: 9,988.0725'	East: 10,565.2625'
End North: 9,988.2056'	East: 10,585.2621'

Segment# 3: Line

Course: S0° 22' 53.00"E	Length: 27.227'
North: 9,960.9792'	East: 10,585.4433'

Segment# 4: Line

Course: S89° 37' 07.00"W	Length: 72.000'
North: 9,960.4999'	East: 10,513.4449'

Segment# 5: Line

Course: N0° 22' 53.00"W	Length: 47.227'
North: 10,007.7259'	East: 10,513.1305'

Perimeter: 229.871'	Area: 3,314.53Sq.Ft.
Error Closure: 0.0000	Course: S45° 00' 00.00"E
Error North : 0.00000	East: 0.00000

Precision 1: 229,870,000.000

Parcel Name: Delta Drive Subdivision - Lot 9

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 9,960.4996'	East: 10,513.4449'
--------------------	--------------------

Segment# 1: Line

Course: S0° 22' 53.00"E	Length: 47.265'
North: 9,913.2357'	East: 10,513.7595'

Segment# 2: Line

Course: S89° 33' 32.00"W	Length: 44.783'
North: 9,912.8909'	East: 10,468.9778'

Segment# 3: Curve

Length: 20.008'

Delta: 57.3183 (d)

Chord: 19.184'

Course In: N0° 26' 28.00"W

RP North: 9,932.8903'

End North: 9,921.9616'

Radius: 20.000'

Tangent: 10.931'

Course: N61° 46' 55.00"W

Course Out: S56° 52' 38.00"W

East: 10,468.8239'

East: 10,452.0738'

Segment# 4: Line

Course: N33° 07' 22.00"W

North: 9,959.9264'

Length: 45.331'

East: 10,427.3034'

Segment# 5: Line

Course: N89° 37' 07.00"E

North: 9,960.4998'

Length: 86.143'

East: 10,513.4445'

Perimeter: 243.529'

Error Closure: 0.0004

Error North : 0.00017

Area: 3,336.39Sq.Ft.

Course: N67° 37' 18.74"W

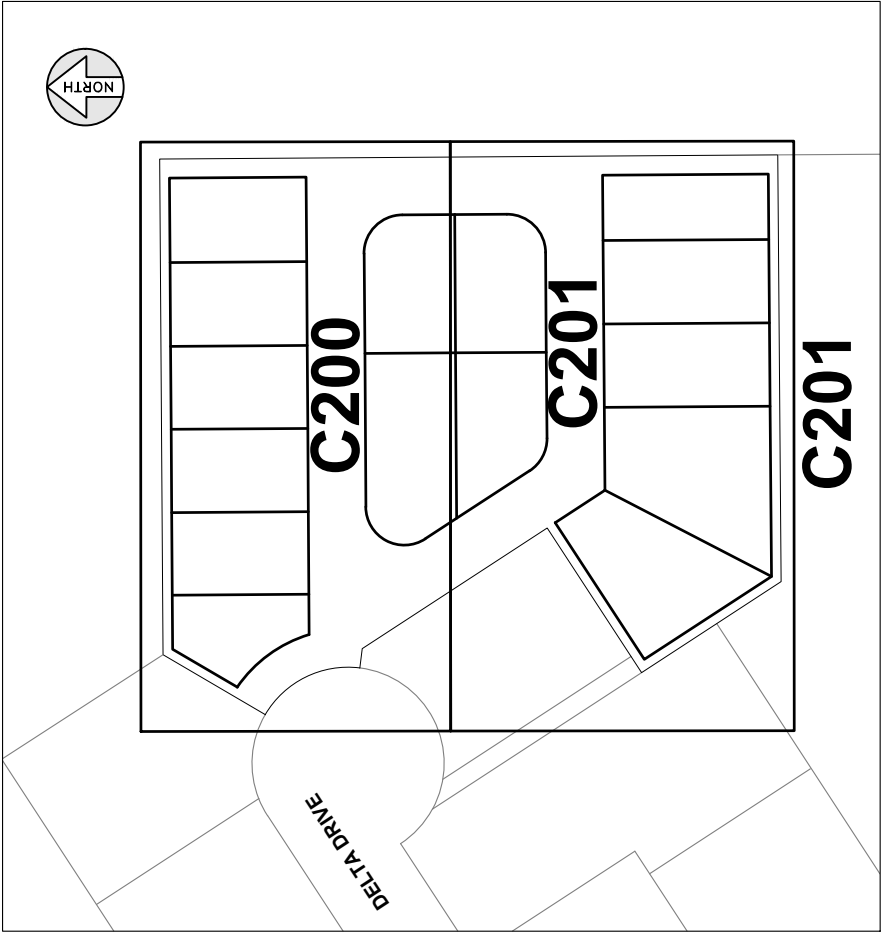
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Precision 1: 608,825.000

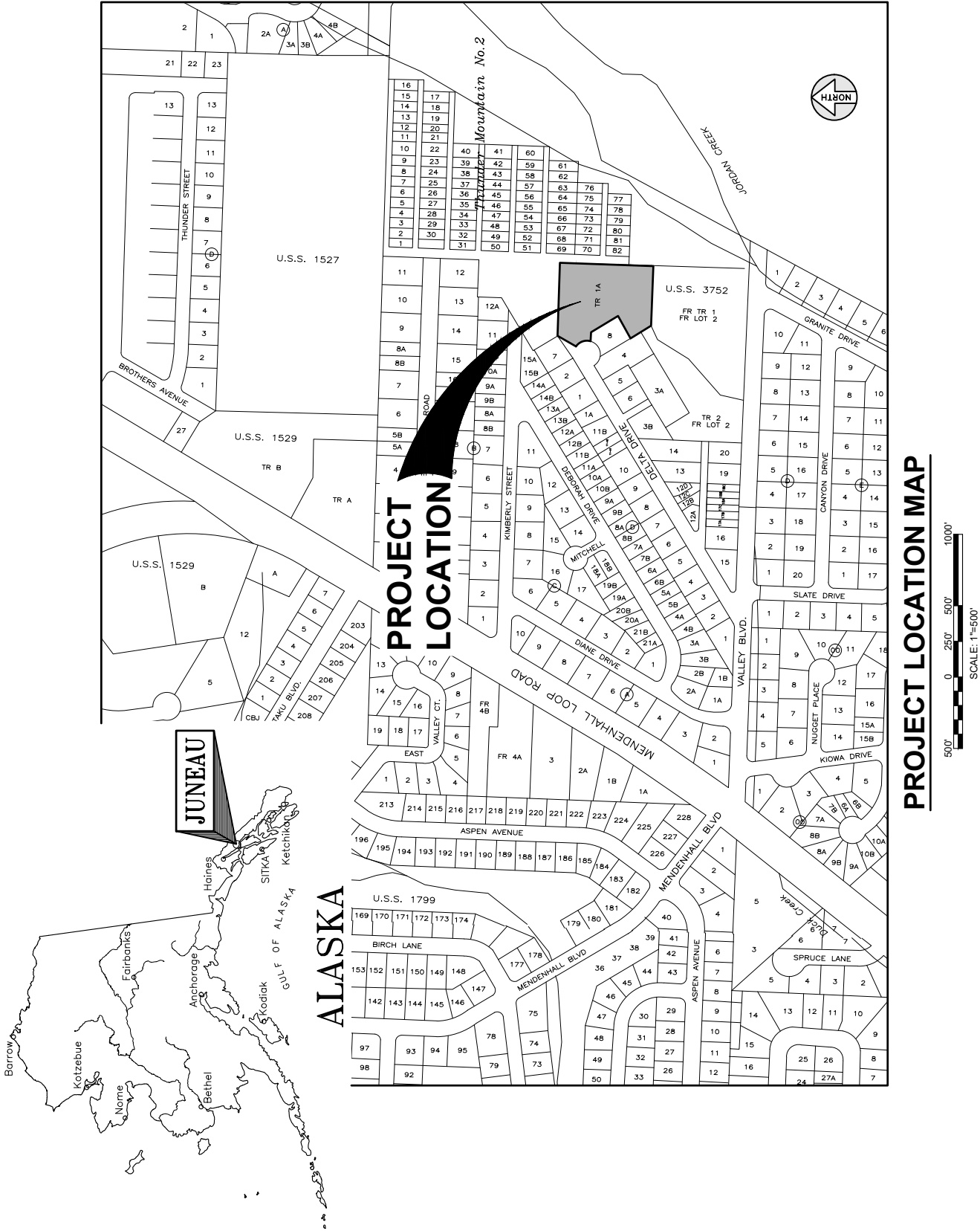
DELTA DRIVE SUBDIVISION CONSTRUCTION IMPROVEMENT PLAN

JUNEAU, ALASKA

SHEET INDEX	
SHEET No.	DESCRIPTION
C001	COVER SHEET
C002	GENERAL NOTES, ABBREVIATIONS AND SYMBOLS
C003	SUMMARY TABLES
C004	EXISTING SITE CONDITIONS
C100	TYPICAL SECTIONS
C101	CONSTRUCTION DETAILS
C102	CONSTRUCTION DETAILS
C200	OVERALL SITE PLAN
C201	SITE & UTILITY PLAN
C202	SITE & UTILITY PLAN
C203	GRADING PLAN
C204	WATER METER ENCLOSURE DETAILS
C205	WATER METER ENCLOSURE DETAILS
C206	WATER METER ENCLOSURE DETAILS
C207	WATER METER ENCLOSURE DETAILS
C300	EROSION & SEDIMENT CONTROL PLAN
C301	EROSION & SEDIMENT CONTROL DETAILS



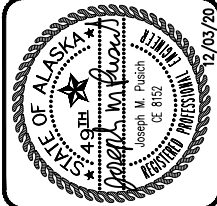
SHEET KEY MAP
N.T.S.



DESIGN MSM
DRAWN MSM
CHECK JMP
APPROVED JMP
FILE:

No.	DATE	REVISION	BY	APRVD.

DELTA DRIVE
SUBDIVISION
JUNEAU, AK



COVER SHEET

DATE: Dec 03, 2020
PDC No. 20098JUN
SHEET
C001

GENERAL CONSTRUCTION NOTES

1.

CBJ ENGINEERING STANDARD DETAILS BOOK FOR CIVIL ENGINEERING PROJECTS AND SUBDIVISION IMPROVEMENTS DATED AUGUST, 2011 AND CBJ ENGINEERING STANDARD SPECIFICATIONS DATED DECEMBER, 2003 ARE MADE A PART OF THIS CONTRACT, WITH CURRENT REVISIONS AS APPLICABLE.
2.

LARGE BOULDERS, HARDPAN, STUMPS, LOGS, ORGANICS AND GROUND WATER MAY BE ENCOUNTERED AT VARIOUS DEPTHS DURING EXCAVATION OPERATIONS. THESE MATERIALS SHALL BE DISPOSED OF AS REQUIRED BY THE ENGINEER.
3.

GRADES AND ALIGNMENTS SHOWN ON THESE PLANS ARE SUBJECT TO MINOR REVISIONS AS APPROVED BY THE ENGINEER.
4.

LOCATION OF WATER SYSTEM IMPROVEMENTS, SANITARY SEWER MANHOLES, STORM DRAIN STRUCTURES, PIPING AND PIPE LENGTHS ARE SUBJECT TO MINOR REVISIONS AS APPROVED BY THE ENGINEER.
5.

LOCATIONS OF EXISTING UNDERGROUND SEWER, WATER, TELEPHONE, CABLE TELEVISION, AND POWER UTILITIES SHOWN ON THESE PLANS WERE DERIVED FROM CBJ AS-BUILTS OR FIELD LOCATES. ACTUAL LOCATIONS MAY VARY FROM THOSE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROTECTING AND MAINTAINING THE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE RESULTING TO THESE UNDERGROUND UTILITIES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. CALL "DIAL BEFORE YOU DIG" @ 586-1333 FOR UNDERGROUND UTILITY LOCATES AND 811 ALASKA DIG LINE FOR ACS AND GCI PRIOR TO ANY EXCAVATION ACTIVITIES.
6.

CONTRACTOR SHALL ASSURE GARBAGE PICKUP, DAILY MAIL SERVICE, FUEL AND SERVICE DELIVERIES WILL BE UNINTERRUPTED TO ALL RESIDENTS AFFECTED BY THIS PROJECT.
7.

PROPERTY LINE LOCATIONS USED IN THESE PLANS WERE DERIVED FROM RECORD PLATS AND DO NOT REPRESENT A SUBDIVISION BOUNDARY SURVEY.
8.

ALL SIGN INSTALLATIONS OR RELOCATIONS SHALL BE PERFORMED ACCORDING TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.) WITH THE ALASKA SUPPLEMENT.
9.

ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL SITE, EXCEPT AS NOTED IN THE CONTRACT DOCUMENTS.
10.

PROVIDE KNOCKOUTS IN PRECAST STORM DRAIN STRUCTURES FOR ALL PIPES SHOWN ON THE PLANS.
10.

ONLY HORIZONTAL ELBOW FITTINGS (BENDS) ARE SHOWN ON THE PLANS. ADDITIONAL FITTINGS WILL BE REQUIRED FOR VERTICAL DEFLECTIONS NEAR CONNECTION TO EXISTING PIPES, AND AT OTHER LOCATIONS REQUIRING GRADE CHANGES TO AVOID CONFLICTS.
11.

THE CONTRACTOR SHALL NOT STORE MATERIALS OR EQUIPMENT OR OPERATE EQUIPMENT WITH ITS TRACKS OR WHEELS PLACED ON PRIVATE PROPERTY WITHOUT THE WRITTEN APPROVAL OF THE PROPERTY OWNER.
11.

THE CONTRACTOR SHALL NOTIFY CBJ WATER UTILITIES OPERATOR LONI VANKIRK (723-4975) OF PROPOSED WATER SERVICE INTERRUPTION AND SUBMIT THE "WATER SYSTEM SPECIAL USE PERMIT" (COSIGNED BY THE ENGINEER) AT LEAST 48-HOURS PRIOR TO SHUTDOWN OR FLUSHING OF MAINLINE WATER PIPE. NO WATER SERVICE INTERRUPTION MAY PROCEED UNTIL THIS APPROVAL IS OBTAINED.
12.

CONTRACTOR SHALL REFERENCE ALL EXISTING PROPERTY CORNER MONUMENTS (I.E. BRASS CAP MONUMENTS, REBARS OR CHISELED X'S) PRIOR TO CONSTRUCTION THAT WILL BE DISTURBED DURING HIS WORK, AND REMONUMENT AFTER CONSTRUCTION OPERATIONS. ALL WORK SHALL BE DONE BY, OR UNDER THE DIRECTION OF, AN ALASKA REGISTERED LAND SURVEYOR. ALL EXISTING PROPERTY CORNERS ARE NOT NECESSARILY SHOWN ON THE PLANS.
13.

THE PLAN DRAWINGS DO NOT NECESSARILY SHOW ALL TREES AND SHRUBS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES. NO TREES, SHRUBS OR LANDSCAPING ARE TO BE REMOVED OR DAMAGED, UNLESS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER.
14.

"JUMPING JACK", OR SIMILAR TYPE COMPACTORS SHALL BE USED FOR COMPACTION WITHIN 18-INCHES OF THE OUTSIDE SURFACE OF ALL WATER VALVE BOXES, CATCH BASINS AND MANHOLES.
15.

THE USE OF GROUT AND QUICKSET CEMENT PRODUCTS WITH ADJUSTING RINGS, BRICKS, WOOD, STONES AND OTHER SIMILAR GRADE ADJUSTMENT DEVICES TO SUPPORT CATCH BASIN FRAMES OVER CATCH BASINS AND MANHOLES WILL NOT BE PERMITTED ON THIS PROJECT. SEE CBJ STANDARD SPECIFICATIONS, SECTION 02502 - STORM SEWER MANHOLES, INLETS AND CATCH BASINS AND THE DRAWINGS FOR CATCH BASIN FRAME SUPPORT REQUIREMENTS. SANITARY SEWER MANHOLES SHALL BE ADJUSTED PER CBJ STANDARD SPECIFICATIONS 02402 - SANITARY SEWER MANHOLES AND CLEANOUTS.
16.

THE CONTRACTOR SHALL INSTALL AND MAINTAIN ENGINEER APPROVED EROSION CONTROL DEVICES DURING CONSTRUCTION PER CBJ STANDARD SPECIFICATIONS SECTION 01570 REQUIREMENTS.
17.

ALL WORK FOR THESE PLANS SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND STANDARDS.

ABBREVIATIONS

AC	ASBESTOS CEMENT
ACS	ALASKA COMMUNICATIONS SYSTEMS
AEL&P	ALASKA ELECTRIC LIGHT & POWER
APPROX	APPROXIMATE
AST	ABOVEGROUND STORAGE TANK
BC	BACK OF CURB
BLVD	BOULEVARD
BOP	BEGINNING OF PROJECT
CB	CATCH BASIN
CBJ	CITY & BOROUGH OF JUNEAU
CHB	CHORD BEARING
CHL	CHORD LENGTH
C/L	CENTERLINE
CI	CAST IRON
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONT	CONTINUOUS
CPP	CORRUGATED POLYETHYLENE PIPE
CTE	CONNECT TO EXISTING
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
DIA	DIAMETER
E	EASTING
EG	EXISTING GRADE
EL	ELEVATION
EOP	END OF PROJECT
EP	EDGE OF PAVEMENT
EXIST	EXISTING
EXP	EXPANSION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GCI	GENERAL COMMUNICATION INC.
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH PRESSURE
IE	INVERT ELEVATION
L	LENGTH
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
MJ	MECHANICAL JOINT
MTE	MATCH TO EXISTING
N	NORTHING
N/A	NOT APPLICABLE
NFS	NON-FROST SUSCEPTIBLE
NTS	NOT TO SCALE
NVC	NO VERTICAL CURVE
OC	ON CENTER
PC	POINT OF CURVATURE
PERF	PERFORATED
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POC	POINT ON CURVE
POL	POINT ON LINE
PP	POWER POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
ROW	RIGHT-OF-WAY
RP	RADIUS POINT
RT	RIGHT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
T	TANGENT
TBG	TOP BACK OF GUTTER
TBM	TEMPORARY BENCH MARK
TC	TOP OF CONCRETE
TOB	TOP OF BANK
TOP	TOP OF PIPE
TYP	TYPICAL
UD	UNDERDRAIN
UON	UNLESS OTHERWISE NOTED
UST	UNDERGROUND STORAGE TANK
VC	VERTICAL CURVE
VERT	VERTICAL
VPI	VERTICAL POINT OF INTERSECTION
W/	WITH

SYMBOLS

EXISTING	PROPOSED	
		PRIMARY MONUMENT
		SECONDARY MONUMENT
		SURVEY SPIKE / MAG NAIL
		TEMPORARY BENCHMARK
		PROPERTY / BOUNDARY LINE
		PROPERTY / BOUNDARY LINE UNSURVEYED
		PROJECT BASELINE
		TOP OF BANK
		TOE OF SLOPE
		WATER GATE VALVE/CURB STOP
		WATER LINE/SERVICE
		SEWER LINE/SERVICE
		WOODEN FENCE
		CHAIN-LINK FENCE
		OVERHEAD ELECTRIC LINE
		ASPHALT PAVEMENT
		TREE LINE
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		CONCRETE HEADWALL W/ TRASH RACK
		STORM SEWER PIPE
		CATCH BASIN W/ AREA DRAIN
		TELEPHONE PEDESTAL
		CABLE PEDESTAL
		ELECTRICAL PEDESTAL
		POWER POLE WITH LIGHT
		GUY WIRE
		GANG STYLE MAILBOX
		STREET SIGN
		CONIFEROUS TREE
		DECIDUOUS TREE
		BUILDING FOUNDATION

Section H, Item 4.

DESIGN MSM
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FILE:

No.	DATE	REVISION	BY	APRVD.

DELTA DRIVE
SUBDIVISION
JUNEAU, AK



GENERAL NOTES,
ABBREVIATIONS AND
SYMBOLS

DATE: Dec 03, 2020
PDC No. 20098JN
SHEET C0216

WATER SERVICE SUMMARY			
LOT No.	STATION & OFFSET	SIZE/TYPE	REMARKS
2	10+95.1, 13.5' LT	1" POLY	SEE NOTE 1
3	11+28.9, 13.5' LT	1" POLY	SEE NOTE 1
4	11+81.8, 13.5' LT	1" POLY	SEE NOTE 1
5	12+15.3, 13.5' LT	1" POLY	SEE NOTE 1
6	12+58.8, 21.4' LT	1" POLY	SEE NOTE 1
7	11+68.0, 13.4' RT	1" POLY	NEW SERVICE
8	12+28.0, 13.5' RT	1" POLY	NEW SERVICE
9	14+71.4, 13.4' RT	1" POLY	NEW SERVICE
10	14+11.4, 13.3' RT	1" POLY	NEW SERVICE
11	15+22.0, 18.1' LT	1" POLY	SEE NOTE 1
12	14+96.0, 13.5' LT	1" POLY	SEE NOTE 1
13	14+62.5, 13.5' LT	1" POLY	SEE NOTE 1
14	14+09.2, 13.5' LT	1" POLY	SEE NOTE 1
15	13+85.5, 21.6' LT	1" POLY	SEE NOTE 1
NOTES: 1. EXISTING FOUNDATION PADS REPORTED TO HAVE 3/4" POLY WATER SERVICES TO EACH UNIT. EXISTING WATER SERVICES MAY BE REUSED IF FOUND TO BE IN SATISFACTORY CONDITION. FLUSHING, DISINFECTION AND PRESSURE TESTING SHALL BE PERFORMED ON THE EXISTING 3/4" POLY WATER SERVICES.			

STORM DRAIN STRUCTURE FRAME & GRATE SUMMARY	
STRUCTURE No.	EAST JORDAN, OLYMPIC FOUNDRY Co., CBJ STANDARD No., OR APPROVED EQUAL
S-1	OLYMPIC FOUNDRY MH34SC

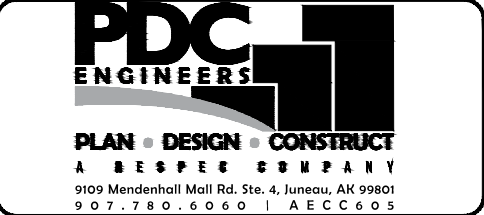
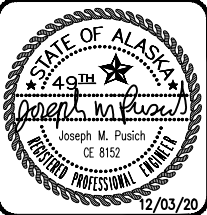
SEWER SERVICE SUMMARY			
LOT No.	STATION & OFFSET	SIZE/TYPE	REMARKS
2	10+82.7, 14.0' LT	4" PVC	SEE NOTE 1
3	11+16.6, 14.0' LT	4" PVC	SEE NOTE 1
4	11+71.4, 14.0' LT	4" PVC	SEE NOTE 1
5	12+02.3, 14.0' LT	4" PVC	SEE NOTE 1
6	12+52.1, 14.0' LT	4" PVC	SEE NOTE 1
7	11+38.0, 14.5' RT	4" PVC	NEW SERVICE
8	11+98.0, 14.5' RT	4" PVC	NEW SERVICE
9	15+01.5, 14.5' RT	4" PVC	NEW SERVICE
10	14+41.4, 14.5' RT	4" PVC	NEW SERVICE
11	15+27.7, 14.0' LT	4" PVC	SEE NOTE 1
12	15+07.9, 14.0' LT	4" PVC	SEE NOTE 1
13	14+77.6, 14.0' LT	4" PVC	SEE NOTE 1
14	14+22.8, 14.0' LT	4" PVC	SEE NOTE 1
15	13+92.1, 14.0' LT	4" PVC	SEE NOTE 1
NOTES: 1. SEWER SERVICE LOCATIONS SHOWN ARE FROM LIMITED AS-BUILT INFORMATION AND WERE NOT FIELD LOCATED. EXISITNG 4" PVC SEWER SERVICES EXIST FOR LOTS 2-6 AND LOTS 11-15. CONTRACTOR SHALL FIELD LOCATE ALL SEWER SERVICES TO CONFIRM FINAL LOCATION FOR NEW SEWER SERVICE CLEANOUT INSTALLATION. STATION & OFFSET ARE GIVEN TO THE CENTER OF THE NEW CLEANOUT LID. IF EXISTING SANITARY SEWER SERVICES FOUND TO BE IN GOOD CONDITION CONTRACTOR MAY KEEP THEM IN SERVICE. 2. CONSTRUCT NEW 4" PVC SEWER SERVICE AND INSTALL NEW CLEANOUT NEAR PROPERTY LINE PER CBJ STANDARD DETAIL 213 AND CONNECT TO EXISTING SEWER SERVICE. 3. ADJUST SEWER SERVICE SLOPE TO PROVIDE MAXIMUM SEPARATION BETWEEN UTILITY CROSSINGS. INSTALL SWEEPS AS REQUIRED UPON APPROVAL OF THE ENGINEER.			

DESIGN MSM
DRAWN MSM
CHECK JMP
APPROVED JMP
FILE:

No.	DATE	REVISION	BY	APRVD.	

DELTA DRIVE
SUBDIVISION

JUNEAU, AK



SUMMARY TABLES

Attachment C - SMF2021 0002 Final Plat Notice of Decision and Staff Report

SURVEY NOTES

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A TOPOGRAPHIC DESIGN SURVEY OF THE DELTA DRIVE DEVELOPMENT.
2. THE FIELD SURVEYS WERE PERFORMED ON MAY 26-27, 2020.
3. THE SURVEY EQUIPMENT UTILIZED DURING THIS SURVEY WAS TRIMBLE R8-2 GNSS ROVER AND BASE AND A TRIMBLE S-7 ROBOTIC TOTAL STATION UTILIZING STANDARD LASER MEASURING TECHNIQUES.
4. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
5. CONTROL AND MONUMENT COORDINATES ARE IN AN ASSUMED LOCAL COORDINATE SYSTEM.
6. ELEVATIONS ARE IN AN ASSUMED LOCAL VERTICAL DATUM.
7. CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
8. ALL UTILITIES WERE LOCATED BY PDC AND ARE BASED ON OBSERVABLE EVIDENCE AND ABOVE GROUND APPURTENANCES AND FIELD RETRACEMENT PERFORMED BY PDC.
9. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS PER ALASKA STATUTE 40.15.900(5)(a).

EXIST. SSCO	(CO1)
STA 10+04.9,	33.3 LT
EXIST. LID EL=	97.31
SW 8" (OUT) IE=	94.81

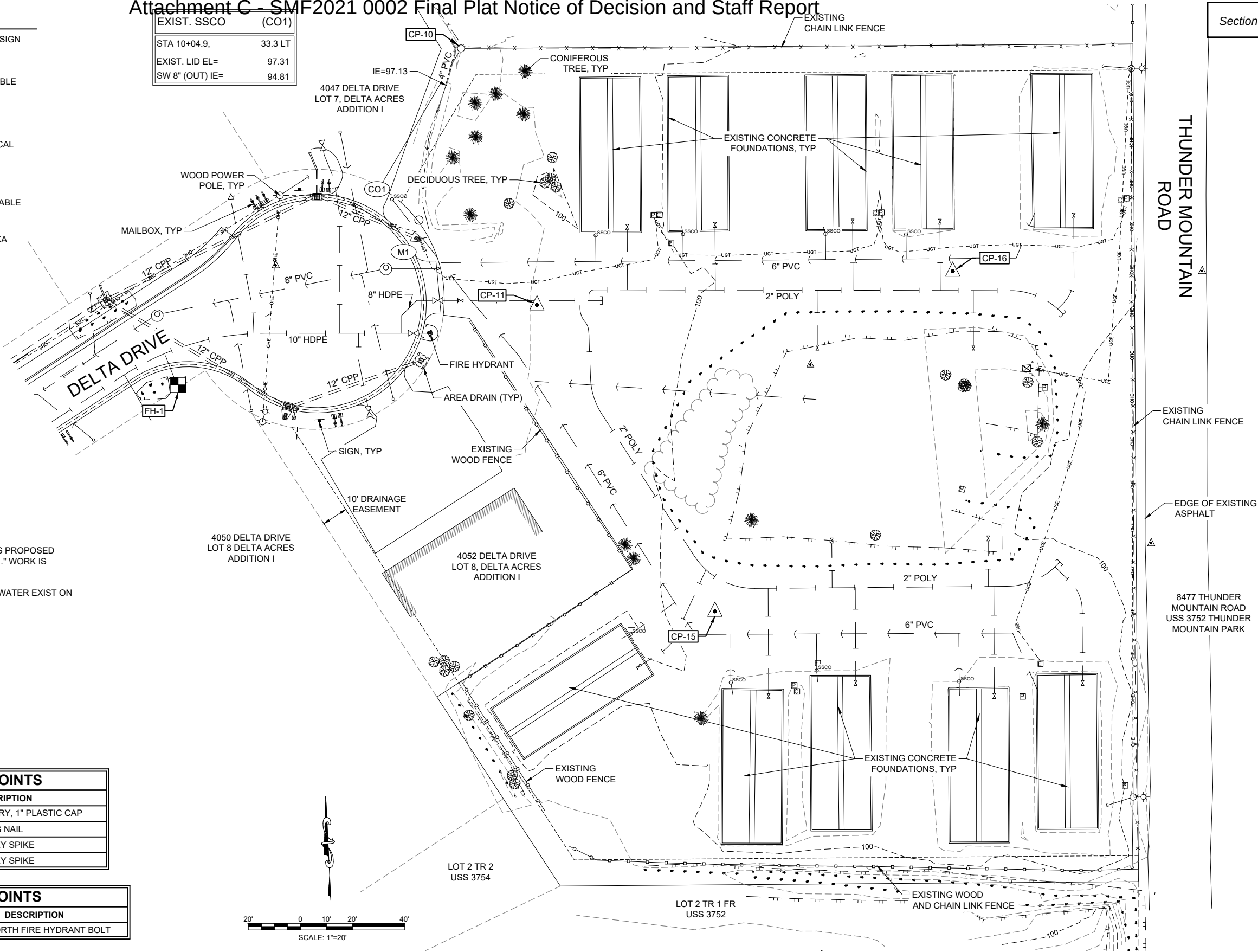
EXIST. SSMH	(M1)
STA 08+90.8,	25.9 RT
EXIST. LID EL=	98.50
E 6" (IN) IE=	92.94
NW 8" (OUT) IE=	92.84

NOTES:

1. ROADWAY AND UTILITY INFORMATION SHOWN ON DELTA DRIVE IS PROPOSED FROM CBJ CONTRACT BE21-028 "DELTA DRIVE RECONSTRUCTION." WORK IS SCHEDULED FOR SPRING/SUMMER 2021.
2. EXISTING 6" PVC SEWER MAIN AND 2" POLY PIPE FOR DOMESTIC WATER EXIST ON SITE.

TABLE OF HORIZONTAL CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
CP 10	10112.63	10356.34	S-3650, SECONDARY, 1" PLASTIC CAP
CP 11	10014.23	10385.34	MAG NAIL
CP 15	9896.49	10453.74	SURVEY SPIKE
CP 16	10027.18	10545.16	SURVEY SPIKE

TABLE OF VERTICAL CONTROL POINTS				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
FH-1	9983.52	10247.42	100.44'	"X" ON NORTH FIRE HYDRANT BOLT



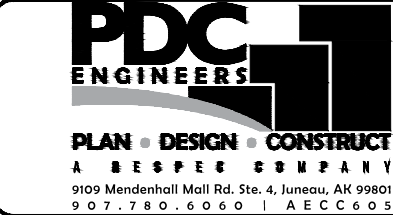
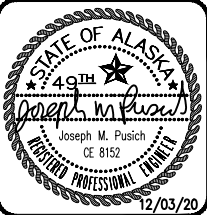
Section H, Item 4.

P:\2020\20098JN-Bicknell-Delta\CC2001 raw\20098JN.dwg PLOT: December 03, 2020 at: 9:58pm Mick Minich

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FILE:

No.	DATE	REVISION	BY	APPRVD.

DELTA DRIVE
SUBDIVISION
JUNEAU, AK



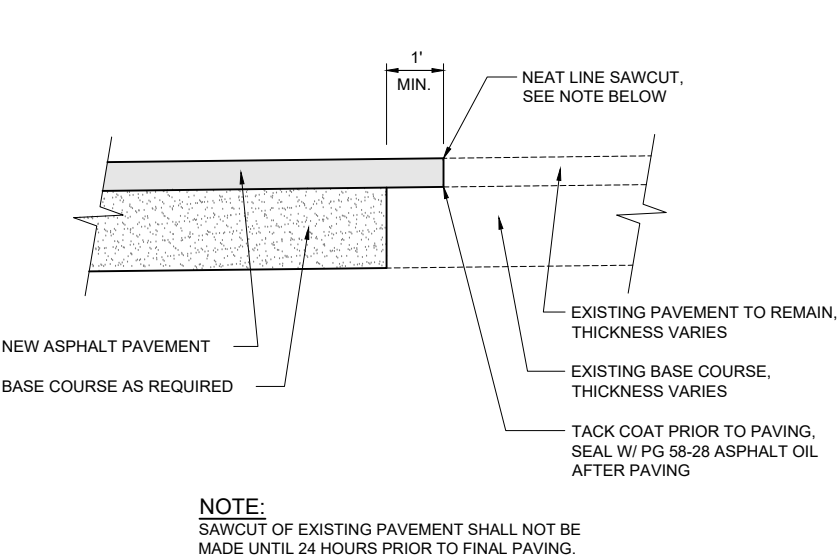
EXISTING SITE CONDITIONS

DATE: Dec 03, 2020
PDC No. 20098JN
SHEET
C00 218

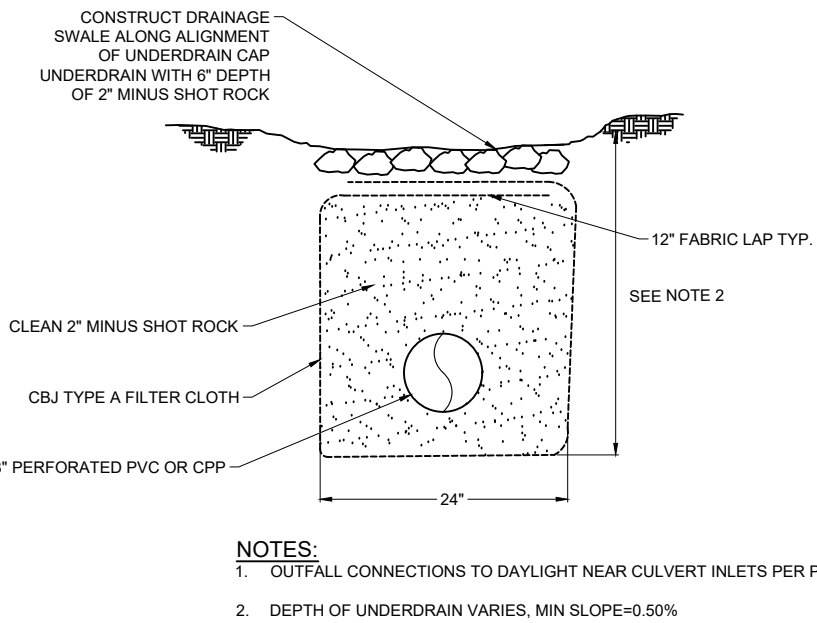


C100 SCALE: NTS

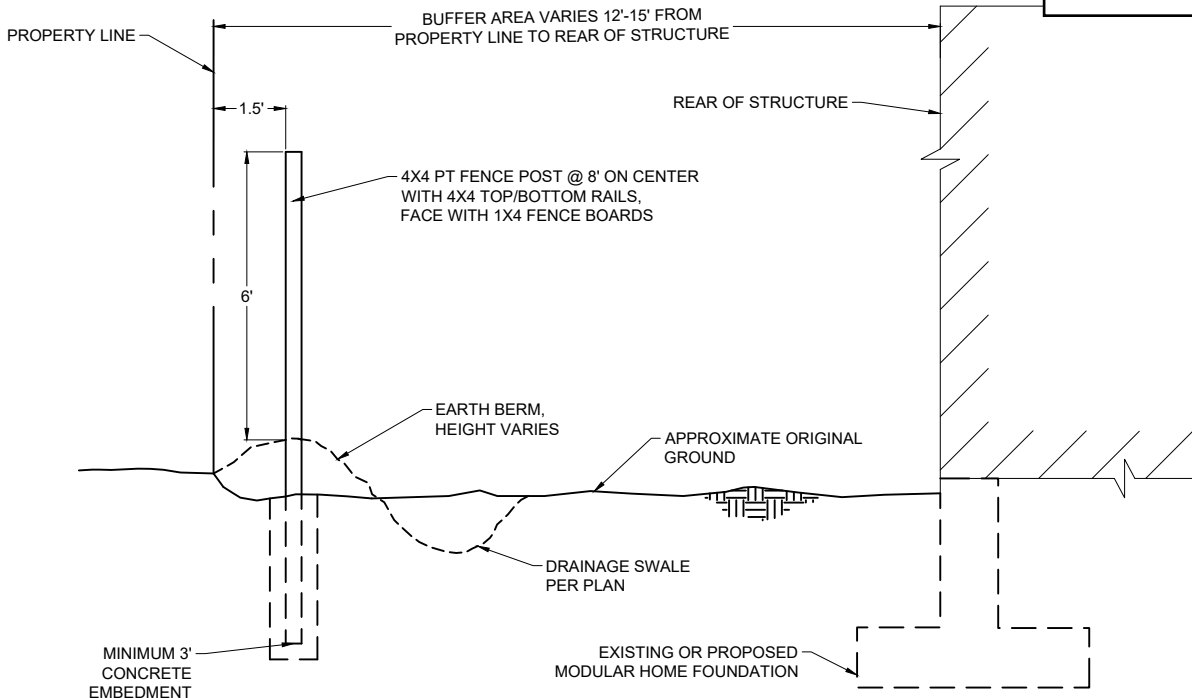
1. EXISTING 2" POLY WATER LINE WILL BE FLUSHED, DISINFECTED AND PRESSURE TESTED IN ACCORDANCE WITH CBJ STANDARD SPECIFICATIONS TO ENSURE COMPLIANCE WITH PUBLIC DRINKING WATER REGULATIONS.



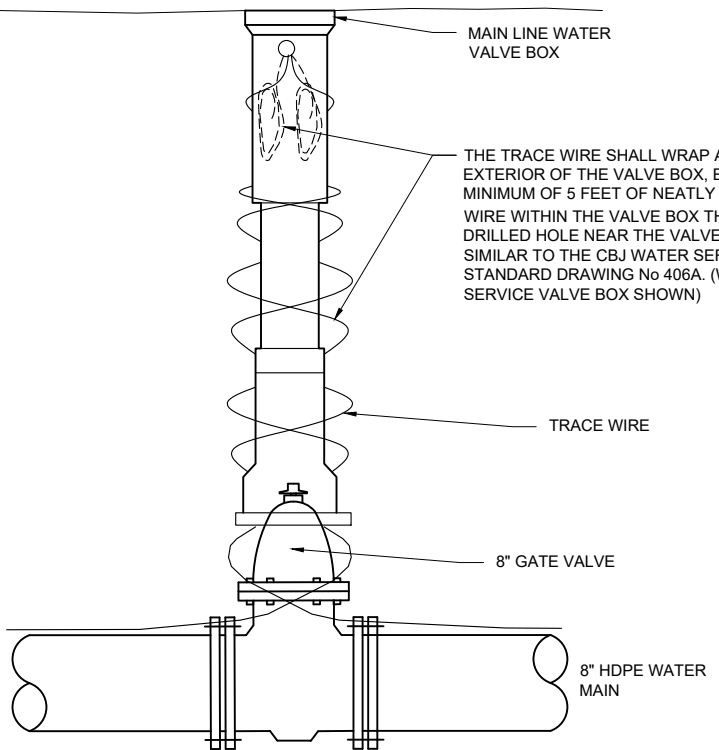
1 PAVEMENT MATCH DETAIL
C101 SCALE: NTS



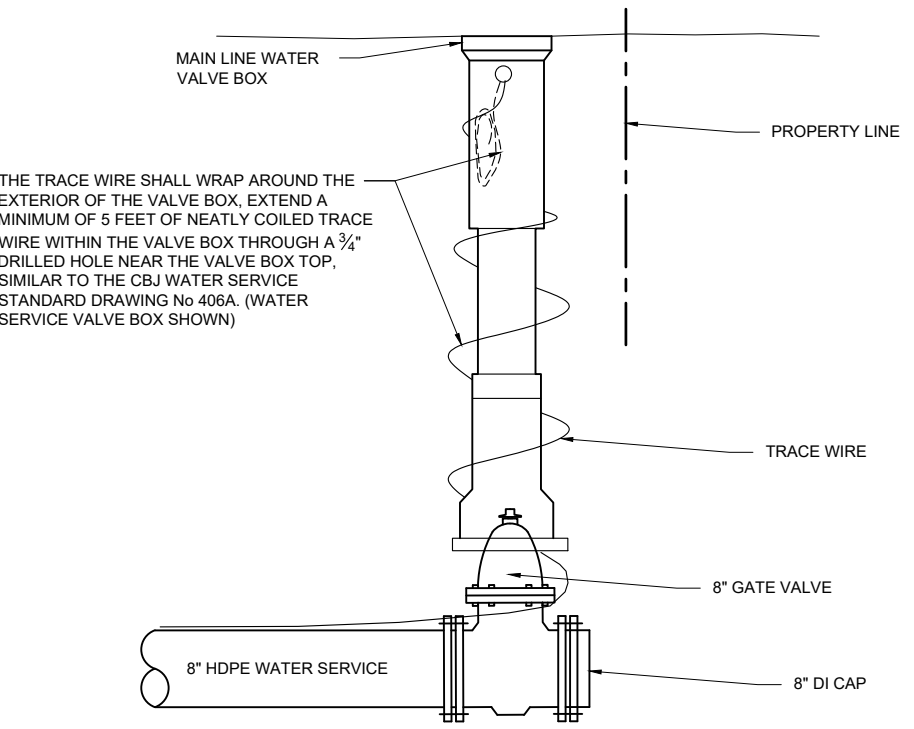
2 8\" UNDERDRAIN DETAIL
C101 SCALE: NTS



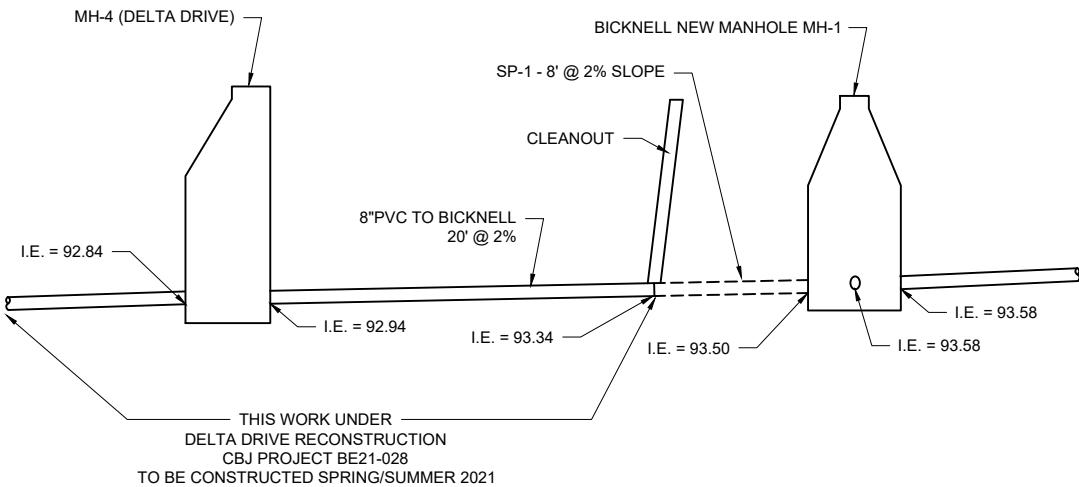
3 TYPICAL FENCE AT REAR OF DWELLING
C101 SCALE: 1"=2'



4 MAIN LINE VALVE TRACE WIRE TERMINATION DETAIL
C101 SCALE: NTS



5 WATER SERVICE VALVE TRACE WIRE TERMINATION DETAIL
C101 SCALE: NTS



1 SEWER PROFILE CONNECTION
C102 SCALE: NTS

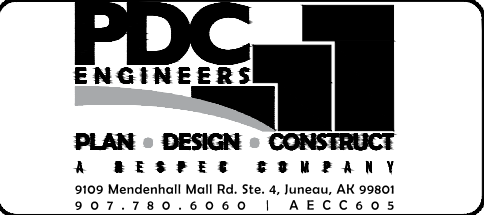
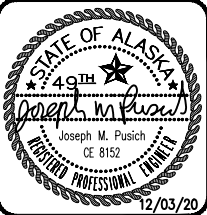
P:\2020\20098JN-Bicknell-Delta\CC3001 raw\20098JN.dwg PLOT: December 03, 2020 at: 9:59pm Mick Minsch

DESIGN	MSM
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APPROVED	JMP
FILE:	

No.	DATE	REVISION	BY	APRVD.

DELTA DRIVE
SUBDIVISION

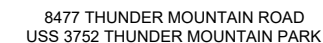
JUNEAU, AK



CONSTRUCTION DETAILS

DATE: Dec 03, 2020
PDC No. 20098JN
SHEET C102
221

DIAL BEFORE *Section H, Item 4.*
586-1333
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FOR ACS AND GCI LOCATES
DIAL THE 811 ALASKA DIGLINE



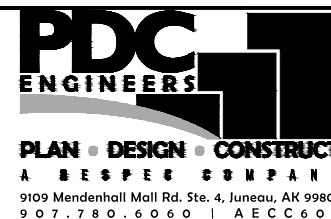
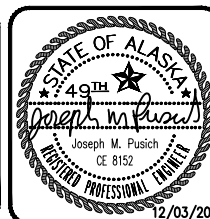
DATE: Dec 03, 2020
PDC No. 20098JN
SHEET 22
C200

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APPROVED JMP
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No.	DATE	REVISION	BY	APPRVD.
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DELTA DRIVE
SUBDIVISION

JUNEAU, AK



OVERALL SITE PLAN

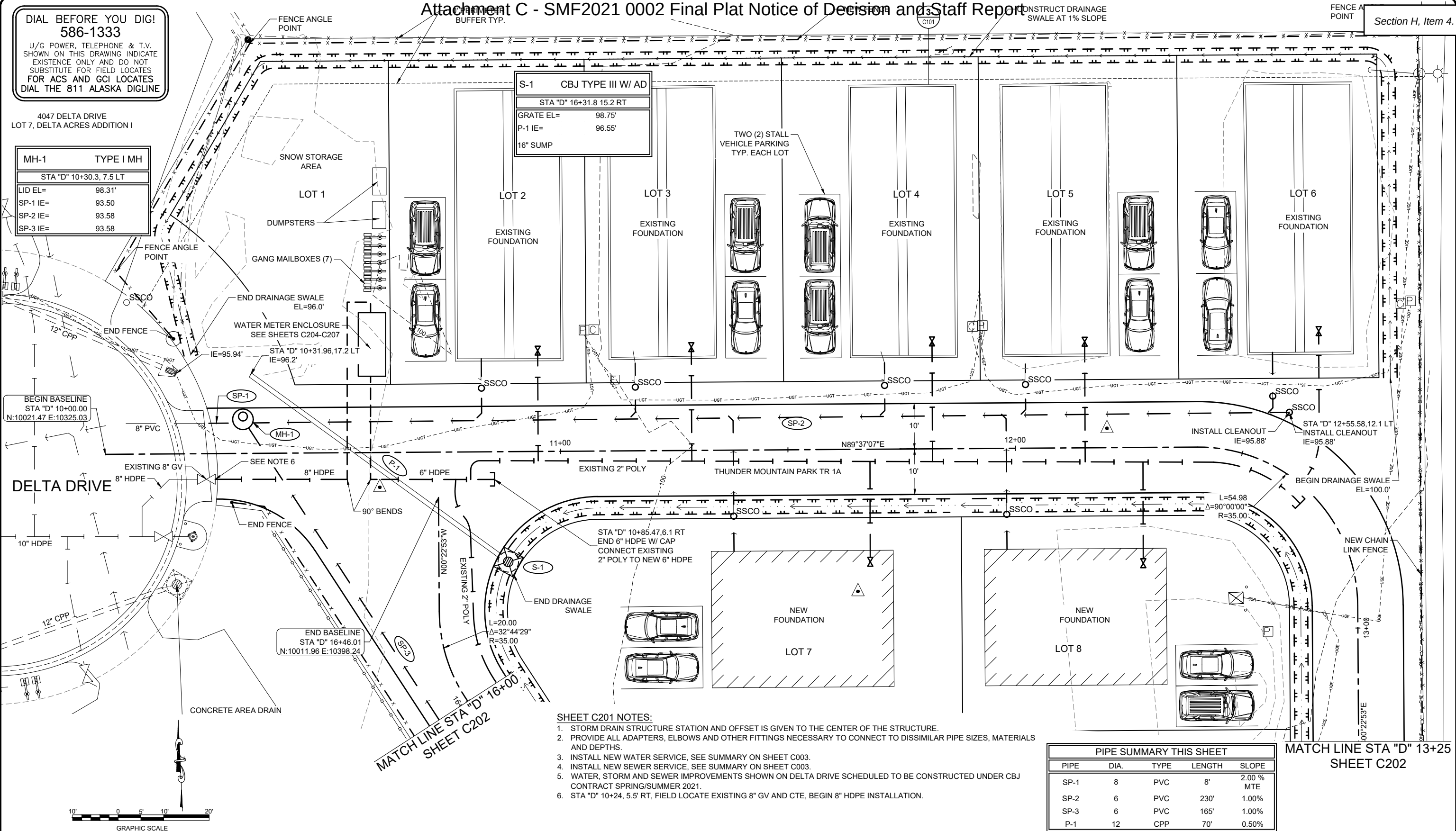
DIAL BEFORE YOU DIG!
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FOR ACS AND GCI LOCATES
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4047 DELTA DRIVE
LOT 7, DELTA ACRES ADDITION I

MH-1	TYPE I MH
STA "D" 10+30.3, 7.5 LT	
LID EL=	98.31'
SP-1 IE=	93.50
SP-2 IE=	93.58
SP-3 IE=	93.58

S-1	CBJ TYPE III W/ AD
STA "D" 16+31.8 15.2 RT	
GRATE EL=	98.75'
P-1 IE=	96.55'
16" SUMP	



SHEET C201 NOTES:

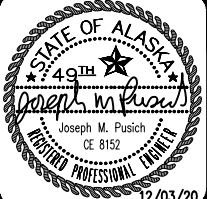
1. STORM DRAIN STRUCTURE STATION AND OFFSET IS GIVEN TO THE CENTER OF THE STRUCTURE.
2. PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS.
3. INSTALL NEW WATER SERVICE, SEE SUMMARY ON SHEET C003.
4. INSTALL NEW SEWER SERVICE, SEE SUMMARY ON SHEET C003.
5. WATER, STORM AND SEWER IMPROVEMENTS SHOWN ON DELTA DRIVE SCHEDULED TO BE CONSTRUCTED UNDER CBJ CONTRACT SPRING/SUMMER 2021.
6. STA "D" 10+24, 5.5' RT, FIELD LOCATE EXISTING 8" GV AND CTE, BEGIN 8" HDPE INSTALLATION.

PIPE SUMMARY THIS SHEET				
PIPE	DIA.	TYPE	LENGTH	SLOPE
SP-1	8	PVC	8'	2.00 % MTE
SP-2	6	PVC	230'	1.00%
SP-3	6	PVC	165'	1.00%
P-1	12	CPP	70'	0.50%

DESIGN MSM
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APPROVED JMP
FILE:

No.	DATE	REVISION	BY	APRVD.

DELTA DRIVE
SUBDIVISION
JUNEAU, AK



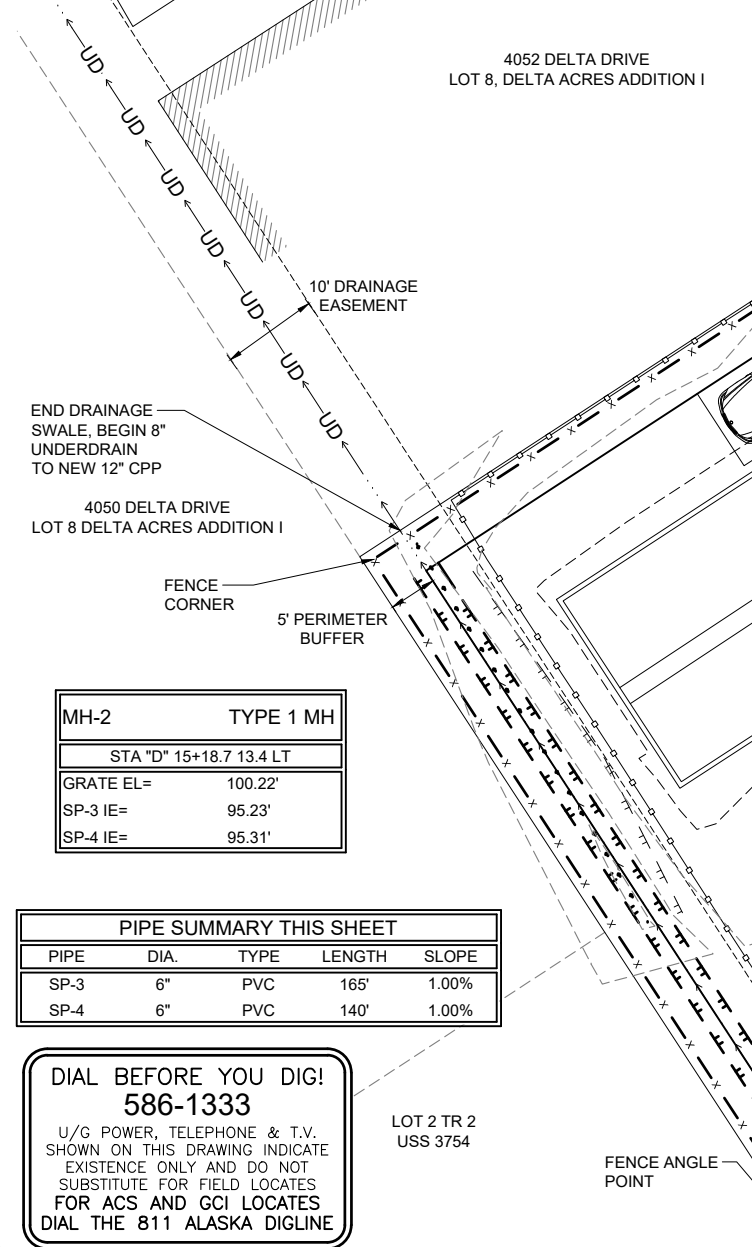
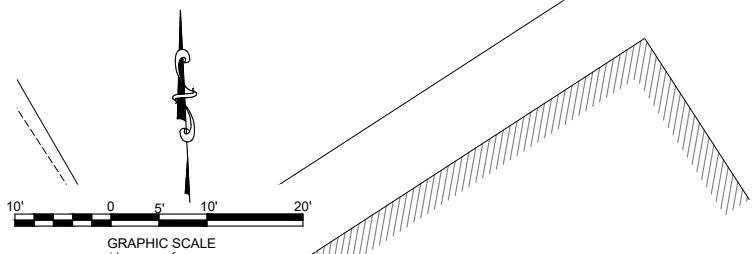
SITE & UTILITY PLAN

DATE: Dec 03, 2020
PDC No. 20098JN

SHEET
C201 223

SHEET C202 NOTES:

1. STORM DRAIN STRUCTURE STATION AND OFFSET IS GIVEN TO THE CENTER OF THE STRUCTURE. FRAME ELEVATION IS GIVEN TO THE TOP, FRONT OF FRAME.
2. PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS.
3. INSTALL NEW WATER SERVICE, SEE SUMMARY ON SHEET C003.
4. INSTALL NEW SEWER SERVICE, SEE SUMMARY ON SHEET C003.



MH-2	TYPE 1 MH
STA "D" 15+18.7 13.4 LT	
GRATE EL=	100.22'
SP-3 IE=	95.23'
SP-4 IE=	95.31'

PIPE SUMMARY THIS SHEET				
PIPE	DIA.	TYPE	LENGTH	SLOPE
SP-3	6"	PVC	165'	1.00%
SP-4	6"	PVC	140'	1.00%

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FOR ACS AND GCI LOCATES
DIAL THE 811 ALASKA DIGLINE

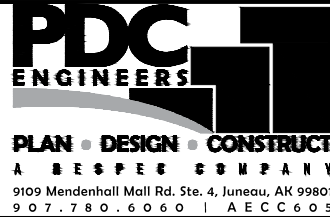
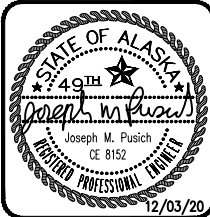
LOT 2 TR 2
USS 3754

FENCE ANGLE
POINT

DESIGN MSM
DRAWN MSM
CHECK JMP
APPROVED JMP
FILE:

No.	DATE	REVISION	BY	APRVD.

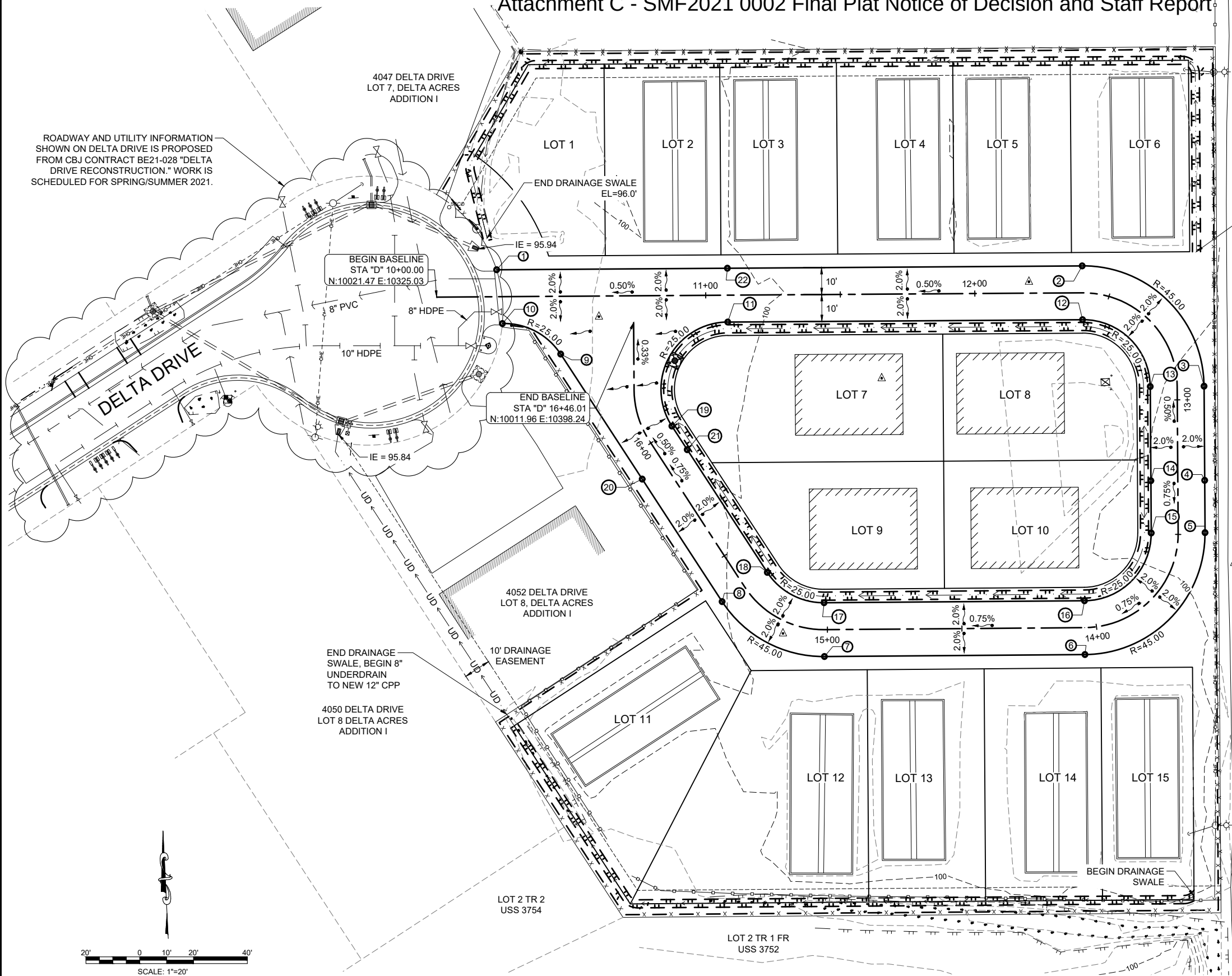
DELTA DRIVE
SUBDIVISION
JUNEAU, AK



SITE & UTILITY PLAN

DATE: Dec 03, 2020
PDC No. 20098JN
SHEET C202 224

DIAL BEFORE
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DIAL THE 811 ALASKA DIGLINE

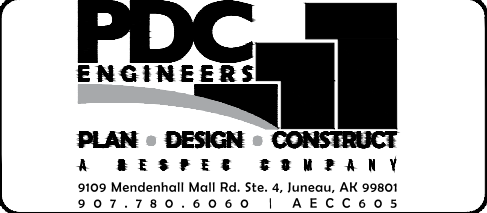
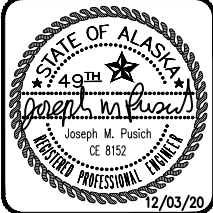


GRADE POINT SUMMARY TABLE THIS SHEET				
POINT No.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	10031.62	10347.33	98.29 *	EDGE OF PAVEMENT/MTE
2	10033.07	10564.96	100.32	EDGE OF PAVEMENT/PC
3	9988.37	10610.26	100.88	EDGE OF PAVEMENT/PT
4	9953.35	10610.49	101.24	EDGE OF PAVEMENT/HIGH POINT
5	9933.92	10610.62	101.09	EDGE OF PAVEMENT/PC
6	9888.64	10565.97	100.68	EDGE OF PAVEMENT/PT
7	9887.89	10469.17	99.97	EDGE OF PAVEMENT/PC
8	9908.30	10431.14	99.67	EDGE OF PAVEMENT/PT
9	10000.30	10371.11	98.59	EDGE OF PAVEMENT/PC
10	10011.64	10349.47	98.34 *	EDGE OF PAVEMENT/PT/MTE
11	10012.19	10433.23	99.66	EDGE OF PAVEMENT/PT
12	10013.07	10565.10	100.32	EDGE OF PAVEMENT/PC
13	9988.24	10590.26	100.88	EDGE OF PAVEMENT/PT
14	9953.22	10590.50	101.24	EDGE OF PAVEMENT/HIGH POINT
15	9933.79	10590.62	101.09	EDGE OF PAVEMENT/PC
16	9908.64	10565.82	100.68	EDGE OF PAVEMENT/PT
17	9907.89	10469.02	99.97	EDGE OF PAVEMENT/PC
18	9919.17	10447.92	99.67	EDGE OF PAVEMENT/PT
19	9973.53	10412.46	99.19	EDGE OF PAVEMENT/PC
20	9953.85	10401.42	99.29	EDGE OF PAVEMENT
21	9964.78	10418.17	99.29	EDGE OF PAVEMENT
22	10032.19	10433.09	99.66	EDGE OF PAVEMENT

*CBJ DELTA DRIVE RECONSTRUCTION TOP OF ASPHALT PAVEMENT ELEVATION

DESIGN	MSM				
DRAWN	MSM				
CHECK	JMP				
APPROVED	JMP				
FILE:					
No.	DATE	REVISION		BY	APRVD.

DELTA DRIVE
SUBDIVISION
JUNEAU, AK



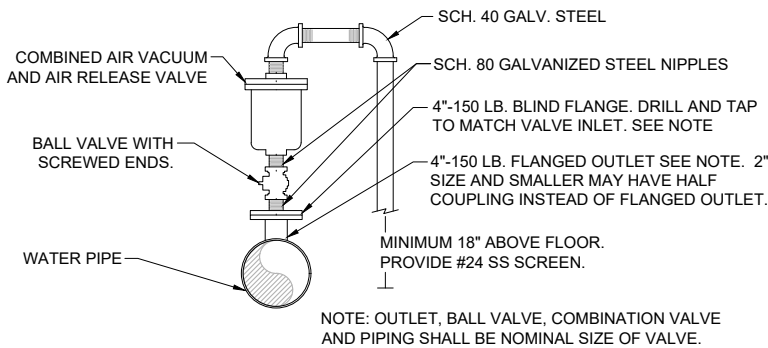
GRADING PLAN

DATE: Dec 03, 2020
PDC No. 20098JN
SHEET
C200 225

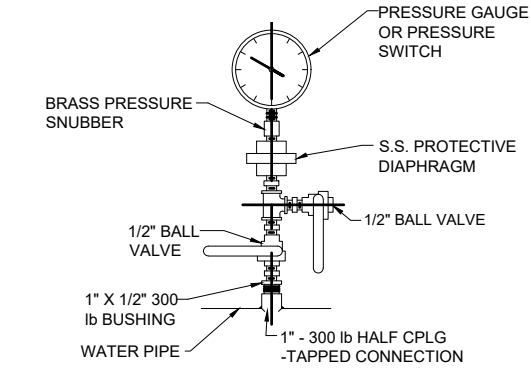
NOTES:

1. CBJ SPECIFICATION 02601 - WATER SYSTEM AND 02602 - VALVES, AND OTHER CBJ STANDARD SPECIFICATIONS APPLY EXCEPT AS MODIFIED BELOW.
2. ALL JOINTS BETWEEN THE CONNECTIONS TO THE MAINLINES ON BOTH SIDES OF THE METER ENCLOSURE SHALL BE RESTRAINED.
3. ALL BOLTS, NUTS AND WASHERS SHALL BE SERIES 300 STAINLESS STEEL.
4. ALL METALLIC VALVES AND FITTINGS SHALL BE FACTORY EPOXY COATED INSIDE AND OUT, 8 MILS MINIMUM.
5. BURIED FITTINGS SHALL BE THRUST BLOCKED PER CBJ STANDARD DETAILS.
6. DIP, HDPE PIPE AND PIPE STANDS ARE PER CBJ SECTION 02602.
7. ALL PIPE AND SPOOL PIECES ABOVE GRADE ARE TO BE FLANGED, WITH 125# FLANGES. USE A FLANGE ADAPTOR WITH THE CONNECTION TO HDPE.
8. GATE VALVES SHALL HAVE HAND WHEELS.
9. PRESSURE GAUGE IS TO BE STAINLESS STEEL, GLYCERIN FILLED, WITH A 3½ OR 4-INCH FACE AND 150 TO 160 PSI PRESSURE RANGE.
10. THE GATE VALVE AHEAD OF THE METER IS TO BE FLXFL, WHILE THE VALVES ON EITHER SIDE OF THE DOUBLE CHECK MAY BE FLXVIC. VALVES SHALL COMPLY WITH AWWA C509 OR C515.
11. THE METER SHALL BE A 4-INCH NEPTUNE TRUFLO COMPOUND METER WITH A STRAINER.
12. THE DOUBLE CHECK VALVE SHALL BE A 6-INCH ZURN 350A WITH THE GATE VALVES, OR APPROVED EQUAL. THE DOUBLE CHECK SHALL MEET THE REQUIREMENTS OF AWWA C510 AND BE ASSE AND NSF LISTED.
13. TWO DUPLEX 120-V ELECTRICAL OUTLETS SHALL BE INSTALLED INSIDE THE ENCLOSURE. CONDUIT SHALL RUN FROM THE EXTERIOR MOUNTED DISCONNECT BOX NEAR THE ELECTORAL METER, UNDERGROUND, AND COME UP THROUGH THE CONCRETE SLAB. THE OUTLETS SHALL BE MOUNTED ABOVE THE FLOOR AND LOCATED FOR EASY ACCESS THROUGH THE PANELS.
14. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND COMPLY WITH ALL APPROPRIATE ELECTRICAL CODES. ANY REQUIRED ELECTRICAL PERMITS SHALL BE OBTAINED. COORDINATE WITH THE LOCAL ELECTRICAL UTILITY AS NECESSARY AND PROVIDE ANY EQUIPMENT THEY REQUIRE TO COMPLETE THEIR SERVICE TO THIS LOCATION.

DESIGNATION	COMPONENT DESCRIPTION
A	6X4" DI REDUCING 90° ELBOW W/ TAP AND 1" AIR RELEASE VALVE
B	4" NRS GATE VALVE
C	4" DISMANTLING JOINT, SET TO 8" ±
D	4" METER W/ STRAINER
E	4" DI PIPE SPOOL W/ 1" TAPPED CONNECTION, SAMPLING PORT, AND PRESSURE GAGUE (SEE DETAIL)
F	4" SPOOL PIECE
G	4" DOUBLE CHECK VALVE
H	4" DI 90° BEND

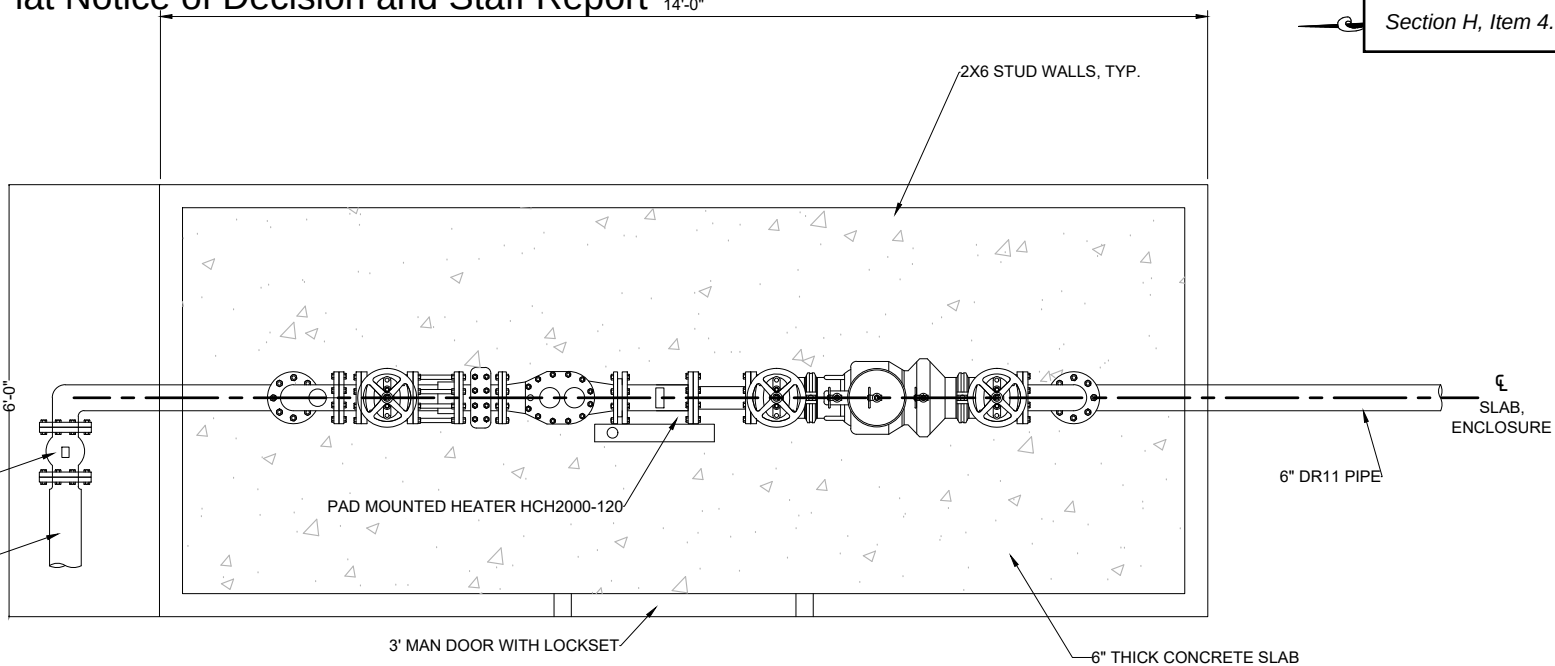


3 AIR/VACUUM & AIRE RELEASE VALVE ASSEMBLY
C204 SCALE: NTS



1 PRESSURE GAUGE OR SWITCH
C204 SCALE: NTS

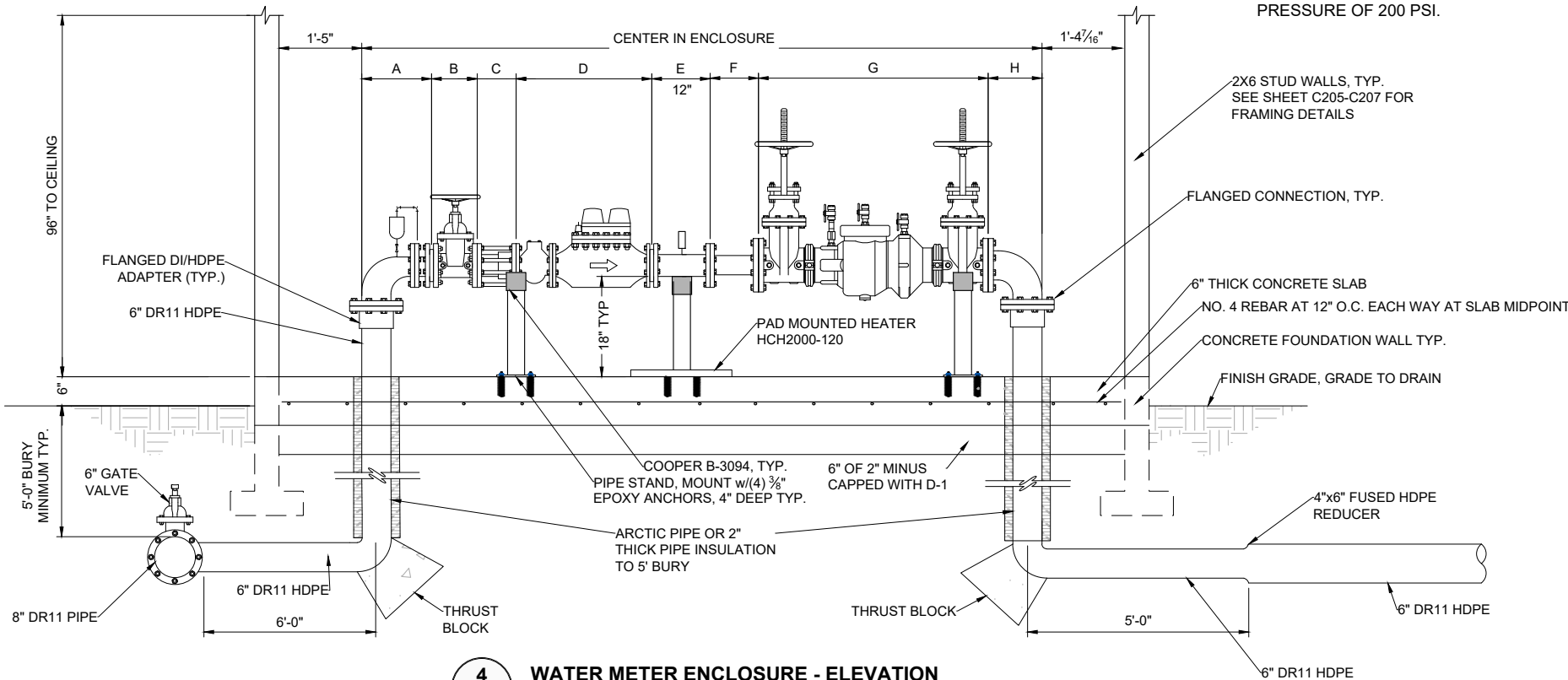
6" GATE VALVE
8" DR11 PIPE



2 WATER METER ENCLOSURE - PLAN
C204 SCALE: NTS

NOTES:

1. ALL JOINTS TO BE FUSED, FLANGED, OR RESTRAINED TO WITHSTAND A MINIMUM PRESSURE OF 200 PSI.

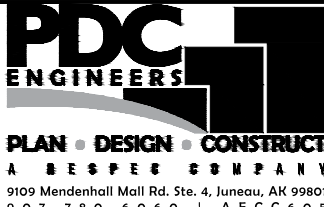
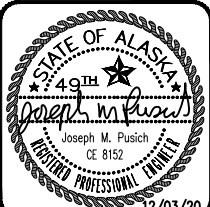


4 WATER METER ENCLOSURE - ELEVATION
C204 SCALE: NTS

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APPROVED JMP
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No.	DATE	REVISION	BY	APRVD.

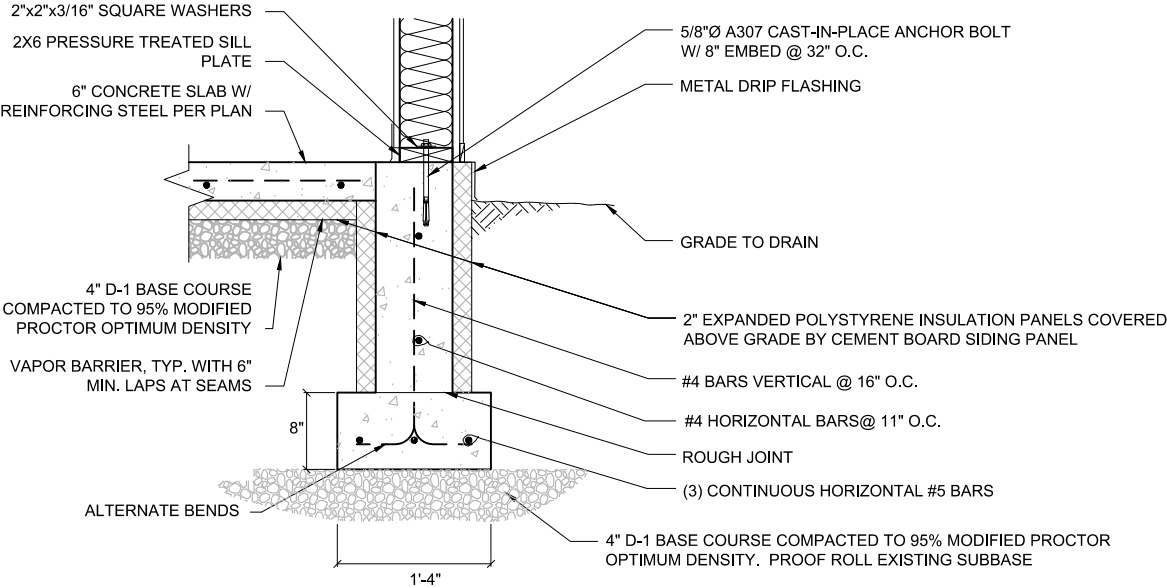
DELTA DRIVE
SUBDIVISION
JUNEAU, AK



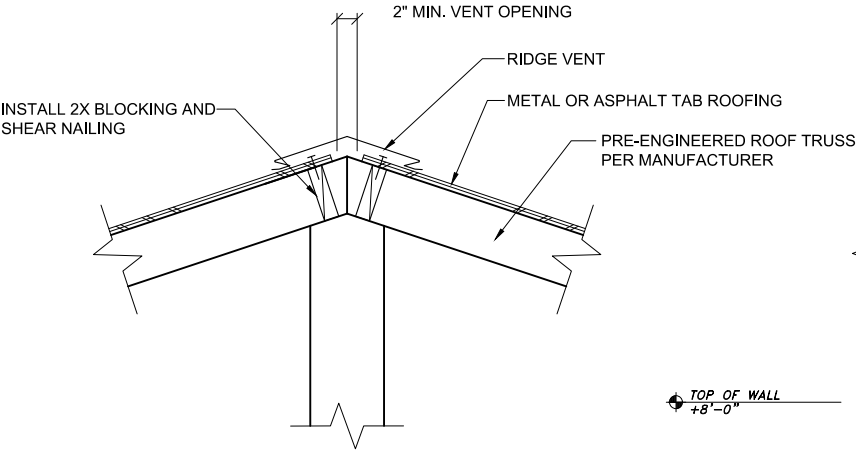
WATER METER
ENCLOSURE DETAILS

DATE: Dec 03, 2020
PDC No. 20098JN

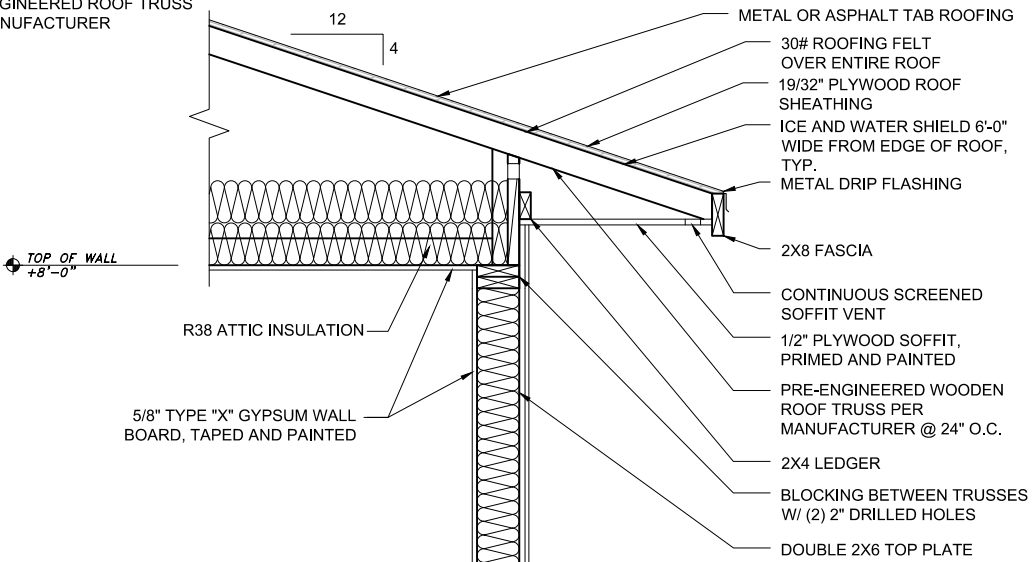
SHEET
C204 226



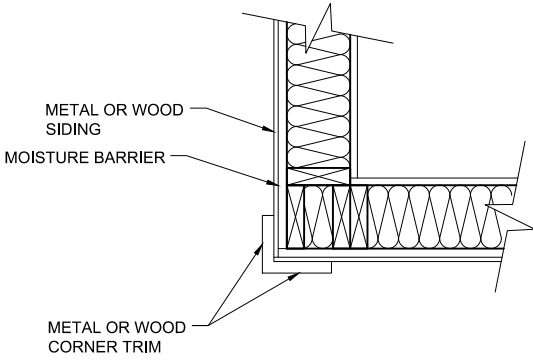
1 FOUNDATION AND STEM WALL DETAIL
C205 SCALE: NTS



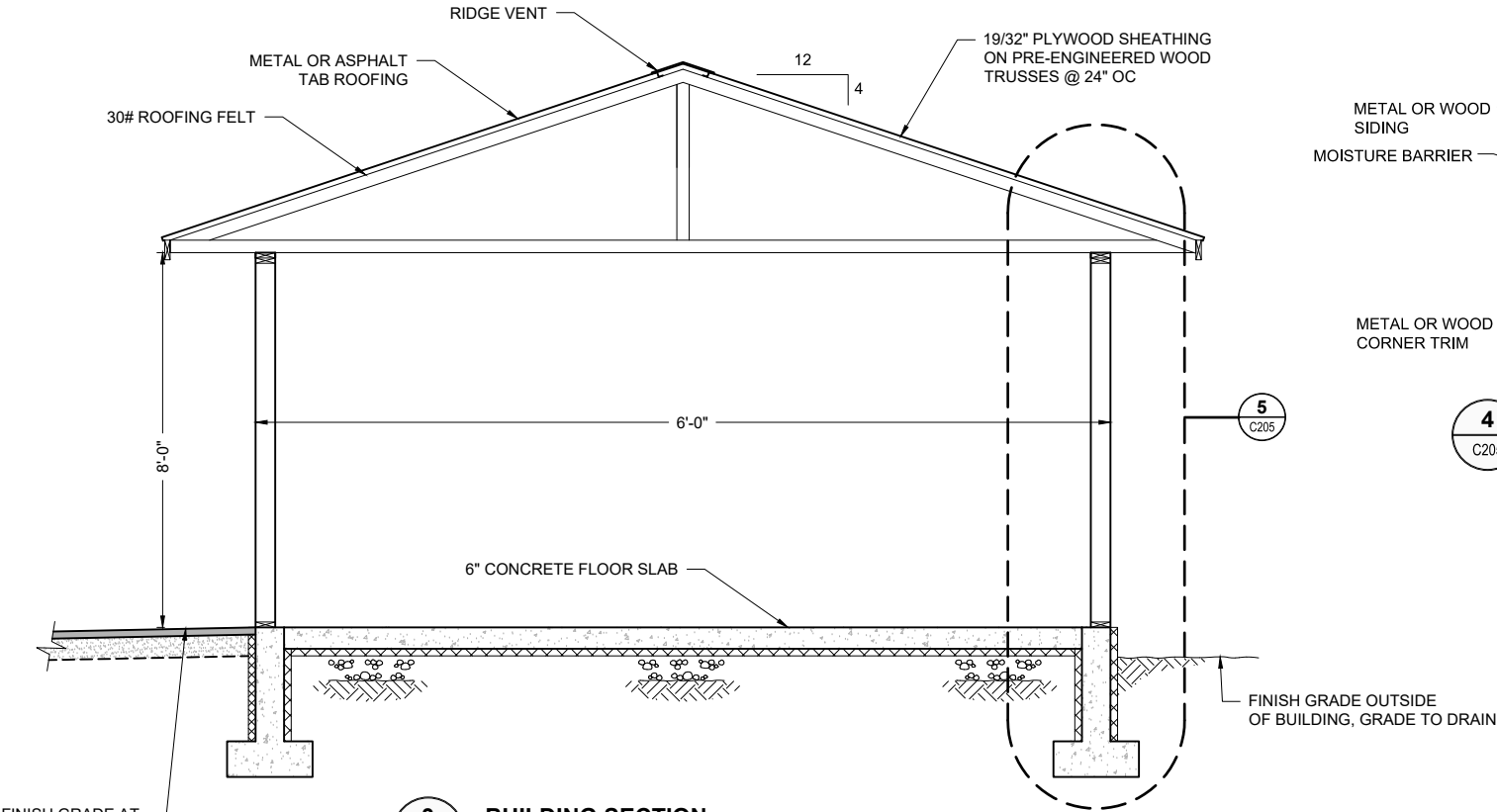
2 ROOF RIDGE VENT DETAIL
C205 SCALE: NTS



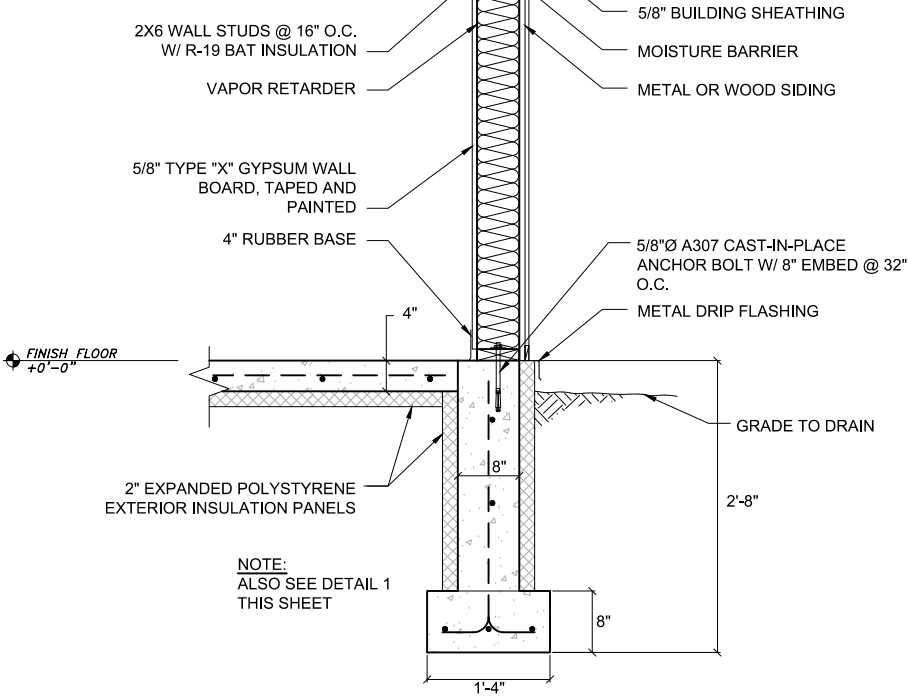
5 WALL SECTION
C205 SCALE: NTS



4 OUTSIDE CORNER DETAIL
C205 SCALE: NTS



3 BUILDING SECTION
C205 SCALE: NTS

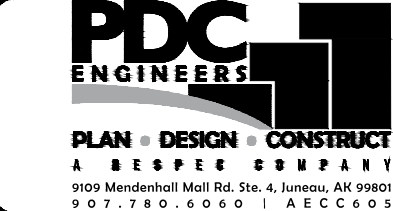
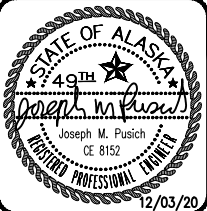


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DESIGN MSM
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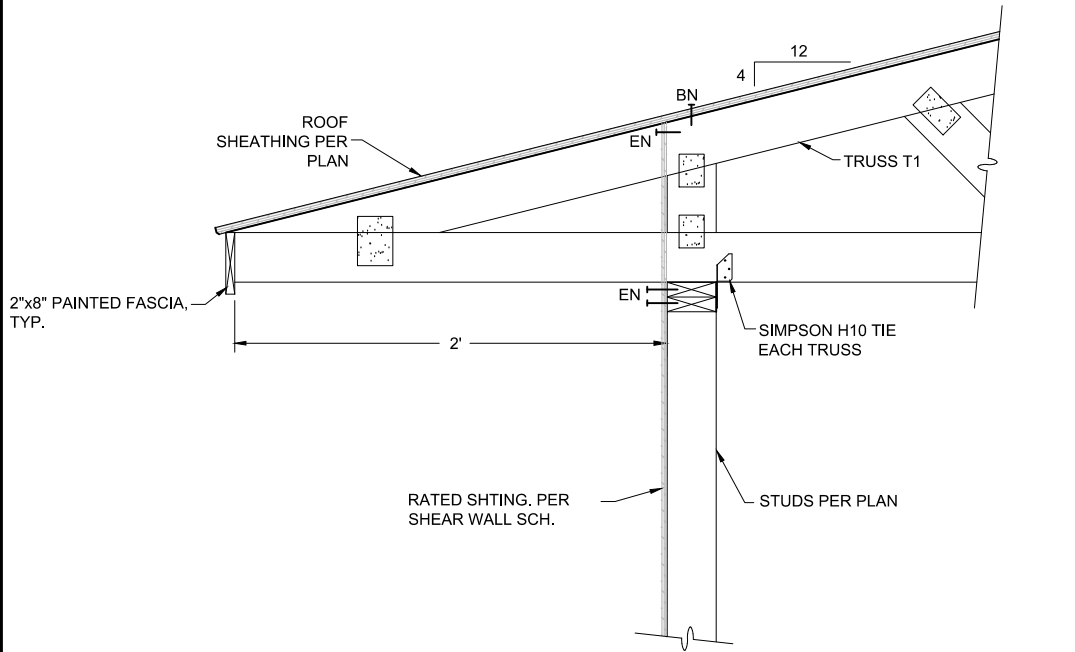
DELTA DRIVE
SUBDIVISION
JUNEAU, AK



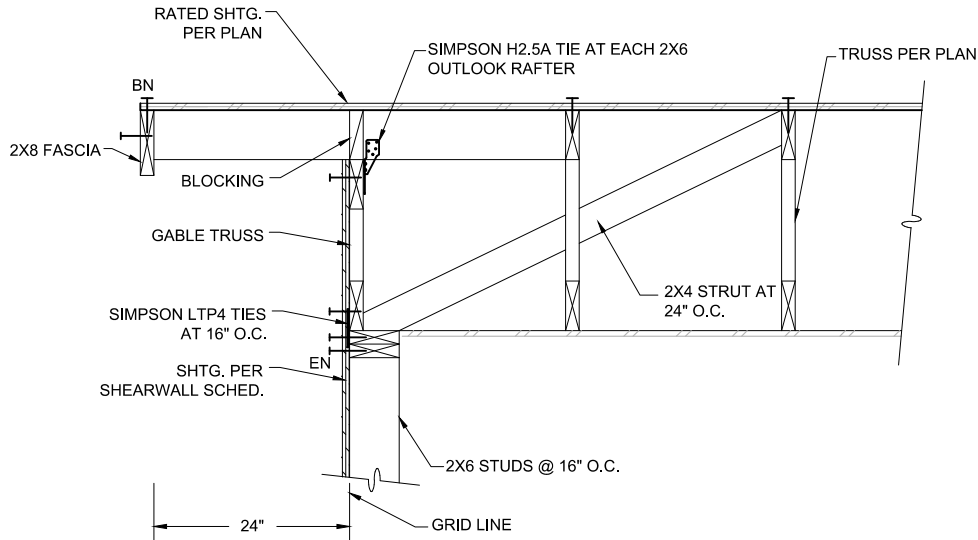
WATER METER
ENCLOSURE DETAILS

DATE: Dec 03, 2020
PDC No. 20098JN
SHEET C205 227

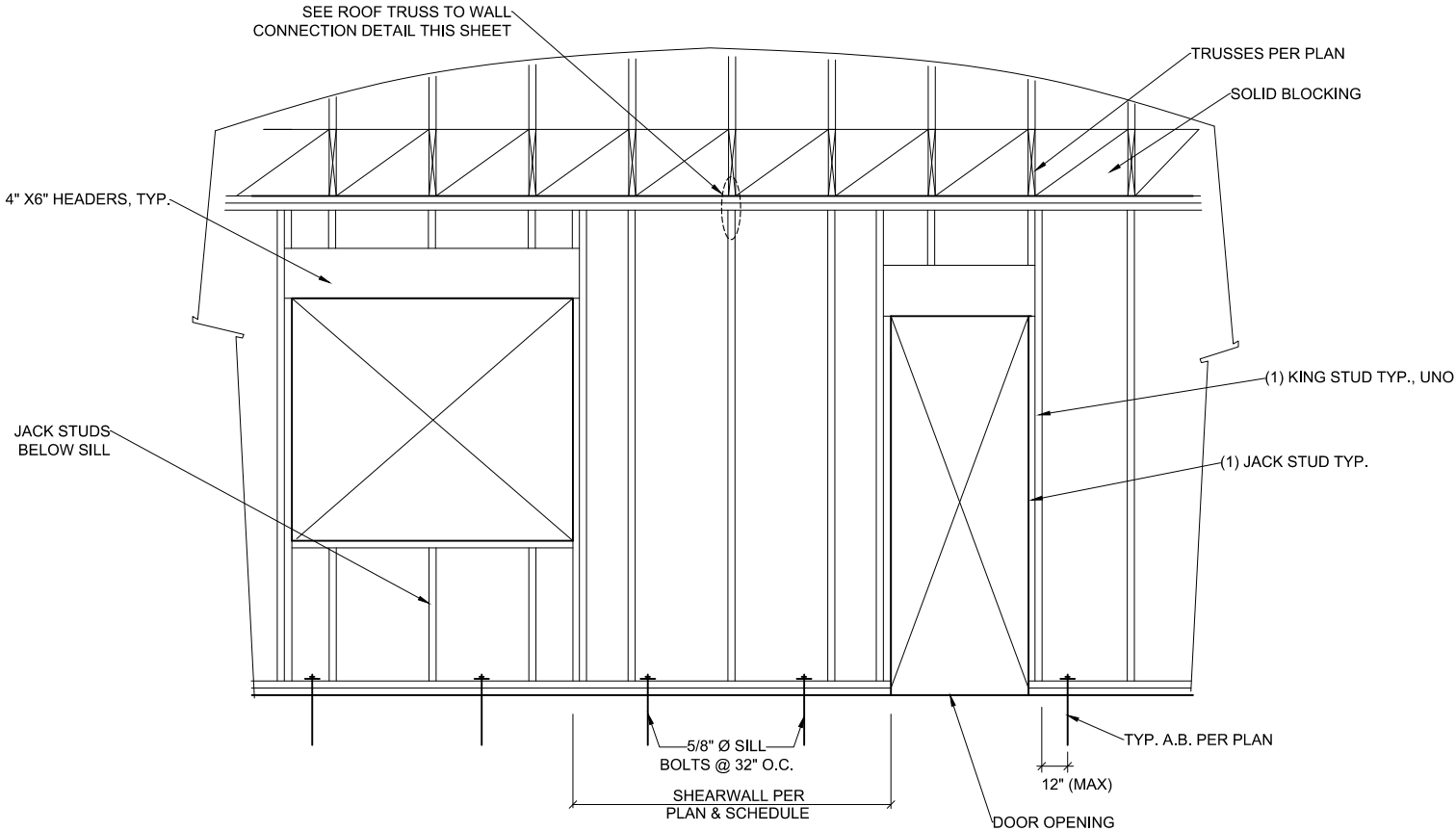
- 1. WHERE NO STUD TO STUD NAILING IS INDICATED, NAIL STUDS TOGETHER w/ 16d @ 12"o.c., TYP.
- 2. REF. PLANS FOR STUD SIZE & SPACING



1 ROOF TRUSS TO WALL CONNECTION
C206 SCALE: NTS



2 GABLE END DETAIL
C206 SCALE: NTS



3 TYPICAL STUD FRAMING
C206 SCALE: NTS

FRAMING NAILING SCHEDULE			
CONNECTION	NAILING	CONNECTION	NAILING
TOP PLATE TO STUD, END NAIL	2x4 (2)- 16d 2x6 (3)- 16d 1 3/4"x5 1/2" LVL (3)-16d 1 3/4"x7 1/4" LVL (4)-16d 1 3/4"x9 1/4" LVL (5)-16d 1 3/4"x11 1/4" LVL (6)-16d	TOP PLATE LAPS (4'-0" MINIMUM)	16d AT 6" O.C.
		BUILT-UP HEADERS AND BEAMS	16d AT 16" O.C. ALONG TOP AND BOTTOM EDGE
		BUILT-UP COLUMNS BELOW BEAMS, FACE NAIL	16d AT 16" O.C. - EACH FACE
STUD TO SILL PLATE, END NAIL	2x4 (2)- 16d 2x6 (3)- 16d 1 3/4"x5 1/2" LVL (3)-16d 1 3/4"x7 1/4" LVL (4)-16d 1 3/4"x9 1/4" LVL (5)-16d 1 3/4"x11 1/4" LVL (6)-16d	BUILT-UP CORNER STUDS (3 STUDS MINIMUM)	16d AT 24" O.C.
		BACKING AND BLOCKING AT TRUSSES AND 2x FRAMING, END NAIL OR TOE NAIL	(2)- 16d EACH END
DOUBLE SILL PLATES, FACE NAIL (STAGGER)	10d AT 12" O.C.	BACKING AND BLOCKING AT I-JOIST FRAMING	SIMPSON Z2 OR EQUAL AT EACH END [W/(4)-10dx1 1/2" NAILS]
DOUBLE STUDS, FACE NAIL (STAGGER)	10d AT 12" O.C. - EACH FACE		
DOUBLE TOP PLATES, FACE NAIL	16d AT 24" O.C.		
TOP PLATES AT WALL INTERSECTIONS, FACE NAIL	(2)- 16d		

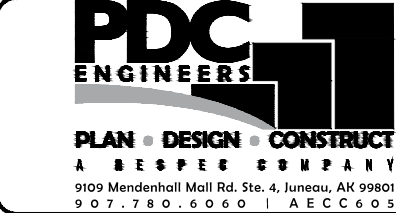
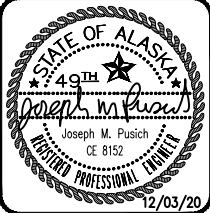
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CHECK	JMP
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No.	DATE	REVISION	BY	APRVD.

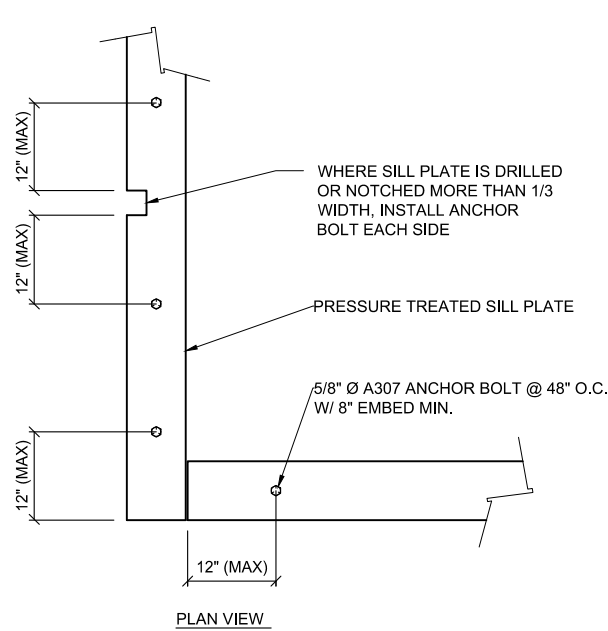
DELTA DRIVE
SUBDIVISION

JUNEAU, AK

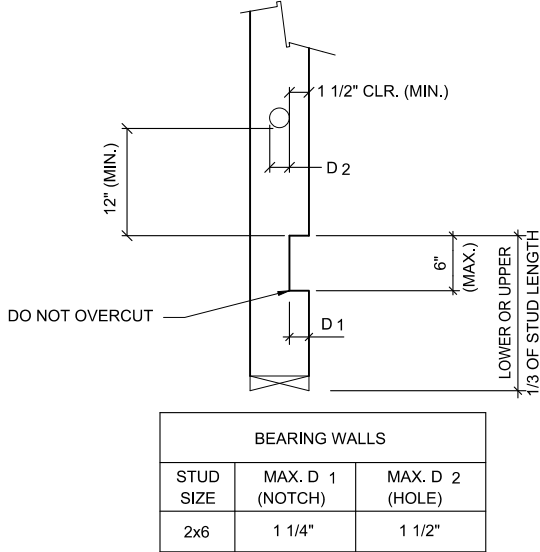


WATER METER
ENCLOSURE DETAILS

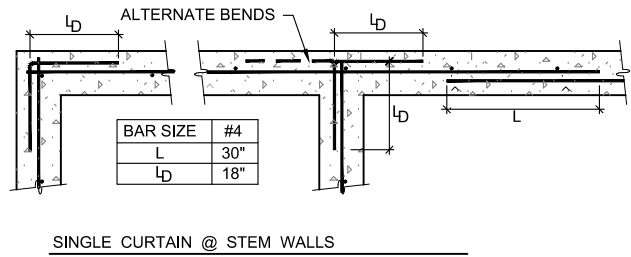
DATE:	Dec 03, 2020
PDC No.	20098JN
SHEET	C206
	228



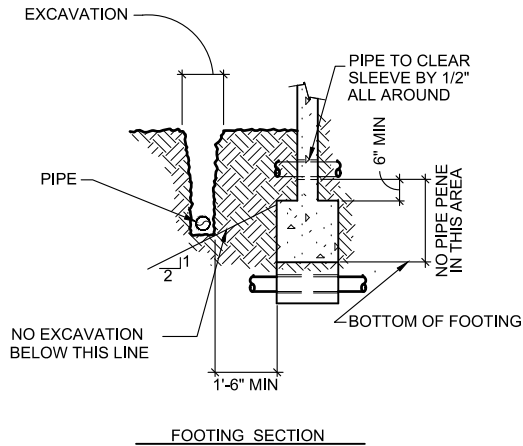
1 SILL PLATE BOLTING TO CONCRETE
C207 SCALE: NTS



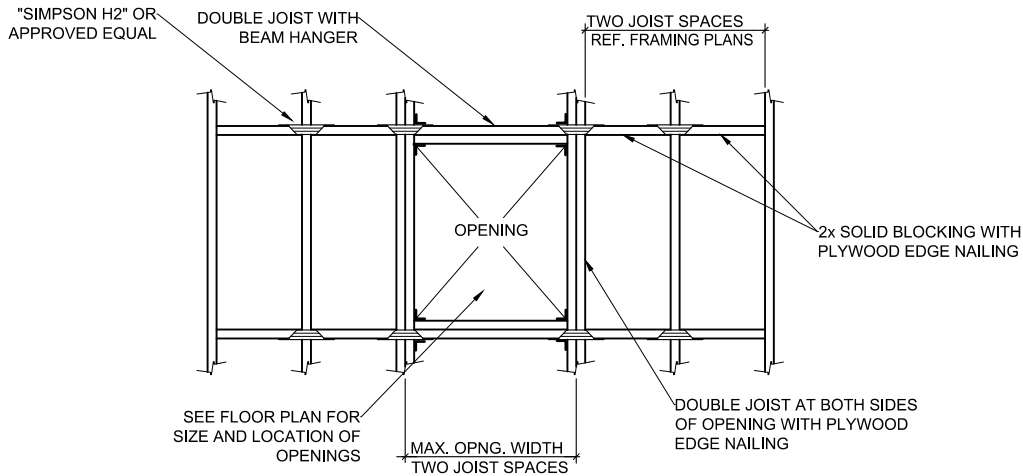
2 ALLOWABLE HOLES AND NOTCHES IN STUDS
C207 SCALE: NTS



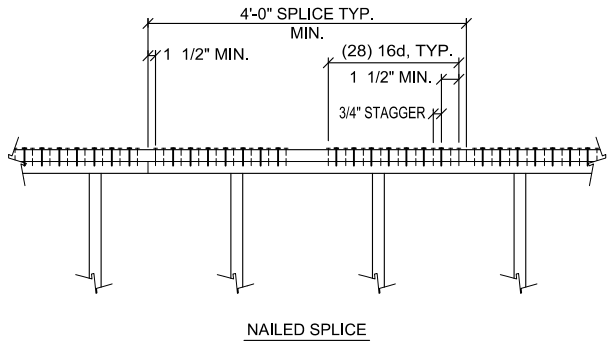
3 WALL & FOOTING REINFORCING AT CORNERS & INTERSECTIONS
C207 SCALE: NTS



4 PIPES & TRENCHES AT FOUNDATIONS
C207 SCALE: NTS

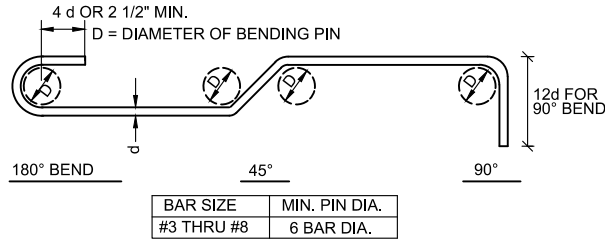


5 TYP. OPENINGS IN FLOORS AND ROOF
C207 SCALE: NTS



- NOTES:
1. MINIMUM PLATE SPICE IS (28) 16d EA. SIDE OF EA. PLATE JOINT. MSTC78 IS ALTERNATE.
 2. STAGGER NAILS IN 2 ROWS.
 3. OCCURS AT TOP PLATES UNDER ROOF.

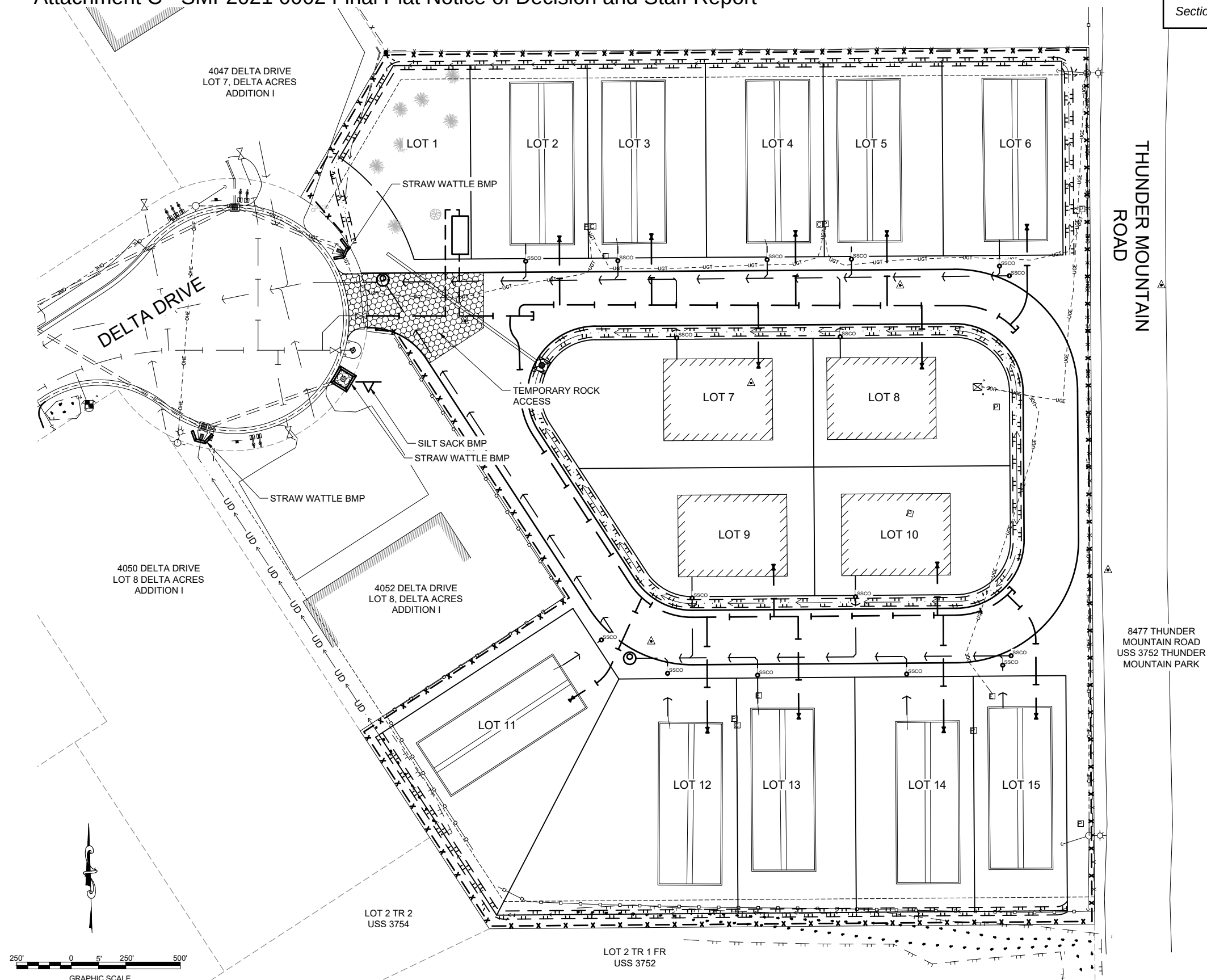
6 TYPICAL PLATE SPICE
C207 SCALE: NTS



- LEGEND (FOR REINF. BENDS NOT SHOWN TO SCALE)
- DENOTES 90° BEND IN THE PLANE OF THE DWG.
 - DENOTES 90° BEND PERPENDICULAR TO THE PLANE OF THE DWG.
 - DENOTES BEND PERPENDICULAR TO THE PLANE OF THE DWG.
 - DENOTES BEND IN THE PLANE OF THE DWG.
 - DENOTES OFFSET IN THE PLANE OF THE DWG.

7 STANDARD HOOKS AND BENDS
C207 SCALE: NTS

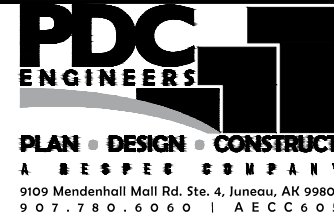
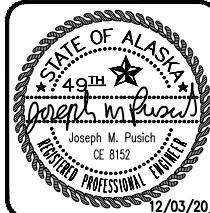
Section H, Item 4.



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FILE:		No.	DATE	REVISION	BY	APRVD.

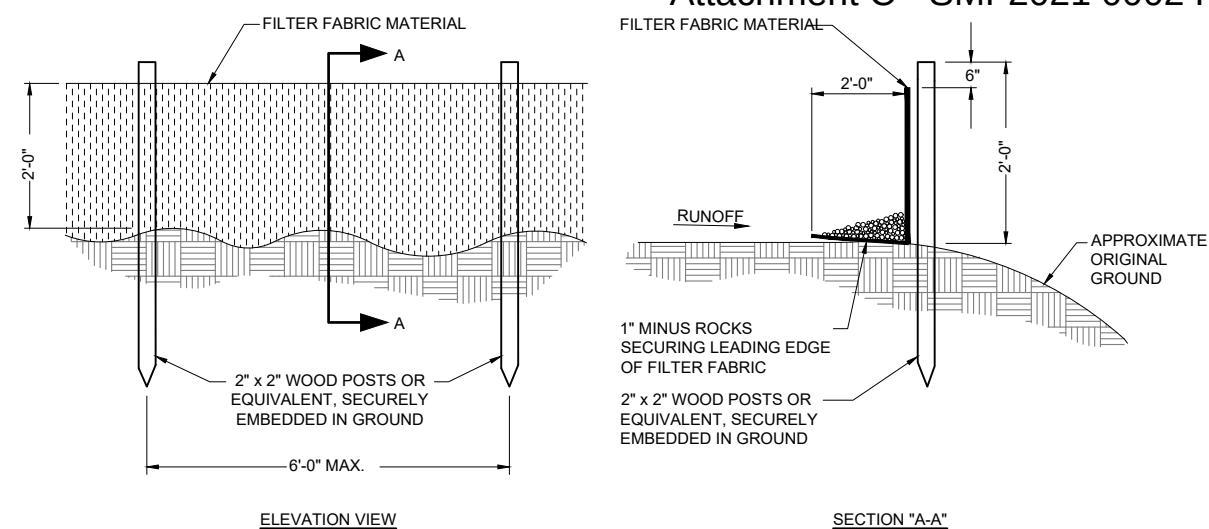
DELTA DRIVE
SUBDIVISION

JUNEAU, AK

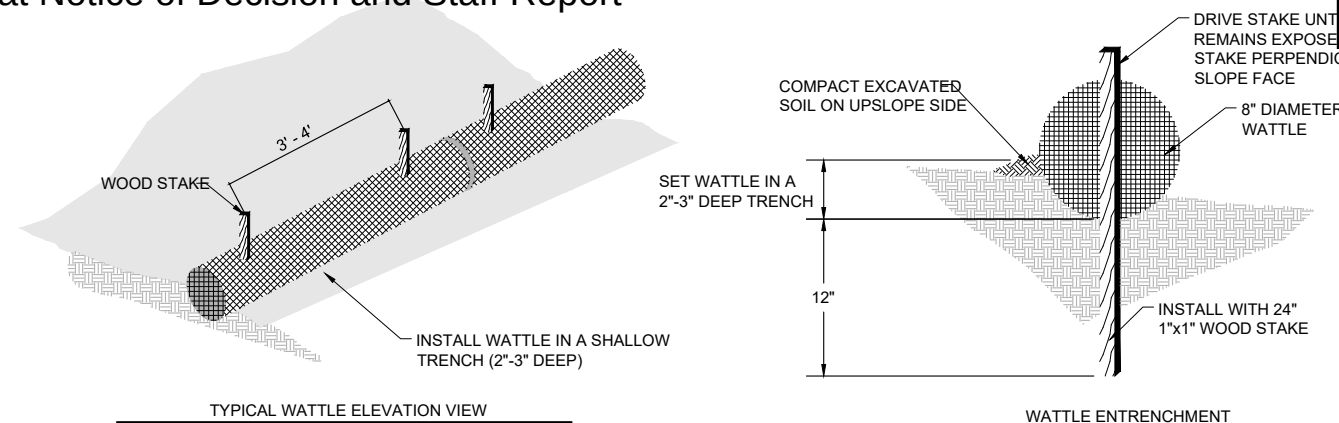


EROSION & SEDIMENT CONTROL PLAN

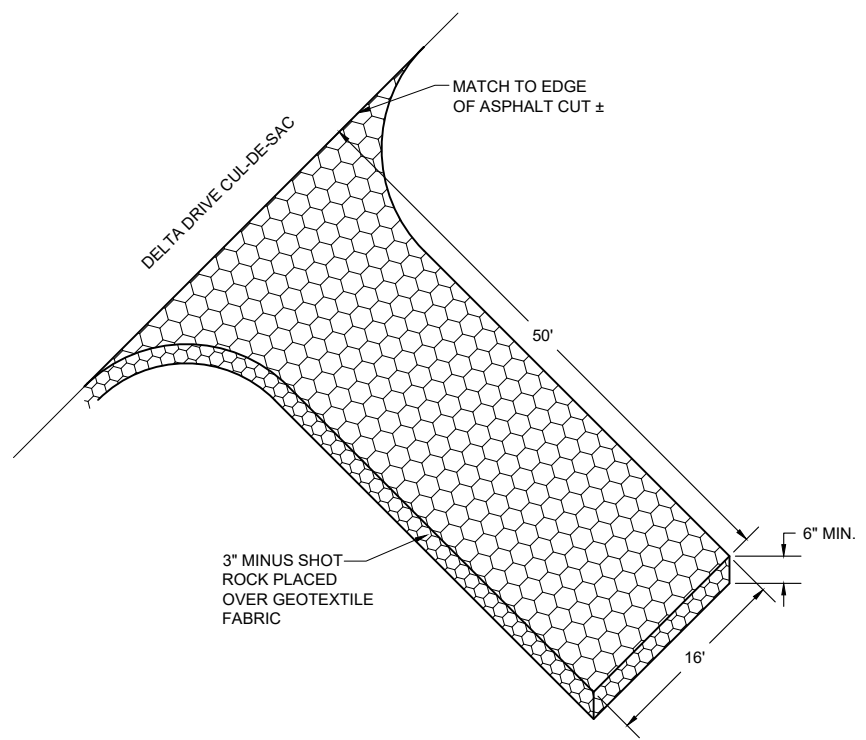
DATE: Dec 03, 2020
PDC No. 20098JN
SHEET 23
C30



1 SILT FENCE DETAIL
C301 SCALE: NTS



2 STRAW WATTLE IN GROUND DETAIL
C301 SCALE: NTS



NOTES:
1. MAINTENANCE OF TEMPORARY ROCK ACCESS SHALL INCLUDE REPLACING ROCK AS REQUIRED TO MAINTAIN AN EFFECTIVE AREA FOR SHEDDING EARTHEN MATERIAL FROM CONSTRUCTION EQUIPMENT AND PREVENTING MATERIAL FROM GETTING TRACKED ON TO DELTA DRIVE.
2. CLEAN AND REMOVE ALL TRACKED MATERIAL (MUD, SILT, DEBRIS, ETC.) OFF OF THE PROJECT SITE DAILY AND DISPOSE OF MATERIAL AT AN APPROVED DISPOSAL LOCATION.
3. TEMPORARY ROCK ACCESS APPROACHES SHALL BE INSTALLED AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN OR AS DIRECTED BY THE ENGINEER.

3 TEMPORARY ROCK ACCESS
C301 SCALE: NTS

EROSION AND SEDIMENT CONTROL NOTES:
1. EROSION AND SEDIMENT CONTROL PLANS (E.S.C.P.) SHOWN ARE INTENDED AS A MINIMUM LEVEL OF EROSION CONTROL ONLY. THE E.S.C.P. IS TO BE USED BY THE CONTRACTOR TO DEVELOP A SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP). ALL SEDIMENTATION FROM ON SITE DRAINAGE AND GRADING SHALL BE CONTAINED ON SITE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES AND STREAMS FROM CONSTRUCTION RELATED EROSION AND SILTATION DURING THE COURSE OF WORK. ANY DAMAGE RESULTING FROM SUCH EROSION AND SILTATION SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
2. ALL EROSION CONTROL/SEDIMENTATION CONTROL BARRIERS SHALL BE IN PLACE PRIOR TO COMMENCING EXCAVATION OR FILLING OPERATIONS.
3. TEMPORARY EROSION CONTROL SYSTEM WILL NOT BE REMOVED UNTIL GERMINATION OF SEEDING AND NO EROSION/SEDIMENT PROBLEMS EXIST.
4. COLLECTED SEDIMENT WILL BE DISPOSED OF OFF SITE AT AN EXISTING APPROVED DUMPSITE. COLLECTED SEDIMENT MAY NOT BE USED AS EMBANKMENT.
5. DEWATERING OF WORK AREAS BY PUMPING SHALL BE IMPLEMENTED TO REDUCE THE PROJECTS WATER QUALITY IMPACTS. THE PUMP DISCHARGE NEEDS TO BE FILTERED THROUGH SEDIMENT CONTROL DEVICES SUCH AS "DIRTBAG" OR SEDIMENT CONTROL STRUCTURES BEFORE IT CAN ENTER FISH HABITATS AT ANY POINT.
6. CONTRACTOR SHALL KEEP CLEAN AND DISPOSE OF ALL EARTHEN MATERIAL TRACKED ONTO DELTA DRIVE. THIS SHALL INCLUDE SWEEPING WITH POWER BROOM, VACUUMING AND WATERING ON A DAILY BASIS DURING HAULING ACTIVITY OR MORE FREQUENTLY AS DIRECTED BY THE ENGINEER.

P:\2020\20098JN-Bicknell-Delta\CC6001raw\20098JN.dwg PLOT December 03, 2020 at: 4:00pm Mick Minich

DESIGN MSM	DELTA DRIVE SUBDIVISION JUNEAU, AK				EROSION & SEDIMENT CONTROL DETAILS	DATE: Dec 03, 2020
DRAWN MSM						PDC No. 20098JN
CHECK JMP						SHEET
APPROVED JMP						231
FILE:						C301
No.	DATE	REVISION	BY	APRVD.		

**TECHNICAL MEMORANDUM**

Client #	Bicknell Inc.	Date	10/2/2020
PDC #	20098JN	Prepared by	Sean Kelly, EIT
Project Name	Delta Drive Subdivision	Reviewed by	Mark Pusich, PE
Subject	Delta Drive Subdivision – Water Main Branch Sizing Memo		

Topic	Discussion
Introduction	Bicknell Inc. is the owner of Delta Drive subdivision and is proposing the replacement of a water main servicing the subdivisions lots. The subdivision includes 15 lots, 14 of which will have single family structures installed on the lots. The proposed water main installation will involve connecting a water submain off of the new 8" HDPE water line.
Existing Conditions	The existing subdivision includes 10 modular homes on concrete foundations with buildings previously removed. The inner island of the subdivision has four lots that have been recently cleared. The existing homes were served with ¾" water lines from the 2" main.
Peak Design Flow	The Delta Drive Subdivision is not a new development and is residential, so the flow design is straight forward. Testing data from the CBJ fire hydrant located at the cul-de-sac entrance of the subdivision was provided by the CBJ Water Department. Fixture count and pipe sizes were determined with the 2012 Uniform Plumbing Code, IAPMO/ANSI UPC1-2012.
Assumptions	For the design of the water main servicing the Delta Drive Subdivision several assumptions were made. The following are the assumptions made for this design: • Each home has two bathrooms which include shower with tub, sink and toilet. • Each home has a washing machine. • Each home has one hose bib. • Each home has a kitchen sink.
Fixture Count & Pipe Sizing	From the 2012 Uniform Plumbing Code, the following fixture counts (FC) were obtained from table 610.3 (attached) for private units:

Technical Memo
October 1, 2020
Page 2

Topic	Discussion
	• Lavatory (x2) – 2.0 FC • Water Closet, 1.6 GPF Gravity Tank (x2) – 5.0 FC • Bathtub or Combination Bath/Shower (x2) – 8.0 FC • Clothes Washer – 4.0 FC • Kitchen, domestic with or without dishwasher – 1.5 FC • Hose Bibb – 2.5 These fixtures bring the total fixture count per residential unit to 23 FC. The available static pressure is 64 psi, provided by CBJ, at Delta Drive fire hydrant. The longest line necessary from the tee off of the 8" line is 250'. Due to the configuration of the water main having two branches off of the 8" water main, the total fixture count is determined with seven units instead of the total 14. Total fixture count (TFC) for seven units is as follows, $TFC = \left(\frac{23 \text{ FC}}{\text{UNIT}} \right) * 7 \text{ UNITS} = 161 \text{ FC}$
Design Recommendation	Using Table 610.4 from the 2012 Uniform Plumbing Code (attached), the minimum pipe size for the water branches is two-inch pipe. It is recommended that two-inch pipe be used for the water main servicing the Delta Drive Subdivision.

TABLE 610.3
WATER SUPPLY FIXTURE UNITS (WSFU) AND MINIMUM FIXTURE BRANCH PIPE SIZES³

APPLIANCES, APPURTENANCES OR FIXTURES ²	MINIMUM FIXTURE BRANCH PIPE SIZE ^{1,4} (Inches)	PRIVATE	PUBLIC	ASSEMBLY ⁵
Bathtub or Combination Bath/Shower (fill)	½	4.0	4.0	—
¾ inch Bathtub Fill Valve	¾	10.0	10.0	—
Bidet	½	1.0	—	—
Clothes Washer	½	4.0	4.0	—
Dental Unit, cuspidor	½	—	1.0	—
Dishwasher, domestic	½	1.5	1.5	—
Drinking Fountain or Water Cooler	½	0.5	0.5	0.75
Hose Bibb	½	2.5	2.5	—
Hose Bibb, each additional ⁸	½	1.0	1.0	—
Lavatory	½	1.0	1.0	1.0
Lawn Sprinkler, each head ⁵	—	1.0	1.0	—
Mobile Home, each (minimum)	—	12.0	—	—
Sinks	—	—	—	—
Bar	½	1.0	2.0	—
Clinic Faucet	½	—	3.0	—
Clinic Flushometer Valve with or without faucet	1	—	8.0	—
Kitchen, domestic with or without dishwasher	½	1.5	1.5	—
Laundry	½	1.5	1.5	—
Service or Mop Basin	½	1.5	3.0	—
Washup, each set of faucets	½	—	2.0	—
Shower, per head	½	2.0	2.0	—
Urinal, 1.0 GPF Flushometer Valve	¾	See Footnote ⁷		—
Urinal, greater than 1.0 GPF Flushometer Valve	¾	See Footnote ⁷		—
Urinal, flush tank	½	2.0	2.0	3.0
Wash Fountain, circular spray	¾	—	4.0	—
Water Closet, 1.6 GPF Gravity Tank	½	2.5	2.5	3.5
Water Closet, 1.6 GPF Flushometer Tank	½	2.5	2.5	3.5
Water Closet, 1.6 GPF Flushometer Valve	1	See Footnote ⁷		—
Water Closet, greater than 1.6 GPF Gravity Tank	½	3.0	5.5	7.0
Water Closet, greater than 1.6 GPF Flushometer Valve	1	See Footnote ⁷		—

For SI units: 1 inch = 25 mm

Notes:

¹ Size of the cold branch pipe, or both the hot and cold branch pipes.

² Appliances, appurtenances, or fixtures not referenced in this table shall be permitted to be sized by reference to fixtures having a similar flow rate and frequency of use.

³ The listed fixture unit values represent their load on the cold water building supply. The separate cold water and hot water fixture unit value for fixtures having both hot and cold water connections shall be permitted to be each taken as three-quarter of the listed total value of the fixture.

⁴ The listed minimum supply branch pipe sizes for individual fixtures are the nominal (I.D.) pipe size.

⁵ For fixtures or supply connections likely to impose continuous flow demands, determine the required flow in gallons per minute (gpm) (L/s), and add it separately to the demand in gpm (L/s) for the distribution system or portions thereof.

⁶ Assembly [Public Use (See Table 422.1)].

⁷ Where sizing flushometer systems, see Section 610.10.

⁸ Reduced fixture unit loading for additional hose bibbs is to be used where sizing total building demand and for pipe sizing where more than one hose bibb is supplied by a segment of water distribution pipe. The fixture branch to each hose bibb shall be sized on the basis of 2.5 fixture units.

TABLE 610.4
FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES

METER AND STREET SERVICE (Inches)	BUILDING SUPPLY AND BRANCHES (Inches)	MAXIMUM ALLOWABLE LENGTH (feet)														
		40	60	80	100'	150	200	250	300	400	500	600	700	800	900	1000
PRESSURE RANGE - 30 to 45 psi ¹																
3/4	1/2 ²	6	5	4	3	2	1	1	1	0	0	0	0	0	0	0
3/4	3/4	16	16	14	12	9	6	5	5	4	4	3	2	2	2	1
3/4	1	29	25	23	21	17	15	13	12	10	8	6	6	6	6	6
1	1	36	31	27	25	20	17	15	13	12	10	8	6	6	6	6
3/4	1 1/4	36	33	31	28	24	23	21	19	17	16	13	12	12	11	11
1	1 1/4	54	47	42	38	32	28	25	23	19	17	14	12	12	11	11
1 1/2	1 1/4	78	68	57	48	38	32	28	25	21	18	15	12	12	11	11
1	1 1/2	85	84	79	65	56	48	43	38	32	28	26	22	21	20	20
1 1/2	1 1/2	150	124	105	91	70	57	49	45	36	31	26	23	21	20	20
2	1 1/2	151	129	129	110	80	64	53	46	38	32	27	23	21	20	20
1	2	85	85	85	85	85	85	82	80	66	61	57	52	49	46	43
1 1/2	2	220	205	190	176	155	138	127	120	104	85	70	61	57	54	51
2	2	370	327	292	265	217	185	164	147	124	96	70	61	57	54	51
2	2 1/2	445	418	390	370	330	300	280	265	240	220	198	175	158	143	133
PRESSURE RANGE - 46 to 60 psi ¹																
3/4	1/2 ²	7	7	6	5	4	3	2	2	1	1	1	0	0	0	0
3/4	3/4	20	20	19	17	14	11	9	8	6	5	4	4	3	3	3
3/4	1	39	39	36	33	28	23	21	19	17	14	12	10	9	8	8
1	1	39	39	39	36	30	25	23	20	18	15	12	10	9	8	8
3/4	1 1/4	39	39	39	39	39	39	34	32	27	25	22	19	19	17	16
1	1 1/4	78	78	76	67	52	44	39	36	30	27	24	20	19	17	16
1 1/2	1 1/4	78	78	78	78	66	52	44	39	33	29	24	20	19	17	16
1	1 1/2	85	85	85	85	85	85	80	67	55	49	41	37	34	32	30
1 1/2	1 1/2	151	151	151	151	128	105	90	78	62	52	42	38	35	32	30
2	1 1/2	151	151	151	151	150	117	98	84	67	55	42	38	35	32	30
1	2	85	85	85	85	85	85	85	85	85	85	85	85	85	83	80
1 1/2	2	370	370	340	318	272	240	220	198	170	150	135	123	110	102	94
2	2	370	370	370	370	368	318	280	250	205	165	142	123	110	102	94
2	2 1/2	654	640	610	580	535	500	470	440	400	365	335	315	285	267	250
PRESSURE RANGE - Over 60 psi ¹																
3/4	1/2 ²	7	7	7	6	5	4	3	3	2	1	1	1	1	1	0
3/4	3/4	20	20	20	20	17	13	11	10	8	7	6	6	5	4	4
3/4	1	39	39	39	39	35	30	27	24	21	17	14	13	12	12	11
1	1	39	39	39	39	38	32	29	26	22	18	14	13	12	12	11
3/4	1 1/4	39	39	39	39	39	39	39	39	34	28	26	25	23	22	21
1	1 1/4	78	78	78	78	74	62	53	47	39	31	26	25	23	22	21
1 1/2	1 1/4	78	78	78	78	78	74	65	54	43	34	26	25	23	22	21
1	1 1/2	85	85	85	85	85	85	85	85	81	64	51	48	46	43	40
1 1/2	1 1/2	151	151	151	151	151	151	130	113	88	73	51	51	46	43	40
2	1 1/2	151	151	151	151	151	151	142	122	98	82	64	51	46	43	40
1	2	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85
1 1/2	2	370	370	370	370	360	335	305	282	244	212	187	172	153	141	129
2	2	370	370	370	370	370	370	370	340	288	245	204	172	153	141	129
2	2 1/2	654	654	654	654	654	650	610	570	510	460	430	404	380	356	329

For SI units: 1 inch = 25 mm, 1 foot = 304.8 mm, 1 pound-force per square inch = 6.8947 kPa

Notes:

¹ Available static pressure after head loss.

² Building supply, not less than 3/4 of an inch (20 mm) nominal size.

From: Loni VanKirk <Loni.VanKirk@juneau.org>
Sent: Monday, September 28, 2020 8:18 AM
To: Kevin Puustinen <KevinPuustinen@pdceng.com>
Subject: RE: Hydrant Test Data - Delta Drive

CAUTION: This email originated from outside of the organization. Exercise caution when viewing attachments, clicking links, or responding to requests.

ACROSS FROM 4045 DELTA DR.	MUELLER	WET	64	1110/48	8/13/2019
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Kevin,

Here is the Data you requested.

Static PSI

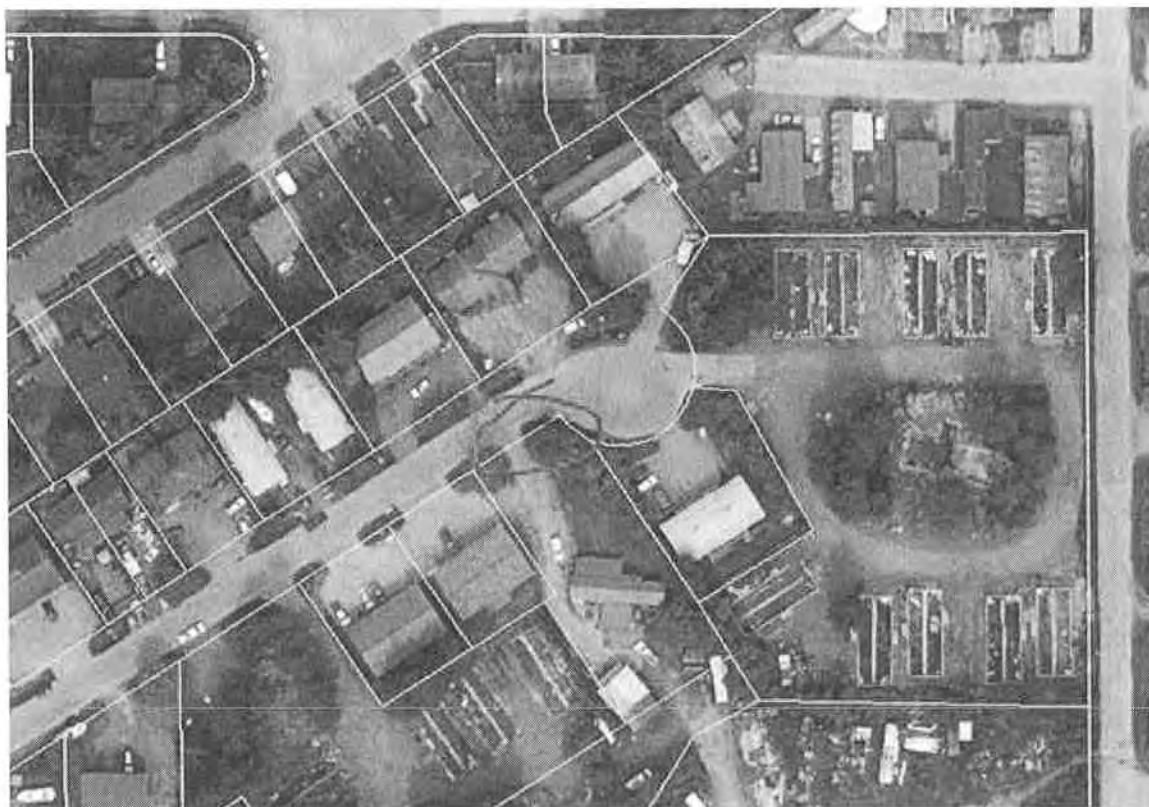
Flow/residual PSI

Loni Van Kirk
Distribution Senior Operator
CBJ Water Utility
907-723-4975

From: Kevin Puustinen <KevinPuustinen@pdceng.com>
Sent: Wednesday, September 23, 2020 10:06 AM
To: Loni VanKirk <Loni.VanKirk@juneau.org>
Subject: Hydrant Test Data - Delta Drive

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Loni – Can you please send me your most recent test data for the hydrant in the cul-de-sac on Delta Drive?



Thanks,

Kevin Puustinen, PE
Civil Engineer

PDC ENGINEERS
A RESPEC COMPANY

9109 Mendenhall Mall Rd. Ste 4, Juneau, Alaska 99801 | 907.780.6060

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DRAINAGE REPORT FOR DELTA DRIVE SUBDIVISION JUNEAU, ALASKA

Prepared For:

Bicknell Development

2275 Brandy Lane, Suite 1
Juneau, AK 99801

Prepared By:

PDC Engineers

9109 Mendenhall Mall Road Suite 4
Juneau, AK 99801

Date: November 20, 2020
PDC Project No. 20098JN

1.0 PROJECT OVERVIEW

1.1 Project Description

Bicknell Inc., is proposing to redevelop an existing residential property. The project is located off the cul-de-sac at the end of Delta Drive. The property previously had 10 double wide mobile homes and a structure in the center of the property. The mobile homes and the center structure have been removed and the mobile home concrete foundations remain. The property has been divided into 15 lots. Lot 1 is the parent lot, lots 2 through 6 make up the northern lots. The center of the property has been divided into four lots to create lots 7 through 10. Lots 11 through 15 make up the southern lots.

1.2 Project Duration

The developer (Bicknell) will begin construction in the spring of 2021. The subdivision development is anticipated to occur over a period of approximately 3 months.

2.0 SOIL INFORMATION

Soil conditions present in the project area consists of a vegetated surface layer underlain by a soil matrix of sand, gravels and silt material. The ground water is located approximately 3 feet below the surface as confirmed by excavated test pits. The project area is fairly flat.

3.0 STORM WATER SYSTEM

Currently drainage leaves the site through a 12" CMP culvert located at the end of Delta Drive on the northeast side of the cul-de-sac.

The storm water system along Delta Drive has been proposed to be upgraded per CBJ Contract BE21-028 "Delta Drive Reconstruction." Work is scheduled for spring/summer 2021. For the purpose of this report, the proposed culverts for Delta Drive Reconstruction were used for the analysis of the Delta Drive Subdivision project site.

Drainage from the proposed Delta Drive Subdivision project site will be discharged into the Delta Drive storm water system at three locations, the 12" CPP ditch culvert (Pipe P-1) on the northeast side of the Delta Drive cul-de-sac, the 12" CPP culvert (Pipe P-3) at the area drain on the southeast side of the cul-de-sac, and a 12" CPP ditch culvert (Pipe P-4) located on the southwestern side of the cul-de-sac where it meets the 10' drainage easement.

A drainage swale along the northern perimeter of the proposed project area will be

graded at 1.0% from the east to the west to then discharge in to Pipe P-1 at the northeast side of the Delta Drive cul-de-sac. Drainage from the swale around lots 7 through 10 will drain into a Type III catch basin where it will then flow through a 12" CPP pipe (Pipe P-2) to a ditch where it will leave the site through Pipe P-1 at the northeast side of the Delta Drive cul-de-sac.

A drainage swale along the southern perimeter of the proposed project area will be graded at 1.0% from east to west to an underdrain that runs along a 10' drainage easement to Pipe P-4 at the southwestern side of the Delta Drive cul-de-sac.

All of the discharge from the site would then meet at a catch basin on Delta Drive where it will be discharge through an 18" CPP culvert (Pipe P-5) to continue through the storm system.

Storm drain structures and piping would follow CBJ Standard Specifications and Standard Drawings for the development.

3.0 SITE RUNOFF CALCULATION METHOD:

A total of four catchment areas were analyzed representing the existing and proposed drainage conveyance systems relevant to the project. The catchment areas include: The existing 12" CPP culvert (Pipe P-1) that is located at the northeastern side of the Delta Drive cul-de-sac, the proposed 12" CPP culvert (Pipe P-2) that is located on the project site near the entrance to the subdivision, the existing 12" CPP culvert (Pipe P-3) that is located on the southeastern edge of the cul-de-sac, and the existing 12" CPP culvert (Pipe P-4) at the southwestern end of the cul-de-sac.

The catchment areas were determined using the proposed design model. A delineation of the areas can be found in Appendix A.

To calculate the site runoff we have elected to use the Rational Method. The Rational Method is most appropriate for evaluating drainage basins less than 10 acres. Appendix D of the "2010 CBJ Manual of Storm Water Best Management Practices" was utilized as a guide. The calculations and supporting documentation can be found in Appendix B, C, D & E of this report.

3.1 Anticipated Site Runoff (Q):

Using the Rational Method, the amount of stormwater runoff during the 25-year storm event per catchment area was determined. See Table 1.1 for results, the calculations can be found in Appendix B.

Table 1.1 Anticipated Site Runoff (Q):	
Catchment Area	Q (cfs)
Pipe P-1	1.03
Pipe P-2	0.94
Pipe P-3	0.42
Pipe P-4	0.74

3.2 Conveyance/Discharge Structure Capacities:

The capacity of the existing and proposed drainage systems was calculated using the Manning's Equation to determine if proposed 25-year storm even flows could be conveyed. See Table 1.2 below for results, calculations can be found in Appendix B.

Table 1.2 Conveyance/Discharge Structure Capacities:	
Catchment Area	Q (cfs)
Pipe P-1	2.57
Pipe P-2	2.34
Pipe P-3	2.59
Pipe P-4	14.51
Pipe P-5	6.16

Summary

Table 1.3 below compares anticipated 25-year runoff in the proposed and existing conveyance systems to their available hydraulic capacity.

Table 1.3 Comparison			
Drainage Basin	Anticipated Runoff Q (cfs)	Capacity Check	Available Capacity Q (cfs)
Pipe P-1	1.12	<	2.57
Pipe P-2	0.94	<	2.34
Pipe P-3	0.42	<	2.59
Pipe P-4	0.74	<	14.51
Pipe P-5	3.13	<	6.16

In summary our analysis shows that there is enough capacity in the existing and proposed drainage structures to handle flows from the altered drainage patterns as a result of the proposed Delta Drive Subdivision improvements.



11/20/2020

J. Mark Pusich, P.E.
Principal Civil Engineer
PDC Engineers

Appendices:

- A – Catchment Areas
- B – Rational Method
- C – Runoff Coefficient
- D – Time of Concentration
- E – Rainfall Intensity
- F – Existing & Proposed

Appendix A

Catchment Areas

JUNEAU, ALASKA
PREPARED FOR BICKNELL, INC.



500' 0 250' 500' 1000'

GRAPHIC SCALE

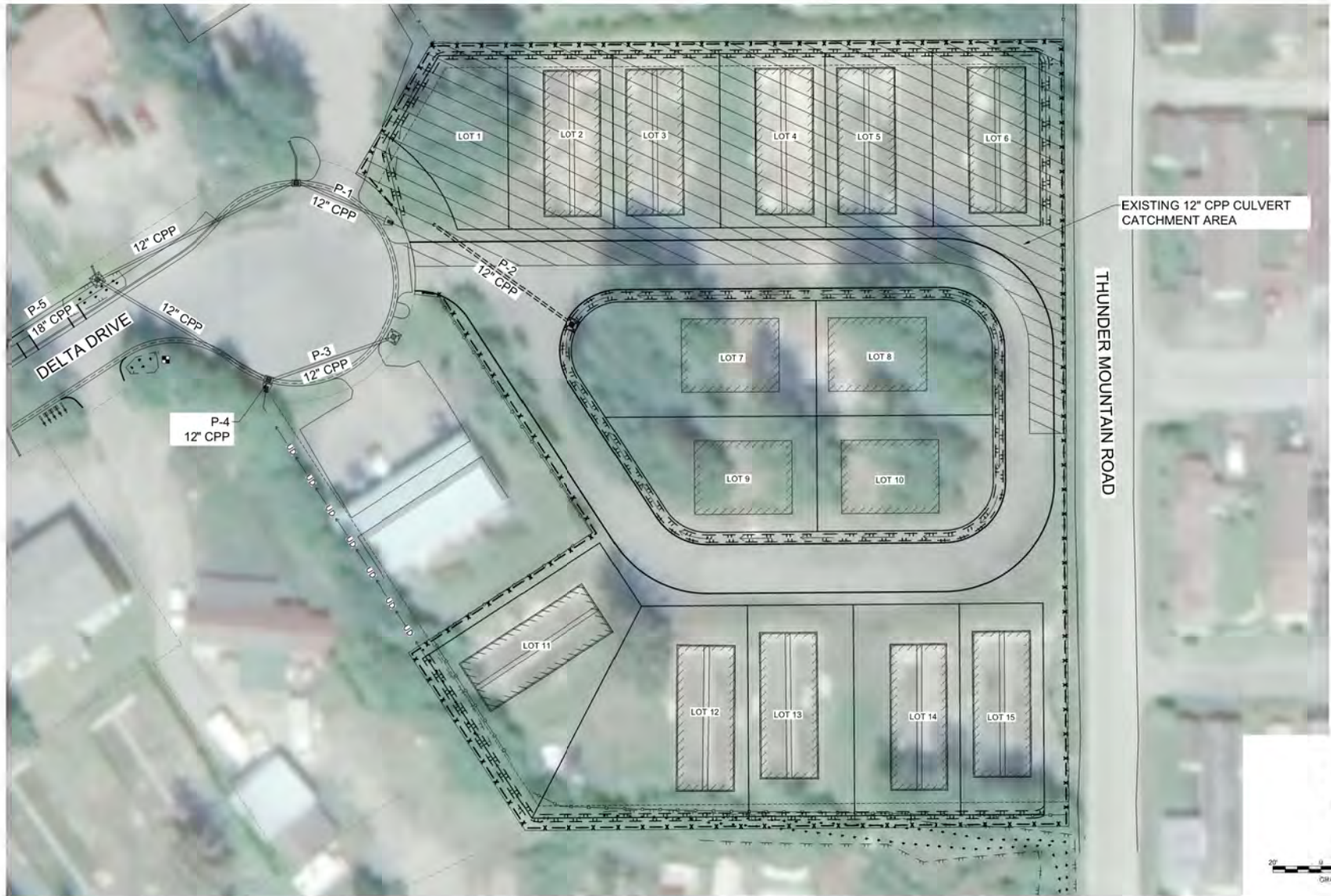
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DRAWN	XXX				
CHECK	JMP				
APPROVED	JMP				
FILE		No.	DATE	REVISION	BY APRVD.

JUNEAU, AK



DATE: Nov 20, 2020
PDC No. 20098JN

SHEET 1



DESIGN: XXX			
DRAWN: XXX			
CHECK: JWP			
APPROVED: JWP			
FILE			
NO.	DATE	REVISION	BY

**DELTA DRIVE
SUBDIVISION**

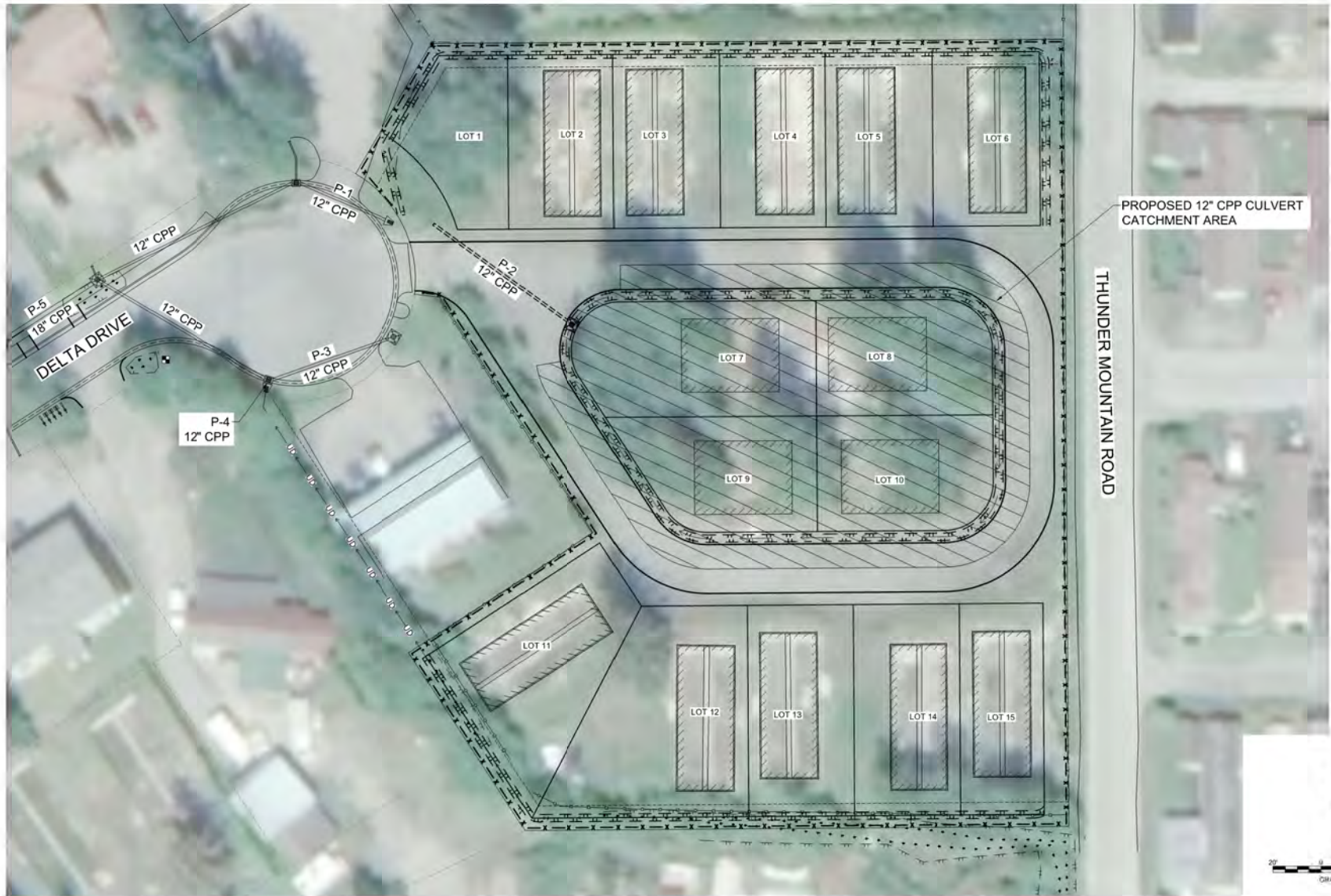
JUNEAU, AK

**PDC
ENGINEERS**

PLAN • DESIGN • CONSTRUCT
A BEPPCO COMPANY
9109 Mendenhall Mall Rd, Ste. 4, Juneau, AK 99801
907.780.6060 | AEC605

P-1: EXISTING 12\"/>

DATE: March 25, 2021
PDC No: 2009SUN
SHEET
2



DESIGN: XXX			
DRAWN: XXX			
CHECK: JWP			
APPROVED: JWP			
FILE	NO. DATE	REVISION	BY APPROV.

**DELTA DRIVE
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JUNEAU, AK

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ENGINEERS

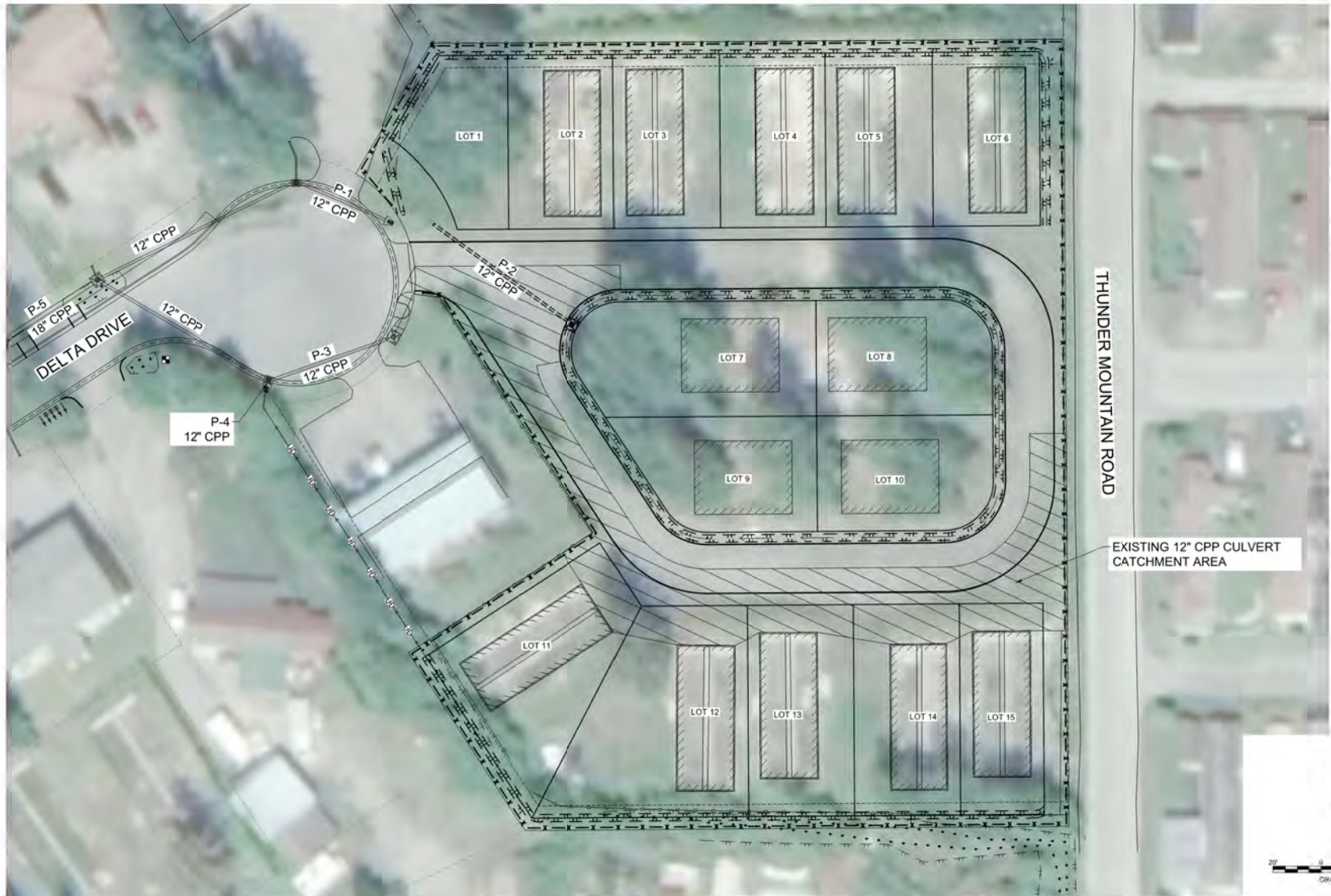
PLAN • DESIGN • CONSTRUCT

A REEPES COMPANY

9109 Mendenhall Mall Rd. Ste. 4, Juneau, AK 99801
907.780.6060 | A E C C S O S

**P-2: PROPOSED 12" CPP
CULVERT CATCHMENT AREA**

DATE: March 25, 2021
PDC No: 2009SUN
SHEET
3



DESIGN: XXX			
DRAWN: XXX			
CHECK: JWP			
APPROVED: JWP			
FILE:			
No.	DATE	REVISION	BY
			APPROV.

DELTA DRIVE
SUBDIVISION

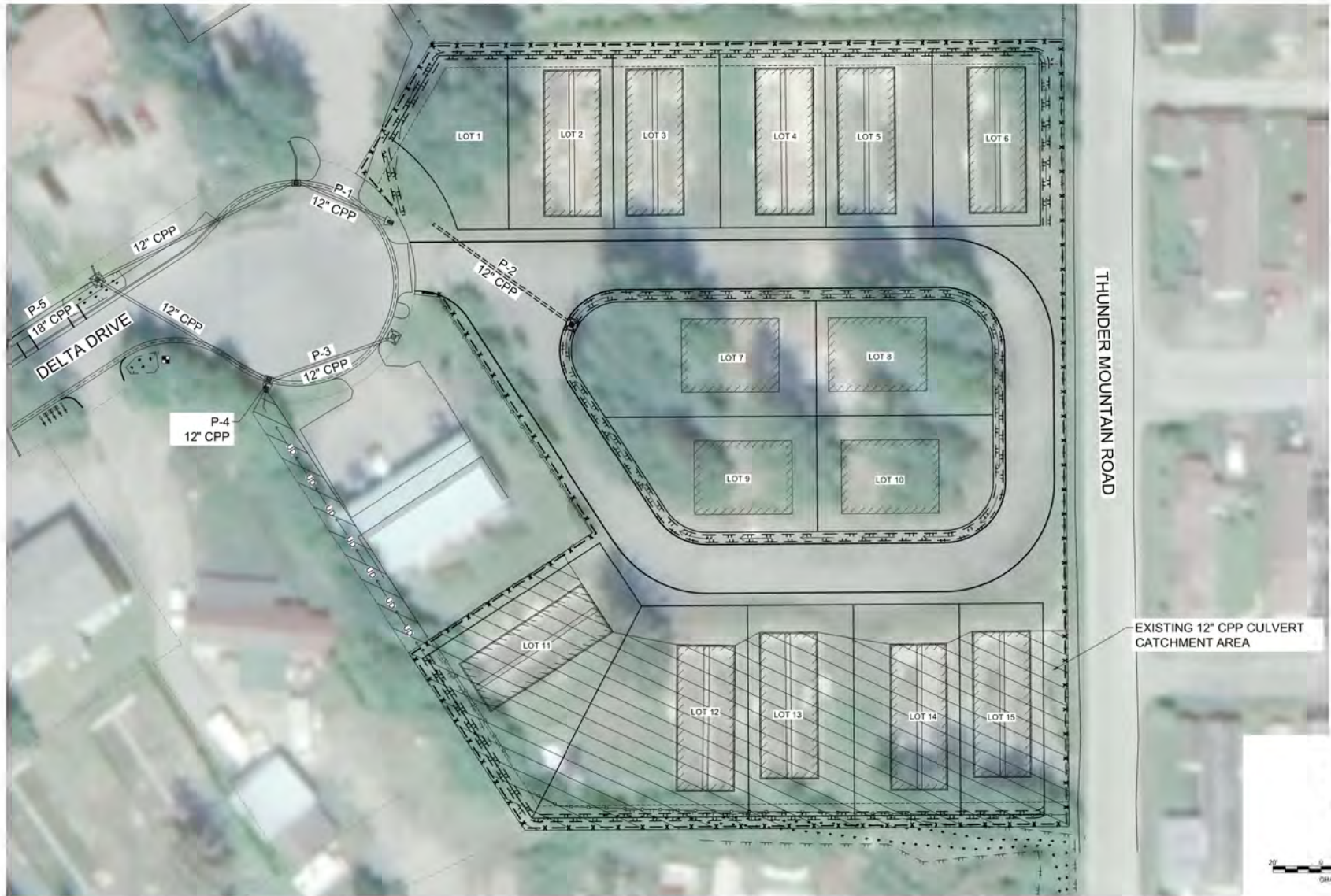
JUNEAU, AK

PDC
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A REEPES COMPANY
9109 Mendenhall Mall Rd. Ste. 4, Juneau, AK 99801
907.780.6060 | AEC605

P-3: EXISTING 12" CPP
CULVERT CATCHMENT AREA

DATE: March 25, 2021
PDC No: 2009SUN
SHEET
4



DESIGN: XXX			
DRAWN: XXX			
CHECK: JWP			
APPROVED: JWP			
FILE:			

NO.	DATE	REVISION	BY	APPROV.

DELTA DRIVE
SUBDIVISION

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P-4: EXISTING 12" CPP
CULVERT CATCHMENT AREA

DATE: March 25, 2021
PDC No: 2009SUN

SHEET
5

Appendix B

Rational Method

Rational Method Site Runoff Pipe P-1: Existing 12" CPP		
Project:	Delta Drive Subdivision	
Owner:	Bicknell Inc.	
Date:	11/19/2020	
Prepared By:	M. Minsch	
Checked By:	M. Pusich	

$$Q = CIA$$

Q = peak flow in cubic feet per second (cfs)
 C = runoff coefficient
 I = rainfall intensity (inches per hour)
 A = catchment area (acres)

$$C_c = (C_1A_1 + C_2A_2)/A_t$$

C_c = composite runoff coefficient
 $C_{1,2}$ = runoff coefficient for each area land cover type
 A_t = total area (acres)
 $A_{1,2}$ = areas of land cover (acres)
 $C_c = 0.84$, see Appendix C for calculation

$$T_c = T_1 + T_2 + \dots + T_n$$

T_c = time of concentration (min)
 $T_{1,2}$ = travel time across separate flow path segments (min)
 $T_c = 13.10$ min, see Appendix D for calculation

$$T_t = L/60V$$

T_t = travel time (min)
 L = the distance of flow across a given segment (feet)
 $V = k_r\sqrt{S_0}$ = average velocity $\left(\frac{\text{feet}}{\text{sec}}\right)$ across land cover
 k_r = time of concentration velocity factor (CBJ Manual of Storm Water BMP 2010, Table D - 5, PG. D - 10)
 S_0 = slope of flow path $\left(\frac{\text{feet}}{\text{feet}}\right)$

Per CBJ Manual of Storm Water BMP 2010, Table 5-1, page 5-1, design event frequencies are specified. For driveway culvert, a 25-year storm event is the required design return period. We will base our analysis on a 25-year design return period for all drainage structures and catchment areas. Per CBJ Manual of Storm Water BMP 2010, page D-9, basins with a time and concentration 10 minutes or less shall use the 10 minute intensity. Basins with a time of concentration greater than 10 minutes and less than 30 minutes shall interpolate between the 10 and 30 minute values. Rainfall intensity for the site was sourced from the NOAA Atlas 14, Point Precipitation Frequency Estimates, see Appendix E, and is summarized as follows:

	Design Return Period
Tc 13.10 (min)	25-year
Interpolated Intensity (in/hr)=	2.03

Pipe P-1 is an existing 12" CPP culvert on the northeast side of the Delta Drive cul-de-sac that drains into the Delta Drive storm system at the location where the new subdivision access will tie into the shoulder of the cul-de-sac. The area that is proposed to contribute runoff to this culvert was delineated in AutoCAD.

$$A = 26270 \text{ sqft} / 43,560 = 0.60 \text{ acres}$$

	C_c	I	A		
Q (cfs)=	0.84	2.03	0.60	=	1.03

Rational Method Site Runoff Pipe P-2: Proposed 12" CPP		
Project:	Delta Drive Subdivision	
Owner:	Bicknell Inc.	
Date:	11/19/2020	
Prepared By:	M. Minsch	
Checked By:	M. Pusich	

$$Q = CIA$$

Q = peak flow in cubic feet per second (cfs)
 C = runoff coefficient
 I = rainfall intensity (inches per hour)
 A = catchment area (acres)

$$C_c = (C_1A_1 + C_2A_2)/A_t$$

C_c = composite runoff coefficient
 $C_{1,2}$ = runoff coefficient for each area land cover type
 A_t = total area (acres)
 $A_{1,2}$ = areas of land cover (acres)
 $C_c = 0.84$, see Appendix C for calculation

$$T_c = T_1 + T_2 + \dots + T_n$$

T_c = time of concentration (min)
 $T_{1,2}$ = travel time across separate flow path segments (min)
 $T_c = 11.27$ min, see Appendix D for calculation

$$T_t = L/60V$$

T_t = travel time (min)
 L = the distance of flow across a given segment (feet)
 $V = k_r\sqrt{S_0}$ = average velocity $\left(\frac{\text{feet}}{\text{sec}}\right)$ across land cover
 k_r = time of concentration velocity factor (CBJ Manual of Storm Water BMP 2010, Table D - 5, PG. D - 10)
 S_0 = slope of flow path $\left(\frac{\text{feet}}{\text{feet}}\right)$

Per CBJ Manual of Storm Water BMP 2010, Table 5-1, page 5-1, design event frequencies are specified. For driveway culvert, a 25-year storm event is the required design return period. We will base our analysis on a 25-year design return period for all drainage structures and catchment areas. Per CBJ Manual of Storm Water BMP 2010, page D-9, basins with a time and concentration 10 minutes or less shall use the 10 minute intensity. Basins with a time of concentration greater than 10 minutes and less than 30 minutes shall interpolate between the 10 and 30 minute values. Rainfall intensity for the site was sourced from the NOAA Atlas 14, Point Precipitation Frequency Estimates, see Appendix E, and is summarized as follows:

	Design Return Period
Tc 11.27 (min)	25-year
Interpolated Intensity (in/hr)=	2.22

P-2 is a proposed 12" CPP pipe is being installed to maintain the runoff from part of the subdivision access road and from proposed lots 7 through 10. Runoff will be carried down to a ditch where it will then flow into pipe P-1 and discharge into the Delta Drive storm system. The area that is proposed to contribute runoff to this culvert was delineated in AutoCAD.

$$A = 21,736 \text{ sqft} / 43,560 = 0.50 \text{ acres}$$

	C_c	I	A		
Q (cfs)=	0.84	2.22	0.50	=	0.94

Rational Method Site Runoff Pipe P-3: Existing 12" CPP		
Project:	Delta Drive Subdivision	
Owner:	Bicknell Inc.	
Date:	11/19/2020	
Prepared By:	M. Minsch	
Checked By:	M. Pusich	

$$Q = CIA$$

Q = peak flow in cubic feet per second (cfs)

C = runoff coefficient

I = rainfall intensity (inches per hour)

A = catchment area (acres)

$$C_c = (C_1A_1 + C_2A_2)/A_t$$

C_c = composite runoff coefficient

$C_{1,2}$ = runoff coefficient for each area land cover type

A_t = total area (acres)

$A_{1,2}$ = areas of land cover (acres)

C_c = 0.85, see Appendix C for calculation

$$T_c = T_1 + T_2 + \dots + T_n$$

T_c = time of concentration (min)

$T_{1,2}$ = travel time across separate flow path segments (min)

T_c = 12.93 min, see Appendix D for calculation

$$T_t = L/60V$$

T_t = travel time (min)

L = the distance of flow across a given segment (feet)

$V = k_r\sqrt{S_0}$ = average velocity $\left(\frac{\text{feet}}{\text{sec}}\right)$ across land cover

k_r = time of concentration velocity factor (CBJ Manual of Storm Water BMP 2010, Table D - 5, PG. D - 10)

S_0 = slope of flow path $\left(\frac{\text{feet}}{\text{feet}}\right)$

Per CBJ Manual of Storm Water BMP 2010, Table 5-1, page 5-1, design event frequencies are specified. For driveway culvert, a 25-year storm event is the required design return period. We will base our analysis on a 25-year design return period for all drainage structures and catchment areas. Per CBJ Manual of Storm Water BMP 2010, page D-9, basins with a time and concentration 10 minutes or less shall use the 10 minute intensity. Basins with a time of concentration greater than 10 minutes and less than 30 minutes shall interpolate between the 10 and 30 minute values. Rainfall intensity for the site was sourced from the NOAA Atlas 14, Point Precipitation Frequency Estimates, see Appendix E, and is summarized as follows:

	Design Return Period
Tc 12.93 (min)	25-year
Interpolated Intensity (in/hr)=	2.05

Pipe P-3 is an existing 12" CPP culvert on the southeast side of the Delta Drive cul-de-sac that drains into the Delta Drive ditch system that is near the location where the new subdivision access will tie into the shoulder of the cul-de-sac. Runoff will flow into the area drain and catch basin before flowing through the culvert. The area that is proposed to contribute runoff to this culvert was delineated in AutoCAD.

$$A = 10,626 \text{ sqft} / 43,560 = 0.24 \text{ acres}$$

	C_c	I	A	
Q (cfs)=	0.85	2.05	0.24	= 0.42

Rational Method Site Runoff Pipe P-4: Existing 12" CPP		
Project:	Delta Drive Subdivision	 PDC ENGINEERS PLAN • DESIGN • CONSTRUCT A RESPECT COMPANY 9109 Mendonhall Mall Rd, Ste. 4, Juneau, AK 99801 907.780.6060 AEC605
Owner:	Bicknell Inc.	
Date:	11/19/2020	
Prepared By:	M. Minsch	
Checked By:	M. Pusich	

$$Q = CIA$$

Q = peak flow in cubic feet per second (cfs)

C = runoff coefficient

I = rainfall intensity (inches per hour)

A = catchment area (acres)

$$C_c = (C_1A_1 + C_2A_2)/A_t$$

C_c = composite runoff coefficient

$C_{1,2}$ = runoff coefficient for each area land cover type

A_t = total area (acres)

$A_{1,2}$ = areas of land cover (acres)

$C_c = 0.83$, see Appendix C for calculation

$$T_c = T_1 + T_2 + \dots + T_n$$

T_c = time of concentration (min)

$T_{1,2}$ = travel time across separate flow path segments (min)

$T_c = 16.60$ min, see Appendix D for calculation

$$T_t = L/60V$$

T_t = travel time (min)

L = the distance of flow across a given segment (feet)

$V = k_r\sqrt{S_0}$ = average velocity ($\frac{\text{feet}}{\text{sec}}$) across land cover

k_r = time of concentration velocity factor (CBJ Manual of Storm Water BMP 2010, Table D - 5, PG. D - 10)

S_0 = slope of flow path ($\frac{\text{feet}}{\text{feet}}$)

Per CBJ Manual of Storm Water BMP 2010, Table 5-1, page 5-1, design event frequencies are specified. For driveway culvert, a 25-year storm event is the required design return period. We will base our analysis on a 25-year design return period for all drainage structures and catchment areas. Per CBJ Manual of Storm Water BMP 2010, page D-9, basins with a time and concentration 10 minutes or less shall use the 10 minute intensity. Basins with a time of concentration greater than 10 minutes and less than 30 minutes shall interpolate between the 10 and 30 minute values. Rainfall intensity for the site was sourced from the NOAA Atlas 14, Point Precipitation Frequency Estimates, see Appendix E, and is summarized as follows:

	Design Return Period
Tc 16.60 (min)	25-year
Interpolated Intensity (in/hr)=	1.77

There is an existing 12" CMP culvert that drains into the existing Delta Drive drainage system at the location where the new subdivision access will tie into the end of the Delta Drive cul-de-sac. The 12" CMP culvert is proposed to be replaced with a 12" CPP culvert along with the rest of the Delta Drive storm system under CBJ Contract BE21-028 "Delta Drive Reconstruction." Work is scheduled for spring/summer 2021. The 12" CPP culvert is being installed to maintain the existing flow around the Delta Drive cul-de-sac.

$$A = 21,786 \text{ sqft} / 43,560 = 0.50 \text{ acres}$$

	C_c	I	A		
Q (cfs)=	0.83	1.77	0.50	=	0.74

Appendix C

Runoff Coefficient

Runoff Coefficient Calculations

Project:	Delta Drive Subdivision	 PDC ENGINEERS PLAN • DESIGN • CONSTRUCT 4 S E F I E C U M P L E Y 9109 Mendenhall Mall Rd. Ste. 4, Juneau, AK 99801 907.780.6060 A E C C 6 0 5
Owner:	Bicknell Inc.	
Date:	11/19/2020	
Prepared By:	M. Minsch	
Checked By:	M. Pusich	

Pipe P-1: Existing 12" CPP Culvert

Total Basin Area (SQFT)=	26270
Total Basin Area (ACRE)=	0.60

Surface Type	Location	Area (SQFT)	Total (SQFT)	Total (Acre)	% Overall Basin	Surface Runoff Coefficient	Runoff Coefficient for Each Area
Pavement	Road	3143					
			3143	0.07215335	11.96%	0.9	0.1
Building Roofs	Mobile homes	7084					
			7084	0.16262626	26.97%	0.9	0.1
Gravel Area	Everywhere else	16043					
			16043	0.3682966	61.07%	0.8	0.3
		Total=	26270	0.60	100.00%		0.5
Composite Runoff Coefficient							0.84

Pipe P-2: Proposed 12" CPP

Total Basin Area (SQFT)=	21736
Total Basin Area (ACRE)=	0.5

Surface Type	Location	Area (SQFT)	Total (SQFT)	Total (Acre)	% Overall Basin	Surface Runoff Coefficient	Runoff Coefficient for Each Area
Pavement	Road	4842					
			4842	0.11115702	22.28%	0.9	0.1
Building Roofs	Mobile homes	4800					
			4800	0.11019284	22.08%	0.9	0.1
Gravel Area	Everywhere else	12094					
			12094	0.27764004	55.64%	0.8	0.2
		Total=	21736	0.50	100.00%		0.4
Composite Runoff Coefficient							0.84

Runoff Coefficient Calculations

Project:	Delta Drive Subdivision
Owner:	Bicknell Inc.
Date:	11/19/2020
Prepared By:	M. Minsch
Checked By:	M. Pusich

**Pipe P-3: Existing 12" CPP**

Total Basin Area (SQFT)=	10626
Total Basin Area (ACRE)=	0.24

Surface Type	Location	Area (SQFT)	Total (SQFT)	Total (Acre)	% Overall Basin	Surface Runoff Coefficient	Runoff Coefficient for Each Area
Pavement	Road	5115					
			5115	0.11742424	48.14%	0.9	0.1
Gravel Area	Everywhere else	5511					
			5511	0.12651951	51.87%	0.8	0.1
		Total=	10626	0.24	100.00%		0.2
Composite Runoff Coefficient							0.84

Pipe P-4: Existing 12" CPP Culvert

Total Basin Area (SQFT)=	21786
Total Basin Area (ACRE)=	0.50

Surface Type	Location	Area (SQFT)	Total (SQFT)	Total (Acre)	% Overall Basin	Runoff Coefficient	Runoff Coefficient for Each Area
Pavement	Road	7037					
			7037	0.16154729	32.30%	0.9	0.1
Gravel Area	Everywhere else	14750					
			14750	0.33861341	67.70%	0.8	0.3
		Total=	21786	0.50	100.00%		0.4
Composite Runoff Coefficient							0.83

Appendix D

Time of Concentration

Time of Concentration Calculations

Project:	Delta Drive Subdivision
Owner:	Bicknell Inc.
Date:	11/19/2020
Prepared By:	M. Minsch
Checked By:	M. Pusich



Pipe P-1: Existing 12" CPP Culvert	
Time of Concentration	
Distance of Flow (Ft):	393
Time of concentration velocity factor:	20
Slope of Flow Path (Ft/Ft):	0.01
Velocity (Ft/Sec):	2
Time of Concentration (Min):	13.10

Pipe P-2: Proposed 12" CPP Culvert	
Time of Concentration	
Distance of Flow (Ft):	338
Time of concentration velocity factor:	20
Slope of Flow Path (Ft/Ft):	0.01
Velocity (Ft/Sec):	2
Time of Concentration (Min):	11.27

Pipe P-3: Existing 12" CPP Culvert	
Time of Concentration	
Distance of Flow (Ft):	388
Time of concentration velocity factor:	20
Slope of Flow Path (Ft/Ft):	0.01
Velocity (Ft/Sec):	2
Time of Concentration (Min):	12.93

Pipe P-4: Existing 12" CPP Culvert	
Time of Concentration	
Distance of Flow (Ft):	498
Time of concentration velocity factor:	20
Slope of Flow Path (Ft/Ft):	0.01
Velocity (Ft/Sec):	2
Time of Concentration (Min):	16.60

Appendix E

Rainfall Intensity



NOAA Atlas 14, Volume 7, Version 2
Location name: Juneau, Alaska, USA*
Latitude: 58.3922°, Longitude: -134.5604°
Elevation: 50.42 ft**
* source: ESRI Maps
** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Penca, Douglas Kane, Sarah Dietz, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishari Roy, Svetlana Stuefer, Amy Tidwell, Carl Trypanuk, Dale Uhrh, Michael Yokta, Erica Bettis, Geoffrey Bonnin, Sarah Heim, Lillian Hiner, Elizabeth Lilly, Jayashree Narayanan, Fenglin Yan, Tan Zhao

NOAA, National Weather Service, Silver Spring, Maryland
and
University of Alaska Fairbanks, Water and Environmental Research Center

[PF tabular](#) | [PF graphical](#) | [Maps & aerials](#)

PF tabular

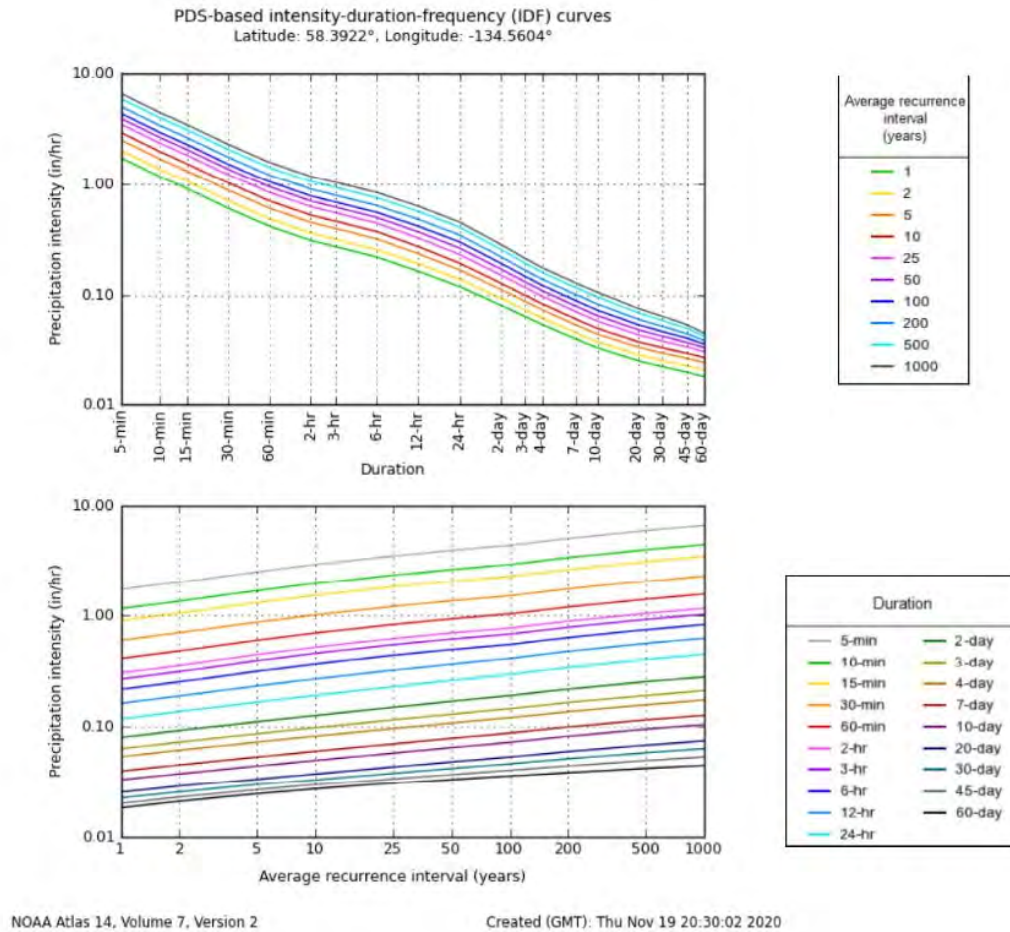
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.74 (0.936-1.48)	2.03 (1.61-2.62)	2.52 (1.94-3.34)	2.94 (2.22-3.97)	3.50 (2.58-4.86)	3.95 (2.84-5.59)	4.38 (3.10-6.34)	5.05 (3.49-7.45)	5.95 (4.01-9.01)	6.62 (4.38-10.2)
10-min	1.16 (0.936-1.48)	1.36 (1.08-1.76)	1.69 (1.31-2.24)	1.97 (1.49-2.68)	2.35 (1.73-3.26)	2.65 (1.91-3.75)	2.94 (2.08-4.25)	3.40 (2.35-5.01)	4.00 (2.69-6.05)	4.45 (2.94-6.86)
15-min	0.908 (0.728-1.16)	1.06 (0.840-1.37)	1.32 (1.02-1.75)	1.54 (1.16-2.08)	1.84 (1.35-2.55)	2.06 (1.49-2.92)	2.30 (1.62-3.32)	2.65 (1.83-3.90)	3.12 (2.10-4.72)	3.47 (2.30-5.35)
30-min	0.602 (0.484-0.766)	0.704 (0.556-0.908)	0.876 (0.676-1.16)	1.02 (0.770-1.38)	1.22 (0.896-1.89)	1.37 (0.986-1.94)	1.52 (1.07-2.20)	1.76 (1.22-2.59)	2.07 (1.39-3.13)	2.30 (1.52-3.55)
60-min	0.413 (0.332-0.525)	0.482 (0.381-0.622)	0.600 (0.463-0.794)	0.699 (0.528-0.944)	0.834 (0.613-1.16)	0.939 (0.676-1.33)	1.04 (0.736-1.51)	1.20 (0.833-1.78)	1.42 (0.955-2.14)	1.58 (1.04-2.43)
2-hr	0.306 (0.246-0.390)	0.358 (0.283-0.462)	0.447 (0.345-0.592)	0.520 (0.394-0.703)	0.622 (0.457-0.862)	0.698 (0.503-0.990)	0.775 (0.547-1.12)	0.894 (0.619-1.32)	1.05 (0.710-1.59)	1.17 (0.776-1.81)
3-hr	0.270 (0.217-0.343)	0.315 (0.249-0.407)	0.394 (0.304-0.521)	0.459 (0.347-0.620)	0.548 (0.403-0.761)	0.616 (0.444-0.872)	0.683 (0.482-0.987)	0.788 (0.545-1.16)	0.927 (0.625-1.40)	1.03 (0.683-1.59)
6-hr	0.218 (0.175-0.277)	0.255 (0.201-0.328)	0.317 (0.245-0.420)	0.369 (0.279-0.498)	0.441 (0.324-0.612)	0.496 (0.357-0.703)	0.551 (0.389-0.796)	0.636 (0.440-0.938)	0.748 (0.505-1.13)	0.834 (0.552-1.29)
12-hr	0.163 (0.131-0.207)	0.190 (0.150-0.245)	0.234 (0.181-0.310)	0.271 (0.205-0.366)	0.324 (0.238-0.450)	0.368 (0.265-0.521)	0.414 (0.292-0.598)	0.478 (0.331-0.705)	0.563 (0.380-0.852)	0.627 (0.415-0.968)
24-hr	0.118 (0.107-0.131)	0.138 (0.124-0.155)	0.167 (0.147-0.192)	0.192 (0.166-0.225)	0.230 (0.194-0.275)	0.262 (0.218-0.319)	0.298 (0.243-0.369)	0.344 (0.276-0.434)	0.405 (0.317-0.522)	0.451 (0.348-0.591)
2-day	0.080 (0.073-0.089)	0.093 (0.083-0.104)	0.111 (0.098-0.128)	0.127 (0.110-0.148)	0.150 (0.127-0.180)	0.170 (0.141-0.207)	0.192 (0.156-0.237)	0.219 (0.176-0.276)	0.255 (0.200-0.329)	0.283 (0.218-0.370)
3-day	0.063 (0.058-0.070)	0.073 (0.065-0.082)	0.087 (0.076-0.100)	0.098 (0.085-0.115)	0.116 (0.098-0.138)	0.130 (0.108-0.159)	0.146 (0.119-0.181)	0.166 (0.133-0.209)	0.192 (0.151-0.248)	0.212 (0.163-0.278)
4-day	0.054 (0.049-0.060)	0.062 (0.055-0.069)	0.073 (0.064-0.084)	0.082 (0.071-0.096)	0.096 (0.081-0.115)	0.108 (0.090-0.132)	0.121 (0.099-0.150)	0.137 (0.110-0.173)	0.158 (0.124-0.204)	0.174 (0.134-0.228)
7-day	0.040 (0.036-0.044)	0.045 (0.041-0.051)	0.053 (0.047-0.061)	0.060 (0.052-0.070)	0.070 (0.059-0.084)	0.079 (0.065-0.096)	0.088 (0.072-0.109)	0.100 (0.080-0.126)	0.116 (0.091-0.149)	0.127 (0.098-0.167)
10-day	0.033 (0.030-0.037)	0.038 (0.034-0.042)	0.044 (0.039-0.051)	0.050 (0.043-0.058)	0.058 (0.049-0.069)	0.065 (0.054-0.079)	0.073 (0.059-0.090)	0.082 (0.066-0.104)	0.095 (0.075-0.123)	0.105 (0.081-0.138)
20-day	0.025 (0.023-0.028)	0.029 (0.026-0.032)	0.034 (0.030-0.039)	0.038 (0.032-0.044)	0.043 (0.037-0.052)	0.048 (0.040-0.059)	0.053 (0.044-0.066)	0.060 (0.048-0.076)	0.068 (0.054-0.088)	0.075 (0.058-0.098)
30-day	0.022 (0.020-0.025)	0.025 (0.023-0.029)	0.030 (0.026-0.034)	0.033 (0.029-0.039)	0.038 (0.032-0.046)	0.042 (0.035-0.051)	0.046 (0.038-0.058)	0.052 (0.041-0.065)	0.058 (0.046-0.075)	0.064 (0.049-0.083)
45-day	0.020 (0.018-0.022)	0.023 (0.021-0.026)	0.027 (0.023-0.031)	0.030 (0.026-0.035)	0.034 (0.029-0.040)	0.037 (0.031-0.045)	0.041 (0.033-0.050)	0.044 (0.036-0.056)	0.050 (0.039-0.064)	0.054 (0.041-0.070)
60-day	0.018 (0.017-0.020)	0.021 (0.019-0.024)	0.024 (0.022-0.028)	0.027 (0.023-0.032)	0.031 (0.026-0.037)	0.033 (0.028-0.041)	0.036 (0.029-0.045)	0.039 (0.031-0.049)	0.042 (0.033-0.054)	0.045 (0.035-0.058)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_printpage.html?lat=58.3922&lon=-134.5604&data=intensity&units=english&series=pds

PF graphical



https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_printpage.html?lat=58.3922&lon=-134.5604&data=intensity&units=english&series=pds

Maps & aerals

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_printpage.html?lat=58.3922&lon=-134.5604&data=intensity&units=english&series=pds

Appendix F

Existing & Proposed Capacity Calcs

Discharge Capacity Calculations		
Project:	Delta Drive Subdivision	
Owner:	Bicknell Inc.	
Date:	11/19/2020	
Prepared By:	M. Minsch	
Checked By:	M. Pusich	

The following equation was used to calculate the capacity of pipes P-1, P-2, P-3 and P-4 that drain into the existing Delta Drive ditch system. Capacity was also calculated for the 18" CPP culvert that will transport all of the water discharged from the proposed site into the Delta Drive storm system. The equation is from "Urban Drainage Design Manual: Hydraulic Engineering Circular No. 22, Third Edition."

$$Q = (K/n) \times A \times R^{0.67} \times S^{0.5}$$

Q= Discharge in cubic feet per second (cfs)

K = Coefficient for English units (1.486)

n = Manning's coefficient of roughness, obtained from Table 5-3, Page 5-5, of the CBJ Stormwater Manual

A = Cross sectional area in square feet

R = Hydraulic radius

S= Slope

Pipe P-1: Existing 12" CPP Culvert

Inlet Invert=95.19, Outlet Invert=94.98, Length=43', n=0.014. The Manning's n value of 0.014 was determined by the pipe type (CPP-smooth interior) Table 5-3.

	k	n	A	R	S		
Q (cfs)	1.486	0.014	0.79	.25	0.006	=	2.57

Pipe P-2: Proposed 12" CPP Culvert

Inlet Invert=96.55, Outlet Invert=96.20, Length=70', n=0.014. The Manning's n value of 0.014 was determined by the pipe type (CPP-smooth interior) Table 5-3.

	k	n	A	R	S		
Q (cfs)	1.486	0.014	0.79	0.25	0.005	=	2.34

Pipe P-3: Existing 12" CPP Culvert

Inlet Invert=95.21, Outlet Invert=94.88, Length=54', n=0.014. The Manning's n value of 0.014 was determined by the pipe type (CPP-smooth interior) Table 5-3.

	k	n	A	R	S		
Q (cfs)	1.486	0.014	0.79	0.25	0.0061	=	2.59

Pipe P-4: Existing 12" CPP Culvert

Inlet Invert=95.84, Outlet Invert=94.88, Length=5', n=0.014. The Manning's n value of 0.014 was determined by the pipe type (CPP-smooth interior) Table 5-3.

	k	n	A	R	S		
Q (cfs)	1.486	0.014	0.79	0.25	.1920	=	14.51

Pipe P-5: Existing 18" CPP Culvert

Inlet Invert=95.21, Outlet Invert=94.88, Length=5', n=0.014. The Manning's n value of 0.014 was determined by the pipe type (CPP-smooth interior) Table 5-3.

	k	n	A	R	S	
Q (cfs)	1.486	0.014	1.77	0.375	.004	= 14



DATE: December 12, 2020

TO: Laurel Christian, CDD

FROM: Autumn Sapp, Engineering & Public Works Department

RE: SMP20200004 – Delta Drive Subdivision, Major Subdivision Engineering & Public Works Department Review

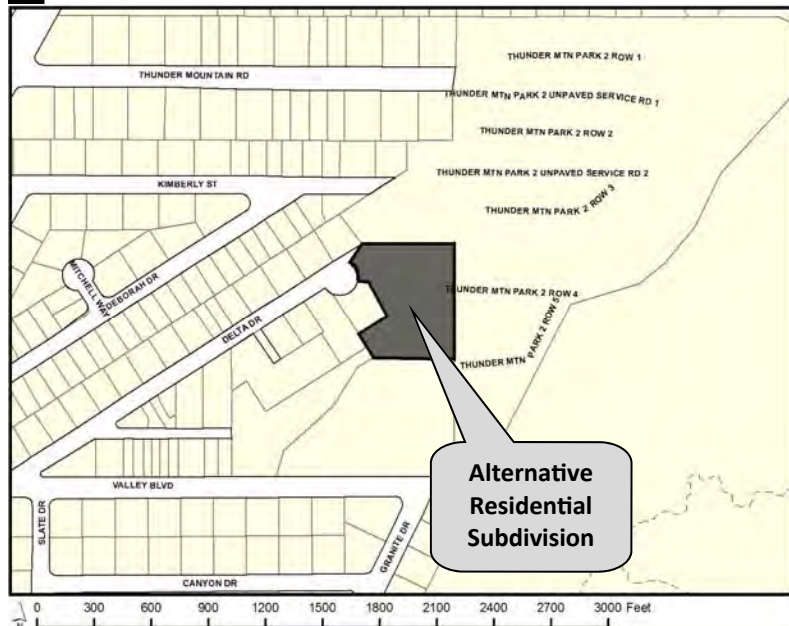
Engineering and Public Works Department has completed a preliminary review of the proposed Delta Drive Subdivision to create a total of 15 lots. The following has been determined as required by CBJ code 49.15.402(c)(4)(e):

1. The submitted drainage plan is conforms to drainage and water quality requirements. The plan is approved by Engineering.
2. The Delta Drive Subdivision will not change the current connection with Delta Drive and the existing configuration is acceptable.
3. The proposed improvements conform to the requirements of this title and can be feasibly constructed in accordance with Title 49.

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for an **Alternative Residential Subdivision** creating **15 lots** at **4090 Delta Drive** in a **D18 zone**.

TIMELINE

Staff Report expected to be posted **Monday, January 4, 2020** at <https://juneau.org/community-development/planning-commission>. Find hearing results, meeting minutes and more here as well.

Now through Dec. 21

Comments received during this period will be sent to the Planner, **Laurel Christian**, to be included as an attachment in the staff report.

Dec. 22 — noon, Jan. 11

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, Jan. 12, 2021

This virtual meeting will be by video and telephonic participation only. To join the Webinar, visit: <https://juneau.zoom.us/j/93626358724>. The Webinar ID is: 936 2635 8724. To join by telephone, call: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 and enter the Webinar ID.

Jan. 13

The results of the hearing will be posted online.

Phone: (907)586-0715 ♦ Email: pc_comments@juneau.org
Mail: Community Development, 155 S. Seward St, Juneau AK 99801

Printed December 7, 2020

Case No.: SMP2020 0004/ARP2020 0001
Parcel No.: 5B2401620011
CBJ Parcel Viewer: <http://epv.juneau>

Laurel Christian

From: dblommer@bicknellinc.com
Sent: Monday, December 28, 2020 10:23 AM
To: Laurel Christian
Subject: Delta Dr Sign Posted
Attachments: Resized_20201228_092437.jpeg

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Laurel,

Here is the picture of the sign at Delta Dr. Let me know if we need to do anything else.

Thanks,
David





(907) 586-0757
 Jill.Maclean@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

MEMO

From: Jill Maclean, AICP, Director 
To: Michael LeVine, Planning Commission Chair
Case Number: ARP2020 0001 and SMP2020 0004

RE: Staff Report Correction

Staff received several questions and requests for clarification on staff reports ARP2020 0001 and SMP2020 0004. Below, please find corrections and / or additional clarification. Items bolded are necessary revisions or corrections to the staff report.

ARP2020 0001:

- **Page 3 of 12 (packet page 61): Inaccurately states that only single-family and accessory apartments are permissible. The Alternative Residential Subdivision (ARS) ordinance allows for residential uses (49.15.920(m)), including multifamily dwellings, e.g. condominiums, and is not restricted to single-family dwellings. The residential uses follow the underlying zoning district.**

SMP2020 0004:

- Page 4 of 8 (packet page 149): Clarifying that the staff report is accurate for the number of dwelling units proposed on this site. Density, under the ARS 49.15.920(e)(1) *Density*, is calculated by, *"The number of dwelling units permitted in the development shall be calculated by multiplying the maximum number of dwelling units per gross acre permitted in the underlying zoning district by the number of acres in the alternative residential subdivision and rounding to the nearest whole number."*
 - In this situation, the parent lot is 79,189 square feet in a D18 zoning district. Minimum lot size is 5,000 square feet, and the maximum number of dwelling units is 33. The developer is proposing 14 dwelling units.
 - In other words, the density is based upon the acreage of the parent lot; and a developer may choose how to divvy up the density; and even if a unit-lot on its own meets or exceeds the minimum lot size of the underlying zoning district, additional units are not permissible if the maximum number of dwelling units already exists on the other unit lots. This does not include density bonuses, which are not a consideration for this project.
 - Should the developer choose to modify the type of dwellings or add additional dwelling units, a modification to the plat and / or the Alternative Residential Plan may be required depending on the proposal.

- Page 5 of 8 (packet page 150): Clarifying that the staff report is accurate. Roads within an ARS development may be private *or* public (if the developer builds to city standards, the road may be adopted as a public street).
 - An ARS is permitted to have a private access roads within the development, if the criteria in 49.15.920(f) is met, and these are listed and discussed in the table. The table establishes that the ARS meets the criteria for private access within the development.
 - Exempting the access within the development from 49.35 does not exempt the parent lot from fronting and accessing onto a publically maintained right-of-way. Access to the development must be through a public right-of-way – this is criteria is met, because the parent lot fronts accesses onto Delta Drive.

Page 4 of 8 (packet page 149) Plat Notes:

- **First Plat Note on this page is not completely accurate and should be DELETED.** Plat Note Reads: At time of recording, Lots 2 through 11 and 13 through 15 are limited to one single-family dwelling. Lot 12 may be permitted one single-family dwelling and one accessory apartment. See CBJ 49.15 article ix for current regulations.
 - (Note: Generally, in multi-family zoning districts, units are units and are not considered “accessory apartments” because multiple units are permitted on one lot).
- Third Plat Note should be clarified to read:
 - **Plat Note: Per CBJ 49.15.920(j), No parking areas, dwelling units, unit-lots, or permissible uses may be located within the perimeter buffer. Access to the development may cross a portion of the buffer.**



Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF DECISION

Date: January 25, 2021
File No.: ARP2020 0001

Bicknell, Inc.
Attn: David Blommer
P.O. Box 33517
Juneau, AK 99803

Proposal: Applicant proposes an Alternative Residential Subdivision creating 15 lots

Property Address: 4090 Delta Drive

Legal Description: Thunder Mountain Park Tract 1A

Parcel Code No.: 5B2401620011

Hearing Date: January 12, 2021

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated December 29, 2020, and late file memorandum (provided January 12, 2021) with amendments and approved the Alternative Residential Subdivision Preliminary Plan for a 15-lot subdivision to be conducted as described in the project description and project drawings submitted with the application (and with the following conditions :)

1. Prior to approval of the Final Alternative Residential Subdivision Plan, the applicant shall submit homeowners association, or similar, documents that comply with the requirements of 49.15.950(b);
2. Prior to the issuance of the eleventh (11) temporary certificate of occupancy for the development, access to and within the development shall be paved;
3. Prior to the issuance of the first temporary certificate of occupancy, the master water meter for the development shall be installed by the developer; and
4. Per CBJ 49.15.920(o), the final mailbox location shall be reviewed and approved by the CDD Director, and installed prior to the issuance of the first temporary certificate of occupancy.

Attachment C - SMF2021 0002 Final Plat Notice of Decision and Staff Report

Attachments: December 29, 2020, memorandum from Laurel Christian, Community Development, to the CBJ Planning Commission regarding ARP2020 0001; and memorandum from Jill Maclean, Director, AICP, Community Development regarding ARP2020 0001 and SMP2020 0004 provided January 12, 2021.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

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). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ \$49.20.120).

Effective Date: The permit is effective upon approval by the Commission, January 12, 2021.

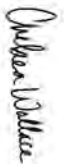
Expiration Date: The permit will expire 18 months after the effective date, or July 12, 2022, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.



January 26, 2021

Michael Levine, Chair
Planning Commission

Date



January 26, 2021

Filed With City Clerk

Date

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.



PLANNING COMMISSION STAFF
ALTERNATIVE RESIDENTIAL SUBDIVISION PLAN
ARP2020 0001
HEARING DATE: JANUARY 12, 2020

(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

DATE: December 29, 2020
TO: Michael LeVine, Chair, Planning Commission
BY: Laurel Christian, Planner II *Laurel Christian*
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Preliminary Plan approval for the Delta Drive Subdivision, an Alternative Residential Subdivision creating 14 unit-lots and 1 parent lot

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- 14 lots will be for single-family dwellings.
- The remaining parent lot will contain the perimeter buffer, privately maintained access road, and other common amenities.
- A density bonus is not requested.
- The proposed perimeter buffer is equal to the setbacks for the zoning district.
- This approval is subject to SMP20200004.

GENERAL INFORMATION	
Property Owner	Bicknell Inc.
Applicant	Bicknell Inc.
Property Address	4090 Delta Drive
Legal Description	Thunder Mountain Park Tract 1A
Parcel Number	5B2401620011
Zoning	D18 Multi-family Residential
Lot Size	79,189 sq. ft.
Water/Sewer	Public
Access	Delta Drive
Existing Land Use	Vacant
Associated Applications	SMP20200004

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-14 below that support the denial.
3. **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.

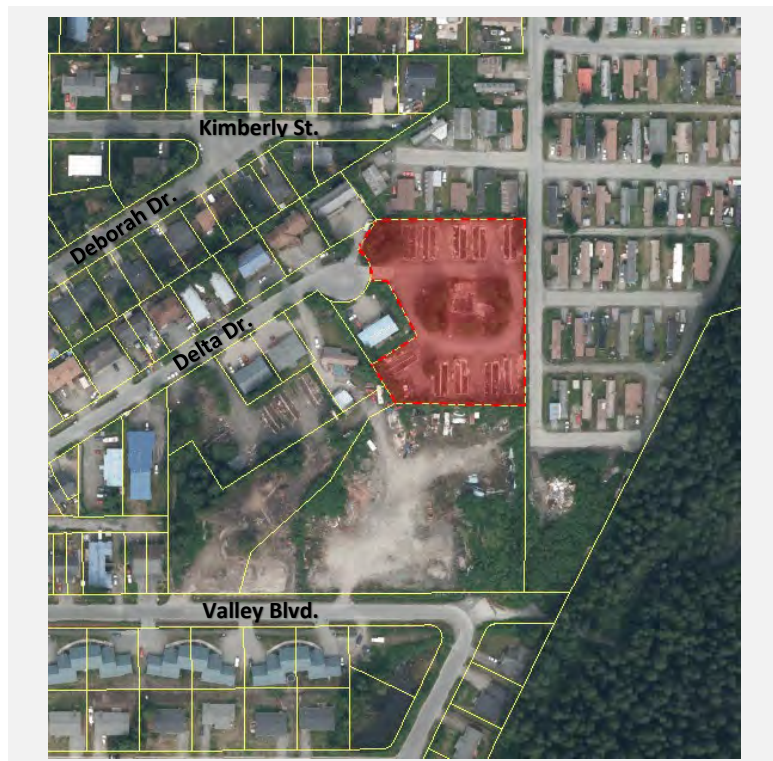
ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - o 49.15.920
 - o 49.15.930
 - o 49.15.940

The Commission shall hear and decide the case per 49.15.900 - Purpose. *The general purpose of this article is to provide reasonable minimum standards and procedures for unit-lot residential communities in which all or some of the lots do not substantially conform to the minimum requirements for a traditional subdivided lot. This article provides a housing option to allow dwellings on unit-lots to be conveyed by long-term leases, less than fee-simple ownership, or fee-simple ownership, including condominium and other common-interest communities*

SITE FEATURES AND ZONING**SURROUNDING ZONING AND LAND USES**

North (D18)	Thunder Mountain Mobile Home Park
South (D18)	Vacant
East (D18)	Thunder Mountain Mobile Home Park
West (D18)	Multi-family four-plex

SITE FEATURES

Anadromous	None
Flood Zone	None
Hazard	None
Hillside	None
Wetlands	None
Parking District	None
Historic District	None
Overlay Districts	None

BACKGROUND INFORMATION

Project Description – The applicant requests a preliminary plan approval for the Delta Drive Subdivision, an Alternative Residential Subdivision (ARS) creating 15 lots. The proposal would create 14 unit-lots for single-family dwellings and one (1) parent-lot containing the perimeter buffer, privately maintained access road, and other common amenities (15 lots total).

A project narrative can be found in Attachment A and the preliminary plan can be found in Attachment B.

Background – Background information includes a discussion of the basics of the ARS, the process for approval, and relevant development history for the lot.

ARS Design Basics

The ARS provides flexibility in land use regulations in order to promote its most appropriate use for unit-lot residential communities: to encourage residential developments that are planned, designed and developed to function as integral units with common facilities.

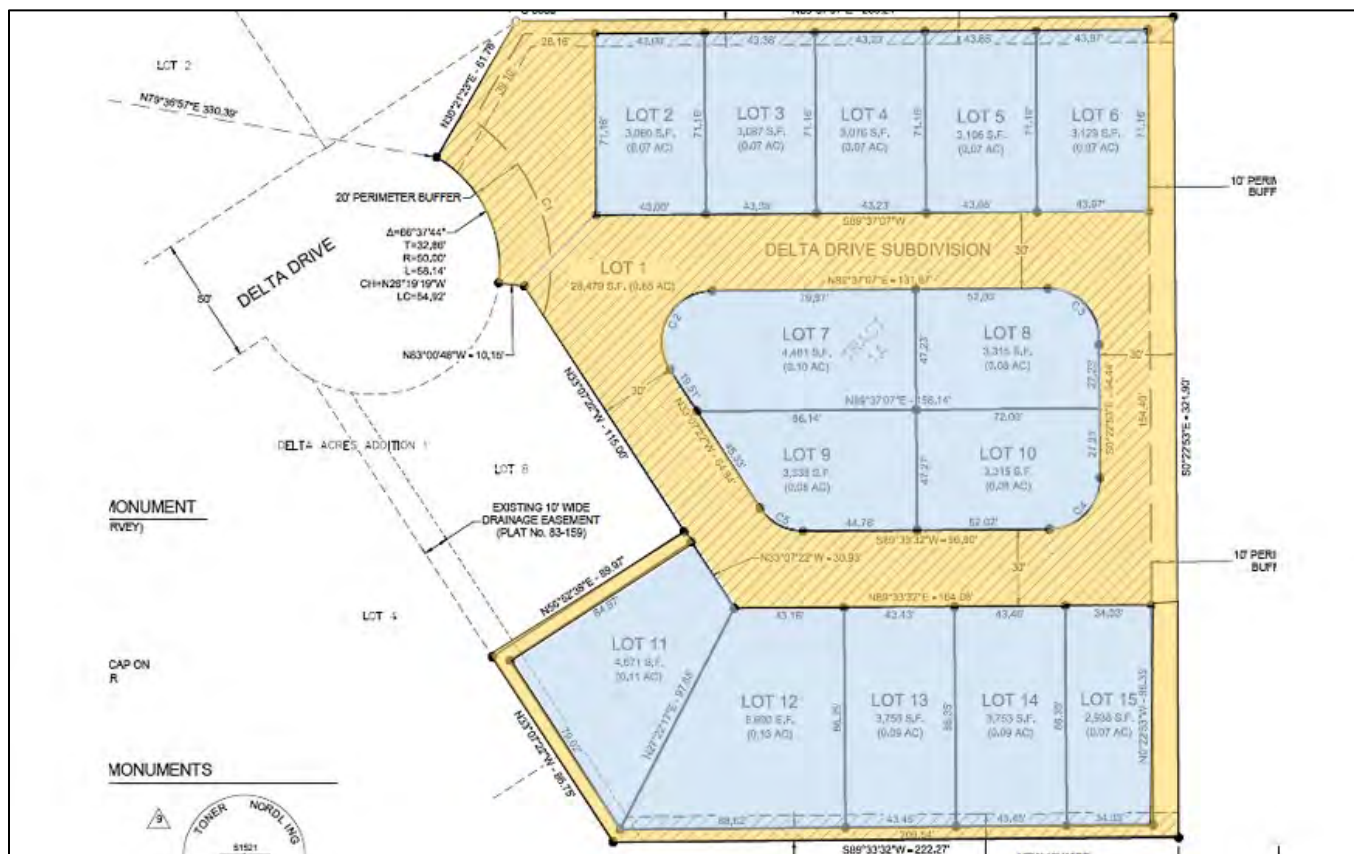
The ARS facilitates the construction of housing in a flexible design through:

- Allowing smaller-than-required lot sizes;
- Providing density bonuses for certain amenities if desired; and
- Allowing private streets and utilities to serve the community.

There are two types of lots in an ARS:

- *Parent lot means the original lot and the residual area from which unit-lots are created through an alternative residential subdivision.*
 - o The parent lot has the original lot boundaries; provides a buffer between unit lots and surrounding development, and access to unit lots; and may be developed with common amenities [CBJ 49.15.920(m)].
 - o The perimeter buffer on the parent lot provides at least the minimum required yard setbacks of the zoning district. The Commission may enlarge or reduce a buffer in certain circumstances [CBJ 49.15.920(j)].
- *Unit-lot means any lot, site, parcel, unit-site, and similar geographically defined property that is created through an alternative residential subdivision and that is substantially smaller than the minimum lot size required for the zoning district.*
 - o The unit lots are the small lots within an ARS that are platted for residential uses. Unit lots have no dimensional requirements.
 - o Unit lots may only be developed with single-family dwellings, or single-family dwellings with accessory apartments, home occupations, or childcare homes in certain circumstances [CBJ 49.15.920(m)].

In the image below, the parent lot is highlighted in yellow and the unit lots are highlighted in blue. The preliminary plan can be found in Attachment B.



ARS Process

The ARS process requires two preliminary applications, both of which are being presented at the same Planning Commission meeting.

- This application (ARP20200001) is for review of the preliminary plan for the ARS. This application must be acted upon first. The plan is reviewed for compliance with applicable ARS code and design guidelines [CBJ 49.15.900].
- A separate application (SMP20200004) is for approval of the preliminary plat for the ARS. The plat is reviewed for compliance with subdivision code [CBJ 49.15.402].

If the preliminary plan and preliminary plat are approved, the developer may apply for review of the ARS final plan and ARS final plat. These two applications may be presented at the same public meeting, or separately. The purpose of a second review by the Commission is to ensure the final plan conforms with the approved preliminary plan and that any conditions of approval have been met.

Development History

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

Item	Summary
Plat History	In 1992, the lot was platted as an expansion of the Thunder Mountain Park (plat no. 92-18). No restrictive plat notes exist for the lot.
Land Use Cases	In 1992, a conditional use permit (CUP) was issued to expand the Thunder Mountain Mobile Home park onto the lot (USE-CU92-01). In 2013, another CUP was issued for a 12-unit apartment building on the lot; this permit expired (USE20130017). The lot is currently vacant.
Building Permits	In 1992, a building permit was issued to place 10 modular homes on permanent concrete foundations (BLD-0747301). In 2013, a demolition permit was issued to remove the modular homes (DMO20130007). The lot currently contains the 10 concrete foundations with no modular structures. The applicant intends to repurpose the foundations.

ANALYSIS

Phasing – The proposed ARS will not be phased.

Zoning District and Dimensional Standards – The parent lot meets or exceeds dimensional requirements for an ARS in the D18 zoning district.

Topic and Code Reference	Summary	Complies
49.15.920(b) Zoning Districts	The lot is within the D18 multi-family zoning district. ARS is allowed in this zoning district.	☒ Yes ☐ No ☐ N/A
49.15.920(c) Lot Size	The parent lot measures 79,189 square feet and exceeds the required 150 percent times the minimum lot size for the D18 zoning district (5,000 square feet).	☒ Yes ☐ No ☐ N/A

Topic and Code Reference	Summary	Complies
49.15.920(d) Other Dimensional Standards	The minimum lot dimensions, lot coverage, and vegetative coverage shall be applied to the parent lot and not the unit-lots. Preliminary construction drawings show these requirements can reasonably be met.	☒ Yes ☐ No ☐ N/A

Density – Per 49.15.920(e)(1), *The number of dwelling units permitted in the development shall be calculated by multiplying the maximum number of dwelling units per gross acre permitted in the underlying zoning district by the number of acres in the alternative residential subdivision and rounding to the nearest whole number.*

Maximum Dwelling Units Per Acre	Parent Lot Size	Maximum Density	Number of Dwelling Units Proposed
18	79,189 sq. ft. (1.8179 acres)	33 dwelling units	14

The proposed ARS creates 14 unit-lots for single-family dwellings and one (1) parent-lot for common elements. As demonstrated in the table above, the applicant is not exceeding the maximum allowed density for the zoning district.

Density Bonus – The applicant has not requested a density bonus.

Frontage and Access – Per 49.15.920(f), *The parent lot shall front on and be accessed by a publically maintained right-of-way. Access within the development may be exempted from 49.35 and be privately owned and maintained if it complies with the following requirements (listed in the table below).*

The parent lot has frontage and access onto Delta Drive, a CBJ right-of-way. The applicant proposes a privately maintained access within the ARS. The privately maintained access will be 20 feet in width and paved. The proposed access complies with CBJ 49.15.920(f), as discussed in the table below.

Topic and Code Reference	Summary	Complies	Recommended Condition
49.15.920(f)(1) Location	As shown on the preliminary construction drawings, the access road will be located completely on the parent lot.	☒ Yes ☐ No ☐ N/A	
49.15.920(f)(2) Safety	There is no information that suggests the proposed access will endanger public safety.	☒ Yes ☐ No ☐ N/A	
49.15.920(f)(3) Emergency Services	CCFR has reviewed the preliminary construction drawings and finds the proposed access is sufficient for emergency service response.	☒ Yes ☐ No ☐ N/A	
49.15.920(f)(4) Pavement	As shown on the preliminary construction drawings, the applicants propose a 20-foot wide asphalt surface.	☒ Yes ☐ No ☐ N/A	Condition: Prior to the issuance of the first temporary certificate of occupancy, access to and within the development shall be paved.

49.15.920(f)(5) Homeowners Association (HOA)	The ARS requires an HOA, or similar entity be created for the development. The HOA documents should be submitted with the final ARS plan. It is recommended that the applicant submit HOA, or similar, documents prior to approval of the final plan. The HOA documents shall establish that maintenance of the private access is the responsibility of the HOA.	☒ Yes ☐ No ☐ N/A	Condition: Prior to approval of the Final Alternative Residential Subdivision Plan, the applicant shall submit homeowners association, or similar, documents that comply with the requirements of 49.15.950(b).
49.15.920(f)(6) Abutting Parcels	All abutting parcels have direct and practical access onto an existing publically maintained right-of-way, so no new public rights-of-way are required.	☒ Yes ☐ No ☐ N/A	

Utilities, Drainage, and Stormwater Management – The applicant has submitted preliminary construction drawings, a preliminary water-line memo, and a preliminary drainage report (Attachment C, D, and E). There are 10 existing water and sewer services. The applicant will be required to connect each unit-lot to public water and sewer; the parent-lot is currently connected to water and sewer. After approval of the preliminary plan and preliminary plat, the applicant will submit final construction drawings for review and approval by CBJ Engineering & Public Works. Utilities, drainage, and stormwater management are further discussed in the staff report for SMP20200004.

Topic and Code Reference	Summary	Complies	Recommended Condition
49.15.920(g) Public Utilities	Preliminary construction drawings show each lot will be connected to public water and sewer and a master meter will be installed.	☒ Yes ☐ No ☐ N/A	Prior to the issuance of the first temporary certificate of occupancy, each dwelling unit shall be connected to public sewer and water, and a master meter for water shall be installed by the developer.
49.15.920(l) Stormwater Management	Preliminary construction drawings demonstrate water will be collected into drainage swales and underground storm drains, which connect to the existing drainage systems in Delta Drive.	☒ Yes ☐ No ☐ N/A	

Design Requirements – The table below discusses design requirements applied to an ARS. The proposed ARS meets these requirements.

Topic and Code Reference	Summary	Complies	Recommended Condition
49.15.920(i) Open Space	The applicant does not propose common open space for the development. Open space is not required for an ARS in the D18 zoning district.	☐ Yes ☐ No ☒ N/A	
49.15.920(j) Perimeter Buffer	The preliminary plan shows a perimeter buffer surrounding the development that matches the setback requirements for the D18 zoning district. Staff does not recommend an increase in the required perimeter buffer. The proposed ARS is bordered by multi-family development and matches the character of the neighborhood. No density bonus has been requested, and the proposed ARS creates fewer units than the maximum density for the lot.	☒ Yes ☐ No ☐ N/A	
49.15.920(m) Permitted Uses	The applicant proposes single-family residential use. There is one unit-lot within the ARS that meets the minimum lot size for the D18 zoning district (Lot 12). This lot could accommodate a single-family dwelling with an accessory apartment. All other unit-lots would be restricted to one single-family dwelling.	☒ Yes ☐ No ☐ N/A	
49.15.920(n) Street Sign	The CBJ GIS Analyst does not recommend assigning the private access within the ARS a new street name, since it functions as an extension of Delta Drive. Each unit-lot will be assigned a Delta Drive address.	☐ Yes ☐ No ☒ N/A	
49.15.920(o) Mailboxes	Staff met on-site with the applicant and USPS on November 10, 2020. The USPS requested one centralized mailbox for all units that is located outside of the gate to the development, with adequate space for USPS vehicles to turn	☒ Yes ☐ No ☐ N/A	Condition: Per CBJ 49.15.920(o) the final mailbox location shall be reviewed and approved by the CDD Director, and installed prior to the issuance of the first temporary certificate of occupancy.

Topic and Code Reference	Summary	Complies	Recommended Condition
	around. Per CBJ 49.15.920(o) the final mailbox location shall be reviewed and approved by the CDD Director. This should be shown on final construction drawings.		

Parking— According to 49.15.920(h), *Parking may be located on the parent lot or unit lots.* Two parking spaces are required for each single-family dwelling [49.40.210(a)]. Preliminary construction drawings show two parking spaces on each unit-lot, some provided in a stacked configuration. Stacked parking is allowed for single-family residential uses [49.40.230(b)(6)].

Traffic – According to CBJ 49.40.300(a)(2) a traffic impact analysis is not required; the development is not anticipated to generate more than 250 Average Daily Trips.

Use	Units	Trips Generated	Total Trips
Single-family	14	9.52 per dwelling	133.28

Habitat – There are no known anadromous streams or wetlands on the lot.

Hazard Zones – There are no hazard zones on the lot.

Public Health, Safety, and Welfare – There is no information that suggests the proposed ARS will harm the public health, safety, or welfare.

Property Value and Neighborhood Harmony – The CBJ Assessor stated no objections to the proposed development. There is no information that suggests the proposed development will have a negative effect on property values in the neighboring area.

The lot is located in the D18 zoning district and surrounded primarily by multi-family residential uses. A zoning map can be found in Attachment F. To the north and east is the Thunder Mountain Mobile Home park, to the south is a vacant lot which appears to be used to store construction materials, and to the west is Delta Drive, which is developed primarily with multi-family residential development. To the northwest, Deborah Drive and Kimberly Street are developed primarily with single-family dwellings within the D5 zoning district; these streets do not directly abut the proposed development.

The proposed ARS would create 14 unit-lots for single-family dwellings. The maximum density of the lot, unsubdivided, would be 33 dwelling units. The proposal is not out of character with the existing neighborhood.

AGENCY REVIEW

CDD conducted an agency review comment period between October 15 and October 31, 2020. Comments from Engineering and Public Works, the CBJ Cartographer, and Capital City Fire and Rescue are incorporated into this report. No additional comments were received.

PUBLIC COMMENTS

CDD conducted a public comment period between December 7 and December 21, 2020. Public notice was mailed to property owners within 500 feet of the subject parcel. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. At time of writing this staff report, no public comments were received.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan, 2016 Housing Action Plan, and the 2015 Juneau Economic Development Plan. Plans call for the development of housing, especially in a flexible format that fits the character of existing neighborhoods and provides housing for a variety of CBJ residents and economic groups.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	4	36-37	Policy 4.1/4.2	Policies promote providing an adequate supply of various types of housing for all CBJ residents and economic groups.
	10	130	Policy 10.2	Policy promotes flexibility and creativity in residential development within the urban service boundary.
	11	157	Land Use Designation	Complies with the <i>Medium Density Residential</i> land use designation which allows for residential development between 5-20 units per acre (Attachment F).
2016 Housing Action Plan	Part 2	35	Production Target	The Housing action plan sets an annual goal of 66 new dwelling units. Proposal creates 14 new housing units.
2015 Juneau Economic Development Plan	5	103	Initiative	Plan calls for promoting housing affordability and availability.

FINDINGS

Alternative Residential Subdivision Preliminary Plan Approval – Per CBJ 49.15.940(d), the director makes the following findings on the proposed Alternative Residential Subdivision Preliminary Plan:

1. Does the proposed development protect natural features and avoid natural hazards by reserving them as open space?

Analysis: There are no natural features of the lot or natural hazards that should be preserved as open space.

Finding: Not applicable.

2. Is the proposed development consistent with Title 49, the Land Use Code?

Analysis: No further analysis needed.

Finding: Yes. With recommended conditions, the proposed development is consistent with Title 49.

- 3. Does the development incorporate perimeter buffers sufficient to minimize off-site impacts of the subdivision and to maximize harmony with the neighborhood?**

Analysis: The proposed development incorporates a perimeter buffer equal to the setbacks required for the D18 zoning district. The lot is surrounded by multi-family development and is not being developed to the maximum density allowed. Staff finds the perimeter buffer is adequate to ensure neighborhood harmony.

Finding: Yes. The proposed development incorporates perimeter buffers sufficient to minimize off-site impacts and maximize neighborhood harmony.

- 4. Do utilities proposed for connection to the City and Borough system meet City and Borough standards, and all others are consistent with sound engineering practices, as determined by the City and Borough Engineering and Public Works Department?**

Analysis: No additional analysis required.

Finding: Yes. The CBJ Engineering & Public Works Department has reviewed preliminary construction plans and has determined that the development can reasonably connect to CBJ services and meet CBJ standards.

- 5. Does the configuration of the development provide for economy and efficiency in utilities, housing construction, access, parking and circulation?**

Analysis: The proposal will develop a lot that has been vacant since 2013. The development will repurpose existing foundations and utilities provided to the lot. The proposal provides in-fill housing development that meets the standards of Title 49 and provides small lots for small homes, creating an opportunity for efficient and affordable construction of housing units.

Finding: Yes. The proposed development maximizes economy and efficiency in utilities, housing construction, access, parking and circulation.

- 6. If the approval is for a phased development, is each phase consistent with the preliminary development plan and design of the entire alternative residential subdivision?**

Analysis: The proposed ARS is not phased.

Finding: Not applicable.

- 7. Does the proposed development adequately address the cumulative impacts of the phased development on the neighborhood and the natural environment?**

Analysis: The proposed ARS is not phased.

Finding: Not applicable.

- 8. If the approval includes an allotment of a density bonus, the density bonus complies with section 49.15.920(e)(4).**

Analysis: A density bonus has not been requested.

Finding: Not applicable.

Additionally, in accordance with CBJ 49.15.930 and CBJ 49.15.330 (e) & (f), the director makes the following findings on the proposed Alternative Residential Subdivision Preliminary Plan:

9. Is the application for the requested Alternative Residential Subdivision Preliminary Plan complete?

Analysis: No further analysis needed.

Finding: Yes. The application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

10. Is the proposed use appropriate according to the Table of Permissible Uses?

Analysis: The application is for single-family dwellings. The use is listed at CBJ 49.25.300, Section 1.100 for the D18 zoning district.

Finding: Yes. The requested permit is appropriate according to the Table of Permissible Uses.

11. Will the proposed development comply with the other requirements of this chapter?

Analysis: The proposed site design complies with parking, vegetative cover, buffer, utility, and other requirements of Title 49.

Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49, including parking, lighting, vegetative cover, and ARS design requirements.

12. Will the proposed development materially endanger the public health, safety, or welfare?

Analysis: No additional analysis required.

Finding: No. There is no evidence to suggest that with appropriate conditions, the requested ARS in a D18 zoning district, will materially endanger the public health or safety.

13. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

Analysis: No additional analysis required.

Finding: No. There is no evidence to suggest that with appropriate conditions, the requested ARS, in a D18 zoning district will substantially decrease the value or be out of harmony with the property in the neighboring area.

14. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Analysis: The proposed ARS creates additional housing, plans and policies generally support housing development.

Finding: Yes. The proposed ARS, with the recommended conditions, will be in general conformity with the 2013 Comprehensive Plan, 2016 Housing Action Plan, and the 2015 Juneau Economic Development Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the director's analysis and findings and **APPROVE** the preliminary plan for the Delta Drive Subdivision, an Alternative Residential Subdivision creating 14 unit-lots and one (1) parent lot. This permit would allow the applicant to submit for the final plan.

This approval is subject to the following conditions:

1. Prior to approval of the Final Alternative Residential Subdivision Plan, the applicant shall submit homeowners association, or similar, documents that comply with the requirements of 49.15.950(b);
2. Prior to the issuance of the first temporary certificate of occupancy for the development, access to and within the development shall be paved;
3. Prior to the issuance of the first temporary certificate of occupancy, each dwelling unit shall be connected to public sewer and water, and a master meter for water shall be installed by the developer; and
4. Per CBJ 49.15.920(o), the final mailbox location shall be reviewed and approved by the CDD Director, and installed prior to the issuance of the first temporary certificate of occupancy.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Preliminary Plan
Attachment C	Preliminary Construction Drawings
Attachment D	Water Memorandum
Attachment E	Preliminary Drainage Report
Attachment F	Zoning Map and Comprehensive Plan Land Use Designation Map
Attachment G	Abutters Notice and Public Notice Sign



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 4090 Delta Drive, Juneau, AK 99801		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Thunder Mountain Park TR 1A		
	Parcel Number(s) 5B2401620011		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner Bicknell, Inc.	Contact Person David Blommer	
	Mailing Address P.O. Box 33517	Phone Number(s) 907-789-5727	
	E-mail Address dblommer@bicknellinc.com		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
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 officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.			
X <u>[Signature]</u> <u>10/8/20</u> Landowner/ Lessee Signature Date			
X _____ Landowner/ Lessee Signature Date			
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as Landowner, enter SAME			
Applicant SAME		Contact Person SAME	
Mailing Address SAME	Phone Number(s)		
E-mail Address SAME			
X _____ Applicant's Signature Date of Application			

DEPARTMENT USE ONLY BELOW THIS LINE

RECEIVED
OCT 12 2020
PERMIT CENTER/CDD

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Intake Initials <u>LEC</u>
Date Received <u>10/12/20</u>

Case Number <u>Smp20200004</u>



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

See subdivision hand-outs for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

An alternative residential subdivision (ARS) of Thunder Mountain Park TR 1A into Delta Drive Subdivision comprised of 15 unit lots and 1 parent lot.

Number of Existing Parcels 1 Total Land Area 1.82 acres Number of Resulting Parcels 16

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS

☐ NO

☐ YES Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT

(changing or creating 13 or fewer lots)

- ☐ Preliminary Plat (MIP)
☐ Final Plat (MIF)
☐ Panhandle Subdivision
☐ Accretion Survey
☐ Boundary Adjustment
☐ Lot Consolidation (SLC)
☐ Bungalow Lot Subdivision
☐ Common Wall/Zero Lot Subdivision
☐ Other _____

MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

- ☒ Preliminary Plat (SMP)
☐ Final Plat (SMF)
☐ Preliminary Development Plan – PUD (PDP)
☐ Final Development Plan – PUD (PDF)
☐ Development Plan – ARS (ARP)
☐ Development Plan – ARS (ARF)
☐ Bungalow Lot Subdivision
☐ Common Wall/Zero Lot Subdivision
☐ Other _____

ALL REQUIRED DOCUMENTS ATTACHED

- ☒ Pre-application conference notes
☒ Narrative including:
☒ Legal description(s) of property to be subdivided
☒ Existing structures on the land
☒ Zoning district
☒ Density
☒ Access
☒ Current and proposed use of any structures
☒ Utilities available
☒ Unique characteristics of the land or structure(s)

☒ Preliminary Plat checklist

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

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>1760.00</u>			
Public Notice Sign	\$ <u>150.00</u>			
Admin. of Guarantees	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ <u>1910.00</u>			

major sub:
\$110 per lot
X 16 lots

RECEIVED

OCT 12 2020

PERMIT CENTER/CDD

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number

Smp20200004

Date Received

10/12/20

LEC



October 9, 2020

Laurel Christian, Planner II
City and Borough of Juneau
Community Development Department
155 S. Seward St.
Juneau, AK 99801

SUBJECT: Delta Drive Subdivision - Alternative Residential Subdivision
Project Narrative – PDC Project No. 20098JN

Dear Laurel;

On behalf of our client Bicknell Inc., PDC Engineers (PDC) is submitting this project narrative as part of the Delta Drive Subdivision Alternative Residential Subdivision (ARS) application. The property to be subdivided under the CBJ ARS code has a legal description of Thunder Mountain Park TR 1A with a land area of 79,189 square feet. Currently there are no dwelling structures on the property. Ten (10) existing concrete foundations exist on the property from where previous modular homes were located that have since been removed.

CBJ Zoning - The property is zoned D-18 Multifamily with an allowable density of 18 units per acre. The proposed use of the structures to be developed within the ARS will be residential and will meet the permissible uses as outlined for their zoning district and in the ARS code. The surrounding neighborhood is similarly zoned D-18 and is made up of single family and multi-family residences. The proposed development will be in harmony with the surrounding neighborhood.

Access - The existing parcel is accessed from the cul-de-sac at the end of Delta Drive, a CBJ owned and maintained paved roadway.

Utilities – CBJ public water and sanitary sewer utilities currently service the property. An existing 2-inch water line coming from the end of the existing 6-inch water line in Delta Drive supplies water to this property. Individual $\frac{3}{4}$ " water services are located from the 2-inch line within the property serving the original 10 modular homes. A 6-inch PVC sanitary sewer line exists within the property acting as the sewer collector. This 6-inch sewer pipe connects to the CBJ sewer main located in the Delta Drive cul-de-sac. Individual 4-inch PVC sewer services coming from the building foundations connect to the 6-inch sewer. Under the CBJ Delta Drive Reconstruction project scheduled for construction in the Spring/Summer of 2021, new water and sanitary sewer utilities will be provided to the lot line of this property. An 8-inch PVC sewer service will be provided and an 8-inch HDPE water line. The Delta Drive Subdivision project will connect to these new services and extend into the subdivision. The existing sewer system has been found to be in good condition and will continue to be reused. Lots which previously did not have a 4-inch

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Delta Drive Subdivision - ARS
October 9, 2020
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sewer service will have a new ones installed. The subdivision has an existing 2" Poly water main serving the existing lots. PDC water system analysis (attached) indicates that the existing 2" water service can supply adequate flow and pressure to 7 dwelling units. There are two 2" Poly water line branches that will connect to the new 8" HDPE line. The existing 2" poly water line will be flushed, disinfected and pressure testing in compliance with CBJ Standards for domestic water supply. Existing 3/4" water services will be used or new 1-inch Poly water services will be installed. A master water meter with vault structure will be installed prior to service lines.

Drainage – Surface storm water will be collected in drainage swales on the perimeter and interior lots of the property. The drainage system will involve construction of drainage swales, underground storm drain pipe and underdrain system to safely route the drainage to the existing Delta Drive drainage system which is planned for reconstruction in Spring/Summer 2021 by CBJ. As the designers for CBJ on the Delta Drive Reconstruction project, the storm drain improvements have been designed to accommodate the Delta Drive Subdivision storm drainage. There are two locations where storm drainage will discharge to Delta Drive, both of these locations have pipe sized at 12" diameter. Lots 11-15 will have a drainage swale near the rear of the property and then transition to an 8" underdrain in an existing 10' drainage easement that goes to a new culvert inlet being installed under the Delta Drive Reconstruction project. Lots 7-10 (new foundations) will be graded to drain to a drainage swale in the front of the lots where storm drainage will be collected and routed underground through a 12" drain pipe to the discharge location at the new culvert on Delta Drive. Lots 1-6 will have a perimeter drainage swale at the rear of the property that is graded to drain to the new culvert being installed under the CBJ Delta Drive Reconstruction project.

Parking and Circulation– Each lot will have two parking spaces as shown in the site plan. The existing gravel roadway will be reconstructed to accommodate a 20' wide paved access road through the property. This paved roadway will allow for safe and convenient emergency fire vehicle access throughout the subdivision.

Buffer/Setback – A perimeter buffer has been shown on the site plan with a new wooden fence located at the property line for screening and privacy. Buffers match the required setbacks for this zoning district.

Vegetative Cover – The parent lot has roughly 46% vegetative cover.

Lighting – Lighting will be installed on the individual structures.

Mailbox, Garbage and Snow Storage – CBJ Standard Mailboxes have been shown on Lot 1 to allow for each lot to have US Postal mail delivery. Two garbage dumpsters have been shown on Lot 1 to allow for refuse to be placed from each lot. Snow storage has been shown on Lot 1.

Delta Drive Subdivision - ARS
October 9, 2020
Page 3

Should you have any questions or require any additional information, please do not hesitate to contact me at your convenience.

Sincerely,



J. Mark Pusich, PE
Principal | Civil/Structural Engineer
PDC Engineers

Attachments: ARS Application: CBJ Development Application, ARS Subdivision Preliminary Plat, Lot Closure Comps, Subdivision Application, Preliminary Plat Checklist, Pre-App meeting minutes, Construction Improvement Drawings



(907) 586-0715
 CDD Admin@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

Delta Drive Alternative Residential Subdivision

Case Number: PAC20200026

Applicant: Spike Bicknell & David Blommer

Property Owner: Delta Park LLC

Property Address: 4090 Delta Drive

Parcel Code Number: 5B2401620011

Site Size: 79,189 Square Feet

Zoning: D-18

Existing Land Use: Manufactured Homes

Conference Date: 4/29/20
 Report Issued: 05/06/20
 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
David Blommer	Applicant	dblommer@bicknellinc.com
Laurel Christian	Planning	Laurel.christian@juneau.org
Kyle Paw	Permit staff	Kyle.paw@juneau.org
Autumn Sapp	General Engineering	Autumn.Sapp@juneau.org
Mark Pusich	PDC	MarkPusich@pdceng.com

Pre-Application Conference Final Report

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.

The Alternative Residential Subdivision (ARS) requires a two-step approval process. The ARS preliminary plan is reviewed and then the ARS final plan is reviewed. A major subdivision application is also required. The applicant may apply for the preliminary ARS plan and preliminary major subdivision plat at the same time.

The preliminary ARS plan is reviewed through the conditional use permit process with additional requirements found in the ARS section of code. The major subdivision plat is reviewed for platting requirements. The ARS section of code is attached to this report, approval criteria are highlighted.

Planning Division

1. **Zoning** – D18 Zoning District. There is no minimum lot size for the unit lots, however; you should demonstrate on the plan their size, and show how large the parent parcel is. CBJ 49.80 Definitions for Parent Lot and Unit Lot:

Parent lot means the original lot and the residual area from which unit-lots are created through an alternative residential subdivision.

Unit-lot means any lot, site, parcel, unit-site, and similar geographically defined property that is created through an alternative residential subdivision and that is substantially smaller than the minimum lot size required for the zoning district

2. **Setback/buffer** – There are no setbacks for the unit lots. A perimeter buffer is required in lieu of the setback requirements of this title on the parent lot. The buffer shall not be less than the setbacks required for the zoning district. Setbacks for the D18 zoning district are: Front: 20'; Rear: 10'; Side: 5'; Street side: 13'
 - a. The commission may enlarge the required buffer to up to 25 feet.
 - b. The buffer shall be vegetated unless the commission requires non-vegetated screening. A buffer may include fencing, natural berm, or other similar features.
 - c. No parking areas, dwelling units, unit-lots, or permissible uses may be located within the perimeter buffer. Access to the development may cross a portion of the buffer.
3. **Height** – 35' primary uses; 25' accessory uses
4. **Parking & Circulation** – Each single-family dwelling requires 2 parking spaces. Residential parking lots with more than 10 parking spaces but fewer than 25 parking spaces require 1 ADA van accessible parking space.
 - a. Parking can be either on the unit lots or on the parent lot. On the ARS plan, parking areas should be shown.
5. **Access** – Access to the ARS must be publically maintained (Delta Drive is a publically maintained right-of-way). Access within the ARS must be located completely on the parent lot, be paved, and meet emergency service access requirements.

Pre-Application Conference Final Report

6. **Lot Coverage** – There is no maximum lot coverage for the unit lots, maximum lot coverage applies to the parent lot. The maximum lot coverage is 50%.
7. **Vegetative Coverage** – There is a minimum vegetative cover requirement for the parent lot. In the D18 zoning district, 30% vegetative cover is required.
 - a. Shared open space is not required for an ARS in the D18 zoning district.
8. **Density** – Site measures 79,189 square feet (1.8 acres). At 18 units per acre, the site could accommodate up to 32 dwelling units.
 - a. **Density bonuses** – The commission may award a density bonus to an ARS for enhancements to the development. For the D18 zoning district, the total bonus shall not exceed 25%. Applicant should state in the project narrative if they are requesting density bonuses and how they meet the enhancement criteria.
9. **Lighting** – In the project narrative, the applicant should discuss if lighting will be installed.
10. **Noise** – Noise is not expected to be out of character with the D18 residential zoning district.
11. **Flood** – NA
12. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – No Known
13. **Wetlands** – No Known
14. **Habitat** – (Eagle – remind applicant to check with Feds; Riparian, etc.) – No Known
15. **Plat or Covenant Restrictions** – No known
16. **Traffic** – Per CBJ 49.40.300 a traffic impact analysis is required for projects that are anticipated to generate more than 500 average daily trips (ADTs). A single-family dwelling generates 9.52 ADTs. The proposal of 14 lots for single-family dwellings would generate 133.28 ADTs. A TIA will not likely be required for this project.
17. **Homeowners Association** – The ARS requires that a HOA be formed. The HOA documents must be recorded with the final plat.

Building Division

18. **Building** - plans will be addressed in plan review
19. **Outstanding Permits** -

	Permit Application	Pstatus	Permit Type	Location	Permit Id	Purpose
1	BLD20130336	Issued	BMH	4090 DELTA DR	2000993	Place 10 manufactured homes on existing foundations

General Engineering/Public Works

20. **Engineering** –
 - a. **Easements:** Site plan shall include all easements for drainage, utility lines including plumbing lines, access, snow storage, trash (dumpster) storage, or any other shared use that requires crossing the property line.
 - b. **Agreements:** A maintenance and hold harmless (of CBJ) agreement will need to be drafted, signed, and recorded for all shared infrastructure for the development, e.g. driveway, water, sewer, etc.

Pre-Application Conference Final Report

21. **Drainage** – Submit a drainage plan indicating how drainage from the proposed subdivision will join an established drainage channel or channels. Easements must be provided on the plat for all established drainage ways or any proposed drainage ways that cross any current or future abutting property lines.

22. **Utilities** – (water, power, sewer, etc.) A master water meter shall be installed by the developer prior to any branches or services. The meter must be in an above ground heated space. Water and sewer sizing shall be determined by an Alaskan licensed civil or mechanical engineer.

Beyond the shared private main and master water meter, a minimum of 1" water service and 4" sewer service will need to be installed to the front property line of each newly created lot prior to the recording of the final plat. At the time of preliminary plat submittal, please submit a construction plan with for the new utilities. The plan needs to include pipe locations, sizing, and grades for sewer to indicate appropriate fall will be achieved. Existing water services not being utilized shall be decommissioned and removed back to the mainline. If utilizing existing services or branches please show their location, size, and material type on the plan.

If a new private water and/or sewer mains are to be installed within the ROW, the following permits will need to be obtained to provide utilities to the newly created lot:

- a. **CBJ right-of-way (ROW) permit**- Once the construction plan for the utilities is approved, CBJ will create the ROW permit. The permit will allow the tapping of the water and sewer mains, water and sewer service installation, and road restoration within the right-of-way. Inspection fees, refundable bond amount, and conditions will be determined after review of the proposed construction plan. The extension of the utilities within the property will require further permitting and fee assessments. This process is done separately from the subdivision and typically in conjunction with the building permit application.
- b. **CBJ Water and Sewer Utility permits** – The installation of the private water and sewer main lines, services, and the water meter within the private property will be covered by these utility permits.

Fire Marshal

23. **Fire Items/Access** –

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. ARS Preliminary Plan Approval Application
2. Major Subdivision Application (Required when the subdivision plat is submitted)
3. Development Permit Application

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.

Pre-Application Conference Final Report

2. Preliminary Plat Checklist (Required when the subdivision plat is submitted)
3. Please see 49.15.940(b) for a description of the Required submissions with an ARS Preliminary Plan Approval:
 - a. Ownership
 - b. Preliminary Development Plan
 - c. Design
 - d. Open space, common facilities, and general landscaping
 - e. Request for density bonuses (if applicable)
 - f. Description of phased development (if applicable)
4. As built survey of existing foundations if you plan to utilize them.

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. ARS Review Fee
 - a. Preliminary Plan – \$400.00 plus \$80.00 per residential unit
 - b. Final Plan - \$300.00 plus \$60.00 per residential unit
 - c. Public notice sign fee \$50 plus \$100 refundable deposit
2. Major Subdivision Review Fee
 - a. Preliminary Plat - \$110 per lot
 - b. Final Plat - \$70 per lot
 - c. Public notice sign fee \$50 plus \$100 refundable deposit
3. ROW Permit (work within the ROW):
 - a. \$10 permit fee
 - b. Inspection fees - \$60 per inspection trip or hour, will be determined at time of construction plan review
 - c. Refundable bond – will be determined at time of construction plan review. Can be paid in the form of cash, check, surety, or conveyance.
 - d. Bond fee – dependent on type of bond payment.
1. Water Utility Permit (work within private property):
 - a. Water Connection charge – based on the line size at the location of the water meter as determined by an Alaskan licensed civil engineer.
2. Sewer Utility Permit (work within private property):
 - a. Sewer Connection charge – based on the number of drainage fixture units and shall be supplied in the civil construction plans as determined by an Alaskan licensed civil engineer.

Pre-Application Conference Final Report

- b. \$60.00 per inspection or trip, will be determined at time of construction plan review.

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

Submit your Completed Application

You must submit your application(s) 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
Fax: (907) 586-4529
Web: www.juneau.org/cdd



PRELIMINARY PLAT CHECK LIST

Name of Proposed Subdivision: Delta Drive Subdivision

The following items must be included with the initial submittal of a Preliminary Plat:

- | | |
|--|---|
| ☒ Application, filled out completely | ☐ Application fee (see fee schedule) |
| ☒ Project Narrative | ☐ Five (5) – 24" by 36" Copies |
| ☒ Pre-application Conference Report | ☒ Lot Closure Report |
| ☒ Disclosure of all known environmental hazards and any proposed mitigation measures recommended in the applicable environmental document. | |
| ☐ Preliminary Plat Checklist: I have reviewed the checklist and all submittals for completeness and accuracy. | |

Applicant or Surveyor - Signature

Date

Applicant or Surveyor - Print Name

GENERAL REQUIREMENTS

- ☐ The preliminary plat shall be prepared by a professional land surveyor, registered in the State of Alaska
- ☐ The preliminary plat shall be submitted on 22 by 34 inch sheets. The director of engineering and public works may approve alternate sheet sizes
- ☐ The preliminary plat shall be drawn with black ink to a scale of one-inch to 100 feet or less, or other suitable scale approved by the director of engineering and public works
- ☐ The preliminary plat shall be oriented with north toward the top of the sheet.
- ☐ A vicinity map shall be located in the upper right-hand corner of the sheet
- ☐ The vicinity map shall be oriented in the same direction as the plat
- ☐ A suitable north arrow shall be shown for the plat and vicinity map
- ☐ All line work and lettering must be of professional quality, and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion

GRAPHIC REQUIREMENTS - A preliminary plat shall contain the following information:

Title block - An enclosed title block in the lower right-hand corner containing the following information:

- ☐ The proposed name of the subdivision
- ☐ The legal description of the parcel to be subdivided including U.S. Survey, U.S. Mineral Survey, A.T.S. number or section, township, and range number, as applicable
- ☐ "City and Borough of Juneau, Alaska"
- ☐ "State Recorder's Office at Juneau"
- ☐ The date the preliminary plat was prepared and revised
- ☐ The horizontal scale
- ☐ The name and address of the owner of record
- ☐ The name, address, and telephone number of the surveyor preparing the preliminary plat

Preliminary Plat Checklist

Updated 1/2018

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Lot, block, and street information:

- ☒ The area of each lot
- ☒ The dimensions in feet and hundredths of a foot
- ☒ An identifying number and letter for lots and blocks
- ☒ Lots numbered consecutively, commencing with the number "1," with no omissions or duplications
- ☒ If the remainder of an original parcel being subdivided is relatively large, it shall be designated as a "tract" with an identifying number
- ☒ All parcels of land intended to be dedicated for public use or reserved for the use of all of the property owners in the proposed subdivision shall be shown as lots, and consecutively numbered. The purpose and any conditions or limitations on the use of the parcel shall be noted on the plat
- ☒ Abutting properties shall be shown with dashed lines, numbers, and/or letters
- ☒ For resubdivisions or public way vacations, the lines and legal description of the previous lots shall be shown with light dashed lines, numbers, and/or letters, or by a separate plat on the same sheet showing the previous lot lines
- ☒ The minimum data shown for each curve shall be as follows:
 - ☐ Length
 - ☐ Central angle
 - ☐ Radius
 - ☐ Bearing and distance of long chord
- ☐ Setbacks shall be shown on all corner lots and any lots with multiple frontage. Setbacks shall be shown on typical lots

Boundary lines:

- ☒ All boundary lines of the subdivision with bearings and distances described
- ☒ All retraced boundary lines shall show record and measured bearings and distances where they differ. Record dimension information shall be shown within parentheses and include a record source identification
- ☒ The exterior boundary lines of the subdivision shall be a solid black opaque line that is of a width that distinguishes it from all other property lines shown on the plat
- ☐ If phasing is proposed, then the boundaries and number of each phase, sequential lot numbering, and a subdivision name consistent with previous phases shall be shown

Monumentation:

- ☒ The monuments used to establish the basis of bearing
- ☒ Each monument found or set shall be identified on the plat by a symbol
- ☒ A complete description of the monument, including type and all information printed on the cap. A typical drawing shall be shown for each type of monument cap set
- ☒ A legend showing the symbols for all the types of monuments
- ☒ The identification, description location, elevation, and datum of the benchmark used to establish vertical control

Site access, circulation, and utilities:

- ☒ The widths and names of existing rights-of-way within the subdivision and within 100 feet of the subdivision boundary
- ☐ Proposed rights-of-way, including their widths and proposed names
- ☐ The grades of existing and proposed streets within these rights-of-way
- ☐ The width, ownership, use, and record reference of all proposed and existing easements within the subdivision and within 100 feet of the subdivision boundary
- ☐ The width, ownership, and use of all proposed easements

Preliminary Plat Checklist

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- ☒ All proposed and existing easements shall have sufficient dimensions shown to determine their location on the ground
- ☐ Existing trails or pathways within the subdivision and within 100 feet of the subdivision boundary, including the width of any associated rights-of way or easements
- ☐ Proposed trails or pathways and widths of their rights-of-way
- ☐ If the plat submitted covers only a part of the tract under the control of the applicant, a sketch plat of the prospective street system of the unplatted part shall be submitted
- ☒ The location of any existing or proposed driveways/curb cuts that access or are proposed to access any existing or proposed street

Topographic information:

- ☒ For slopes of less than five percent, show one foot contour lines and include spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions
- ☐ For slopes between five percent and ten percent, show two foot contour lines
- ☐ For slopes greater than ten percent, show five foot contour lines
- ☒ Every fifth elevation contour shall be distinctive and clearly labeled
- ☒ Dashed lines shall represent existing contours
- ☒ Mapping shall include any significant features which can materially affect the design of the subdivision, including, but not limited to, structures, fences, walls, and utility poles
- ☒ If irregular slopes or special features are present, additional contour information may be required by the director of engineering and public works for planning or construction purposes. Additional required information may include projecting the topography of the site after grading has taken place, showing such items as:
 - ☐ Pad elevations and drainage patterns for each lot
 - ☐ Tops and toes of all manufactured slopes, including daylight lines
 - ☐ Existing and proposed retaining wall locations and heights
- ☐ For subdivisions located in hillside areas with slopes greater than eighteen percent, additional requirements apply in accordance with CBJ 49.70, Article II

Sewer and water:

- ☒ Existing sewer and water mains within the tract with pipe sizes and grades
- ☒ A draft plan for proposed water and sewer lines showing the size, approximate slope, and connection points with elevations for the purpose of determining the feasibility of construction

Multisheet plats:

- ☐ When a plat requires more than one sheet, exclusive of a certificate sheet, an index sheet shall be included. When a plat requires more than three sheets, a cover sheet shall also be included, showing the subdivision title, a key map, and all certificates. Each additional sheet shall include the following data:
 - ☐ North arrow
 - ☐ Legend
 - ☐ Surveyor's seal and signature
 - ☐ Title block
 - ☐ Sheet _____ of _____
 - ☐ Scale
 - ☐ All plat notes
 - ☐ Vicinity map

N/A

Preliminary Plat Checklist

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ADDITIONAL MAPPING OR REPORTS: At the pre-application meeting, it will be determined if any of the following additional mapping or reports are required to be submitted with the preliminary plat. If required, the following additional mapping or reports shall be submitted:

Hazard and Special Habitat Areas:

- ☐ Any portion of a special flood hazard area, landslide or avalanche area, habitat area as defined by CBJ 49.70.310, or watersheds, either existing at the proposed subdivision site or shown on the overlay maps, adopted pursuant to this title, to exist at the proposed subdivision site, must be depicted on the preliminary plat
- ☐ The boundaries of any wetland areas must be depicted on the preliminary plat. Boundaries must be determined by a person qualified to perform wetland delineations *N/A*

Soils report:

- ☐ A soils report prepared by an engineer licensed by the State of Alaska shall be required if the proposed subdivision is located farther from the existing public sewer system than specified in CBJ 49.35, and the applicant chooses to provide on-lot waste disposal rather than to connect to the public system. A soils report shall include the following:
 - ☐ Certification that the proposed lots are large enough and have soil of sufficient permeability to permit the construction of approved waste treatment systems for on-lot waste disposal
 - ☐ The location and size of drain fields for each lot
 - ☐ The locations and logs of test borings, percolation test results, and a hydrological evaluation of on-site sewage disposal
 - ☐ If the soils report indicates that the soils found on the site are not of sufficient permeability or the lots are not large enough to permit the construction of systems for on-lot waste disposal, the size of the proposed lots must be increased or alternate methods for waste disposal proposed
 - ☐ The soils report shall describe the nature of the subsurface soils and any soil conditions that would affect the design of the proposed development. The soils report shall state whether the proposed subdivision plan is feasible and provide general solutions for all known geotechnical conditions or problems

Drainage report:

- ☐ A preliminary report specifying the method by which the applicant proposes to manage surface and subsurface drainage for the subdivision and the effect of such method on adjacent areas. Unlike the drainage plan required by CBJ 49.35.510, the preliminary drainage report does not need to be prepared by a licensed engineer. The report must address the following:
 - ☐ A calculation of the increase in stormwater runoff resulting from the proposed development as well as the runoff from all drainage areas associated with the site. Runoff calculations shall be based on a fully-developed subdivision and a 25-year storm event
 - ☐ How drainage from the proposed subdivision will join an established drainage channel or channels, unless the director of engineering and public works approves use of an alternative drainage way
 - ☐ An evaluation of existing drainage ways and structures located between the subdivision and the receiving water body, and verification that the existing drainage ways can accommodate the increased runoff. If the increased runoff cannot be handled, the plan must propose solutions to the problem
 - ☐ All required improvements, on or off site, that are shown on the construction plans in accordance with CBJ 49.35, Article V, and that will be constructed as part of the subdivision

Water:

- ☐ For subdivisions of five or more lots, including major subdivisions, the following shall be included, where applicable, in accordance with CBJ 49.15.412:
 - ☐ If a proposed subdivision is located at greater distance from the existing public water system than specified in CBJ 49.35, Article III, and the applicant chooses not to connect to the public system, a statement that the applicant will provide a community water system or that individual wells will be used

Preliminary Plat Checklist

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- ☐ A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ 49.35, Article III
- ☐ A copy of the State application for a permit to appropriate water in the quantity required to meet the subdivisions demands
- ☐ This does not apply to remote subdivisions unless: the subdivider of the remote subdivision chooses to provide potable water, a public water system is available and the subdivision falls within the criteria outlined in CBJ 49.35.310(a), or the subdivision has four or fewer lots.
- ☐ The director for minor subdivisions, and the planning commission for major subdivisions, may, for good cause, temporarily waive the requirement to provide a water report and proof of water, and condition the approval of the preliminary plat upon the provision of both documents as part of the final plat application and approval process.

Erosion control:

- ☐ A report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.

Traffic study:

- ☐ A traffic impact analysis may be required with the preliminary plat in accordance with CBJ 49.40.300.

Shadow plats:

- ☒ For subdivisions of five or more lots in transition areas, a shadow plat shall be submitted according to CBJ 49.70.710. The shadow plat shall consist of a sketch superimposed on the proposed subdivision layout. This sketch shall reflect any future resubdivision of the parcels into smaller lots consistent with the higher density and the lot size allowed under the transition zoning.

GENERAL NOTES

- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:10,000.
- BASIS OF BEARING**
THE BASIS OF BEARING FOR THIS PLAT IS THE BEARING OF S 0° 01' 00" W, AS SHOWN ON PLAT No. 73-17, DATED OCTOBER 29, 1973. BETWEEN THE RECOVERED MONUMENTS, AS SHOWN ON THIS PLAT.
- WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THAT OF ACTUAL FIELD MEASURED AND/OR COMPUTED SURVEY COURSES, THE RECORD BEARING AND/OR DISTANCES IS SHOWN WITHIN PARENTHESIS AND REFERENCED TO A RECORDED PLAT (R#).
- THE PRELIMINARY FIELD SURVEYING WAS PERFORMED ON MAY 26-27, 2020, UTILIZING A TRIMBLE S7 ROBOTICS TOTAL STATION WITH STANDARD LASER RANGING MEASUREMENTS.
- RECORD INFORMATION**
THE RECORD INFORMATION USED FOR THIS SUBDIVISION IS DERIVED FROM THE OFFICIAL PLATS: PLAT No. 73-17, JUNEAU RECORDING DISTRICT, DATED OCTOBER 29, 1973 (R1), PLAT No. 92-18, JUNEAU RECORDING DISTRICT, DATED APRIL 28, 1992 (R2);
- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET, AND HAVE BEEN REDUCED TO THEIR HORIZONTAL EQUIVALENTS.
- DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
- THE LOTS CREATED THROUGH THIS SUBDIVISION ARE AN ALTERNATIVE RESIDENTIAL SUBDIVISION. AT TIME OF PLAT RECORDING DEVELOPMENT OF LOTS, INCLUDING FURTHER SUBDIVISION OR USE, IS SUBJECT TO CBJ 49.15 ARTICLE IX. SEE CITY AND BOROUGH OF JUNEAU LAND USE CODE FOR CURRENT REGULATIONS.
- THERE SHALL BE NO DISTURBANCE OR DEVELOPMENT WITHIN THE PERIMETER BUFFER SHOWN ON THIS PLAT, AS REQUIRED BY CBJ 49.15.920(j).
- AT TIME OF RECORDING, LOTS 2 THROUGH 11 AND 13 THROUGH 15 ARE LIMITED TO ONE SINGLE FAMILY DWELLING. LOT 12 MAY BE PERMITTED ONE SINGLE FAMILY DWELLING AND ONE ACCESSORY APARTMENT. SEE CBJ 49.15 ARTICLE IX FOR CURRENT REGULATIONS.

OWNERSHIP CERTIFICATE

BICKNELL, INC. HEREBY CERTIFIES THAT BICKNELL, INC. IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT IT HEREBY ADOPTS THIS PLAT OF SUBDIVISION WITH ITS FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

OWNER _____ DATE: _____ 2020
ROSCOE V. BICKNELL, IV
BICKNELL, INC.

NOTARY ACKNOWLEDGMENT

UNITED STATES OF AMERICA }
STATE OF ALASKA } SS

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSONS 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

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____, DATED _____, 2020, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE JUNEAU RECORDING DISTRICT, STATE RECORDERS OFFICE AT ANCHORAGE.

CHAIRMAN OF THE PLANNING COMMISSION
CITY AND BOROUGH OF JUNEAU

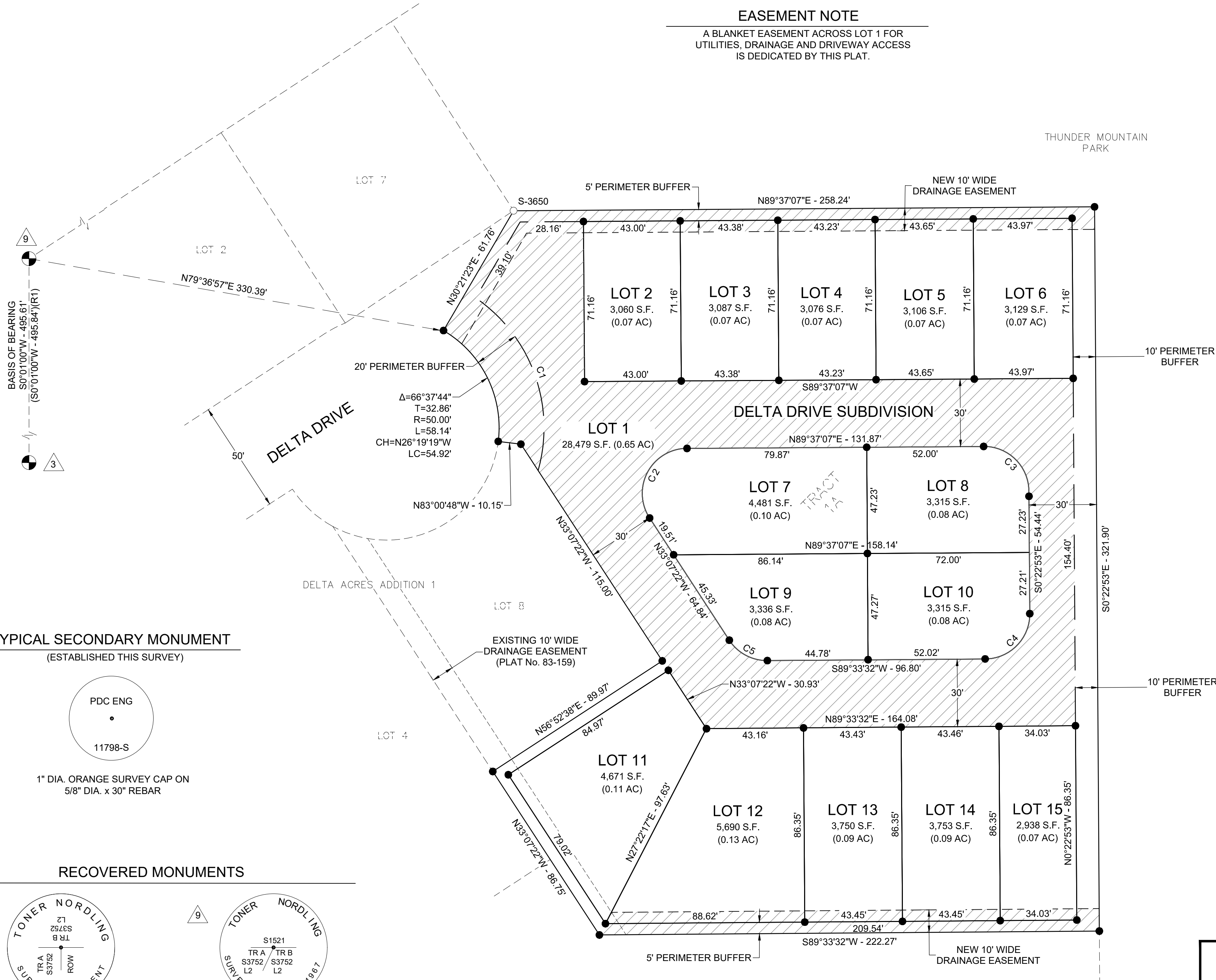
DATED _____, 2020

ATTEST:

MUNICIPAL CLERK
CITY AND BOROUGH OF JUNEAU

EASEMENT NOTE

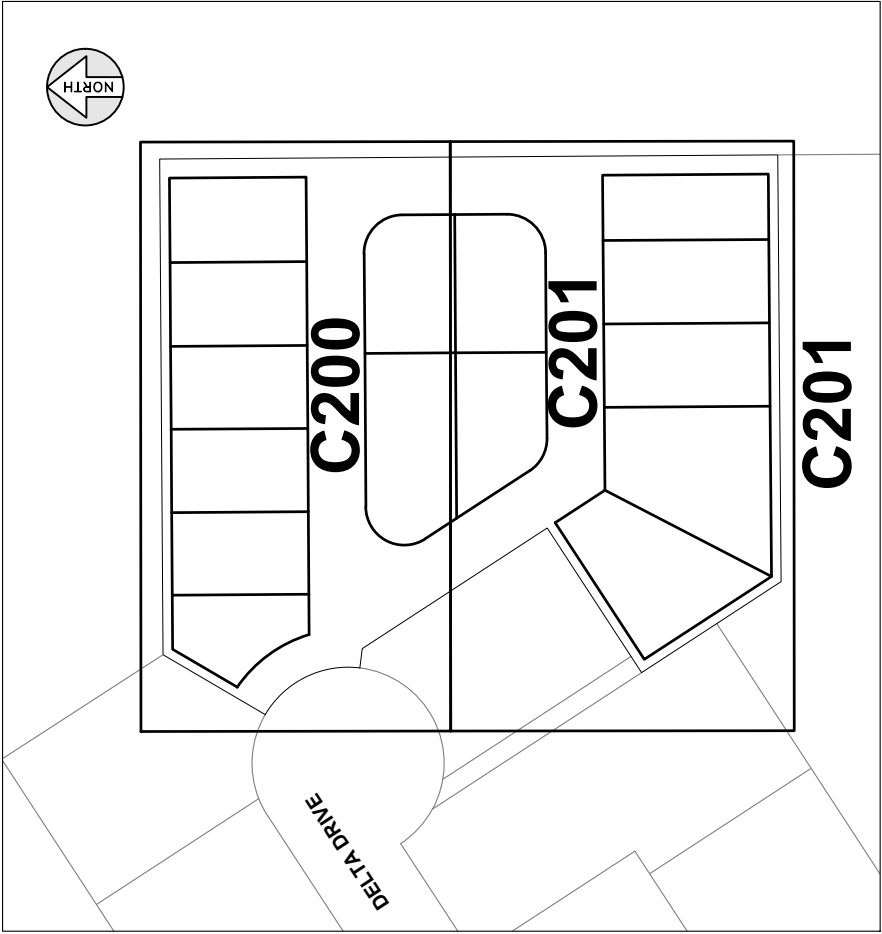
A BLANKET EASEMENT ACROSS LOT 1 FOR UTILITIES, DRAINAGE AND DRIVEWAY ACCESS IS DEDICATED BY THIS PLAT.



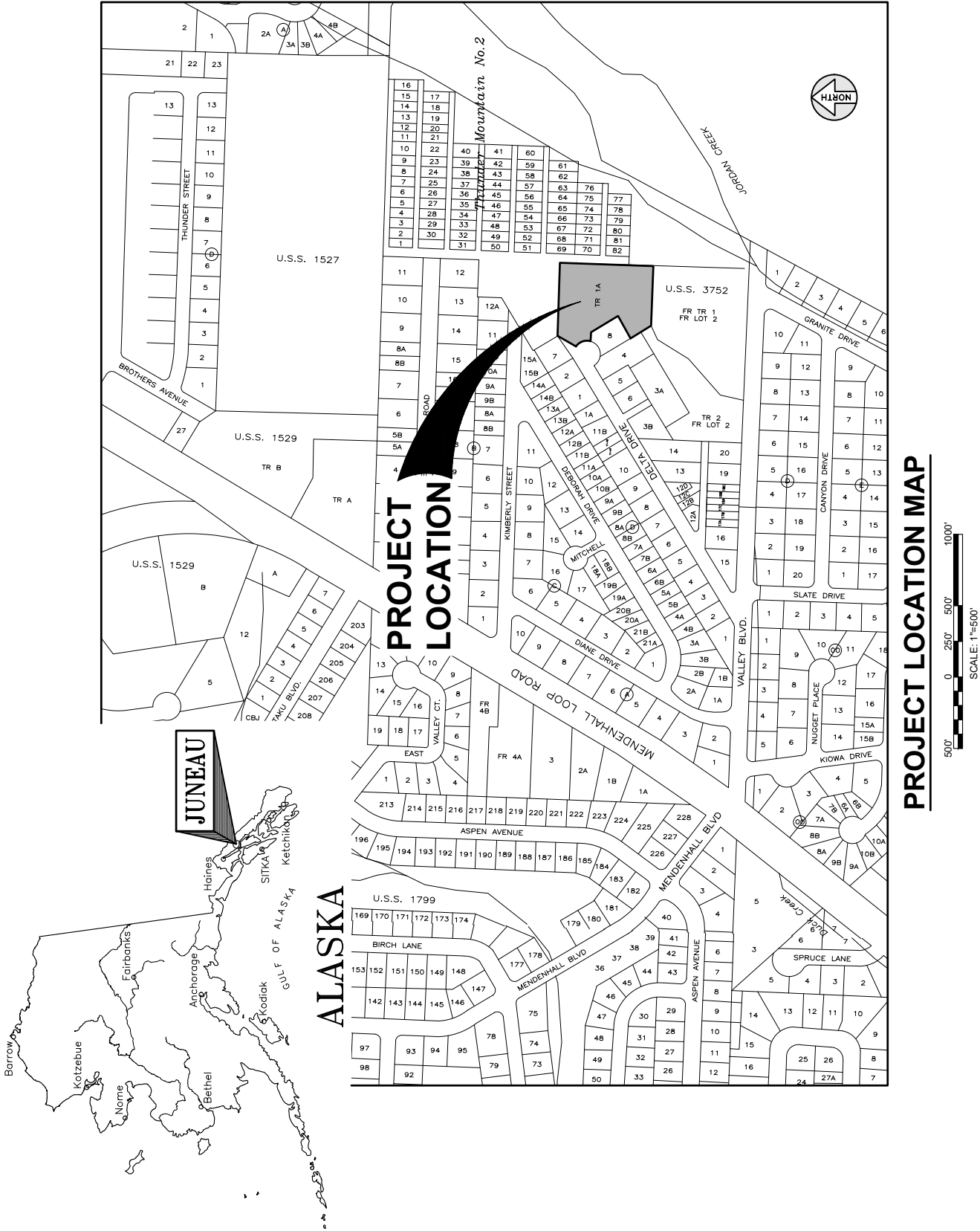
DELTA DRIVE SUBDIVISION CONSTRUCTION IMPROVEMENT PLAN

JUNEAU, ALASKA

SHEET INDEX	
SHEET No.	DESCRIPTION
C001	COVER SHEET
C002	GENERAL NOTES, ABBREVIATIONS AND SYMBOLS
C003	SUMMARY TABLES
C004	EXISTING SITE CONDITIONS
C100	TYPICAL SECTIONS
C101	CONSTRUCTION DETAILS
C102	CONSTRUCTION DETAILS
C200	OVERALL SITE PLAN
C201	SITE & UTILITY PLAN
C202	SITE & UTILITY PLAN
C203	GRADING PLAN
C204	WATER METER ENCLOSURE DETAILS
C205	WATER METER ENCLOSURE DETAILS
C206	WATER METER ENCLOSURE DETAILS
C207	WATER METER ENCLOSURE DETAILS
C300	EROSION & SEDIMENT CONTROL PLAN
C301	EROSION & SEDIMENT CONTROL DETAILS



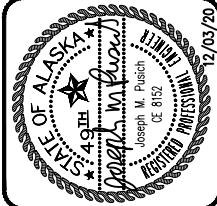
SHEET KEY MAP
N.T.S.



PROJECT LOCATION MAP

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APPROVED	JMP
FILE:	

No.	DATE	REVISION	BY	APPROVED



COVER SHEET

DATE: Dec 03, 2020	PDC No. 20098JN
SHEET	C001

GENERAL CONSTRUCTION NOTES

1. CBJ ENGINEERING STANDARD DETAILS BOOK FOR CIVIL ENGINEERING PROJECTS AND SUBDIVISION IMPROVEMENTS DATED AUGUST, 2011 AND CBJ ENGINEERING STANDARD SPECIFICATIONS DATED DECEMBER, 2003 ARE MADE A PART OF THIS CONTRACT, WITH CURRENT REVISIONS AS APPLICABLE.
2. LARGE BOULDERS, HARDPAN, STUMPS, LOGS, ORGANICS AND GROUND WATER MAY BE ENCOUNTERED AT VARIOUS DEPTHS DURING EXCAVATION OPERATIONS. THESE MATERIALS SHALL BE DISPOSED OF AS REQUIRED BY THE ENGINEER.
3. GRADES AND ALIGNMENTS SHOWN ON THESE PLANS ARE SUBJECT TO MINOR REVISIONS AS APPROVED BY THE ENGINEER.
4. LOCATION OF WATER SYSTEM IMPROVEMENTS, SANITARY SEWER MANHOLES, STORM DRAIN STRUCTURES, PIPING AND PIPE LENGTHS ARE SUBJECT TO MINOR REVISIONS AS APPROVED BY THE ENGINEER.
5. LOCATIONS OF EXISTING UNDERGROUND SEWER, WATER, TELEPHONE, CABLE TELEVISION, AND POWER UTILITIES SHOWN ON THESE PLANS WERE DERIVED FROM CBJ AS-BUILTS OR FIELD LOCATES. ACTUAL LOCATIONS MAY VARY FROM THOSE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, PROTECTING AND MAINTAINING THE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. ANY DAMAGE RESULTING TO THESE UNDERGROUND UTILITIES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. CALL "DIAL BEFORE YOU DIG" @ 586-1333 FOR UNDERGROUND UTILITY LOCATES AND 811 ALASKA DIG LINE FOR ACS AND GCI PRIOR TO ANY EXCAVATION ACTIVITIES.
6. CONTRACTOR SHALL ASSURE GARBAGE PICKUP, DAILY MAIL SERVICE, FUEL AND SERVICE DELIVERIES WILL BE UNINTERRUPTED TO ALL RESIDENTS AFFECTED BY THIS PROJECT.
7. PROPERTY LINE LOCATIONS USED IN THESE PLANS WERE DERIVED FROM RECORD PLATS AND DO NOT REPRESENT A SUBDIVISION BOUNDARY SURVEY.
8. ALL SIGN INSTALLATIONS OR RELOCATIONS SHALL BE PERFORMED ACCORDING TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.) WITH THE ALASKA SUPPLEMENT.
9. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL SITE, EXCEPT AS NOTED IN THE CONTRACT DOCUMENTS.
10. PROVIDE KNOCKOUTS IN PRECAST STORM DRAIN STRUCTURES FOR ALL PIPES SHOWN ON THE PLANS.
10. ONLY HORIZONTAL ELBOW FITTINGS (BENDS) ARE SHOWN ON THE PLANS. ADDITIONAL FITTINGS WILL BE REQUIRED FOR VERTICAL DEFLECTIONS NEAR CONNECTION TO EXISTING PIPES, AND AT OTHER LOCATIONS REQUIRING GRADE CHANGES TO AVOID CONFLICTS.
11. THE CONTRACTOR SHALL NOT STORE MATERIALS OR EQUIPMENT OR OPERATE EQUIPMENT WITH ITS TRACKS OR WHEELS PLACED ON PRIVATE PROPERTY WITHOUT THE WRITTEN APPROVAL OF THE PROPERTY OWNER.
11. THE CONTRACTOR SHALL NOTIFY CBJ WATER UTILITIES OPERATOR LONI VANKIRK (723-4975) OF PROPOSED WATER SERVICE INTERRUPTION AND SUBMIT THE "WATER SYSTEM SPECIAL USE PERMIT" (COSIGNED BY THE ENGINEER) AT LEAST 48-HOURS PRIOR TO SHUTDOWN OR FLUSHING OF MAINLINE WATER PIPE. NO WATER SERVICE INTERRUPTION MAY PROCEED UNTIL THIS APPROVAL IS OBTAINED.
12. CONTRACTOR SHALL REFERENCE ALL EXISTING PROPERTY CORNER MONUMENTS (I.E. BRASS CAP MONUMENTS, REBARS OR CHISELED X'S) PRIOR TO CONSTRUCTION THAT WILL BE DISTURBED DURING HIS WORK, AND REMONUMENT AFTER CONSTRUCTION OPERATIONS. ALL WORK SHALL BE DONE BY, OR UNDER THE DIRECTION OF, AN ALASKA REGISTERED LAND SURVEYOR. ALL EXISTING PROPERTY CORNERS ARE NOT NECESSARILY SHOWN ON THE PLANS.
13. THE PLAN DRAWINGS DO NOT NECESSARILY SHOW ALL TREES AND SHRUBS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES. NO TREES, SHRUBS OR LANDSCAPING ARE TO BE REMOVED OR DAMAGED, UNLESS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER.
14. "JUMPING JACK", OR SIMILAR TYPE COMPACTORS SHALL BE USED FOR COMPACTION WITHIN 18-INCHES OF THE OUTSIDE SURFACE OF ALL WATER VALVE BOXES, CATCH BASINS AND MANHOLES.
15. THE USE OF GROUT AND QUICKSET CEMENT PRODUCTS WITH ADJUSTING RINGS, BRICKS, WOOD, STONES AND OTHER SIMILAR GRADE ADJUSTMENT DEVICES TO SUPPORT CATCH BASIN FRAMES OVER CATCH BASINS AND MANHOLES WILL NOT BE PERMITTED ON THIS PROJECT. SEE CBJ STANDARD SPECIFICATIONS, SECTION 02502 - STORM SEWER MANHOLES, INLETS AND CATCH BASINS AND THE DRAWINGS FOR CATCH BASIN FRAME SUPPORT REQUIREMENTS. SANITARY SEWER MANHOLES SHALL BE ADJUSTED PER CBJ STANDARD SPECIFICATIONS 02402 - SANITARY SEWER MANHOLES AND CLEANOUTS.
16. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ENGINEER APPROVED EROSION CONTROL DEVICES DURING CONSTRUCTION PER CBJ STANDARD SPECIFICATIONS SECTION 01570 REQUIREMENTS.
17. ALL WORK FOR THESE PLANS SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND STANDARDS.

Attachment C - SMF2021 0002 Final Plat Notice of Decision and Staff Report

ABBREVIATIONS

AC	ASBESTOS CEMENT
ACS	ALASKA COMMUNICATIONS SYSTEMS
AEL&P	ALASKA ELECTRIC LIGHT & POWER
APPROX	APPROXIMATE
AST	ABOVEGROUND STORAGE TANK
BC	BACK OF CURB
BLVD	BOULEVARD
BOP	BEGINNING OF PROJECT
CB	CATCH BASIN
CBJ	CITY & BOROUGH OF JUNEAU
CHB	CHORD BEARING
CHL	CHORD LENGTH
C/L	CENTERLINE
CI	CAST IRON
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONT	CONTINUOUS
CPP	CORRUGATED POLYETHYLENE PIPE
CTE	CONNECT TO EXISTING
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
DIA	DIAMETER
E	EASTING
EG	EXISTING GRADE
EL	ELEVATION
EOP	END OF PROJECT
EP	EDGE OF PAVEMENT
EXIST	EXISTING
EXP	EXPANSION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GCI	GENERAL COMMUNICATION INC.
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH PRESSURE
IE	INVERT ELEVATION
L	LENGTH
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
MJ	MECHANICAL JOINT
MTE	MATCH TO EXISTING
N	NORTHING
N/A	NOT APPLICABLE
NFS	NON-FROST SUSCEPTIBLE
NTS	NOT TO SCALE
NVC	NO VERTICAL CURVE
OC	ON CENTER
PC	POINT OF CURVATURE
PERF	PERFORATED
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POC	POINT ON CURVE
POL	POINT ON LINE
PP	POWER POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
ROW	RIGHT-OF-WAY
RP	RADIUS POINT
RT	RIGHT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
T	TANGENT
TBG	TOP BACK OF GUTTER
TBM	TEMPORARY BENCH MARK
TC	TOP OF CONCRETE
TOB	TOP OF BANK
TOP	TOP OF PIPE
TYP	TYPICAL
UD	UNDERDRAIN
UON	UNLESS OTHERWISE NOTED
UST	UNDERGROUND STORAGE TANK
VC	VERTICAL CURVE
VERT	VERTICAL
VPI	VERTICAL POINT OF INTERSECTION
W/	WITH

SYMBOLS

EXISTING	PROPOSED	
		PRIMARY MONUMENT
		SECONDARY MONUMENT
		SURVEY SPIKE / MAG NAIL
		TEMPORARY BENCHMARK
		PROPERTY / BOUNDARY LINE
		PROPERTY / BOUNDARY LINE UNSURVEYED
		PROJECT BASELINE
		TOP OF BANK
		TOE OF SLOPE
		WATER GATE VALVE/CURB STOP
		WATER LINE/SERVICE
		SEWER LINE/SERVICE
		WOODEN FENCE
		CHAIN-LINK FENCE
		OVERHEAD ELECTRIC LINE
		ASPHALT PAVEMENT
		TREE LINE
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		CONCRETE HEADWALL W/ TRASH RACK
		STORM SEWER PIPE
		CATCH BASIN W/ AREA DRAIN
		TELEPHONE PEDESTAL
		CABLE PEDESTAL
		ELECTRICAL PEDESTAL
		POWER POLE WITH LIGHT
		GUY WIRE
		GANG STYLE MAILBOX
		STREET SIGN
		CONIFEROUS TREE
		DECIDUOUS TREE
		BUILDING FOUNDATION

Section H, Item 4.

DESIGN MSM
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No.	DATE	REVISION	BY	APRVD.

DELTA DRIVE
SUBDIVISION
JUNEAU, AK



GENERAL NOTES,
ABBREVIATIONS AND
SYMBOLS

DATE: Dec 03, 2020
PDC No. 20098JN
SHEET 304
C0

P:\2020\20098JN-Bicknell-DeltaC\CO001.cre\20098JN.dwg PLOT: December 03, 2020 at: 3:59pm Mckel-Minech

WATER SERVICE SUMMARY			
LOT No.	STATION & OFFSET	SIZE/TYPE	REMARKS
2	10+95.1, 13.5' LT	1" POLY	SEE NOTE 1
3	11+28.9, 13.5' LT	1" POLY	SEE NOTE 1
4	11+81.8, 13.5' LT	1" POLY	SEE NOTE 1
5	12+15.3, 13.5' LT	1" POLY	SEE NOTE 1
6	12+58.8, 21.4' LT	1" POLY	SEE NOTE 1
7	11+68.0, 13.4' RT	1" POLY	NEW SERVICE
8	12+28.0, 13.5' RT	1" POLY	NEW SERVICE
9	14+71.4, 13.4' RT	1" POLY	NEW SERVICE
10	14+11.4, 13.3' RT	1" POLY	NEW SERVICE
11	15+22.0, 18.1' LT	1" POLY	SEE NOTE 1
12	14+96.0, 13.5' LT	1" POLY	SEE NOTE 1
13	14+62.5, 13.5' LT	1" POLY	SEE NOTE 1
14	14+09.2, 13.5' LT	1" POLY	SEE NOTE 1
15	13+85.5, 21.6' LT	1" POLY	SEE NOTE 1
NOTES: 1. EXISTING FOUNDATION PADS REPORTED TO HAVE 3/4" POLY WATER SERVICES TO EACH UNIT. EXISTING WATER SERVICES MAY BE REUSED IF FOUND TO BE IN SATISFACTORY CONDITION. FLUSHING, DISINFECTION AND PRESSURE TESTING SHALL BE PERFORMED ON THE EXISTING 3/4" POLY WATER SERVICES.			

STORM DRAIN STRUCTURE FRAME & GRATE SUMMARY	
STRUCTURE No.	EAST JORDAN, OLYMPIC FOUNDRY Co., CBJ STANDARD No., OR APPROVED EQUAL
S-1	OLYMPIC FOUNDRY MH34SC

SEWER SERVICE SUMMARY			
LOT No.	STATION & OFFSET	SIZE/TYPE	REMARKS
2	10+82.7, 14.0' LT	4" PVC	SEE NOTE 1
3	11+16.6, 14.0' LT	4" PVC	SEE NOTE 1
4	11+71.4, 14.0' LT	4" PVC	SEE NOTE 1
5	12+02.3, 14.0' LT	4" PVC	SEE NOTE 1
6	12+52.1, 14.0' LT	4" PVC	SEE NOTE 1
7	11+38.0, 14.5' RT	4" PVC	NEW SERVICE
8	11+98.0, 14.5' RT	4" PVC	NEW SERVICE
9	15+01.5, 14.5' RT	4" PVC	NEW SERVICE
10	14+41.4, 14.5' RT	4" PVC	NEW SERVICE
11	15+27.7, 14.0' LT	4" PVC	SEE NOTE 1
12	15+07.9, 14.0' LT	4" PVC	SEE NOTE 1
13	14+77.6, 14.0' LT	4" PVC	SEE NOTE 1
14	14+22.8, 14.0' LT	4" PVC	SEE NOTE 1
15	13+92.1, 14.0' LT	4" PVC	SEE NOTE 1
NOTES: 1. SEWER SERVICE LOCATIONS SHOWN ARE FROM LIMITED AS-BUILT INFORMATION AND WERE NOT FIELD LOCATED. EXISITNG 4" PVC SEWER SERVICES EXIST FOR LOTS 2-6 AND LOTS 11-15. CONTRACTOR SHALL FIELD LOCATE ALL SEWER SERVICES TO CONFIRM FINAL LOCATION FOR NEW SEWER SERVICE CLEANOUT INSTALLATION. STATION & OFFSET ARE GIVEN TO THE CENTER OF THE NEW CLEANOUT LID. IF EXISTING SANITARY SEWER SERVICES FOUND TO BE IN GOOD CONDITION CONTRACTOR MAY KEEP THEM IN SERVICE. 2. CONSTRUCT NEW 4" PVC SEWER SERVICE AND INSTALL NEW CLEANOUT NEAR PROPERTY LINE PER CBJ STANDARD DETAIL 213 AND CONNECT TO EXISTING SEWER SERVICE. 3. ADJUST SEWER SERVICE SLOPE TO PROVIDE MAXIMUM SEPARATION BETWEEN UTILITY CROSSINGS. INSTALL SWEEPS AS REQUIRED UPON APPROVAL OF THE ENGINEER.			

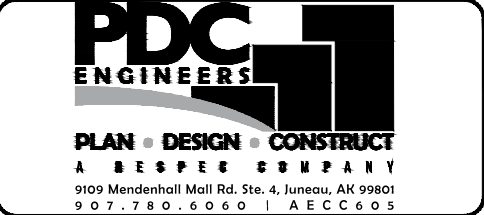
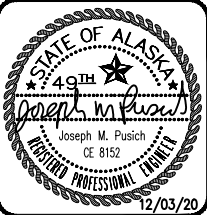
P:\2020\20098JN-Bicknell-Delta\CD\002020a\20098JN.dwg PLOT: December 03, 2020 at: 9:59pm Micki Minich

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APPROVED	JMP
FILE:	

No.	DATE	REVISION	BY	APRVD.	

DELTA DRIVE
SUBDIVISION

JUNEAU, AK



SUMMARY TABLES	
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DATE:	Dec 03, 2020
PDC No.	20098JN
SHEET	305

Attachment C - SMF2021 0002 Final Plat Notice of Decision and Staff Report

SURVEY NOTES

1. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A TOPOGRAPHIC DESIGN SURVEY OF THE DELTA DRIVE DEVELOPMENT.
2. THE FIELD SURVEYS WERE PERFORMED ON MAY 26-27, 2020.
3. THE SURVEY EQUIPMENT UTILIZED DURING THIS SURVEY WAS TRIMBLE R8-2 GNSS ROVER AND BASE AND A TRIMBLE S-7 ROBOTIC TOTAL STATION UTILIZING STANDARD LASER MEASURING TECHNIQUES.
4. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
5. CONTROL AND MONUMENT COORDINATES ARE IN AN ASSUMED LOCAL COORDINATE SYSTEM.
6. ELEVATIONS ARE IN AN ASSUMED LOCAL VERTICAL DATUM.
7. CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
8. ALL UTILITIES WERE LOCATED BY PDC AND ARE BASED ON OBSERVABLE EVIDENCE AND ABOVE GROUND APPURTENANCES AND FIELD RETRACEMENT PERFORMED BY PDC.
9. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS PER ALASKA STATUTE 40.15.900(5)(a).

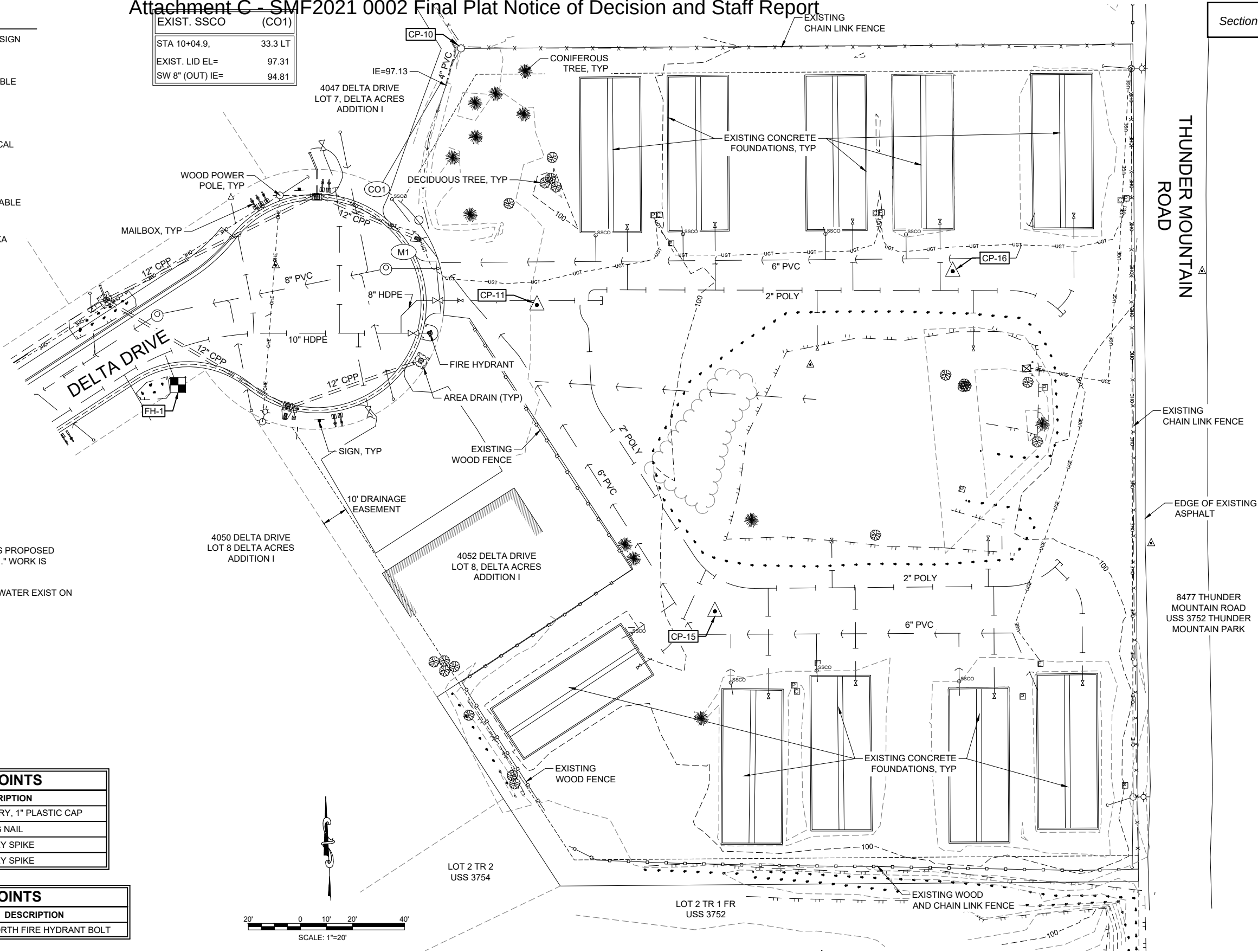
EXIST. SSMH	(M1)
STA 08+90.8,	25.9 RT
EXIST. LID EL=	98.50
E 6" (IN) IE=	92.94
NW 8" (OUT) IE=	92.84

NOTES:

1. ROADWAY AND UTILITY INFORMATION SHOWN ON DELTA DRIVE IS PROPOSED FROM CBJ CONTRACT BE21-028 "DELTA DRIVE RECONSTRUCTION." WORK IS SCHEDULED FOR SPRING/SUMMER 2021.
2. EXISTING 6" PVC SEWER MAIN AND 2" POLY PIPE FOR DOMESTIC WATER EXIST ON SITE.

TABLE OF HORIZONTAL CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
CP 10	10112.63	10356.34	S-3650, SECONDARY, 1" PLASTIC CAP
CP 11	10014.23	10385.34	MAG NAIL
CP 15	9896.49	10453.74	SURVEY SPIKE
CP 16	10027.18	10545.16	SURVEY SPIKE

TABLE OF VERTICAL CONTROL POINTS				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
FH-1	9983.52	10247.42	100.44'	"X" ON NORTH FIRE HYDRANT BOLT



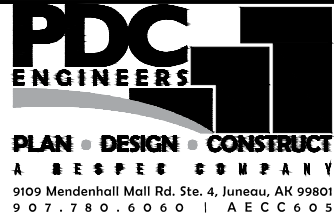
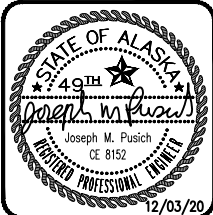
Section H, Item 4.

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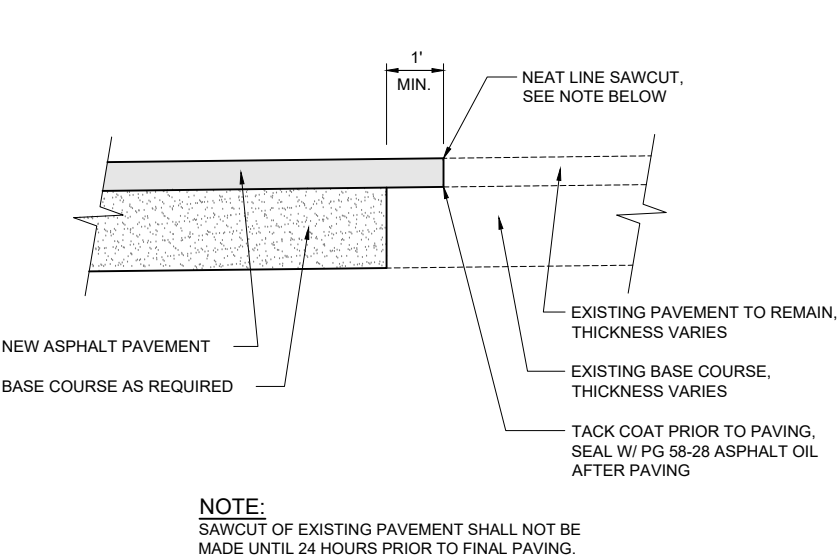
No.	DATE	REVISION	BY	APPRVD.

DELTA DRIVE
SUBDIVISION
JUNEAU, AK

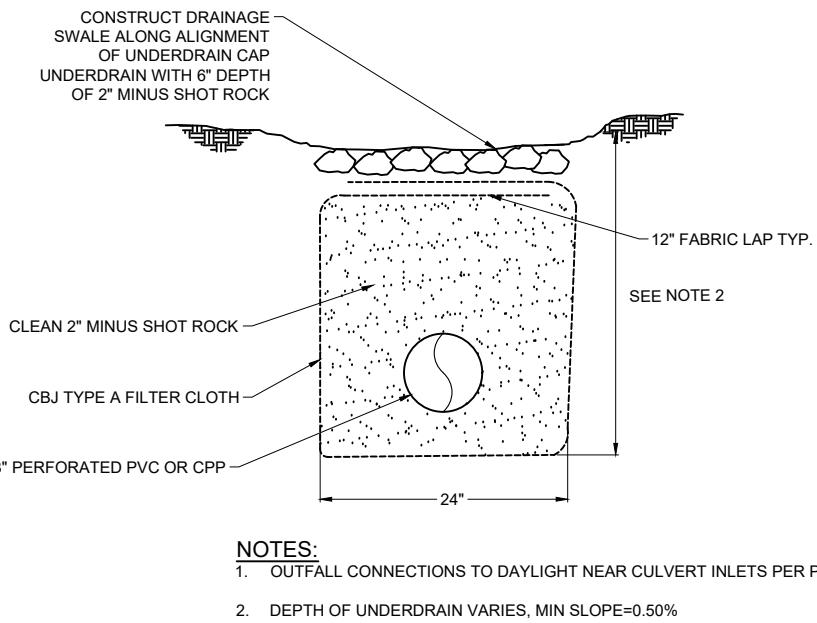


EXISTING SITE CONDITIONS

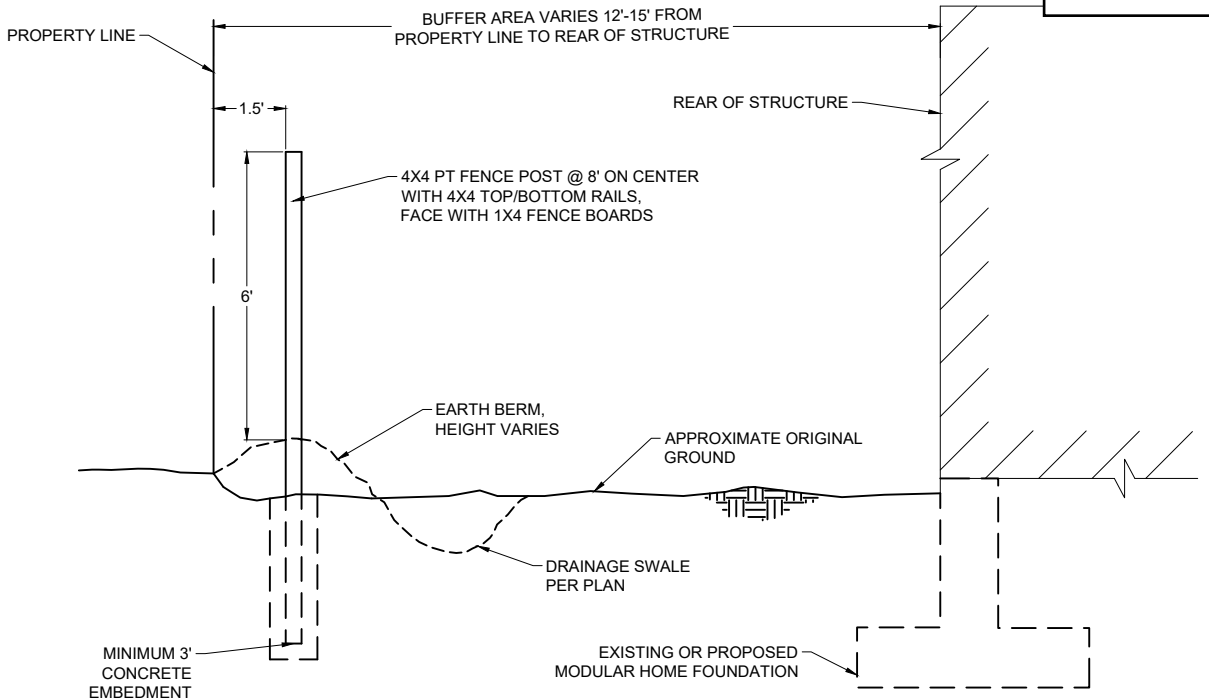
DATE: Dec 03, 2020
PDC No. 20098JN
SHEET
C00 306



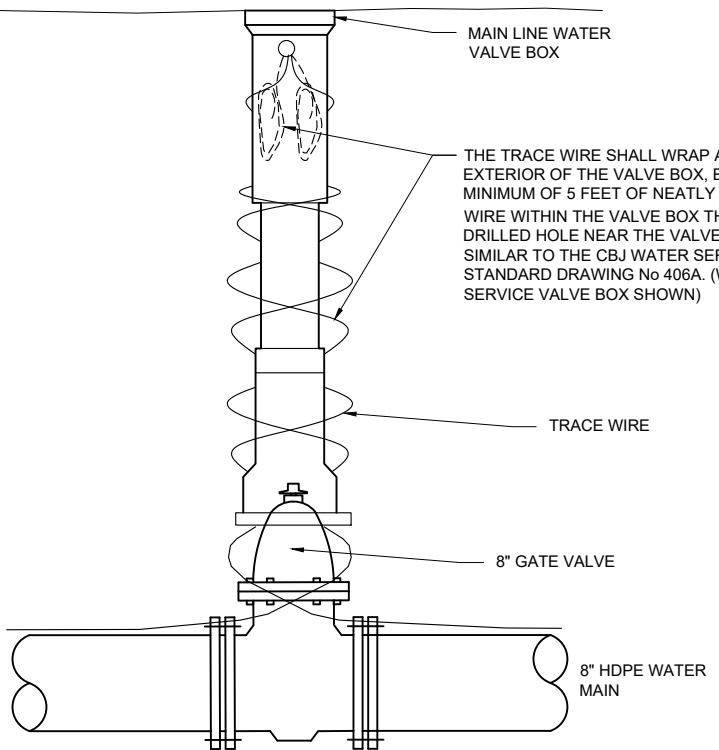
1 PAVEMENT MATCH DETAIL
C101 SCALE: NTS



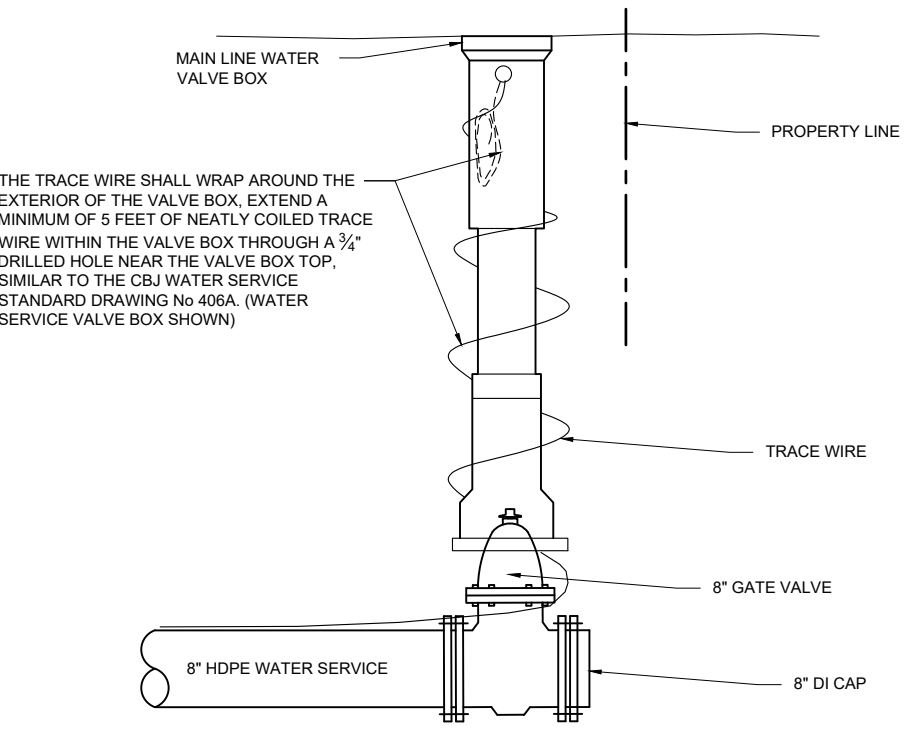
2 8" UNDERDRAIN DETAIL
C101 SCALE: NTS



3 TYPICAL FENCE AT REAR OF DWELLING
C101 SCALE: 1"=2'



4 MAIN LINE VALVE TRACE WIRE TERMINATION DETAIL
C101 SCALE: NTS

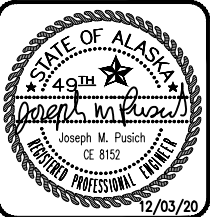


5 WATER SERVICE VALVE TRACE WIRE TERMINATION DETAIL
C101 SCALE: NTS

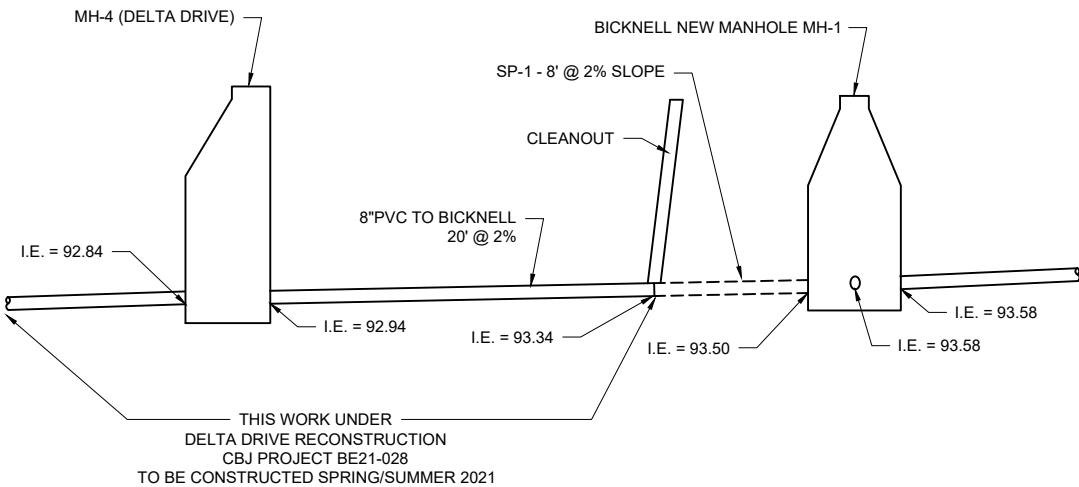
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APPROVED	JMP				
FILE:					
No.	DATE	REVISION	BY	APPRVD.	

DELTA DRIVE
SUBDIVISION
JUNEAU, AK



CONSTRUCTION DETAILS



1 SEWER PROFILE CONNECTION
C102 SCALE: NTS

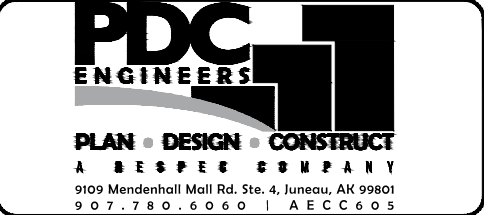
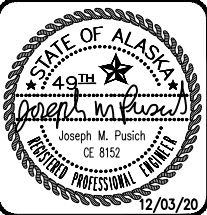
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No.	DATE	REVISION	BY	APRVD.

DELTA DRIVE
SUBDIVISION

JUNEAU, AK

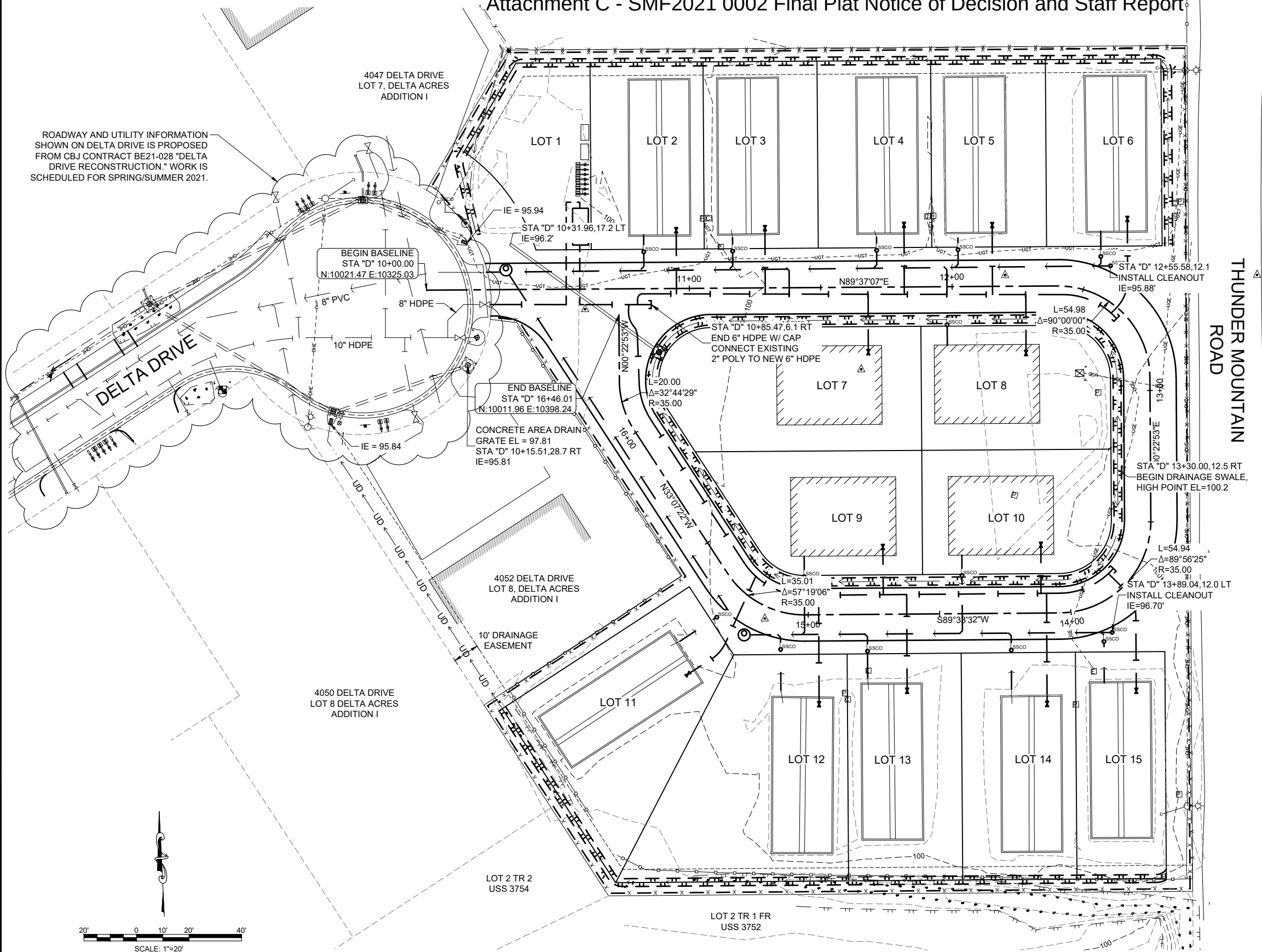


CONSTRUCTION DETAILS

DATE: Dec 03, 2020
PDC No. 20098JN
SHEET C102
309

DIAL BEFORE
586-1333
U/G POWER, TELEPHONE & T.V.
SHOWN ON THIS DRAWING INDICATE
EXISTENCE ONLY AND DO NOT
SUBSTITUTE FOR FIELD LOCATES
FOR ACS AND GCI LOCATES
DIAL THE 811 ALASKA DIGLINE

ROADWAY AND UTILITY INFORMATION
SHOWN ON DELTA DRIVE IS PROPOSED
FROM CBJ CONTRACT BE21-028 "DELTA
DRIVE RECONSTRUCTION." WORK IS
SCHEDULED FOR SPRING/SUMMER 2021.

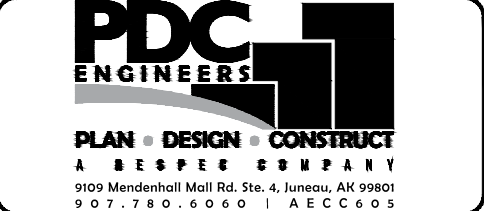
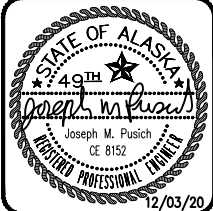


8477 THUNDER MOUNTAIN ROAD
USS 3752 THUNDER MOUNTAIN PARK

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APPROVED	JMP
FILE:	

No.	DATE	REVISION	BY	APPRVD.

DELTA DRIVE
SUBDIVISION
JUNEAU, AK



OVERALL SITE PLAN

DATE:	Dec 03, 2020
PDC No.	20098JN
SHEET	C200
	310

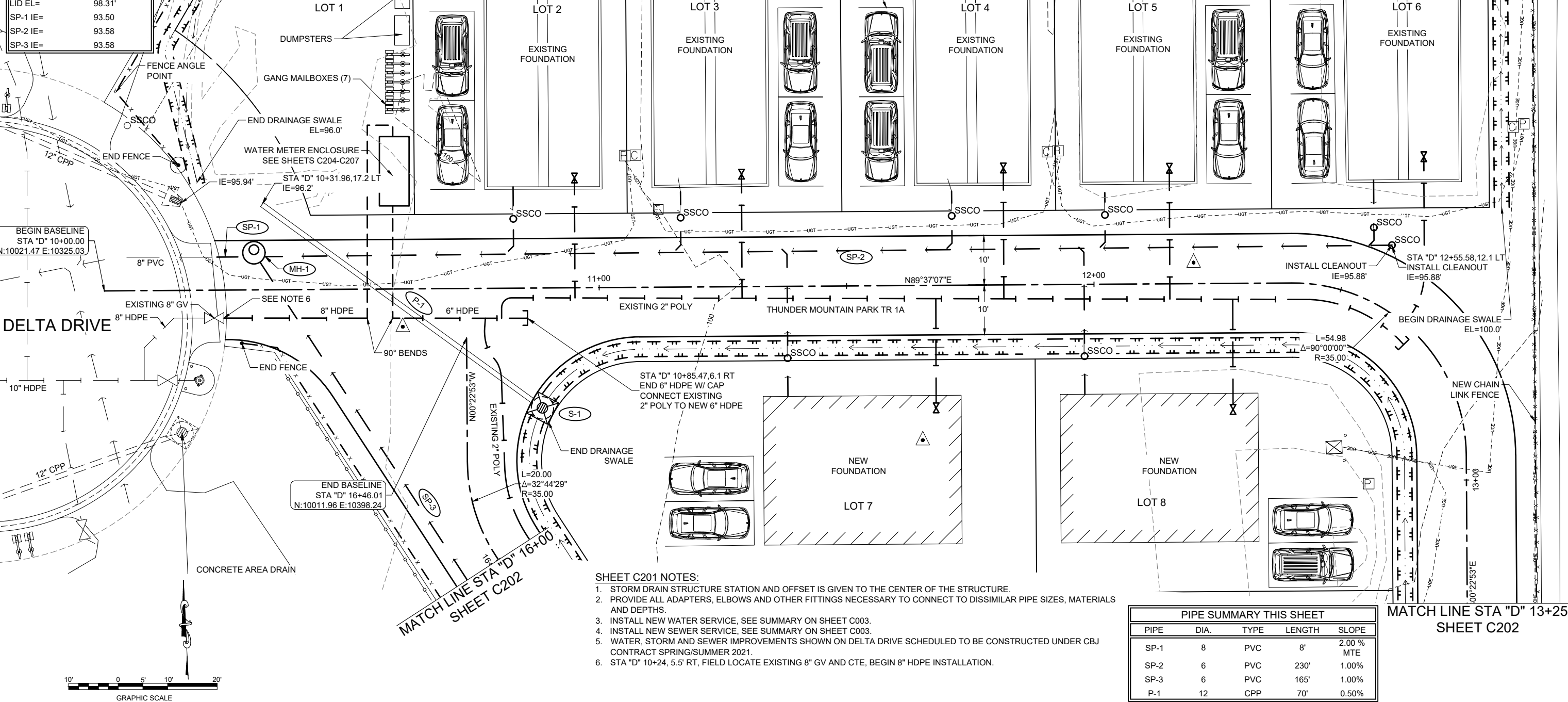
DIAL BEFORE YOU DIG!
586-1333

U/G POWER, TELEPHONE & T.V.
SHOWN ON THIS DRAWING INDICATE
EXISTENCE ONLY AND DO NOT
SUBSTITUTE FOR FIELD LOCATES
FOR ACS AND GCI LOCATES
DIAL THE 811 ALASKA DIGLINE

4047 DELTA DRIVE
LOT 7, DELTA ACRES ADDITION I

MH-1	TYPE I MH
STA "D" 10+30.3, 7.5 LT	
LID EL=	98.31'
SP-1 IE=	93.50
SP-2 IE=	93.58
SP-3 IE=	93.58

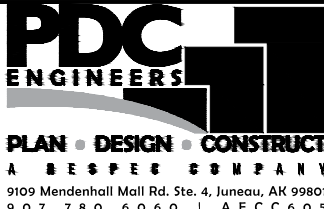
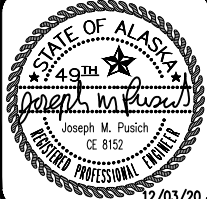
S-1	CBJ TYPE III W/ AD
STA "D" 16+31.8 15.2 RT	
GRATE EL=	98.75'
P-1 IE=	96.55'
16" SUMP	



DESIGN MSM
DRAWN MSM
CHECK JMP
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No.	DATE	REVISION	BY	APRVD.

DELTA DRIVE
SUBDIVISION
JUNEAU, AK

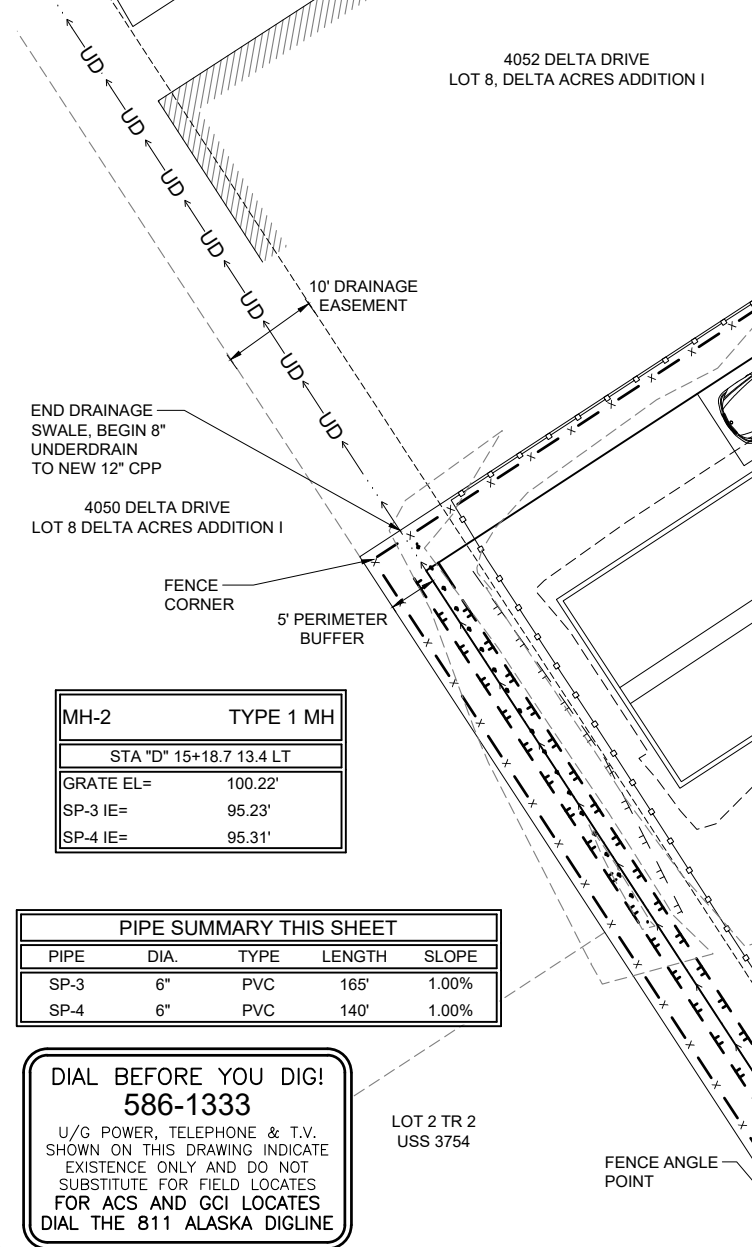
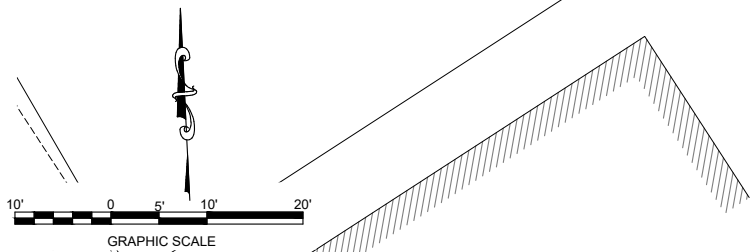


SITE & UTILITY PLAN

DATE: Dec 03, 2020
PDC No. 20098JN
SHEET C201 311

SHEET C202 NOTES:

1. STORM DRAIN STRUCTURE STATION AND OFFSET IS GIVEN TO THE CENTER OF THE STRUCTURE. FRAME ELEVATION IS GIVEN TO THE TOP, FRONT OF FRAME.
2. PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS.
3. INSTALL NEW WATER SERVICE, SEE SUMMARY ON SHEET C003.
4. INSTALL NEW SEWER SERVICE, SEE SUMMARY ON SHEET C003.



MH-2	TYPE 1 MH
STA "D" 15+18.7 13.4 LT	
GRATE EL=	100.22'
SP-3 IE=	95.23'
SP-4 IE=	95.31'

PIPE SUMMARY THIS SHEET				
PIPE	DIA.	TYPE	LENGTH	SLOPE
SP-3	6"	PVC	165'	1.00%
SP-4	6"	PVC	140'	1.00%

DIAL BEFORE YOU DIG!
586-1333
U/G POWER, TELEPHONE & T.V. SHOWN ON THIS DRAWING INDICATE EXISTENCE ONLY AND DO NOT SUBSTITUTE FOR FIELD LOCATES FOR ACS AND GCI LOCATES DIAL THE 811 ALASKA DIGLINE

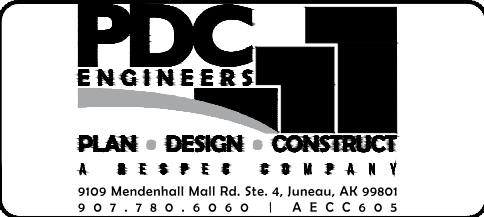
LOT 2 TR 2
USS 3754

FENCE ANGLE
POINT

DESIGN MSM
DRAWN MSM
CHECK JMP
APPROVED JMP
FILE:

No.	DATE	REVISION	BY	APRVD.

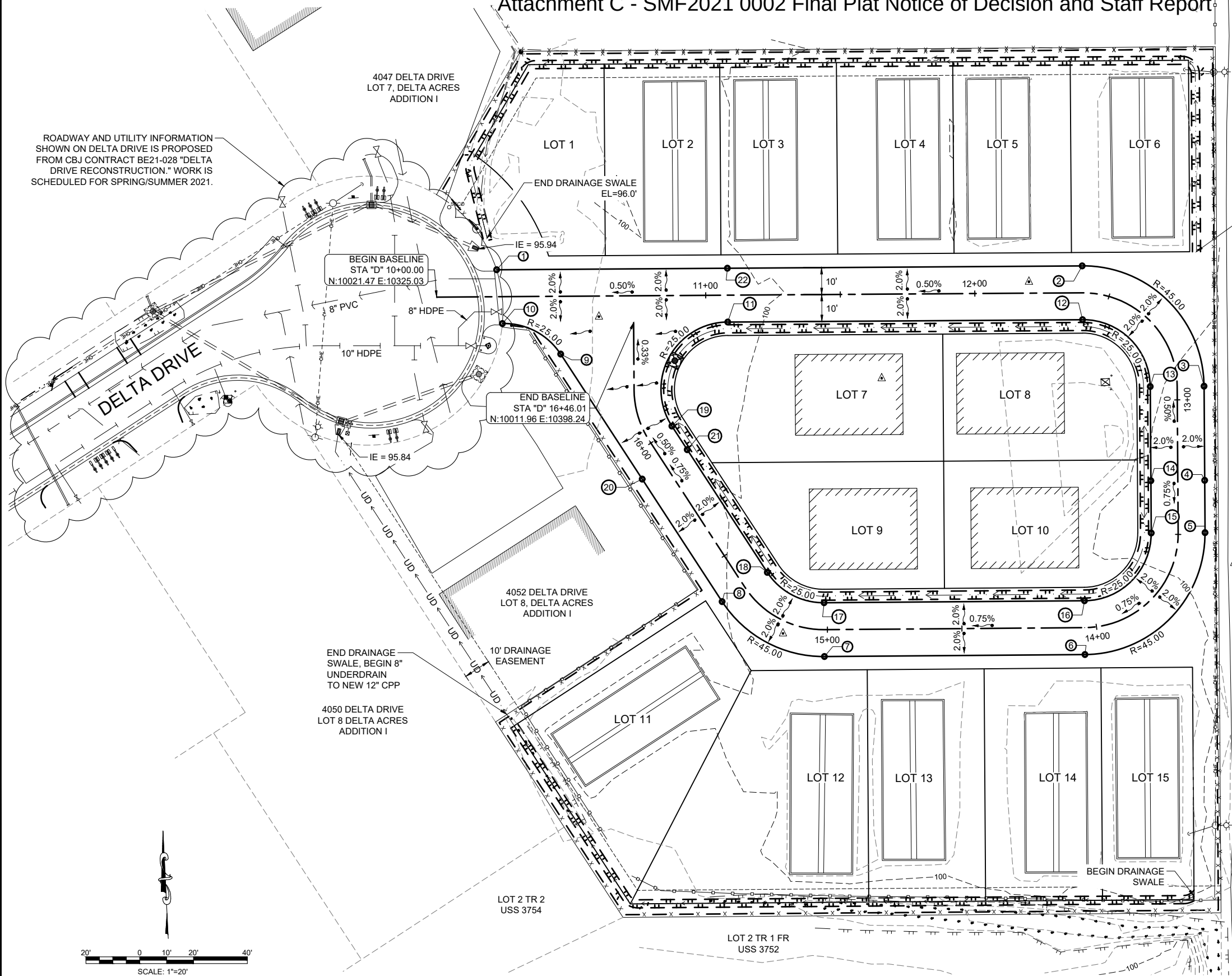
DELTA DRIVE
SUBDIVISION
JUNEAU, AK



SITE & UTILITY PLAN

DATE: Dec 03, 2020
PDC No. 20098JN
SHEET
C202 312

DIAL BEFORE
586-1333
U/G POWER, TELEPHONE & T.V.
SHOWN ON THIS DRAWING INDICATE
EXISTENCE ONLY AND DO NOT
SUBSTITUTE FOR FIELD LOCATES
FOR ACS AND GCI LOCATES
DIAL THE 811 ALASKA DIGLINE

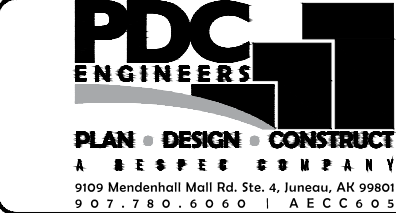
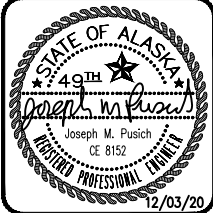


GRADE POINT SUMMARY TABLE THIS SHEET				
POINT No.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	10031.62	10347.33	98.29 *	EDGE OF PAVEMENT/MTE
2	10033.07	10564.96	100.32	EDGE OF PAVEMENT/PC
3	9988.37	10610.26	100.88	EDGE OF PAVEMENT/PT
4	9953.35	10610.49	101.24	EDGE OF PAVEMENT/HIGH POINT
5	9933.92	10610.62	101.09	EDGE OF PAVEMENT/PC
6	9888.64	10565.97	100.68	EDGE OF PAVEMENT/PT
7	9887.89	10469.17	99.97	EDGE OF PAVEMENT/PC
8	9908.30	10431.14	99.67	EDGE OF PAVEMENT/PT
9	10000.30	10371.11	98.59	EDGE OF PAVEMENT/PC
10	10011.64	10349.47	98.34 *	EDGE OF PAVEMENT/PT/MTE
11	10012.19	10433.23	99.66	EDGE OF PAVEMENT/PT
12	10013.07	10565.10	100.32	EDGE OF PAVEMENT/PC
13	9988.24	10590.26	100.88	EDGE OF PAVEMENT/PT
14	9953.22	10590.50	101.24	EDGE OF PAVEMENT/HIGH POINT
15	9933.79	10590.62	101.09	EDGE OF PAVEMENT/PC
16	9908.64	10565.82	100.68	EDGE OF PAVEMENT/PT
17	9907.89	10469.02	99.97	EDGE OF PAVEMENT/PC
18	9919.17	10447.92	99.67	EDGE OF PAVEMENT/PT
19	9973.53	10412.46	99.19	EDGE OF PAVEMENT/PC
20	9953.85	10401.42	99.29	EDGE OF PAVEMENT
21	9964.78	10418.17	99.29	EDGE OF PAVEMENT
22	10032.19	10433.09	99.66	EDGE OF PAVEMENT

*CBJ DELTA DRIVE RECONSTRUCTION TOP OF ASPHALT PAVEMENT ELEVATION

DESIGN	MSM					
DRAWN	MSM					
CHECK	JMP					
APPROVED	JMP					
FILE:						
No.	DATE	REVISION			BY	APRVD.

DELTA DRIVE
SUBDIVISION
JUNEAU, AK



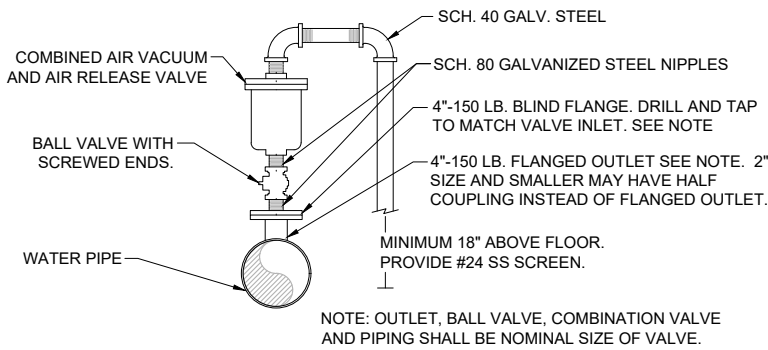
GRADING PLAN

DATE:	Dec 03, 2020
PDC No.	20098JN
SHEET	C200
313	

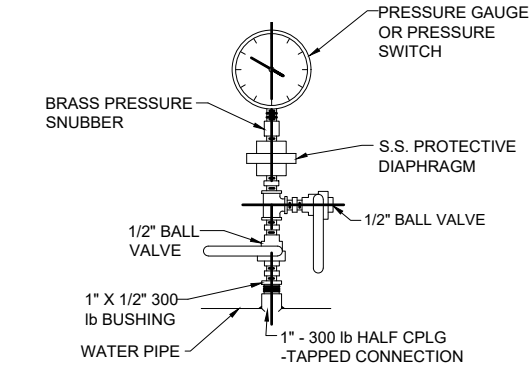
NOTES:

1. CBJ SPECIFICATION 02601 - WATER SYSTEM AND 02602 - VALVES, AND OTHER CBJ STANDARD SPECIFICATIONS APPLY EXCEPT AS MODIFIED BELOW.
2. ALL JOINTS BETWEEN THE CONNECTIONS TO THE MAINLINES ON BOTH SIDES OF THE METER ENCLOSURE SHALL BE RESTRAINED.
3. ALL BOLTS, NUTS AND WASHERS SHALL BE SERIES 300 STAINLESS STEEL.
4. ALL METALLIC VALVES AND FITTINGS SHALL BE FACTORY EPOXY COATED INSIDE AND OUT, 8 MILS MINIMUM.
5. BURIED FITTINGS SHALL BE THRUST BLOCKED PER CBJ STANDARD DETAILS.
6. DIP, HDPE PIPE AND PIPE STANDS ARE PER CBJ SECTION 02602.
7. ALL PIPE AND SPOOL PIECES ABOVE GRADE ARE TO BE FLANGED, WITH 125# FLANGES. USE A FLANGE ADAPTOR WITH THE CONNECTION TO HDPE.
8. GATE VALVES SHALL HAVE HAND WHEELS.
9. PRESSURE GAUGE IS TO BE STAINLESS STEEL, GLYCERIN FILLED, WITH A 3½ OR 4-INCH FACE AND 150 TO 160 PSI PRESSURE RANGE.
10. THE GATE VALVE AHEAD OF THE METER IS TO BE FLXFL, WHILE THE VALVES ON EITHER SIDE OF THE DOUBLE CHECK MAY BE FLXVIC. VALVES SHALL COMPLY WITH AWWA C509 OR C515.
11. THE METER SHALL BE A 4-INCH NEPTUNE TRUFLO COMPOUND METER WITH A STRAINER.
12. THE DOUBLE CHECK VALVE SHALL BE A 6-INCH ZURN 350A WITH THE GATE VALVES, OR APPROVED EQUAL. THE DOUBLE CHECK SHALL MEET THE REQUIREMENTS OF AWWA C510 AND BE ASSE AND NSF LISTED.
13. TWO DUPLEX 120-V ELECTRICAL OUTLETS SHALL BE INSTALLED INSIDE THE ENCLOSURE. CONDUIT SHALL RUN FROM THE EXTERIOR MOUNTED DISCONNECT BOX NEAR THE ELECTORAL METER, UNDERGROUND, AND COME UP THROUGH THE CONCRETE SLAB. THE OUTLETS SHALL BE MOUNTED ABOVE THE FLOOR AND LOCATED FOR EASY ACCESS THROUGH THE PANELS.
14. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND COMPLY WITH ALL APPROPRIATE ELECTRICAL CODES. ANY REQUIRED ELECTRICAL PERMITS SHALL BE OBTAINED. COORDINATE WITH THE LOCAL ELECTRICAL UTILITY AS NECESSARY AND PROVIDE ANY EQUIPMENT THEY REQUIRE TO COMPLETE THEIR SERVICE TO THIS LOCATION.

DESIGNATION	COMPONENT DESCRIPTION
A	6X4" DI REDUCING 90° ELBOW W/ TAP AND 1" AIR RELEASE VALVE
B	4" NRS GATE VALVE
C	4" DISMANTLING JOINT, SET TO 8" ±
D	4" METER W/ STRAINER
E	4" DI PIPE SPOOL W/ 1" TAPPED CONNECTION, SAMPLING PORT, AND PRESSURE GAGUE (SEE DETAIL)
F	4" SPOOL PIECE
G	4" DOUBLE CHECK VALVE
H	4" DI 90° BEND

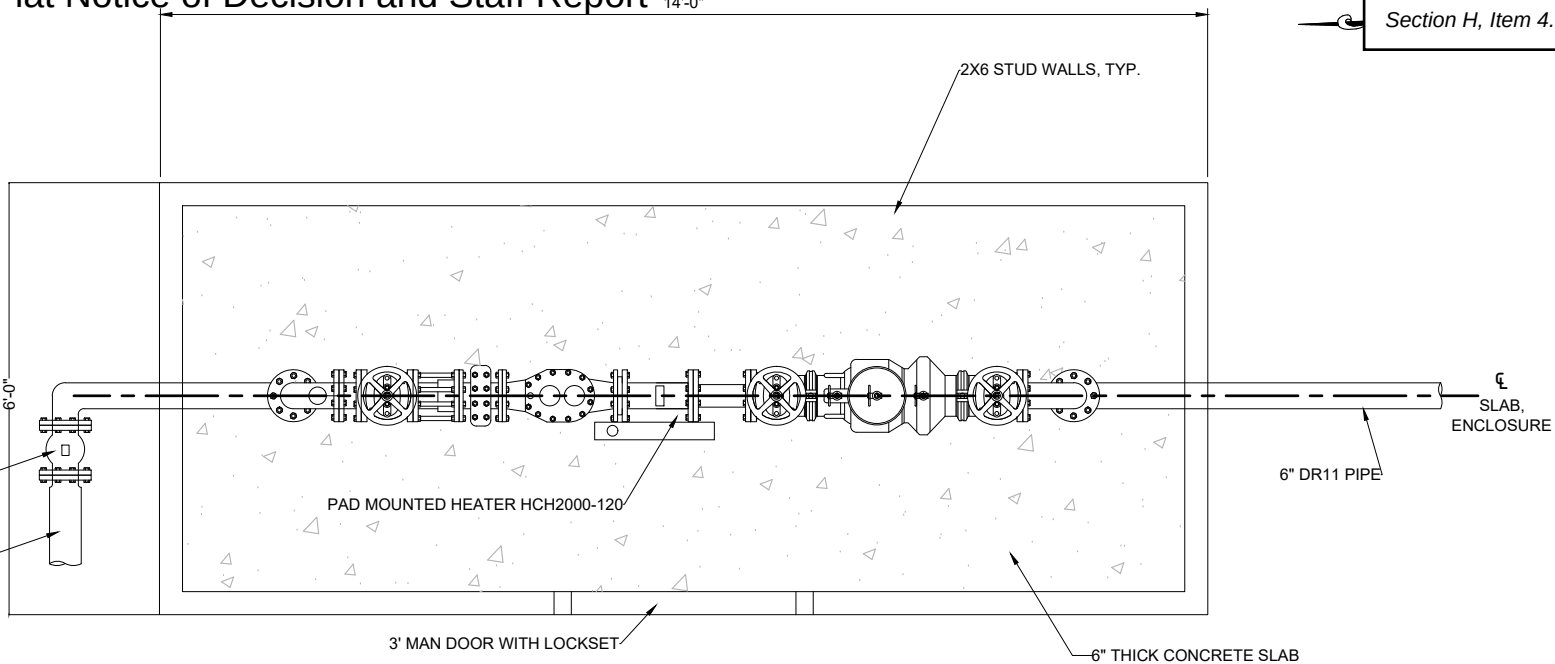


3 AIR/VACUUM & AIRE RELEASE VALVE ASSEMBLY
C204 SCALE: NTS



1 PRESSURE GAUGE OR SWITCH
C204 SCALE: NTS

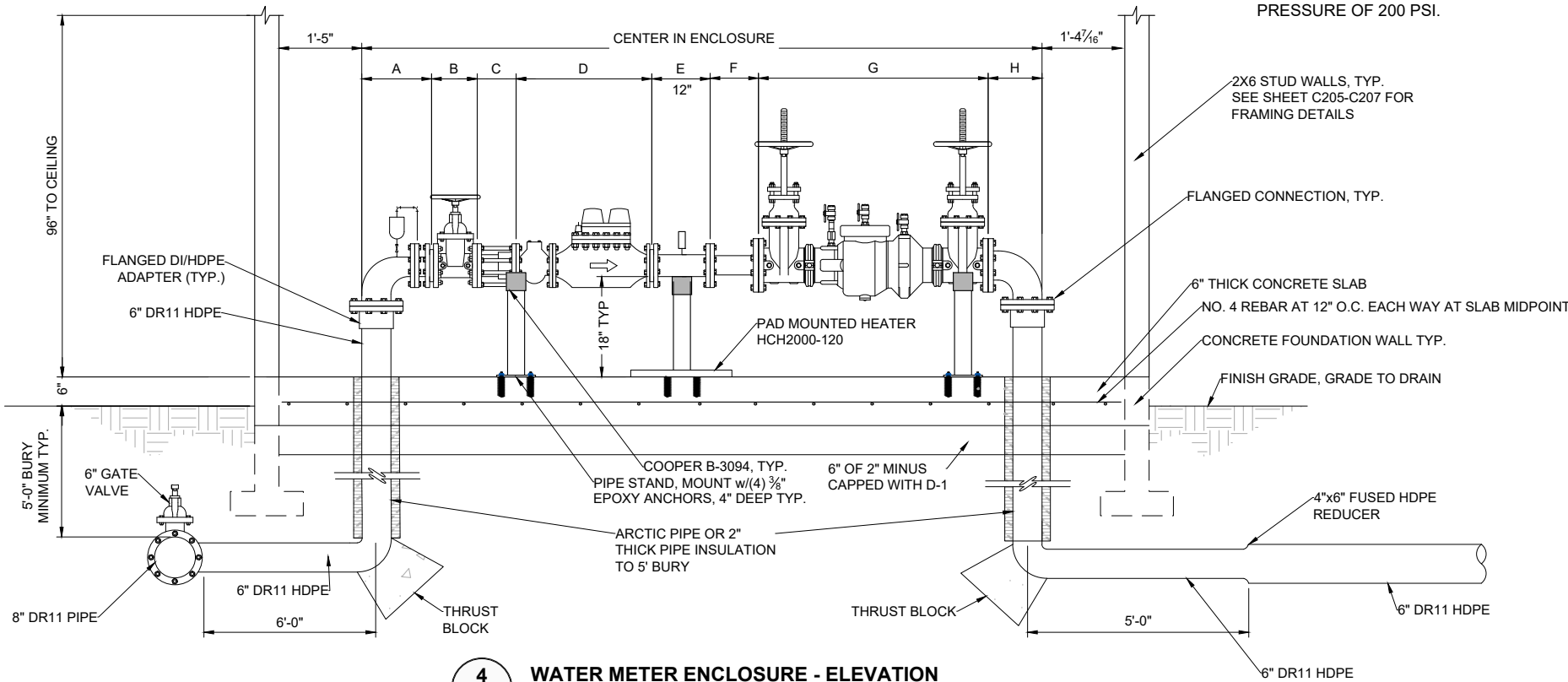
6" GATE VALVE
8" DR11 PIPE



2 WATER METER ENCLOSURE - PLAN
C204 SCALE: NTS

NOTES:

1. ALL JOINTS TO BE FUSED, FLANGED, OR RESTRAINED TO WITHSTAND A MINIMUM PRESSURE OF 200 PSI.

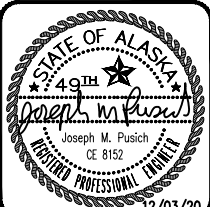


4 WATER METER ENCLOSURE - ELEVATION
C204 SCALE: NTS

DESIGN MSM
DRAWN MSM
CHECK JMP
APPROVED JMP
FILE:

No.	DATE	REVISION	BY	APRVD.

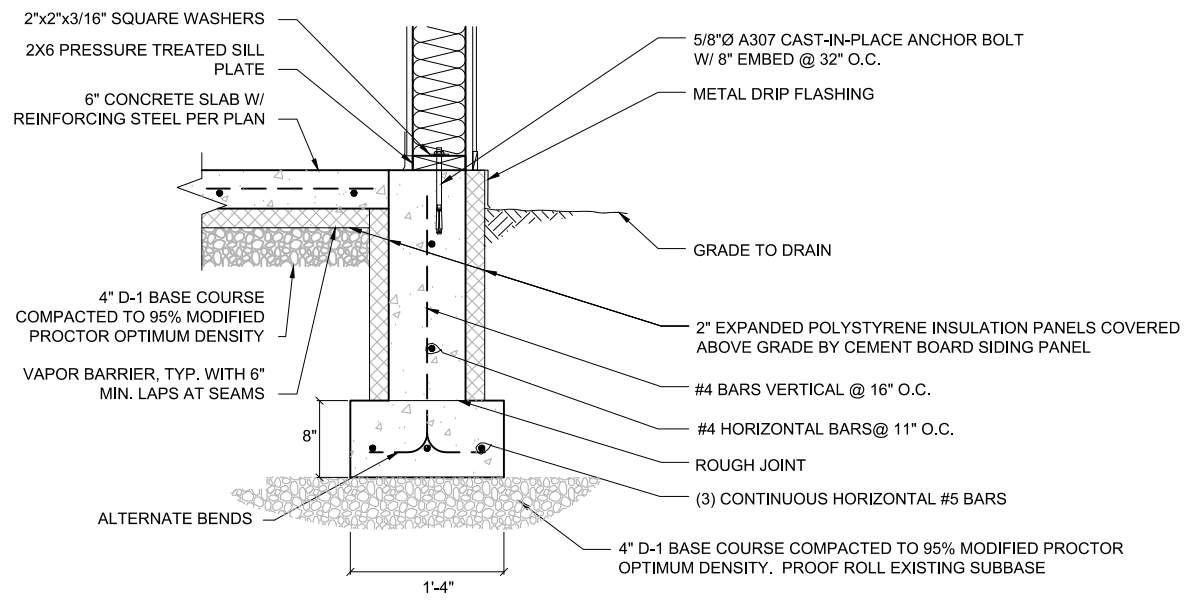
DELTA DRIVE
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JUNEAU, AK



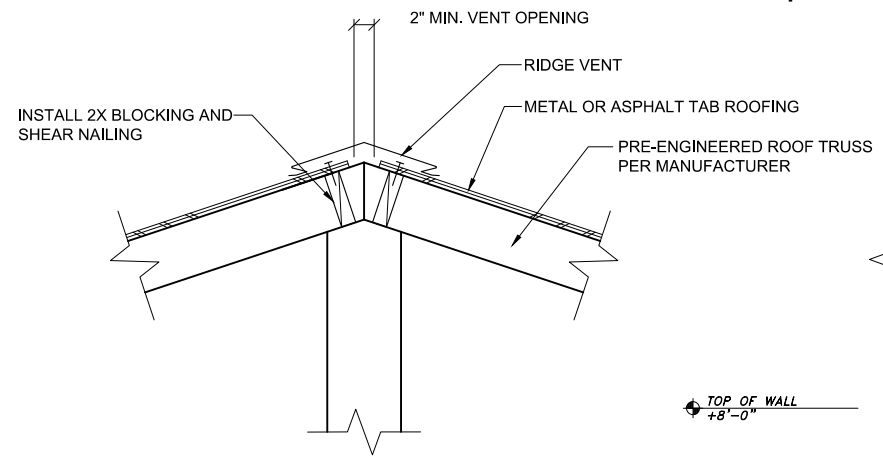
WATER METER
ENCLOSURE DETAILS

DATE: Dec 03, 2020
PDC No. 20098JN

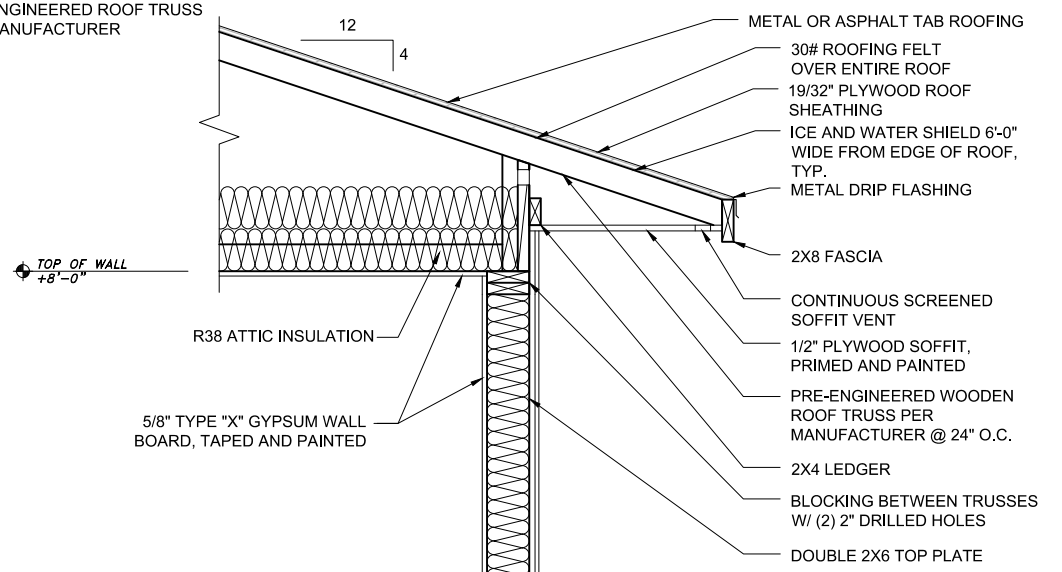
SHEET
C204 314



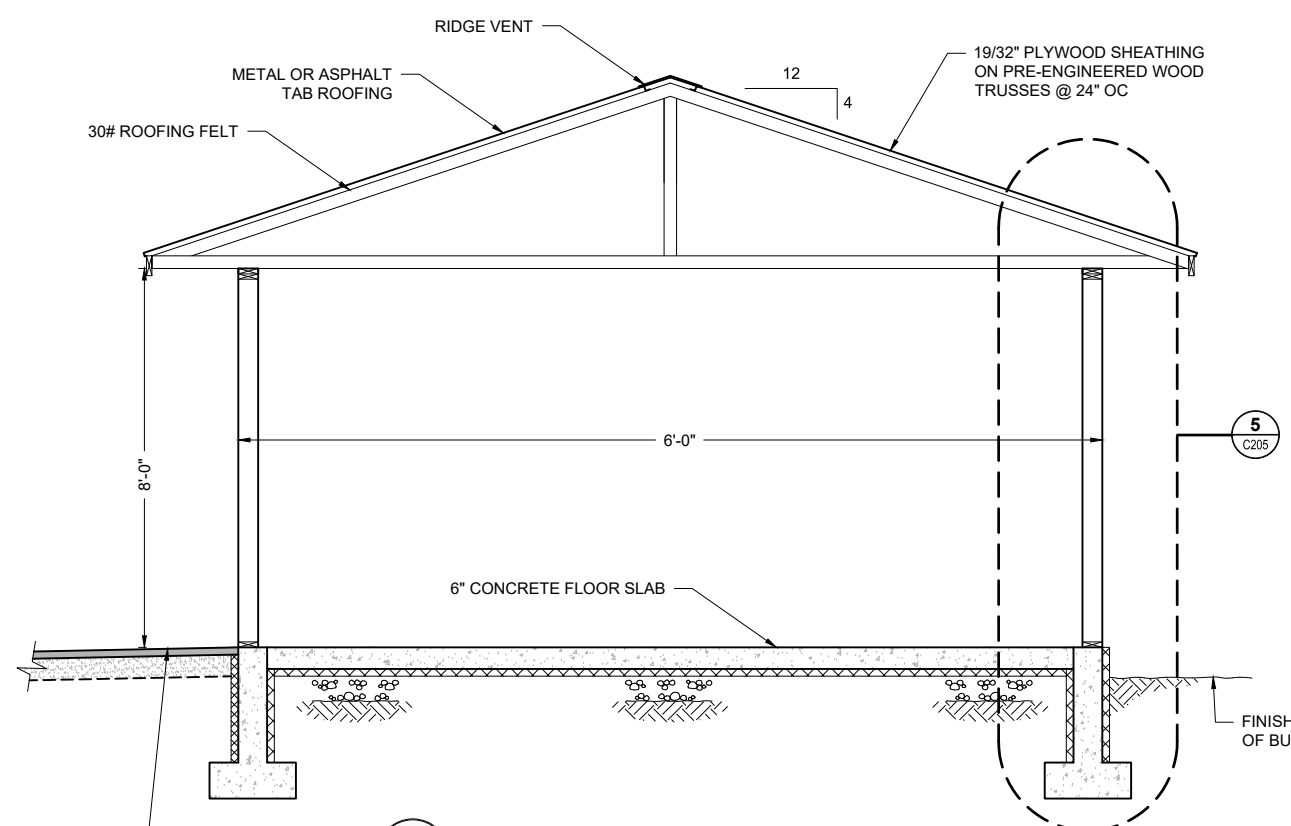
1 FOUNDATION AND STEM WALL DETAIL
C205 SCALE: NTS



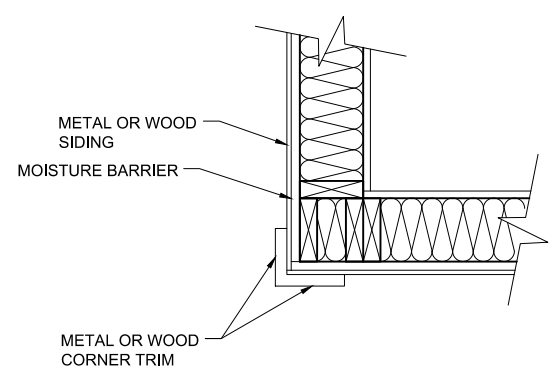
2 ROOF RIDGE VENT DETAIL
C205 SCALE: NTS



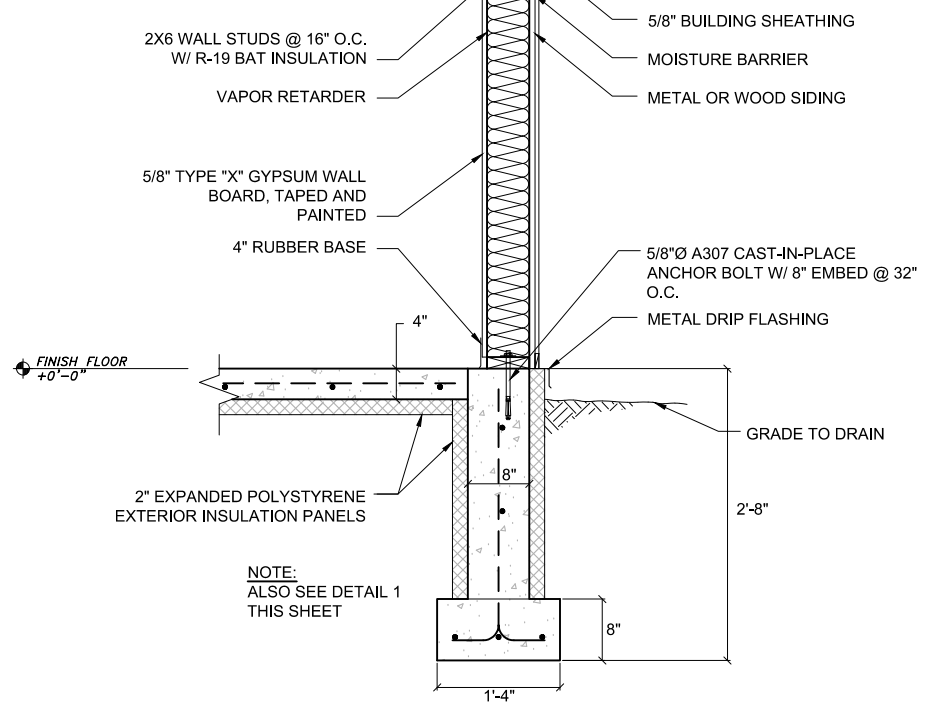
5 WALL SECTION
C205 SCALE: NTS



3 BUILDING SECTION
C205 SCALE: NTS



4 OUTSIDE CORNER DETAIL
C205 SCALE: NTS



NOTE:
ALSO SEE DETAIL 1
THIS SHEET

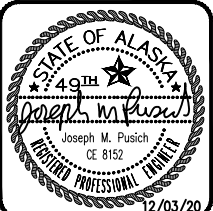
P:\2020\20098JN-Bicknell-Delta\CC2001 raw\20098JN.dwg PLOT: December 03, 2020 at: 9:59pm Mick Minich

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No.	DATE	REVISION	BY	APRVD.

DELTA DRIVE
SUBDIVISION

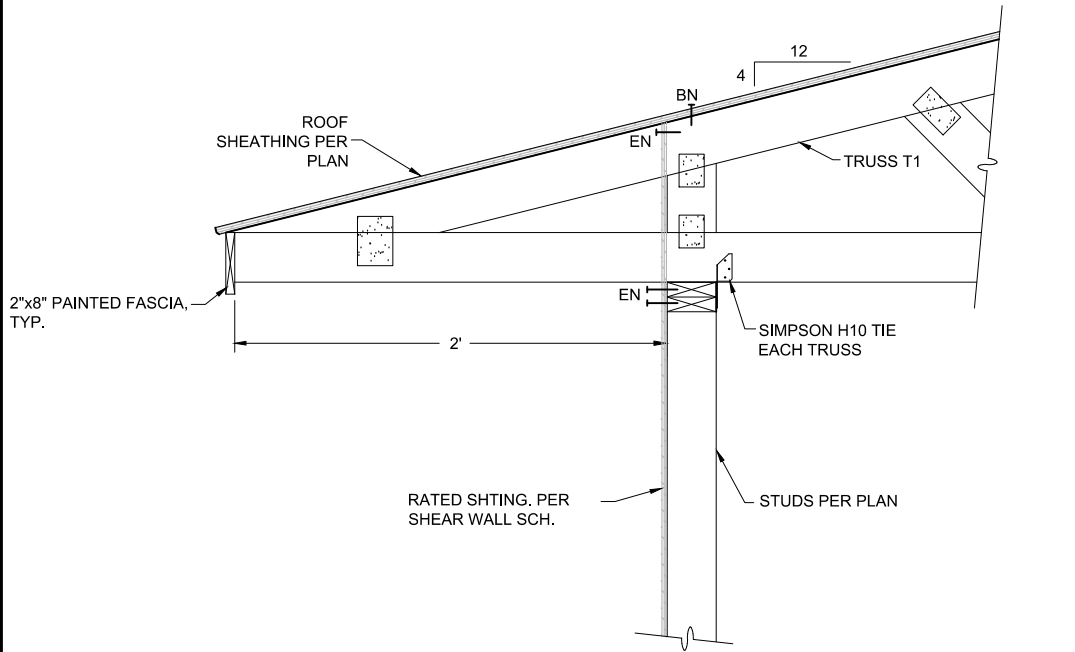
JUNEAU, AK



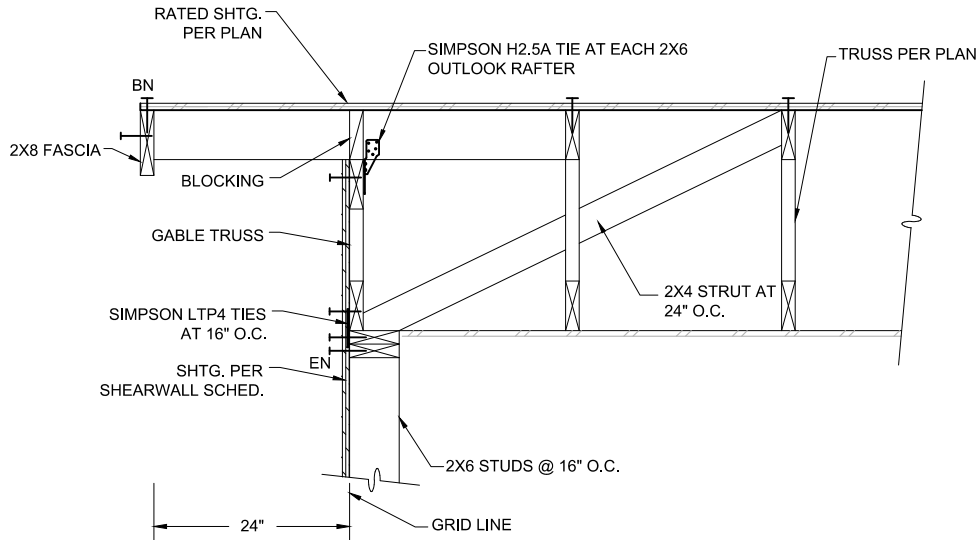
WATER METER
ENCLOSURE DETAILS

DATE: Dec 03, 2020
PDC No. 20098JN
SHEET
C205 315

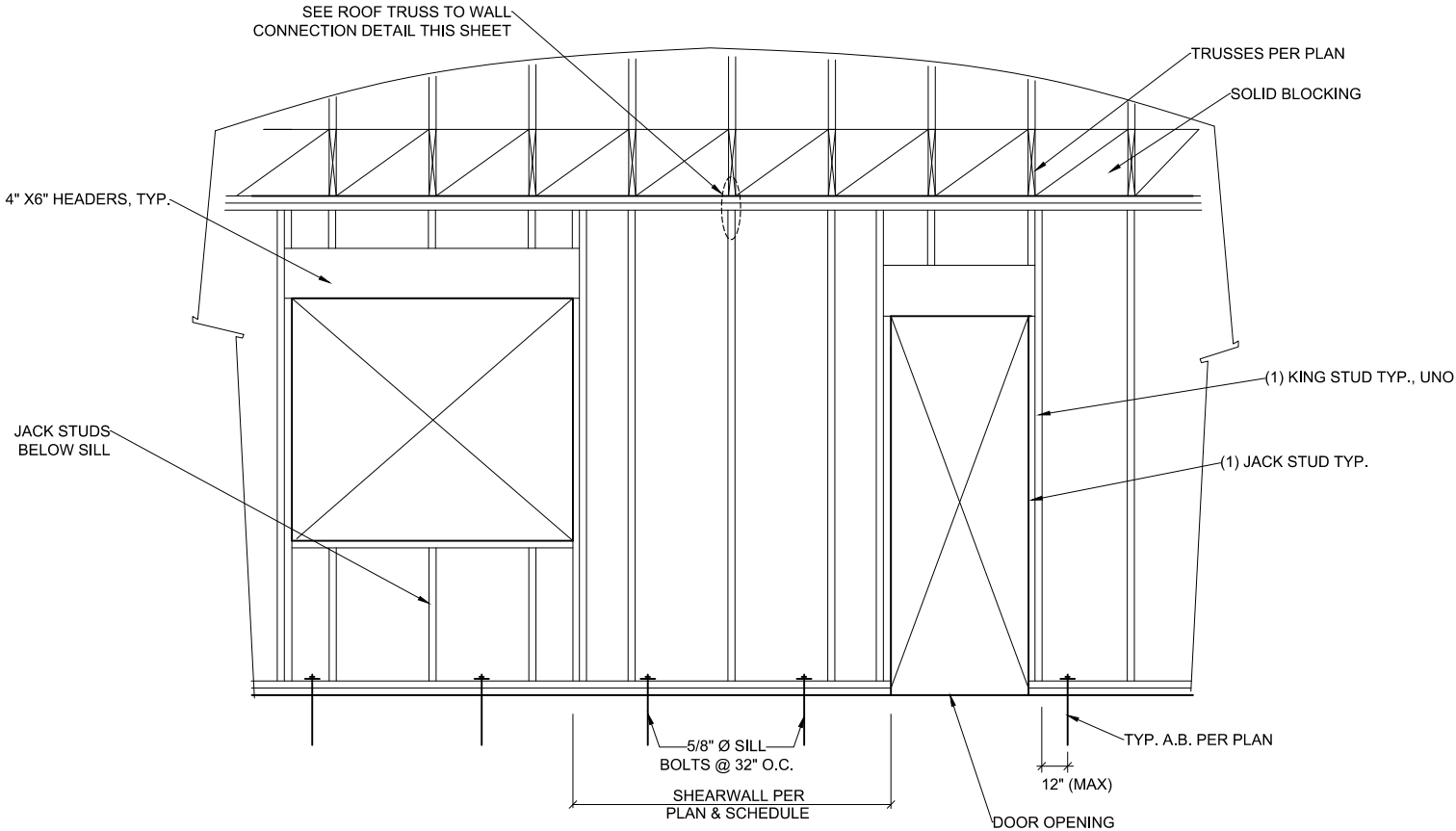
- 1. WHERE NO STUD TO STUD NAILING IS INDICATED, NAIL STUDS TOGETHER w/ 16d @ 12"o.c., TYP.
- 2. REF. PLANS FOR STUD SIZE & SPACING



1 ROOF TRUSS TO WALL CONNECTION
C206 SCALE: NTS



2 GABLE END DETAIL
C206 SCALE: NTS



3 TYPICAL STUD FRAMING
C206 SCALE: NTS

FRAMING NAILING SCHEDULE			
CONNECTION	NAILING	CONNECTION	NAILING
TOP PLATE TO STUD, END NAIL	2x4 (2)- 16d 2x6 (3)- 16d 1 3/4"x5 1/2" LVL (3)-16d 1 3/4"x7 1/4" LVL (4)-16d 1 3/4"x9 1/4" LVL (5)-16d 1 3/4"x11 1/4" LVL (6)-16d	TOP PLATE LAPS (4'-0" MINIMUM)	16d AT 6" O.C.
		BUILT-UP HEADERS AND BEAMS	16d AT 16" O.C. ALONG TOP AND BOTTOM EDGE
		BUILT-UP COLUMNS BELOW BEAMS, FACE NAIL	16d AT 16" O.C. - EACH FACE
STUD TO SILL PLATE, END NAIL	2x4 (2)- 16d 2x6 (3)- 16d 1 3/4"x5 1/2" LVL (3)-16d 1 3/4"x7 1/4" LVL (4)-16d 1 3/4"x9 1/4" LVL (5)-16d 1 3/4"x11 1/4" LVL (6)-16d	BUILT-UP CORNER STUDS (3 STUDS MINIMUM)	16d AT 24" O.C.
		BACKING AND BLOCKING AT TRUSSES AND 2x FRAMING, END NAIL OR TOE NAIL	(2)- 16d EACH END
DOUBLE SILL PLATES, FACE NAIL (STAGGER)	10d AT 12" O.C.	BACKING AND BLOCKING AT I-JOIST FRAMING	SIMPSON Z2 OR EQUAL AT EACH END [W/(4)-10dx1 1/2" NAILS]
DOUBLE STUDS, FACE NAIL (STAGGER)	10d AT 12" O.C. - EACH FACE		
DOUBLE TOP PLATES, FACE NAIL	16d AT 24" O.C.		
TOP PLATES AT WALL INTERSECTIONS, FACE NAIL	(2)- 16d		

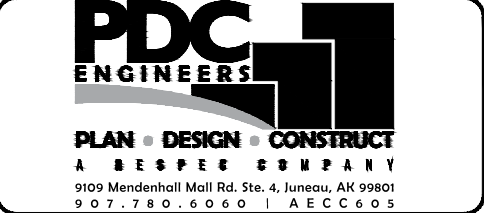
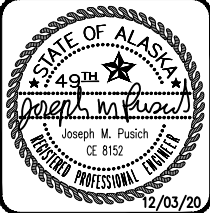
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No.	DATE	REVISION	BY	APRVD.

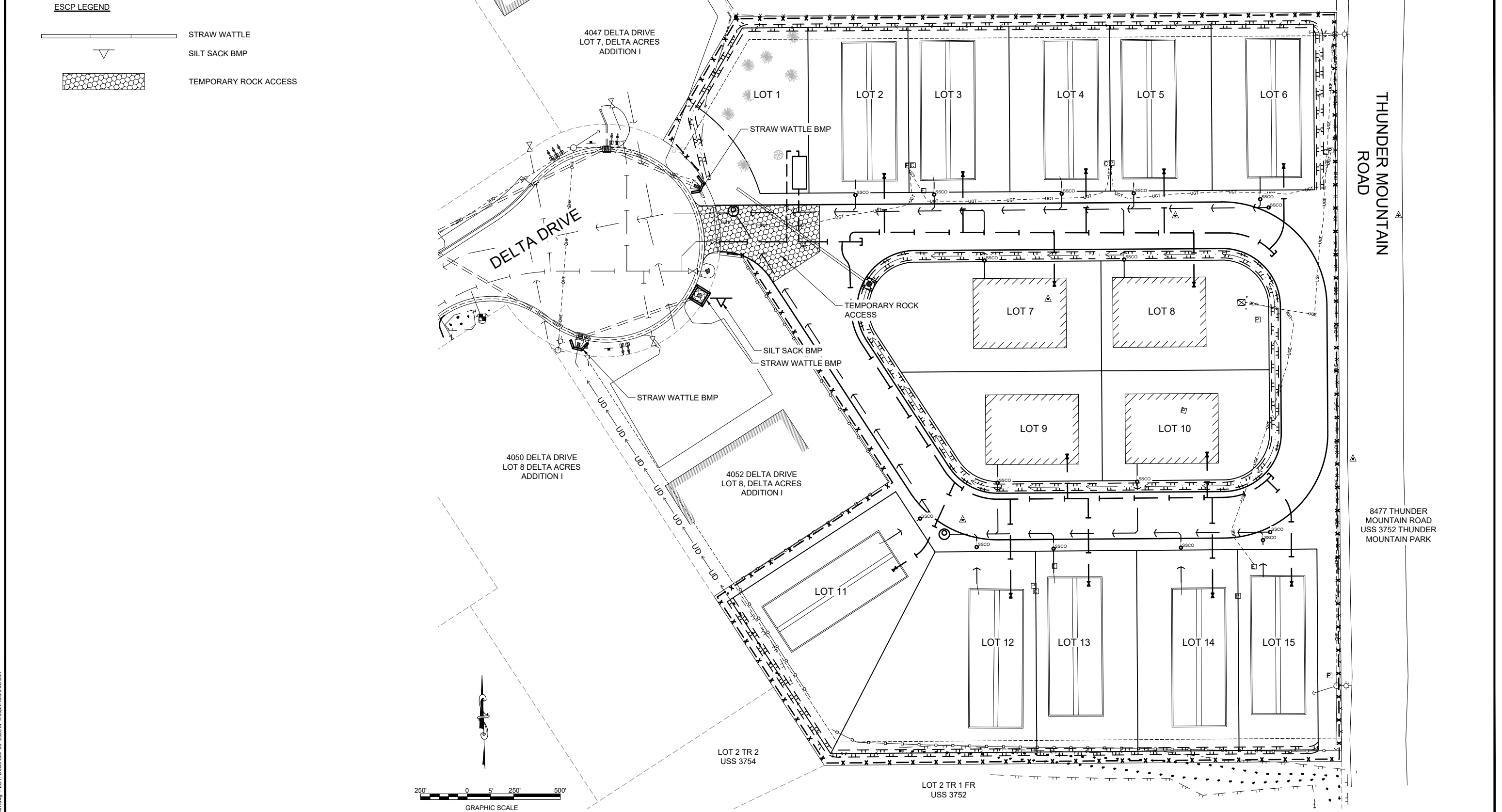
DELTA DRIVE
SUBDIVISION

JUNEAU, AK



WATER METER
ENCLOSURE DETAILS

DATE: Dec 03, 2020
PDC No. 20098JN
SHEET
C206

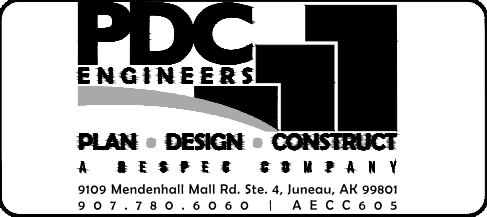
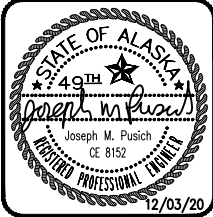


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DELTA DRIVE
SUBDIVISION

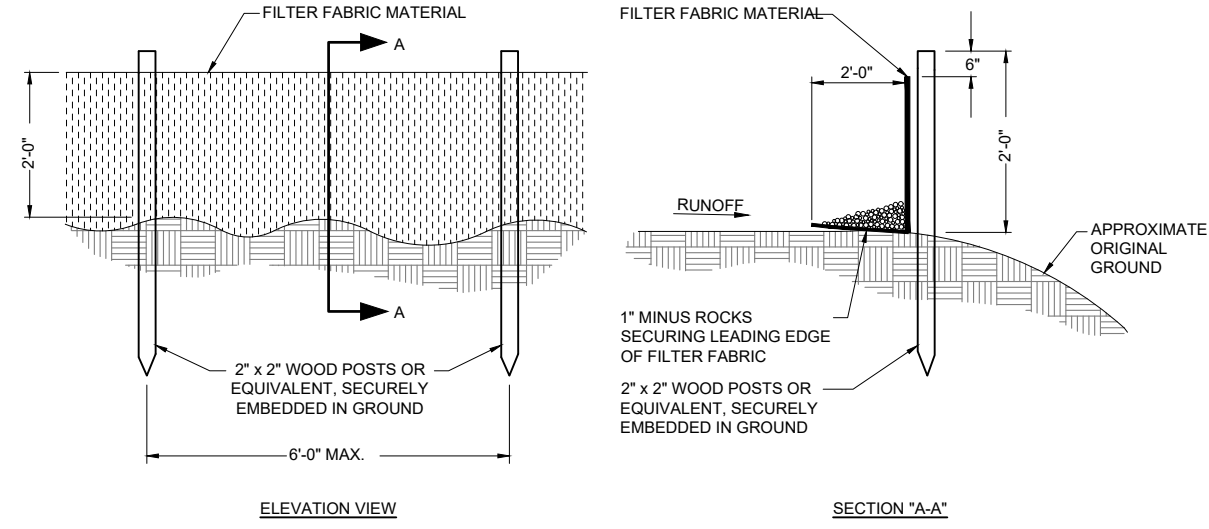
JUNEAU, AK



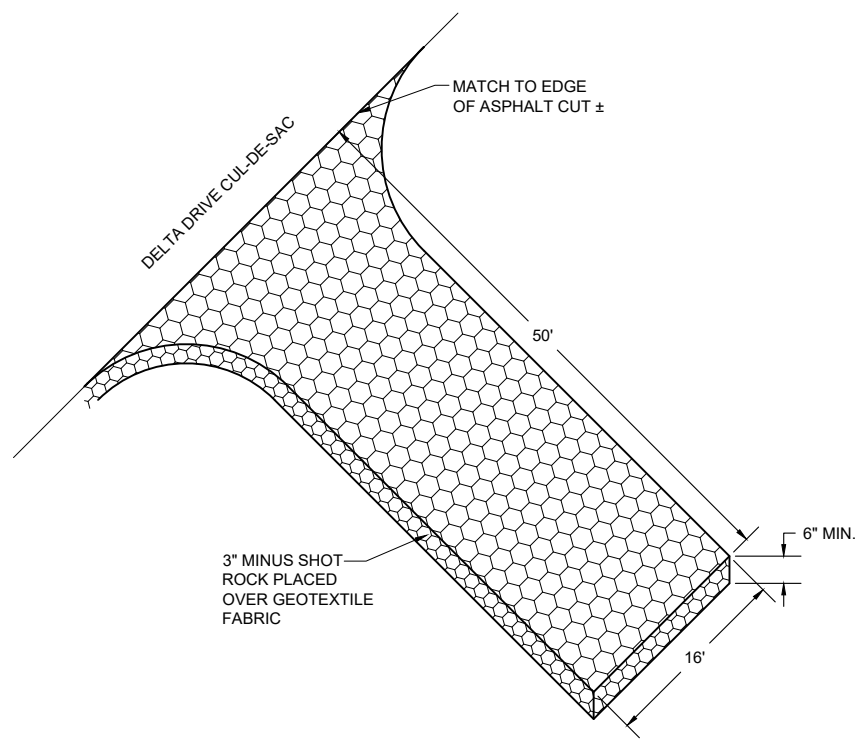
EROSION & SEDIMENT
CONTROL PLAN

DATE: Dec 03, 2020
PDC No. 20098JN
SHEET
C300

Attachment C - SMF2021 0002 Final Plat Notice of Decision and Staff Report

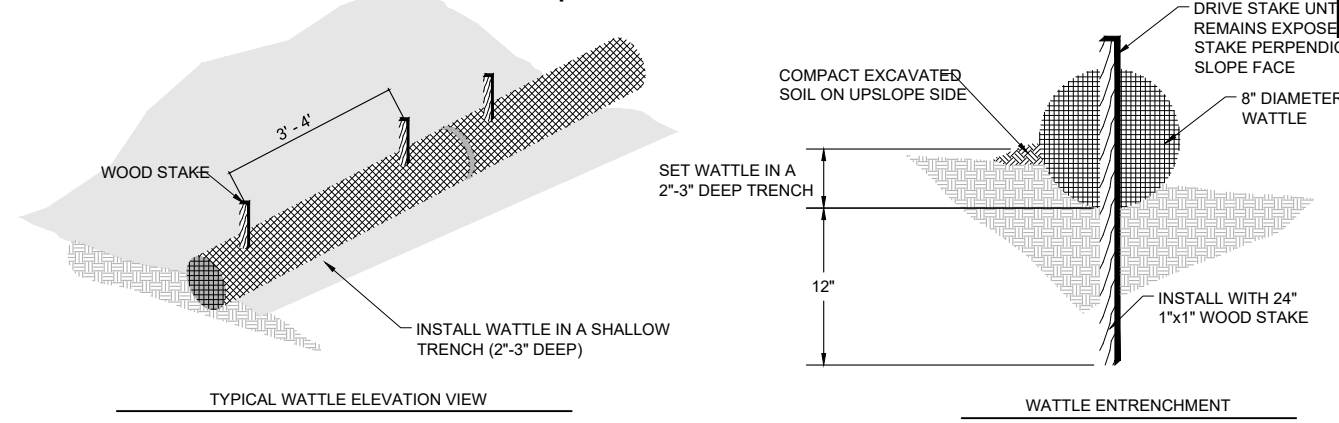


1 SILT FENCE DETAIL
C301 SCALE: NTS



- NOTES:**
1. MAINTENANCE OF TEMPORARY ROCK ACCESS SHALL INCLUDE REPLACING ROCK AS REQUIRED TO MAINTAIN AN EFFECTIVE AREA FOR SHEDDING EARTHEN MATERIAL FROM CONSTRUCTION EQUIPMENT AND PREVENTING MATERIAL FROM GETTING TRACKED ON TO DELTA DRIVE.
 2. CLEAN AND REMOVE ALL TRACKED MATERIAL (MUD, SILT, DEBRIS, ETC.) OFF OF THE PROJECT SITE DAILY AND DISPOSE OF MATERIAL AT AN APPROVED DISPOSAL LOCATION.
 3. TEMPORARY ROCK ACCESS APPROACHES SHALL BE INSTALLED AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN OR AS DIRECTED BY THE ENGINEER.

3 TEMPORARY ROCK ACCESS
C301 SCALE: NTS



- WATTLE NOTES:**
1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2'-3" DEEP x 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
 2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT EACH OTHER.
 3. SECURE THE WATTLE WITH 24" STAKES EVERY 3-4' AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 3-4" OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.

2 STRAW WATTLE IN GROUND DETAIL
C301 SCALE: NTS

- EROSION AND SEDIMENT CONTROL NOTES:**
1. EROSION AND SEDIMENT CONTROL PLANS (E.S.C.P.) SHOWN ARE INTENDED AS A MINIMUM LEVEL OF EROSION CONTROL ONLY. THE E.S.C.P. IS TO BE USED BY THE CONTRACTOR TO DEVELOP A SITE SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP). ALL SEDIMENTATION FROM ON SITE DRAINAGE AND GRADING SHALL BE CONTAINED ON SITE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES AND STREAMS FROM CONSTRUCTION RELATED EROSION AND SILTATION DURING THE COURSE OF WORK. ANY DAMAGE RESULTING FROM SUCH EROSION AND SILTATION SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
 2. ALL EROSION CONTROL/SEDIMENTATION CONTROL BARRIERS SHALL BE IN PLACE PRIOR TO COMMENCING EXCAVATION OR FILLING OPERATIONS.
 3. TEMPORARY EROSION CONTROL SYSTEM WILL NOT BE REMOVED UNTIL GERMINATION OF SEEDING AND NO EROSION/SEDIMENT PROBLEMS EXIST.
 4. COLLECTED SEDIMENT WILL BE DISPOSED OF OFF SITE AT AN EXISTING APPROVED DUMPSITE. COLLECTED SEDIMENT MAY NOT BE USED AS EMBANKMENT.
 5. DEWATERING OF WORK AREAS BY PUMPING SHALL BE IMPLEMENTED TO REDUCE THE PROJECTS WATER QUALITY IMPACTS. THE PUMP DISCHARGE NEEDS TO BE FILTERED THROUGH SEDIMENT CONTROL DEVICES SUCH AS "DIRTBAG" OR SEDIMENT CONTROL STRUCTURES BEFORE IT CAN ENTER FISH HABITATS AT ANY POINT.
 6. CONTRACTOR SHALL KEEP CLEAN AND DISPOSE OF ALL EARTHEN MATERIAL TRACKED ONTO DELTA DRIVE. THIS SHALL INCLUDE SWEEPING WITH POWER BROOM, VACUUMING AND WATERING ON A DAILY BASIS DURING HAULING ACTIVITY OR MORE FREQUENTLY AS DIRECTED BY THE ENGINEER.

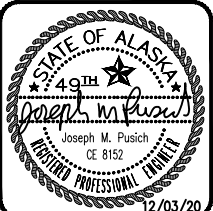
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No.	DATE	REVISION	BY	APRVD.

DELTA DRIVE
SUBDIVISION

JUNEAU, AK



EROSION & SEDIMENT
CONTROL DETAILS

DATE: Dec 03, 2020
PDC No. 20098JN
SHEET
C301

**TECHNICAL MEMORANDUM**

Client #	Bicknell Inc.	Date	10/2/2020
PDC #	20098JN	Prepared by	Sean Kelly, EIT
Project Name	Delta Drive Subdivision	Reviewed by	Mark Pusich, PE
Subject	Delta Drive Subdivision – Water Main Branch Sizing Memo		

Topic	Discussion
Introduction	Bicknell Inc. is the owner of Delta Drive subdivision and is proposing the replacement of a water main servicing the subdivisions lots. The subdivision includes 15 lots, 14 of which will have single family structures installed on the lots. The proposed water main installation will involve connecting a water submain off of the new 8" HDPE water line.
Existing Conditions	The existing subdivision includes 10 modular homes on concrete foundations with buildings previously removed. The inner island of the subdivision has four lots that have been recently cleared. The existing homes were served with ¾" water lines from the 2" main.
Peak Design Flow	The Delta Drive Subdivision is not a new development and is residential, so the flow design is straight forward. Testing data from the CBJ fire hydrant located at the cul-de-sac entrance of the subdivision was provided by the CBJ Water Department. Fixture count and pipe sizes were determined with the 2012 Uniform Plumbing Code, IAPMO/ANSI UPC1-2012.
Assumptions	For the design of the water main servicing the Delta Drive Subdivision several assumptions were made. The following are the assumptions made for this design: • Each home has two bathrooms which include shower with tub, sink and toilet. • Each home has a washing machine. • Each home has one hose bib. • Each home has a kitchen sink.
Fixture Count & Pipe Sizing	From the 2012 Uniform Plumbing Code, the following fixture counts (FC) were obtained from table 610.3 (attached) for private units:

Transforming Challenges into Solutions.

Anchorage | Fairbanks | Juneau | Palmer | Soldotna |
www.pdceng.com

Technical Memo
October 1, 2020
Page 2

Topic	Discussion
	• Lavatory (x2) – 2.0 FC • Water Closet, 1.6 GPF Gravity Tank (x2) – 5.0 FC • Bathtub or Combination Bath/Shower (x2) – 8.0 FC • Clothes Washer – 4.0 FC • Kitchen, domestic with or without dishwasher – 1.5 FC • Hose Bibb – 2.5 These fixtures bring the total fixture count per residential unit to 23 FC. The available static pressure is 64 psi, provided by CBJ, at Delta Drive fire hydrant. The longest line necessary from the tee off of the 8" line is 250'. Due to the configuration of the water main having two branches off of the 8" water main, the total fixture count is determined with seven units instead of the total 14. Total fixture count (TFC) for seven units is as follows, $TFC = \left(\frac{23 \text{ FC}}{\text{UNIT}} \right) * 7 \text{ UNITS} = 161 \text{ FC}$
Design Recommendation	Using Table 610.4 from the 2012 Uniform Plumbing Code (attached), the minimum pipe size for the water branches is two-inch pipe. It is recommended that two-inch pipe be used for the water main servicing the Delta Drive Subdivision.

TABLE 610.3
WATER SUPPLY FIXTURE UNITS (WSFU) AND MINIMUM FIXTURE BRANCH PIPE SIZES³

APPLIANCES, APPURTENANCES OR FIXTURES ²	MINIMUM FIXTURE BRANCH PIPE SIZE ^{1,4} (Inches)	PRIVATE	PUBLIC	ASSEMBLY ⁵
Bathtub or Combination Bath/Shower (fill)	½	4.0	4.0	—
¾ inch Bathtub Fill Valve	¾	10.0	10.0	—
Bidet	½	1.0	—	—
Clothes Washer	½	4.0	4.0	—
Dental Unit, cuspidor	½	—	1.0	—
Dishwasher, domestic	½	1.5	1.5	—
Drinking Fountain or Water Cooler	½	0.5	0.5	0.75
Hose Bibb	½	2.5	2.5	—
Hose Bibb, each additional ⁸	½	1.0	1.0	—
Lavatory	½	1.0	1.0	1.0
Lawn Sprinkler, each head ⁵	—	1.0	1.0	—
Mobile Home, each (minimum)	—	12.0	—	—
Sinks	—	—	—	—
Bar	½	1.0	2.0	—
Clinic Faucet	½	—	3.0	—
Clinic Flushometer Valve with or without faucet	1	—	8.0	—
Kitchen, domestic with or without dishwasher	½	1.5	1.5	—
Laundry	½	1.5	1.5	—
Service or Mop Basin	½	1.5	3.0	—
Washup, each set of faucets	½	—	2.0	—
Shower, per head	½	2.0	2.0	—
Urinal, 1.0 GPF Flushometer Valve	¾	See Footnote ⁷		—
Urinal, greater than 1.0 GPF Flushometer Valve	¾	See Footnote ⁷		—
Urinal, flush tank	½	2.0	2.0	3.0
Wash Fountain, circular spray	¾	—	4.0	—
Water Closet, 1.6 GPF Gravity Tank	½	2.5	2.5	3.5
Water Closet, 1.6 GPF Flushometer Tank	½	2.5	2.5	3.5
Water Closet, 1.6 GPF Flushometer Valve	1	See Footnote ⁷		—
Water Closet, greater than 1.6 GPF Gravity Tank	½	3.0	5.5	7.0
Water Closet, greater than 1.6 GPF Flushometer Valve	1	See Footnote ⁷		—

For SI units: 1 inch = 25 mm

Notes:

¹ Size of the cold branch pipe, or both the hot and cold branch pipes.

² Appliances, appurtenances, or fixtures not referenced in this table shall be permitted to be sized by reference to fixtures having a similar flow rate and frequency of use.

³ The listed fixture unit values represent their load on the cold water building supply. The separate cold water and hot water fixture unit value for fixtures having both hot and cold water connections shall be permitted to be each taken as three-quarter of the listed total value of the fixture.

⁴ The listed minimum supply branch pipe sizes for individual fixtures are the nominal (I.D.) pipe size.

⁵ For fixtures or supply connections likely to impose continuous flow demands, determine the required flow in gallons per minute (gpm) (L/s), and add it separately to the demand in gpm (L/s) for the distribution system or portions thereof.

⁶ Assembly [Public Use (See Table 422.1)].

⁷ Where sizing flushometer systems, see Section 610.10.

⁸ Reduced fixture unit loading for additional hose bibbs is to be used where sizing total building demand and for pipe sizing where more than one hose bibb is supplied by a segment of water distribution pipe. The fixture branch to each hose bibb shall be sized on the basis of 2.5 fixture units.

TABLE 610.4
FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES

METER AND STREET SERVICE (Inches)	BUILDING SUPPLY AND BRANCHES (Inches)	MAXIMUM ALLOWABLE LENGTH (feet)														
		40	60	80	100'	150	200	250	300	400	500	600	700	800	900	1000
PRESSURE RANGE - 30 to 45 psi ¹																
3/4	1/2 ²	6	5	4	3	2	1	1	1	0	0	0	0	0	0	0
3/4	3/4	16	16	14	12	9	6	5	5	4	4	3	2	2	2	1
3/4	1	29	25	23	21	17	15	13	12	10	8	6	6	6	6	6
1	1	36	31	27	25	20	17	15	13	12	10	8	6	6	6	6
3/4	1 1/4	36	33	31	28	24	23	21	19	17	16	13	12	12	11	11
1	1 1/4	54	47	42	38	32	28	25	23	19	17	14	12	12	11	11
1 1/2	1 1/4	78	68	57	48	38	32	28	25	21	18	15	12	12	11	11
1	1 1/2	85	84	79	65	56	48	43	38	32	28	26	22	21	20	20
1 1/2	1 1/2	150	124	105	91	70	57	49	45	36	31	26	23	21	20	20
2	1 1/2	151	129	129	110	80	64	53	46	38	32	27	23	21	20	20
1	2	85	85	85	85	85	85	82	80	66	61	57	52	49	46	43
1 1/2	2	220	205	190	176	155	138	127	120	104	85	70	61	57	54	51
2	2	370	327	292	265	217	185	164	147	124	96	70	61	57	54	51
2	2 1/2	445	418	390	370	330	300	280	265	240	220	198	175	158	143	133
PRESSURE RANGE - 46 to 60 psi ¹																
3/4	1/2 ²	7	7	6	5	4	3	2	2	1	1	1	0	0	0	0
3/4	3/4	20	20	19	17	14	11	9	8	6	5	4	4	3	3	3
3/4	1	39	39	36	33	28	23	21	19	17	14	12	10	9	8	8
1	1	39	39	39	36	30	25	23	20	18	15	12	10	9	8	8
3/4	1 1/4	39	39	39	39	39	39	34	32	27	25	22	19	19	17	16
1	1 1/4	78	78	76	67	52	44	39	36	30	27	24	20	19	17	16
1 1/2	1 1/4	78	78	78	78	66	52	44	39	33	29	24	20	19	17	16
1	1 1/2	85	85	85	85	85	85	80	67	55	49	41	37	34	32	30
1 1/2	1 1/2	151	151	151	151	128	105	90	78	62	52	42	38	35	32	30
2	1 1/2	151	151	151	151	150	117	98	84	67	55	42	38	35	32	30
1	2	85	85	85	85	85	85	85	85	85	85	85	85	85	83	80
1 1/2	2	370	370	340	318	272	240	220	198	170	150	135	123	110	102	94
2	2	370	370	370	370	368	318	280	250	205	165	142	123	110	102	94
2	2 1/2	654	640	610	580	535	500	470	440	400	365	335	315	285	267	250
PRESSURE RANGE - Over 60 psi ¹																
3/4	1/2 ²	7	7	7	6	5	4	3	3	2	1	1	1	1	1	0
3/4	3/4	20	20	20	20	17	13	11	10	8	7	6	6	5	4	4
3/4	1	39	39	39	39	35	30	27	24	21	17	14	13	12	12	11
1	1	39	39	39	39	38	32	29	26	22	18	14	13	12	12	11
3/4	1 1/4	39	39	39	39	39	39	39	39	34	28	26	25	23	22	21
1	1 1/4	78	78	78	78	74	62	53	47	39	31	26	25	23	22	21
1 1/2	1 1/4	78	78	78	78	78	74	65	54	43	34	26	25	23	22	21
1	1 1/2	85	85	85	85	85	85	85	85	81	64	51	48	46	43	40
1 1/2	1 1/2	151	151	151	151	151	151	130	113	88	73	51	51	46	43	40
2	1 1/2	151	151	151	151	151	151	142	122	98	82	64	51	46	43	40
1	2	85	85	85	85	85	85	85	85	85	85	85	85	85	85	85
1 1/2	2	370	370	370	370	360	335	305	282	244	212	187	172	153	141	129
2	2	370	370	370	370	370	370	370	340	288	245	204	172	153	141	129
2	2 1/2	654	654	654	654	654	650	610	570	510	460	430	404	380	356	329

For SI units: 1 inch = 25 mm, 1 foot = 304.8 mm, 1 pound-force per square inch = 6.8947 kPa

Notes:

¹ Available static pressure after head loss.

² Building supply, not less than 3/4 of an inch (20 mm) nominal size.

From: Loni VanKirk <Loni.VanKirk@juneau.org>
Sent: Monday, September 28, 2020 8:18 AM
To: Kevin Puustinen <KevinPuustinen@pdceng.com>
Subject: RE: Hydrant Test Data - Delta Drive

CAUTION: This email originated from outside of the organization. Exercise caution when viewing attachments, clicking links, or responding to requests.

ACROSS FROM 4045 DELTA
DR.

MUELLER

WET

64

1110/48

8/13/2019

Kevin,

Here is the Data you requested.

Static PSI

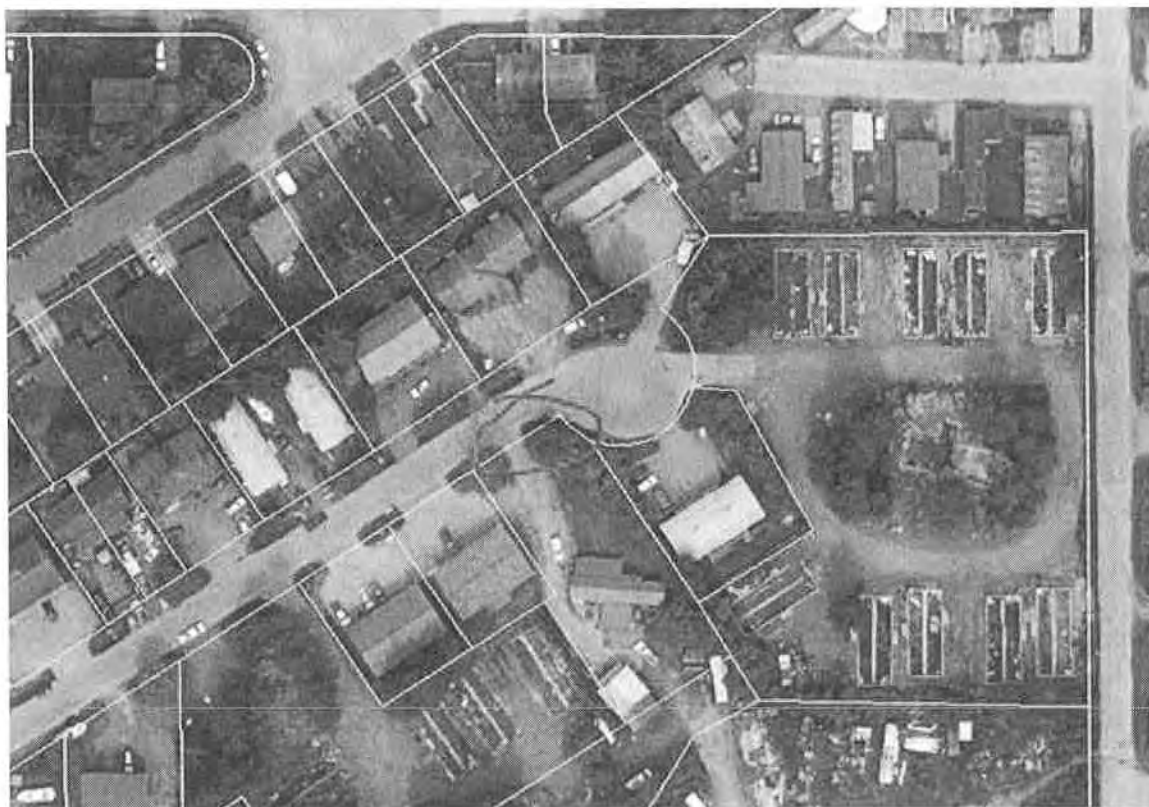
Flow/residual PSI

Loni Van Kirk
Distribution Senior Operator
CBJ Water Utility
907-723-4975

From: Kevin Puustinen <KevinPuustinen@pdceng.com>
Sent: Wednesday, September 23, 2020 10:06 AM
To: Loni VanKirk <Loni.VanKirk@juneau.org>
Subject: Hydrant Test Data - Delta Drive

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Loni – Can you please send me your most recent test data for the hydrant in the cul-de-sac on Delta Drive?



Thanks,

Kevin Puustinen, PE
Civil Engineer

PDC ENGINEERS
A RESPEC COMPANY

9109 Mendenhall Mall Rd. Ste 4, Juneau, Alaska 99801 | 907.780.6060

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DRAINAGE REPORT FOR DELTA DRIVE SUBDIVISION JUNEAU, ALASKA

Prepared For:

Bicknell Development

2275 Brandy Lane, Suite 1
Juneau, AK 99801

Prepared By:

PDC Engineers

9109 Mendenhall Mall Road Suite 4
Juneau, AK 99801

Date: November 20, 2020
PDC Project No. 20098JN

1.0 PROJECT OVERVIEW

1.1 Project Description

Bicknell Inc., is proposing to redevelop an existing residential property. The project is located off the cul-de-sac at the end of Delta Drive. The property previously had 10 double wide mobile homes and a structure in the center of the property. The mobile homes and the center structure have been removed and the mobile home concrete foundations remain. The property has been divided into 15 lots. Lot 1 is the parent lot, lots 2 through 6 make up the northern lots. The center of the property has been divided into four lots to create lots 7 through 10. Lots 11 through 15 make up the southern lots.

1.2 Project Duration

The developer (Bicknell) will begin construction in the spring of 2021. The subdivision development is anticipated to occur over a period of approximately 3 months.

2.0 SOIL INFORMATION

Soil conditions present in the project area consists of a vegetated surface layer underlain by a soil matrix of sand, gravels and silt material. The ground water is located approximately 3 feet below the surface as confirmed by excavated test pits. The project area is fairly flat.

3.0 STORM WATER SYSTEM

Currently drainage leaves the site through a 12" CMP culvert located at the end of Delta Drive on the northeast side of the cul-de-sac.

The storm water system along Delta Drive has been proposed to be upgraded per CBJ Contract BE21-028 "Delta Drive Reconstruction." Work is scheduled for spring/summer 2021. For the purpose of this report, the proposed culverts for Delta Drive Reconstruction were used for the analysis of the Delta Drive Subdivision project site.

Drainage from the proposed Delta Drive Subdivision project site will be discharged into the Delta Drive storm water system at three locations, the 12" CPP ditch culvert (Pipe P-1) on the northeast side of the Delta Drive cul-de-sac, the 12" CPP culvert (Pipe P-3) at the area drain on the southeast side of the cul-de-sac, and a 12" CPP ditch culvert (Pipe P-4) located on the southwestern side of the cul-de-sac where it meets the 10' drainage easement.

A drainage swale along the northern perimeter of the proposed project area will be

graded at 1.0% from the east to the west to then discharge in to Pipe P-1 at the northeast side of the Delta Drive cul-de-sac. Drainage from the swale around lots 7 through 10 will drain into a Type III catch basin where it will then flow through a 12" CPP pipe (Pipe P-2) to a ditch where it will leave the site through Pipe P-1 at the northeast side of the Delta Drive cul-de-sac.

A drainage swale along the southern perimeter of the proposed project area will be graded at 1.0% from east to west to an underdrain that runs along a 10' drainage easement to Pipe P-4 at the southwestern side of the Delta Drive cul-de-sac.

All of the discharge from the site would then meet at a catch basin on Delta Drive where it will be discharge through an 18" CPP culvert (Pipe P-5) to continue through the storm system.

Storm drain structures and piping would follow CBJ Standard Specifications and Standard Drawings for the development.

3.0 SITE RUNOFF CALCULATION METHOD:

A total of four catchment areas were analyzed representing the existing and proposed drainage conveyance systems relevant to the project. The catchment areas include: The existing 12" CPP culvert (Pipe P-1) that is located at the northeastern side of the Delta Drive cul-de-sac, the proposed 12" CPP culvert (Pipe P-2) that is located on the project site near the entrance to the subdivision, the existing 12" CPP culvert (Pipe P-3) that is located on the southeastern edge of the cul-de-sac, and the existing 12" CPP culvert (Pipe P-4) at the southwestern end of the cul-de-sac.

The catchment areas were determined using the proposed design model. A delineation of the areas can be found in Appendix A.

To calculate the site runoff we have elected to use the Rational Method. The Rational Method is most appropriate for evaluating drainage basins less than 10 acres. Appendix D of the "2010 CBJ Manual of Storm Water Best Management Practices" was utilized as a guide. The calculations and supporting documentation can be found in Appendix B, C, D & E of this report.

3.1 Anticipated Site Runoff (Q):

Using the Rational Method, the amount of stormwater runoff during the 25-year storm event per catchment area was determined. See Table 1.1 for results, the calculations can be found in Appendix B.

Table 1.1 Anticipated Site Runoff (Q):	
Catchment Area	Q (cfs)
Pipe P-1	1.03
Pipe P-2	0.94
Pipe P-3	0.42
Pipe P-4	0.74

3.2 Conveyance/Discharge Structure Capacities:

The capacity of the existing and proposed drainage systems was calculated using the Manning's Equation to determine if proposed 25-year storm even flows could be conveyed. See Table 1.2 below for results, calculations can be found in Appendix B.

Table 1.2 Conveyance/Discharge Structure Capacities:	
Catchment Area	Q (cfs)
Pipe P-1	2.57
Pipe P-2	2.34
Pipe P-3	2.59
Pipe P-4	14.51
Pipe P-5	6.16

Summary

Table 1.3 below compares anticipated 25-year runoff in the proposed and existing conveyance systems to their available hydraulic capacity.

Table 1.3 Comparison			
Drainage Basin	Anticipated Runoff Q (cfs)	Capacity Check	Available Capacity Q (cfs)
Pipe P-1	1.12	<	2.57
Pipe P-2	0.94	<	2.34
Pipe P-3	0.42	<	2.59
Pipe P-4	0.74	<	14.51
Pipe P-5	3.13	<	6.16

In summary our analysis shows that there is enough capacity in the existing and proposed drainage structures to handle flows from the altered drainage patterns as a result of the proposed Delta Drive Subdivision improvements.



11/20/2020

J. Mark Pusich, P.E.
Principal Civil Engineer
PDC Engineers

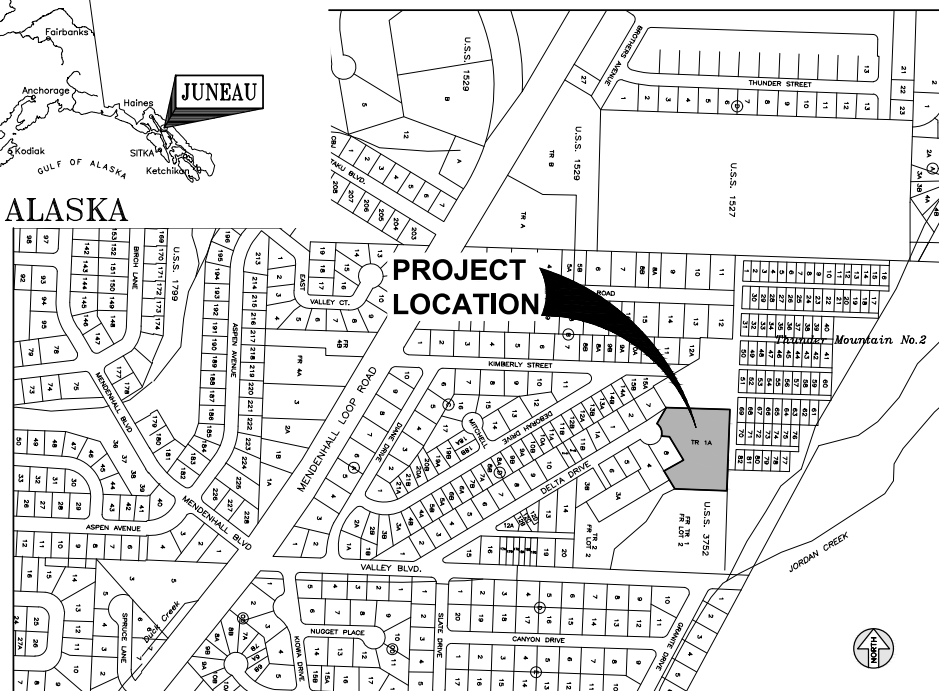
Appendices:

- A – Catchment Areas
- B – Rational Method
- C – Runoff Coefficient
- D – Time of Concentration
- E – Rainfall Intensity
- F – Existing & Proposed

Appendix A

Catchment Areas

JUNEAU, ALASKA
PREPARED FOR BICKNELL, INC.



PROJECT LOCATION MAP

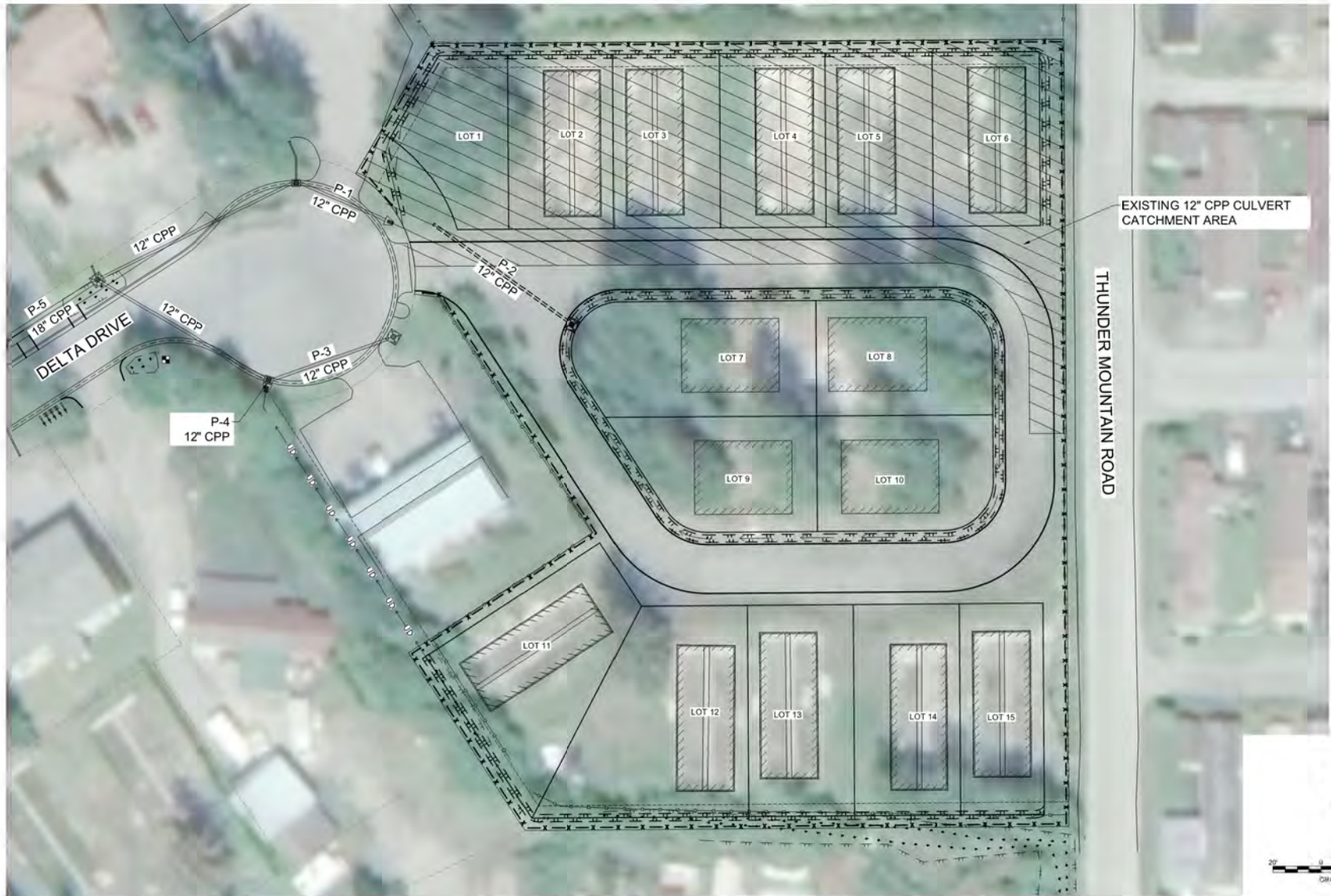


DESIGN	XXX			
DRAWN	XXX			
CHECK	JMP			
APPROVER	JMP			
FILE				
	No.	DATE	REVISION	BY APRVD.

JUNEAU, AK



SHE



DESIGN: XXX			
DRAWN: XXX			
CHECK: JWP			
APPROVED: JWP			
FILE	NO. DATE	REVISION	BY APPROV.

**DELTA DRIVE
SUBDIVISION**

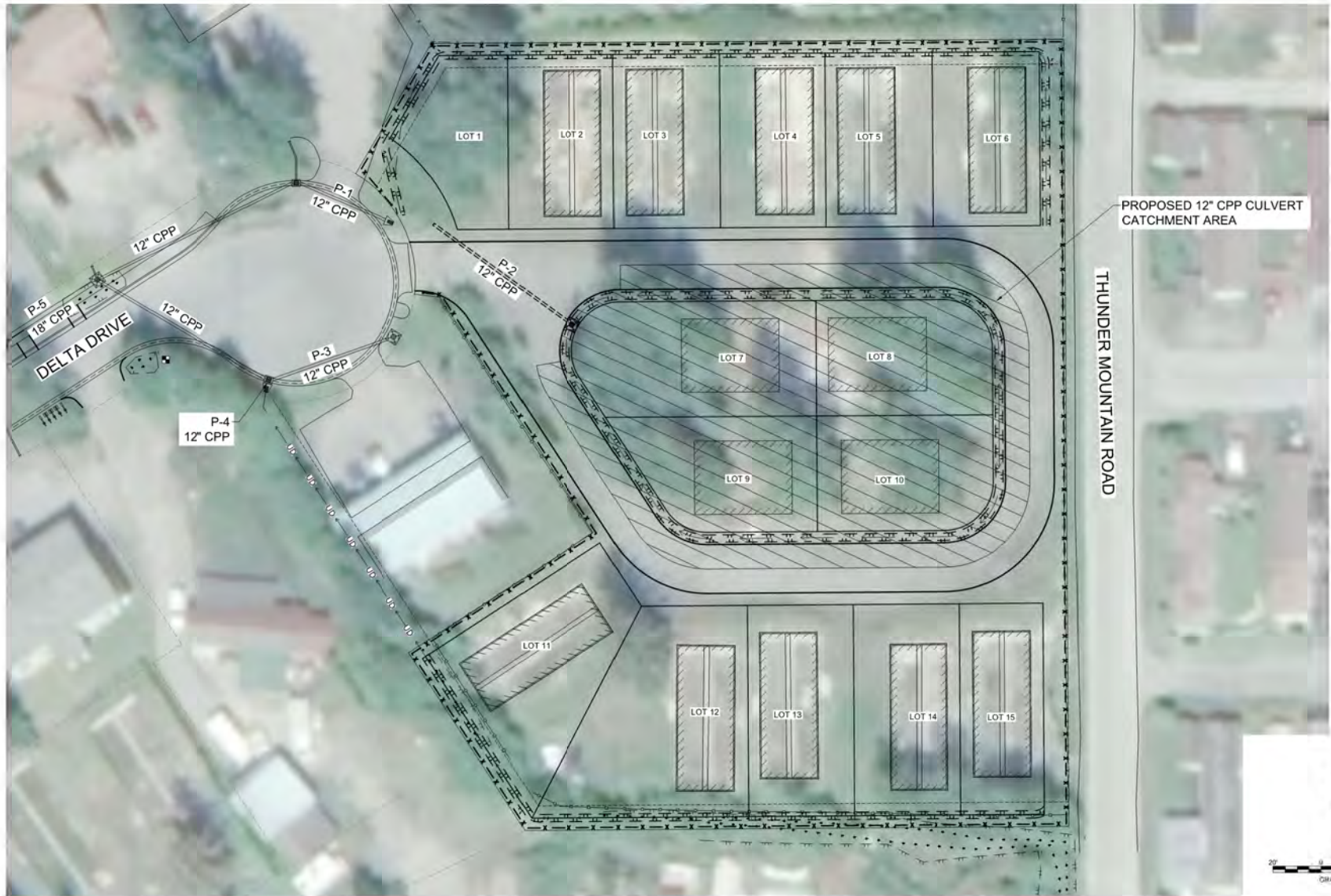
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PDC
ENGINEERS

PLAN • DESIGN • CONSTRUCT
A BEPPCO COMPANY
9109 Mendenhall Mall Rd. Ste. 4, Juneau, AK 99801
907.780.6060 | AEC605

**P-1: EXISTING 12" CPP
CULVERT CATCHMENT AREA**

DATE: April 25, 2021
PDC No: 2009SUN
SHEET
2



DESIGN: XXX			
DRAWN: XXX			
CHECK: JWP			
APPROVED: JWP			
FILE			

NO.	DATE	REVISION	BY	APPROV.

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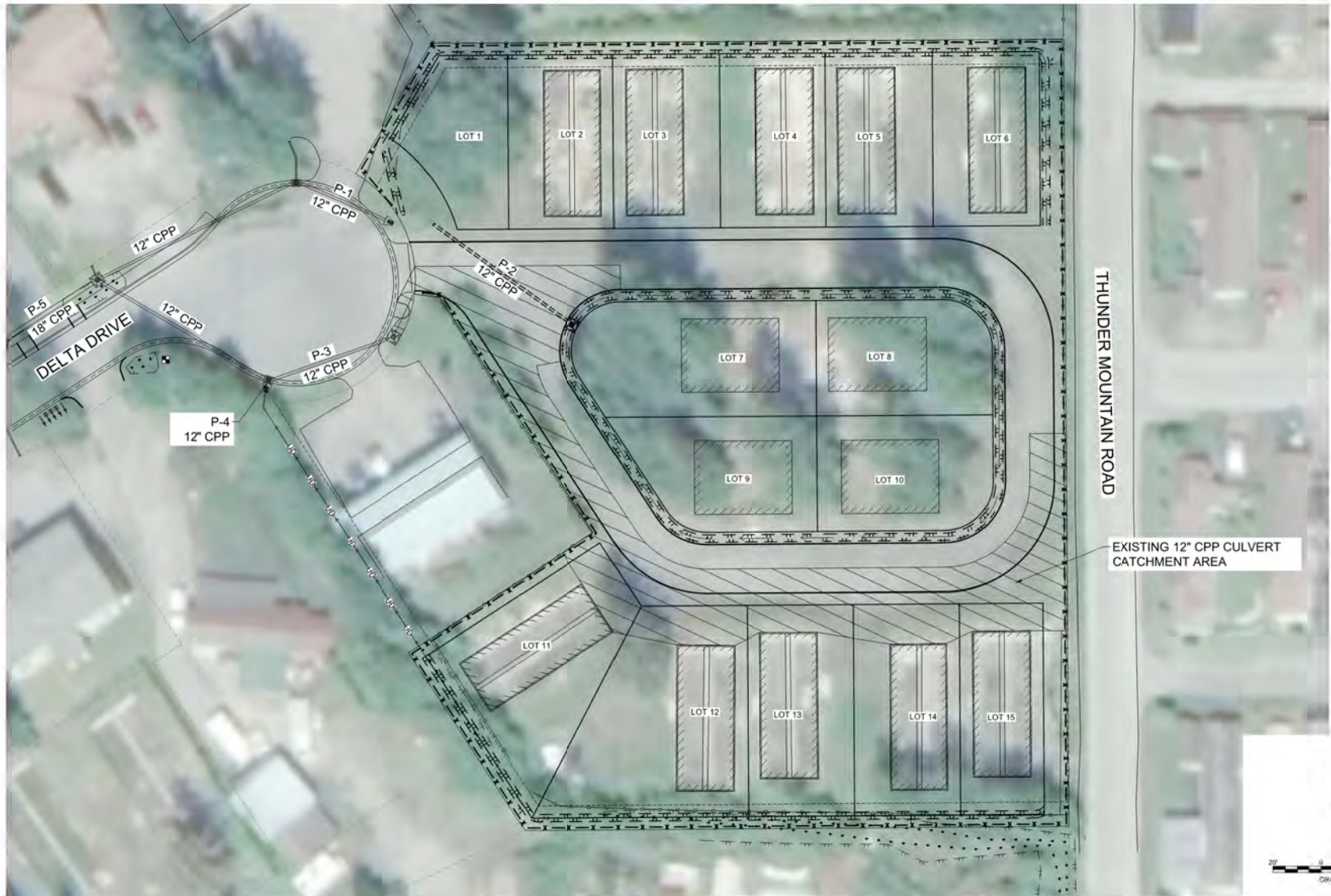
PLAN • DESIGN • CONSTRUCT

A BEPES COMPANY

9109 Mendenhall Mall Rd. Ste. 4, Juneau, AK 99801
907.780.6060 | AEC605

**P-2: PROPOSED 12" CPP
CULVERT CATCHMENT AREA**

DATE: March 25, 2021
PDC No: 2009SUN
SHEET
3



DESIGN: XXX			
DRAWN: XXX			
CHECK: JWP			
APPROVED: JWP			
FILE:			

NO.	DATE	REVISION	BY	APPROV.

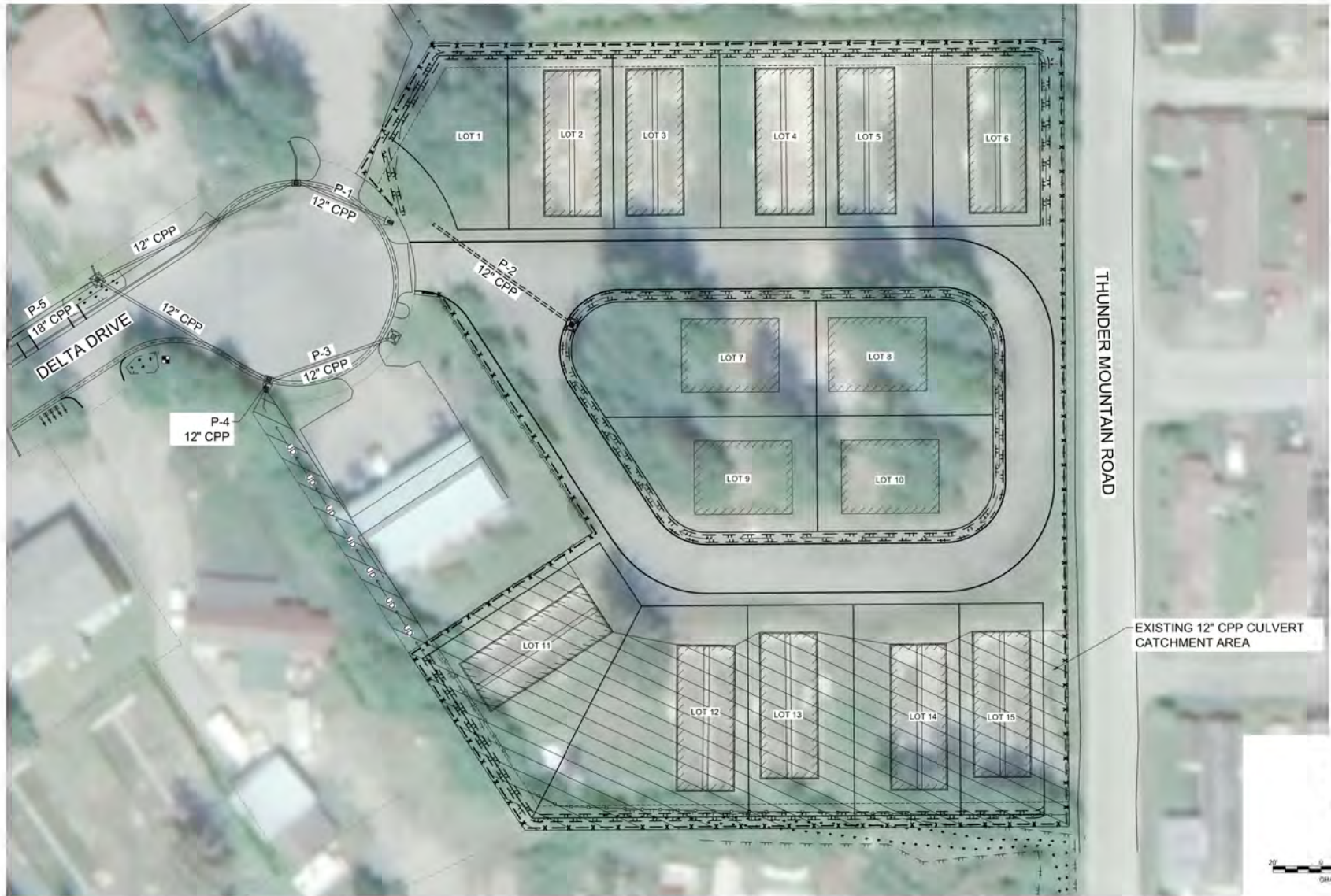
**DELTA DRIVE
SUBDIVISION**

JUNEAU, AK



**P-3: EXISTING 12" CPP
CULVERT CATCHMENT AREA**

DATE: March 25, 2021
PDC No: 2009SUN
SHEET
4



DESIGN: XXX			
DRAWN: XXX			
CHECK: JWP			
APPROVED: JWP			
FILE	NO. DATE	REVISION	BY APPROV.

DELTA DRIVE
SUBDIVISION

JUNEAU, AK

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P-4: EXISTING 12" CPP
CULVERT CATCHMENT AREA

DATE: March 25, 2021
PDC No: 2009SUN
SHEET
5

Appendix B

Rational Method

Rational Method Site Runoff Pipe P-1: Existing 12" CPP		
Project:	Delta Drive Subdivision	
Owner:	Bicknell Inc.	
Date:	11/19/2020	
Prepared By:	M. Minsch	
Checked By:	M. Pusich	

$$Q = CIA$$

Q = peak flow in cubic feet per second (cfs)
 C = runoff coefficient
 I = rainfall intensity (inches per hour)
 A = catchment area (acres)

$$C_c = (C_1A_1 + C_2A_2)/A_t$$

C_c = composite runoff coefficient
 $C_{1,2}$ = runoff coefficient for each area land cover type
 A_t = total area (acres)
 $A_{1,2}$ = areas of land cover (acres)
 $C_c = 0.84$, see Appendix C for calculation

$$T_c = T_1 + T_2 + \dots + T_n$$

T_c = time of concentration (min)
 $T_{1,2}$ = travel time across separate flow path segments (min)
 $T_c = 13.10$ min, see Appendix D for calculation

$$T_t = L/60V$$

T_t = travel time (min)
 L = the distance of flow across a given segment (feet)
 $V = k_r\sqrt{S_0}$ = average velocity $\left(\frac{\text{feet}}{\text{sec}}\right)$ across land cover
 k_r = time of concentration velocity factor (CBJ Manual of Storm Water BMP 2010, Table D - 5, PG. D - 10)
 S_0 = slope of flow path $\left(\frac{\text{feet}}{\text{feet}}\right)$

Per CBJ Manual of Storm Water BMP 2010, Table 5-1, page 5-1, design event frequencies are specified. For driveway culvert, a 25-year storm event is the required design return period. We will base our analysis on a 25-year design return period for all drainage structures and catchment areas. Per CBJ Manual of Storm Water BMP 2010, page D-9, basins with a time and concentration 10 minutes or less shall use the 10 minute intensity. Basins with a time of concentration greater than 10 minutes and less than 30 minutes shall interpolate between the 10 and 30 minute values. Rainfall intensity for the site was sourced from the NOAA Atlas 14, Point Precipitation Frequency Estimates, see Appendix E, and is summarized as follows:

	Design Return Period
Tc 13.10 (min)	25-year
Interpolated Intensity (in/hr)=	2.03

Pipe P-1 is an existing 12" CPP culvert on the northeast side of the Delta Drive cul-de-sac that drains into the Delta Drive storm system at the location where the new subdivision access will tie into the shoulder of the cul-de-sac. The area that is proposed to contribute runoff to this culvert was delineated in AutoCAD.

$$A = 26270 \text{ sqft} / 43,560 = 0.60 \text{ acres}$$

	C_c	I	A		
Q (cfs)=	0.84	2.03	0.60	=	1.03

Rational Method Site Runoff Pipe P-2: Proposed 12" CPP		
Project:	Delta Drive Subdivision	
Owner:	Bicknell Inc.	
Date:	11/19/2020	
Prepared By:	M. Minsch	
Checked By:	M. Pusich	

$$Q = CIA$$

Q = peak flow in cubic feet per second (cfs)
 C = runoff coefficient
 I = rainfall intensity (inches per hour)
 A = catchment area (acres)

$$C_c = (C_1A_1 + C_2A_2)/A_t$$

C_c = composite runoff coefficient
 $C_{1,2}$ = runoff coefficient for each area land cover type
 A_t = total area (acres)
 $A_{1,2}$ = areas of land cover (acres)
 $C_c = 0.84$, see Appendix C for calculation

$$T_c = T_1 + T_2 + \dots + T_n$$

T_c = time of concentration (min)
 $T_{1,2}$ = travel time across separate flow path segments (min)
 $T_c = 11.27$ min, see Appendix D for calculation

$$T_t = L/60V$$

T_t = travel time (min)
 L = the distance of flow across a given segment (feet)
 $V = k_r\sqrt{S_0}$ = average velocity $\left(\frac{\text{feet}}{\text{sec}}\right)$ across land cover
 k_r = time of concentration velocity factor (CBJ Manual of Storm Water BMP 2010, Table D - 5, PG. D - 10)
 S_0 = slope of flow path $\left(\frac{\text{feet}}{\text{feet}}\right)$

Per CBJ Manual of Storm Water BMP 2010, Table 5-1, page 5-1, design event frequencies are specified. For driveway culvert, a 25-year storm event is the required design return period. We will base our analysis on a 25-year design return period for all drainage structures and catchment areas. Per CBJ Manual of Storm Water BMP 2010, page D-9, basins with a time and concentration 10 minutes or less shall use the 10 minute intensity. Basins with a time of concentration greater than 10 minutes and less than 30 minutes shall interpolate between the 10 and 30 minute values. Rainfall intensity for the site was sourced from the NOAA Atlas 14, Point Precipitation Frequency Estimates, see Appendix E, and is summarized as follows:

	Design Return Period
Tc 11.27 (min)	25-year
Interpolated Intensity (in/hr)=	2.22

P-2 is a proposed 12" CPP pipe is being installed to maintain the runoff from part of the subdivision access road and from proposed lots 7 through 10. Runoff will be carried down to a ditch where it will then flow into pipe P-1 and discharge into the Delta Drive storm system. The area that is proposed to contribute runoff to this culvert was delineated in AutoCAD.

$$A = 21,736 \text{ sqft} / 43,560 = 0.50 \text{ acres}$$

	C_c	I	A	
Q (cfs)=	0.84	2.22	0.50	= 0.94

Rational Method Site Runoff Pipe P-3: Existing 12" CPP		
Project:	Delta Drive Subdivision	
Owner:	Bicknell Inc.	
Date:	11/19/2020	
Prepared By:	M. Minsch	
Checked By:	M. Pusich	

$$Q = CIA$$

Q = peak flow in cubic feet per second (cfs)

C = runoff coefficient

I = rainfall intensity (inches per hour)

A = catchment area (acres)

$$C_c = (C_1A_1 + C_2A_2)/A_t$$

C_c = composite runoff coefficient

$C_{1,2}$ = runoff coefficient for each area land cover type

A_t = total area (acres)

$A_{1,2}$ = areas of land cover (acres)

$C_c = 0.85$, see Appendix C for calculation

$$T_c = T_1 + T_2 + \dots + T_n$$

T_c = time of concentration (min)

$T_{1,2}$ = travel time across separate flow path segments (min)

$T_c = 12.93$ min, see Appendix D for calculation

$$T_t = L/60V$$

T_t = travel time (min)

L = the distance of flow across a given segment (feet)

$V = k_r\sqrt{S_0}$ = average velocity $\left(\frac{\text{feet}}{\text{sec}}\right)$ across land cover

k_r = time of concentration velocity factor (CBJ Manual of Storm Water BMP 2010, Table D - 5, PG. D - 10)

S_0 = slope of flow path $\left(\frac{\text{feet}}{\text{feet}}\right)$

Per CBJ Manual of Storm Water BMP 2010, Table 5-1, page 5-1, design event frequencies are specified. For driveway culvert, a 25-year storm event is the required design return period. We will base our analysis on a 25-year design return period for all drainage structures and catchment areas. Per CBJ Manual of Storm Water BMP 2010, page D-9, basins with a time and concentration 10 minutes or less shall use the 10 minute intensity. Basins with a time of concentration greater than 10 minutes and less than 30 minutes shall interpolate between the 10 and 30 minute values. Rainfall intensity for the site was sourced from the NOAA Atlas 14, Point Precipitation Frequency Estimates, see Appendix E, and is summarized as follows:

	Design Return Period
Tc 12.93 (min)	25-year
Interpolated Intensity (in/hr)=	2.05

Pipe P-3 is an existing 12" CPP culvert on the southeast side of the Delta Drive cul-de-sac that drains into the Delta Drive ditch system that is near the location where the new subdivision access will tie into the shoulder of the cul-de-sac. Runoff will flow into the area drain and catch basin before flowing through the culvert. The area that is proposed to contribute runoff to this culvert was delineated in AutoCAD.

$$A = 10,626 \text{ sqft} / 43,560 = 0.24 \text{ acres}$$

	C_c	I	A	
Q (cfs)=	0.85	2.05	0.24	= 0.42

Rational Method Site Runoff Pipe P-4: Existing 12" CPP		
Project:	Delta Drive Subdivision	 PDC ENGINEERS PLAN • DESIGN • CONSTRUCT A RESPECT COMPANY 9109 Mendonhall Mall Rd, Ste. 4, Juneau, AK 99801 907.780.6060 AECCE05
Owner:	Bicknell Inc.	
Date:	11/19/2020	
Prepared By:	M. Minsch	
Checked By:	M. Pusich	

$$Q = CIA$$

Q = peak flow in cubic feet per second (cfs)

C = runoff coefficient

I = rainfall intensity (inches per hour)

A = catchment area (acres)

$$C_c = (C_1A_1 + C_2A_2)/A_t$$

C_c = composite runoff coefficient

$C_{1,2}$ = runoff coefficient for each area land cover type

A_t = total area (acres)

$A_{1,2}$ = areas of land cover (acres)

$C_c = 0.83$, see Appendix C for calculation

$$T_c = T_1 + T_2 + \dots + T_n$$

T_c = time of concentration (min)

$T_{1,2}$ = travel time across separate flow path segments (min)

$T_c = 16.60$ min, see Appendix D for calculation

$$T_t = L/60V$$

T_t = travel time (min)

L = the distance of flow across a given segment (feet)

$V = k_r\sqrt{S_0}$ = average velocity ($\frac{\text{feet}}{\text{sec}}$) across land cover

k_r = time of concentration velocity factor (CBJ Manual of Storm Water BMP 2010, Table D - 5, PG. D - 10)

S_0 = slope of flow path ($\frac{\text{feet}}{\text{feet}}$)

Per CBJ Manual of Storm Water BMP 2010, Table 5-1, page 5-1, design event frequencies are specified. For driveway culvert, a 25-year storm event is the required design return period. We will base our analysis on a 25-year design return period for all drainage structures and catchment areas. Per CBJ Manual of Storm Water BMP 2010, page D-9, basins with a time and concentration 10 minutes or less shall use the 10 minute intensity. Basins with a time of concentration greater than 10 minutes and less than 30 minutes shall interpolate between the 10 and 30 minute values. Rainfall intensity for the site was sourced from the NOAA Atlas 14, Point Precipitation Frequency Estimates, see Appendix E, and is summarized as follows:

	Design Return Period
Tc 16.60 (min)	25-year
Interpolated Intensity (in/hr)=	1.77

There is an existing 12" CMP culvert that drains into the existing Delta Drive drainage system at the location where the new subdivision access will tie into the end of the Delta Drive cul-de-sac. The 12" CMP culvert is proposed to be replaced with a 12" CPP culvert along with the rest of the Delta Drive storm system under CBJ Contract BE21-028 "Delta Drive Reconstruction." Work is scheduled for spring/summer 2021. The 12" CPP culvert is being installed to maintain the existing flow around the Delta Drive cul-de-sac.

$$A = 21,786 \text{ sqft} / 43,560 = 0.50 \text{ acres}$$

	C_c	I	A		
Q (cfs)=	0.83	1.77	0.50	=	0.74

Appendix C

Runoff Coefficient

Runoff Coefficient Calculations

Project:	Delta Drive Subdivision	 PDC ENGINEERS PLAN • DESIGN • CONSTRUCT 4 S E F I E C U M P L E Y 9109 Mendenhall Mall Rd. Ste. 4, Juneau, AK 99801 907.780.6060 A E C C 6 0 5
Owner:	Bicknell Inc.	
Date:	11/19/2020	
Prepared By:	M. Minsch	
Checked By:	M. Pusich	

Pipe P-1: Existing 12" CPP Culvert

Total Basin Area (SQFT)=	26270
Total Basin Area (ACRE)=	0.60

Surface Type	Location	Area (SQFT)	Total (SQFT)	Total (Acre)	% Overall Basin	Surface Runoff Coefficient	Runoff Coefficient for Each Area
Pavement	Road	3143					
			3143	0.07215335	11.96%	0.9	0.1
Building Roofs	Mobile homes	7084					
			7084	0.16262626	26.97%	0.9	0.1
Gravel Area	Everywhere else	16043					
			16043	0.3682966	61.07%	0.8	0.3
		Total=	26270	0.60	100.00%		0.5
Composite Runoff Coefficient							0.84

Pipe P-2: Proposed 12" CPP

Total Basin Area (SQFT)=	21736
Total Basin Area (ACRE)=	0.5

Surface Type	Location	Area (SQFT)	Total (SQFT)	Total (Acre)	% Overall Basin	Surface Runoff Coefficient	Runoff Coefficient for Each Area
Pavement	Road	4842					
			4842	0.11115702	22.28%	0.9	0.1
Building Roofs	Mobile homes	4800					
			4800	0.11019284	22.08%	0.9	0.1
Gravel Area	Everywhere else	12094					
			12094	0.27764004	55.64%	0.8	0.2
		Total=	21736	0.50	100.00%		0.4
Composite Runoff Coefficient							0.84

Runoff Coefficient Calculations

Project:	Delta Drive Subdivision
Owner:	Bicknell Inc.
Date:	11/19/2020
Prepared By:	M. Minsch
Checked By:	M. Pusich



Pipe P-3: Existing 12" CPP	
Total Basin Area (SQFT)=	10626
Total Basin Area (ACRE)=	0.24

Surface Type	Location	Area (SQFT)	Total (SQFT)	Total (Acre)	% Overall Basin	Surface Runoff Coefficient	Runoff Coefficient for Each Area
Pavement	Road	5115					
			5115	0.11742424	48.14%	0.9	0.1
Gravel Area	Everywhere else	5511					
			5511	0.12651951	51.87%	0.8	0.1
		Total=	10626	0.24	100.00%		0.2
Composite Runoff Coefficient							0.84

Pipe P-4: Existing 12" CPP Culvert	
Total Basin Area (SQFT)=	21786
Total Basin Area (ACRE)=	0.50

Surface Type	Location	Area (SQFT)	Total (SQFT)	Total (Acre)	% Overall Basin	Runoff Coefficient	Runoff Coefficient for Each Area
Pavement	Road	7037					
			7037	0.16154729	32.30%	0.9	0.1
Gravel Area	Everywhere else	14750					
			14750	0.33861341	67.70%	0.8	0.3
		Total=	21786	0.50	100.00%		0.4
Composite Runoff Coefficient							0.83

Appendix D

Time of Concentration

Time of Concentration Calculations

Project:	Delta Drive Subdivision
Owner:	Bicknell Inc.
Date:	11/19/2020
Prepared By:	M. Minsch
Checked By:	M. Pusich



Pipe P-1: Existing 12" CPP Culvert	
Time of Concentration	
Distance of Flow (Ft):	393
Time of concentration velocity factor:	20
Slope of Flow Path (Ft/Ft):	0.01
Velocity (Ft/Sec):	2
Time of Concentration (Min):	13.10

Pipe P-2: Proposed 12" CPP Culvert	
Time of Concentration	
Distance of Flow (Ft):	338
Time of concentration velocity factor:	20
Slope of Flow Path (Ft/Ft):	0.01
Velocity (Ft/Sec):	2
Time of Concentration (Min):	11.27

Pipe P-3: Existing 12" CPP Culvert	
Time of Concentration	
Distance of Flow (Ft):	388
Time of concentration velocity factor:	20
Slope of Flow Path (Ft/Ft):	0.01
Velocity (Ft/Sec):	2
Time of Concentration (Min):	12.93

Pipe P-4: Existing 12" CPP Culvert	
Time of Concentration	
Distance of Flow (Ft):	498
Time of concentration velocity factor:	20
Slope of Flow Path (Ft/Ft):	0.01
Velocity (Ft/Sec):	2
Time of Concentration (Min):	16.60

Appendix E

Rainfall Intensity



NOAA Atlas 14, Volume 7, Version 2
Location name: Juneau, Alaska, USA*
Latitude: 58.3922°, Longitude: -134.5604°
Elevation: 50.42 ft**
* source: ESRI Maps
** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Penca, Douglas Kane, Sarah Dietz, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishari Roy, Svetlana Stuefer, Amy Tidwell, Carl Trypanuk, Dale Uhrh, Michael Yokta, Erica Bettis, Geoffrey Bonnin, Sarah Heim, Lillian Hiner, Elizabeth Lilly, Jayashree Narayanan, Fenglin Yan, Tan Zhao

NOAA, National Weather Service, Silver Spring, Maryland
and
University of Alaska Fairbanks, Water and Environmental Research Center

[PF tabular](#) | [PF graphical](#) | [Maps & aerials](#)

PF tabular

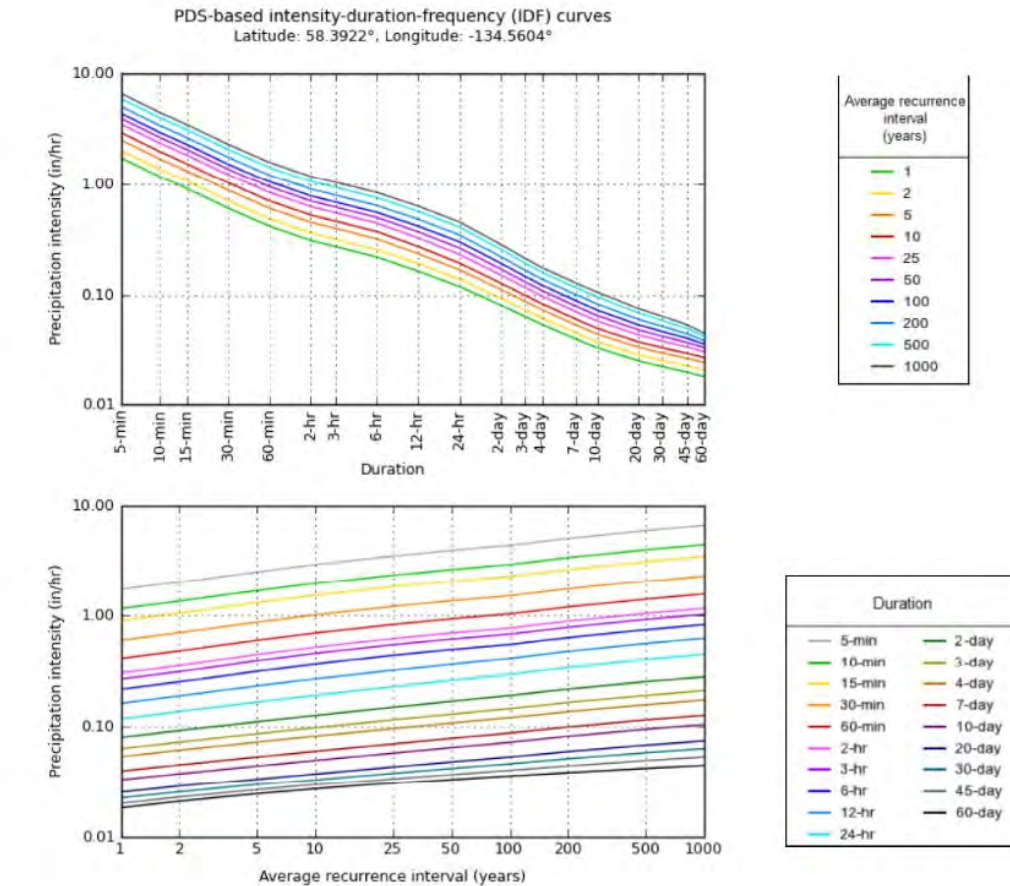
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.74 (0.936-2.21)	2.03 (1.61-2.62)	2.52 (1.94-3.34)	2.94 (2.22-3.97)	3.50 (2.58-4.86)	3.95 (2.84-5.59)	4.38 (3.10-6.34)	5.05 (3.49-7.45)	5.95 (4.01-9.01)	6.62 (4.38-10.2)
10-min	1.16 (0.936-1.48)	1.36 (1.08-1.76)	1.69 (1.31-2.24)	1.97 (1.49-2.68)	2.35 (1.73-3.26)	2.65 (1.91-3.75)	2.94 (2.08-4.25)	3.40 (2.35-5.01)	4.00 (2.69-6.05)	4.45 (2.94-6.86)
15-min	0.908 (0.728-1.16)	1.06 (0.840-1.37)	1.32 (1.02-1.75)	1.54 (1.16-2.08)	1.84 (1.35-2.55)	2.06 (1.49-2.92)	2.30 (1.62-3.32)	2.65 (1.83-3.90)	3.12 (2.10-4.72)	3.47 (2.30-5.35)
30-min	0.602 (0.484-0.766)	0.704 (0.556-0.908)	0.876 (0.676-1.16)	1.02 (0.770-1.38)	1.22 (0.896-1.89)	1.37 (0.986-1.94)	1.52 (1.07-2.20)	1.76 (1.22-2.59)	2.07 (1.39-3.13)	2.30 (1.52-3.55)
60-min	0.413 (0.332-0.525)	0.482 (0.381-0.622)	0.600 (0.463-0.794)	0.699 (0.528-0.944)	0.834 (0.613-1.16)	0.939 (0.676-1.33)	1.04 (0.736-1.51)	1.20 (0.833-1.78)	1.42 (0.955-2.14)	1.58 (1.04-2.43)
2-hr	0.306 (0.246-0.390)	0.358 (0.283-0.462)	0.447 (0.345-0.592)	0.520 (0.394-0.703)	0.622 (0.457-0.862)	0.698 (0.503-0.990)	0.775 (0.547-1.12)	0.894 (0.619-1.32)	1.05 (0.710-1.59)	1.17 (0.776-1.81)
3-hr	0.270 (0.217-0.343)	0.315 (0.249-0.407)	0.394 (0.304-0.521)	0.459 (0.347-0.620)	0.548 (0.403-0.761)	0.616 (0.444-0.872)	0.683 (0.482-0.987)	0.788 (0.545-1.16)	0.927 (0.625-1.40)	1.03 (0.683-1.59)
6-hr	0.218 (0.175-0.277)	0.255 (0.201-0.328)	0.317 (0.245-0.420)	0.369 (0.279-0.498)	0.441 (0.324-0.612)	0.496 (0.357-0.703)	0.551 (0.389-0.796)	0.636 (0.440-0.938)	0.748 (0.505-1.13)	0.834 (0.552-1.29)
12-hr	0.163 (0.131-0.207)	0.190 (0.150-0.245)	0.234 (0.181-0.310)	0.271 (0.205-0.366)	0.324 (0.238-0.450)	0.368 (0.265-0.521)	0.414 (0.292-0.598)	0.478 (0.331-0.705)	0.563 (0.380-0.852)	0.627 (0.415-0.968)
24-hr	0.118 (0.107-0.131)	0.138 (0.124-0.155)	0.167 (0.147-0.192)	0.192 (0.166-0.225)	0.230 (0.194-0.275)	0.262 (0.218-0.319)	0.298 (0.243-0.369)	0.344 (0.276-0.434)	0.405 (0.317-0.522)	0.451 (0.348-0.591)
2-day	0.080 (0.073-0.089)	0.093 (0.083-0.104)	0.111 (0.098-0.128)	0.127 (0.110-0.148)	0.150 (0.127-0.180)	0.170 (0.141-0.207)	0.192 (0.156-0.237)	0.219 (0.176-0.276)	0.255 (0.200-0.329)	0.283 (0.218-0.370)
3-day	0.063 (0.058-0.070)	0.073 (0.065-0.082)	0.087 (0.076-0.100)	0.098 (0.085-0.115)	0.116 (0.098-0.138)	0.130 (0.108-0.159)	0.146 (0.119-0.181)	0.166 (0.133-0.209)	0.192 (0.151-0.248)	0.212 (0.163-0.278)
4-day	0.054 (0.049-0.060)	0.062 (0.055-0.069)	0.073 (0.064-0.084)	0.082 (0.071-0.096)	0.096 (0.081-0.115)	0.108 (0.090-0.132)	0.121 (0.099-0.150)	0.137 (0.110-0.173)	0.158 (0.124-0.204)	0.174 (0.134-0.228)
7-day	0.040 (0.036-0.044)	0.045 (0.041-0.051)	0.053 (0.047-0.061)	0.060 (0.052-0.070)	0.070 (0.059-0.084)	0.079 (0.065-0.096)	0.088 (0.072-0.109)	0.100 (0.080-0.126)	0.116 (0.091-0.149)	0.127 (0.098-0.167)
10-day	0.033 (0.030-0.037)	0.038 (0.034-0.042)	0.044 (0.039-0.051)	0.050 (0.043-0.058)	0.058 (0.049-0.069)	0.065 (0.054-0.079)	0.073 (0.059-0.090)	0.082 (0.066-0.104)	0.095 (0.075-0.123)	0.105 (0.081-0.138)
20-day	0.025 (0.023-0.028)	0.029 (0.026-0.032)	0.034 (0.030-0.039)	0.038 (0.032-0.044)	0.043 (0.037-0.052)	0.048 (0.040-0.059)	0.053 (0.044-0.066)	0.060 (0.048-0.076)	0.068 (0.054-0.088)	0.075 (0.058-0.098)
30-day	0.022 (0.020-0.025)	0.025 (0.023-0.029)	0.030 (0.026-0.034)	0.033 (0.029-0.039)	0.038 (0.032-0.046)	0.042 (0.035-0.051)	0.046 (0.038-0.058)	0.052 (0.041-0.065)	0.058 (0.046-0.075)	0.064 (0.049-0.083)
45-day	0.020 (0.018-0.022)	0.023 (0.021-0.026)	0.027 (0.023-0.031)	0.030 (0.026-0.035)	0.034 (0.029-0.040)	0.037 (0.031-0.045)	0.041 (0.033-0.050)	0.044 (0.036-0.056)	0.050 (0.039-0.064)	0.054 (0.041-0.070)
60-day	0.018 (0.017-0.020)	0.021 (0.019-0.024)	0.024 (0.022-0.028)	0.027 (0.023-0.032)	0.031 (0.026-0.037)	0.033 (0.028-0.041)	0.036 (0.029-0.045)	0.039 (0.031-0.049)	0.042 (0.033-0.054)	0.045 (0.035-0.058)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_printpage.html?lat=58.3922&lon=-134.5604&data=intensity&units=english&series=pds

PF graphical



NOAA Atlas 14, Volume 7, Version 2

Created (GMT): Thu Nov 19 20:30:02 2020

https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_printpage.html?lat=58.3922&lon=-134.5604&data=intensity&units=english&series=pds

Maps & aerals

Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_printpage.html?lat=58.3922&lon=-134.5604&data=intensity&units=english&series=pds

Appendix F

Existing & Proposed Capacity Calcs

Discharge Capacity Calculations		
Project:	Delta Drive Subdivision	
Owner:	Bicknell Inc.	
Date:	11/19/2020	
Prepared By:	M. Minsch	
Checked By:	M. Pusich	

The following equation was used to calculate the capacity of pipes P-1, P-2, P-3 and P-4 that drain into the existing Delta Drive ditch system. Capacity was also calculated for the 18" CPP culvert that will transport all of the water discharged from the proposed site into the Delta Drive storm system. The equation is from "Urban Drainage Design Manual: Hydraulic Engineering Circular No. 22, Third Edition."

$$Q = (K/n) \times A \times R^{0.67} \times S^{0.5}$$

Q= Discharge in cubic feet per second (cfs)

K = Coefficient for English units (1.486)

n = Manning's coefficient of roughness, obtained from Table 5-3, Page 5-5, of the CBJ Stormwater Manual

A = Cross sectional area in square feet

R = Hydraulic radius

S= Slope

Pipe P-1: Existing 12" CPP Culvert

Inlet Invert=95.19, Outlet Invert=94.98, Length=43', n=0.014. The Manning's n value of 0.014 was determined by the pipe type (CPP-smooth interior) Table 5-3.

	k	n	A	R	S		
Q (cfs)	1.486	0.014	0.79	.25	0.006	=	2.57

Pipe P-2: Proposed 12" CPP Culvert

Inlet Invert=96.55, Outlet Invert=96.20, Length=70', n=0.014. The Manning's n value of 0.014 was determined by the pipe type (CPP-smooth interior) Table 5-3.

	k	n	A	R	S		
Q (cfs)	1.486	0.014	0.79	0.25	0.005	=	2.34

Pipe P-3: Existing 12" CPP Culvert

Inlet Invert=95.21, Outlet Invert=94.88, Length=54', n=0.014. The Manning's n value of 0.014 was determined by the pipe type (CPP-smooth interior) Table 5-3.

	k	n	A	R	S		
Q (cfs)	1.486	0.014	0.79	0.25	0.0061	=	2.59

Pipe P-4: Existing 12" CPP Culvert

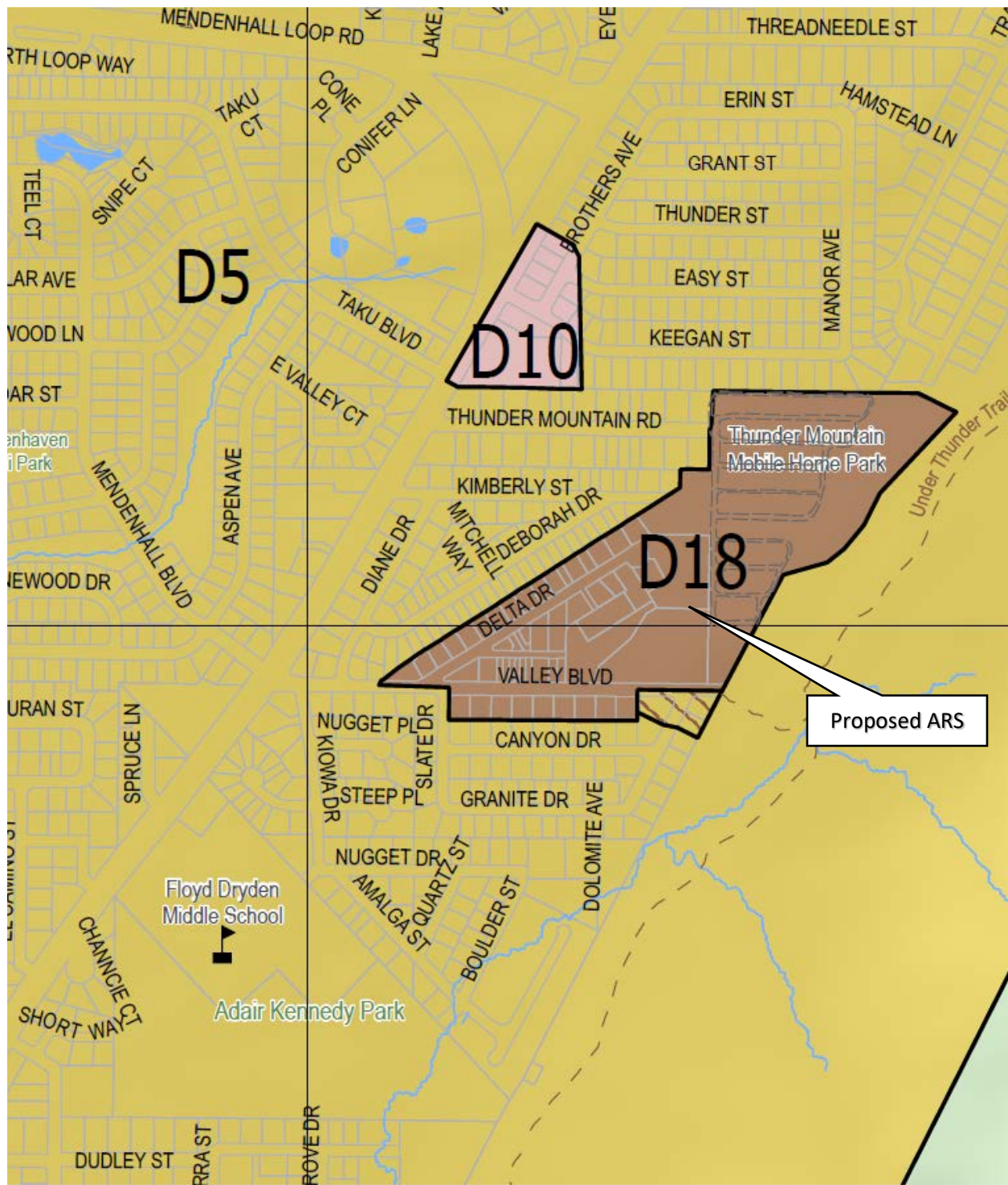
Inlet Invert=95.84, Outlet Invert=94.88, Length=5', n=0.014. The Manning's n value of 0.014 was determined by the pipe type (CPP-smooth interior) Table 5-3.

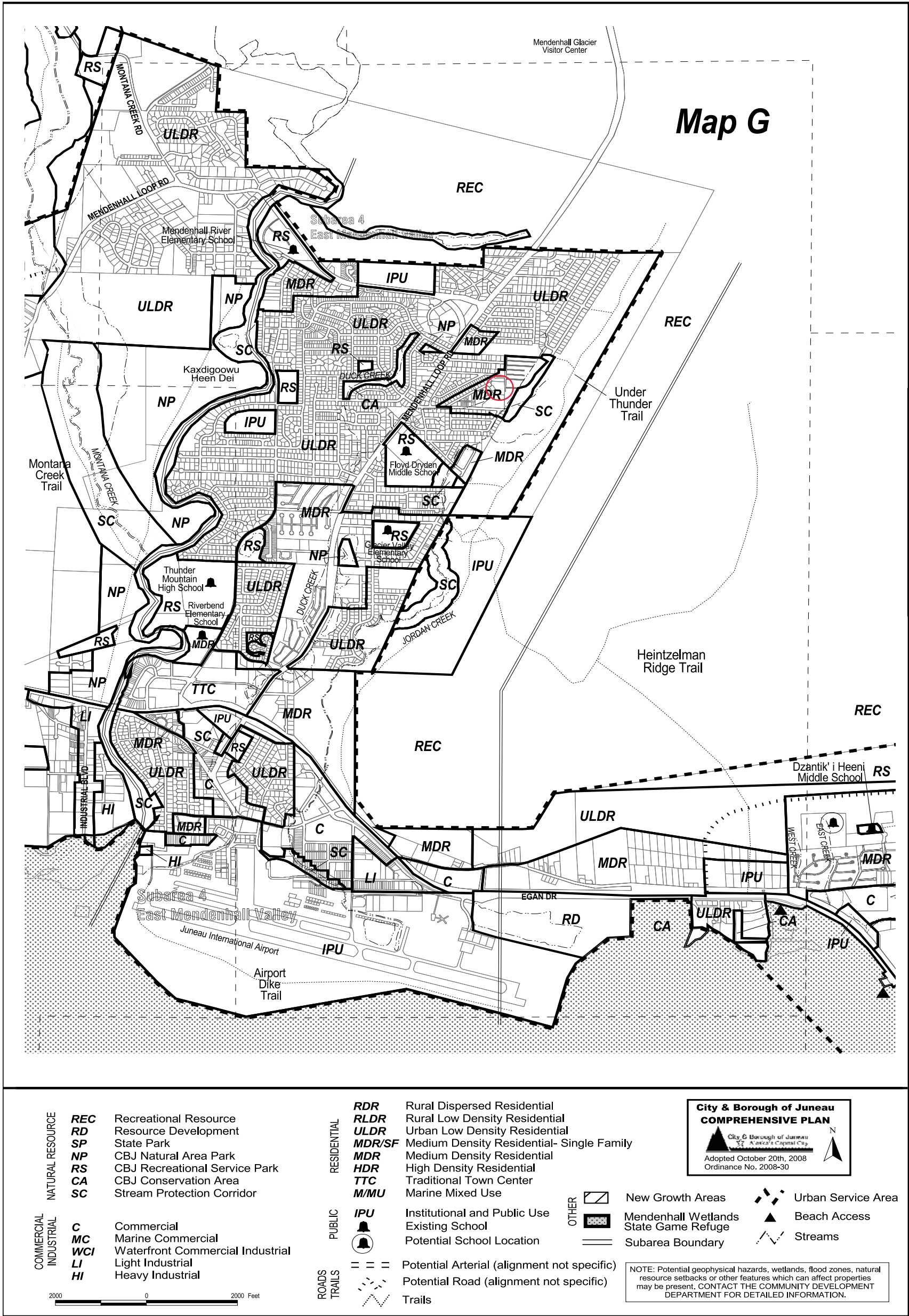
	k	n	A	R	S		
Q (cfs)	1.486	0.014	0.79	0.25	.1920	=	14.51

Pipe P-5: Existing 18" CPP Culvert

Inlet Invert=95.21, Outlet Invert=94.88, Length=5', n=0.014. The Manning's n value of 0.014 was determined by the pipe type (CPP-smooth interior) Table 5-3.

	k	n	A	R	S	
Q (cfs)	1.486	0.014	1.77	0.375	.004	= 14

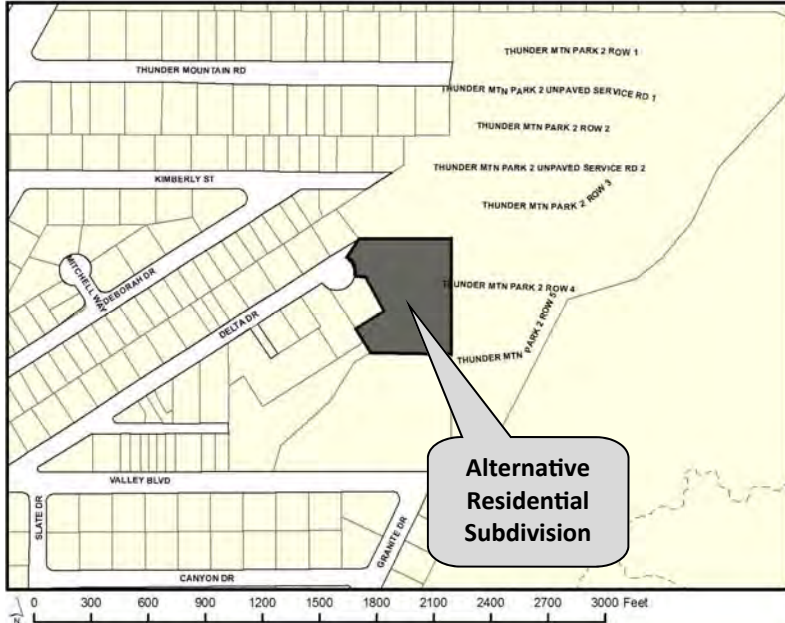




Map 11.8

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for an **Alternative Residential Subdivision** creating **15 lots** at **4090 Delta Drive** in a **D18 zone**.

TIMELINE

Staff Report expected to be posted **Monday, January 4, 2020** at <https://juneau.org/community-development/planning-commission>. Find hearing results, meeting minutes and more here as well.

Now through Dec. 21

Comments received during this period will be sent to the Planner, **Laurel Christian**, to be included as an attachment in the staff report.

Dec. 22 — noon, Jan. 11

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, Jan. 12, 2021

This virtual meeting will be by video and telephonic participation only. To join the Webinar, visit: <https://juneau.zoom.us/j/93626358724>. The Webinar ID is: 936 2635 8724. To join by telephone, call: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 and enter the Webinar ID.

Jan. 13

The results of the hearing will be posted online.

Phone: (907)586-0715 ♦ Email: pc_comments@juneau.org
 Mail: Community Development, 155 S. Seward St, Juneau AK 99801

Printed December 7, 2020

Case No.: SMP2020 0004/ARP2020 0001
 Parcel No.: 5B2401620011
 CBJ Parcel Viewer: <http://epv.juneau>

Laurel Christian

From: dbloommer@bicknellinc.com
Sent: Monday, December 28, 2020 10:23 AM
To: Laurel Christian
Subject: Delta Dr Sign Posted
Attachments: Resized_20201228_092437.jpeg

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Hi Laurel,

Here is the picture of the sign at Delta Dr. Let me know if we need to do anything else.

Thanks,
David





(907) 586-0757
 Jill.Maclean@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

MEMO

From: Jill Maclean, AICP, Director 
To: Michael LeVine, Planning Commission Chair
Case Number: ARP2020 0001 and SMP2020 0004

RE: Staff Report Correction

Staff received several questions and requests for clarification on staff reports ARP2020 0001 and SMP2020 0004. Below, please find corrections and / or additional clarification. Items bolded are necessary revisions or corrections to the staff report.

ARP2020 0001:

- **Page 3 of 12 (packet page 61): Inaccurately states that only single-family and accessory apartments are permissible. The Alternative Residential Subdivision (ARS) ordinance allows for residential uses (49.15.920(m)), including multifamily dwellings, e.g. condominiums, and is not restricted to single-family dwellings. The residential uses follow the underlying zoning district.**

SMP2020 0004:

- Page 4 of 8 (packet page 149): Clarifying that the staff report is accurate for the number of dwelling units proposed on this site. Density, under the ARS 49.15.920(e)(1) *Density*, is calculated by, *"The number of dwelling units permitted in the development shall be calculated by multiplying the maximum number of dwelling units per gross acre permitted in the underlying zoning district by the number of acres in the alternative residential subdivision and rounding to the nearest whole number."*
 - In this situation, the parent lot is 79,189 square feet in a D18 zoning district. Minimum lot size is 5,000 square feet, and the maximum number of dwelling units is 33. The developer is proposing 14 dwelling units.
 - In other words, the density is based upon the acreage of the parent lot; and a developer may choose how to divvy up the density; and even if a unit-lot on its own meets or exceeds the minimum lot size of the underlying zoning district, additional units are not permissible if the maximum number of dwelling units already exists on the other unit lots. This does not include density bonuses, which are not a consideration for this project.
 - Should the developer choose to modify the type of dwellings or add additional dwelling units, a modification to the plat and / or the Alternative Residential Plan may be required depending on the proposal.

- Page 5 of 8 (packet page 150): Clarifying that the staff report is accurate. Roads within an ARS development may be private *or* public (if the developer builds to city standards, the road may be adopted as a public street).
 - An ARS is permitted to have a private access roads within the development, if the criteria in 49.15.920(f) is met, and these are listed and discussed in the table. The table establishes that the ARS meets the criteria for private access within the development.
 - Exempting the access within the development from 49.35 does not exempt the parent lot from fronting and accessing onto a publically maintained right-of-way. Access to the development must be through a public right-of-way – this is criteria is met, because the parent lot fronts accesses onto Delta Drive.

Page 4 of 8 (packet page 149) Plat Notes:

- **First Plat Note on this page is not completely accurate and should be DELETED.** Plat Note Reads: At time of recording, Lots 2 through 11 and 13 through 15 are limited to one single-family dwelling. Lot 12 may be permitted one single-family dwelling and one accessory apartment. See CBJ 49.15 article ix for current regulations.
 - (Note: Generally, in multi-family zoning districts, units are units and are not considered “accessory apartments” because multiple units are permitted on one lot).
- Third Plat Note should be clarified to read:
 - **Plat Note: Per CBJ 49.15.920(j), No parking areas, dwelling units, unit-lots, or permissible uses may be located within the perimeter buffer. Access to the development may cross a portion of the buffer.**



Treasury Division
155 S. Seward Street
Juneau, AK 99801
(907) 586-0377 Phone
(907) 586-5367 Fax

CERTIFICATION OF TAXES AND ASSESSMENTS PAID

I, the undersigned, being duly appointed, qualified Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described real property is carried on the tax records in the name of:

Bicknell Inc

Current Owner

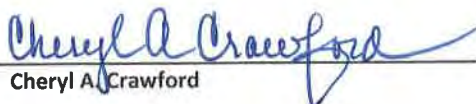
THUNDER MOUNTAIN PARK TR 1A

Legal Description

5B2401620011

Parcel Code Number

and that, all Real Property taxes and assessments levied by the City and Borough of Juneau against said Real Property have been paid in full. If approval is sought between January 1 and the date of levy, there is on deposit with the Treasury Department an amount sufficient to pay Real Property tax for the current year based on current available information; however, owner remains responsible for the balance of any taxes owed when billing occurs on July 1, 2021.


Cheryl A. Crawford

April 15, 2021

Date

This Certification of Payment of Taxes is valid through June 30, 2021



Planning Commission

(907) 586-0715

PC_Comments@juneau.org

www.juneau.org/community-development/planning-commission

155 S. Seward Street • Juneau, AK 99801

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: December 15, 2022

File No.: ARF2022 0001

Rooftop Properties
7400 Glacier Highway
Juneau, Ak 99801

Proposal: Final Alternative Residential Subdivision Plan for Phase 1, to develop 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 Zone. Final proposed project: 444 units on 19.71 acres.

Property Address: 7400 Glacier Highway

Legal Description: USS 1568 Tract B1

Parcel Code No.: 5B1401010010

Hearing Date: December 12, 2022

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated November 30, 2022 and APPROVED WITH CONDITIONS the Alternative Residential Subdivision Final Plan for Phase 1 to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Establish unique names for the roadways in the subdivision.
2. Install signage where Vista del Sol Drive and the proposed subdivision road meet, with directional arrows depicting the split.
3. The developer will submit documentation of approval of the mail box location by the United States Post Office.
4. The developer will submit written documentation of approval of the trash location and volume by Waste Management to the Director for approval.
5. Snow storage may be modified and approved by the Director if the area of snow storage provided per lot remains the same.

Approval is subject to the following plat note (SMP2022 0001):

Rooftop Properties, LLC
File No.: ARF2022 0001
December 15, 2022
Page 2 of 3

A FIFTEEN (15) FOOT VEGETATED BUFFER IS REQUIRED ALONG THE WEST LOT LINE. THE BUFFER CAN BE REDUCED TO FIVE (5) FEET WITH A FENCE SUFFICIENT TO PROVIDE A VISUAL AND ACOUSTIC BUFFER.

Attachments:

- November 30, 2022 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding ARF2022 0001.
- December 9, 2022 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding ARF2022 0001 Revised Documents.
- December 9, 2022 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding ARF2022 0001 Revised Traffic Impact Analysis.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

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). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, December 12, 2022

Expiration Date: The permit will expire 18 months after the effective date, or June 12, 2024 if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.



Michael LeVine, Chair
Planning Commission

December 16, 2022

Date



Filed With City Clerk

12/20/22

Date

Rooftop Properties, LLC
File No.: ARF2022 0001
December 15, 2022
Page 3 of 3

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.



**ALTERNATIVE RESIDENTIAL
SUBDIVISION PLAN: ARF2022 0001
HEARING DATE: DECEMBER 13, 2022**

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

DATE: November 30, 2022
TO: Michael LeVine, Chair, Planning Commission
BY: Irene Gallion, Senior Planner
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Final Alternative Residential Subdivision Plan for Phase 1, to develop 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 Zone. Final proposed project: 444 units on 19.71 acres.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- Alternative Residential Subdivision Preliminary Plan approved November 8, 2022.
- Guidance on roadway naming has been revised. A condition is provided for Commission consideration.

GENERAL INFORMATION	
Property Owner	Rooftop Properties, LLC
Applicant	Rooftop Properties, LLC
Property Address	7400 Glacier Highway
Legal Description	USS 1568 Tract B1
Parcel Number	5B1401010010
Zoning	D18
Lot Size	19.71 acres
Water/Sewer	CBJ
Access	Glacier Highway
Existing Land Use	Vacant
Associated Applications	Grading Permit - Anticipated ARP2022 0001: Preliminary Plan (Approved) SMP2022 0001: Preliminary Plat

ALTERNATIVE ACTIONS:

1. **Amend:** amend the approval to require conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-3 below that support the denial.
3. **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:
 - o CBJ 49.15.900
 - o CBJ 49.15.950
 - o CBJ 49.80

The Commission shall hear and decide the case per CBJ 49.15.900 – Purpose. *The general purpose of this article is to provide reasonable minimum standards and procedures for unit-lot residential communities in which all or some of the lots do not substantially conform to the minimum requirements for a traditional subdivided lot. This article provides a housing option to allow dwellings on unit-lots to be conveyed by long-term leases, less than fee-simple ownership, or fee-simple ownership, including condominium and other common-interest communities*

And per CBJ 49.15.930(a) - *A proposed alternative residential subdivision shall be reviewed according to the requirements of section 49.15.330, conditional use permit, and in the case of an application proposing a change in the number or boundaries of unit-lots, section 49.15.402, major subdivisions, except as otherwise provided in this article. Approval shall be a two-step process, preliminary plan approval and final plan approval. In cases involving a change in the number or boundaries of unit-lots, the preliminary and final plat submissions required by section 49.15.402 shall be included with the preliminary and final plan submissions required by this chapter.*

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES

North (D5)	Vacant CBJ
South (D5)	Glacier/Egan
East (D5)	Vacant AMHT*
West (D5)	Single-family residential

*Alaska Mental Health Trust Authority (AMHT)

SITE FEATURES

Anadromous	No
Flood Zone	No
Hazard	No mapped hazard
Hillside	Yes
Wetlands	Yes
Parking District	No
Historic District	No
Overlay Districts	None.

BACKGROUND INFORMATION

Project Description – This proposed Final Alternative Residential Subdivision (ARS) Plan is for Phase 1 development (**Attachment 1**).

A challenging element of this development is understanding the relationship between the planning process and the platting process. A process schematic is presented in **Attachment 2**.

This **final plan** for Phase 1 is concurrent with the platting process for the entire subdivision (SMP2022 0001). For the **final plat**, a construction plan and drainage plan will be approved by CBJ Engineering and Public Works, General Engineering (GE). While the entire subdivision is documented in the **final plat**, each phase will have its own **final plan**. As subsequent phase **final plans** are developed, slight modifications may need to be made to the preliminary plan, construction plan and drainage plan. CBJ stays involved through the **final plan** process for each phase. When the Applicant applies for the **final plan** in subsequent phases, they will provide modifications, which will then be reviewed by agencies and the Commission.

Conditions from the approval of the preliminary plan are found in **Attachment 3**.

Each phase of construction must be completed before subsequent phase plans are finalized.

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

Item	Summary
ARP2022 0001	ARS Preliminary Plan approved by the Commission, November 8, 2022.
SMP2021 0001/SMP2016 0001	A 2016 preliminary plat for 24 common wall lots, the remaining land was to be subdivided into two larger lots. Renewed in 2021.
AME2015 0005	A rezone from D5 to D18. The original request was to rezone to D18. After the public meeting the applicant modified the request to a mix of D18 and LC. The Commission recommended denial of the rezone to the Assembly, opposing a rezone to D18 and LC, and recommended the tract remain D5. The Assembly adopted the rezone of the tract from D5 to D18.
VAR1998-00024	A variance to waive the requirement that subdivision of certain large tracts of land be provided with access by way of a secondary or interior street, to facilitate subdivision of Tract B1, U.S. Survey 1568 into two lots approximately 10 acres each. Variance approved, with a condition that future subdivision provide an interior access road to city standards.

ANALYSIS

Design and Phasing changes – In the preliminary plan, Structure D was part of Phase 2. In the Final Plan, Structure D is proposed in Phase 1.

Phase	Preliminary Plan	Final Plan
1	72	96
2	164	144
3	136	66
4	44	66
5	28	72
TOTAL UNITS	444	444

A revised parking analysis can be found in **Attachment 1B**.

Structure J has been repositioned on Parent Lot 1 to better accommodate terrain and improve parking lot access (**Attachments 1A & 1D**).

Commissioners may notice a large right-of-way dedication at the north end of the road, which extends significantly into Parent Lot 3. Initial reconnaissance indicates the land is steep in this location. The engineer recommends a maintenance easement so that CBJ can mitigate slope impacts (such as sloughing or rock debris) on the road.

Compliance with Title 49 - Proposed changes conform to Title 49.

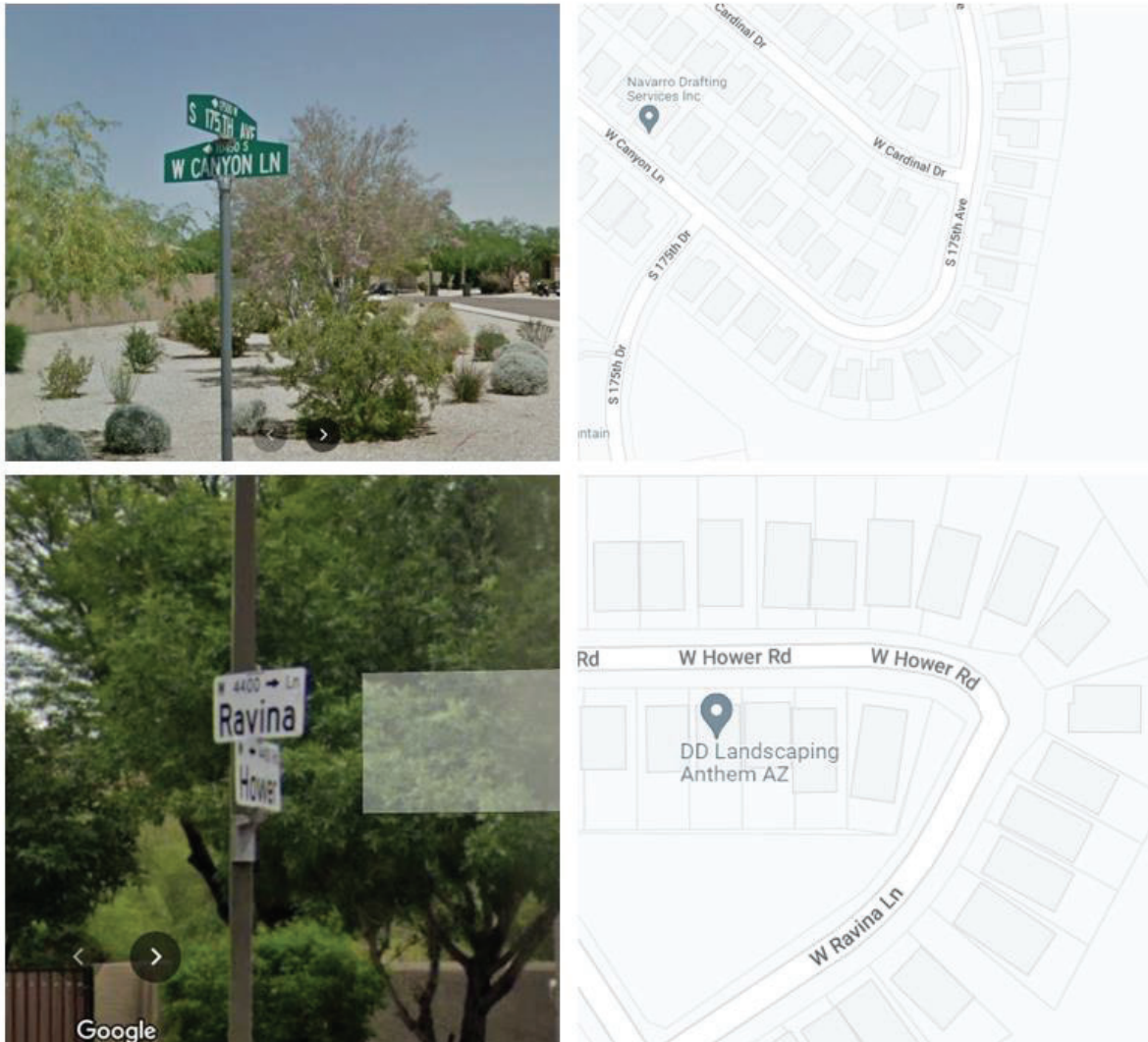
Preliminary Plan Conditions of Approval – See **Attachment 3** for the Notice of Decision for ARP2022-0001.

1. When the connection to Vista del Sol Drive is constructed, change the name of Seymour Way to Vista del Sol Drive.

When approving the Preliminary Plan, the Commission was advised that the road connecting to Vista del Sol Drive would need to share the name of the road. The Commission made this a condition of the Final Plan, which would impact the Final Plat. Since the Commission's decision, staff has received feedback that the phasing of development would make address assignment difficult, and that the road needs a unique name. A condition is recommended to address this change. The Applicant will name the north/south road "Seymour Way," consistent with past proposals. Additionally, the east/west spur will be named, "Woodland Hills Drive."

The road naming conventions have also been applied to the Preliminary Plat application (SMP2022 0001).

Below are some examples of how other communities have signed similar roads:



Proposed conditions are provided below.

2. For each Final Plan, provide updated off-street parking plans that show required ADA spaces, or denote if they are included in garage parking. *Met, **Attachments 1A, 1B.***
3. For the Final ARS Plan for the Phase 1, a Traffic Impact Analysis (TIA) for the entire development must be approved by CBJ. ADOT&PF will be consulted regarding impacts from the development. *Met, **Attachment 4.** CBJ review completed, **Attachment 5.** ADOT&PF feedback is anticipated by December 9th.*
4. Plan and install a continuous vegetated barrier along the entire length of the development from the platted connection with Vista del Sol Drive along the shared property line to the development's property line at Glacier Highway. *At the time of this staff report, the Applicant was incorporating revisions into the final plan, including denoting the vegetative buffer. A revised plan is anticipated by December 9th.*

The vegetated barrier will be depicted on the preliminary and final plats of each Phase located in this area with an associated plat note. *Met, See SMP2022 0001.*

The vegetative buffer will be completed by phase, and required before the Temporary Certificate of Occupancy is issued. *Ongoing, part of building permit process.*

5. Prior to approval of the Final Alternative Residential Subdivision Plan for each phase, the applicant shall submit homeowners' association, or similar, documents that comply with the requirements of CBJ 49.15.950(b). *Provided, **Attachment 1E**. See analysis below.*
6. The vegetative buffer on the west lot line shall be 15 feet wide, and can be reduced to five (5) feet with fence sufficient to provide a visual and acoustic buffer. *See SMP2022 0001, and proposed plat note below.*

CONDITION: Establish unique names for the roadways in the subdivision.

CONDITION: Install signage where Vista del Sol Drive and the proposed subdivision road meet, with directional arrows depicting the split.

PLAT NOTE: A FIFTEEN (15) FOOT VEGETATED BUFFER IS REQUIRED ALONG THE WEST LOT LINE. THE BUFFER CAN BE REDUCED TO FIVE (5) FEET WITH A FENCE SUFFICIENT TO PROVIDE A VISUAL AND ACOUSTIC BUFFER. (See SMP2022 0001)

Homeowners' Association – Per CBJ 49.15.950(b) the formation of a homeowners' association (HOA), or similar entity is required. The applicant has submitted HOA, or similar, documents that meet the following criteria (**Attachment 1E**):

Topic and Code Reference	Summary	Complies
CBJ 49.15.950(b)(1) Preparation	<i>The articles of incorporation and bylaws of the homeowners' association, required under A.S. 34.08 or this chapter, shall be prepared by a lawyer licensed to practice in the state.</i> Joseph Geldhof, Bar # 8111097	☒ Yes ☐ No ☐ N/A
CBJ 49.15.950(b)(2) Responsibilities	<i>The homeowners' association shall be responsible for the maintenance of open space, water and sewer utilities, and stormwater control features and drainages. The association documents shall specify how any other common facilities shall be operated and maintained. The association documents shall require homeowners to pay periodic assessments for the operation, maintenance and repair of common facilities. The documents shall require that the governing body of the association adequately maintain common facilities.</i> See compliance analysis in Attachment 1E . Revised bylaws are anticipated by December 9 th .	☐ Yes ☒ No ☐ N/A
CBJ 49.15.950(b)(3) Phased Development	<i>If the alternative residential subdivision is phased, the association documents shall specify how the cost to build, operate, and maintain improved open space and common facilities shall be apportioned among homeowners of the initial phase and homeowners of later phases.</i>	☒ Yes ☐ No ☐ N/A

Topic and Code Reference	Summary	Complies
	See compliance analysis in Attachment 1E .	
CBJ 49.15.950(b)(4) Recording	<i>The homeowners' association documents shall be recorded with the approved final plat.</i> The plat will be finalized after finalization of the preliminary plat.	☒ Yes ☐ No ☐ N/A

ADDITIONAL INFORMATION

At the November 28, 2022 Lands, Resources and Economic Development Committee meeting, the Juneau Affordable Housing Fund Review Committee recommended a \$1,200,000 loan to the Applicant to provide a mixture of middle-income and market rate units. The loan would be repaid to CBJ, and the funds reinvested in affordable and workforce housing. Middle-income units would be provided for at least 10 years, or for the life of the loan.

The LHED packet can be found here: <https://juneau-ak.municodemeetings.com/>

This is a developing scenario, still requiring review and approval of the Assembly.

AGENCY REVIEW

Agency review comments on the development were collected during the preliminary plan approval process (ARP2022 0001).

For changes implemented since the preliminary plan, CDD conducted targeted agency reviews. Agency review comments can be found in **Attachment 5**.

Agency	Summary
CBJ PW&F, GE	TIA, no impacts to CBJ infrastructure
ADOT&PF	PENDING, by December 9th
United States Postal Service	PENDING, nonresponsive
Waste Management	PENDING, by December 9th

The Applicant is working with Waste Management on placement of dumpsters where they will be accessible to residents, and with slopes where trash collection vehicles will be able to operate in inclement weather. Final location for Phase 1 is anticipated by December 9th.

At the time of this report, the Applicant has been unable to make contact with the Post Office official who can approve mail box location. If information is not available by the December 13th Planning Commission meeting, Staff recommends the following condition:

Condition: The developer will submit documentation of approval of the mail box location by the United States Post Office.

PUBLIC COMMENTS

CDD conducted a public comment period between November 28, 2022 and December 9, 2022. Public notice was mailed to property owners within 500 feet of the project (**Attachment 6**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment 7**). At the time of publication, no public comment had been received.

FINDINGS

Final plan approval criteria - Per CBJ 49.15.950 the director makes the following findings:

1. *Has the applicant complied with any conditions required in the notice of decision approving the preliminary plan?*

Analysis: Yes. The Applicant is proposing unique names for the subdivision roads, in accordance with revised guidance.

Finding: Yes. All conditions of preliminary plan approval have been met, modified or are operational/on-going.

2. *Has the applicant submitted homeowners' association (HOA), or similar, documents to be recorded with the final plat?*

Analysis: No additional analysis needed.

Finding: Yes. The applicant has submitted HOA documents to be recorded with the Alternative Residential Subdivision final plat.

3. *Does the final plan substantially conform to the approved preliminary plan and requirements of CBJ Title 49.15 Article 900?*

Analysis: The Final Plan for Phase 1 substantially conforms to the preliminary plan. In addition, snow storage, trash and open space details have been updated for the preliminary plan.

Finding: Yes. The final plan substantially conforms to the approved preliminary plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the director's analysis and findings and **APPROVE WITH CONDITIONS** the final plan for the Phase 1, to develop 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 Zone. Final project: 444 units on 19.71 acres.

The approval is subject to the following conditions:

1. Establish unique names for the roadways in the subdivision.
2. Install signage where Vista del Sol Drive and the proposed subdivision road meet, with directional arrows depicting the split.
3. The developer will submit documentation of approval of the mail box location by the United States Post Office.

The approval is subject to the following plat note:

A FIFTEEN (15) FOOT VEGETATED BUFFER IS REQUIRED ALONG THE WEST LOT LINE. THE BUFFER CAN BE REDUCED TO FIVE (5) FEET WITH A FENCE SUFFICIENT TO PROVIDE A VISUAL AND ACOUSTIC BUFFER (SMP2022 0001, proposed Plat Note 3).

STAFF REPORT ATTACHMENTS

Item	Description
Attachment 1	Application Packet
Attachment 1A	Phasing Plan (revision pending)
Attachment 1B	Parking Analysis, 11/14/2022 (revision pending)
Attachment 1C	Open Space Analysis, 11/14/2022
Attachment 1D	Final Plan displayed three ways: Color, Uses, Black and White (revisions pending)
Attachment 1E	Homeowners Association Bylaws and Declaration (revision pending)
Attachment 2	Process schematic
Attachment 3	Notice of Decision, ARP2022 0001 (November 8, 2022)
Attachment 4	Traffic Impact Analysis 10/17/2022 (Revision Pending)
Attachment 5	Agency Comments
Attachment 6	Abutters Notice
Attachment 7	Public Notice sign

NOTE ON APPLICATION MATERIALS

The Applicant's submission included pre-application notes (as required) and plat application information.

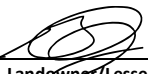
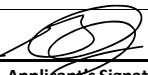
To reduce packet size and confusion, the pre-application notes (55 pages) have been removed. They can be found in the ARP2022 0001 staff report, or can be requested from staff if needed.

The plat application materials (six pages) have been removed, and can be found in the concurrent case SMP2022 0001, being heard the same night as this case.



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 7400 Glacier Highway, Juneau, AK 99801		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) USS 1568 Tract B1, Juneau Recording District, First Judicial District		
	Parcel Number(s) 5B1401010010		
	☐ 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 Rooftop Properties, LLC	Contact Person Garrett Johnson	
	Mailing Address 445 N 2000 W, Suite 7, Springville, UT 84663	Phone Number(s) (801) 262-9315 (801) 712-2631	
	E-mail Address garrett@pci1980.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.			
Garrett Johnson Landowner/Lessee (Printed Name) Manager Title (e.g.: Landowner, Lessee)			
X  11/14/22 Landowner/Lessee (Signature) Date			
Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)			
X _____ 11/14/22 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) Same		Contact Person	
Mailing Address		Phone Number(s)	
E-mail Address			
X  11/14/22 Applicant's Signature Date of Application			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Intake Initials	
Case Number	Date Received



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

See subdivision hand-outs for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

Subdivision creating 444 units based on the Preliminary Plan approved in the 11/08/22 Planning Commission meeting.

Number of Existing Parcels 1 Total Land Area 19.71 Number of Resulting Parcels 3 parcels

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS

☐ NO

☐ YES Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT

(changing or creating 13 or fewer lots)

☐ Preliminary Plat (MIP)

☐ Final Plat (MIF)

☐ Panhandle Subdivision

☐ Accretion Survey

☐ Boundary Adjustment

☐ Lot Consolidation (SLC)

☐ Bungalow Lot Subdivision

☐ Common Wall/Zero Lot Subdivision

☐ Other _____

MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

☐ Preliminary Plat (SMP)

☐ Final Plat (SMF)

☐ Preliminary Development Plan – PUD (PDP)

☐ Final Development Plan – PUD (PDF) Preliminary

☐ Development Plan – ARS (ARP) Final

☒ Development Plan – ARS (ARF)

☐ Bungalow Lot Subdivision

☐ Common Wall/Zero Lot Subdivision

☐ Other _____

ALL REQUIRED DOCUMENTS ATTACHED

☒ Pre-application conference notes

☒ Narrative including:

☒ Legal description(s) of property to be subdivided

☒ Existing structures on the land

☒ Zoning district

☒ Density

☒ Access

☒ Current and proposed use of any structures

☒ Utilities available

☒ Unique characteristics of the land or structure(s)

☒ Preliminary Plat checklist

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

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ _____			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ _____			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number	Date Received

Project Narrative

Ridgeview Subdivision 7400 Glacier Highway

Legal description of property to be subdivided:

USS 1568, Tract B1, Juneau Recording District, First Judicial District

Existing structures on the land:

There are no existing structures.

Zoning district:

D18 Multi Family

Density:

18-units/acre with density bonuses awarded in ARS Preliminary Plan.

Access:

Glacier Highway

Current and proposed use of any structures:

There are no current structures on the property. The proposed use of the structures to be built on the subdivision is multi-family housing with condominiums/apartments and townhomes.

Utilities available:

Yes, utilities are available along Glacier Highway.

Unique characteristics of the land or structure(s):

There are steep grades on portions of the property.

The Planning Commission approved Rooftop Properties, LLC Preliminary Plan application on November 8, 2022, with the following paraphrased conditions (to be confirmed by pending meeting minutes and/or Notice of Decision).

1. Change the name of Seymour Way to Vista Del Sol when the roads are connected.
2. Provide the required ADA parking stalls.
3. An approved Traffic Impact Analysis.
4. Phased installation of a vegetative barrier along the property line that borders Vista Del Sol (in accordance with Condition #6).
5. Submit homeowner association, or similar, documents that comply with CBJ 49.15.950(b).
6. Increase the minimum setback along the property line that borders Vista Del Sol to a 15' buffer with vegetative barrier where a fence is not able to be installed. A fence would replace the requirement for a vegetative barrier.

The following updates have been made to the approved Preliminary Plan.

- A. Identification of potential detention basins.

- B. Identification of snow removal areas.
- C. Identification of potential retaining walls.
- D. Modified the location of Unit Lot J and related parking due to grades and drainage requirements.
- E. Identification of purposeful gathering areas.
- F. Increased the separation between Unit Lots A and B and Unit Lots F and G to improve the location of ADA parking stalls.
- G. Split Phase 5 to create a 6th phase.

Once the Preliminary Plan Notice of Decision and/or 11/08/22 Planning Commission Meeting Minutes are published, then the 15' buffer and/or fence described in Condition #6 will be clarified.

The following table summarizes the Preliminary Plat Checklist attached.

Topic	Complies	Comments
General Requirements	☒ Yes ☐ No ☐ N/A	
Graphic Requirements	☒ Yes ☐ No ☐ N/A	
• Title Block	☒ Yes ☐ No ☐ N/A	
• Lot, block, and street information	☒ Yes ☐ No ☐ N/A	
• Boundary lines	☒ Yes ☐ No ☐ N/A	
• Monumentation	☐ Yes ☐ No ☐ N/A	
• Site access, circulation, and utilities	☒ Yes ☐ No ☐ N/A	
• Topographic information	☒ Yes ☐ No ☐ N/A	
• Sewer and water	☒ Yes ☐ No ☐ N/A	

• Multisheet plats	☐ Yes ☐ No ☒ N/A	The plat is on a single sheet.
• Hazard and Special Habitat Areas	☐ Yes ☐ No ☒ N/A	Wetland areas have been identified on the preliminary plat. Other hazard or special habitat areas do not apply to this subdivision.
• Soils report	☐ Yes ☐ No ☒ N/A	The proposed subdivision is located within the acceptable distance from the existing public sewer system; therefore, the soils report is not applicable.
• Drainage report	☒ Yes ☐ No ☐ N/A	
• Water	☐ Yes ☐ No ☒ N/A	CBJ water is available; therefore, the distribution system has been sized to provide fire flows at the top of the subdivision.
• Erosion control	☒ Yes ☐ No ☐ N/A	Included as part of the Drainage Report.
• Traffic study	☒ Yes ☐ No ☐ N/A	DOWL has prepared a Traffic Impact Analysis, dated 10/17/22, which is currently under review with CBJ staff.
• Shadow plats <i>"This sketch shall reflect any future resubdivision of the parcels into smaller lots..."</i>	☐ Yes ☐ No ☒ N/A	Since 444-unit subdivision application applies to the entire 19.71 acres and would not allow for future resubdivision, this requirement should not be applicable.

Attachments

Ridgeview Subdivision 7400 Glacier Highway

- A. Updated Phasing Plan
- B. Parking Analysis by Phase
- C. Open Space Analysis
- D. Final Plan
 - Colored Rendering
 - Colored Rendering with Uses
 - Unit Lots with Setbacks
- E. Homeowner's Association Declaration

Irene Gallion

From: Irene Gallion
Sent: Tuesday, November 22, 2022 5:04 PM
To: Minta Montalbo; Edward Quinto
Cc: Jill Maclean
Subject: ARF22-01: Refund
Attachments: 0724_001.pdf

Hello Minta and Eddie,

The fees on this project were mis-calculated, and the applicant needs a refund of approximately \$20,980 dollars.

The fees he was charged were to finalize the whole subdivision plan. Per code, he has to submit the final plans as phased development continues. His first phase is for 96 units. We charge \$60 per unit, plus \$300. I've attached a sheet with the math, feel free to double check me.

The applicant's name is Garrett Johnson, and you can contact him at (801) 712-2631, or at garrett@pci1980.com

Since the refund is so large, Jill is concerned that it might take a more arduous process than usual. Please let us know if we need to provide you additional information.

Thanks!

IMG



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

See subdivision hand-outs for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant	PROJECT SUMMARY Subdivision creating 444 units based on the Preliminary Plan approved in the 11/08/22 Planning Commission meeting. <u>PHASE I ONLY</u>
	Number of Existing Parcels <u>1</u> Total Land Area <u>19.71 a</u> Number of Resulting Parcels <u>3 parent</u>
	HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS ☐ NO ☐ YES Case Number _____
	TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED MINOR DEVELOPMENT (changing or creating 13 or fewer lots) ☐ Preliminary Plat (MIP) ☐ Final Plat (MIF) ☐ Panhandle Subdivision ☐ Accretion Survey ☐ Boundary Adjustment ☐ Lot Consolidation (SLC) ☐ Bungalow Lot Subdivision ☐ Common Wall/Zero Lot Subdivision ☐ Other _____ MAJOR DEVELOPMENT (changing or creating 14 or more lots) ☐ Preliminary Plat (SMP) ☐ Final Plat (SMF) ☐ Preliminary Development Plan – PUD (PDP) ☐ Final Development Plan – PUD (PDF) Preliminary ☐ Development Plan – ARS (ARP) Final ☒ Development Plan – ARS (ARF) ☐ Bungalow Lot Subdivision ☐ Common Wall/Zero Lot Subdivision ☐ Other _____
	ALL REQUIRED DOCUMENTS ATTACHED ☒ Pre-application conference notes ☒ Narrative including: ☒ Legal description(s) of property to be subdivided ☒ Existing structures on the land ☒ Zoning district ☒ Density ☒ Access ☒ Current and proposed use of any structures ☒ Utilities available ☒ Unique characteristics of the land or structure(s) ☒ Preliminary Plat checklist

Pl 1 = 96 units
300 + [96 x 60] = \$6,060

DEPARTMENT USE ONLY BELOW THIS LINE

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ 26,740 ⁰⁰		27,040	
Admin. of Guarantee	\$ 150 ⁰⁰		- 6,060	
Adjustment	\$ 26,740 ⁰⁰			
Total Fee	\$ 26,740 ⁰⁰		\$ 20,980	

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I:\FORMS\PLANFORM\Subdivision Application.docx

Case Number <u>ARF22-001</u>	Date Received <u>11/14</u>
---------------------------------	-------------------------------

Revised October 2019 - Page 1 of 1

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		



BLUE STAKES OF UTAH
UNIT INFORMATION CENTER INC.
1-800-862-4111
www.bluestakes.org



GRAPHIC SCALE: 1" = 40'

ALASKA 20 ACRE JUNEAU, ALASKA

ATT:BRANDON GRAY
801-358-5381
BRANDON@PCI1980.COM

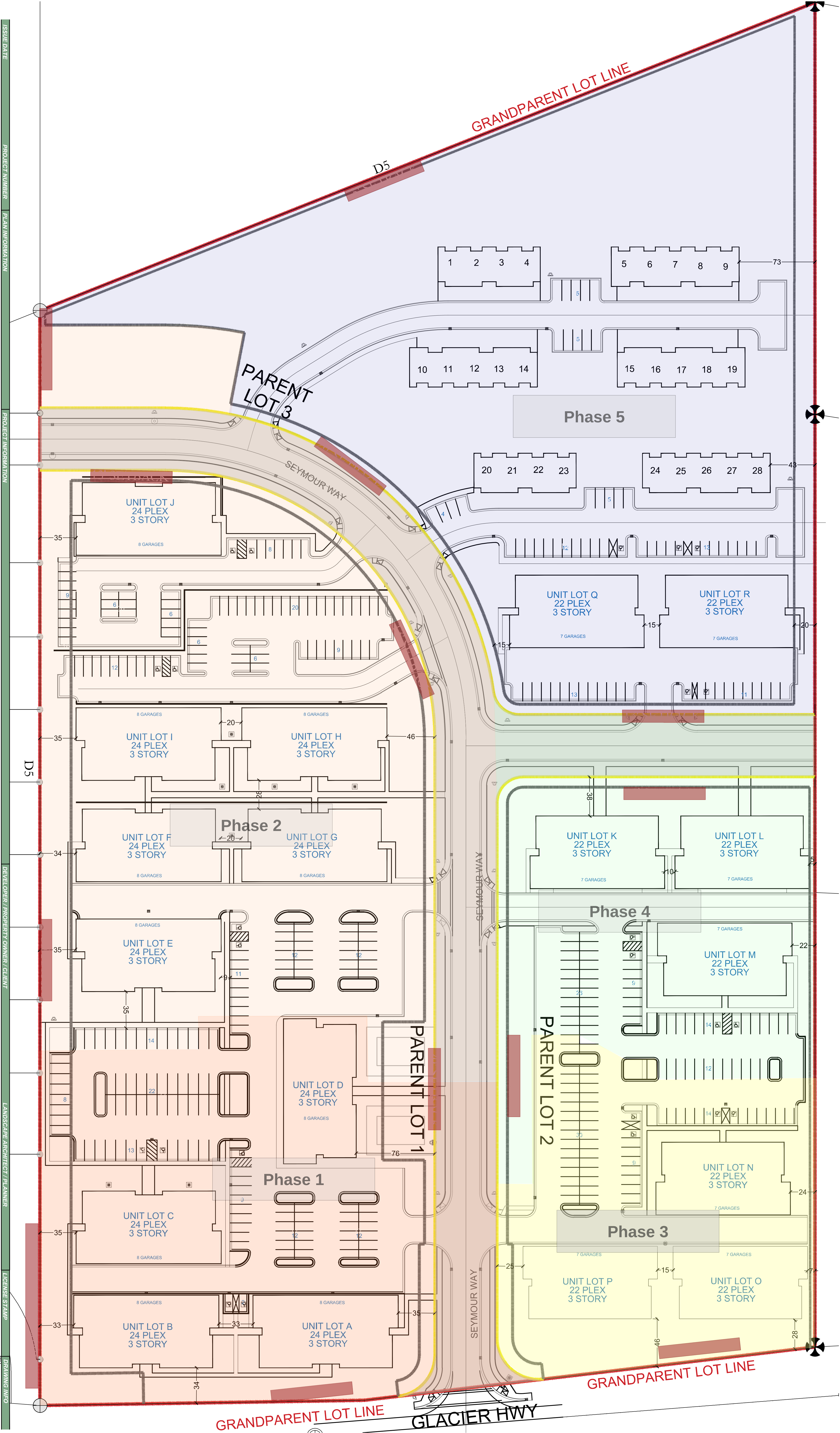
PCI



DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD., SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.ppkjdesigngroup.com

LANDSCAPE PLAN COLOR
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-COLOR

DRAWING INFO	LICENSE STAMP	LANDSCAPE ARCHITECT / PLANNER	DEVELOPER / PROPERTY OWNER / CLIENT	PROJECT INFORMATION	ISSUE DATE
DATE: 11/10/2022	PROJECT NUMBER: AK21001	PLAN INFORMATION	PROJECT INFORMATION	ISSUE DATE: 11/10/2022	



	Number of...																	
	Units	One Bedroom	Two Bedroom	Three (+) Bedroom	Total parking spaces required	Garage Parking	Surface Parking Needed	Surface Parking provided	Cumulative Parent Lot 1	Cumulative Parent Lot 2	Cumulative Parent Lot 3	Phase ADA Required Parent Lot 1	Phase ADA Provided Parent Lot 1	Phase ADA Required Parent Lot 2	Phase ADA Provided Parent Lot 2	Phase ADA Required Parent Lot 3	Phase ADA Provided Parent Lot 3	
Phase 1																		
A	24	14	10	0	29	8	21											
B	24	16	8	0	28	8	20											
C	24	16	8	0	28	8	20											
D	24	16	8	0	28	8	20											
	96				113	32	81	83	113			5	5					
Phase 2																		
E	24	16	8	0	28	8	20											
F	24	16	8	0	28	8	20											
G	24	16	8	0	28	8	20											
H	24	16	8	0	28	8	20											
I	24	16	8	0	28	8	20											
J	24	16	8	0	28	8	20											
	144				168	48	120	127	281			7	11					
Phase 3																		
N	22	16	6	0	25	7	18											
O	22	16	6	0	25	7	18											
P	22	16	6	0	25	7	18											
	66				75	21	54	56	282	80		7	11	4	4			
Phase 4																		
K	22	16	6	0	25	7	18											
L	22	16	6	0	25	7	18											
M	22	16	6	0	25	7	18											
	66				75	21	54	58	282	160		7	11	6	8			
Phase 5																		
Townhomes	28				56													
<i>Note: Townhomes require 2 parking spaces each. Townhomes not included in surface calculations below.</i>																		
Q	22	16	6	0	25	7	18											
R	22	16	6	0	25	7	18	68										
	44				50	14	36		282	160	109	7	11	6	8	2*	5*	
TOTALS	416								282	160	109							

384

Open Space Analysis

Attachment C

Parent Lot, Phase	Bldg Area	Hardscape Area	Open Space Area		Total Area	Min. Req'd Open Space
Parent Lot 1, Phase 1	39,200 SF	52,209 SF	39,880 SF	30.4%	131,289 SF	39,387 SF
Parent Lot 1, Phase 2	58,800 SF	77,219 SF	60,290 SF	30.7%	196,309 SF	58,893 SF
Parent Lot 2, Phase 3	25,200 SF	36,512 SF	26,530 SF	30.1%	88,242 SF	26,473 SF
Parent Lot 2, Phase 4	25,200 SF	34,518 SF	25,707 SF	30.1%	85,425 SF	25,627 SF
Parent Lot 3, Phase 5	40,600 SF	69,300 SF	184,201 SF	62.6%	294,101 SF	88,230 SF
Total	189,000 SF	269,758 SF	336,608 SF	42.3%	795,366 SF	238,610 SF
Public 60' Right of Ways*					63,202 SF	0 SF
Total All			336,608 SF	39.2%	858,568 SF	238,610 SF
<i>*Open Space Area does not include Open Space provided in public ROW</i>					19.71 Acres	

LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP	
LANDSCAPE ARCHITECT / PLANNER PCI ATT: BRANDON GRAY 801-358-5381 BRANDON@PCI1980.COM		DRAWING INFO PKT JTA DRAWN ACP CHECKED JMA PLOT DATE 11/10/2022	
 DESIGN GROUP Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD., SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com		LANDSCAPE PLAN COLOR PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-COLOR	





ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION		
11/10/2022			AK21001					
NO.	REVISION	DATE	NO.	REVISION	DATE			
1	XXXX	XX-XX-XX	1	XXXX	XX-XX-XX			
2			2					
3			3					
4			4					
5			5					
6			6					
7			7					

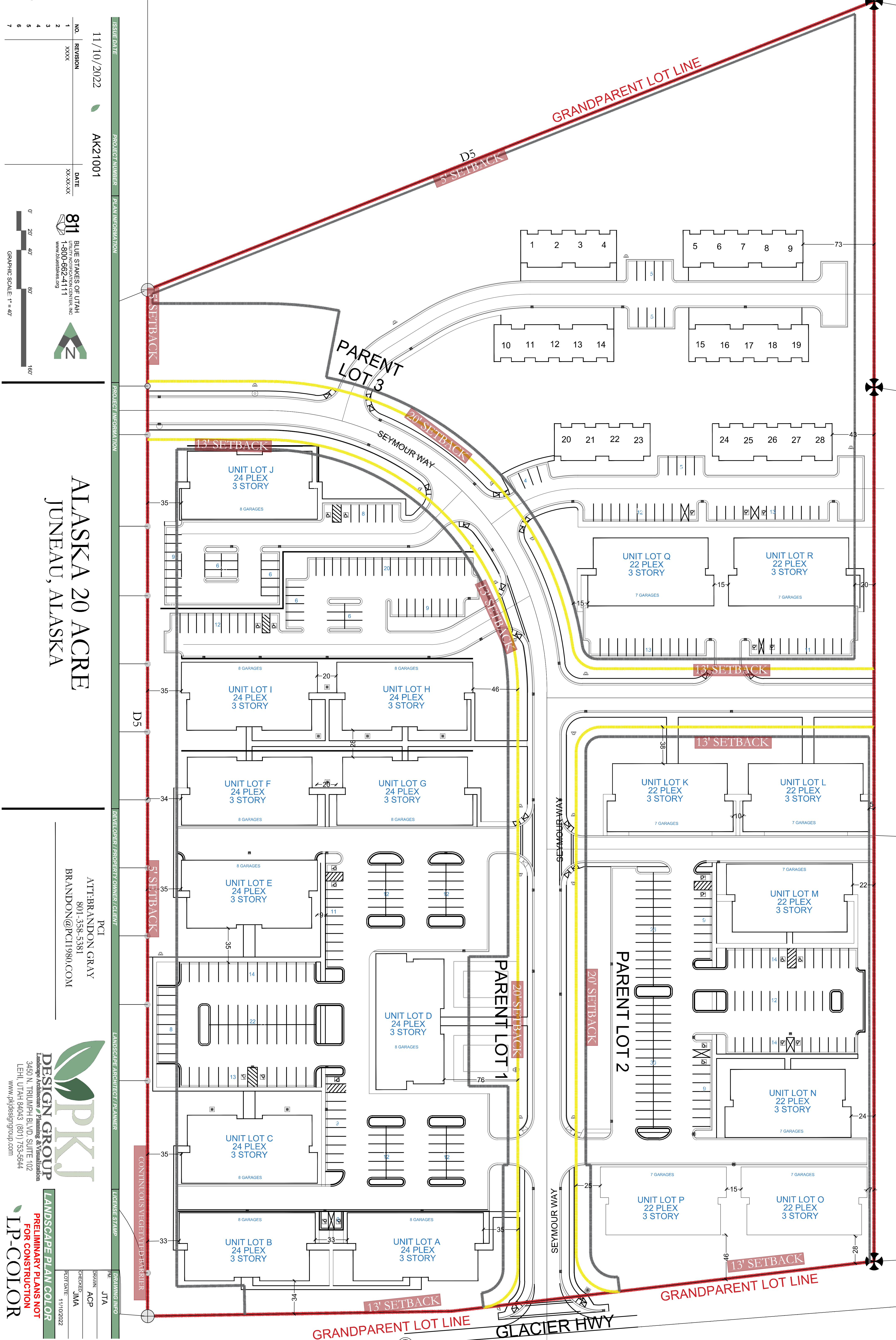
ALASKA 20 ACRE
JUNEAU, ALASKA

ATT:BRANDON GRAY
801-358-5381
BRANDON@PCI1980.COM

PKJ
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LP-COLOR
PRELIMINARY PLANS NOT FOR CONSTRUCTION

DRAWING INFO			LICENSE STAMP		
PA	JTA				
DRAWN	ACP				
CHECKED	JMA				
DATE	11/10/2022				



49.15.950 Final alternative residential subdivision plan approval.

- (a) *Application.* Upon completion of all conditions of the preliminary plan, the developer shall submit an application, fee, and a final plan for commission approval.
- (b) *Homeowners' association.* The formation of a homeowners' association, or similar entity, is required.
- (1) The articles of incorporation and bylaws of the homeowners' association, required under A.S. 34.08 or this chapter, shall be prepared by a lawyer licensed to practice in the state.
- (2) The homeowners' association shall be responsible for:
- the maintenance of open space, *Add to Section 5.1: Maintenance of open areas, or areas of land or water essentially unimproved and set aside, dedicated, designated or reserved for use and enjoyment of owners and occupants. Open space may include fencing, barbeques, picnic tables, and other features for outdoor leisure.*
 - water and sewer utilities, *Met, section 5.1(b)*
 - and stormwater control features and drainages. *Add to Section 5.1*
 - The association documents shall specify how any other common facilities shall be operated and maintained. *Met 23.2, h-i*
 - The association documents shall require homeowners to pay periodic assessments for the operation, maintenance and repair of common facilities. *Met, Sections 13.8, 17.4-17.13*
 - The documents shall require that the governing body of the association adequately maintain common facilities. *Met, section 6.4*
- (3) If the alternative residential subdivision is phased, the association documents shall specify how the cost to build, operate, and maintain improved open space and common facilities shall be apportioned among homeowners of the initial phase and homeowners of later phases. *Section 8.3, And Article XVII (when Exhibit 1 is created for the bylaws).*
- (4) The homeowners' association documents shall be recorded with the approved final plat.
- (c) *Commission action.* The commission may approve the final plan if it substantially conforms to the approved preliminary plan and all requirements of this article.
- (d) *Expiration.* An approved final plan shall expire 18 months after recording if the applicant fails to obtain an associated building permit and make substantial construction progress. An application for extension of a final plan shall be according to section 49.15.250, development permit extension.

(Serial No. 2018-41(c), § 2, 12-17-2018, eff. 1-17-2019)

DECLARATION OF RIDGEVIEW CONDOMINIUMS

AFTER RECORDATION RETURN TO:

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**DECLARATION FOR
RIDGEVIEW CONDOMINIUMS**

Declarant, Rooftop Properties, LLC, a Utah limited liability company with an office at, and a mailing address of _____, does hereby submit real property in, Alaska, to the provisions of the Uniform Common Interest Ownership Act ("UCIOA"), Title 34, Chapter 8, of the Alaska Statutes, for the purpose of creating Ridgeview Condominiums, and making the Improvements shown in the Plat and Plans. Ridgeview Condominiums is located entirely within the Juneau Recording District. The property being submitted is described as:

{ LEGAL DESCRIPTION TO BE INSERTED }

Rooftop Properties, LLC., declares that the Units created by this Declaration and shown on the unit survey map filed under Plat No. _____ shall be held and conveyed subject to the following terms, covenants, conditions, and restrictions. Ridgeview Condominiums is a site condominium development. Homes may be built within the Units in Ridgeview Condominiums, and, as a result, no floor plans for condominium units are being filed with the Plans.

**ARTICLE I.
Definitions.**

In the Documents, the following words and phrases shall have the following meanings:

Section 1.1. Act. The Uniform Common Interest Ownership Act, AS 34.08 of the Alaska Statutes, as it may be amended from time to time.

Section 1.2. Allocated Interests. The undivided interest in the Common Elements, the Common Expense liability, and votes in the Association allocated to Units in the Common Interest Community. The Allocated Interests are described in Article VIII of this Declaration and shown on Exhibit I.

Section 1.3. Association. Ridgeview Condominium Association, a non-profit corporation organized under Title 10, Chapter 20, of the statutes of the State of Alaska. It is the Association of Unit Owners pursuant to Section 34.08.310 of the Act.

Section 1.4. Bylaws. The Bylaws of the Association, as they may be amended from time to time. Neither such Bylaws nor any amendments to such Bylaws need be recorded in the property records.

Section 1.5. Common Elements. Each portion of the Common Interest Community other than a Unit.

Section 1.6. Common Expenses. The expenses or financial liabilities for the operation of the Common Interest Community. These include:

(a) Expenses of administration, maintenance, repair, or replacement of the Common Elements;

(b) Expenses declared to be Common Expenses by the Documents or by the Act;

(c) Expenses agreed upon as Common Expenses by the Association; and

(d) Such reasonable reserves as may be established by the Association, whether held in trust or by the Association, for repair, replacement, or addition to the Common Elements or any other real or personal property acquired or held by the Association.

Section 1.7. Common Interest Community. The real property described in the Introduction, subject to the Declaration of Ridgeview Condominiums.

Section 1.8. Condominium. A Common Interest Community in which portions of the real estate are designated for separate ownership, the remainder of the real estate is designated for common ownership solely by the owners of those portions, and the undivided interests in the Common Elements are vested in the Unit Owners.

Section 1.9. Declarant. A person or a group of persons acting in concert who, as part of a common promotional plan, offer to dispose of its interest in a unit not previously disposed of, or who reserves or succeeds to a special declarant right; in this case, Rooftop Properties, LLC.

Section 1.10. Declaration. This document, including any amendments.

Section 1.11. Development Rights. The rights reserved by the Declarant under Article VII of this Declaration to create Units, Common Elements, and Limited Common Elements within the Common Interest Community, and to withdraw property from the Common Interest Community.

Section 1.12. Director. A member of the Executive Board.

Section 1.13. Documents. The Declaration, Plat and Plans recorded and filed pursuant to the provisions of the Act, the Bylaws, and the Rules as they may be amended from time to time. Any exhibit, schedule, or certification accompanying a Document is a part of that Document.

Section 1.14. Eligible Insurer. An insurer or guarantor of a first Security Interest in a Unit which has notified the Association in writing of its name and address and that it has insured or guaranteed a first Security Interest in a Unit. Such notice shall be deemed to include a request that the eligible insurer be given the notices and other rights described in Article XVI.

Section 1.15. Eligible Mortgagee. The holder of a first Security Interest in a Unit which has notified the Association, in writing, of its name and address, and that it holds a first Security Interest in a Unit. Such notice shall be deemed to include a request that the Eligible Mortgagee be given the notices and other rights described in Article XVI.

Section 1.16. Executive Board. The board of directors of the Association.

Section 1.17. Improvements. Any construction, structure, fixture or facilities existing or to be constructed on the land included in the Common Interest Community, including but not limited to, buildings, trees and shrubbery planted by the Declarant, a Unit Owner or the Association, paving, utility wires, pipes, and light poles.

Section 1.18. Majority or Majority of Unit Owners. The owners of more than 50% of the votes in the Association.

Section 1.19. Manager. A person, firm, or corporation employed or engaged to perform management services for the Common Interest Community and the Association.

Section 1.20. Notice and Comment. The right of a Unit Owner to receive notice of an action proposed to be taken by or on the behalf of the Association, and the right to comment thereon. The procedures for Notice, Comment, and Hearing are set forth in Article XXII of this Declaration.

Section 1.21. Notice and Hearing. The right of a Unit Owner to receive notice of an action proposed to be taken by the Association, and the right to be heard thereon. The procedures for Notice, Comment, and Hearing are set forth in Article XXII of this Declaration.

Section 1.22. Party Wall. The wall or walls separating two homes abutting each other on the side of the Unit where there is no side yard setback required. The rights and responsibilities regarding party walls are described in Article XXVI.

Section 1.23. Person. An individual, corporation, business trust, estate, trust, partnership, association, joint venture, government, government subdivision or agency, or other legal or commercial entity.

Section 1.24. Plans. The survey map filed under Plat No. _____, Records of the Juneau Recording District, Third Judicial District, State of Alaska, as it may be amended from time to time.

Section 1.25. Plat. The plat of Ridgeview Condominium Subdivision, according to Plat No. _____, filed in the Juneau Recording District, Third Judicial District, State of Alaska, as it may be amended.

Section 1.26. Property. The land, all Improvements, easements, rights, and appurtenances, which have been submitted to the provisions of the Act by this Declaration.

Section 1.27. Public Offering Statement. The current document prepared pursuant to Section 34.08.530 of the Act as it may be amended from time to time, and provided to purchasers prior to the time of execution of a purchase agreement.

Section 1.28. Rules. Rules for the use and occupancy of Units and Common Elements and for the conduct of persons within the Common Interest Community, adopted by the Executive Board pursuant to this Declaration.

Section 1.29. Security Interest. An interest in real estate or personal property created by contract or conveyance, which secures payment or performance of an obligation. The term includes a lien created by a mortgage, deed of trust, trust deed, security deed, contract for deed, land sales contract, lease intended as security, assignment of lease or rents intended as security, pledge of an ownership interest in an Association and any other consensual lien or title retention contract intended as security for an obligation.

Section 1.30. Special Declarant Rights. The rights as defined in AS 34.08.990(30), reserved for the benefit of a Declarant to:

- (a) complete Improvements indicated on plats and Plans filed with the Declaration;
- (b) exercise any Development Right;
- (c) maintain sales offices, management offices, signs advertising the Common Interest Community, and models;
- (d) use easements through the Common Elements for the purpose of making Improvements within the Common Interest Community;
- (e) appoint or remove an officer of the Association or any Executive Board member during any period of Declarant control;
- (f) make the Common Interest Community subject to a master association;
and
- (g) merge or consolidate the Common Interest Community with another Common Interest Community of the same form of ownership.

Special Declarant Rights are detailed in Article VII.

Section 1.31. Trustee. The entity which may be designated by the Executive Board as the Trustee for the receipt, administration, and disbursement of funds derived from insured losses, condemnation awards, special assessments for uninsured losses, and other like sources as defined in the Bylaws. If no Trustee has been designated, the Trustee will be the Executive Board from time to time constituted, acting by majority vote, as executed by the President and attested by the Secretary.

Section 1.32. Unit. A physical portion of the Common Interest Community designated for separate ownership or occupancy as shown on the Plans, the boundaries of which are described in Section 4.2 of this Declaration.

Section 1.33. Unit Owner. The Declarant or other Person who owns a Unit. Unit Owner does not include a Person having an interest in a Unit solely as security for an obligation. The Declarant is the initial owner of any Unit created by this Declaration.

ARTICLE II.

Name and Type of Common Interest Community and Association.

Section 2.1. Common Interest Community. The name of the Common Interest Community

is Ridgeview Condominiums. Ridgeview Condominiums is a condominium form of common interest community.

Section 2.2. Association Name. The name of the Association is Ridgeview Condominium Association.

ARTICLE III. Description of Land.

The entire Common Interest Community is situated in the Juneau Recording District, Third Judicial District, State of Alaska, and is located on land described in the Introduction.

ARTICLE IV. Units and Boundaries.

Section 4.1. Maximum Number of Units. The Common Interest Community upon creation contains _____ () Units. The Declarant reserves the right to create up to a total of _____ () Units, as shown on the unit survey filed under Plat No. _____.

Section 4.2. Boundaries. Boundaries of each Unit created by the Declaration are shown graphically on Exhibit 2 and on the unit survey filed under Plat No. _____. At the time of sale, a Unit may include an existing building. The boundaries of the Units are described as follows:

(a) Upper Boundary: The horizontal plane _____ () feet above and parallel to the lower boundary and extending to the vertical perimeter boundaries.

(b) Lower Boundary: The horizontal plane extending to the vertical perimeter boundaries at an elevation _____ () feet below the average elevation of the common access drive fronting the Unit at the boundary between the Unit and the common access drive.

(c) Vertical Perimeter Boundaries: The vertical planes extending between the upper and lower boundaries and located by reference to the measurements to the property line shown on the survey map filed under Plat No. _____.

(d) Inclusions: Each Unit will include the spaces and Improvements lying within the boundaries described in Sections 4.2(a), 4.2(b), and 4.2(c) above, and any man-made improvements serving only the Unit.

(e) Exclusions: The land lying directly beneath the lower boundary of the Unit, and man-made improvements, if any, below the lower boundary of the Unit that serve more than one Unit.

(f) Inconsistency with Plans: If this definition is inconsistent with the Plans, then this definition will control.

Section 4.3. Unit Areas. Unit areas are listed in Exhibit 2.

Section 4.4. Unit Numbers. The Unit numbers are listed in Exhibits 1 and 2.

**ARTICLE V.
Common Elements.**

Section 5.1. Common Elements. The Common Elements include all of the area within the Common Interest Community other than the Units. In Ridgeview Condominiums, the Common Elements include, among other things, (but are not limited to):

- (a) All common access drives within the boundaries of the Common Interest Community;
- (b) all water and sewer lines serving Units in the Common Interest Community from the point of connection to municipal facilities;
- (c) the vacant land as shown on the Plat;
- (d) any fencing or berms constructed by Declarant or the Association at the perimeter of the Common Interest Community;
- (e) any space for community mailboxes in the Common Interest Community;
- (f) designated guest parking areas; and
- (g) the access easement for the Common Interest Community (described as a part of the property description in the Introduction to this Declaration).

**ARTICLE VI.
Maintenance, Repair, and Replacement.**

Section 6.1. Common Elements. The Association shall maintain, repair, and replace all of the Common Elements of Ridgeview Condominiums. It should be noted that the obligation to maintain the Common Elements includes asphalt maintenance, snow maintenance, and snow hauling from all common access drives in Ridgeview Condominiums.

Section 6.2. Units. Each Unit Owner shall maintain, repair, and replace, at his or her own expense, all portions of his or her Unit, including any structure built within the Unit, driveways within the Unit and any fences built by Unit Owners. Rights and responsibilities regarding the maintenance and repair of Party Walls, roofs, and fences are contained in Article XXVI. If a Unit Owner fails to maintain and repair his or her own Unit, including the yard, fences, pavement, or structures, to the standards established by the Association's Rules, the Association may, after Notice and Hearing, repair or maintain the Unit as needed to bring it up to Association standards and assess the Unit Owner for the expenses of such repairs or maintenance as provided in Section 6.4.

Section 6.3. Access. Any person authorized by the Executive Board has the right to access all portions of the Property for the purpose of carrying out Section 6.2 of this Declaration, or to correct any condition threatening a Unit or the Common Elements. Such persons may also access all portions of the Property to read, repair, or replace utility meters and related pipes, valves, wires, and equipment, provided that requests for entry are made in advance and that any such entry is at a time reasonably convenient to the affected Unit Owner. In case of

emergency, no such request or notice is required and such right of entry shall be immediate, whether or not the Unit Owner is present at the time.

Section 6.4. Allocation of Costs of Repairs and Maintenance. Each Unit Owner will reimburse the Association for any costs incurred for repairs and maintenance performed by the Association under the provisions of Section 6.2. In addition, each Unit Owner will reimburse the Association for any costs, including insurance deductibles, incurred by the Association due to damage to any Unit or to the Common Elements, to the extent that such damages or costs were caused intentionally, negligently, or by the Unit Owner's failure to properly maintain, repair, or make replacements to his or her Unit. Such expense will be assessed following Notice and Hearing. The Association will be responsible for damage to Units caused intentionally, negligently, or by its failure to maintain, repair, or make replacements to the Common Elements.

ARTICLE VII.
Development Rights and Other Special Declarant Rights.

Section 7.1. Reservation of Development Rights. The Declarant reserves the following Development Rights:

(a) The right by amendment to add Units and Common Elements in the location shown as "Development Rights Reserved" on the Plans, and which is identified in Exhibit 2.

(b) The right to construct underground utility lines, pipes, wires, ducts, conduits, and other facilities across the land not designated "Development Rights Reserved" on the Plat for the purpose of furnishing utility and other services to buildings and Improvements to be constructed on the land designated "Development Rights Reserved" on the Plat. The Declarant also reserves the right to grant easements to public utility companies and to convey Improvements within those easements anywhere in the Common Interest Community for the above-mentioned purposes. If the Declarant grants any such easements, Exhibits 2 and 3 will be amended to include reference to the recorded easement.

(c) The right to withdraw property identified as "Developer Rights Reserved" on the Plans.

Section 7.2. Limitations on Development Rights. The Development Rights reserved in Section 7.1 are limited as follows:

(a) The Development Rights may be exercised at any time, but not more than seven (7) years after the recording of the initial Declaration. If exercised more than five (5) years after recording of the original Declaration, consent of fifty-one percent (51%) of the Eligible Mortgagees shall be required pursuant to Section 16.4.

(b) The quality of construction of any buildings and improvements to be created on the property shall be consistent with the quality of those constructed pursuant to this Declaration as initially recorded.

(c) All Units and Common Elements created pursuant to the Development Rights will be restricted to residential use in the same manner and to the same extent as the Units created under this Declaration as initially recorded.

(d) No Development Rights may be exercised unless approved pursuant to Section 16.5 of this Declaration.

Section 7.3. Phasing of Development Rights. No assurances are made by the Declarant regarding the portions of the areas shown as "Development Rights Reserved" on the Plans and Plat as to the portions where the Declarant will exercise its Development Rights or the order in which such portions, or all of the areas, will be developed. The exercise of Development Rights as to some portions will not obligate the Declarant to exercise them as to other portions.

Section 7.4. Special Declarant Rights. The Declarant reserves the following Special Declarant Rights to the maximum extent permitted by law which may be exercised, where applicable, anywhere within the Common Interest Community:

- (a) To complete Improvements indicated on Plats and Plans filed with this Declaration;
- (b) To exercise a Development Right reserved in the Declaration;
- (c) To maintain sales offices, management offices, signs advertising the Common Interest Community, and models;
- (d) To use easements through the Common Elements for the purpose of making Improvements within the Common Interest Community; and
- (e) To appoint or remove an officer of the Association or an Executive Board member during a period of Declarant control subject to the provisions of Section 7.9 of this Declaration.

Section 7.5. Models, Sales Offices, and Management Offices. As long as the Declarant is a Unit Owner, the Declarant and its duly authorized agents, representatives, and employees

may maintain Units owned by the Declarant or any portion of the Common Elements as model Units or as a sales office or management office. Declarant may delegate this authority to dealers who purchase Units for resale.

Section 7.6. Construction; Declarant's Easement. The Declarant reserves the right to perform warranty work, repair and construction work, and to store materials in secure areas in Units and Common Elements, and the further right to control all such work and repairs, and the right of access thereto, until its completion. All work may be performed by the Declarant without the consent or approval of the Executive Board. The Declarant has such an easement through Common Elements as may be reasonably necessary for the purpose of discharging the Declarant's obligations or exercising Special Declarant Rights, whether arising under the Act or reserved in the Declaration. Such easement includes the right to convey utility and drainage easements to public utilities, municipalities, the State, or upland owners to fulfill the plan of development.

Section 7.7. Signs and Marketing. The Declarant reserves the right to post signs and displays in the Units or Common Elements to promote sales of Units, and to conduct general sales activities, in a manner as will not unreasonably disturb the rights of Unit Owners.

Section 7.8. Declarant's Personal Property. The Declarant reserves the right to retain all personal property and equipment used in the sales, management, construction, and maintenance of the premises that has not been represented as property of the Association. The Declarant reserves the right to remove from the Property, promptly after the sale of the last Unit, any and all goods and Improvements used in development, marketing, and construction, whether or not they have become fixtures.

Section 7.9. Declarant Control of the Association.

(a) Subject to Subsection 7.9(b): There shall be a period of Declarant control of the Association, during which the Declarant, or persons designated by the Declarant, may appoint and remove the officers and members of the Executive Board. The period of Declarant control terminates no later than the earlier of:

(i) Sixty (60) days after conveyance of seventy-five percent (75%) of the Units that may be created to Unit Owners other than the Declarant; or

(ii) Two (2) years after the Declarant has ceased to offer Units for sale in the ordinary course of business; or

(iii) Two (2) years after any right to add new Units was last exercised; or

(iv) Five (5) years after the first Unit is conveyed to a Unit Owner other than the Declarant.

(b) The Declarant may voluntarily surrender the right to appoint and remove officers and members of the Executive Board before termination of that period, but in that event, the Declarant may require, for the duration of the period of Declarant control, that specified actions of the Association or Executive Board, as described in a recorded instrument executed by Declarant, be approved by the Declarant before they become effective.

(c) Not later than sixty (60) days after conveyance of twenty-five percent (25%) of

the Units that may be created to Unit Owners other than the Declarant, at least one (1) member and not less than twenty-five percent (25%) of the members of the Executive Board shall be elected by Unit Owners other than the Declarant. Not later than sixty (60) days after conveyance of fifty percent (50%) of the Units that may be created to Unit Owners other than the Declarant, not less than thirty-three and one-third percent (33 1/3%) of the members of the Executive Board must be elected by Unit Owners other than the Declarant.

(d) Not later than the termination of any period of Declarant control, the Unit Owners shall elect an Executive Board of at least three (3) members, all of whom shall be Unit Owners. The Executive Board shall elect the officers. The Executive Board members and officers take office upon election.

(e) Notwithstanding any provision of this Declaration or the Bylaws to the contrary, following notice under Section 34.08.390 of the Act, the Unit Owners, by a two-thirds (2/3) vote of all persons present and entitled to vote at a meeting of the Unit Owners at which a quorum is present, may remove a member of the Executive Board with or without cause, other than a member appointed by the Declarant.

Section 7.10. Limitations on Special Declarant Rights. Unless sooner terminated by an amendment to this Declaration executed and recorded by the Declarant, any Special Declarant Right (except for Development Rights) may be exercised by the Declarant so long as:

- (a) Declarant is obligated under any warranty or obligation; or
- (b) Declarant holds a Development Right to create additional Units or Common Elements, or
- (c) Declarant owns any Unit or any Security Interest in any Units; or
- (d) Declarant's Special Declarant Rights expire upon the earliest date on which one of the conditions described in (a)-(c) is no longer operative, or for ten (10) years after recording the original Declaration, whichever is sooner. Earlier termination of certain rights may occur by statute.

Section 7.11. Interference with Special Declarant Rights. Neither the Association nor any Unit Owner may take any action or adopt any rule that will interfere with or diminish any Special Declarant Right without the prior written consent of the Declarant.

ARTICLE VIII. Allocated Interests.

Section 8.1. Allocation of Interests. The table showing Unit numbers, addresses, and their Allocated Interests is attached as Exhibit 1. These interests have been allocated in accordance with the formulas set out in this Article VIII. These formulas are to be used in reallocating interests if Units are added to or deleted from the Common Interest Community. The percentage of undivided interest in the Common Elements assigned to each Unit for all purposes voting and the assessment of liability for Common Expenses shall be in accordance with Exhibit 1.

Section 8.2. Formulas for the Allocation of Interests. The Interests allocated to each Unit have been calculated on the following formulas:

(a) Undivided Interest in the Common Elements. Each Unit in the Common Interest Community shall have an equal percentage of the undivided interest in the Common Elements.

(b) Liability for the Common Expenses. Each Unit in the Common Interest Community shall have an equal percentage of liability for Common Expenses. As a result, the percentage of liability for Common Expenses for each unit is determined by dividing the total number of Units into 100. Nothing contained in this Subsection shall prohibit certain Common Expenses from being apportioned to particular Units under Article XVII of this Declaration.

(c) Votes. Each Unit in the Common Interest Community shall have one equal Vote. Any specified percentage, portion, or fraction of Unit Owners, unless otherwise stated in the Documents, means the specified percentage, portion, or fraction of all of the votes as allocated in Exhibit 1.

Section 8.3. Assignment of Allocated Interests Upon Creation of Units Pursuant to Exercise of Development Rights. The effective date for assigning Allocated Interests to Units created pursuant to Section 8.1 of this Declaration shall be the date on which the amendment creating the Units is recorded in the records of the Juneau Recording District.

ARTICLE IX. Restrictions on Use, Alienation, and Occupancy.

Section 9.1. Use and Occupancy Restrictions. Subject to the Special Declarant Rights reserved under Article VII, the following use restrictions apply to all Units and to the Common Elements:

(a) Each Unit is restricted to residential use as a single-family residential structure, including home professional pursuits not requiring regular visits from the public or unreasonable levels of mail, shipping, trash, or storage. No sign indicating commercial or professional uses may be displayed outside a Unit. A single-family residence is defined as a single housekeeping unit, operating on a non-profit, non-commercial basis between its

occupants, cooking and eating with a common kitchen and dining area. Units must be used

and occupied at all times in accordance with all applicable local, state, and federal laws and with the Plat and Plans for Ridgeview Condominiums.

(b) Unit garages are to be used primarily for the storage of vehicles and may not be used as living space. The intent of this paragraph is that Unit Owners use their garages to store their vehicles, and that any vehicles not stored in garages or driveways (including boats, campers, ATVs, snowmachines, RVs, etc.) be regularly stored by Unit Owners somewhere other than their Unit or the Common Elements. Commercial vehicles, RVs, and campers which would not fit inside a Unit garage may not be parked anywhere on the Property for more than six (6) hours in any twenty-four (24) hour period. Commercial vehicles may be parked on the Property for more than six (6) hours in any twenty-four (24) hour period if necessary to make a delivery or complete construction. There is no parking permitted on the common access drives within Ridgeview.

(c) All Unit Owners will maintain their Units in a clean and well-maintained condition. Trash may not be stored outdoors. The Executive Board has the power to regulate the exterior storage of any type of material to preserve the appearance of the Property.

(d) No automotive repairs may be conducted outdoors anywhere on the Property.

(e) No animals, livestock, or poultry can be kept in any Unit, except that domestic dogs, cats, fish, and birds may be kept as household pets within the Unit, provided they are not kept, bred, or raised for commercial purposes or in unreasonable quantities. As used in this Declaration, "unreasonable quantities" shall limit the total number of pets to four (4), no more than two (2) of which shall be dogs or cats. The Executive Board may, after Notice and Hearing, limit the sizes and types of dogs, if sizes and types of dogs become a problem for the Association, and may make exceptions as to the types of pets permitted on a case-by-case basis. Further, the Executive Board may prohibit the ownership of any animal that constitutes a nuisance to any other Unit Owner. Dogs and cats belonging to Unit Owners, occupants of Units, or their licensees or invitees, must be kept within the Unit except that they may be taken out of the Unit on a leash held by a person capable of controlling the animal. Should any dog or cat be found outside of the Unit, other than on a leash being held by a person capable of controlling the animal, the animal may be removed by Declarant or any person authorized by the Executive Board to remove the dog or cat from the Property. The dog or cat removed shall be taken to the municipal animal shelter and, if its owner is known, the Association shall notify the owner of the animal's location. The owner of any pet visiting or residing on the Property shall be absolutely liable to all other Unit Owners, their families, guests, and invitees for any damage to persons or property caused by the pet. Owners of pets are responsible for removing their pets' waste from the Units and the Common Elements of the Project.

(f) No nuisances shall be allowed on the Property, nor shall any use be made or practice be maintained by any Unit Owner or tenant of a Unit Owner that shall interfere with the quiet enjoyment of the Property by other Unit Owners and residents. The Executive Board may further define what constitutes a nuisance in the rules of the Association.

(g) The use of Units and Common Elements is further subject to the Bylaws and the Rules of the Association.

Section 9.2. Restrictions on Alienation. A Unit may not be conveyed pursuant to a time-sharing plan. A Unit may not be leased or rented for a term of less than thirty (30) days. All leases and rental agreements shall be in writing and subject to the requirements of the Documents. A copy of all leases or rental agreements must be given to the Association by the Unit Owner. All leases and rental agreements must contain a provision that gives the Association the power to enforce a violation of the Documents against tenant so long as the Association first gives notice to the Unit Owner of its intent do so and gives Unit Owner a reasonable opportunity to remedy the violation. The Association's right to enforce violations of the Documents against a tenant does not limit the Association's right to take action against the Unit Owner for the tenant's violations of provisions of the Documents. This Declaration does not impose any right of first refusal or similar restriction on a Unit Owner's right to sell or convey a Unit.

Section 9.3. Structure Setbacks from Unit Perimeter Boundaries. Houses constructed within the Units may be attached to each other along one Unit boundary. No structure, except a fence, may be constructed within a setback area defined on the Plat. With the exception of the provision contained in the second sentence of this section, the structure setbacks along the side and rear Unit boundaries shall be as shown on the Plan. Ground level decks may be located in the rear setback area as long as they do not encroach into utility easements in the rear yards. If a conflict arises in determining the setback area, the provisions of Title 21 of the Municipal Land Use Code pertaining to "yards" shall be used as a guide.

Section 9.4. Fences. Unit Owners may not construct fences until after the final certificate of occupancy has been issued by the Municipality for the Unit. Any fences built by Unit Owners must comply with applicable local, state, and federal laws. Unit Owners must obtain the permission of the Executive Board to construct a fence. If built, fences must be maintained as an attractive addition to the Unit. No fence is permitted in the front yard unless the Executive Board finds it will become an attractive addition to the neighborhood. Metal or chain-link fences are not permitted. Declarant makes no guarantees that the Municipality will allow Unit Owners to construct fences. At a minimum, the Executive Board must require Unit Owners prior to constructing fences to:

- (a) prove to the satisfaction of the Executive Board that the fence will not encroach on neighboring units or Common Elements;
- (b) obtain utility locations to avoid damaging utilities during construction;
- (c) obtain any permission necessary from utilities; and
- (d) submit drawings, photographs, plans, or other descriptions that will allow the Executive Board to determine that the fence will be an attractive addition to the Unit.

Section 9.5. House Colors. Houses built within the Units may be painted or stained but the colors are limited to earth tones and pastels. Trim colors may be of a slightly darker contrasting color. All colors must be approved by the Executive Board as provided in Article XI. Both sides of a structure must be painted the same color.

ARTICLE X.

Easements and Licenses.

Section 10.1. Easement for Ingress and Egress Through Common Elements. Each Unit Owner has an easement in common with each other Unit Owner for ingress and egress through all Common Elements, subject to such reasonable rules and regulations as may be imposed by the Association. Each Unit is hereby burdened with an easement for ingress and egress through all Common Elements by persons lawfully using or entitled to the same.

Section 10.2. Easements for Support. Each Unit and Common Element has an easement for lateral and subjacent support from every other Unit and Common Element.

Section 10.3. Easements for Encroachments. In the event any portion of the Common Elements encroaches on any Unit or any Unit encroaches on the Common Elements or another Unit as a result of the construction, reconstruction, repair, shifting, settlement, or movement of any portion of the Improvements, a valid easement for the encroachment and for the maintenance of the same shall exist so long as the encroachment exists.

Section 10.4. Temporary Blanket Utility Easements. Each Unit and the Common Elements will be subject to a blanket easement for the installation and maintenance of utilities. The location of utilities installed under this blanket easement will be shown in the final as-built as Units are completed.

Section 10.5. Recorded Easements and Licenses. All recorded easements or licenses to which the Common Interest Community is presently subject are recited in Exhibit 3 to this Declaration or are shown on the Plats and Plans. In addition, the Common Interest Community may be subject to other easements or licenses granted by the Declarant pursuant to its powers under Article VII of this Declaration.

ARTICLE XI. Additions, Alterations, and Improvements.

Section 11.1. Additions, Alterations, and Improvements by Unit Owners.

(a) No Unit Owner will make any structural addition, structural alteration, or structural improvement in or to the Common Interest Community without the prior written consent thereto of the Executive Board in accordance with Subsection 11.1(c).

(b) Subject to Subsection 11.1(a), a Unit Owner:

(i) May make any other improvements or alterations to the interior of his Unit not requiring approval so long as the alterations or Improvements do not impair the support of any portion of the Common Interest Community, another Unit, or structures thereon; and

(ii) May not change the appearance of the Common Elements without permission of the Association;

(c) A Unit Owner may submit a written request to the Executive Board for approval to do anything that he or she is forbidden to do under Subsection 11.1(a) or 11.1(b)(ii). The Executive Board shall answer any written request for such approval, after Notice and Hearing, within thirty (30) days after the request thereof. Failure to do so within such time shall not

constitute a consent by the Executive Board to the proposed action. The Executive Board shall review requests in accordance with the provisions of its Rules. The approval of a written request may be withheld not only because of noncompliance with any of the specific conditions, covenants and restrictions contained in this Declaration, but also by reason of reasonable dissatisfaction of the Board with the location of the proposed structure, the elevation, color scheme, finish, design, proportions, architecture, shape, height, style and appropriateness of the proposed structure or alteration, the material used therein, or because of its reasonable dissatisfaction with any or all other matters or things which in the reasonable judgment of the Board will render the proposed alteration or improvement inharmonious or out of keeping with the general plan of improvement of the Common Interest Community. Improvements erected or maintained, otherwise than as approved by the Board, shall be deemed to have been undertaken without the approval of the Board as required by the Declaration. The approval of the Board of any plans or specifications submitted for approval as herein specified shall not be deemed to be a waiver by the Board of its right to object to any of the features or elements embodied in such plans and specifications, if or when the same features or elements are embodied in any subsequent plans and specifications. No member of the Board shall be liable to any person for his or her decisions or failure to act in making decisions as a member of said Board. Upon approval of the Board, it shall be conclusively presumed that the location and height of any improvement does not violate the provisions of this Declaration.

(d) Any applications to any department or to any governmental authority for a permit to make any addition, alteration, or Improvement in or to any Unit must be approved in writing by the Association. Such execution will not, however, create any liability on the part of the Association or any of its members to any contractor, subcontractor, or materialman on account of such addition, alteration, or Improvement or to any person having any claim for injury to person or damage to property arising therefrom.

(e) The provisions of this Article shall not apply to the Declarant in the exercise of any Special Declarant Right.

Section 11.2. Additions, Alterations and Improvements by Executive Board. Subject to the limitations of Sections 17.5 and 17.6 of this Declaration, the Executive Board may make any additions, alterations, or Improvements to the Common Elements which in its judgment it deems necessary.

ARTICLE XII.

Relocation of Boundaries Between Adjoining Units.

Section 12.1. Application and Amendment. Subject to approval of any structural changes and required permits pursuant to Article XI, the boundaries between adjoining Units may be relocated by an amendment to the Declaration upon application to the Association by the owners of the Units affected by the relocation. If the owners of the adjoining Units have specified a reallocation between their Units of their Allocated Interests, the application shall state the proposed reallocation. Unless the Executive Board determines, within thirty (30) days after receipt of the application, that the reallocation is unreasonable, the Association shall consent to the reallocation and prepare an amendment that identifies the Units involved, states the amendment must be executed by those Unit Owners, and contain words of conveyance between them, and the approval of all holders of Security Interests in the affected Units shall be endorsed thereon. On recordation, the amendment shall be indexed in the name of the grantor and the grantee, and in the grantee's index in the name of the Association.

Section 12.2. Recording Amendments. The Association shall prepare and record Plats or Plans necessary to show the altered boundaries between adjoining Units, and their dimensions and identifying numbers. The applicants will pay for the cost of preparation, recording, and filing of the amendment, Plat and Plans, and the reasonable consultant fees of the Association if it is deemed necessary to employ a consultant by the Executive Board.

ARTICLE XIII. Amendments to Declaration.

Section 13.1. General. Except in cases of amendments that may be executed by the Declarant in the exercise of its Development Rights or by Section 34.08.740 of the Act, or by and Section 12.1 of this Declaration and 34.08.260 of the Act, and except as limited by Section 13.4 and Article XVI of this Declaration, this Declaration, including the Plat and Plans, may be amended only by vote or agreement of Unit Owners of Units to which at least sixty-seven percent (67%) of the votes in the Association are allocated.

Section 13.2. Limitation of Challenges. An action to challenge the validity of an amendment adopted by the Association pursuant to this Article may not be brought more than one year after the amendment is recorded.

Section 13.3. Recordation of Amendments. Each amendment to the Declaration must be recorded in each district in which a portion of the Common Interest Community is located and the amendment is effective only upon recording. An amendment, except an amendment pursuant to Article XI of this Declaration, must be indexed in the grantee's index in the name of the Common Interest Community and the Association and in the name of the parties executing the amendment.

Section 13.4. When Unanimous Consent Required. Except to the extent expressly permitted or required by other provisions of the Act and this Declaration, an amendment may not create or increase Special Declarant Rights, create or change the number of Units, change the boundaries of a Unit, change the Allocated Interests of a Unit, or change the uses to which a Unit is restricted, in the absence of unanimous consent of the Unit Owners.

Section 13.5. Execution of Amendments. An amendment to the Declaration required by the Act to be recorded by the Association, which has been adopted in accordance with this Declaration and the Act, must be prepared, executed, recorded, and certified on behalf of the Association by an officer of the Association designated for that purpose or, in the absence of designation, by the President of the Association.

Section 13.6. Special Declarant Rights. Provisions in this Declaration creating Special Declarant Rights may not be amended without the consent of the Declarant.

Section 13.7. Consent of Holders of Security Interests. Amendments are subject to the consent requirements of Article XVI.

Section 13.8. Amendments to Create Units. To exercise any Development Right reserved under Section 7.1 of this Declaration, the Declarant shall prepare, execute, and record an amendment to the Declaration. The Declarant shall also record either new Plats and Plans necessary to conform to the requirements of Subsections (a), (b), and (d) of Section 170 of the Act or new certifications of Exhibit 2 previously recorded if the Exhibits otherwise

conform to the requirements of those Subsections. The amendment to the Declaration shall assign an identifying number to each new Unit created and reallocate the Allocated Interests among all Units. The amendment shall describe any Common Elements and any Limited Common Elements created thereby and designate the Unit to which each Limited Common Element is allocated to the extent required by Subsection 160(a) of the Act.

**ARTICLE XIV.
Amendments to Bylaws.**

The Bylaws may be amended only by vote of two-thirds (2/3) of the members of the Executive Board, following Notice and Comment to all Unit Owners, at any meeting duly called for such purpose.

**ARTICLE XV.
Termination.**

Termination of the Common Interest Community may be accomplished only in accordance with Section 34.08.260 of the Act.

**ARTICLE XVI.
Mortgagee Protection.**

Section 16.1. Introduction. This Article establishes certain standards and covenants which are for the benefit of the holders, insurers, and guarantors of certain Security Interests. This Article is supplemental to, and not in substitution for, any other provisions of the Documents, but in the case of conflict, this Article shall control.

Section 16.2. Percentage of Eligible Mortgagees. Wherever in this Declaration the approval or consent of a specified percentage of Eligible Mortgagees is required, it shall mean the approval or consent of Eligible Mortgagees holding Security Interests in Units which in the aggregate have allocated to them such specified percentage of votes in the Association when compared to the total allocated to all Units then subject to Security Interests held by Eligible Mortgagees.

Section 16.3. Notice of Action. The Association shall give prompt written notice to each Eligible Mortgagee and Eligible Insurer of:

(a) Any condemnation loss or casualty loss exceeding \$10,000 which affects a portion of the Common Interest Community or any Unit in which there is a first Security Interest held, insured, or guaranteed by such Eligible Mortgagee or Eligible Insurer, as applicable;

(b) Any delinquency in the payment of Common Expense assessments owed by an Owner whose Unit is subject to a first Security Interest held, insured, or guaranteed by such Eligible Mortgagee or Eligible Insurer, which remains uncured for a period of sixty (60) days;

(c) Any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association;

(d) Any proposed action which would require a consent of a specified percentage of Eligible Mortgagees as specified in Section 16.4;

- (e) Any judgment rendered against the Association; and
- (f) Any default in performance by the individual Unit borrower of any obligation under the Documents which is not cured within sixty (60) days.

Section 16.4. Consent Required.

(a) Document Changes. Notwithstanding any lower requirement permitted by this Declaration or the Act, no amendment of any material provision of the Documents by the Association or Unit Owners described in this Subsection 16.4(a) may be effective until approved in writing by at least fifty-one percent (51%) of the Eligible Mortgagees (or any greater Eligible Mortgagee approval required by this Declaration), except as provided in Section 16.12. The foregoing approval requirements do not apply to amendments effected by the exercise of any Special Declarant Right. Material includes, but is not limited to, any provision affecting:

- (i) Assessments, assessment liens, or subordination of assessment liens;
- (ii) Voting rights;
- (iii) Reserves for maintenance, repair, and replacement of Common Elements;
- (iv) Responsibility for maintenance and repairs;
- (v) Reallocation of interests in the Common Elements, including any change in the pro rata interest or obligations of any Unit Owner for the purpose of levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards;
- (vi) Rights to use Common Elements and Limited Common Elements;
- (vii) Boundaries of Units after conveyance of those Units by Declarant or a dealer to a purchaser;
- (viii) Convertibility of Units into Common Elements or Common Elements into Units;
- (ix) Abandonment, partition, subdivision, expansion, or contraction of the Common Interest Community, or the addition, annexation, partition, subdivision, or withdrawal of property to or from the Common Interest Community;
- (x) Insurance or fidelity bonds;
- (xi) Leasing of Units;
- (xii) Imposition of restrictions on a Unit Owner's right to sell or transfer his or her Unit;

(xiii) Establishment of self-management when professional management had been required previously by any Eligible Mortgagee;

(xiv) Restoration or repair of the project after a hazard damage or partial condemnation in a manner other than that specified in the Documents;

(xv) Termination of the Common Interest Community for reasons other than the substantial destruction or condemnation, as to which a sixty-seven percent (67%) Eligible Mortgagee approval is required;

(xvi) The benefits of mortgage holders, insurers, or guarantors; and

(xvii) The purposes to which any Unit or the Common Elements are restricted.

(b) Actions. Notwithstanding any lower requirement permitted by the Declaration or the Act, the Association may not take any of the following actions other than rights reserved to the Declarant as Special Declarant Rights without the approval of at least fifty- one percent (51%) of the Eligible Mortgagees:

(i) Convey or encumber the Common Elements or any portion thereof (as to which an eighty percent (80%) Eligible Mortgagee approval is required). (The granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Elements by the Common Interest Community will not be deemed a transfer within the meaning of this clause);

(ii) The establishment of self-management when professional management had been required previously by any Eligible Mortgagee;

(iii) The restoration or repair of the Property (after a hazard damage or partial condemnation) in a manner other than that specified in the Documents;

(iv) The termination of the Common Interest Community for reasons other than substantial destruction or condemnation, as to which a sixty-seven percent (67%) Eligible Mortgagee approval is required;

(v) The alteration of any partition or creation of any aperture between adjoining Units (when Unit boundaries are not otherwise being affected), in which case only the owners of Units affected and Eligible Mortgagees of those Units need approve the action;

(vi) The merger of this Common Interest Community with any other common interest community;

(vii) The granting of any easements, leases, licenses and concessions through or over the Common Elements (excluding, however, any utility easements serving or to serve the Common Interest Community and excluding any leases, licenses, or concessions for no more than one (1) year);

(viii) The assignment of the future income of the Association, including its right to receive Common Expense assessments; and

(ix) Any action taken not to repair or replace the Property.

(c) The Association may not change the period for collection of regularly budgeted Common Expense assessments to other than monthly without the consent of all Eligible Mortgagees.

(d) The failure of an Eligible Mortgagee to respond within thirty (30) days to any written request of the Association for approval of an addition or amendment to the Declaration shall constitute an implied approval provided that notice was delivered by certified or registered mail with return receipt requested.

Section 16.5. Development Rights. No Development Rights may be exercised or voluntarily abandoned or terminated by the Declarant unless all persons holding Security Interests in the Development Rights consent to the exercise, abandonment, or termination. No Development Rights may be exercised later than five (5) years after the date of recording of this Declaration unless fifty-one percent (51%) of the Eligible Mortgagees consent to the exercise of the Development Right.

Section 16.6. Inspection of Books. The Association shall maintain current copies of the Declaration, Bylaws, Rules, bookkeeping records, and financial statements. The Association shall permit any Eligible Mortgagee or Eligible Insurer to inspect the documents of the Association during normal business hours.

Section 16.7. Financial Statements. The Association shall provide any Eligible Mortgagee or Eligible Insurer which submits a written request, with a copy of an annual financial statement within ninety (90) days following the end of each fiscal year of the Association. Such financial statement shall be audited by an independent certified public accountant if any Eligible Mortgagee or Eligible Insurer requests it, in which case the Eligible Mortgagee or Eligible Insurer shall bear the cost of the audit.

Section 16.8. Enforcement. The provisions of this Article are for the benefit of Eligible Mortgagees and Eligible Insurers and their successors, and may be enforced by any of them by any available means, at law or in equity.

Section 16.9. Attendance at Meetings. Any representative of an Eligible Mortgagee or Eligible Insurer may attend any meeting which a Unit Owner may attend.

Section 16.10. Appointment of Trustee. In the event of damage or destruction under Article XX or XXI or condemnation of all or a portion of the community, any Eligible Mortgagee may require that such proceeds be payable to a Trustee established pursuant to Section 1.32. Such Trustee may be required to be a corporate trustee licensed by the State of Alaska. Proceeds will thereafter be distributed pursuant to Article XX or pursuant to a condemnation award. Unless otherwise required, the members of the Executive Board acting by majority vote through the president may act as Trustee.

Section 16.11. Priority on Insurance and Condemnation Proceeds. No provision of the Documents of the Association shall be deemed to give priority to an Owner or any other party over any rights of an Eligible Mortgagee pursuant to the terms of its Security Interest in the case of distribution of insurance proceeds or condemnation proceeds, whether such proceeds pertain to a Unit or Common Elements.

Section 16.12. Exception to Consent Requirements for Pre-Sale Boundary Relocations. In the event that Declarant or a Dealer changes the boundaries between two or more Units pursuant to Article XII, no consent is required from any Eligible Mortgagee so long as none of the Units having their boundaries changed have been conveyed to a purchaser. If a Unit having its boundaries changed has been conveyed to a purchaser, then the Eligible Mortgagee consent provisions of Section 16.4 apply.

ARTICLE XVII.
Assessment and Collection of Common Expenses.

Section 17.1. Apportionment of Common Expenses. Except as provided in Section 17.2, all Common Expenses shall be assessed against all Units in accordance with their percentage interest in the Common Expenses as shown on Exhibit 1 to this Declaration.

Section 17.2. Common Expenses Attributable to Fewer Than All Units.

(a) Any Common Expense for services provided by the Association to an individual Unit at the request of the Unit Owner shall be assessed against the Unit that benefits from such service.

(b) Any insurance premium increase attributable to a particular Unit by virtue of activities in or construction of the Unit shall be assessed against that Unit.

(c) An assessment to pay a judgment against the Association may be made only against the Units in the Common Interest Community at the time the judgment was entered, in proportion to their Common Expense liabilities.

(d) If Common Expense is caused by the misconduct of a Unit Owner, the Association may assess that expense exclusively against the Unit.

(e) Fees, charges, late charges, fines, collection costs, and interest charged against a Unit Owner pursuant to the Documents and the Act are enforceable as Common Expense assessments.

Section 17.3. Lien.

(a) The Association has a lien on a Unit for an assessment levied against the Unit or fines imposed against its Unit Owner from the time the assessment or fine becomes due. Fees, charges, late charges, fines, and interest charged pursuant to the Act and the Documents are enforceable as assessments under this Section. If an assessment is payable in installments, the full amount of the assessment is a lien from the time the first installment thereof becomes due.

(b) A lien under this Section is prior to all other liens and encumbrances on a Unit except: (i) a lien and encumbrances recorded before the recordation of the Declaration; (ii) a first Security Interest on the Unit recorded before the date on which the assessment sought to be enforced became delinquent; and (iii) liens for real estate taxes and other governmental assessments charged against the Unit. A lien under this Section is also prior to all Security Interests described in Subsection (ii) of this Subsection if the Common Expense assessments based on the periodic budget adopted by the Association pursuant to Section 17.4 of this Article which would have become due in the absence of acceleration

during the six (6) months immediately preceding institution of an action to enforce either the Association's lien or a Security Interest described in Subsection (ii) of this Subsection. This Subsection does not affect the priority of mechanics' or materialmen's liens, or the priority of a lien for other assessments made by the Association. A lien under this Section is not subject to the provisions of AS 09.38.10.

(c) Recording of the Declaration constitutes record notice and perfection of the lien. No further recordation of any claim of lien for assessment under this Section is required.

(d) A lien for an unpaid assessment is extinguished unless proceedings to enforce the lien are instituted within three (3) years after the full amount of the assessment becomes due; provided, that if an Owner of a Unit subject to a lien under this Section files a petition for relief under the United States Bankruptcy Code, the period of time for instituting proceedings to enforce the Association's liens shall be tolled until thirty (30) days after the automatic stay of proceedings under Section 362 of the Bankruptcy Code is lifted.

(e) This Section does not prohibit an action to recover sums for which Subsection 17.3(a) creates a lien or prohibit an Association from taking a deed in lieu of foreclosure.

(f) A judgment or decree in any action brought under this Section shall include costs and reasonable attorneys' fees for the prevailing party.

(g) A judgment or decree in an action brought under this Section is enforceable by execution under AS 09.35.010.

(h) The Association's lien must be foreclosed as a mortgage or deed of trust on real estate is foreclosed, or as a lien is foreclosed under AS 34.35.005.

(i) In any action by the Association to collect assessments or to foreclose a lien for unpaid assessments, the court may appoint a receiver of the Unit Owner to collect all sums alleged to be due from that Unit Owner prior to or during the pendency of the action. The court may order the receiver to pay any sums held by the receiver to the Association during the pendency of the action to the extent of the Association's Common Expense assessments based on a periodic budget adopted by the Association pursuant to Section 17.5 of this Declaration.

(j) If a holder of a first or second Security Interest in a Unit forecloses that Security Interest, the purchaser at the foreclosure sale is not liable for any unpaid assessments against that Unit which became due before the sale, other than the assessments which are prior to that Security Interest under Subsection 17.3(b). Any unpaid assessments not satisfied from the proceeds of sale become Common Expenses collectible from all the Unit Owners, including the purchaser.

(k) In the case of foreclosure, the Association shall give reasonable notice of its action to each lienholder of a Unit whose interest would be affected.

(l) Any payments received by the Association in the discharge of a Unit Owner's obligation may be applied to the oldest balance due.

(m) The Association may acquire, hold, lease, mortgage, and convey a Unit foreclosed on under this Section.

(n) Except as provided in (j) above, a lien under this Section is not affected by the sale or transfer of a Unit.

Section 17.4. Budget Adoption and Ratification. Within thirty (30) days after adoption of a proposed budget for the Common Interest Community, the Executive Board shall provide a summary of the budget to each Unit Owner, and shall set a date for a meeting of the Unit Owners to consider ratification of the budget not less than fourteen (14) nor more than thirty (30) days after mailing of the summary. Unless at that meeting a majority of all Unit Owners reject the budget, the budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the periodic budget last ratified by the Unit Owners continues until the Unit Owners ratify a budget proposed by the Executive Board.

Section 17.5. Ratification of Non-budgeted Common Expense Assessments. If the Executive Board votes to levy a Common Expense assessment not included in the current budget, other than one enumerated in Section 17.2 of this Declaration, in an amount greater than fifteen percent (15%) of the current annual operating budget, the Executive Board shall submit such Common Expense to the Unit Owners for ratification in the same manner as a budget under Section 17.4, except that such assessment can be considered at a special meeting as long as the notice required for annual meetings is provided to the Unit Owners.

Section 17.6. Certification of Payment of Common Expense Assessments. The Association upon written request shall furnish to a Unit Owner a statement in recordable form setting out the amount of unpaid assessments against the Unit. The statement must be furnished within ten (10) business days after receipt of the request and is binding on the Association, the Executive Board, and each Unit Owner.

Section 17.7. Monthly Payment of Common Expenses. All Common Expenses assessed under this Article shall be due and payable monthly.

Section 17.8. Acceleration of Common Expense Assessments. In the event of default for a period of ten (10) days by any Unit Owner in the payment of any Common Expense assessment levied against his or her Unit, the Executive Board shall have the right, after Notice and Hearing, to declare all unpaid assessments for the pertinent fiscal year to be immediately due and payable. The holder of a first Security Interest in a Unit which has acquired title to any Unit as a result of a foreclosure of its Security Interest shall be exempt from the application of this Subsection.

Section 17.9. Commencement of Common Expense Assessments. Common Expense assessments shall begin on the first day of the month in which conveyance of the first Unit to a Unit Owner other than the Declarant occurs.

Section 17.10. No Waiver of Liability for Common Expenses. No Unit Owner may exempt himself or herself from liability for payment of the Common Expenses by waiver of the use or enjoyment of the Common Elements or by abandonment of the Unit against which the assessments are made.

Section 17.11. Personal Liability of Unit Owners. The Owner of a Unit at the time a Common Expense assessment or portion thereof is due and payable is personally liable for the assessment. Personal liability for the assessment shall not pass to a successor in title to the Unit unless he or she agrees to assume the obligation.

Section 17.12. Reserves. As part of the adoption of the regular budget pursuant to

Sections 17.4 and 17.5, the Executive Board shall include an amount which, in its reasonable business judgment, will establish and maintain an adequate reserve fund for the replacement of improvements to the Common Elements based upon the project's age, remaining life, and the quantity and replacement cost.

Section 17.13. Working Capital. Unit Owners will be required to make a payment equal to two (2) months' assessments at closing. This payment will be used for working capital for the Association. In addition, a prepayment of the first month's assessment will also be due at closing.

ARTICLE XVIII. Right to Assign Future Income.

The Association may assign its future income, including its right to receive Common Expense assessments, only by the affirmative vote of Unit Owners of Units to which at least fifty-one percent (51%) of the votes in the Association are allocated, at a meeting called for that purpose.

ARTICLE XIX. Persons and Units Subject to Documents.

Section 19.1. Compliance with Documents. All Unit Owners, tenants, mortgagees, and occupants of Units shall comply with the Documents. The acceptance of a deed or the exercise of any incident of ownership or the entering into of a lease or the entering into occupancy of a Unit constitutes agreement that the provisions of the Documents are accepted and ratified by such Unit Owner, tenant, mortgagee, or occupant, and all such provisions recorded in the records of the Juneau Recording District of the Third Judicial District are covenants running with the land and shall bind any persons having at any time any interest or estate in such Unit.

Section 19.2. Adoption of Rules. The Executive Board may adopt Rules regarding the use and occupancy of Units, Common Elements, and Limited Common Elements and the activities of occupants, subject to Notice and Comment.

ARTICLE XX. Insurance.

Section 20.1. Coverage. To the extent reasonably available, the Executive Board shall obtain and maintain insurance coverage as set forth in this Article. If such insurance is not reasonably available, and the Executive Board determines that any insurance described herein will not be maintained, the Executive Board shall cause notice of that fact to be hand-delivered or sent prepaid by the United States mail to all Unit Owners and Eligible Mortgagees at their respective last known addresses.

Section 20.2. Property Insurance.

(a) Property insurance shall be maintained for all common property of the

Association. The Units, structures within the Units, and any personal property stored on the Units ARE NOT common property of the Association and must be insured by the individual Unit Owners.

(b) Amounts. The common property shall be insured for an amount (after application of any deductions) equal to one hundred percent (100%) of its replacement cost at the time the insurance is purchased and at each renewal date. Personal property owned by the Association for an amount equal to its actual cash value. The Executive Board is authorized to obtain appraisals periodically for the purpose of establishing said replacement cost of the project facilities and the actual cash value of the personal property, and the cost of such appraisal shall be a Common Expense. The maximum deductible for insurance policies shall be the lesser of \$10,000 or one percent (1%) of the policy face amount.

(c) Risks Insured Against. The insurance shall afford protection against "all risks" of direct physical loss commonly insured against.

(d) Other Provisions. Insurance policies required by this Section shall provide that:

(i) The insurer waives the right to subrogation under the policy against a Unit Owner or member of the household of a Unit Owner;

(ii) An act or omission by a Unit Owner, unless acting within the scope of the Unit Owner's authority on behalf of the Association, will not void the policy or be a condition of recovery under the policy.

(iii) If, at the time of a loss under the policy, there is other insurance in the name of a Unit Owner covering the same risk covered by the policy, the policy of the Association provides primary insurance.

(iv) Loss must be adjusted with the Association.

(v) Insurance proceeds shall be paid to any insurance trustee designated in the policy for that purpose, and, in the absence of such designation, to the Association, in either case to be held in trust for each Unit Owner and such Unit Owner's mortgagee.

(vi) The insurer may not cancel or refuse to renew the policy until thirty (30) days after notice of the proposed cancellation or non-renewal has been mailed to the Association, each Unit Owner, and each holder of a Security Interest to whom a certificate or memorandum of insurance has been issued, at their respective last known addresses.

(vii) The name of the insured shall be substantially as follows: "Ridgeview Condominium Association for the use and benefit of the individual Owners."

Section 20.3. Liability Insurance. Liability insurance, including medical payments insurance, in an amount determined by the Executive Board but in no event less than \$1,000,000, covering all occurrences commonly insured against for death, bodily injury, and property damage arising out of or in connection with the use, ownership, or maintenance of the Common Elements and the activities of the Association.

(a) Other Provisions. Insurance policies carried pursuant to this Section shall provide that:

(i) Each Unit Owner is an insured person under the policy with respect to liability arising out of interest of the Unit Owner in the Common Elements or membership in the Association.

(ii) The insurer waives the right to subrogation under the policy against a Unit Owner or member of the household of a Unit Owner.

(iii) An act or omission by a Unit Owner, unless acting within the scope of the Unit Owner's authority on behalf of the Association, will not void the policy or be a condition to recovery under the policy.

(iv) If, at the time of a loss under the policy, there is other insurance in the name of a Unit Owner covering the same risk covered by the policy, the policy of the Association provides primary insurance.

(v) The insurer issuing the policy may not cancel or refuse to renew it until thirty (30) days after notice of the proposed cancellation or non-renewal has been mailed to the Association, each Unit Owner, and each holder of a Security Interest to whom a certificate or memorandum of insurance has been issued at their last known addresses.

Section 20.4. Fidelity Bonds. A blanket fidelity bond shall be provided for anyone who either handles or is responsible for funds held or administered by the Association, whether or not they receive compensation for their services. The bond shall name the Association as obligee and shall cover the maximum funds that will be in the custody of the Association or the manager at any time while the bond is in force, and in no event less than the sum of three months' assessments plus reserve funds. The bond shall include a provision that calls for ten (10) days' written notice to the Association, to each holder of a Security Interest in a Unit, to each Eligible Mortgagee, and Eligible Insurer that serves an AHFC-owned, FNMA-owned, or FHLMC-owned mortgage on a Unit, and to the insurance trustee, if any, before the bond can be cancelled or substantially modified for any reason.

Section 20.5. Unit Owner Policies. An insurance policy issued to the Association does not prevent a Unit Owner from obtaining insurance for his or her own benefit. **Units, structures, and personal property of Unit Owners ARE NOT common property of the Association and must be insured by the Unit Owner.**

Section 20.6. Workers' Compensation Insurance. The Executive Board shall obtain and maintain Workers' Compensation Insurance to meet the requirements of the laws of the State of Alaska.

Section 20.7. Directors' and Officers' Liability Insurance. The Executive Board shall obtain and maintain Directors' and officers' liability insurance, if available, covering all of the Directors and officers of the Association in such limits as the Executive Board may, from time to time, determine.

Section 20.8. Other Insurance. The Association may carry other insurance which the Executive Board considers appropriate to protect the Association or the Unit Owners.

Section 20.9. Premiums. Insurance premiums shall be a Common Expense.

ARTICLE XXI.

Damage to or Destruction of Property.

Section 21.1. Duty to Restore. A portion of the Common Interest Community for which insurance is required under Section 34.08.440 of the Act or for which insurance carried by the Association is in effect, whichever is more extensive, that is damaged or destroyed must be repaired or replaced promptly by the Association unless:

- (a) The Common Interest Community is terminated;
- (b) Repair or replacement would be illegal under a state statute or municipal ordinance governing health or safety; or
- (c) Eighty percent (80%) of the Unit Owners, including each owner of a Unit or assigned Limited Common Element that will not be rebuilt, vote not to rebuild.

Section 21.2. Cost. The cost of repair or replacement in excess of insurance proceeds and reserves is a Common Expense.

Section 21.3. Plans. The Property must be repaired and restored in accordance with either the original plans and specifications or other plans and specifications which have been approved by the Executive Board, a majority of Unit Owners, and fifty-one percent (51%) of Eligible Mortgagees. Any repair or restoration must meet existing local, state, and federal laws.

Section 21.4. Replacement of Less Than Entire Property.

(a) The insurance proceeds attributable to the damaged Common Elements shall be used to restore the damaged area to a condition compatible with the remainder of the Common Interest Community;

(b) Except to the extent that other persons will be distributees:

(i) The insurance proceeds attributable to a Unit and Limited Common Elements that are not rebuilt must be distributed to the owner of the Unit to which the Limited Common Elements were allocated, or to lien holders, as their interests may appear; and

(ii) The remainder of the proceeds must be distributed to each Unit Owner or lien holder, as their interests may appear, in proportion to the Common Element interests of all the Units.

(c) If the Unit Owners vote not to rebuild a Unit, the Allocated Interests of the Unit are reallocated upon the vote as if the Unit had been condemned under Subsection 34.08.860(a) of the Act, and the Association promptly shall prepare, execute, and record an amendment to the Declaration reflecting the reallocations.

Section 21.5. Insurance Proceeds. The insurance trustee, or if there is no insurance trustee, then the Executive Board of the Association, acting by the President, shall hold any insurance proceeds in trust for the Association, Unit Owners, and lien holders as their interests may appear. Subject to the provisions of Subsection 21.1(a) through Subsection 21.1(c), the proceeds shall be disbursed first for the repair or restoration of the damaged Property, and the Association, Unit Owners, and lien holders are not entitled to receive payment of any portion of the proceeds unless there is a surplus of proceeds after the Property has been completely repaired or restored, or the Common Interest Community is terminated.

Section 21.6. Certificates by the Executive Board. The Trustee, if any, may rely on the following certifications in writing made by the Executive Board:

(a) Whether or not damaged or destroyed Property is to be repaired or restored; and

(b) The amount or amounts to be paid for repairs or restoration and the names and addresses of the parties to whom such amounts are to be paid.

Section 21.7. Title Insurance Policies. If payments are to be made to Unit Owners or mortgagees, the Executive Board, and the Trustee, if any, shall obtain and may rely on a title insurance company or attorney's title certificate or a title insurance policy based on a search of the records of the Juneau Recording District of the Third Judicial District from the date of the recording of the original Declaration stating the names of the Unit Owners and the mortgagees.

ARTICLE XXII.

Rights to Notice and Comment; Notice and Hearing.

Section 22.1. Right to Notice and Comment. Before the Executive Board amends the Bylaws

or the Rules, whenever the Documents require that an action be taken after "Notice and Comment," and at any other time the Executive Board determines, the Unit Owners have the right to receive notice of the proposed action and the right to comment orally or in writing. Notice of the proposed action shall be given to each Unit Owner in writing and shall be delivered personally or by mail to all Unit Owners at such address as appears in the records of the Association, or published in a newsletter or similar publication which is routinely circulated to all Unit Owners. The notice shall be given not less than ten (10) days before the proposed action is to be taken. It shall invite comment to the Executive Board orally or in writing before the scheduled time of the meeting. The right to Notice and Comment does not entitle a Unit Owner to be heard at a formally constituted meeting.

Section 22.2. Right to Notice and Hearing. Whenever the Documents require that an action be taken after "Notice and Hearing," the following procedure shall be observed: The party proposing to take the action (e.g., the Executive Board, a committee, an officer, the manager, etc.) shall give written notice of the proposed action to all Unit Owners or occupants of Units whose interest would be significantly affected by the proposed action. The notice shall include a general statement of the proposed action and the date, time, and place of the hearing. At the hearing, the affected person shall have the right, personally or by a representative, to give testimony orally, in writing, or both (as specified in the notice), subject to reasonable rules of procedure established by the party conducting the meeting to assure a prompt and orderly resolution of the issues. Such evidence shall be considered in making the decision but shall not bind the decision makers. The affected person shall be notified of the decision in the same manner in which notice of the meeting was given.

Section 22.3. Appeals. Any person having a right to Notice and Hearing shall have the right to appeal to the Executive Board from a decision of persons other than the Executive Board by filing a written notice of appeal with the Executive Board within ten (10) days after being notified of the decision. The Executive Board shall conduct a hearing within thirty (30) days, giving the same notice and observing the same procedures as were required for the original meeting.

Section 22.4. Association Records. The Association shall maintain current copies of the Declaration, Bylaws, Rules, bookkeeping records, and financial statements. The Association shall permit any Unit Owner to inspect the documents of the Association during normal business hours.

ARTICLE XXIII. Executive Board.

Section 23.1. Minutes of Executive Board Meetings. The Executive Board shall permit any Unit Owner to inspect the minutes of Executive Board meetings during normal business hours. The minutes shall be available for inspection within fifteen (15) days after any such meeting.

Section 23.2. Powers and Duties. The Executive Board may act in all instances on behalf

of the Association, except as provided in this Declaration, the Bylaws, or the Act. The Executive Board shall have, subject to the limitations contained in this Declaration and the Act, the powers and duties necessary for the administration of the affairs of the Association and of the Common Interest Community, which shall include, but not be limited to, the following:

- (a) Adopt and amend Bylaws, Rules, and regulations;
- (b) Adopt and amend budgets for revenues, expenditures, and reserves;
- (c) Collect assessments for Common Expenses from Unit Owners;
- (d) Hire and discharge managing agents;
- (e) Hire and discharge employees and agents, other than managing agents, and independent contractors;
- (f) Institute, defend, or intervene in litigation or administrative proceedings or seek injunctive relief for violation of the Association's Declaration, Bylaws, or Rules in the Association's name on behalf of the Association or two (2) or more Unit Owners on matters affecting the Common Interest Community;
- (g) Make contracts and incur liabilities;
- (h) Regulate the use, maintenance, repair, replacement, and modification of the Common Elements;
- (i) Cause additional Improvements to be made as a part of the Common Elements;
- (j) Acquire, hold, encumber, and convey in the Association's name any right, title, or interest to real property or personal property, but Common Elements may be conveyed-or subjected to a Security Interest only pursuant to Section 34.08.430 of the Act;
- (k) Grant easements for any period of time including permanent easements, and leases, licenses, and concessions for no more than one (1) year, through or over the Common Elements;
- (l) Impose and receive a payment, fee, or charge for services provided to Unit Owners;
- (m) Impose a reasonable charge for late payment of assessments and, after Notice and Hearing, levy a reasonable fine for violations of this Declaration, Bylaws, Rules, and regulations of the Association; Impose a reasonable charge for the preparation and recordation of amendments to this Declaration, resale certificates required by Section

34.08.590 of the Act, or a statement of unpaid assessments;

(n) Provide for the indemnification of the Association's officers and Executive Board and maintain Directors' and officers' liability insurance;

(o) Assign the Association's right to future income, including the right to receive Common Expense assessments;

(p) Exercise any other powers conferred by this Declaration or the Bylaws;

(q) Exercise any other power that may be exercised in this state by legal entities of the same type as the Association;

(r) Exercise any other power necessary and proper for the governance and operation of the Association; and

(s) By resolution, establish committees of Directors, permanent and standing, to perform any of the above functions under specifically delegated administrative standards, as designated in the resolution establishing the committee. All committees must maintain and publish notice of their actions to Unit Owners and the Executive Board. However, actions taken by a committee may be appealed to the Executive Board by any Unit Owner within forty-five (45) days of publication of such notice, and such committee action must be ratified, modified, or rejected by the Executive Board at its next regular meeting.

Section 23.3. Executive Board Limitations. The Executive Board may not act on behalf of the Association to amend this Declaration, to terminate the Common Interest Community, or to elect members of the Executive Board or determine the qualifications, powers and duties, or terms of office of Executive Board members, but the Executive Board may fill vacancies in its membership for the unexpired portion of any term.

ARTICLE XXIV. Open Meetings.

Section 24.1. Access. All meetings of the Executive Board at which action is to be taken by vote at such meeting will be open to the Unit Owners, except as hereafter provided.

Section 24.2. Notice. Notice of every such meeting will be given not less than twenty-four (24) hours prior to the time set for such meeting, by posting such notice in a conspicuous location in the Common Interest Community, except that such notice will not be required if an emergency situation requires that the meeting be held without delay.

Section 24.3. Executive Sessions. Meetings of the Executive Board may be held in executive session, without giving notice and without the requirement that they be open to Unit Owners, in either of the following situations only:

(a) No action is taken at the executive session requiring the affirmative vote of Directors; or

(b) The action taken at the executive session involves personnel, pending litigation,

contract negotiations, or enforcement actions.

**ARTICLE XXV.
Condemnation.**

If part or all of the Common Interest Community is taken by any power having the authority of eminent domain, all compensation and damages for and on account of the taking shall be payable in accordance with Section 34.08.740 of the Act.

**ARTICLE XXVI.
Party Walls.**

Section 26.1. Party Wall. A wall or roof constructed on a Unit boundary between adjoining Units is a party wall. The portion of a roof or fence common to adjoining Units shall be treated as analogous to a Party Wall and is governed by these provisions.

Section 26.2. General Rules of Law. General rules of law regarding Party Walls and liability for property damage due to negligence or willful acts or omissions apply to Party Walls in this Common Interest Community.

Section 26.3. Party Wall Ownership. The Unit Owner owns that portion of a Party Wall that is located on the owner's Unit.

Section 26.4. Repair and Maintenance: Rebuilding: Access: Extension.

(a) The lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, and other materials constituting a part of the finished surfaces of a Party Wall are part of the Unit and shall be maintained and repaired by the Unit Owner within whose Unit they are located. In addition, chutes, flues, ducts, wires, conduit, bearing walls, bearing columns, or other fixtures lying within a Party Wall and servicing only one Unit, are a part of said Unit. to be maintained and repaired by the Owner of that Unit. Any portion of a Party Wall used by both adjacent Unit Owners shall be repaired and maintained by both Unit Owners, and the cost of repair and maintenance shall be shared equally by the two Unit Owners.

(b) If rebuilding of a Party Wall is necessary, the Party Wall shall be rebuilt on the same location and to the same width as the Party Wall being replaced.

(c) A Unit Owner making repairs to or rebuilding a Party Wall, upon reasonable notice to the other Unit Owner, shall be given access to the other Unit, as reasonably necessary to make the repairs or to conduct the rebuilding of the Party Wall but shall take all due precaution not to damage the property of the other Unit Owner.

(d) As permitted by the Association and local law, a Party Wall may be extended by a Unit Owner, and the other Unit Owner shall have the right to use the extended Party Wall by paying the Unit Owner one-half (1/2) the cost of such part of the Party Wall as the other Unit Owner shall use. The other Unit Owner shall be responsible for one-half (1/2) of the maintenance cost of only that portion of the extended Party Wall that the other Unit Owner uses.

Section 26.5. Destruction by Fire or Other Casualty. A Party Wall that has been damaged or destroyed by fire or other casualty may be restored by either Unit Owner. If the other Unit Owner thereafter makes use of the Party Wall, the other Unit Owner shall contribute to the cost of restoration thereof in proportion to such use subject, however, to the Unit Owner's right to call for a larger contribution from the other Unit Owner under the applicable rule of law regarding liability for negligent or willful acts or omissions.

Section 26.6. Insurance. Both Unit Owners sharing a Party Wall shall maintain property insurance sufficient to fully fund the repair or replacement of the Party Wall if damaged by fire or other insured casualty.

Section 26.7. Exterior Appearance. The exterior colors and materials, including the roofs, of dwellings on adjacent Units joined by a Party Wall must be identical and may not be changed without the written permission of the Association and the written consent of the other Unit Owner. Each Unit Owner shall be responsible for the cost of paint and/or other materials applied to its dwelling.

Section 26.8. Weather Protection. Notwithstanding any other provision of this Article, a Unit Owner who by its negligent or willful act causes the Party Wall to be exposed to the elements shall bear the whole cost of repair and furnishing the necessary protection against such elements.

Section 26.9. Disputes. Any controversy that may arise between adjacent Unit Owners over the necessity for or cost of repairs and maintenance of the Party Wall shall be submitted to the Association which shall make a final, binding determination.

ARTICLE XXVII.

Miscellaneous.

Section 27.1. Captions. The captions contained in the Documents are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of the Documents nor the intent of any provision thereof.

Section 27.2. Gender. The use of the masculine gender refers to the feminine and neuter genders, and the use of the singular includes the plural, and vice versa, whenever the context of the Documents so requires.

Section 27.3. Waiver. No provision contained in the Documents is abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

Section 27.4. Invalidity. The invalidity of any provision of the Documents does not impair or affect in any manner the validity, enforceability, or effect of the remainder, and in such event, all of the other provisions of the Documents shall continue in full force and effect. Section 27.5. Conflict. The Documents are intended to comply with the requirements of the Act and Title 10, Chapter 20 of the Alaska Statutes (Non-Profit Corporation Law). In the event of any conflict between the Documents and the provisions of the statutes, the provision of the statutes shall control. In the event of any conflict between this Declaration and any other Document, this Declaration shall control.

Section 27.6. Rights of Action. The Association and any aggrieved Unit Owner shall have a

right of action against Unit Owners for failure to comply with the provisions of the Documents or with decisions of the Association which are made pursuant to the Documents. Unit Owners shall also have such rights of action against the Association.

SIGNATURE PAGE FOLLOWS

In Witness Whereof, the Declarant has caused this Declaration to be executed this ____
day of _____.

ROOFTOP PROPERTIES, LLC.

By: _____
Name:
Title:

[NOTARY BLOCK]

RIDGEVIEW ARS PROCESS

PLAN

Preliminary Plan – APPROVED
November 8, 2022

Final Plan, Phase 1

For final plan review:

- Bylaws draft
- Mail box location
- Trash location
- Snow storage
- Make mods to Prelim as needed

Final Plan, Phase 1 APPROVAL

Final Plan, Phase 2

For final plan review:

- Mail box location
- Trash location
- Snow storage
- Make mods to Prelim as needed
- Make mods to Construction Plan as needed
- Make mods to Drainage Plan as needed

Final Plan, Phase 2 APPROVED

Final Plan, Phase 3

For final plan review:

- Mail box location
- Trash location
- Snow storage
- Make mods to Prelim as needed
- Make mods to Construction Plan as needed
- Make mods to Drainage Plan as needed

Final Plan, Phase 2 APPROVED

PLAT

Preliminary Plat – entire ARS

Includes:

- Drainage Plan
- Wetlands delineation

For Final Plat Approval:

- Bonding
- Taxes paid
- Drainage plan FINAL*
- Construction plan FINAL*
- Bylaws specific to each parent lot
- Any conditions the Commission established

Final Plat APPROVAL – recorded Bylaws - recorded

Note: As development continues, the Applicant will encounter unanticipated challenges. Modifications to the preliminary plan, construction plan and drainage plans would be reasonable expectations.



Planning Commission

(907) 586-0715

PC_Comments@juneau.org

www.juneau.org/community-development/planning-commission

155 S. Seward Street • Juneau, AK 99801

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: November 14, 2022

File No.: ARP2022 0001

Rooftop Properties, LLC
ATTN: Brandon Gray & Garrett Johnson
445 N 2000 W Ste 7
Springville, UT 84663

Proposal: Preliminary Plan approval for Ridgeview Subdivision, an Alternative Residential Subdivision, developing up to 444 dwelling units on 19.71 acres.

Property Address: 7400 Glacier Highway

Legal Description: USS 1568 Tract B1

Parcel Code No.: 5B1401010010

Hearing Date: October 11, 2022, continued to November 8, 2022

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 4, 2022 and APPROVED the Alternative Residential Subdivision Preliminary Plan for Ridgeview Subdivision, an Alternative Residential Subdivision, developing up to 444 dwelling units on 19.71 acres, to be conducted as described in the project description and project drawings submitted with the application and with the following amended conditions:

1. When the connection to Vista del Sol Drive is constructed, change the name of Seymour Way to Vista del Sol Drive.
2. For each Final Plan, provide updated off-street parking plans that show required ADA spaces, or denote if they are included in garage parking.
3. For the Final ARS Plan for the first phase, a Traffic Impact Analysis for the entire development must be approved by CBJ. ADOT&PF will be consulted regarding impacts from the development.
4. Plan and install a continuous vegetated barrier along the entire length of the development from the platted connection with Vista del Sol Drive along the shared property line to the development's property line at Glacier Highway. The vegetated barrier will be depicted on the preliminary and final plats of each Phase located in this area with an associated plat note. The

Rooftop Properties, LLC
File No.: ARP2022 0001
November 14, 2022
Page 2 of 3

vegetative buffer will be completed by phase, and required before the Temporary Certificate of Occupancy is issued.

5. Prior to approval of the Final Alternative Residential Subdivision Plan for each phase, the applicant shall submit homeowners' association, or similar, documents that comply with the requirements of CBJ 49.15.950(b).
6. The vegetative buffer on the west lot line shall be 15 feet wide, and can be reduced to five (5) feet with fence sufficient to provide a visual and acoustic buffer.

Attachments:

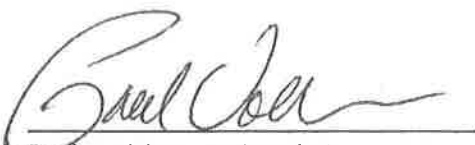
- October 4, 2022 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding ARP2022 0001.
- Memo dated October 27, 2022, "Staff response to Commissioner concerns."
- October 19, 2022 Applicant materials – revised
- Additional Materials, including five comments

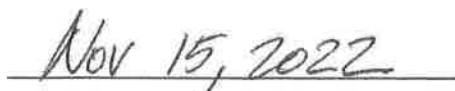
This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

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). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, November 8, 2022.

Expiration Date: The permit will expire 18 months after the effective date, or May 8, 2023, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.


Paul Voelckers, Acting Chair
Planning Commission


Date

Rooftop Properties, LLC
File No.: ARP2022 0001
November 14, 2022
Page 3 of 3



Filed With City Clerk

11/16/22

Date

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.



MEMORANDUM

TO: Brandon Gray (Project Control, Inc)

FROM: LaQuita Chmielowski, P.E. (DOWL)
Connor Denning, E.I.T. (DOWL)

DATE: October 17, 2022

SUBJECT: Traffic Impact Analysis for AK444 Residential Development

BACKGROUND

This memorandum evaluates potential traffic impacts associated with the proposed AK444 residential development. The proposed development is located off Glacier Road, just northeast of the Juneau International Airport. The AK444 development would consist of 28 single family homes and 416 low-rise apartment units. Access to the development will be provided via a new access point, located east of Vista Del Sol Drive. Opening year for the development is expected in 2025. The site plan for the development is included in the Appendix.

This study examines existing intersection operations in the study area, along with future traffic operations in 2032 with and without the AK444 residential development.

EXISTING CONDITIONS

Existing conditions were analyzed in the study area including existing roadway characteristics, traffic volumes, intersection operations, and crash history.

Roadway Characteristics & Study Intersections

The proposed development is located at 7400 Glacier Highway; the majority of development traffic is expected to travel to and from Highway 7. Figure 1 shows the proposed development location and the adjacent study intersections. Table 1 shows the existing traffic control at each study intersection, while Table 2 provides the functional classification, posted speed limit and cross section for roadways in the study area. The Glacier Highway and Egan Road intersection is signalized with protected permitted left-turn phasing, along with pedestrian-only phases for the east and west legs.

Due to restrictions in the HCM 2010 methodology, the Egan Drive and Highway 7 EB Ramps intersection is modeled as a two way stop. To estimate the delay with the current configuration, the delay from both stop approaches are added together and reported.

Table 1: Traffic Control at Study Intersections

Intersection	Traffic Control
Glacier Highway & Old Dairy Road	Stop Controlled on Old Dairy Road
Highway 7 & Old Dairy Road	None - Free Movement from Side Street onto Highway 7
Glacier Highway & Egan Drive	Traffic Signal
Egan Drive & Highway 7 WB Ramps	Stop Controlled on WB Off Ramp
Egan Drive & Highway 7 EB Ramps	Stop Controlled on EB Off Ramp

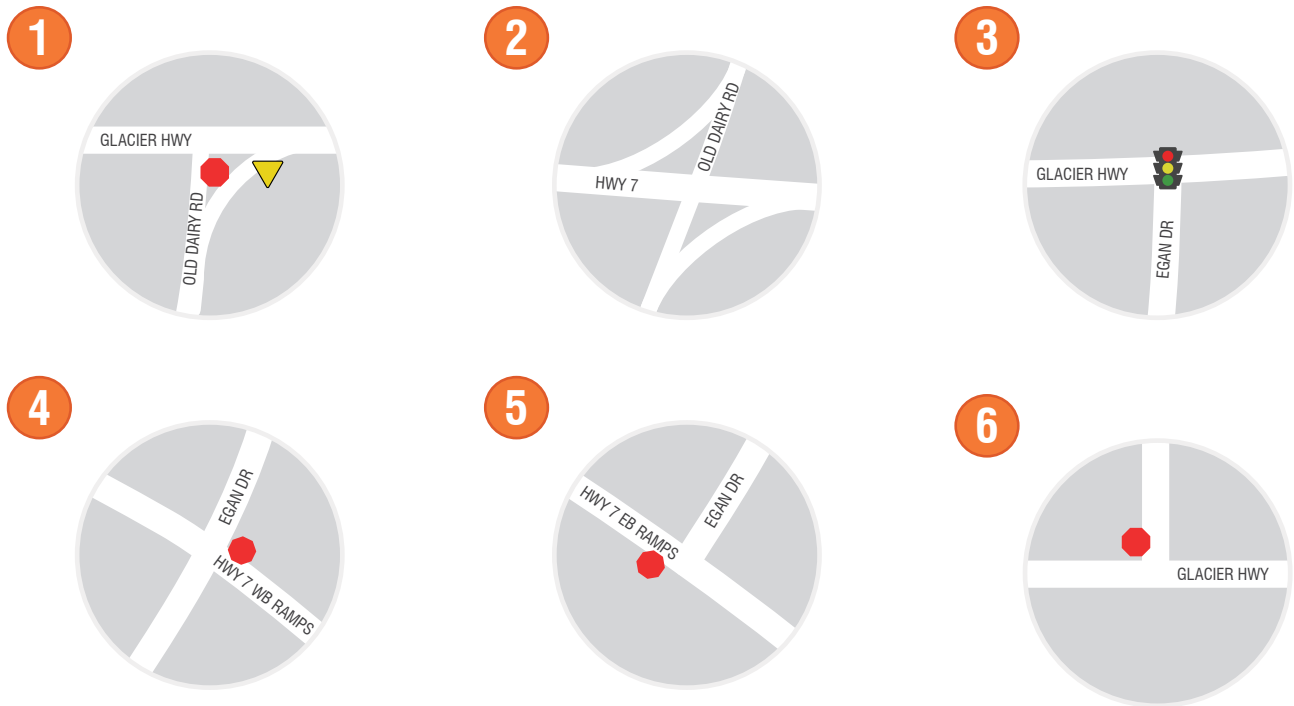
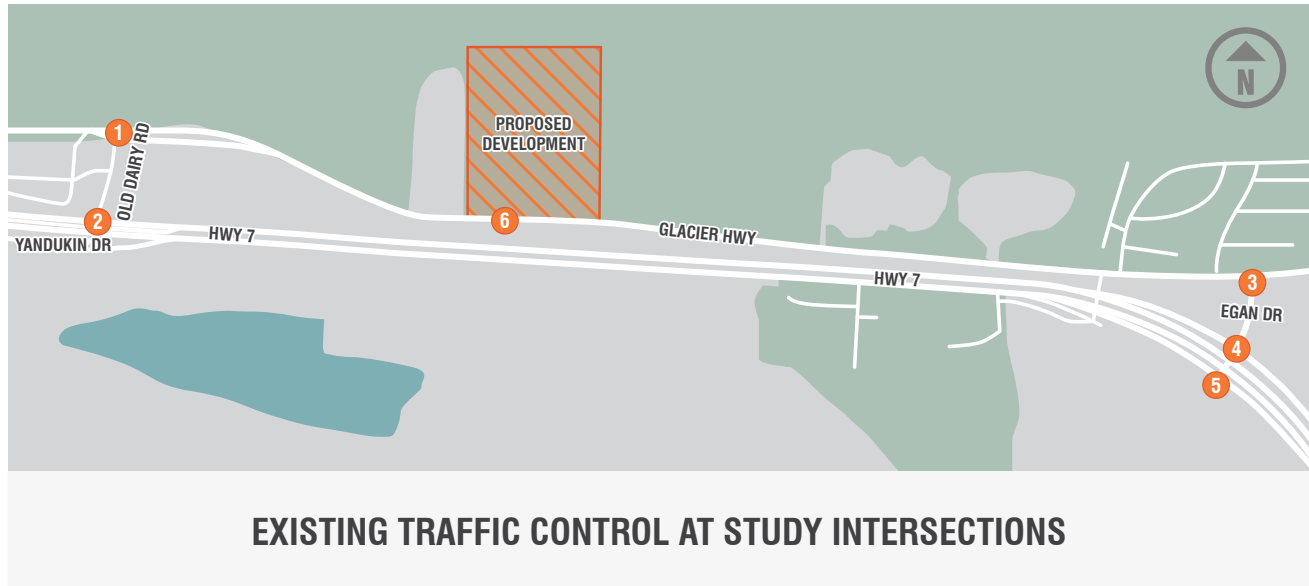


Figure 1: Existing Traffic Control at Study Intersections

MEMORANDUM

Table 2: Study Area Roadway Characteristics

Road	Functional Classification	Posted Speed	Cross-section
Egan Drive	Principal Arterial	None Posted	2 lanes 1 each direction
Glacier Highway	Minor Arterial (E of Old Dairy) Local (W of Old Dairy)	45 mph	2 lanes 1 each direction
Highway 7	Principal Arterial	55 mph	4 lane divided highway 2 each direction
Old Dairy Road	Minor Arterial	None Posted	2 lanes 1 each direction

Existing Traffic Volumes

Existing traffic volumes were collected on Tuesday, September 13, 2022. Data was collected at the five existing study intersections using 16-hour turning movement counts (6:00 AM to 10:00 PM). In addition, a 24-hour tube count was collected on Glacier Highway (2,750 feet east of Old Dairy Road) to evaluate existing traffic volumes, speeds, and vehicle classification information. The AM peak hour of traffic was identified at 7:30 - 8:30 AM, while the PM peak hour was identified as 4:00 - 5:00 PM.

A seasonal adjustment factor (SAF) of 1.10 was applied to the traffic count data, to represent typical traffic conditions. The SAF was calculated using data from the nearby Alaska Department of Transportation & Public Facilities (DOT&PF) permanent count station located on Highway 7 west of Egan Drive¹. Figure 2 shows the seasonally adjusted existing AM and PM peak hour turning movement volumes at study intersections.

¹ Data from <https://alaskatrafficdata.drakewell.com>

EXISTING CONDITIONS VOLUMES



Figure 2: Existing AM and PM Peak Hour Traffic Volumes

MEMORANDUM

Mobility Standards

Traffic operations were modeled in Synchro/SimTraffic version 11. Synchro reports are provided in the Appendix. Following guidance from the 2022 Alaska DOT&PF Highway Preconstruction Manual², this study uses the 2010 Highway Capacity Manual (HCM)³ methodology to calculate intersection level of service (LOS). In the event that 2010 HCM methodology cannot be used due to non-NEMA phasing, or pedestrian phases, delay and LOS will be reported using HCM 2000. Table 3 shows LOS targets for each roadway functional class, for sites located in suburban, urban, urban core, or rural town areas (obtained from Chapter 2.4.5 of the 2011 AASHTO Green Book⁴). The Alaska Administrative Code (AAC)⁵ establishes a minimum LOS for the development's construction and design years. These code and policy documents state the following minimum acceptable LOS for the construction and design years:

- LOS C is acceptable if the existing conditions are LOS C or better
- LOS D is acceptable if the existing conditions are LOS D
- If the existing conditions are poorer than LOS D, a lower LOS is acceptable if the operation does not deteriorate more than ten percent (10%) in terms of delay time or any other appropriate measure of effectiveness compared with the background condition (i.e., without the development).

Table 3: Level of Service Targets from AASHTO Green Book Table 2-3

Functional Classification	Design Level of Service
Freeway	C or D
Arterial	C or D
Collector	D
Local	D

Existing Intersection Traffic Operations

Table 4 shows the existing delay and LOS at study intersections (reported using the 2010 HCM delay methodology). Overall intersection delay is reported at the signalized intersection (Glacier Highway and Egan Drive), while delay is only reported for the critical movement (or highest delay approach) at two-way stop controlled intersections. All intersections currently operate at LOS C or better, except for the Highway 7 and Old Dairy Road intersection which currently operates at LOS E for the eastbound and westbound left-turn movements.

² Alaska Highway Preconstruction Manual, Alaska Department of Transportation and Public Facilities, 2022.

³ HCM 2010: Highway Capacity Manual, Transportation Research Board, 2010.

⁴ A Policy on Geometric Design of Highways and Streets, The American Association of State Highway and Transportation Officials, 2011.

⁵ Section 17 Alaska Administrative Code 10.070, <https://www.akleg.gov/basis/aac.asp#17.10.070>

MEMORANDUM

Table 4: Existing Conditions Traffic Operations

Intersection	AM Peak Hour			PM Peak Hour		
	LOS	Delay	Critical Movement	LOS	Delay	Critical Movement
Glacier Highway & Old Dairy Road	B	11	NB	C	16	NB
Highway 7 & Old Dairy Road	E	46	WBL	E	37	EBL
Glacier Highway & Egan Drive ^a	B	13	-	B	13	-
Egan Drive & Highway 7 WB Ramps	B	11	WB	B	11	WB
Egan Drive & Highway 7 EB Ramps	C	21	EB	B	19	EB

^a HCM 2000 methodology used due to pedestrian only phases.

Crash History

Tables 5 and 6 show crash history for the study intersections for the five most recent years of available crash data (January 1, 2016 to December 31, 2020). The Highway 7 and Old Dairy Road intersection had 28 crashes over the last five years, including four fatal crashes. Table 5 shows the crash rate at each study intersection, along with the statewide average crash rate (based on the intersection traffic control and number of approaches). The statewide averages are based on data from 2008 to 2012 and represent the most recent data available⁶. Although the crash rate at the Highway 7 and Old Dairy Road intersection is below the statewide average, the presence of fatal crashes raises safety concerns at the intersection. Table 6 shows the breakdown of crashes by crash type at the intersections.

Table 5: Total Crashes and Crash Rate by Intersection (2016 – 2020)

Intersection	Crash Rate ^a		Crash Severity			Total Crashes
	Intersection	Statewide Average	Fatal	Injury	PDO	
Glacier Highway & Old Dairy Road	-	-	-	-	-	0
Highway 7 & Old Dairy Road	0.43	0.55	4	14	10	28
Glacier Highway & Egan Drive	-	-	-	-	-	0
Egan Drive & Highway 7 WB Ramps	0.07	0.57	0	1	0	1
Egan Drive & Highway 7 EB Ramps	-	-	-	-	-	0

⁶ Alaska Highway Safety Improvement Program Handbook, Alaska DOT&PF, January 2017.

MEMORANDUM

Table 6: Crash Type by Intersection (2016 – 2020)

Intersection	Angle	Single Vehicle Run-off	Rear End	Undetermined
Glacier Highway & Old Dairy Road	-	-	-	-
Highway 7 & Old Dairy Road	20 (2)	3	1	4 (2)
Glacier Highway & Egan Drive	-	-	-	-
Egan Drive & Highway 7 WB Ramps	1	-	-	-
Egan Drive & Highway 7 EB Ramps	-	-	-	-

(#) Denotes number of fatal crashes

FUTURE CONDITIONS

2032 No-Build Traffic Operations

Figure 3 shows the expected AM and PM peak hour turning movements in 2032, without the proposed AK444 development. Future traffic volumes were generated using a compound annual growth rate of 0.25% per year. This growth rate was established through the Juneau Douglas Second Channel Planning and Environmental Linkages Study⁷ with concurrence from DOT&PF staff⁸.

Table 7 shows the expected delay and LOS at study intersections in 2032, without the AK444 development. Due to the low expected traffic growth, there are only minor changes in the traffic operations at study intersections. The Highway 7 and Old Dairy Road intersection continues to fail, operating with a LOS E and F for the eastbound and westbound left-turn movements. Of note, the results reported at Glacier Highway and Egan Drive assume that signal timings have been optimized to accommodate future traffic volumes.

Table 7: 2032 No-Build Traffic Operations

Intersection	AM Peak Hour			PM Peak Hour		
	LOS	Delay	Critical Movement	LOS	Delay	Critical Movement
Glacier Highway & Old Dairy Road	B	11	NB	C	16	NB
Highway 7 & Old Dairy Road	F	55	WBL	E	44	EBL
Glacier Highway & Egan Drive	B	11	-	B	11	-
Egan Drive & Highway 7 WB Ramps	B	11	WB	B	11	WB
Egan Drive & Highway 7 EB Ramps	C	21	EB	B	20	EB

⁷ Juneau Douglas Second Channel Draft Planning and Environmental Linkages Study, DOWL, 2022.

⁸ Email from DOT&PF staff on September 7th, 2022.

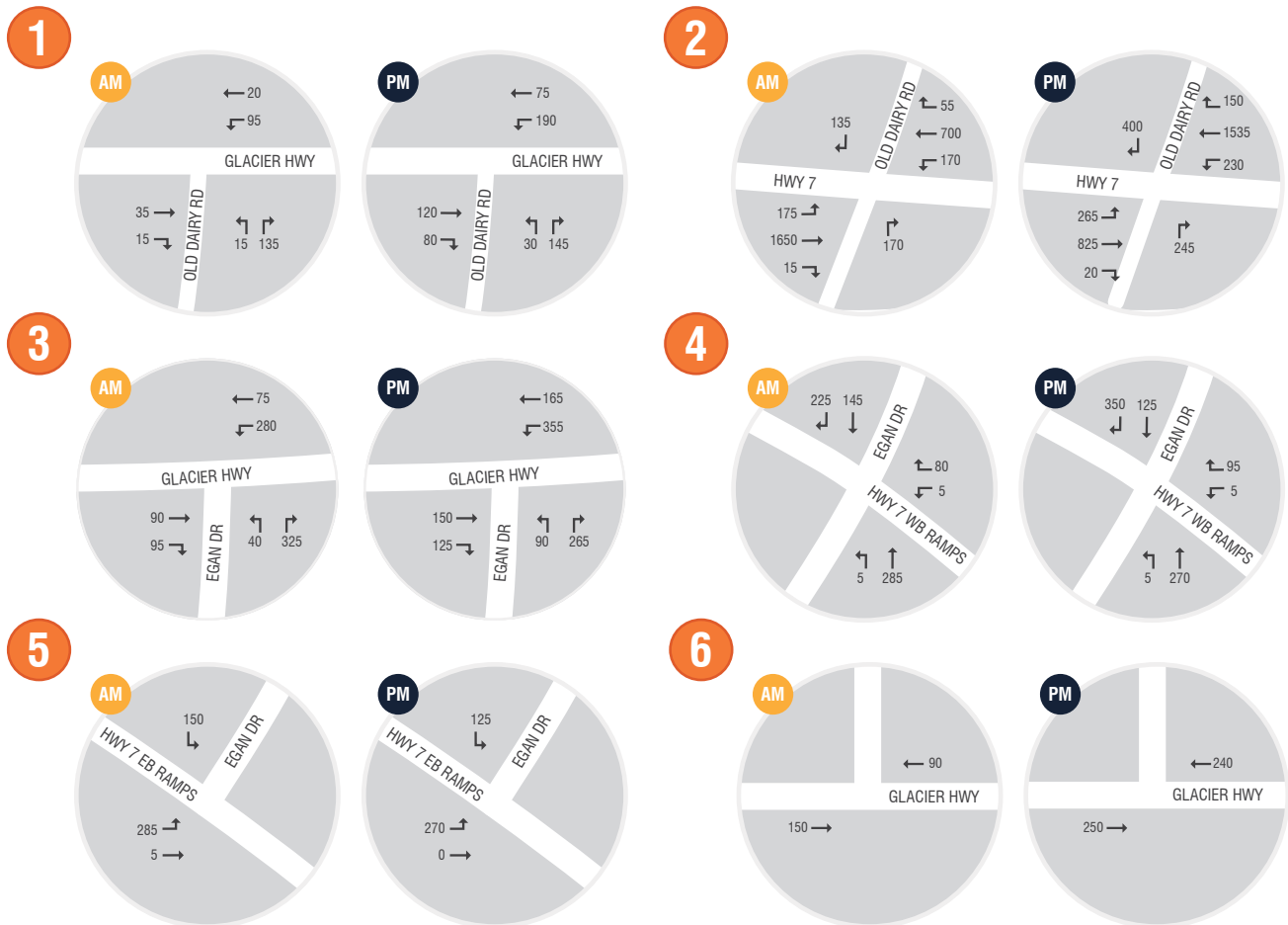
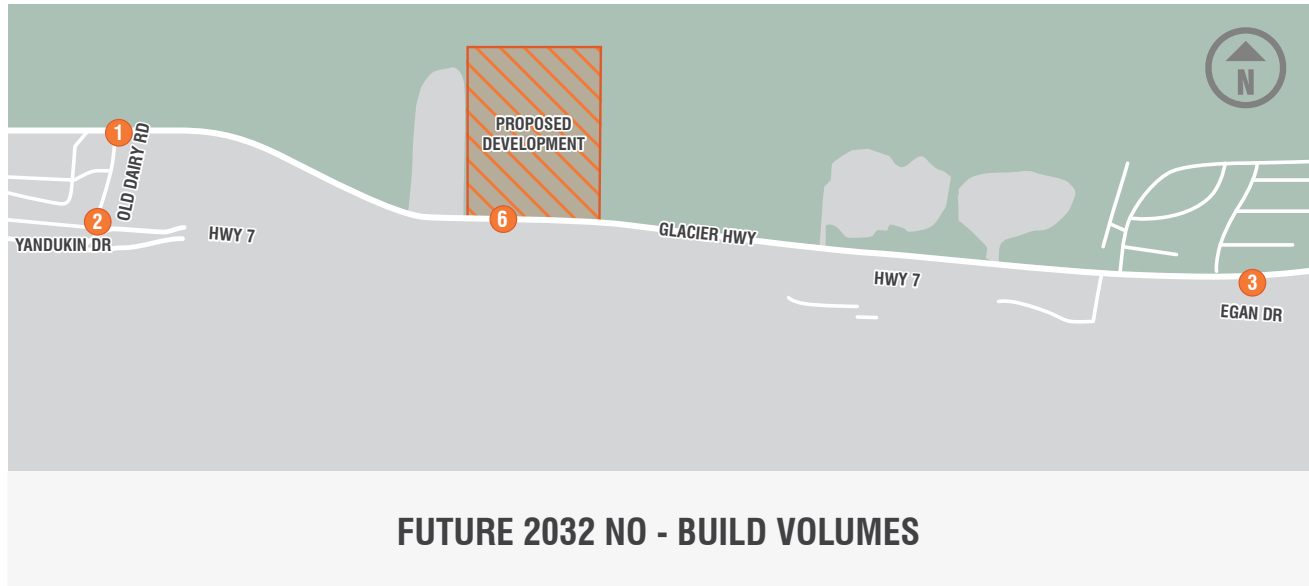


Figure 3: Future No-Build Traffic Volumes

MEMORANDUM

Trip Generation

Trip generation rates for the proposed development are based on the data published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition*. Table 8 shows the number and type of residential units expected at the AK444 development, by land use code. This information was used to calculate the expected number of inbound and outbound trips during a typical weekday, and the AM and PM peak hours of the adjacent road. The *ITE Trip Generation Manual* two ways for determining the number of trips. If the R-squared value is greater than 0.75, ITE recommends the use of the trip rate equation over the average trip generation rate, which is true for both of the applicable land use codes. Table 9 shows the estimated AM, PM, and daily trips generated by the AK444 development.

Table 8: Development Land Use Types and Units

Land Use Code	Land Use Type	Units
215	Single-Family Attached Housing	28
220	Multifamily Housing (Low Rise)	416

Table 9: Daily Development Trips

Land Use #	Units	AM Peak Hour			PM Peak Hour			Daily Trips
		Trips in	Trips Out	Total	Trips in	Trips Out	Total	
215	28	3	6	9	9	7	16	163
220	416	36	116	152	125	74	199	2742
Total	444	39	122	161	134	81	215	2905

Trip Distribution

Trip distribution involves estimating where traffic is coming from and going to when accessing the development. The trip distribution was established based on existing traffic patterns, regional land uses, and locations of existing employment centers. Development traffic was distributed using the following assumptions for trip origins and destinations:

- 50% to/from Highway 7 (east of Egan Drive)
- 30% to/from Highway 7 (west of Old Dairy Road)
- 10% to/from Glacier Highway (west of Old Dairy Road)
- 10% to/from Glacier Highway (east of Egan Drive)

Figure 4 shows the expected development-related traffic expected at study intersections in the AM and PM peak hours.

ADDED 2032 DEVELOPMENT VOLUMES

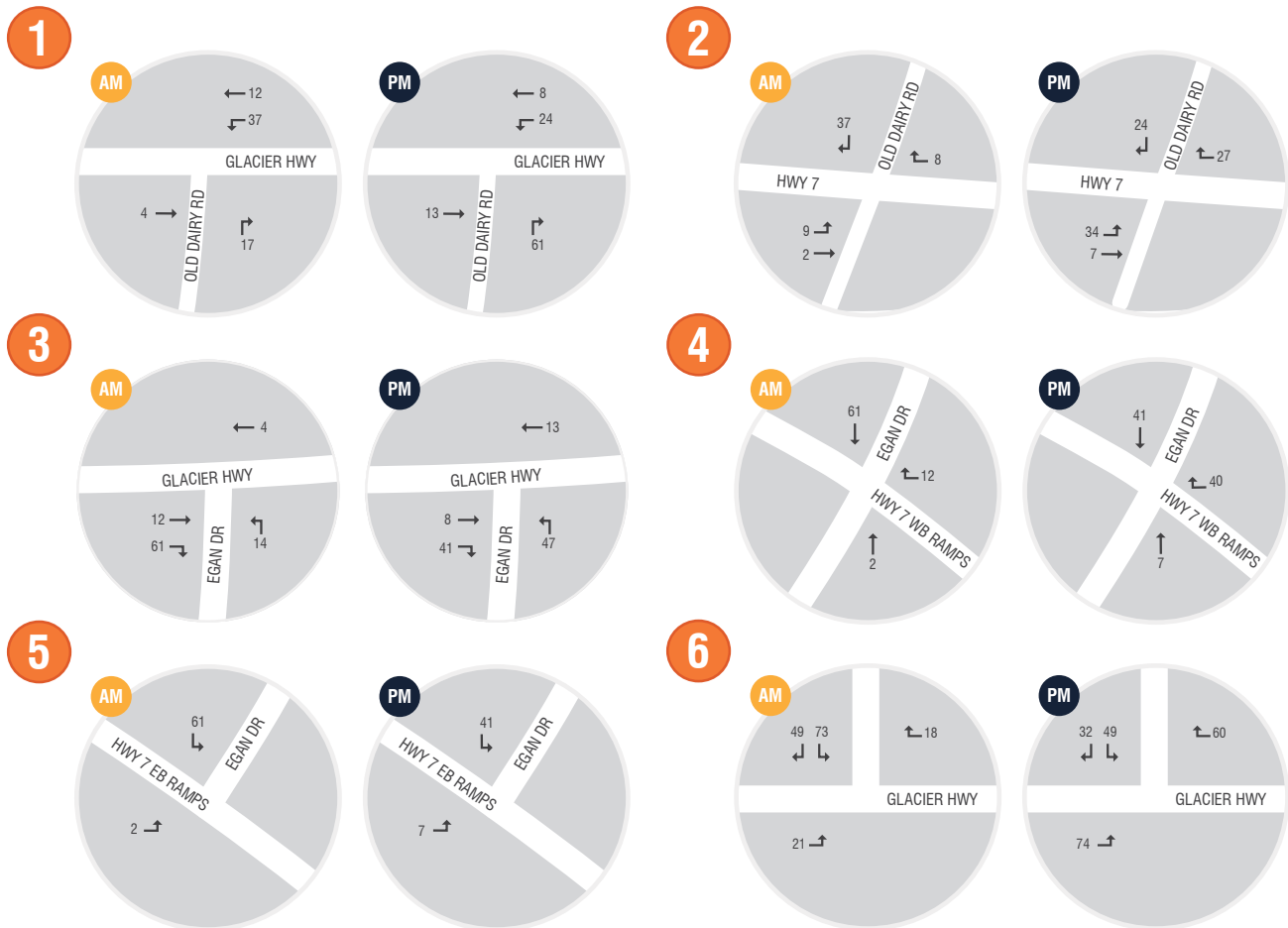


Figure 4: Added Development Traffic Volumes

MEMORANDUM

2032 Traffic Operations with Development

Figure 5 shows the total traffic expected at study intersections in 2032, with the development. Table 10 shows the expected traffic operations at each study intersection. The development is expected to increase delay at the Highway 7 and Old Dairy Road intersection (although this intersection was already failing in the future no-build condition). All other study intersections are expected to operate at LOS D or better with the development in 2032.

Table 10: 2032 Traffic Operations with Development

Intersection	AM Peak Hour			PM Peak Hour		
	LOS	Delay	Critical Movement	LOS	Delay	Critical Movement
Glacier Highway & Old Dairy Road	B	12	NB	C	18	NB
Highway 7 & Old Dairy Road	F	55	WBL	F	60	EBL
Glacier Highway & Egan Drive	B	14	-	B	13	-
Egan Drive & Highway 7 WB Ramps	B	11	WB	B	11	WB
Egan Drive & Highway 7 EB Ramps	C	23	EB	C	21	EB
Development & Glacier Highway	B	11	SB	C	16	SB

Mitigation measures examined for the Highway 7 and Old Dairy Road intersection included closure of the EB and WB left turn lanes as well as a future traffic signal. Closure of the left turn lanes led to substandard performance at the Egan Drive and Highway 7 ramp intersections. A traffic signal at Highway 7 and Old Dairy Road may be the most effective traffic operations solution but given the high angle collision rate noted previously this should be examined as part of an intersection specific traffic study conducted by DOT&PF to determine the long-term solution for this intersection.

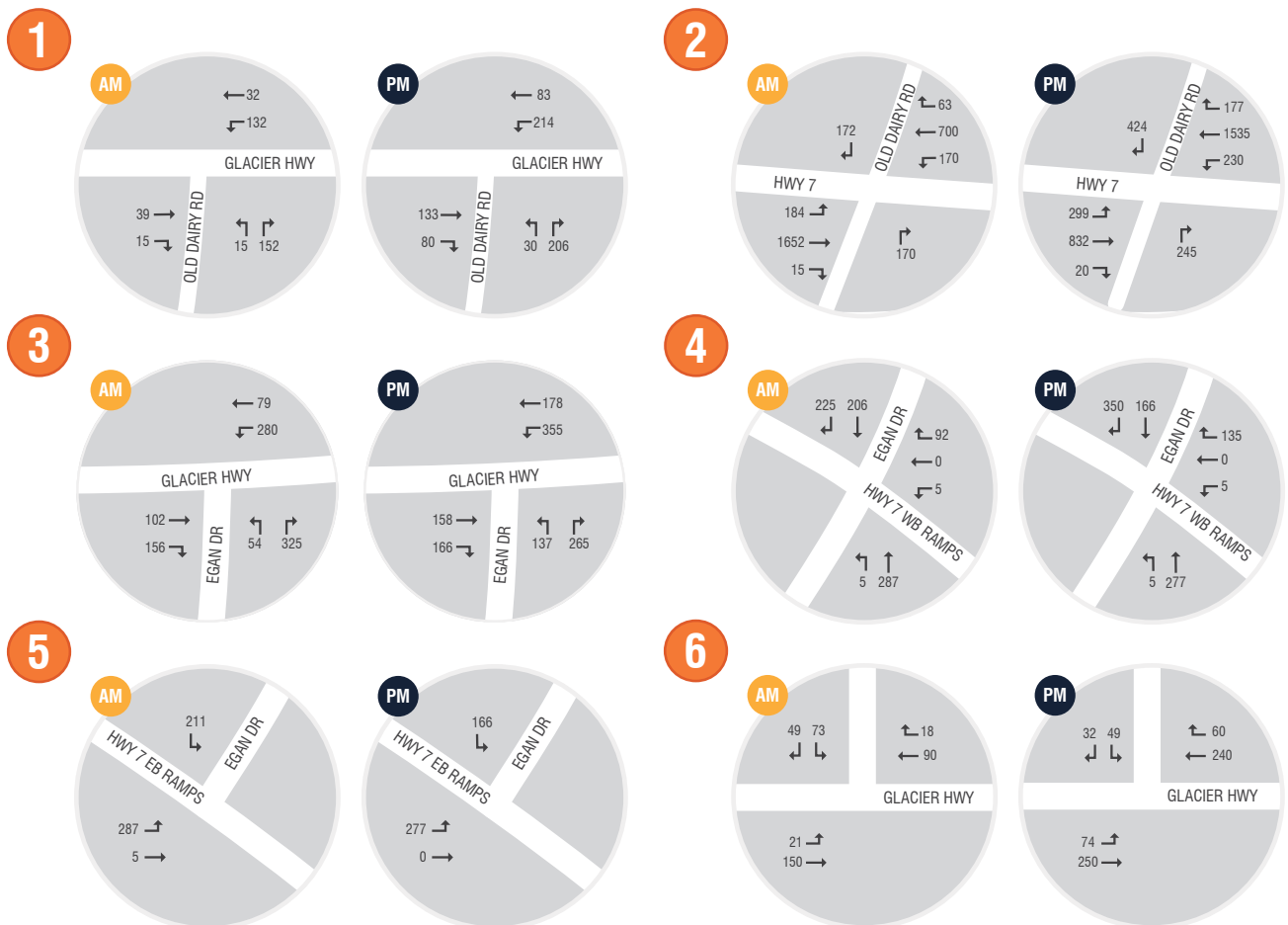
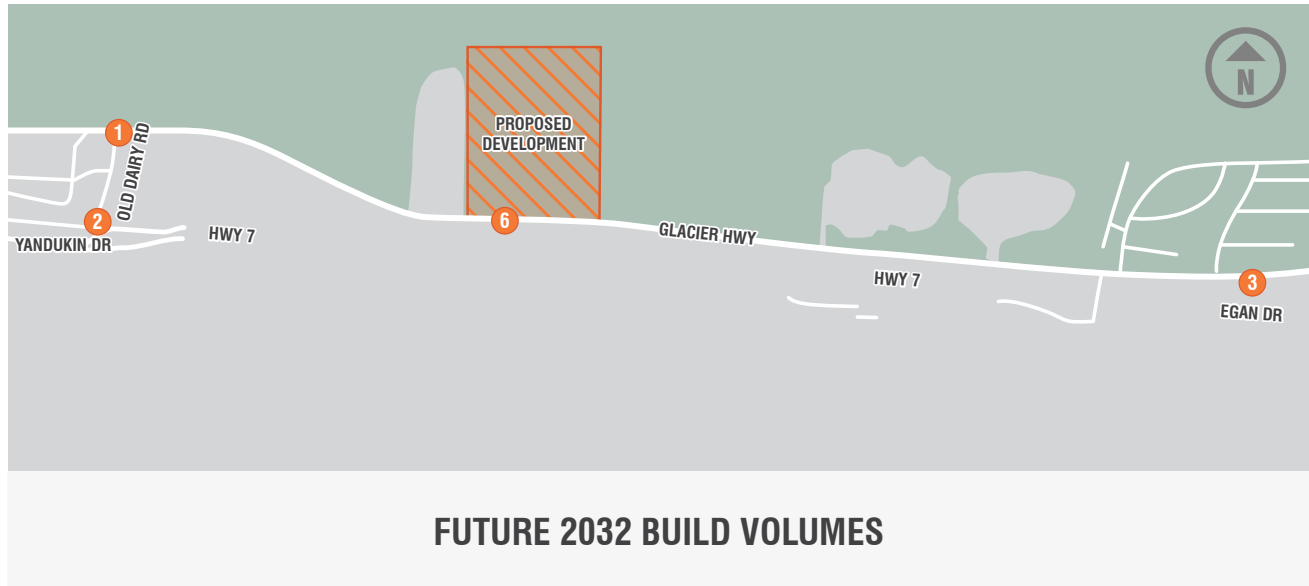


Figure 5: 2032 Build Volumes

MEMORANDUM

CONCLUSIONS

The proposed AK444 residential development as currently planned will add 28 single family homes and 416 low rise apartment units off Glacier Highway generating 161 trips in the AM and 362 trips in the PM peaks.

Highway 7 and Old Dairy Road intersection is failing today and is expected to fail in 2032 with or without the development (high delay is expected for the eastbound and westbound left-turn movements). In addition, this intersection experiences a disproportionate number of angle and high severity collisions. Given the operational and safety concerns this intersection should be examined as part of an intersection specific traffic study conducted by DOT&PF to determine the long-term solution for this intersection.

No mitigation specific to the AK444 residential development is anticipated at this time.

MEMORANDUM

Appendix

Site Information

HCM Analysis – Existing

HCM Analysis –No-Build

HCM Analysis – Build

MEMORANDUM

Site Information

9/16/2022		AK21001	
NO.		DATE	
1	REVISION	DATE	
2	XXXX	XX-XX-XX	
3			
4			
5			
6			
7			



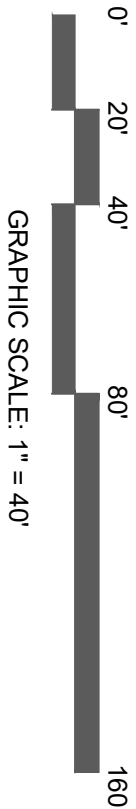
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org





0' 20' 40' 80' 160'

GRAPHIC SCALE: 1" = 40'



ALASKA 20 ACRE JUNEAU, ALASKA

PC1
ATT:BRANDON GRAY
801-358-5381
BRANDON@PC11980.COM



LANDSCAPE PLAN COLOR
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
IP-COLOR

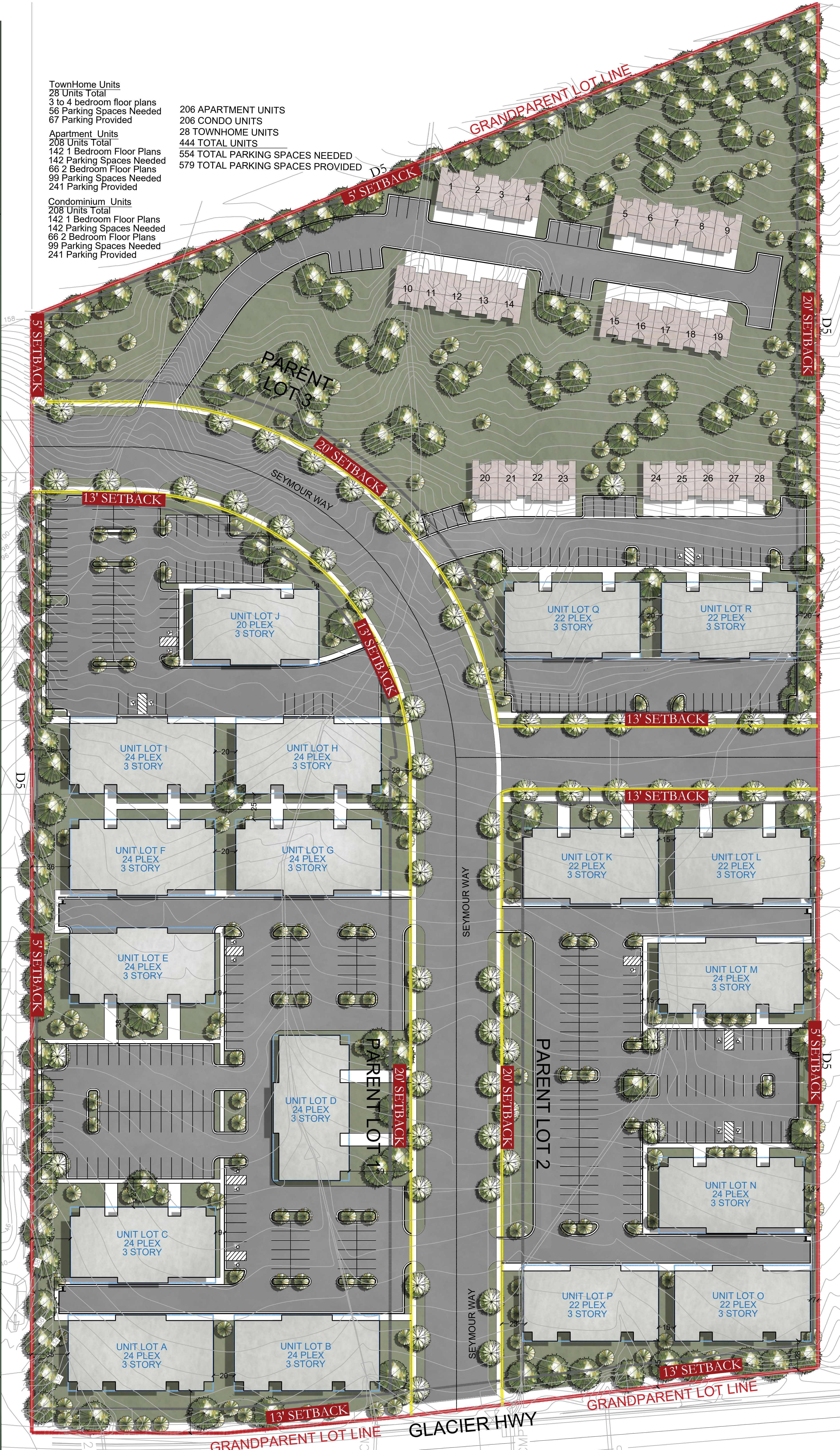
DRAWING INFO
JTA
ACP
JMA
9/16/2022

TownHome Units
28 Units Total
3 to 4 bedroom floor plans
56 Parking Spaces Needed
67 Parking Provided

Apartment Units
208 Units Total
142 1 Bedroom Floor Plans
142 Parking Spaces Needed
66 2 Bedroom Floor Plans
99 Parking Spaces Needed
241 Parking Provided

Condominium Units
208 Units Total
142 1 Bedroom Floor Plans
142 Parking Spaces Needed
66 2 Bedroom Floor Plans
99 Parking Spaces Needed
241 Parking Provided

206 APARTMENT UNITS
206 CONDO UNITS
28 TOWNHOME UNITS
444 TOTAL UNITS
554 TOTAL PARKING SPACES NEEDED
579 TOTAL PARKING SPACES PROVIDED



MEMORANDUM

HCM Analysis – Existing

HCM 2010 TWSC

1: Old Dairy Road & Glacier Highway

10/13/2022

Intersection						
Int Delay, s/veh	6.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	31	10	89	17	13	131
Future Vol, veh/h	31	10	89	17	13	131
Conflicting Peds, #/hr	0	0	0	0	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Yield
Storage Length	-	-	-	-	110	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	7	19	4	5	0	4
Mvmt Flow	37	12	106	20	15	156
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	49	0	277	43
Stage 1	-	-	-	-	43	-
Stage 2	-	-	-	-	234	-
Critical Hdwy	-	-	4.14	-	6.4	6.24
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.236	-	3.5	3.336
Pot Cap-1 Maneuver	-	-	1545	-	717	1022
Stage 1	-	-	-	-	985	-
Stage 2	-	-	-	-	810	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1545	-	666	1022
Mov Cap-2 Maneuver	-	-	-	-	666	-
Stage 1	-	-	-	-	985	-
Stage 2	-	-	-	-	752	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		6.3		9.3	
HCM LOS					A	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	666	1022	-	-	1545	-
HCM Lane V/C Ratio	0.023	0.153	-	-	0.069	-
HCM Control Delay (s)	10.5	9.2	-	-	7.5	0
HCM Lane LOS	B	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	0.5	-	-	0.2	-

HCM 2010 TWSC
2: Highway 7 & Old Dairy Road

10/13/2022

Intersection												
Int Delay, s/veh	3.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↰↰	↰	↰	↰↰	↰						↰
Traffic Vol, veh/h	167	1609	10	165	678	53	0	0	0	0	0	129
Future Vol, veh/h	167	1609	10	165	678	53	0	0	0	0	0	129
Conflicting Peds, #/hr	1	0	0	0	0	1	1	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	Free
Storage Length	520	-	390	380	-	325	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	0	2	1	5	2	0	7	0	0	0	0	0
Mvmt Flow	204	1962	12	201	827	65	0	0	0	0	0	157
Major/Minor	Major1			Major2			Minor2					
Conflicting Flow All	828	0	0	1974	0	0	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.1	-	-	4.2	-	-	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.2	-	-	2.25	-	-	-	-	-	-	-	-
Pot Cap-1 Maneuver	812	-	-	278	-	-	0	0	0	0	0	0
Stage 1	-	-	-	-	-	-	0	0	0	0	0	0
Stage 2	-	-	-	-	-	-	0	0	0	0	0	0
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	812	-	-	278	-	-	-	0	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	0	-	-	-	-
Stage 1	-	-	-	-	-	-	-	0	-	-	-	-
Stage 2	-	-	-	-	-	-	-	0	-	-	-	-
Approach	EB			WB			SB					
HCM Control Delay, s	1			8.4			0					
HCM LOS							A					
Minor Lane/Major Mvmt	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1					
Capacity (veh/h)	812	-	-	278	-	-	-					
HCM Lane V/C Ratio	0.251	-	-	0.724	-	-	-					
HCM Control Delay (s)	10.9	-	-	45.7	-	-	0					
HCM Lane LOS	B	-	-	E	-	-	A					
HCM 95th %tile Q(veh)	1	-	-	5.1	-	-	-					

HCM Signalized Intersection Capacity Analysis 3: Egan Drive & Glacier Highway

10/13/2022

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	84	91	270	73	37	316
Future Volume (vph)	84	91	270	73	37	316
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.3		5.0	5.3	5.0	5.0
Lane Util. Factor	1.00		1.00	1.00	1.00	1.00
Frpb, ped/bikes	0.99		1.00	1.00	1.00	0.98
Flpb, ped/bikes	1.00		1.00	1.00	1.00	1.00
Frt	0.93		1.00	1.00	1.00	0.85
Flt Protected	1.00		0.95	1.00	0.95	1.00
Satd. Flow (prot)	1712		1735	1827	1787	1518
Flt Permitted	1.00		0.42	1.00	0.95	1.00
Satd. Flow (perm)	1712		773	1827	1787	1518
Peak-hour factor, PHF	0.82	0.82	0.82	0.82	0.82	0.82
Adj. Flow (vph)	102	111	329	89	45	385
RTOR Reduction (vph)	45	0	0	0	0	317
Lane Group Flow (vph)	168	0	329	89	45	68
Confl. Peds. (#/hr)		1	1			1
Heavy Vehicles (%)	2%	2%	4%	4%	1%	4%
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases			2			3
Actuated Green, G (s)	10.5		30.0	30.0	8.6	8.6
Effective Green, g (s)	10.5		30.0	30.0	8.6	8.6
Actuated g/C Ratio	0.21		0.61	0.61	0.18	0.18
Clearance Time (s)	5.3		5.0	5.3	5.0	5.0
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	367		759	1120	314	266
v/s Ratio Prot	0.10		c0.13	0.05	0.03	
v/s Ratio Perm			c0.14			c0.04
v/c Ratio	0.46		0.43	0.08	0.14	0.25
Uniform Delay, d1	16.7		4.9	3.8	17.0	17.4
Progression Factor	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2	0.9		0.4	0.0	0.2	0.5
Delay (s)	17.6		5.3	3.9	17.2	17.9
Level of Service	B		A	A	B	B
Approach Delay (s)	17.6			5.0	17.8	
Approach LOS	B			A	B	
Intersection Summary						
HCM 2000 Control Delay			12.7		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.53			
Actuated Cycle Length (s)			48.9		Sum of lost time (s)	21.3
Intersection Capacity Utilization			43.8%		ICU Level of Service	A
Analysis Period (min)			15			

c Critical Lane Group

HCM 2010 TWSC

4: Westbound Ramps & Egan Drive

10/13/2022

Intersection										
Int Delay, s/veh	1.2									
Movement	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SER
Lane Configurations										
Traffic Vol, veh/h	1	0	2	275	0	0	141	218	0	0
Future Vol, veh/h	1	0	2	275	0	0	141	218	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	-	-	None	-	-	None	-	None
Storage Length	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	-	-	0	-	-	-
Grade, %	0	-	-	0	-	-	0	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	92	92
Heavy Vehicles, %	0	0	0	5	0	0	4	5	2	2
Mvmt Flow	1	0	3	353	0	0	181	279	0	0
Major/Minor	Minor1		Major1		Major2					
Conflicting Flow All	680	353	460	0	-	-	-	-	0	
Stage 1	359	-	-	-	-	-	-	-	-	
Stage 2	321	-	-	-	-	-	-	-	-	
Critical Hdwy	6.4	6.2	4.1	-	-	-	-	-	-	
Critical Hdwy Stg 1	5.4	-	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	5.4	-	-	-	-	-	-	-	-	
Follow-up Hdwy	3.5	3.3	2.2	-	-	-	-	-	-	
Pot Cap-1 Maneuver	420	695	1112	-	0	0	-	-	-	
Stage 1	711	-	-	-	0	0	-	-	-	
Stage 2	740	-	-	-	0	0	-	-	-	
Platoon blocked, %				-			-	-	-	
Mov Cap-1 Maneuver	419	695	1112	-	-	-	-	-	-	
Mov Cap-2 Maneuver	419	-	-	-	-	-	-	-	-	
Stage 1	709	-	-	-	-	-	-	-	-	
Stage 2	740	-	-	-	-	-	-	-	-	
Approach	WB		NB		SB					
HCM Control Delay, s	11		0.1				0			
HCM LOS	B									
Minor Lane/Major Mvmt	NBL		NBTWBLn1		SBT		SBR			
Capacity (veh/h)	1112	-	695	-	-	-				
HCM Lane V/C Ratio	0.002	-	0.138	-	-	-				
HCM Control Delay (s)	8.2	0	11	-	-	-				
HCM Lane LOS	A	A	B	-	-	-				
HCM 95th %tile Q(veh)	0	-	0.5	-	-	-				

HCM 2010 AWSC
5: Eastbound Ramps

10/13/2022

Intersection	
Intersection Delay, s/veh	10.4
Intersection LOS	B

Movement	WBR	SBL	SBR	SEL
Lane Configurations				
Traffic Vol, veh/h	0	142	0	1
Future Vol, veh/h	0	142	0	1
Peak Hour Factor	0.84	0.84	0.84	0.84
Heavy Vehicles, %	0	3	0	0
Mvmt Flow	0	169	0	1
Number of Lanes	0	1	0	1

Approach	SB
Opposing Approach	
Opposing Lanes	0
Conflicting Approach Left	
Conflicting Lanes Left	0
Conflicting Approach Right	SE
Conflicting Lanes Right	1
HCM Control Delay	9.5
HCM LOS	A

Lane	SELn1	SBLn1
Vol Left, %	100%	100%
Vol Thru, %	0%	0%
Vol Right, %	0%	0%
Sign Control	Stop	Stop
Traffic Vol by Lane	277	142
LT Vol	277	142
Through Vol	0	0
RT Vol	0	0
Lane Flow Rate	330	169
Geometry Grp	1	1
Degree of Util (X)	0.416	0.232
Departure Headway (Hd)	4.537	4.945
Convergence, Y/N	Yes	Yes
Cap	795	727
Service Time	2.557	2.971
HCM Lane V/C Ratio	0.415	0.232
HCM Control Delay	10.8	9.5
HCM Lane LOS	B	A
HCM 95th-tile Q	2.1	0.9

HCM 2010 TWSC

1: Old Dairy Road & Glacier Highway

10/13/2022

Intersection						
Int Delay, s/veh	5.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	113	77	183	69	29	141
Future Vol, veh/h	113	77	183	69	29	141
Conflicting Peds, #/hr	0	0	0	0	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Yield
Storage Length	-	-	-	-	110	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	7	19	4	5	0	4
Mvmt Flow	124	85	201	76	32	155
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	209	0	647	167
Stage 1	-	-	-	-	167	-
Stage 2	-	-	-	-	480	-
Critical Hdwy	-	-	4.14	-	6.4	6.24
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.236	-	3.5	3.336
Pot Cap-1 Maneuver	-	-	1350	-	439	872
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	627	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1350	-	370	872
Mov Cap-2 Maneuver	-	-	-	-	370	-
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	529	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		5.9		11	
HCM LOS					B	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	370	872	-	-	1350	-
HCM Lane V/C Ratio	0.086	0.178	-	-	0.149	-
HCM Control Delay (s)	15.6	10	-	-	8.1	0
HCM Lane LOS	C	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	0.6	-	-	0.5	-

HCM 2010 TWSC
2: Highway 7 & Old Dairy Road

10/13/2022

Intersection												
Int Delay, s/veh	4.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↰↰	↰	↰	↰↰	↰						↰
Traffic Vol, veh/h	255	804	18	223	1497	142	0	0	0	0	0	387
Future Vol, veh/h	255	804	18	223	1497	142	0	0	0	0	0	387
Conflicting Peds, #/hr	1	0	0	0	0	1	1	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	Free
Storage Length	520	-	390	380	-	325	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	0	2	1	5	2	0	7	0	3	0	0	0
Mvmt Flow	287	903	20	251	1682	160	0	0	0	0	0	435
Major/Minor	Major1			Major2			Minor2					
Conflicting Flow All	1683	0	0	923	0	0	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.1	-	-	4.2	-	-	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.2	-	-	2.25	-	-	-	-	-	-	-	-
Pot Cap-1 Maneuver	385	-	-	717	-	-	0	0	0	0	0	0
Stage 1	-	-	-	-	-	-	0	0	0	0	0	0
Stage 2	-	-	-	-	-	-	0	0	0	0	0	0
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	385	-	-	717	-	-	-	0	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	0	-	-	-	-
Stage 1	-	-	-	-	-	-	-	0	-	-	-	-
Stage 2	-	-	-	-	-	-	-	0	-	-	-	-
Approach	EB			WB			SB					
HCM Control Delay, s	8.8			1.5			0					
HCM LOS							A					
Minor Lane/Major Mvmt	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1					
Capacity (veh/h)	385	-	-	717	-	-	-					
HCM Lane V/C Ratio	0.744	-	-	0.349	-	-	-					
HCM Control Delay (s)	37.1	-	-	12.7	-	-	0					
HCM Lane LOS	E	-	-	B	-	-	A					
HCM 95th %tile Q(veh)	5.9	-	-	1.6	-	-	-					

HCM Signalized Intersection Capacity Analysis 3: Egan Drive & Glacier Highway

10/13/2022

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	146	121	342	160	86	256
Future Volume (vph)	146	121	342	160	86	256
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.3		5.0	5.3	5.0	5.0
Lane Util. Factor	1.00		1.00	1.00	1.00	1.00
Flpb, ped/bikes	0.99		1.00	1.00	1.00	0.98
Flpb, ped/bikes	1.00		1.00	1.00	1.00	1.00
Frt	0.94		1.00	1.00	1.00	0.85
Flt Protected	1.00		0.95	1.00	0.95	1.00
Satd. Flow (prot)	1732		1735	1827	1787	1516
Flt Permitted	1.00		0.35	1.00	0.95	1.00
Satd. Flow (perm)	1732		633	1827	1787	1516
Peak-hour factor, PHF	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	160	133	376	176	95	281
RTOR Reduction (vph)	38	0	0	0	0	241
Lane Group Flow (vph)	255	0	376	176	95	40
Confl. Peds. (#/hr)		1	1			1
Heavy Vehicles (%)	2%	2%	4%	4%	1%	4%
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases			2			3
Actuated Green, G (s)	12.4		32.6	32.6	7.1	7.1
Effective Green, g (s)	12.4		32.6	32.6	7.1	7.1
Actuated g/C Ratio	0.25		0.65	0.65	0.14	0.14
Clearance Time (s)	5.3		5.0	5.3	5.0	5.0
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	429		747	1191	253	215
v/s Ratio Prot	0.15		c0.15	0.10	c0.05	
v/s Ratio Perm			c0.17			0.03
v/c Ratio	0.60		0.50	0.15	0.38	0.19
Uniform Delay, d1	16.6		4.6	3.4	19.4	18.9
Progression Factor	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2	2.2		0.5	0.1	0.9	0.4
Delay (s)	18.8		5.2	3.4	20.4	19.3
Level of Service	B		A	A	C	B
Approach Delay (s)	18.8			4.6	19.6	
Approach LOS	B			A	B	
Intersection Summary						
HCM 2000 Control Delay			12.6		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.64			
Actuated Cycle Length (s)			50.0		Sum of lost time (s)	21.3
Intersection Capacity Utilization			52.7%		ICU Level of Service	A
Analysis Period (min)			15			

c Critical Lane Group

HCM 2010 TWSC

4: Westbound Ramps & Egan Drive

10/13/2022

Intersection										
Int Delay, s/veh	1.2									
Movement	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SER
Lane Configurations	W			T			T			
Traffic Vol, veh/h	1	0	1	259	0	0	119	340	0	0
Future Vol, veh/h	1	0	1	259	0	0	119	340	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	-	-	None	-	-	None	-	None
Storage Length	0	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	-	-	0	-	-	-
Grade, %	0	-	-	0	-	-	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	92	92
Heavy Vehicles, %	0	0	0	5	0	0	4	5	2	2
Mvmt Flow	1	0	1	294	0	0	135	386	0	0
Major/Minor	Minor1		Major1		Major2					
Conflicting Flow All	624	294	521	0	-	-	-	0		
Stage 1296	-	-	-	-	-	-	-	-		
Stage 228	-	-	-	-	-	-	-	-		
Critical Hdwy	6.4	6.2	4.1	-	-	-	-	-		
Critical Hdwy Stg 1	5.4	-	-	-	-	-	-	-		
Critical Hdwy Stg 2	5.4	-	-	-	-	-	-	-		
Follow-up Hdwy	3.5	3.3	2.2	-	-	-	-	-		
Pot Cap-1 Maneuver	452	750	1056	-	0	0	-	-		
Stage 759	-	-	-	0	0	-	-	-		
Stage 234	-	-	-	0	0	-	-	-		
Platoon blocked, %				-			-	-		
Mov Cap-1 Maneuver	452	750	1056	-	-	-	-	-		
Mov Cap-2 Maneuver	452	-	-	-	-	-	-	-		
Stage 758	-	-	-	-	-	-	-	-		
Stage 234	-	-	-	-	-	-	-	-		
Approach	WB		NB		SB					
HCM Control Delay, s	10.6		0				0			
HCM LOS	B									
Minor Lane/Major Mvmt	NBL		NBTWBLn1		SBT		SBR			
Capacity (veh/h)	1056	-	744	-	-	-				
HCM Lane V/C Ratio	0.001	-	0.136	-	-	-				
HCM Control Delay (s)	8.4	0	10.6	-	-	-				
HCM Lane LOS	A	A	B	-	-	-				
HCM 95th %tile Q(veh)	0	-	0.5	-	-	-				

HCM 2010 AWSC
5: Eastbound Ramps

10/13/2022

Intersection	
Intersection Delay, s/veh	9.9
Intersection LOS	A

Movement	WBR	SBL	SBR	SEL
Lane Configurations				
Traffic Vol, veh/h	0	121	0	0
Future Vol, veh/h	0	121	0	0
Peak Hour Factor	0.88	0.88	0.88	0.84
Heavy Vehicles, %	0	3	0	0
Mvmt Flow	0	138	0	0
Number of Lanes	0	1	0	1

Approach	SB
Opposing Approach	
Opposing Lanes	0
Conflicting Approach Left	
Conflicting Lanes Left	0
Conflicting Approach Right	SE
Conflicting Lanes Right	1
HCM Control Delay	9
HCM LOS	A

Lane	SELn1	SBLn1
Vol Left, %	100%	100%
Vol Thru, %	0%	0%
Vol Right, %	0%	0%
Sign Control	Stop	Stop
Traffic Vol by Lane	259	121
LT Vol	259	121
Through Vol	0	0
RT Vol	0	0
Lane Flow Rate	294	138
Geometry Grp	1	1
Degree of Util (X)	0.375	0.186
Departure Headway (Hd)	4.587	4.872
Convergence, Y/N	Yes	Yes
Cap	786	738
Service Time	2.603	2.89
HCM Lane V/C Ratio	0.374	0.187
HCM Control Delay	10.3	9
HCM Lane LOS	B	A
HCM 95th-tile Q	1.7	0.7

MEMORANDUM

HCM Analysis – No-Build

HCM 2010 TWSC

1: Old Dairy Road & Glacier Highway

10/13/2022

Intersection						
Int Delay, s/veh	6.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	35	15	95	20	15	135
Future Vol, veh/h	35	15	95	20	15	135
Conflicting Peds, #/hr	0	0	0	0	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Yield
Storage Length	-	-	-	-	110	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	7	19	4	5	0	4
Mvmt Flow	42	18	113	24	18	161
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	60	0	303	51
Stage 1	-	-	-	-	51	-
Stage 2	-	-	-	-	252	-
Critical Hdwy	-	-	4.14	-	6.4	6.24
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.236	-	3.5	3.336
Pot Cap-1 Maneuver	-	-	1531	-	693	1011
Stage 1	-	-	-	-	977	-
Stage 2	-	-	-	-	795	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1531	-	640	1011
Mov Cap-2 Maneuver	-	-	-	-	640	-
Stage 1	-	-	-	-	977	-
Stage 2	-	-	-	-	734	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		6.2		9.4	
HCM LOS					A	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	640 1011		-	-	1531	-
HCM Lane V/C Ratio	0.028 0.159		-	-	0.074	-
HCM Control Delay (s)	10.8 9.2		-	-	7.5	0
HCM Lane LOS	B A		-	-	A A	
HCM 95th %tile Q(veh)	0.1 0.6		-	-	0.2	-

HCM 2010 TWSC
2: Highway 7 & Old Dairy Road

10/13/2022

Intersection												
Int Delay, s/veh	4.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↱↱	↰	↰	↱↱	↰						↰
Traffic Vol, veh/h	175	1650	15	170	700	55	0	0	0	0	0	135
Future Vol, veh/h	175	1650	15	170	700	55	0	0	0	0	0	135
Conflicting Peds, #/hr	1	0	0	0	0	1	1	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	Free
Storage Length	520	-	390	380	-	325	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	0	2	1	5	2	0	7	0	3	0	0	0
Mvmt Flow	213	2012	18	207	854	67	0	0	0	0	0	165

Major/Minor	Major1			Major2			Minor2		
Conflicting Flow All	855	0	0	2030	0	0	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.1	-	-	4.2	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.2	-	-	2.25	-	-	-	-	-
Pot Cap-1 Maneuver	793	-	-	264	-	-	0	0	0
Stage 1	-	-	-	-	-	-	0	0	0
Stage 2	-	-	-	-	-	-	0	0	0
Platoon blocked, %	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	793	-	-	264	-	-	-	0	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	0	-
Stage 1	-	-	-	-	-	-	-	0	-
Stage 2	-	-	-	-	-	-	-	0	-

Approach	EB	WB	SB
HCM Control Delay, s	1.1	10.1	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	793	-	-	264	-	-	-
HCM Lane V/C Ratio	0.269	-	-	0.785	-	-	-
HCM Control Delay (s)	11.2	-	-	54.9	-	-	0
HCM Lane LOS	B	-	-	F	-	-	A
HCM 95th %tile Q(veh)	1.1	-	-	6	-	-	-

HCM Signalized Intersection Capacity Analysis 3: Egan Drive & Glacier Highway

10/13/2022

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	90	95	280	75	40	325
Future Volume (vph)	90	95	280	75	40	325
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.3		5.0	5.3	5.0	5.0
Lane Util. Factor	1.00		1.00	1.00	1.00	1.00
Frt	0.93		1.00	1.00	1.00	0.85
Flt Protected	1.00		0.95	1.00	0.95	1.00
Satd. Flow (prot)	1734		1736	1827	1787	1553
Flt Permitted	1.00		0.41	1.00	0.95	1.00
Satd. Flow (perm)	1734		744	1827	1787	1553
Peak-hour factor, PHF	0.82	0.82	0.82	0.82	0.82	0.82
Adj. Flow (vph)	110	116	341	91	49	396
RTOR Reduction (vph)	47	0	0	0	0	317
Lane Group Flow (vph)	179	0	341	91	49	79
Heavy Vehicles (%)	2%	2%	4%	4%	1%	4%
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases			2			3
Actuated Green, G (s)	9.7		22.8	22.8	8.3	8.3
Effective Green, g (s)	9.7		22.8	22.8	8.3	8.3
Actuated g/C Ratio	0.23		0.55	0.55	0.20	0.20
Clearance Time (s)	5.3		5.0	5.3	5.0	5.0
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	406		603	1006	358	311
v/s Ratio Prot	0.10		c0.11	0.05	0.03	
v/s Ratio Perm			c0.20			c0.05
v/c Ratio	0.44		0.57	0.09	0.14	0.26
Uniform Delay, d1	13.5		5.6	4.4	13.6	13.9
Progression Factor	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2	0.8		1.2	0.0	0.2	0.4
Delay (s)	14.3		6.9	4.4	13.8	14.4
Level of Service	B		A	A	B	B
Approach Delay (s)	14.3			6.3	14.3	
Approach LOS	B			A	B	
Intersection Summary						
HCM 2000 Control Delay			11.2		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.71			
Actuated Cycle Length (s)			41.4		Sum of lost time (s)	21.3
Intersection Capacity Utilization			44.6%		ICU Level of Service	A
Analysis Period (min)			15			
c Critical Lane Group						

HCM 2010 TWSC

4: Westbound Ramps & Egan Drive

10/13/2022

Intersection											
Int Delay, s/veh	1.3										
Movement	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SER	
Lane Configurations											
Traffic Vol, veh/h	5	0	5	285	0	0	145	225	0	0	
Future Vol, veh/h	5	0	5	285	0	0	145	225	0	0	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Free	Free	Free	Free	Free	Free	Stop	Stop	
RT Channelized	-	-	-	-	None	-	-	None	-	None	
Storage Length	-	0	-	-	-	-	-	-	-	-	
Veh in Median Storage, #	0	-	-	0	-	-	0	-	-	-	
Grade, %	0	-	-	0	-	-	0	-	0	-	
Peak Hour Factor	78	78	78	78	78	78	78	78	92	92	
Heavy Vehicles, %	0	0	0	5	0	0	4	5	2	2	
Mvmt Flow	6	0	6	365	0	0	186	288	0	0	
Major/Minor	Minor1		Major1		Major2						
Conflicting Flow All	707	365	474	0	-	-	-	0			
Stage 1	377	-	-	-	-	-	-	-			
Stage 2	330	-	-	-	-	-	-	-			
Critical Hdwy	6.4	6.2	4.1	-	-	-	-	-			
Critical Hdwy Stg 1	5.4	-	-	-	-	-	-	-			
Critical Hdwy Stg 2	5.4	-	-	-	-	-	-	-			
Follow-up Hdwy	3.5	3.3	2.2	-	-	-	-	-			
Pot Cap-1 Maneuver	405	685	1099	-	0	0	-	-			
Stage 1	698	-	-	-	0	0	-	-			
Stage 2	733	-	-	-	0	0	-	-			
Platoon blocked, %				-				-	-		
Mov Cap-1 Maneuver	402	685	1099	-	-	-	-	-			
Mov Cap-2 Maneuver	402	-	-	-	-	-	-	-			
Stage 1	693	-	-	-	-	-	-	-			
Stage 2	733	-	-	-	-	-	-	-			
Approach	WB		NB		SB						
HCM Control Delay, s	11.2		0.1		0						
HCM LOS	B										
Minor Lane/Major Mvmt	NBL		NBTWBLn1		SBT		SBR				
Capacity (veh/h)	1099		-		685		-		-		
HCM Lane V/C Ratio	0.006		-		0.15		-		-		
HCM Control Delay (s)	8.3		0		11.2		-		-		
HCM Lane LOS	A		A		B		-		-		
HCM 95th %tile Q(veh)	0		-		0.5		-		-		

HCM 2010 AWSC
5: Eastbound Ramps

10/13/2022

Intersection	
Intersection Delay, s/veh	10.6
Intersection LOS	B

Movement	WBR	SBL	SBR	SEL
Lane Configurations				
Traffic Vol, veh/h	0	150	0	5
Future Vol, veh/h	0	150	0	5
Peak Hour Factor	0.84	0.84	0.84	0.84
Heavy Vehicles, %	0	3	0	0
Mvmt Flow	0	179	0	6
Number of Lanes	0	1	0	1

Approach	SB
Opposing Approach	
Opposing Lanes	0
Conflicting Approach Left	
Conflicting Lanes Left	0
Conflicting Approach Right	SE
Conflicting Lanes Right	1
HCM Control Delay	9.7
HCM LOS	A

Lane	SELn1	SBLn1
Vol Left, %	100%	100%
Vol Thru, %	0%	0%
Vol Right, %	0%	0%
Sign Control	Stop	Stop
Traffic Vol by Lane	290	150
LT Vol	290	150
Through Vol	0	0
RT Vol	0	0
Lane Flow Rate	345	179
Geometry Grp	1	1
Degree of Util (X)	0.438	0.247
Departure Headway (Hd)	4.565	4.984
Convergence, Y/N	Yes	Yes
Cap	791	721
Service Time	2.586	3.014
HCM Lane V/C Ratio	0.436	0.248
HCM Control Delay	11.1	9.7
HCM Lane LOS	B	A
HCM 95th-tile Q	2.2	1

HCM 2010 TWSC

1: Old Dairy Road & Glacier Highway

10/13/2022

Intersection						
Int Delay, s/veh	5.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	120	80	190	75	30	145
Future Vol, veh/h	120	80	190	75	30	145
Conflicting Peds, #/hr	0	0	0	0	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Yield
Storage Length	-	-	-	-	110	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	7	19	4	5	0	4
Mvmt Flow	132	88	209	82	33	159
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	220	0	678	176
Stage 1	-	-	-	-	176	-
Stage 2	-	-	-	-	502	-
Critical Hdwy	-	-	4.14	-	6.4	6.24
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.236	-	3.5	3.336
Pot Cap-1 Maneuver	-	-	1337	-	421	862
Stage 1	-	-	-	-	859	-
Stage 2	-	-	-	-	612	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1337	-	351	862
Mov Cap-2 Maneuver	-	-	-	-	351	-
Stage 1	-	-	-	-	859	-
Stage 2	-	-	-	-	510	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		5.9		11.2	
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	351	862	-	-	1337	-
HCM Lane V/C Ratio	0.094	0.185	-	-	0.156	-
HCM Control Delay (s)	16.3	10.1	-	-	8.2	0
HCM Lane LOS	C	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	0.7	-	-	0.6	-

HCM 2010 TWSC
2: Highway 7 & Old Dairy Road

10/13/2022

Intersection												
Int Delay, s/veh	4.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↰↰	↰	↰	↰↰	↰						↰
Traffic Vol, veh/h	265	825	20	230	1535	150	0	0	0	0	0	400
Future Vol, veh/h	265	825	20	230	1535	150	0	0	0	0	0	400
Conflicting Peds, #/hr	1	0	0	0	0	1	1	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	Free
Storage Length	520	-	390	380	-	325	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	0	2	1	5	2	0	7	0	3	0	0	0
Mvmt Flow	298	927	22	258	1725	169	0	0	0	0	0	449
Major/Minor	Major1			Major2			Minor2					
Conflicting Flow All	1726	0	0	949	0	0	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.1	-	-	4.2	-	-	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.2	-	-	2.25	-	-	-	-	-	-	-	-
Pot Cap-1 Maneuver	371	-	-	701	-	-	0	0	0	0	0	0
Stage 1	-	-	-	-	-	-	0	0	0	0	0	0
Stage 2	-	-	-	-	-	-	0	0	0	0	0	0
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	371	-	-	701	-	-	-	0	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	0	-	-	-	-
Stage 1	-	-	-	-	-	-	-	0	-	-	-	-
Stage 2	-	-	-	-	-	-	-	0	-	-	-	-
Approach	EB			WB			SB					
HCM Control Delay, s	10.6			1.6			0					
HCM LOS							A					
Minor Lane/Major Mvmt	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1					
Capacity (veh/h)	371	-	-	701	-	-	-					
HCM Lane V/C Ratio	0.803	-	-	0.369	-	-	-					
HCM Control Delay (s)	44.3	-	-	13.1	-	-	0					
HCM Lane LOS	E	-	-	B	-	-	A					
HCM 95th %tile Q(veh)	6.9	-	-	1.7	-	-	-					

HCM Signalized Intersection Capacity Analysis 3: Egan Drive & Glacier Highway

10/13/2022

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	150	125	355	165	90	265
Future Volume (vph)	150	125	355	165	90	265
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.3		5.0	5.3	5.0	5.0
Lane Util. Factor	1.00		1.00	1.00	1.00	1.00
Frpb, ped/bikes	0.99		1.00	1.00	1.00	0.98
Flpb, ped/bikes	1.00		1.00	1.00	1.00	1.00
Frt	0.94		1.00	1.00	1.00	0.85
Flt Protected	1.00		0.95	1.00	0.95	1.00
Satd. Flow (prot)	1732		1735	1827	1787	1517
Flt Permitted	1.00		0.36	1.00	0.95	1.00
Satd. Flow (perm)	1732		666	1827	1787	1517
Peak-hour factor, PHF	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	165	137	390	181	99	291
RTOR Reduction (vph)	40	0	0	0	0	243
Lane Group Flow (vph)	262	0	390	181	99	48
Confl. Peds. (#/hr)		1	1			1
Heavy Vehicles (%)	2%	2%	4%	4%	1%	4%
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases			2			3
Actuated Green, G (s)	11.4		25.4	25.4	7.0	7.0
Effective Green, g (s)	11.4		25.4	25.4	7.0	7.0
Actuated g/C Ratio	0.27		0.59	0.59	0.16	0.16
Clearance Time (s)	5.3		5.0	5.3	5.0	5.0
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	462		621	1086	292	248
v/s Ratio Prot	0.15		c0.13	0.10	c0.06	
v/s Ratio Perm			c0.24			0.03
v/c Ratio	0.57		0.63	0.17	0.34	0.19
Uniform Delay, d1	13.5		5.2	3.9	15.8	15.4
Progression Factor	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2	1.6		2.0	0.1	0.7	0.4
Delay (s)	15.1		7.2	4.0	16.5	15.8
Level of Service	B		A	A	B	B
Approach Delay (s)	15.1			6.2	16.0	
Approach LOS	B			A	B	
Intersection Summary						
HCM 2000 Control Delay			11.3		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.81			
Actuated Cycle Length (s)			42.7		Sum of lost time (s)	21.3
Intersection Capacity Utilization			53.8%		ICU Level of Service	A
Analysis Period (min)			15			

c Critical Lane Group

HCM 2010 TWSC

4: Westbound Ramps & Egan Drive

10/13/2022

Intersection										
Int Delay, s/veh	1.4									
Movement	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SER
Lane Configurations	W			T			T			
Traffic Vol, veh/h	5	0	5	270	0	0	125	350	0	0
Future Vol, veh/h	5	0	5	270	0	0	125	350	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	-	-	None	-	-	None	-	None
Storage Length	0	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	-	-	0	-	-	-
Grade, %	0	-	-	0	-	-	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	92	92
Heavy Vehicles, %	0	0	0	5	0	0	4	5	2	2
Mvmt Flow	6	0	6	307	0	0	142	398	0	0
Major/Minor	Minor1		Major1		Major2					
Conflicting Flow All	660	307	540	0	-	-	-	-	0	
Stage 1	319	-	-	-	-	-	-	-	-	
Stage 2	341	-	-	-	-	-	-	-	-	
Critical Hdwy	6.4	6.2	4.1	-	-	-	-	-	-	
Critical Hdwy Stg 1	5.4	-	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	5.4	-	-	-	-	-	-	-	-	
Follow-up Hdwy	3.5	3.3	2.2	-	-	-	-	-	-	
Pot Cap-1 Maneuver	431	738	1039	-	0	0	-	-	-	
Stage 1	741	-	-	-	0	0	-	-	-	
Stage 2	725	-	-	-	0	0	-	-	-	
Platoon blocked, %				-			-	-	-	
Mov Cap-1 Maneuver	428	738	1039	-	-	-	-	-	-	
Mov Cap-2 Maneuver	428	-	-	-	-	-	-	-	-	
Stage 1	736	-	-	-	-	-	-	-	-	
Stage 2	725	-	-	-	-	-	-	-	-	
Approach	WB		NB		SB					
HCM Control Delay, s	11		0.2				0			
HCM LOS	B									
Minor Lane/Major Mvmt	NBL		NBTWBLn1		SBT		SBR			
Capacity (veh/h)	1039	-	712	-	-	-				
HCM Lane V/C Ratio	0.005	-	0.16	-	-	-				
HCM Control Delay (s)	8.5	0	11	-	-	-				
HCM Lane LOS	A	A	B	-	-	-				
HCM 95th %tile Q(veh)	0	-	0.6	-	-	-				

HCM 2010 AWSC
5: Eastbound Ramps

10/13/2022

Intersection	
Intersection Delay, s/veh	10.1
Intersection LOS	B

Movement	WBR	SBL	SBR	SEL
Lane Configurations				
Traffic Vol, veh/h	0	125	0	0
Future Vol, veh/h	0	125	0	0
Peak Hour Factor	0.88	0.88	0.88	0.84
Heavy Vehicles, %	0	3	0	0
Mvmt Flow	0	142	0	0
Number of Lanes	0	1	0	1

Approach	SB
Opposing Approach	
Opposing Lanes	0
Conflicting Approach Left	
Conflicting Lanes Left	0
Conflicting Approach Right	SE
Conflicting Lanes Right	1
HCM Control Delay	9.1
HCM LOS	A

Lane	SELn1	SBLn1
Vol Left, %	100%	100%
Vol Thru, %	0%	0%
Vol Right, %	0%	0%
Sign Control	Stop	Stop
Traffic Vol by Lane	270	125
LT Vol	270	125
Through Vol	0	0
RT Vol	0	0
Lane Flow Rate	307	142
Geometry Grp	1	1
Degree of Util (X)	0.392	0.193
Departure Headway (Hd)	4.601	4.904
Convergence, Y/N	Yes	Yes
Cap	785	733
Service Time	2.617	2.923
HCM Lane V/C Ratio	0.391	0.194
HCM Control Delay	10.6	9.1
HCM Lane LOS	B	A
HCM 95th-tile Q	1.9	0.7

MEMORANDUM

HCM Analysis – Build

HCM 2010 TWSC

1: Old Dairy Road & Glacier Highway

10/13/2022

Intersection						
Int Delay, s/veh	6.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	39	15	132	32	15	152
Future Vol, veh/h	39	15	132	32	15	152
Conflicting Peds, #/hr	0	0	0	0	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Yield
Storage Length	-	-	-	-	110	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	7	19	4	5	0	4
Mvmt Flow	46	18	157	38	18	181
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	64	0	409	55
Stage 1	-	-	-	-	55	-
Stage 2	-	-	-	-	354	-
Critical Hdwy	-	-	4.14	-	6.4	6.24
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.236	-	3.5	3.336
Pot Cap-1 Maneuver	-	-	1526	-	602	1006
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	715	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1526	-	538	1006
Mov Cap-2 Maneuver	-	-	-	-	538	-
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	638	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		6.1		9.6	
HCM LOS					A	
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	538	1006	-	-	1526	-
HCM Lane V/C Ratio	0.033	0.18	-	-	0.103	-
HCM Control Delay (s)	11.9	9.4	-	-	7.6	0
HCM Lane LOS	B	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	0.7	-	-	0.3	-

HCM 2010 TWSC
2: Highway 7 & Old Dairy Road

10/13/2022

Intersection												
Int Delay, s/veh	4.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↰↰	↰	↰	↰↰	↰						↰
Traffic Vol, veh/h	184	1652	15	170	700	63	0	0	0	0	0	172
Future Vol, veh/h	184	1652	15	170	700	63	0	0	0	0	0	172
Conflicting Peds, #/hr	1	0	0	0	0	1	1	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	Free
Storage Length	520	-	390	380	-	325	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	0	2	1	5	2	0	7	0	3	0	0	0
Mvmt Flow	224	2015	18	207	854	77	0	0	0	0	0	210
Major/Minor	Major1			Major2			Minor2					
Conflicting Flow All	855	0	0	2033	0	0	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.1	-	-	4.2	-	-	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.2	-	-	2.25	-	-	-	-	-	-	-	-
Pot Cap-1 Maneuver	793	-	-	264	-	-	0	0	0	0	0	0
Stage 1	-	-	-	-	-	-	0	0	0	0	0	0
Stage 2	-	-	-	-	-	-	0	0	0	0	0	0
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	793	-	-	264	-	-	-	0	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	0	-	-	-	-
Stage 1	-	-	-	-	-	-	-	0	-	-	-	-
Stage 2	-	-	-	-	-	-	-	0	-	-	-	-
Approach	EB			WB			SB					
HCM Control Delay, s	1.1			10			0					
HCM LOS							A					
Minor Lane/Major Mvmt	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1					
Capacity (veh/h)	793	-	-	264	-	-	-					
HCM Lane V/C Ratio	0.283	-	-	0.785	-	-	-					
HCM Control Delay (s)	11.3	-	-	54.9	-	-	0					
HCM Lane LOS	B	-	-	F	-	-	A					
HCM 95th %tile Q(veh)	1.2	-	-	6	-	-	-					

HCM Signalized Intersection Capacity Analysis 3: Egan Drive & Glacier Highway

10/13/2022

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	102	156	280	79	54	325
Future Volume (vph)	102	156	280	79	54	325
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.3		5.0	5.3	5.0	5.0
Lane Util. Factor	1.00		1.00	1.00	1.00	1.00
Frt	0.92		1.00	1.00	1.00	0.85
Flt Protected	1.00		0.95	1.00	0.95	1.00
Satd. Flow (prot)	1745		1805	1900	1805	1615
Flt Permitted	1.00		0.32	1.00	0.95	1.00
Satd. Flow (perm)	1745		608	1900	1805	1615
Peak-hour factor, PHF	0.82	0.82	0.82	0.82	0.82	0.82
Adj. Flow (vph)	124	190	341	96	66	396
RTOR Reduction (vph)	65	0	0	0	0	338
Lane Group Flow (vph)	249	0	341	96	66	58
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases			2			3
Actuated Green, G (s)	12.0		31.3	31.3	7.1	7.1
Effective Green, g (s)	12.0		31.3	31.3	7.1	7.1
Actuated g/C Ratio	0.25		0.64	0.64	0.15	0.15
Clearance Time (s)	5.3		5.0	5.3	5.0	5.0
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	429		742	1221	263	235
v/s Ratio Prot	c0.14		c0.13	0.05	c0.04	
v/s Ratio Perm			0.16			0.04
v/c Ratio	0.58		0.46	0.08	0.25	0.25
Uniform Delay, d1	16.1		4.7	3.3	18.4	18.4
Progression Factor	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2	2.0		0.5	0.0	0.5	0.5
Delay (s)	18.1		5.1	3.3	18.9	19.0
Level of Service	B		A	A	B	B
Approach Delay (s)	18.1			4.7	19.0	
Approach LOS	B			A	B	
Intersection Summary						
HCM 2000 Control Delay			13.6		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.57			
Actuated Cycle Length (s)			48.7		Sum of lost time (s)	21.3
Intersection Capacity Utilization			49.0%		ICU Level of Service	A
Analysis Period (min)			15			
c Critical Lane Group						

HCM 2010 TWSC

4: Westbound Ramps & Egan Drive

10/13/2022

Intersection										
Int Delay, s/veh	1.4									
Movement	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SER
Lane Configurations										
Traffic Vol, veh/h	5	0	5	287	0	0	206	225	0	0
Future Vol, veh/h	5	0	5	287	0	0	206	225	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	-	-	None	-	-	None	-	None
Storage Length	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	-	-	0	-	-	-
Grade, %	0	-	-	0	-	-	0	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	92	92
Heavy Vehicles, %	0	0	0	5	0	0	4	5	2	2
Mvmt Flow	6	0	6	368	0	0	264	288	0	0
Major/Minor	Minor1		Major1		Major2					
Conflicting Flow All	788	368	552	0	-	-	-	0		
Stage 1	380	-	-	-	-	-	-	-		
Stage 2	408	-	-	-	-	-	-	-		
Critical Hdwy	6.4	6.2	4.1	-	-	-	-	-		
Critical Hdwy Stg 1	5.4	-	-	-	-	-	-	-		
Critical Hdwy Stg 2	5.4	-	-	-	-	-	-	-		
Follow-up Hdwy	3.5	3.3	2.2	-	-	-	-	-		
Pot Cap-1 Maneuver	363	682	1028	-	0	0	-	-		
Stage 1	696	-	-	-	0	0	-	-		
Stage 2	676	-	-	-	0	0	-	-		
Platoon blocked, %				-			-	-		
Mov Cap-1 Maneuver	360	682	1028	-	-	-	-	-		
Mov Cap-2 Maneuver	360	-	-	-	-	-	-	-		
Stage 1	691	-	-	-	-	-	-	-		
Stage 2	676	-	-	-	-	-	-	-		
Approach	WB		NB		SB					
HCM Control Delay, s	11.4		0.1		0					
HCM LOS	B									
Minor Lane/Major Mvmt	NBL		NBTWBLn1		SBT		SBR			
Capacity (veh/h)	1028		-		682		-		-	
HCM Lane V/C Ratio	0.006		-		0.173		-		-	
HCM Control Delay (s)	8.5		0		11.4		-		-	
HCM Lane LOS	A		A		B		-		-	
HCM 95th %tile Q(veh)	0		-		0.6		-		-	

HCM 2010 AWSC
5: Eastbound Ramps

10/13/2022

Intersection	
Intersection Delay, s/veh	11.7
Intersection LOS	B

Movement	WBR	SBL	SBR	SEL
Lane Configurations				
Traffic Vol, veh/h	0	211	0	5
Future Vol, veh/h	0	211	0	5
Peak Hour Factor	0.84	0.84	0.84	0.84
Heavy Vehicles, %	0	3	0	0
Mvmt Flow	0	251	0	6
Number of Lanes	0	1	0	1

Approach	SB
Opposing Approach	
Opposing Lanes	0
Conflicting Approach Left	
Conflicting Lanes Left	0
Conflicting Approach Right	SE
Conflicting Lanes Right	1
HCM Control Delay	10.8
HCM LOS	B

Lane	SELn1	SBLn1
Vol Left, %	100%	100%
Vol Thru, %	0%	0%
Vol Right, %	0%	0%
Sign Control	Stop	Stop
Traffic Vol by Lane	292	211
LT Vol	292	211
Through Vol	0	0
RT Vol	0	0
Lane Flow Rate	348	251
Geometry Grp	1	1
Degree of Util (X)	0.472	0.352
Departure Headway (Hd)	4.891	5.041
Convergence, Y/N	Yes	Yes
Cap	737	713
Service Time	2.93	3.081
HCM Lane V/C Ratio	0.472	0.352
HCM Control Delay	12.3	10.8
HCM Lane LOS	B	B
HCM 95th-tile Q	2.5	1.6

HCM 2010 TWSC

6: Glacier Highway & Development

10/13/2022

Intersection						
Int Delay, s/veh	3.9					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	21	150	90	18	73	49
Future Vol, veh/h	21	150	90	18	73	49
Conflicting Peds, #/hr	5	0	0	5	5	5
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	25	176	106	21	86	58
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	132	0	-	0	353	127
Stage 1	-	-	-	-	122	-
Stage 2	-	-	-	-	231	-
Critical Hdwy	4.15	-	-	-	6.45	6.25
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	2.245	-	-	-	3.545	3.345
Pot Cap-1 Maneuver	1435	-	-	-	639	915
Stage 1	-	-	-	-	896	-
Stage 2	-	-	-	-	800	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1428	-	-	-	620	906
Mov Cap-2 Maneuver	-	-	-	-	620	-
Stage 1	-	-	-	-	874	-
Stage 2	-	-	-	-	796	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.9	0		11.4		
HCM LOS	B					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1428	-	-	-	710	
HCM Lane V/C Ratio	0.017	-	-	-	0.202	
HCM Control Delay (s)	7.6	0	-	-	11.4	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0.1	-	-	-	0.8	

HCM 2010 TWSC

1: Old Dairy Road & Glacier Highway

10/13/2022

Intersection						
Int Delay, s/veh	6.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	133	80	214	83	30	206
Future Vol, veh/h	133	80	214	83	30	206
Conflicting Peds, #/hr	0	0	0	0	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Yield
Storage Length	-	-	-	-	110	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	7	19	4	5	0	4
Mvmt Flow	146	88	235	91	33	226
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	234	0	753	190
Stage 1	-	-	-	-	190	-
Stage 2	-	-	-	-	563	-
Critical Hdwy	-	-	4.14	-	6.4	6.24
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.236	-	3.5	3.336
Pot Cap-1 Maneuver	-	-	1322	-	380	847
Stage 1	-	-	-	-	847	-
Stage 2	-	-	-	-	574	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1322	-	308	847
Mov Cap-2 Maneuver	-	-	-	-	308	-
Stage 1	-	-	-	-	847	-
Stage 2	-	-	-	-	466	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		6		11.7	
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	308	847	-	-	1322	-
HCM Lane V/C Ratio	0.107	0.267	-	-	0.178	-
HCM Control Delay (s)	18.1	10.8	-	-	8.3	0
HCM Lane LOS	C	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	1.1	-	-	0.6	-

HCM 2010 TWSC
2: Highway 7 & Old Dairy Road

10/13/2022

Intersection												
Int Delay, s/veh	6.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↰↰	↰	↰	↰↰	↰						↰
Traffic Vol, veh/h	299	832	20	230	1535	177	0	0	0	0	0	424
Future Vol, veh/h	299	832	20	230	1535	177	0	0	0	0	0	424
Conflicting Peds, #/hr	1	0	0	0	0	1	1	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	Free
Storage Length	520	-	390	380	-	325	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	0	2	1	5	2	0	7	0	3	0	0	0
Mvmt Flow	336	935	22	258	1725	199	0	0	0	0	0	476
Major/Minor	Major1			Major2			Minor2					
Conflicting Flow All	1726	0	0	957	0	0	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.1	-	-	4.2	-	-	-	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.2	-	-	2.25	-	-	-	-	-	-	-	-
Pot Cap-1 Maneuver	371	-	-	696	-	-	0	0	0	0	0	0
Stage 1	-	-	-	-	-	-	0	0	0	0	0	0
Stage 2	-	-	-	-	-	-	0	0	0	0	0	0
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	371	-	-	696	-	-	-	0	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	0	-	-	-	-
Stage 1	-	-	-	-	-	-	-	0	-	-	-	-
Stage 2	-	-	-	-	-	-	-	0	-	-	-	-
Approach	EB			WB			SB					
HCM Control Delay, s	15.5			1.6			0					
HCM LOS							A					
Minor Lane/Major Mvmt	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1					
Capacity (veh/h)	371	-	-	696	-	-	-					
HCM Lane V/C Ratio	0.906	-	-	0.371	-	-	-					
HCM Control Delay (s)	59.8	-	-	13.2	-	-	0					
HCM Lane LOS	F	-	-	B	-	-	A					
HCM 95th %tile Q(veh)	9.2	-	-	1.7	-	-	-					

HCM Signalized Intersection Capacity Analysis 3: Egan Drive & Glacier Highway

10/13/2022

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	158	166	355	178	137	265
Future Volume (vph)	158	166	355	178	137	265
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.3		5.0	5.3	5.0	5.0
Lane Util. Factor	1.00		1.00	1.00	1.00	1.00
Frt	0.93		1.00	1.00	1.00	0.85
Flt Protected	1.00		0.95	1.00	0.95	1.00
Satd. Flow (prot)	1769		1805	1900	1805	1615
Flt Permitted	1.00		0.30	1.00	0.95	1.00
Satd. Flow (perm)	1769		568	1900	1805	1615
Peak-hour factor, PHF	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	174	182	390	196	151	291
RTOR Reduction (vph)	46	0	0	0	0	249
Lane Group Flow (vph)	310	0	390	196	151	42
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases			2			3
Actuated Green, G (s)	13.5		31.5	31.5	7.0	7.0
Effective Green, g (s)	13.5		31.5	31.5	7.0	7.0
Actuated g/C Ratio	0.28		0.65	0.65	0.14	0.14
Clearance Time (s)	5.3		5.0	5.3	5.0	5.0
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	489		696	1226	258	231
v/s Ratio Prot	0.18		c0.15	0.10	c0.08	
v/s Ratio Perm			c0.21			0.03
v/c Ratio	0.63		0.56	0.16	0.59	0.18
Uniform Delay, d1	15.5		5.1	3.4	19.5	18.4
Progression Factor	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2	2.7		1.0	0.1	3.4	0.4
Delay (s)	18.2		6.1	3.5	22.9	18.8
Level of Service	B		A	A	C	B
Approach Delay (s)	18.2			5.2	20.2	
Approach LOS	B			A	C	
Intersection Summary						
HCM 2000 Control Delay			13.3		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.76			
Actuated Cycle Length (s)			48.8		Sum of lost time (s)	21.3
Intersection Capacity Utilization			58.5%		ICU Level of Service	B
Analysis Period (min)			15			
c Critical Lane Group						

HCM 2010 TWSC

4: Westbound Ramps & Egan Drive

10/13/2022

Intersection										
Int Delay, s/veh	1.7									
Movement	WBL	WBR	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SER
Lane Configurations										
Traffic Vol, veh/h	5	0	5	277	0	0	166	350	0	0
Future Vol, veh/h	5	0	5	277	0	0	166	350	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	-	-	None	-	-	None	-	None
Storage Length	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	-	-	0	-	-	-
Grade, %	0	-	-	0	-	-	0	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	92	92
Heavy Vehicles, %	0	0	0	5	0	0	4	5	2	2
Mvmt Flow	6	0	6	315	0	0	189	398	0	0
Major/Minor	Minor1		Major1		Major2					
Conflicting Flow All	715	315	587	0	-	-	-	-	0	
Stage 1	327	-	-	-	-	-	-	-	-	
Stage 2	388	-	-	-	-	-	-	-	-	
Critical Hdwy	6.4	6.2	4.1	-	-	-	-	-	-	
Critical Hdwy Stg 1	5.4	-	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	5.4	-	-	-	-	-	-	-	-	
Follow-up Hdwy	3.5	3.3	2.2	-	-	-	-	-	-	
Pot Cap-1 Maneuver	400	730	998	-	0	0	-	-	-	
Stage 1	735	-	-	-	0	0	-	-	-	
Stage 2	690	-	-	-	0	0	-	-	-	
Platoon blocked, %				-			-	-	-	
Mov Cap-1 Maneuver	397	730	998	-	-	-	-	-	-	
Mov Cap-2 Maneuver	397	-	-	-	-	-	-	-	-	
Stage 1	730	-	-	-	-	-	-	-	-	
Stage 2	690	-	-	-	-	-	-	-	-	
Approach	WB		NB		SB					
HCM Control Delay, s	11.2		0.2				0			
HCM LOS	B									
Minor Lane/Major Mvmt	NBL		NBTWBLn1		SBT		SBR			
Capacity (veh/h)	998	-	730	-	-	-				
HCM Lane V/C Ratio	0.006	-	0.21	-	-	-				
HCM Control Delay (s)	8.6	0	11.2	-	-	-				
HCM Lane LOS	A	A	B	-	-	-				
HCM 95th %tile Q(veh)	0	-	0.8	-	-	-				

HCM 2010 AWSC
5: Eastbound Ramps

10/13/2022

Intersection	
Intersection Delay, s/veh	10.5
Intersection LOS	B

Movement	WBR	SBL	SBR	SEL
Lane Configurations				
Traffic Vol, veh/h	0	166	0	0
Future Vol, veh/h	0	166	0	0
Peak Hour Factor	0.88	0.88	0.88	0.88
Heavy Vehicles, %	0	3	0	8
Mvmt Flow	0	189	0	0
Number of Lanes	0	1	0	1

Approach	SB
Opposing Approach	
Opposing Lanes	0
Conflicting Approach Left	
Conflicting Lanes Left	0
Conflicting Approach Right	SE
Conflicting Lanes Right	1
HCM Control Delay	9.7
HCM LOS	A

Lane	SELn1	SBLn1
Vol Left, %	100%	100%
Vol Thru, %	0%	0%
Vol Right, %	0%	0%
Sign Control	Stop	Stop
Traffic Vol by Lane	277	166
LT Vol	277	166
Through Vol	0	0
RT Vol	0	0
Lane Flow Rate	315	189
Geometry Grp	1	1
Degree of Util (X)	0.413	0.259
Departure Headway (Hd)	4.721	4.937
Convergence, Y/N	Yes	Yes
Cap	762	728
Service Time	2.747	2.965
HCM Lane V/C Ratio	0.413	0.26
HCM Control Delay	11	9.7
HCM Lane LOS	B	A
HCM 95th-tile Q	2	1

HCM 2010 TWSC

6: Glacier Highway & Development

10/13/2022

Intersection						
Int Delay, s/veh	2.7					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	74	250	240	60	49	32
Future Vol, veh/h	74	250	240	60	49	32
Conflicting Peds, #/hr	5	0	0	5	5	5
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	81	275	264	66	54	35
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	335	0	-	0	744	307
Stage 1	-	-	-	-	302	-
Stage 2	-	-	-	-	442	-
Critical Hdwy	4.15	-	-	-	6.45	6.25
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	2.245	-	-	-	3.545	3.345
Pot Cap-1 Maneuver	1208	-	-	-	378	726
Stage 1	-	-	-	-	743	-
Stage 2	-	-	-	-	641	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1202	-	-	-	344	719
Mov Cap-2 Maneuver	-	-	-	-	344	-
Stage 1	-	-	-	-	680	-
Stage 2	-	-	-	-	638	-
Approach	EB	WB		SB		
HCM Control Delay, s	1.9	0		15.5		
HCM LOS				C		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1202	-	-	-	433	
HCM Lane V/C Ratio	0.068	-	-	-	0.206	
HCM Control Delay (s)	8.2	0	-	-	15.5	
HCM Lane LOS	A	A	-	-	C	
HCM 95th %tile Q(veh)	0.2	-	-	-	0.8	

Irene Gallion

From: John Bohan
Sent: Wednesday, November 23, 2022 8:27 AM
To: Irene Gallion; General Engineering
Subject: RE: ARP22-01: Traffic Impact Analysis

I do not see anything here that would trigger a concern or required improvements for the Developer from CBJ's perspective. The Yandukin intersection is already identified by DOT as a challenging intersection (they want to build an overpass) and they are planning improvements someday. Everything but the Yandukin merge lanes stay well within the peak hour levels of service allowances at future projections. A private developer shouldn't be required to fix the HWY 7 & Old Dairy Road (Fred Meyer) intersection, when it already performs as a failed intersection at peak hours (LOS E).

If you see something different than I do, have at it!

Thanks

Thanks
John Bohan, PE
CBJ Chief CIP Engineer
155 S. Seward St
Juneau AK 99801
(907)586-0800 x-4188

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Monday, November 21, 2022 3:15 PM
To: General Engineering <General_Engineering@juneau.org>; 'Schuler, Michael K (DOT)' <michael.schuler@alaska.gov>
Subject: RE: ARP22-01: Traffic Impact Analysis

Hi all,

Wondering if you have any feedback on this, or if you need more time? Our Planning Commission meeting for this one will be on December 13, 2022.

Thanks!

IMG

From: Irene Gallion
Sent: Friday, November 4, 2022 2:08 PM
To: General Engineering <General_Engineering@juneau.org>; 'Schuler, Michael K (DOT)' <michael.schuler@alaska.gov>
Subject: ARP22-01: Traffic Impact Analysis

Hello all,

Attached is the Traffic Impact Analysis for a proposed development at 7500 Glacier Highway. A summary of the project can be found here: <https://juneau.org/community-development/short-term-projects> Please click the plus sign next to ARP2022 0001.

Please advise if you have comments or concerns about this TIA by November 21, 2022 at 8:00 am. If you need more time for review let me know and we can work something out.

Thanks!

Irene Gallion | Senior Planner

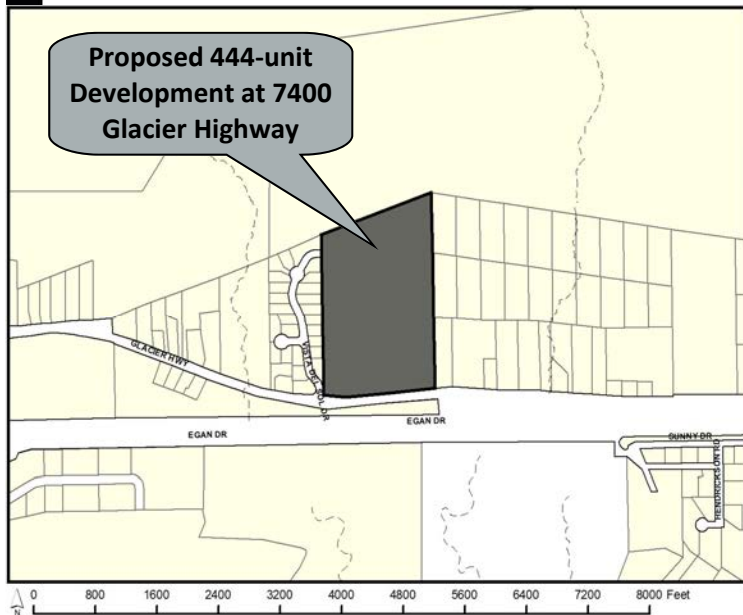
[Community Development Department](#) | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 X2



Fostering excellence in development for this generation and the next.

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for an Alternative Residential Subdivision:

- SMP2022 0001: Preliminary Plat Approval for a subdivision of one 19.71 acre lot into three parent lots: 7.5 acres, 6.8 acres, and 4 acres. Subdivision includes dedication of right-of-way.
- ARF2022 0001: Final Plan for Phase 1, to develop 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 Zone. Final project: 444 units on 19.71 acres.

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, December 5, 2022** at

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

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

Now — noon, December 9, 2022

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, December 13, 2022

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/85488605721> and use the Webinar ID: 854 8860 5721 OR join by telephone, calling: 1-205-215-0468 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.

December 14

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ARF2022 0001, call ext. 4130

SMP2022 0001, call ext. 4132

Email: pc_comments@juneau.org

Mail: Community Development, 155 S. Seward Street, Juneau AK 99801

Printed November 29, 2022

Case No.: SMP2022 0001/ARF2022 0001

Parcel No.: 5B1401010010

CBJ Parcel Viewer: <http://epv.juneau.org>

485

Irene Gallion

From: Garrett Johnson <garrett@pci1980.com>
Sent: Tuesday, November 29, 2022 10:10 AM
To: Irene Gallion; David Peterson
Subject: Re: SMP22-01/ARF22-01: Public Notice Sign
Attachments: 69143989606__A9D50EBA-30B4-49DF-A571-A71C88B47182.jpeg; 69143991432__4048044D-7D24-468A-8EAD-51E3B406B6F7.jpeg

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

See the attached. Thanks,

Garrett Johnson

801.712.2631



From: Irene Gallion <Irene.Gallion@juneau.org>
Date: Tuesday, November 29, 2022 at 10:16 AM
To: Garrett Johnson <garrett@pci1980.com>
Cc: David Peterson <David.Peterson@juneau.org>, Ryan Johnson <Ryan@pci1980.com>, 'Toby@homeshorellc.com' <Toby@homeshorellc.com>
Subject: RE: SMP22-01/ARF22-01: Public Notice Sign

Please send photos to me and Dave, thanks!

From: Garrett Johnson <garrett@pci1980.com>
Sent: Tuesday, November 29, 2022 8:06 AM
To: Irene Gallion <Irene.Gallion@juneau.org>
Cc: David Peterson <David.Peterson@juneau.org>; Ryan Johnson <Ryan@pci1980.com>; 'Toby@homeshorellc.com' <Toby@homeshorellc.com>
Subject: Re: SMP22-01/ARF22-01: Public Notice Sign

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Riley should be getting the sign from you guys today and will have it installed. I'll ask him to send me a picture of it once it is installed. Would you like me to send that to you as well?

Garrett Johnson

801.712.2631



From: Irene Gallion <Irene.Gallion@juneau.org>
Date: Monday, November 28, 2022 at 1:57 PM
To: Garrett Johnson <Garrett@pci1980.com>
Cc: David Peterson <David.Peterson@juneau.org>, Ryan Johnson <Ryan@pci1980.com>,



Attachment 7 - Public Notice sign



Attachment 7 - Public Notice sign

R I D G E V I E W
J U N E A U , A L A S K A

Summary

Changes to the Preliminary Plan

1. Minimal changes to Open Space & Parking (still exceed CBJ required minimums)
2. Moved Unit Lot D to Phase 1 (72 units vs. 96 units)
3. Staff recommendation for unique name (Seymour Way)

Revisions to 11/14/2022 ARF Application

- A. Plat Note regarding Vegetative Barrier
- B. Named E/W road: Woodland Hills Drive

Open Items

- USPS recommendation for mailbox location
- Timing of Alaska DOT's improvements at Egan/Old Dairy intersection

Open Space

Open Space Analysis

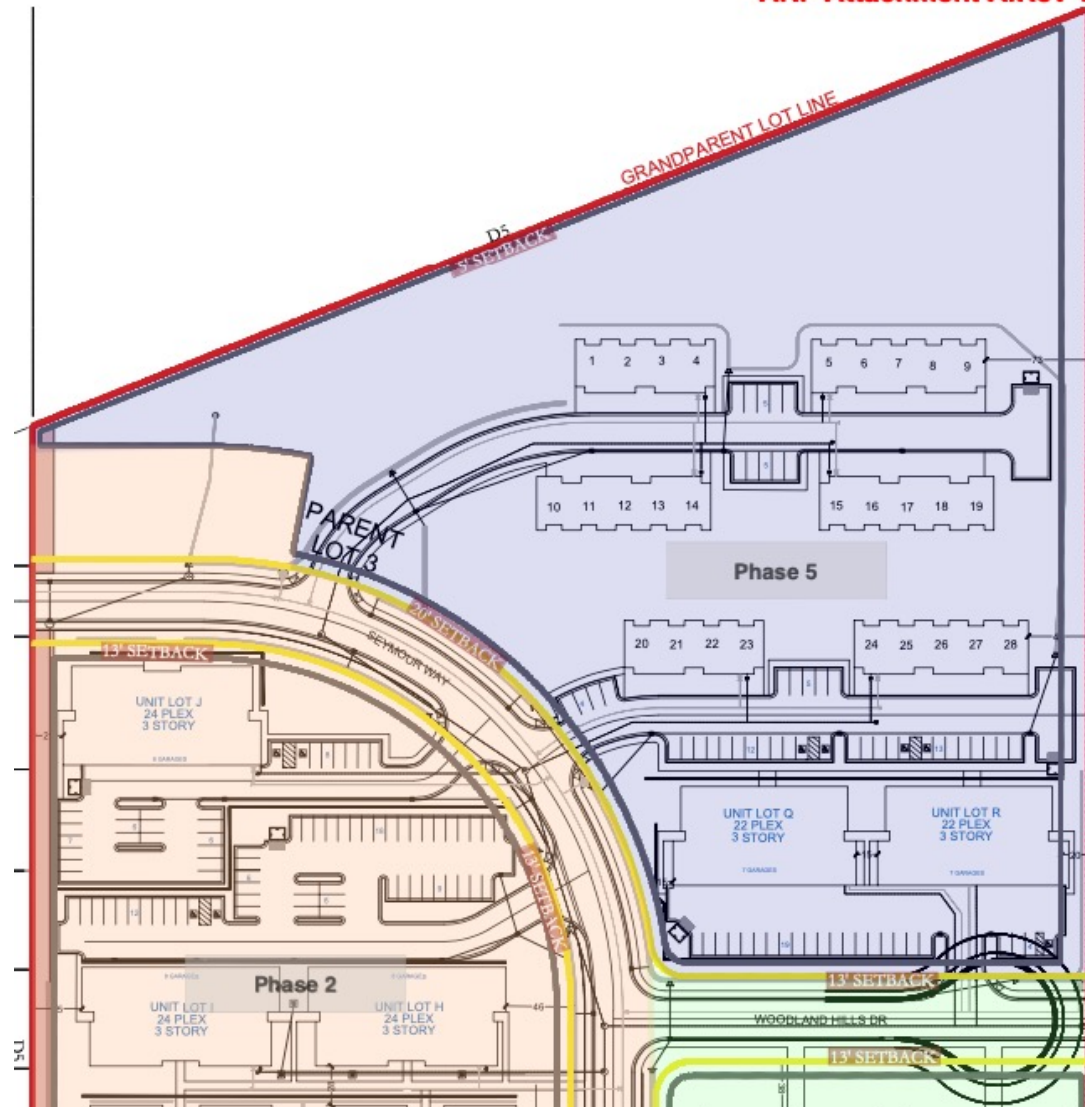
ARF Attachment C.Rev 1

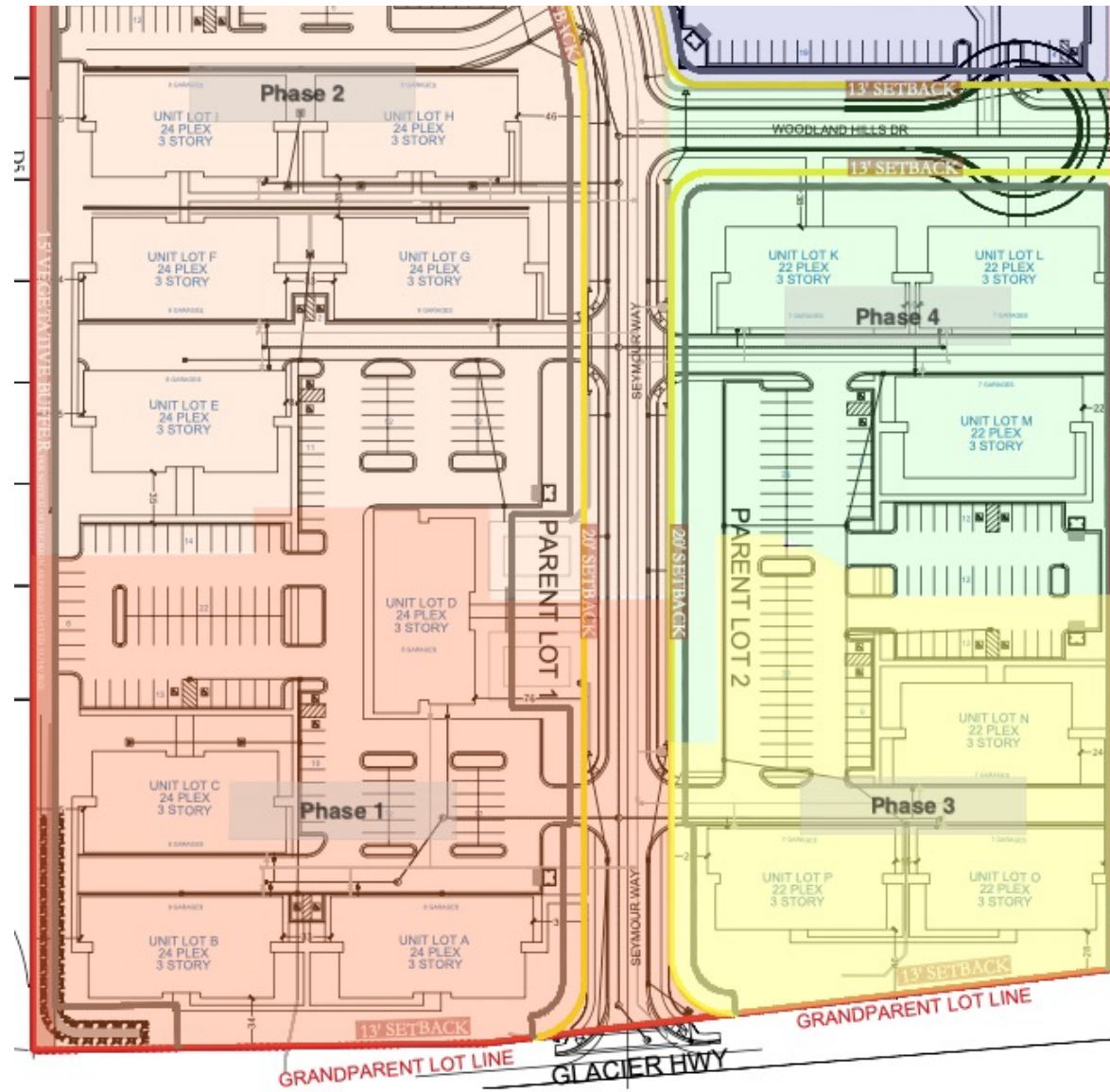
Parent Lot, Phase	11/14/22 Submittal			12/06/22 R1 Submittal			% Change
	Total Area	Open Space Area	% Open	Total Area	Open Space Area	% Open	
Parent Lot 1	327,598 SF	100,170 SF	30.6%	327,580 SF	101,378 SF	30.9%	1.2%
Parent Lot 2	173,667 SF	52,237 SF	30.1%	173,667 SF	52,611 SF	30.3%	0.7%
Parent Lot 3	294,101 SF	184,201 SF	62.6%	294,101 SF	182,899 SF	62.2%	-0.7%
Total	795,366 SF	336,608 SF	42.3%	795,347 SF	336,889 SF	42.4%	0.1%
Public 60' Right of Ways*	63,202 SF			63,221 SF			
Total All	858,568 SF			858,568 SF			
19.71 Acres							

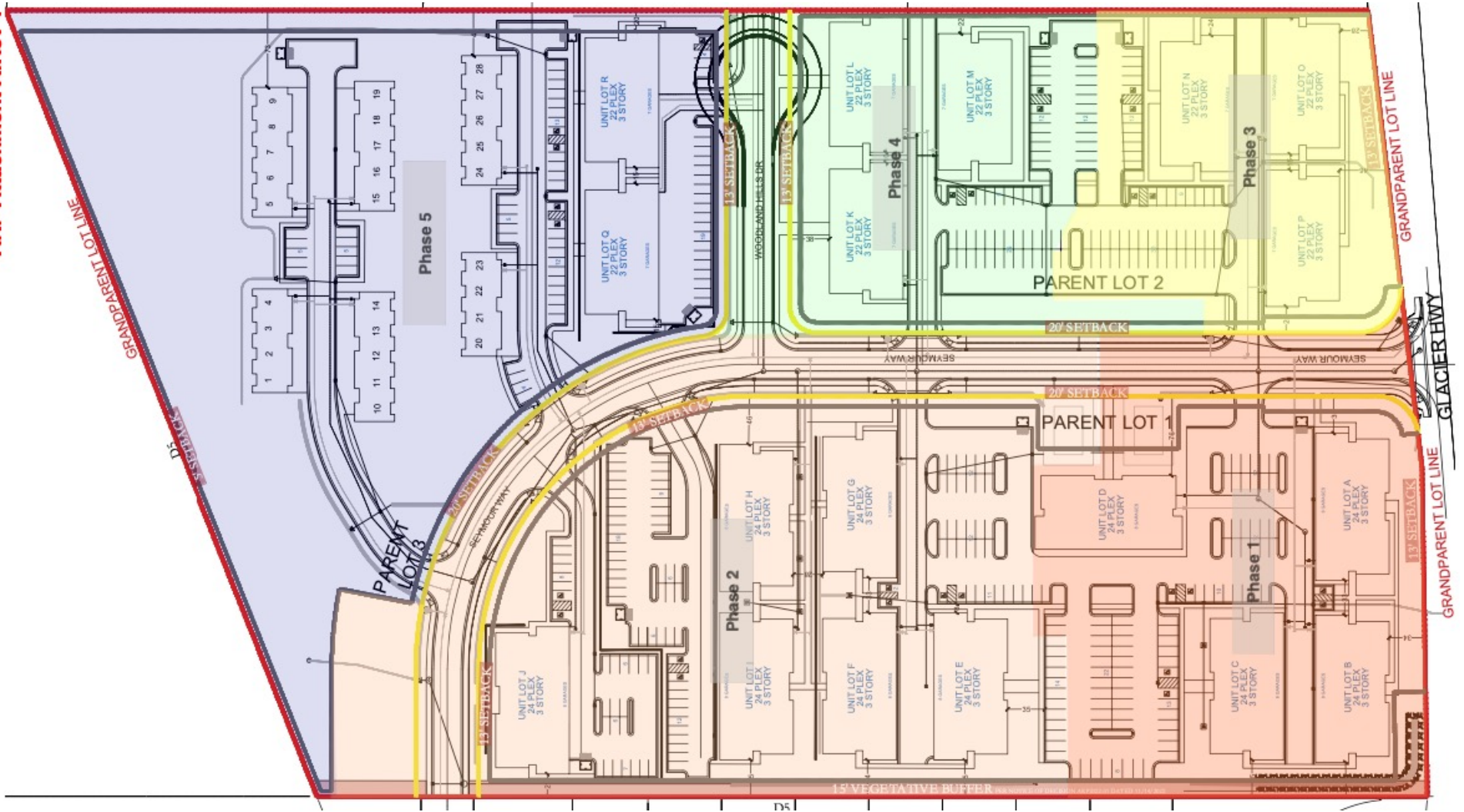
Parking

	Required Parking	Parking Provided	Garage Parking	Surface Parking
Phase 1	112 stalls	113 stalls	32 stalls	81 stalls
Phase 2	168 stalls	175 stalls	48 stalls	127 stalls
Phase 3	75 stalls	76 stalls	21 stalls	55 stalls
Phase 4	75 stalls	76 stalls	21 stalls	55 stalls
Phase 5	50 stalls	81 stalls	14 stalls	67 stalls
Townhomes	56 stalls	58 stalls	28 stalls	28 stalls
Total Parking	536 stalls	559 stalls	164 stalls	395 stalls

ARF Attachment A.Rev 1











Planning Commission

(907) 586-0715

PC_Comments@juneau.org

www.juneau.org/community-development/planning-commission

155 S. Seward Street • Juneau, AK 99801

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: December 15, 2022
File No.: SMP2022 0001

Rooftop Properties, LLC
7400 Glacier Highway
Juneau, Ak 99801

Proposal: Applicant requests Preliminary Plat Approval for a subdivision of one 19.71 acre lot into three parent lots: 7.5 acres, 6.8 acres, and 4 acres. Subdivision includes dedication of right-of-way.

Property Address: 7400 Glacier Highway
Legal Description: USS 1568 Tract B1
Parcel Code No.: 5B1401010010
Hearing Date: December 13, 2022

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated 12/13/2022, and approved the preliminary plat to be conducted as described in the project description and project drawings submitted with the application.

Attachment: December 13, 2022, memorandum from David Matthew Peterson, Community Development, to the CBJ Planning Commission regarding SMP2022 0001.

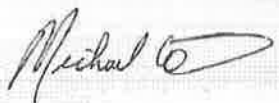
This Notice of Decision does not authorize any construction. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance to 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). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Rooftop Properties, LLC
File No.: SMP2022 0001
December 15, 2022
Page 2 of 2

Effective Date: The permit is effective upon approval by the Commission, December 13, 2022.

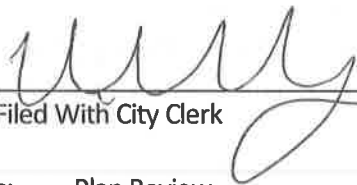
Expiration Date: The permit will expire five (5) years after the effective date, or December 13, 2027, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the subdivision permit was authorized or no final plat has been approved. Application for permit extension must be submitted thirty days prior to the expiration date.



Michael LeVine, Chair
Planning Commission

December 16, 2022

Date



Filed With City Clerk

12/20/22

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this subdivision. 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.



MAJOR SUBDIVISION SMP2022 0001
HEARING DATE: DECEMBER 13, 2022

(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

DATE: December 7, 2022

TO: Michael LeVine, Chair, Planning Commission

BY: David Matthew Peterson, Planner II 

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests Preliminary Plat Approval for a subdivision of one 19.71 acre lot into three parent lots: 7.5 acres, 6.8 acres, and 4 acres. Subdivision includes dedication of right-of-way.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- Alternative Residential Subdivision (ARS) creating three parent lots for future subdivision

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **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:

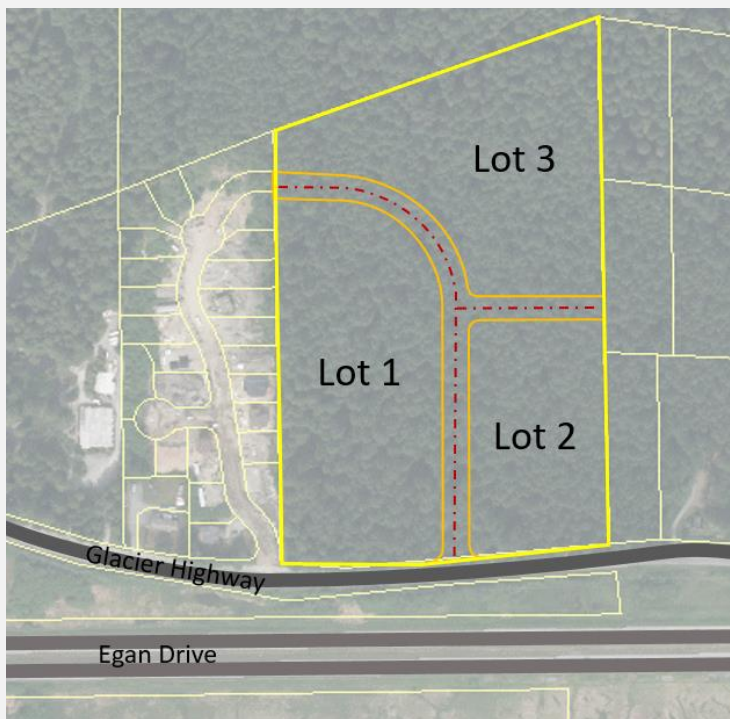
- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.15.402
 - CBJ 49.15.411
 - 49.15.900
 - CBJ 49.15.920
 - CBJ 49.15.960(b)
 - CBJ 49.25.400
 - CBJ 49.35.210(a)(1)
 - CBJ 49.35.240
 - CBJ 49.40.300(a)(2)
 - CBJ 49.80

GENERAL INFORMATION	
Property Owner	Rooftop Properties, LLC
Applicant	Rooftop Properties, LLC
Property Address	7400 Glacier Highway
Legal Description	USS 1568 Tract B1
Parcel Number	5B1401010010
Zoning	D18
Lot Size	19.71 acres : 858,568 square feet
Water/Sewer	Yes/Yes
Access	Old Glacier Highway (Collector)
Existing Land Use	Vacant
Associated Applications	Grading Permit; Alternative Residential Development Plan (ARP2022 0001; ARF20220001)

The Commission shall hear and decide 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 49.15.930(a) - A proposed alternative residential subdivision shall be reviewed according to the requirements of section 49.15.330, conditional use permit, and in the case of an application proposing a change in the number or boundaries of unit-lots, section 49.15.402, major subdivisions, except as otherwise provided in this article. Approval shall be a two-step process, preliminary plan approval and final plan approval. In cases involving a change in the number or boundaries of unit-lots, the preliminary and final plat submissions required by section 49.15.402 shall be included with the preliminary and final plan submissions required by this chapter.

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES

North (D5)	Vacant CBJ
South (D5)	Glacier/Egan
East (D5)	Single Family Residential
West (Zone)	Vacant (AMHT land)

SITE FEATURES

Anadromous	No
Flood Zone	No
Hazard	No Mapped Hazard
Hillside	Yes
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	None

BACKGROUND INFORMATION

Project Description – Applicant is seeking to subdivide 19.71 acres, USS 1568 Tract B1 (the Grandparent Lot), into three (3) parent Lots for a phased Alternative Residential Subdivision (ARS). The ARS would result in the creation of multifamily dwellings, consisting of 444 units throughout the (3) lots.

Parent Lot	# of Unit Lots
1	10
2	6
3	30

Development plans for the parent lots can be found in the approved Preliminary Plan (ARP2022 0001) updated for Phase 1 in the proposed Final Plan (ARF2022 0001).

Background – The applicant purchased the property in May 2022. Owners initially intended to proceed with the approved subdivision of the lot into 24 common wall lots and two larger lots. Subsequent market analysis prompted the modification to the development under this application.

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

Item	Summary
ARP2022 0001	ARS Preliminary Plan approved by the Commission, November 8, 2022
SMP2021 0001/SMP2016 0001	A 2016 preliminary plat for 24 common wall lots, the remaining land was to be subdivided into two larger lots. Renewed in 2021.
AME2015 0005	A rezone from D5 to D18. The original request was to rezone to D18. After the public meeting the applicant modified the request to a mix of D18 and LC. The Commission recommended denial of the rezone to the Assembly, opposing a rezone to D18 and LC, and recommended the tract remain D5. The Assembly adopted the rezone of the tract from D5 to D18. (Attachments C and D)
VAR1998-00024	A variance to waive the requirement that subdivision of certain large tracts of land be provided with access by way of a secondary or interior street, to facilitate subdivision of Tract B1, U.S. Survey 1568 into two lots approximately 10 acres each. Variance approved, with a condition that future subdivision provide an interior access road to city standards.

ANALYSIS

Phasing – Construction of common facilities for each phase (such as roadway, off-street parking, and open space) is required to be approved prior to moving on to the next phase in the project [CBJ 49.15.960(b)]. Refer to ARP2022 0001/ARF2022 0001 for information on phasing.

Minimum Lot Dimensions – The proposed parent lots as shown on the preliminary plat meet or exceed the dimensional standards listed in CBJ 49.25.400. Per 49.15.920(c) the parent lot shall be at least 150% of the minimum lot dimensions, lot coverage, and vegetative coverage shall be applied to the parent lot and not the unit-lots. For more information on lot coverages, refer to cases ARP2022 0001/ARF2022 0001.

The chart below was updated with information provided in the application for Final Plan for Phase 1 (Attachment 1C in the ARF2022 0001 Staff Report).

Standard	Dimension	Parent Lot 1	Parent Lot 2	Parent Lot 3	
Size	7,500 square foot minimum	327,598	173,667	294,101	☒ Meets/Exceeds ☐ Not met
Width	50 feet minimum	~600	~560	~670	☒ Meets/Exceeds ☐ Not met

*Measured at a line tangent to curved front, at middle driveway.

Density – Per CBJ 49.15.920(e)(1), *The number of dwelling units permitted in the development shall be calculated by multiplying the maximum number of dwelling units per gross acre permitted in the underlying zoning district by the number of acres in the alternative residential subdivision and rounding to the nearest whole number.* Density was established under the Preliminary Plat approval (ARP2022 0001).

Maximum Dwelling Units Per Acre	Acres	Maximum Number of Dwelling Units	Density, units per acre
Grandparent Lot	19.71	355 (354.78) + 25% = 444 (443.75)	23 (22.5)
Parent Lot 1	9.35	169 (168.3) + 25% = 211 (210.4)	23 (22.5)
Parent Lot 2	2.66	48 (47.9) + 25% = 60 (59.85)	23 (22.5)
Parent Lot 3	7.11	128 (127.9) = 160 (159.9)	23 (22.5)

Condition: None recommended.

Plat Notes:

1. PER CBJ 49.15.920(m), UNIT LOTS ARE LIMITED TO RESIDENTIAL USES. THE PARENT LOTS ARE LIMITED TO A RECREATIONAL CENTER, COMMUNITY FACILITY OR CHILD CARE CENTER.
2. THIS PLAT CREATES AN ALTERNATIVE RESIDENTIAL SUBDIVISION PURSUANT TO AND GOVERNED BY THE CITY AND BOROUGH OF JUNEAU LAND USE CODE TITLE 49 ARTICLE IX. EACH OWNER OF A UNIT LOT IS REQUIRED TO, AND SHALL BE, THROUGH THEIR OWNERSHIP, A MEMBER OF THE xxxxxx HOA, REQUIRED TO PAY ASSESSMENTS ASSES BY xxxxxx HOA.

Habitat – The U.S. Army Corps of Engineers issued a jurisdictional determination indicating wetlands on the lot. The jurisdictional determination expired on January 20, 2021. A new determination and permitting will be required for project development. There are no other known habitats regulated by Title 49 on site.

Conditions: None Recommended

Plat Notes:

3. A FIFTEEN (15) FOOT VEGETATED BUFFER IS REQUIRED ALONG THE WEST LOT LINE. THE BUFFER CAN BE REDUCED TO FIVE (5) FEET WITH A FENCE SUFFICIENT TO PROVIDE A VISUAL AND ACOUSTIC BUFFER.

Hazard Zones – The development is not in a mapped hazard area.

A Hillside Endorsement is required for cuts into or slopes of 18%. Staff anticipates that residential structures will require hillside endorsement. At its most basic level, the hillside endorsement includes items stamped by an engineer, architect, geologist, or surveyor licensed by the State of Alaska:

- A site plan.
- A landscaping plan.
- A geotechnical memo discussing the soils and the thought process of development on those soils.

Determination of the need for a Hillside Endorsement is done during the Building Permit process.

Condition: None recommended.

Plat Note: None recommended.

Other Applicable Sections of Title 49 – Density, greenspace, and transportation features are evaluated through the Alternative Residential Subdivision plan process. For further details on these features, ARP2022 0001/ARF2022 0001.

TRAFFIC

Traffic – A traffic impact analysis has been submitted, and is being reviewed under ARF2022 0001.

Condition: None recommended.

Plat Note: None recommended.

ACCESS AND PUBLIC IMPROVEMENTS

Access – Each parent lot proposed has access onto Seymour Drive or Woodland Hills Drive, which will be built for acceptance by CBJ [49.15.920(f)]. For Phase I, a temporary emergency turnaround is required. A condition of approval is to provide the emergency turnaround at the termination of Phase 1 at a minimum (applicant may choose to extend farther). 49.35.240(g)(2) temporary cul-de-sac or (3) hammerhead turnaround to be approved by the Director of Engineering and Public Works.

For the private accesses on the parent lots:

Topic and Code Reference	Summary	Complies	Recommended Condition
CBJ 49.15.920(f)(1) Location	<i>The access shall be located completely on the parent lot.</i>	☒ Yes ☐ No ☐ N/A	None.
CBJ 49.15.920(f)(2) Safety	<i>The access protects public safety or welfare and provides for safe pedestrian and vehicular traffic circulation.</i>	☒ Yes ☐ No ☐ N/A	None.
CBJ 49.15.920(f)(3) Emergency Services	<i>The access complies with the emergency service access</i>	☒ Yes ☐ No	None.

	<i>requirements of CBJ [chapter] 19.10.</i>	☐ N/A	
	The subdivision has been reviewed by Capital City Fire and Rescue (CCFR).		
CBJ 49.15.920(f)(4) Pavement	<i>Access to and within the development is paved.</i>	☒ Yes ☐ No ☐ N/A	Planned.
CBJ 49.15.920(f)(5) Homeowners Association (HOA)	<i>(5) The developer submits adequate evidence that upon approval of the development, a homeowner's association will be formed, can obtain liability insurance, and is solely responsible for maintaining the private access—including winter maintenance.</i>	☐ Yes ☒ No ☐ N/A	Prior to approval of the Final Alternative Residential Subdivision Plan, the applicant shall submit homeowners' association, or similar, documents that comply with the requirements of CBJ 49.15.950(b). These are subject to approval through the Final Plan process (SMF2022 0001).
CBJ 49.15.920(f)(6) Abutting Parcels	<i>Abutting parcels have alternative and practical frontage on a publically maintained Right-of-Way.</i> Note that access to AMHT lands to the east is through their own lot access onto Glacier Highway.	☒ Yes ☐ No ☐ N/A	None.

The subdivision will require a secondary access when 100 units have been constructed. At the public meeting for preliminary plan approval, neighbors proposed to terminate Seymour Way at a *cul de sac* rather than connect to Vista Del Sol Drive.

CBJ 49.35.210(a)(1) and (2), requires connecting streets to adjoining undeveloped land and street systems must be designed to maximize the number of connecting streets in a given area. The requirements of Chapter 35 cannot be varied CBJ 49.20.200.

Condition: Prior to final plat approval, the plat will be revised to provide an emergency turnaround at the termination of Phase 1 at a minimum.

Plat Notes:

4. NO LOT WILL DIRECTLY ACCESS GLACIER HIGHWAY.
5. ACCESS TO LOTS SHALL BE VIA ACCESS EASEMENTS SHOWN ON THIS PLAT AND IS SUBJECT TO THE REQUIREMENTS IN THE BYLAWS OF xxxxxxxx HOA.
6. Temporary cul-de-sac or hammerhead easement shall be vacated upon extension of Seymour Drive unless the Director determines all or a portion of the cul-de-sac may remain.

7. PER CBJ 49.15.920(j), NO PARKING AREAS, DWELLING UNITS, UNIT LOTS OR PERMISSIBLE USES MAY BE LOCATED WITHIN THE PERIMETER BUFFER, ACCESS TO THE DEVELOPMENT MAY CROSS A PORTION OF THE BUFFER.

CBJ 49.35.240 Table of Roadway Construction Standards –

ADTs	TIA	Sidewalks	Travel Way Width	Street Lights	ROW Width	Paved	Publically Maintained
≥ 500	Yes	Both Sides	26'	At all intersections	60' public ROW	Yes	Yes

Street Lighting – Details regarding street lighting will be included on construction plans per each phase, and evaluated with the issuance of a building permit.

Condition: None recommended.

Plat Note: None recommended.

Pedestrian Access – Details regarding pedestrian access will be included on construction plans per each phase. Preliminary pedestrian access planning was approved under ARP2022 0001.

Condition: None recommended.

Plat Note: None recommended.

Drainage – Drainage plan for entire project has been provided. See attachments I.1 & I.2. Note that General Engineering will include their Grading and Drainage review as a part of the final plat process.

Condition: None recommended.

Plat Note:

8. THE STORMWATER RUNOFF IS ACCEPTABLE PER RIDGEVIEW SUBDIVISION DRAINAGE PLAN IN APPROVED DURING PLAT REVIEW. ALL REQUIRED RIDGEVIEW SUBDIVISION PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ19.12.120 BEST MANAGEMENT PRACTICES.

Fire Code Improvements – Per CCFR comments, secondary access would be required after 100 units were constructed. Under the current proposal, secondary access is indicated before the 4th Temporary Certificate of Occupancy in Phase 2.

Per 49.35.240(g)(3) The Director of Engineering and Public Works has the authority to approve a hammerhead turnaround in lieu of a temporary cul-de-sac. CCFR prefers a 60 foot diameter cul-de-sac. CCFR has agreed that the cul-de-sac will not be required because of the access to an easement on the Parent Lot 3.

Condition: Easement will be vacated once Woodland Hills can be extended.

Plat Note: None recommended.

AGENCY REVIEW

CDD conducted an agency review comment period between November 14, 2022 and November 23, 2022. Agency review comments were addressed by applicant prior to plat presentation to the Commission.

Agency	Summary
General Engineering	Minor comments addressed by applicant.
Cartography	Minor comments addressed by applicant.
Capitol City Fire and Rescue	Minor comments addressed by applicant.
Planning	Minor comments addressed by applicant.

PUBLIC COMMENTS

CDD conducted a public comment period between 11/29/2022 – 12/13/2022. Public notice was mailed to property owners within 500 feet of the subject parcel. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. At the time of publication, no public comment had been received.

FINDINGS

Major Subdivision Preliminary Plat Approval Criteria - Per CBJ 49.15.402(c)(4), the Director makes the following findings on the proposed development:

1. *Does the preliminary plat comply with CBJ 49.15.411?*

Analysis: No additional analysis needed.

Finding: Yes. The Preliminary Plat complies with Title 49.

2. *Will applicable subdivision development standards be met, or can reasonably be met with conditions?*

Analysis: This subdivision supports the development standards established under the approved preliminary plan (ARP2022 0001) and the proposed final plan for Phase 1 (ARF2022 0001).

Finding: Yes. The plat and development standards are met.

3. *Will the proposed subdivision provide suitable building sites for the zoning district?*

Analysis: Lots created through this subdivision meet minimum dimensional requirements for the D18 zoning district under the Alternative Residential Subdivision code; these lots can reasonably meet setbacks and other dimensional requirements within CBJ 49.25.400 and 49.15.920.

Finding: Yes. The proposed subdivision provides building sites suitable for the D18 zoning district.

4. Will the proposed street names be unique or continuations of existing streets?

Analysis: Seymour Way will be the name of the street providing access to the parent lots throughout the project phases. Woodland Hills Drive is the name of the east extension, providing access to the multi-family development on Parent Lot 3. As the project develops and Per CCFR comments, secondary access would be required after 100 units were constructed.

Finding: Yes. The proposed street names are unique or continuations of existing streets. .

5. Has the director of Engineering and Public Works reviewed the application and determined that:

(i) The subdivision can be constructed to conform to applicable drainage and water quality requirements;

(ii) The streets, pioneer paths, and pedestrian ways as proposed accommodate anticipated traffic, align with, and, where appropriate, connect with streets and pedestrian ways serving adjacent properties;

(iii) Any proposed improvements conform to the requirements of this Title 49 and can be feasibly constructed; and,

(iv) Where public sewer is not required, the applicant has shown that soils are suitable for individual on-lot wastewater treatments and disposal or has shown the feasibility of alternative methods of wastewater disposal and treatment.

Finding: Yes. Engineering and Public Works has reviewed the proposed subdivision application and supplemental materials, and believes the above criteria can be met.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested preliminary plat for the Ridgeview Subdivision. This permit would allow the applicant to submit for the final plat application with the following condition and plat notes:

Conditions:

1. Prior to final plat approval, the plat will be revised to provide an emergency turnaround at the termination of Phase 1 at a minimum.

Plat Notes:

1. PER CBJ 49.15.920(m), UNIT LOTS ARE LIMITED TO RESIDENTIAL USES. THE PARENT LOTS ARE LIMITED TO A RECREATIONAL CENTER, COMMUNITY FACILITY OR CHILD CARE CENTER.
2. THIS PLAT CREATES AN ALTERNATIVE RESIDENTIAL SUBDIVISION PURSUANT TO AND GOVERNED BY THE CITY AND BOROUGH OF JUNEAU LAND USE CODE TITLE 49 ARTICLE IX. EACH OWNER OF A UNIT LOT IS REQUIRED TO, AND SHALL BE, THROUGH THEIR OWNERSHIP, A MEMBER OF THE xxxxxx HOA, REQUIRED TO PAY ASSESSMENTS ASSES BY xxxxxxxx HOA.
3. A FIFTEEN (15) FOOT VEGETATED BUFFER IS REQUIRED ALONG THE WEST LOT LINE. THE BUFFER CAN BE REDUCED TO FIVE (5) FEET WITH A FENCE SUFFICIENT TO PROVIDE A VISUAL AND ACOUSTIC BUFFER.
4. NO LOT WILL DIRECTLY ACCESS GLACIER HIGHWAY.

5. ACCESS TO LOTS SHALL BE VIA ACCESS EASEMENTS SHOWN ON THIS PLAT AND IS SUBJECT TO THE REQUIREMENTS IN THE BYLAWS OF xxxxxxxx HOA.
6. TEMPORARY CUL-DE-SAC OR HAMMERHEAD EASEMENT SHALL BE VACATED UPON EXTENSION OF SEYMOUR DRIVE UNLESS THE DIRECTOR DETERMINES ALL OR A PORTION OF THE CUL-DE-SAC MAY REMAIN.
7. PER CBJ 49.15.920(j), NO PARKING AREAS, DWELLING UNITS, UNIT LOTS OR PERMISSIBLE USES MAY BE LOCATED WITHIN THE PERIMETER BUFFER, ACCESS TO THE DEVELOPMENT MAY CROSS A PORTION OF THE BUFFER.
8. THE STORMWATER RUNOFF IS ACCEPTABLE PER RIDGEVIEW SUBDIVISION DRAINAGE PLAN IN APPROVED DURING PLAT REVIEW. ALL REQUIRED RIDGEVIEW SUBDIVISION PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ19.12.120 BEST MANAGEMENT PRACTICES.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Development Permit Application
Attachment B	Ridgeview Plat (to be reviewed)
Attachment C	Alternative Residential Subdivision Preliminary Plat Approved Staff Report
Attachment D	Title 49 - Article IX. Alternative Residential Subdivisions, Code Section
Attachment E	CBJ Infrastructure Requirement Report by Phase
Attachment F.1	Grading and Drainage Report
Attachment F.2	Grading and Drainage Plan
Attachment G	Public notice signs (posted)
Attachment H	CCFR turnaround requirements



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 7400 Glacier Highway, Juneau, AK 99801															
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) USS 1568 Tract B1, Juneau Recording District, First Judicial															
	Parcel Number(s) 5B1401010010															
	☐ 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 Rooftop Properties, LLC	Contact Person Garrett Johnson														
	Mailing Address 445 N 2000 W, Suite 7, Springville, UT 84663	Phone Number(s) (801) 262-9315 (801) 712-2631														
	E-mail Address garrett@pci1980.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. <table border="0"><tr><td>Garrett Johnson</td><td>Manager</td></tr><tr><td>Landowner/Lessee (Printed Name)</td><td>Title (e.g.: Landowner, Lessee)</td></tr></table> <table border="0"><tr><td>X </td><td>11/14/22</td></tr><tr><td>Landowner/Lessee (Signature)</td><td>Date</td></tr></table> <table border="0"><tr><td>Landowner/Lessee (Printed Name)</td><td>Title (e.g.: Landowner, Lessee)</td></tr></table> <table border="0"><tr><td>X _____</td><td>_____</td></tr><tr><td>Landowner/Lessee (Signature)</td><td>Date</td></tr></table> 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.			Garrett Johnson	Manager	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	X 	11/14/22	Landowner/Lessee (Signature)	Date	Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)	X _____	_____	Landowner/Lessee (Signature)	Date
Garrett Johnson	Manager															
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)															
X 	11/14/22															
Landowner/Lessee (Signature)	Date															
Landowner/Lessee (Printed Name)	Title (e.g.: Landowner, Lessee)															
X _____	_____															
Landowner/Lessee (Signature)	Date															
APPLICANT If same as LANDOWNER, write "SAME"																
Applicant (Printed Name) Same	Contact Person															
Mailing Address	Phone Number(s)															
E-mail Address																
X 	11/14/22															
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

SMP22-001

Date Received

11/14/22

509



SUBDIVISION AND DEVELOPMENT PLAN APPLICATION

See subdivision hand-outs for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

PROJECT SUMMARY

Preliminary Plat Application for Ridgeview Subdivision creating 444 units based on the ARS Preliminary Plan approved in the 11/08/22 Planning Commission Meeting.

Number of Existing Parcels 1 Total Land Area 19.71 acres Number of Resulting Parcels 3 parent lots

HAS THE PARCEL BEEN CREATED BY A MINOR SUBDIVISION IN THE PRECEDING 24 MONTHS

☐ NO

☐ YES Case Number _____

TYPE OF SUBDIVISION OR PLATTING APPROVAL REQUESTED

MINOR DEVELOPMENT

(changing or creating 13 or fewer lots)

- ☐ Preliminary Plat (MIP)
- ☐ Final Plat (MIF)
- ☐ Panhandle Subdivision
- ☐ Accretion Survey
- ☐ Boundary Adjustment
- ☐ Lot Consolidation (SLC)
- ☐ Bungalow Lot Subdivision
- ☐ Common Wall/Zero Lot Subdivision
- ☐ Other _____

MAJOR DEVELOPMENT

(changing or creating 14 or more lots)

- ☒ Preliminary Plat (SMP)
- ☐ Final Plat (SMF)
- ☐ Preliminary Development Plan – PUD (PDP)
- ☐ Final Development Plan – PUD (PDF) Preliminary
- ☐ Development Plan – ARS (ARP) Final
- ☐ Development Plan – ARS (ARF)
- ☐ Bungalow Lot Subdivision
- ☐ Common Wall/Zero Lot Subdivision
- ☐ Other _____

ALL REQUIRED DOCUMENTS ATTACHED

- ☒ Pre-application conference notes
- ☒ Narrative including:
 - ☒ Legal description(s) of property to be subdivided
 - ☒ Existing structures on the land
 - ☒ Zoning district
 - ☒ Density
 - ☒ Access
 - ☒ Current and proposed use of any structures
 - ☒ Utilities available
 - ☒ Unique characteristics of the land or structure(s)

- ☒ Preliminary Plat checklist

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

SUBDIVISION/PLATTING FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>330.00</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Total Fee	\$ <u>330.00</u>			

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number

SMP22-001

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11/14/22

LEGEND

- ✕ B.L.M. 2" BRASS MONUMENT RECOVERED THIS SURVEY
 ⊕ PRIMARY DOT CENTERLINE MONUMENT IN CASING RECOVERED THIS SURVEY
 ⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY
 3" ALUMINUM MONUMENT, T&N ENGINEERING
 ● REBAR & CAP, SET BY JW BEAN

— SURVEYED
 - - - - - UNSURVEYED
 — SURVEY TIE
 - - - - - EXISTING DOT EASEMENT
 — EASEMENT
 — CENTERLINE

[Pattern] DOT EASEMENT
 [Pattern] EASEMENT

(R) = AS PER PLAT NO. 95-56
 (R1) = AS PER PLAT NO. 90-06
 (R2) = AS PER PLAT NO. 2012-18

TYPICAL SECONDARY MON.
 2" ALUMINUM
 5/8" REBAR, 36" LONG

BASIS OF BEARING

BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF NORTH FROM A FOUND 3" ALUMINUM MONUMENT BEING THE SOUTHEAST CORNER OF LOT 5, TRACT B, U.S. SURVEY NO. 1568 TO A FOUND 3" ALUMINUM MONUMENT BEING THE NORTHEAST CORNER OF LOT 5, TRACT B, U.S. SURVEY NO. 1568 AS SHOWN ON RECORD PLAT NO. 95-56.

CORPORATE OWNERSHIP CERTIFICATE:

I HEREBY CERTIFY THAT ROOFTOP PROPERTIES, LLC. IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I AS MANAGING MEMBER HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

Date _____, 2022

Owner: _____

ROOFTOP PROPERTIES, LLC.
 7400 GLACIER HWY
 JUNEAU, ALASKA 99801

NOTARY ACKNOWLEDGMENT:

STATE OF ALASKA)
) S.S.
 FIRST JUDICIAL DISTRICT)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2022 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED GARRETT JOHNSON, MANAGING MEMBER, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 _____

My Commission Expires _____

PLANNING COMMISSION APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. _____ DATED: _____, 2022, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA.

ATTEST: _____

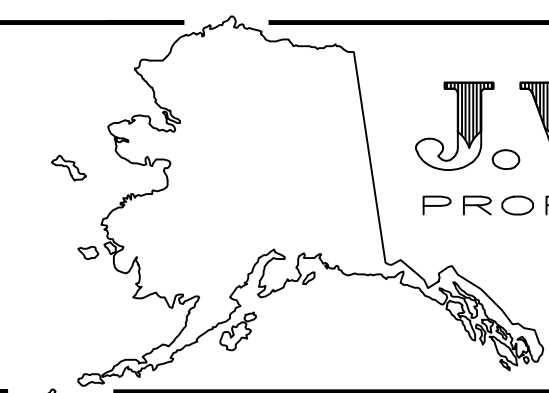
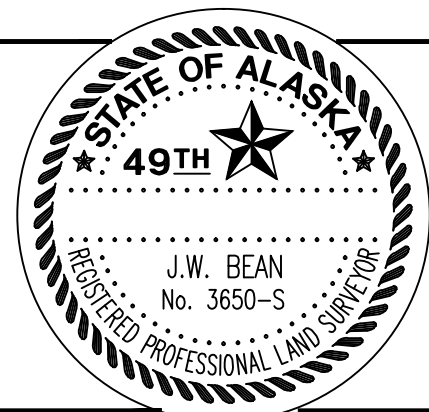
CLERK
 CITY & BOROUGH OF JUNEAU

CHAIRMAN
 CITY & BOROUGH OF JUNEAU
 PLANNING COMMISSION

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, J.W. BEAN, 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 AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

Date _____

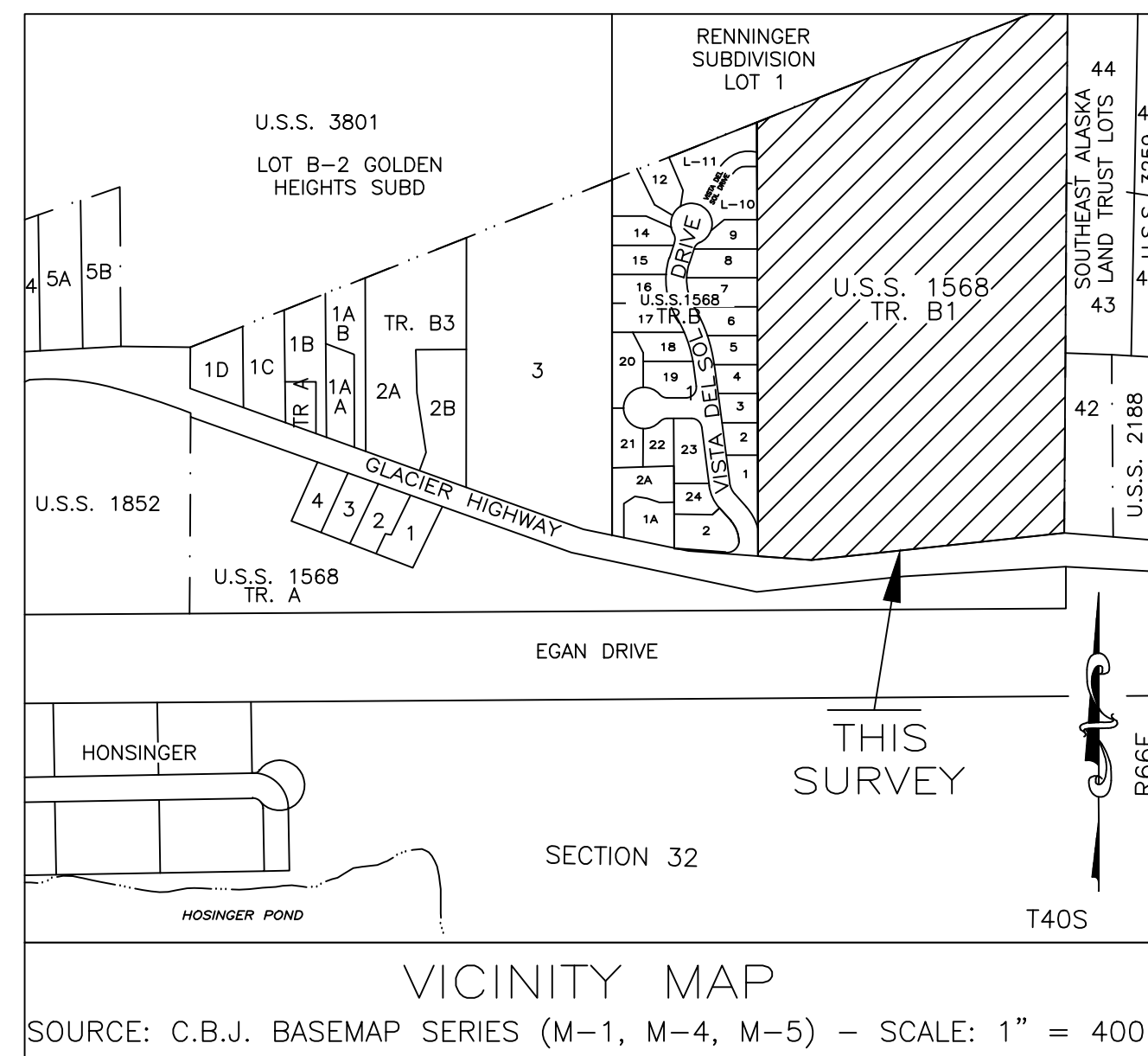
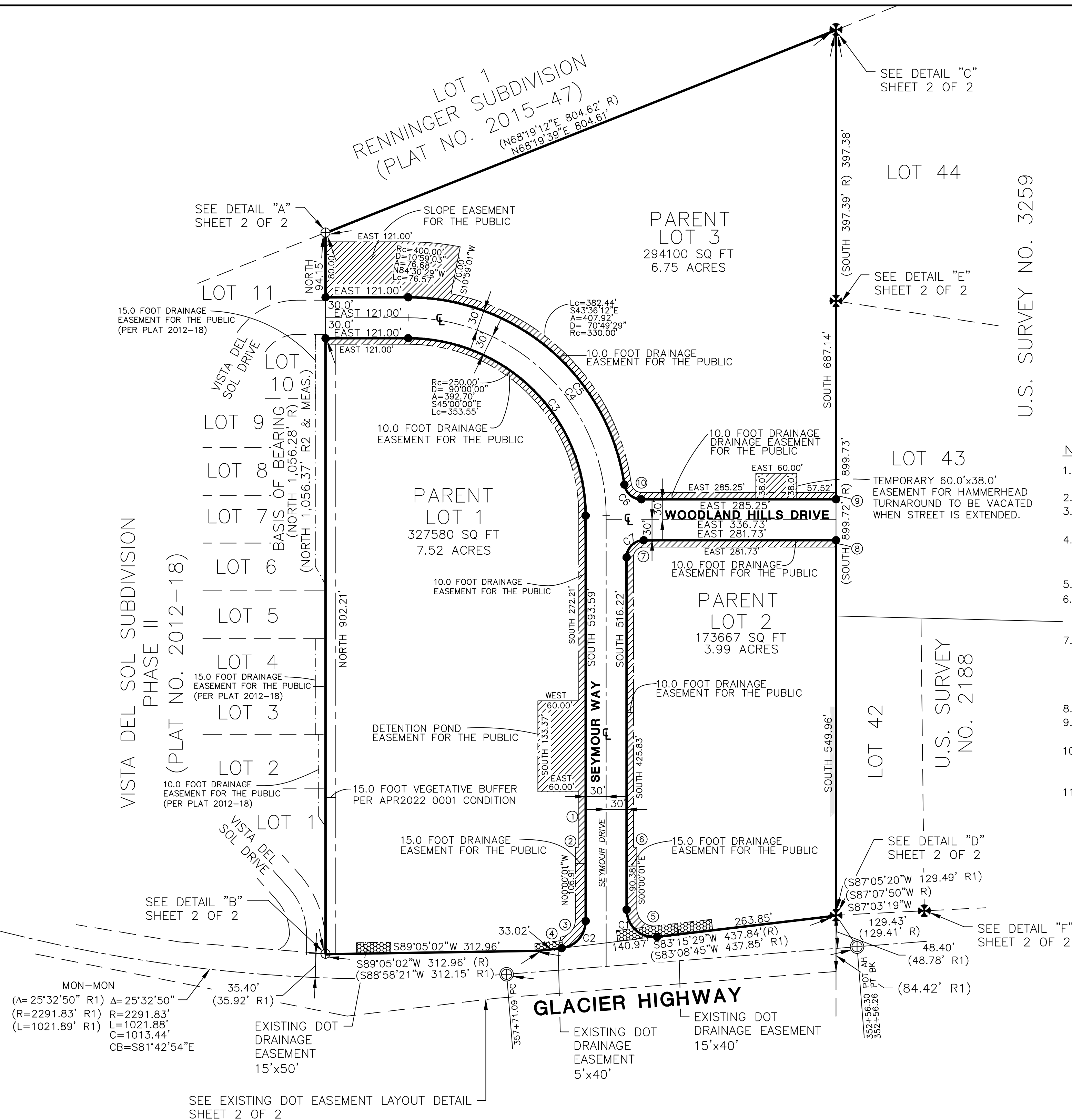


J.W. BEAN INC.
 PROFESSIONAL SURVEYOR
 1070 ARCTIC CIRCLE
 JUNEAU - ALASKA
 (907) 789-0590
 SURVEYOR - PLANNER
 PROJ: RIDGEVIEW FINAL

CURVE TABLE FOR RIGHT OF WAY					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	DISTANCE
C1	96°44'31"	40.00'	67.54'	S48°22'23"E	59.80'
C2	83°17'09"	40.00'	58.14'	N41°36'34"E	53.15'
C3	90°00'01"	260.00'	408.41'	N45°00'00"E	367.70'
C4	90°00'00"	290.00'	455.53'	N45°00'00"E	410.12'
C5	81°48'32"	320.00'	456.91'	N49°05'44"E	419.07'
C6	81°48'29"	25.00'	35.70'	N49°05'46"E	32.74'
C7	90°00'00"	25.00'	39.27'	N45°00'00"E	35.36'

TABLE OF EASEMENTS LINES

- N00°00'00"E 81.10'
- N90°00'00"W 5.00'
- A=36.34' S41°35'35"W Lc=33.22'
D= 83°17'33" Rc=25.00'
- N06°41'16"W 4.62'
- A=42.21' S48°22'27"E Lc=37.37'
D= 96°44'31" Rc=25.00'
- N90°00'00"W 5.00'
- A=23.56' N45°00'00"E Lc=21.21'
D= 90°00'00" Rc=15.00'
- S00°00'00"W 10.00'
- S00°00'00"W 10.00'
- A=21.42' N49°05'48"W Lc=19.64'
D= 81°48'28" Rc=15.00'



NOTES:

- ALL PLAT BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
- ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
- DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES
- WHERE MEASURED BEARING AND/ OR DISTANCE DIFFER FROM THE RECORD. THAT OF RECORD IS SHOWN IN PARENTHESES, ALONG WITH THE SOURCE DOCUMENT/ REFERENCE (SEE LEGEND).
- THE ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.
- PER CBJ 49.15920(m). UNIT LOTS ARE LIMITED TO RESIDENTIAL USED. THE PARENT LOTS ARE LIMITED TO A RECREATIONAL CENTER, COMMUNITY FACILITY OR CHILD CARE CENTER.
- THIS PLAT CREATES AN ALTERNATIVE RESIDENTIAL SUBDIVISION PURSUANT TO AND GOVERNED BY THE CITY AND BOROUGH OF JUNEAU LAND USE CODE TITLE 49 ARTICLE IX. EACH OWNER OF A UNIT LOT IS REQUIRED TO, AND SHALL BE, THROUGH THEIR OWNERSHIP, A MEMBER OF THE _____ HOA, REQUIRED TO PAY ASSESSMENTS ASSES BY _____ HOA.
- NO LOT WILL DIRECTLY ACCESS GLACIER HIGHWAY.
- ACCESS TO LOTS SHALL BE VIA ACCESS EASEMENTS SHOWN ON THIS PLAT AND IS SUBJECT TO THE REQUIREMENTS IN THE BYLAWS OF _____ HOA.
- PER CBJ 49.15.920(j), NO PARKING AREAS, DWELLING UNITS, UNIT LOTS OR PERMISSIBLE USES MAY BE LOCATED WITHIN THE PERIMETER BUFFER, ACCESS TO THE DEVELOPMENT MAY CROSS A PORTION OF THE BUFFER.
- THE STORMWATER RUNOFF IS ACCEPTABLE PER RIDGEVIEW SUBDIVISION DRAINAGE PLAN IN APPROVED DURING PLAT REVIEW. ALL REQUIRED RIDGEVIEW SUBDIVISION PUBLIC IMPROVEMENTS INCLUDING SURFACE DRAINAGE, DRIVEWAYS AND ROADSIDE DRAINAGE SHALL BE CONSTRUCTED PRIOR TO FINAL ACCEPTANCE FOR MAINTENANCE BY CBJ PUBLIC WORKS. MODIFICATIONS TO THE APPROVED PLANS WILL NOT BE ALLOWED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120 BEST MANAGEMENT PRACTICE.

100' 0 200'
 Scale in feet
 SCALE: 1"=100'

PLAT OF RIDGEVIEW SUBDIVISION A SUBDIVISION OF RECORD DOCUMENT NO. 2022-001111-0 WITHIN U.S. SURVEY NO. 1568 JUNEAU RECORDING DISTRICT CITY & BOROUGH OF JUNEAU, ALASKA	
RECORDED AT THE STATE RECORDER'S OFFICE AT ANCHORAGE	
OWNER: ROOFTOP PROPERTIES, LLC. 956 NORTH 200 EAST SPANISH FORK, UT, 84660	SURVEYOR: JW BEAN, INC. PROFESSIONAL SURVEYOR 1070 ARCTIC CIRCLE JUNEAU, ALASKA 99801 (907) 789-0590
CASE NUMBER: PAC2022-0023	PARCEL NUMBER: 5B1410110010
DATE: 12-01-2022	SCALE: 1"=100' SHEET 1 OF 3

LEGEND

- ⊗ B.L.M. 2" BRASS MONUMENT RECOVERED THIS SURVEY
- ⊕ PRIMARY DOT CENTERLINE MONUMENT IN CASING RECOVERED THIS SURVEY
- ⊕ PRIMARY MONUMENT RECOVERED THIS SURVEY
3" ALUMINUM MONUMENT, T&N ENGINEERING
- REBAR & CAP, SET BY JW BEAN

- SURVEYED
- - - - - UNSURVEYED
- SURVEY TIE
- - - - - EXISTING DOT EASEMENT
- EASEMENT
- CENTERLINE

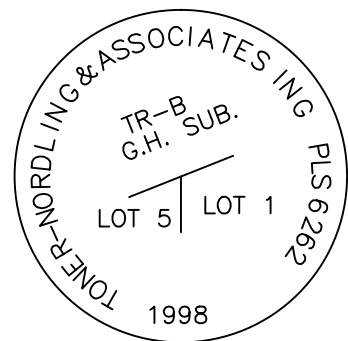
- ⊗ DOT EASEMENT
- ⊗ EASEMENT

- (R) = AS PER PLAT NO. 95-56
- (R1) = AS PER PLAT NO. 90-06
- (R2) = AS PER PLAT NO. 2012-18

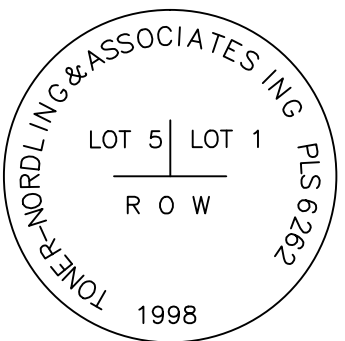
TYPICAL SECONDARY MON.
2" ALUMINUM
5/8" REBAR, 36" LONG

BASIS OF BEARING

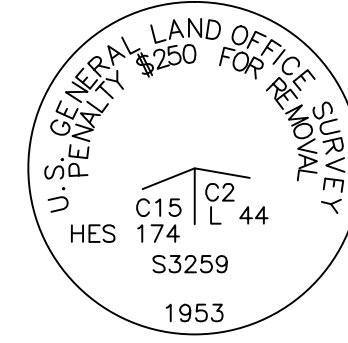
BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF NORTH FROM A FOUND 3" ALUMINUM MONUMENT BEING THE SOUTHEAST CORNER OF LOT 5, TRACT B, U.S. SURVEY NO. 1568 TO A FOUND 3" ALUMINUM MONUMENT BEING THE NORTHEAST CORNER OF LOT 5, TRACT B, U.S. SURVEY NO. 1568 AS SHOWN ON RECORD PLAT NO. 95-56.



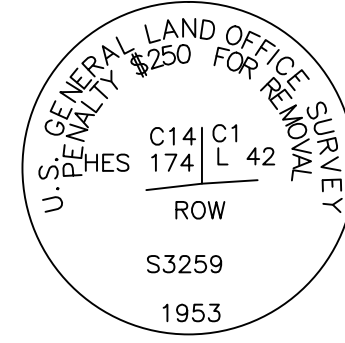
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DETAIL "A"



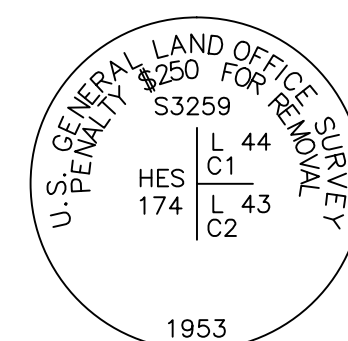
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DETAIL "B"



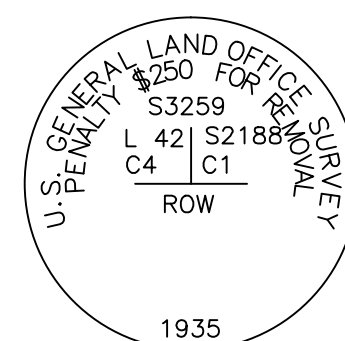
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DETAIL "C"



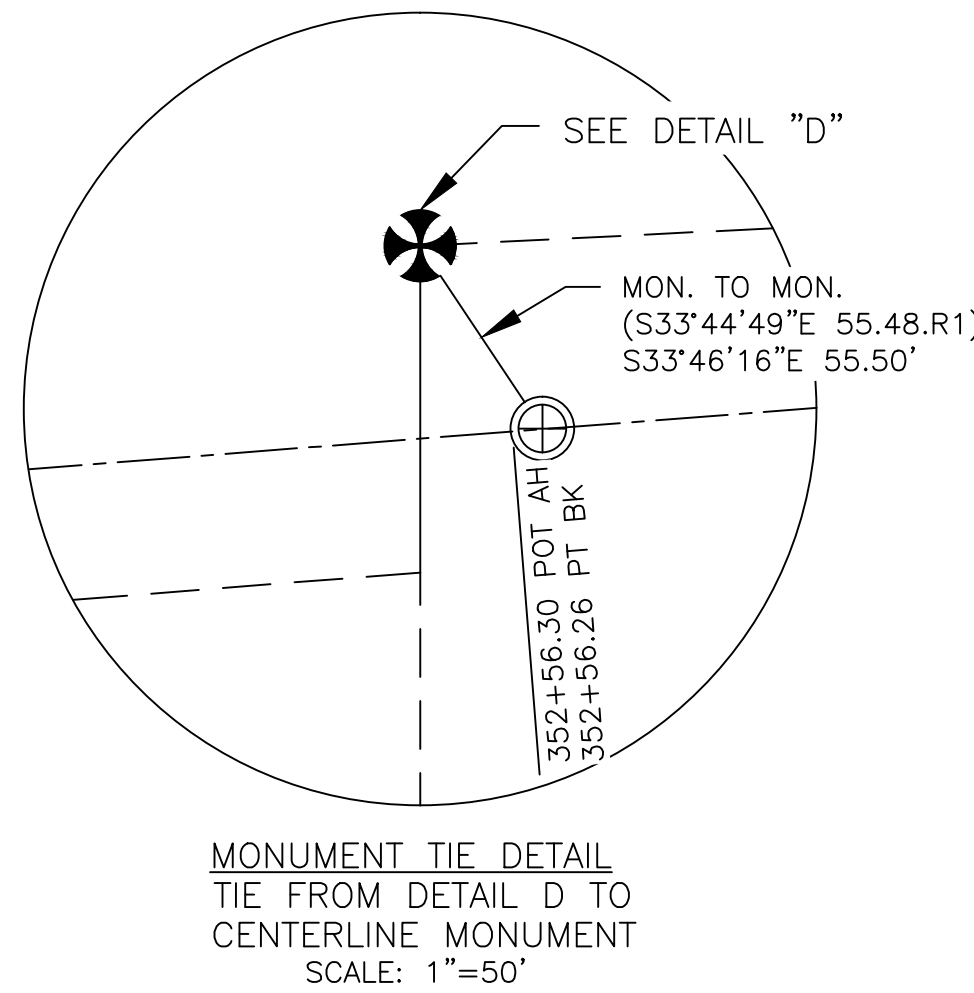
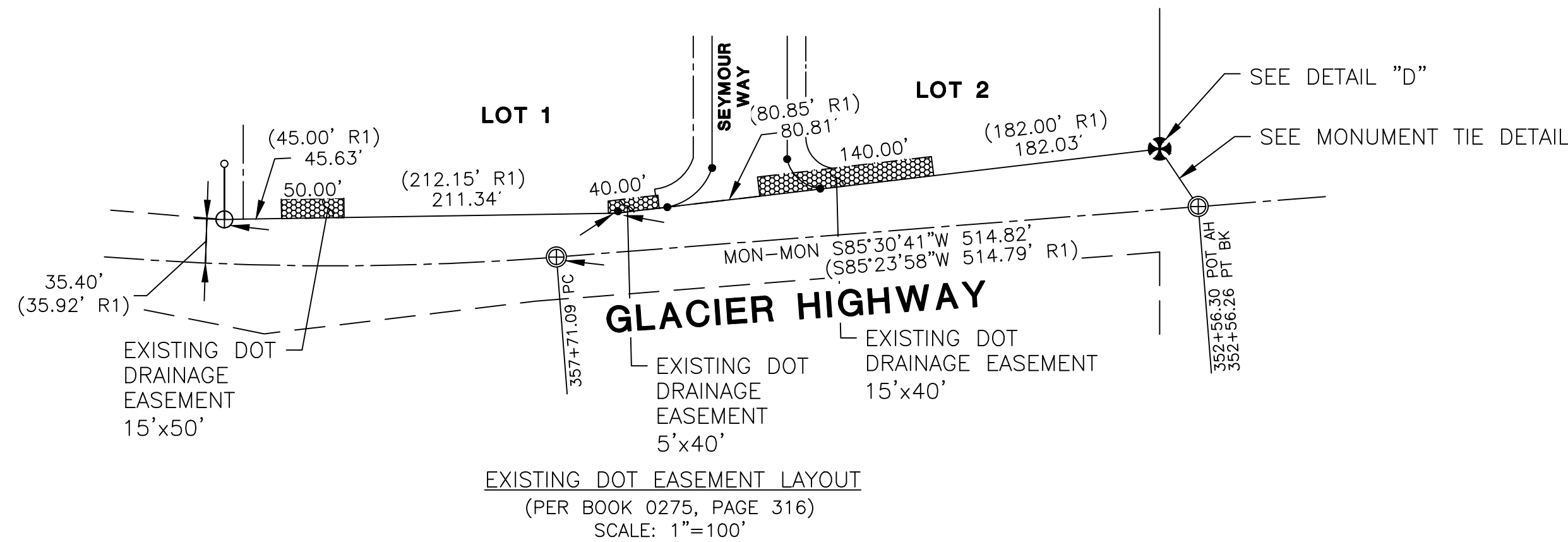
2" BRASS CAP
DETAIL "D"



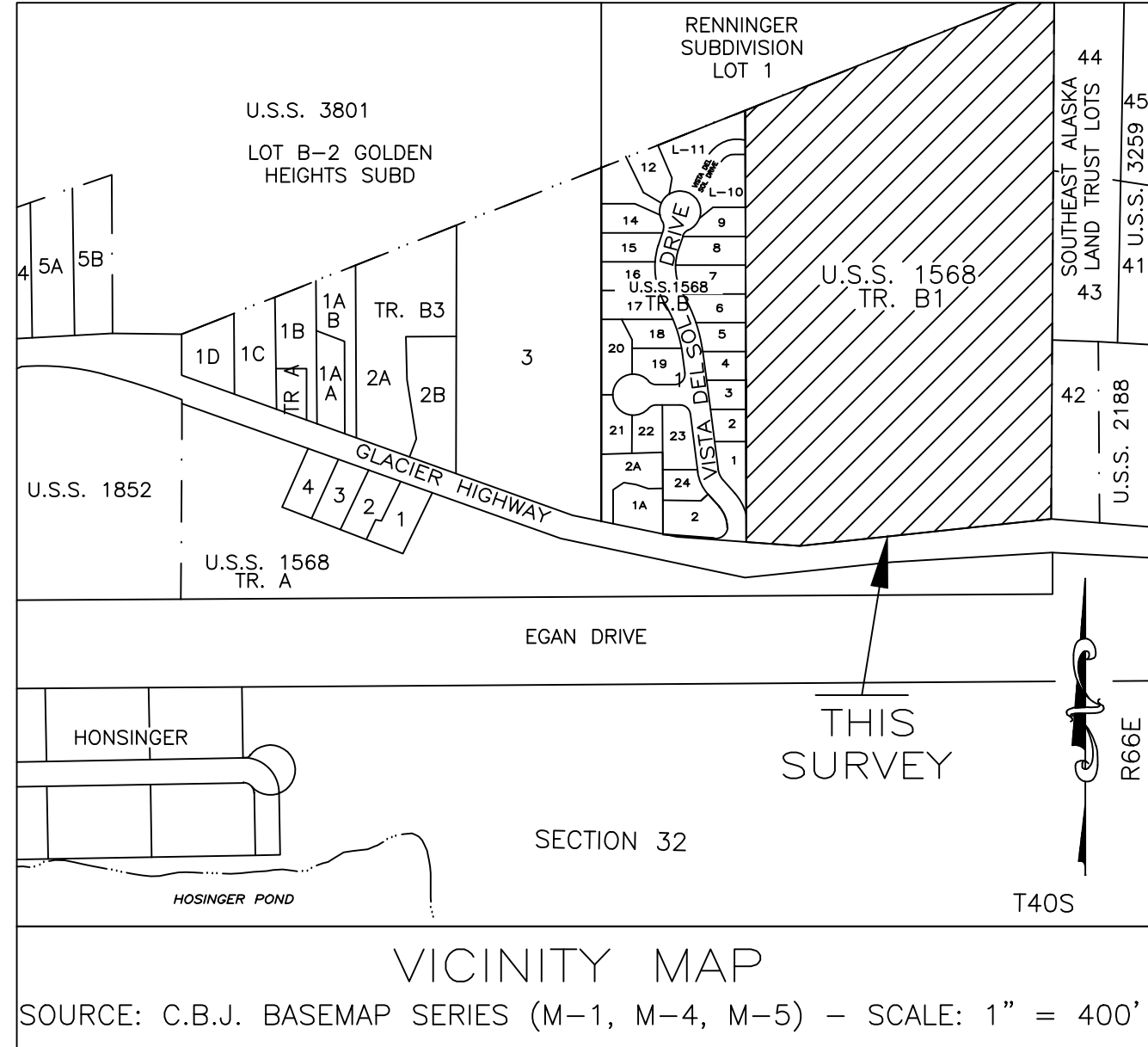
3" BRASS CAP
DETAIL "E"



3" BRASS CAP
DETAIL "F"



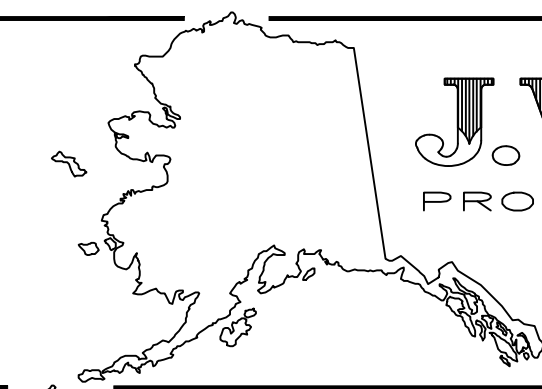
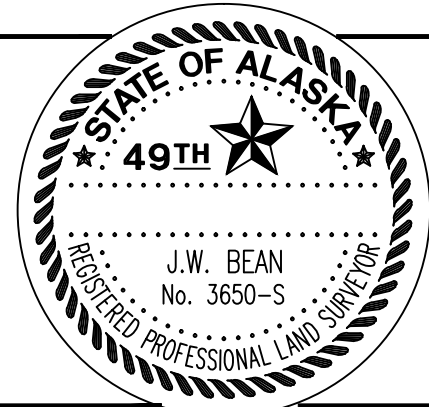
MONUMENT TIE DETAIL
TIE FROM DETAIL D TO
CENTERLINE MONUMENT
SCALE: 1"=50'



CERTIFICATE OF REGISTERED LAND SURVEYOR

I, J.W. BEAN, 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 AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

Date _____



J.W. BEAN INC.
PROFESSIONAL SURVEYOR
1070 ARCTIC CIRCLE
JUNEAU - ALASKA
(907) 789-0590
SURVEYOR - PLANNER
PROJ: RIDGEVIEW FINAL

PLAT OF RIDGEVIEW SUBDIVISION A SUBDIVISION OF RECORD DOCUMENT NO. 2022-001111-0 WITHIN U.S. SURVEY NO. 1568 JUNEAU RECORDING DISTRICT CITY & BOROUGH OF JUNEAU, ALASKA	
RECORDED AT THE STATE RECORDER'S OFFICE AT ANCHORAGE	
OWNER: ROOFTOP PROPERTIES, LLC. 956 NORTH 200 EAST SPANISH FORK, UT, 84660	SURVEYOR: JW BEAN, INC. PROFESSIONAL SURVEYOR 1070 ARCTIC CIRCLE JUNEAU, ALASKA 99801 (907) 789-0590
CASE NUMBER: PAC2022-0023	PARCEL NUMBER: 5B1410110010
DATE: 12-01-2022	SCALE: 1"=100' SHEET 2 OF 3

LEGEND

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— SURVEYED
 - - - - - UNSURVEYED
 - - - - - SURVEY TIE
 - - - - - EXISTING DOT EASEMENT
 - - - - - EASEMENT
 - - - - - CENTERLINE

[Pattern] DOT EASEMENT
 [Pattern] EASEMENT

(R) = AS PER PLAT NO. 95-56
 (R1) = AS PER PLAT NO. 90-06
 (R2) = AS PER PLAT NO. 2012-18

TYPICAL SECONDARY MON.
 2" ALUMINUM
 5/8" REBAR, 36" LONG

BASIS OF BEARING

BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF
 NORTH FROM A FOUND 3" ALUMINUM MONUMENT BEING THE
 SOUTHEAST CORNER OF LOT 5, TRACT B, U.S. SURVEY NO. 1568
 TO A FOUND 3" ALUMINUM MONUMENT BEING THE NORTHEAST
 CORNER OF LOT 5, TRACT B, U.S. SURVEY NO. 1568 AS SHOWN
 ON RECORD PLAT NO. 95-56.

VISTA DEL SOL SUBDIVISION
 PHASE II
 (PLAT NO. 2012-18)

LOT 1
 RENNINGER SUBDIVISION
 (PLAT NO. 2015-47)
 (N68°19'12"E 804.62' R)
 (N68°19'39"E 804.61' R)

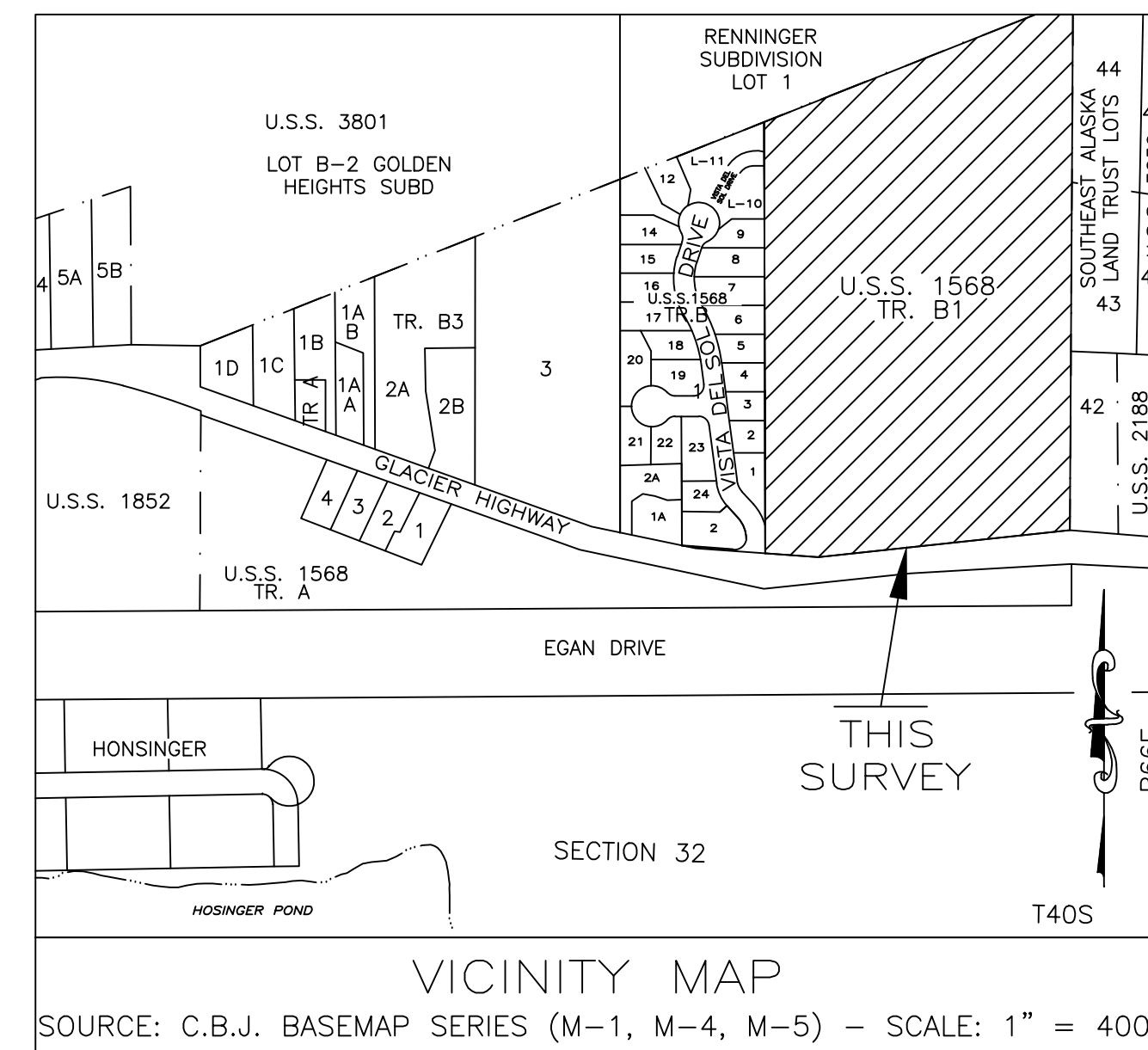
PARENT
 LOT 3
 294100 SQ FT
 6.75 ACRES

PARENT
 LOT 1
 327580 SQ FT
 7.52 ACRES

PARENT
 LOT 2
 173667 SQ FT
 3.99 ACRES

U.S. SURVEY NO. 3259

U.S. SURVEY NO. 2188



MON-MON
 (A=25°32'50" R1) A=25°32'50"
 (R=2291.83' R1) R=2291.83'
 (L=1021.89' R1) L=1021.88'
 C=1013.44'
 CB=S81°42'54"E

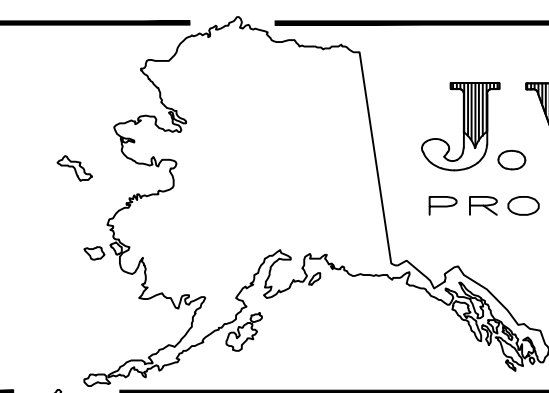
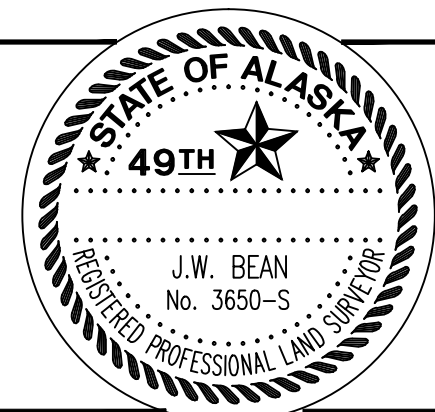
GLACIER HIGHWAY

100' 0 200'
 Scale in feet
 SCALE: 1"=100'

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 MADE BY ME OR UNDER MY DIRECT SUPERVISION AND TITLE 49 OF THE CODE
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J.W. BEAN INC.
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CASE NUMBER: PAC2022-0023	PARCEL NUMBER: 5B1410110010
DATE: 12-01-2022	SCALE: 1"=100' SHEET 3 OF 3



DATE: October 4, 2022

TO: Michael LeVine, Chair, Planning Commission

BY: Irene Gallion, Senior Planner 

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Preliminary Plan approval for Ridgeview Subdivision, an Alternative Residential Subdivision, developing up to 444 dwelling units on 19.71 acres.

STAFF RECOMMENDATION: Approval with conditions

KEY CONSIDERATIONS FOR REVIEW:

- The Assembly considered impacts of higher density housing when the site was rezoned in 2015.
- Phase I of development provides 72 units. If all phases are built out, the development would provide 444 units in apartment- and townhouse-style developments.
- A Traffic Impact Analysis will provide context on impacts to infrastructure, and required improvements.

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-14 below that support the denial.
3. **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 49.15.920
 - CBJ 49.15.930
 - CBJ 49.15.940
 - CBJ 49.20.200
 - CBJ 49.35.210
 - CBJ 49.80

GENERAL INFORMATION	
Property Owner	Rooftop Properties, LLC
Applicant	Rooftop Properties, LLC
Property Address	7400 Glacier Highway
Legal Description	USS 1568 Tract B1
Parcel Number	5B1401010010
Zoning	D18
Lot Size	19.7100 acres, 858,568 square feet
Water/Sewer	Yes
Access	Old Glacier Highway (Collector)
Existing Land Use	Vacant
Associated Applications	Grading Permit anticipated

The Commission shall hear and decide the case per CBJ 49.15.900 - Purpose. *The general purpose of this article is to provide reasonable minimum standards and procedures for unit-lot residential communities in which all or some of the lots do not substantially conform to the minimum requirements for a traditional subdivided lot. This article provides a housing option to allow dwellings on unit-lots to be conveyed by long-term leases, less than fee-simple ownership, or fee-simple ownership, including condominium and other common-interest communities*

SITE FEATURES AND ZONING**SURROUNDING ZONING AND LAND USES**

North (D5)	Vacant CBJ
South (D5)	Glacier/Egan
East (D5)	Single-family residential
West (zone)	Vacant *AMHT

*Alaska Mental Health Trust Authority (AMHT)

SITE FEATURES

Anadromous	No
Flood Zone	No
Hazard	No mapped hazard
Hillside	Yes
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	None

TIMELINE

This staff report analysis and conditions are specific to requirements for an Alternative Residential Preliminary Plan. Requirements of subsequent land actions will be considered under those applications. For instance, a construction plan and drainage plan are required for Final Plat Approval.

The Alternative Residential Subdivision (ARS) project can be split between planning elements and land documents.

Target Date	Plan Element	Land Documents
October 11, 2022	Preliminary Plan Approval	
November 22, 2022	Final Plan Approval, Phase 1	Preliminary Plat Approval, Sketch Plat
Estimate January 24, 2022		Final Plat Approval, Phase 1

A sketch plat is required to show the eventual development of the lot.

Each Phase is required to have a Final Plan Approval and a Final Plat Approval. The applicant may request Final Plan Approval for multiple phases, but Phase 1 construction must be completed before Phase 2 may progress [CBJ 49.15.960(b),(c)].

While preliminary design for the entire ARS subdivision is reasonable, final design is impractical unless a Phase is going to be completed. Final design will be required for each Final Plat.

The applicant can receive a Grading Permit, to do work at their own risk, until applicable approvals are received for the remainder of the project.

BACKGROUND INFORMATION

Project Description – The applicant requests Preliminary Plan approval for an Alternative Residential Subdivision, developing up to 444 dwelling units on 19.71 acres, zoned D18, at 7400 Glacier Highway (**Attachment A**). The applicant provided an updated site plan, updated open space information, and updated phasing after the neighborhood meeting that more accurately illustrates the phasing of the development (**Attachment B**).

Density bonuses [CBJ 49.15.920(e)(3)] are requested for provision of:

- Open space.
- Public Right-of-Way access.
- Shared use pathways.

Terms used in this report include:

- *Grandparent Lot*: This is the entire 19.71 acres. Density bonuses are considered across this lot, because the ARS proposes development across the lot. The intent is to consider the development as a whole.
- *Parent Lot*: Each parent lot will meet setbacks. Each parent lot individually may or may not meet density bonus standards. This project creates three parent lots. The proposed Right-of-Way cuts the lot into three main sections. It did not make sense for the homeowners' association [required under this land use type per CBJ 49.15.920(k)] to cross a City Right-of-Way.

If subsequent modification to a parent lot is requested, modifications must be accommodated on the parent lot or coordinated with the other two parent lots in the subdivision.

Background – The applicant purchased the property in May 2022. Owners initially intended to proceed with the approved subdivision of the lot into 24 common wall lots and two larger lots. Subsequent market analysis prompted the modification to the development under this application.

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

Item	Summary
SMP2021 0001/SMP2016 0001	A 2016 preliminary plat for 24 common wall lots, the remaining land was to be subdivided into two larger lots. Renewed in 2021.
AME2015 0005	A rezone from D5 to D18. The original request was to rezone to D18. After the public meeting the applicant modified the request to a mix of D18 and LC. The Commission recommended denial of the rezone to the Assembly, opposing a rezone to D18 and LC, and recommended the tract remain D5. The Assembly adopted the rezone of the tract from D5 to D18. (Attachments C and D)
VAR1998-00024	A variance to waive the requirement that subdivision of certain large tracts of land be provided with access by way of a secondary or interior street, to facilitate subdivision of Tract B1, U.S. Survey 1568 into two lots approximately 10 acres each. Variance approved, with a condition that future subdivision provide an interior access road to city standards.

ANALYSIS

Zoning District and Dimensional Standards – The three parent lots meet or exceed dimensional requirements for an ARS in the D18 zoning district.

Topic and Code Reference	Summary	Complies
CBJ 49.15.920(b) Zoning Districts	<i>An alternative residential subdivision is only allowed in the following zoning districts: RR, D-1, D-3, D-5, D-10SF, D-10, D-15, D-18, and LC.</i> The lot is zoned D18.	☒ Yes ☐ No ☐ N/A
CBJ 49.15.920(c) Lot Size	<i>The parent lot shall be at least 150 percent of the minimum lot size for the zoning district in which it is located. There is no minimum size for the unit-lots.</i> See table below.	☒ Yes ☐ No ☐ N/A
CBJ 49.15.920(d) Other Dimensional Standards	<i>The minimum lot dimensions, lot coverage, and vegetative coverage shall be applied to the parent lot and not the unit-lots.</i> See table below.	☒ Yes ☐ No ☐ N/A

Dimensional Standard Table:

Standard	Dimension	Parent Lot 1	Parent Lot 2	Parent Lot 3
Size	7,500 square feet minimum	407,100	115,840	309,640
Width	50 feet minimum	~600 feet	~560 feet	~670*
Lot coverage	50%	95,000 square feet, or 31%	57,000 square feet, or 33%	44,200 square feet, or 14%
<i>Grandparent Lot</i>		196,200 coverage / 858,568 grandparent lot = 23%		
Vegetative cover	30%	89,620 square feet or 29%	60,200 or 52%	193,110, or 62%
<i>Grandparent Lot</i>		342,930 open space / 858,568 grandparent lot = 40%		

* Measured at a line tangent to curved front, at middle driveway.

In the applicant's "Greenspace by Phase" (**Attachment B**), the applicant provided lot sizes and "open area" square footage.

Width and coverage were scaled from the site plan dated August 11, 2022. Each apartment structure footprint is assumed at 9,500 square feet. Each townhouse footprint is assumed at 900 square feet.

Lot coverage includes any structure with a roof (CBJ 49.80).

"Open area" is assumed to be vegetative cover for the purpose of this early analysis of the plan. Note that Parent Lot 1 does not meet vegetative cover requirements when considered in isolation, but the development as a whole (shown as the Grandparent Lot) meets the requirement.

Parent Lot 2 has 50% open space with what seems to be the densest development.

Condition 1: Reevaluate figures provided in "Greenspace by Phase."

Density – Per CBJ 49.15.920(e)(1), *The number of dwelling units permitted in the development shall be calculated by multiplying the maximum number of dwelling units per gross acre permitted in the underlying zoning district by the number of acres in the alternative residential subdivision and rounding to the nearest whole number.*

Maximum Dwelling Units Per Acre	Parent Lot Size	Maximum Density	Number of Dwelling Units Proposed with bonuses
18	19.7100 acres	355 (354.78)	444

Density Bonus – The applicant is requesting a 25% density bonus, the most allowed for D18 zoning, resulting in 444 units, or 23 units per acre.

The Commission may award a density bonus up to 25% for the following improvements in a D18 zoning district:

Topic and Code Reference	Bonus Allowance	Discussion
Open Space [CBJ 49.15.920(e)(3)(A)]	<i>Five percent for each ten percent increment of open space in excess of that required in the zoning district to a maximum bonus of 15 percent for open space in excess of that required.</i> <i>If open space is not required, this bonus may still be applied beginning at 10 percent.</i>	Open space is not required in D18 [CBJ 49.15.920(i)]. Each 10% open space provided garners a 5% density bonus, up to 15%. The applicant is proposing 267,250 square feet of open space, or 31%. Possible 15% bonus (recommended).
Habitat [CBJ 49.15.920(e)(3)(B)]	<i>Five percent for a continuous setback greater than 50 feet or ten percent for a continuous setback greater than 50 feet on both sides of a stream, if applicable, designated in the plan as undisturbed open space along important natural water bodies, including anadromous fish streams, lakes, and wetlands.</i>	Not applicable.
Housing Types [CBJ 49.15.920(e)(3)(C)]	<i>Fifteen percent for a mixture of housing units restricted by a recorded document for a period of 30 years from the first sale:</i> <i>(i) In which ten percent of the dwelling units are set aside for lower income households earning no more than 80 percent of the area median income; or</i> <i>(ii) In which 20 percent of the dwelling units are set aside for</i>	Not applicable.

	<i>workforce households earning no more than 120 percent of the area median income.</i>	
Common Facilities and Amenities [CBJ 49.15.920(e)(3)(D)]	<i>Up to ten percent for provision of common facilities and additional amenities that provide an unusual enhancement to the general area, such as siting, landscaped buffers, or the creation or preservation of view corridors.</i>	
Public Right-of-Way [CBJ 49.15.920(e)(3)(E)]	<i>Ten percent for dedication of a public Right-of-Way accessible to all unit-lots consistent with CBJ chapter 49.35.</i>	CBJ 49.35.240 bases improvements on Average Annual Daily Traffic (ADT). The project is estimated to create 2,577 ADT. A 60-foot Right-of-Way is required, with a 26-foot paved width, and sidewalks on both sides. The applicant is proposing Seymour Way and an as-yet unnamed spur to the east. A 60-foot Right-of-Way is proposed, and sidewalks on both sides of Seymour Way are proposed. Overhead streetlights will be required at all intersections. Possible 10% bonus (recommended).
Non-motorized Transportation [CBJ 49.15.920(e)(3)(F)]	<i>Five percent in the RR, D-1, D-3, D-5, and D-10SF zoning districts, and ten percent in the D-10, D-15, D-18 and LC zoning districts for providing shared use pathways to facilitate safe pedestrian and bicycle movement within the development and to ensure non-vehicular access to open space, common facilities and to public services.</i>	The applicant is proposing shared use pathways on both sides of Seymour Way, extending into the apartment and townhouse development area. Possible 10% bonus (recommended).
Energy Efficiency [CBJ 49.15.920(e)(3)(G)]	<i>Up to ten percent for using high-efficiency primary heating methods, such as heat pumps, in all dwelling structures.</i>	Not applicable – each unit lot owner will determine energy efficiency practices during development of their facilities.
High-efficiency Heating [CBJ 49.15.920(e)(3)(H)]	<i>Up to ten percent for using high-efficiency primary heating methods, such as heat pumps, in all dwelling structures.</i>	Not applicable – each unit lot owner will determine heating practices during development of their facilities.

Parent lots will not be able to exceed the density established in this Preliminary Plan without further review and approval by the Commission through a modification of the permit.

	Parent Lot 1	Parent Lot 2	Parent Lot 3
Size, acres	9.35	2.66	7.11
Number of units proposed	236	136	72
Density, units per acre	25	51	10

Per CBJ 49.15.920(4), the Director makes the following findings on the requested density bonus:

(1) Will the requested density bonus materially endanger public health or safety?

Analysis: The 60-foot Right-of-Way and multi-use paths on both sides facilitate safe use by vehicles and pedestrians. Seymour Way provides secondary emergency access to Vista del Sol Drive.

Finding: No. The requested density bonus will not materially endanger the public health or safety.

(2) Will the requested density bonus substantially be out of harmony with property in the neighboring area?

Analysis: The property in the neighboring area has less dense zoning and development. The AMHT, who owns properties to the east, would be interested in comparable density development of their property. The Right-of-Way width and multi-use paths accommodate and channel transportation in the development. Multi-family housing is not anticipated to create noise or other impacts in excess of those anticipated in a residential setting.

Finding: No. The requested density bonus will not be out of harmony with property in the neighboring area.

(3) Is the requested density conforming to the Comprehensive Plan or other adopted plans?

Analysis: The 2013 Comprehensive Plan Map G designates this area Medium Density Residential (MDR), characterized with densities of five to 20 units per acre. The Assembly has set a precedent that up to 30 units per acre conforms to the Comprehensive Plan Land Use Map Designation of MDR [Ordinances 2021-26(am) and 2022-30]. The 19.71 acre site with 444 units is a density of 23 units per acre, or three units higher than identified in the Comprehensive Plan.

Finding: Yes. The requested density bonus conforms to the Comprehensive Plan and other adopted plans.

(4) Will the requested density bonus create an excessive burden on roads, sewer, water, schools, or other existing or proposed public facilities?

Analysis: CBJ and Alaska Department of Transportation and Public Facilities (ADOT&PF) reviewed the plan. The applicant will build improvements required to accommodate the development.

Finding: No. The requested density bonus will not create an excessive burden on roads, sewer, water, schools, or other existing or proposed public facilities.

Condition 2: Revise site plan to show pedestrian paths or multi-use paths in Phase 3.

Frontage and Access – Each parent lot proposed has access onto Seymour Way, which will be built for acceptance by CBJ [49.15.920(f)]. For the private accesses on the parent lots:

Topic and Code Reference	Summary	Complies	Recommended Condition
CBJ 49.15.920(f)(1) Location	<i>The access shall be located completely on the parent lot.</i>	☒ Yes ☐ No ☐ N/A	None.
CBJ 49.15.920(f)(2) Safety	<i>The access protects public safety or welfare and provides for safe pedestrian and vehicular traffic circulation.</i>	☒ Yes ☐ No ☐ N/A	None.
CBJ 49.15.920(f)(3) Emergency Services	<i>The access complies with the emergency service access requirements of CBJ [chapter] 19.10.</i> The subdivision has been reviewed by Capital City Fire and Rescue (CCFR).	☒ Yes ☐ No ☐ N/A	None.
CBJ 49.15.920(f)(4) Pavement	<i>Access to and within the development is paved.</i>	☒ Yes ☐ No ☐ N/A	Planned.
CBJ 49.15.920(f)(5) Homeowners Association (HOA)	<i>(5) The developer submits adequate evidence that upon approval of the development, a homeowners' association will be formed, can obtain liability insurance, and is solely responsible for maintaining the private access—including winter maintenance.</i>	☐ Yes ☒ No ☐ N/A	Prior to approval of the Final Alternative Residential Subdivision Plan, the applicant shall submit homeowners' association, or similar, documents that comply with the requirements of CBJ 49.15.950(b).
CBJ 49.15.920(f)(6) Abutting Parcels	<i>Abutting parcels have alternative and practical frontage on a publically maintained Right-of-Way.</i> Note that access to AMHT lands to the east is through their own lot access onto Glacier Highway.	☒ Yes ☐ No ☐ N/A	None.

Two access-related proposals were raised at the neighborhood meeting. One was to terminate Seymour Way at a *cul de sac* rather than connect to Vista Del Sol Drive.

Per CCFR comments, secondary access would be required after 100 units were constructed. Under the current proposal, secondary access is indicated before the 28th Temporary Certificate of Occupancy in Phase 2. The public suggested developing secondary access on AMHT lands to the east, rather than connecting to Vista del Sol Drive. The Commission cannot mandate using neighboring non-CBJ land for improvements.

At the public meeting, Mr. Duran, developer of the adjacent Vista Del Sol subdivision, mentioned plans to re-plat Vista del Sol Drive to access City lands above the subdivision for development. No revised plat has been submitted for this project. No Land Use applications or Pre-Application Conferences are indexed to the City land that indicate a plan for development above Vista del Sol subdivision. The Lands Manager does not currently have an application for use of the lands above Vista del Sol subdivision. Re-platting of Vista del Sol Drive to access City land could be in addition to the connection with Ridgeview Subdivision rather than instead of it.

The Commission approved the Vista del Sol subdivision intentionally connecting to the adjacent property (Ridgeview). Vista del Sol was platted with the purpose of serving as a public Right-of-Way, and was accepted by CBJ. Vista Del Sol Drive is a City street with a 50-foot wide Right-of-Way. Construction of the extension from the *cul de sac* was waived (**Attachment E**). Note that Mr. Duran had requested that the extension be vacated if development on the adjoining lot had not been completed in two years. The Planning Commission denied the request (SMF2011 0001).

CBJ 49.35.210(a)(1) and (2), requires connecting streets to adjoining undeveloped land and street systems must be designed to maximize the number of connecting streets in a given area. The requirements of Chapter 35 cannot be varied CBJ 49.20.200. When Seymour Way connects to Vista del Sol Drive, the road will need to have one name. Since the Vista del Sol neighborhood is developed and addresses assigned, the new road through the Ridgeview development would be named Vista del Sol Drive.

Condition 3: When the connection to Vista del Sol Drive is constructed, change the name of Seymour Way to Vista del Sol Drive.

Utilities, Drainage, and Stormwater Management –

Topic and Code Reference	Summary	Complies	Recommended Condition
CBJ 49.15.920(g) Public Utilities	<i>An alternative subdivision is required to connect each dwelling unit to public sewer and water. A master meter for water shall be installed by the developer.</i>	☐ Yes ☒ No ☐ N/A	None – requirement accommodated in the Building Permit process.
CBJ 49.15.920(l) Stormwater Management	<i>Stormwater management. Facilities for the control and disposal of stormwater must be adequate to serve the development and areas draining through the development. Management shall be in accordance with the Stormwater Best Management Practices manual.</i> Drainage plan approval is part of the Final Plat process.	☐ Yes ☒ No ☐ N/A	None – requirement accommodated in code review of final plat.

According to the preliminary plat for the previous proposed development (SMP2016 0001), a five-foot private drainage, slope, access, and maintenance easement is centered along the west property line (in common with the Vista del Sol subdivision).

Design Requirements – The table below discusses design requirements applied to an ARS. The proposed ARS meets these requirements.

Topic and Code Reference	Summary	Complies	Recommended Condition
CBJ 49.15.920(i) Open Space	<i>Open space is required as follows: 25 percent in the RR and D-1 zoning districts; 20 percent in the D-3, D-5 and D-10 zoning districts; 15 percent in the D-10SF district. Open space is not required in the D-15, D-18, or LC zoning districts.</i>	☐ Yes ☐ No ☒ N/A	
CBJ 49.15.920(j) Perimeter Buffer	<i>According to CBJ 49.15.920(j), there are no setback requirements on the unit-lots. A perimeter buffer on the parent lot is required in lieu of the setback requirements for unit lot.</i> Note that Parent Lots 1 and 2 have rights-of-way on three sides, so are not required to provide a rear yard setback [CBJ 49.25.430(3)]. As proposed, Parent Lot 1 has a 36 foot setback between Vista del Sol lots (west) to the proposed unit lots. Parent Lot 2 exceeds the five foot setback required from undeveloped lots to the east. Parent Lot 3 has a rear yard setback of 20 feet from undeveloped land to the east.	☒ Yes ☐ No ☐ N/A	
CBJ 49.15.920(m) Permitted Uses	<i>No primary uses are permitted on the parent lot except a recreational center, community facility, or a child care center. Consistent with the table of permissible uses, CBJ 49.25.300, only residential uses and</i>	☒ Yes ☐ No ☐ N/A	

Topic and Code Reference	Summary	Complies	Recommended Condition
	<i>associated accessory structures are allowed on the unit-lots.</i>		
CBJ 49.15.920(n) Street Sign	<i>The developer shall install a street sign provided by the City and Borough of Juneau at the developer's expense.</i>	☐ Yes ☒ No ☐ N/A	Addressed in Construction Plan – part of Final Plat.
CBJ 49.15.920(o) Mailboxes	<i>Upon consultation with the United States Postal Service, the director shall determine the placement location of mailboxes.</i>	☐ Yes ☒ No ☐ N/A	The final mailbox location shall be reviewed and approved by the CDD Director for the Final Plan.

Parking – Off-street parking may be located on the parent lot or unit lots [CBJ 49.15.920(h)].

For multi-family units, off-street parking required is based on the number of bedrooms in each unit.

Infrastructure, including off-street parking, is required to be constructed during each phase of development.

The phasing plan (**Attachment B**) shows off-street parking. **Attachment F** shows parking required for each phase, and provides cumulative totals.

Condition 4: For each Final Plan, provide updated off-street parking plans that show required ADA spaces, or denote if they are included in garage parking.

Traffic – According to CBJ 49.40.300(a)(2) a Traffic Impact Analysis is required; the development is anticipated to generate more than 250 ADT.

Parent Lot #	Use	Metric	Units	Trips Generated
1	Low-rise apartment	6.59 per occupied dwelling unit	236	1,555
2	Low-rise apartment	6.59 per occupied dwelling unit	134	883
3	Residential Townhouse	5.81 per dwelling unit	74	139
TOTAL:				2,577

Condition 5: For the Final ARS Plan for the first phase, a Traffic Impact Analysis for the entire development must be approved by CBJ. ADOT&PF will be consulted regarding impacts from the development.

Habitat – The U.S. Army Corps of Engineers issued a jurisdictional determination indicating wetlands on the lot. The jurisdictional determination expired on January 20, 2021. A new determination and permitting will be required for project development. There are no other known habitats regulated by Title 49 on site.

Condition: None recommended.

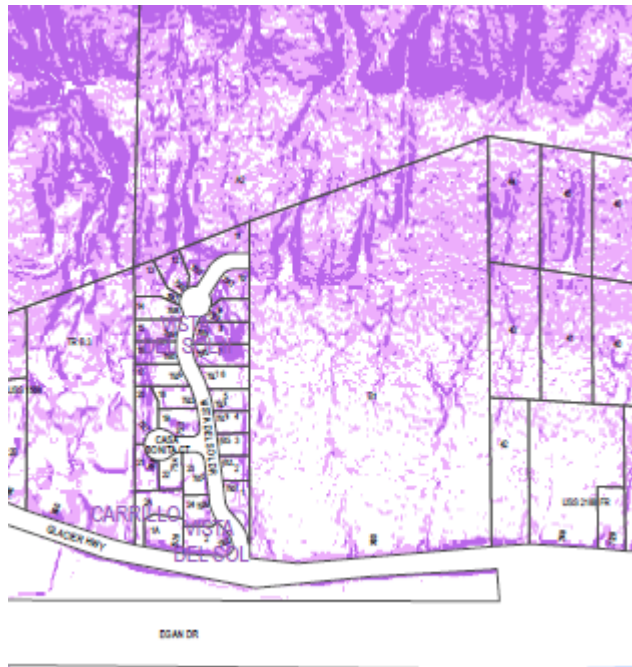
Hazard Zones – The development is not in a mapped hazard area.

A Hillside Endorsement is required for cuts into or slopes of 18%. Staff anticipates that residential structures will require hillside endorsement. At its most basic level, the hillside endorsement includes items stamped by an engineer, architect, geologist, or surveyor licensed by the State of Alaska:

- A site plan.
- A landscaping plan.
- A geotechnical memo discussing the soils and the thought process of development on those soils.

Determination of the need for a Hillside Endorsement is done during the Building Permit process.

In the image to the right, the slopes over 18%, derived from 2013 LiDAR, are shown in light purple. Slopes over 37% are darker.



Public Health, Safety, and Welfare – The creation of housing is the Assembly’s number one goal for 2022. Housing is believed to constrain economic development.

The applicant participated in a CBJ survey of interest for the Juneau Affordable Housing Fund, stating that they would aim the first two apartment structures at people with incomes of 80% to 120% Average Mean Income (AMI) (**Attachment G**). Housing targeting this group was previously referred to as “workforce housing,” and is currently called “middle income housing.” Under the CBJ program, rents for people at 80% AMI for a one-bedroom unit would be capped at \$1,934, and a two-bedroom unit would be capped at \$2,176.

During the public meeting (details below) members of the public voiced concerns that low-income housing would bring crime and drug use to the area. Public housing built with access to employment, commerce, schools, and other institutions has crime rates similar to those of other neighborhoods (**Attachment H**).

What Does 80% AMI Mean?

For context, 80% AMI is \$67,680 for a single person in Juneau, or \$2,820 every two weeks. A State of Alaska Employee Range 20 at Step A could qualify for this housing. Among the State jobs posted with qualifying salary ranges include Accountant 3 & 4, Analyst Programmer 5, Assistant Attorneys General and District Attorneys, the Executive Administrator for the Board of Pharmacy, Grant Administrators, and payroll supervisors. For a CBJ perspective, a Senior Planner at Community Development can’t qualify at 80% AMI until reaching Step D (**Attachment I**).

Property Value and Neighborhood Harmony – The Assessor’s Office did not respond to staff’s query about property value. Assembly action rezoning the property from D5 to D18 indicates Assembly understanding and acceptance of impacts to the neighborhood.

Neighbors have expressed an interest in a fence or other barrier between the Ridgeview development and Vista del Sol, to better differentiate project open space from private property next door. After consulting with a fencing company, the applicant would prefer a vegetative barrier due to poorly drained soils.

Vista del Sol neighbors expressed concerns about clearing conducted by the previous owner resulting in trees falling or about to fall on their property. Neighbors were encouraged to contact the applicant directly to address tree concerns, because the applicant will have a contractor available this fall season to remove offending trees.

Condition 6: Plan and install a continuous vegetated barrier along the entire length of the development from the platted connection with Vista del Sol Drive along the shared property line to the development's property line at Glacier Highway. The vegetated barrier will be depicted on the preliminary and final plats of each Phase located in this area with an associated plat note.

Phasing – The phasing plan is in **Attachment B**. Construction of common facilities for a phase (such as roadway, off-street parking, and open space) is required to be completed before moving on to the next Phase [CBJ 49.15.960(b)]. **Attachment J** provides the requirements for each phase based on the materials provided in **Attachment B**.

The off-street parking and phasing plan provided omits ADA spaces. ADA spaces would be required to be shown for the Final Plan for each phase. Provision of ADA parking is a Federal regulatory requirement that can be examined during the Final Plan for each phase, and does not require a condition.

Road construction is proposed to be phased as shown. The secondary access must be developed by the ninth (9th) Temporary Certificate of Occupancy in Phase 2.

Standard conditions for ADA signage and parking lot striping can be included on conditions for the Final Plan for each phase.

Condition 7: Prior to approval of the Final Alternative Residential Subdivision Plan for each phase, the applicant shall submit homeowners' association, or similar, documents that comply with the requirements of CBJ 49.15.950(b).

Condition 8: Per CBJ 49.15.920(o), prior to approval of the Final Alternative Residential Subdivision Plan, the CDD Director will approve the final mailbox location.

AGENCY REVIEW

CDD conducted an agency review comment period between August 3, 2022 and September 15, 2022. Agency review comments can be found in **Attachment K**.

Agency	Summary
U.S. Army Corp of Engineers	Lot has wetlands that fall within their jurisdiction.
ADOT&PF	Traffic Impact Analysis required, build to ADOT&PF standards.
CCFR	Sprinkler, fire alarm, hydrant, and equipment turn-around provisions. Secondary access required after 100 units. Updated with acceptance of <i>cul de sac</i> proposal.
CBJ General Engineering	No comments at this time.
CBJ GIS Specialist	Change name of Seymour Way to Vista del Sol Drive, for continuity.

PUBLIC COMMENTS

CDD conducted a neighborhood meeting on September 8, 2022, attended by 16 members of the public (**Attachment L**). Notice was sent to property owners within 500 feet of the proposed development.

The group proposed three modifications.

- (A) Use AMHT land to provide secondary access. This will depend on negotiations with AMHT.
- (B) End Seymour Way in a *cul de sac*. Do not connect to Vista del Sol Drive.
- (C) Provide a fence or other barrier between the development and neighbors in Vista Del Sol Subdivision.

CDD conducted a public comment period between September 9, 2022 and September 19, 2022. Public notice was mailed to property owners within 500 feet of the development (**Attachment M**). A public notice sign was also posted on site two weeks prior to the scheduled hearing (**Attachment N**). Public comments submitted at time of writing this staff report can be found in **Attachment O**.

Name	Summary
Collin McClelland	From Neighborhood Meeting: installation of barrier between developments, <i>cul de sac</i> instead of connection to Vista del Sol, address traffic impact.

CONFORMITY WITH ADOPTED PLANS

The proposed development conforms to the 2013 Comprehensive Plan, 2016 Housing Action Plan, and the 2015 Juneau Economic Development Plan. Plans call for the development of housing, particularly in a flexible format that fits the character of existing neighborhoods and provides housing for a variety of CBJ residents and economic groups.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	4	36-37	Policy 4.1/4.2	Policies promote providing an adequate supply of various types of housing for all CBJ residents and economic groups.
	10	130	Policy 10.2	Policy promotes flexibility and creativity in residential development within the urban service boundary.
	11	157	Land Use Designation	Complies with the <i>Medium Density Residential</i> Land Use Designation which allows for residential development between 5-20 units per acre.
2016 Housing Action Plan	Part 2	35	Production Target	The Housing Action Plan sets an annual goal of 66 new dwelling units. Proposal creates 444 new housing units.
2015 Juneau Economic Development Plan	5	103	Initiative	Plan calls for promoting housing affordability and availability.

FINDINGS

Alternative Residential Subdivision Preliminary Plan Approval – Per CBJ 49.15.940(d), the Director makes the following findings on the proposed Alternative Residential Subdivision Preliminary Plan:

1. *Does the proposed development protect natural features and avoid natural hazards by reserving them as open space?*

Analysis: No additional analysis needed.

Finding: Not applicable. There are no natural features or natural hazards on the lot to reserve as open space.

2. *Is the proposed development consistent with Title 49, the Land Use Code?*

Analysis: No additional analysis needed.

Finding: Yes. With recommended conditions, the proposed development complies with CBJ 49.15 Article 9, CBJ 49.35, and CBJ 49.40.

3. *Does the development incorporate perimeter buffers sufficient to minimize off-site impacts of the subdivision and to maximize harmony with the neighborhood?*

Analysis: No additional analysis needed.

Finding: Yes. With recommended conditions, the proposed development incorporates perimeter buffers sufficient to minimize off-site impacts and maximize neighborhood harmony.

4. *Do utilities proposed for connection to the City and Borough system meet City and Borough standards, and are all others consistent with sound engineering practices, as determined by the City and Borough Engineering and Public Works Department?*

Analysis: The details of utilities will be finalized with each phase at Final Plat. CBJ Engineering and Public Works reviewed the proposal and said that existing infrastructure in Glacier Highway is sufficient to meet the increased use.

Finding: Yes. The CBJ Engineering and Public Works Department has reviewed preliminary plans. The development can reasonably connect to CBJ services and meet CBJ standards.

5. *Does the configuration of the development provide for economy and efficiency in utilities, housing construction, access, parking, and circulation?*

Analysis: No additional analysis needed

Finding: Yes. The proposed development provides economy and efficiency in utilities, housing construction, access, parking, and circulation.

6. *If the approval is for a phased development, is each phase consistent with the preliminary development plan and design of the entire Alternative Residential Subdivision?*

Analysis: Each phase will have a Final Plan approval and Final Plat approval. Those final documents are required to be consistent with this preliminary plan.

Finding: Yes. This phase of development is consistent with the preliminary development plan requirements.

7. *Does the proposed development adequately address the cumulative impacts of the phased development on the neighborhood and the natural environment?*

Analysis: The Traffic Impact Analysis will determine improvements required to address traffic impacts from the development.

Finding: Yes. With recommended conditions, the proposed development plan adequately addresses the cumulative impacts of the phased development on the neighborhood and the natural environment.

8. *If the approval includes an allotment of a density bonus, the density bonus complies with section CBJ 49.15.920(e)(4).*

Analysis: No additional analysis required.

Finding: Yes. As discussed above, the proposed density bonus complies with section CBJ 49.15.920(e)(4).

Additionally, in accordance with CBJ 49.15.930 and CBJ 49.15.330 (e) & (f), the Director makes the following findings on the proposed Alternative Residential Subdivision Preliminary Plan:

9. *Is the application for the requested Alternative Residential Subdivision Preliminary Plan complete?*

Analysis: A Traffic Impact Analysis for the development is recommended before approval of the Final Plan for Phase 1.

Finding: Yes. The application contains the information necessary to conduct full review of the proposed operations. The application, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

10. *Is the proposed use appropriate according to the Table of Permissible Uses?*

Analysis: The application is for multi-family housing. The use is listed at CBJ 49.25.300, Section 1.300 for the D18 zoning district.

Finding: Yes. The requested permit is appropriate according to the Table of Permissible Uses.

11. Will the proposed development comply with the other requirements of this chapter?

Analysis: The proposed site design complies with code requirements of this stage. Future elements – the Preliminary Plat, Final Plan, and Final Plat will be reviewed for completion at the time.

Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49, including bonus provisions.

12. Will the proposed development materially endanger the public health, safety, or welfare?

Analysis: A Traffic Impact Analysis will outline improvements needed for traffic safety.

Finding: Yes. With recommended conditions, the requested development, in a D18 zoning district, will not materially endanger the public health or safety.

13. Will the proposed development substantially decrease the value of, or be out of harmony with, property in the neighboring area?

Analysis: The Assessor's Office did not respond to staff's query about property value. Assembly action rezoning the property from D5 to D18 indicates Assembly understanding and acceptance of impacts to the neighborhood. The Assembly rezoned the property from D5 to D18 in 2015, with discussion of impacts.

Finding: No. With recommended conditions, the requested development, in a D18 zoning district will not substantially decrease the value or be out of harmony with the property in the neighboring area.

14. Will the proposed development conform with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?

Analysis: In addition to conforming to current plans, the proposal addresses current Assembly's number one Goal of housing.

Finding: Yes. The proposed development, with the recommended conditions, will conform to the 2013 Comprehensive Plan, 2014 Economic Development Plan, and the 2015 Housing Action Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS** the Preliminary Plan for the Ridgeview Subdivision, an Alternative Residential Subdivision creating 90 unit-lots and three (3) parent lots. This permit would allow the applicant to submit for the Final Plan.

This approval is subject to the following conditions:

1. Reevaluate figures provided in "Greenspace by Phase."
2. Revise site plan to show pedestrian paths or multi-use paths in Phase 3.
3. When the connection to Vista del Sol Drive is constructed, change the name of Seymour Way to Vista del Sol Drive.
4. For each Final Plan, provide updated off-street parking plans that show required ADA spaces, or denote if they are included in garage parking.

5. For the Final ARS Plan for the first phase, a Traffic Impact Analysis for the entire development must be approved by CBJ. ADOT&PF will be consulted regarding impacts from the development.
6. Plan and install a continuous vegetated barrier along the entire length of the development from the platted connection with Vista del Sol Drive along the shared property line to the development's property line at Glacier Highway. The vegetated barrier will be depicted on the preliminary and final plats of each Phase located in this area with an associated plat note.
7. Prior to approval of the Final Alternative Residential Subdivision Plan for each phase, the applicant shall submit homeowners' association, or similar, documents that comply with the requirements of CBJ 49.15.950(b).
8. Per CBJ 49.15.920(o), prior to approval of the Final Alternative Residential Subdivision Plan, the CDD Director will approve the final mailbox location.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application
Attachment B	Revised Plan Documents, September 16, 2022
Attachment C	April 14, 2015 Planning Commission Regular Meeting Minutes
Attachment D	June 6, 2015 Committee of the Whole, and July 7, 2015 Regular Meeting Minutes for the Assembly.
Attachment E	Plat 2012-18, Vista del Sol, Phase II
Attachment F	Phased Parking Analysis
Attachment G	Juneau Affordable Housing Fund Program Guidelines, Appendix B
Attachment H	National Low Income Housing Coalition, "Myths and Realities About Public Housing" (2019)
Attachment I	AFL-CIO GGU Contract, Current
Attachment J	Infrastructure Requirements by Phase
Attachment K	Agency Comments
Attachment L	Public Meeting Materials
Attachment M	Abutters Notice
Attachment N	Public Notice Sign Photo
Attachment O	Public Comment

ARTICLE IX. ALTERNATIVE RESIDENTIAL SUBDIVISIONS

49.15.900 Purpose.

The general purpose of this article is to provide reasonable minimum standards and procedures for unit-lot residential communities in which all or some of the lots do not substantially conform to the minimum requirements for a traditional subdivided lot. This article provides a housing option to allow dwellings on unit-lots to be conveyed by long-term leases, less than fee-simple ownership, or fee-simple ownership, including condominium and other common-interest communities. The specific purpose of this article is to permit flexibility in the regulation and use of land in order to promote its most appropriate use for unit-lot residential communities; to encourage residential developments that are planned, designed and developed to function as integral units with common facilities; to encourage developments that provide different types of housing options; to encourage development of quality affordable housing; to facilitate the adequate and economical provisions of access and utilities; and to encourage developments that are in harmony with the surrounding area.

(Serial No. 2018-41(c), § 2, 12-17-2018, eff. 1-17-2019)

49.15.910 Application.

The provisions of this article apply when a parent lot is subdivided into developable unit-lots and where a portion of the parent lot remains.

(Serial No. 2018-41(c), § 2, 12-17-2018, eff. 1-17-2019)

49.15.920 General provisions.

- (a) *General.* The requirements of this title apply except as provided in this article.
- (b) *Zoning districts.* An alternative residential subdivision is only allowed in the following zoning districts: RR, D-1, D-3, D-5, D-10SF, D-10, D-15, D-18, and LC.
- (c) *Lot size.* The parent lot shall be at least 150 percent of the minimum lot size for the zoning district in which it is located. There is no minimum size for the unit-lots.
- (d) *Other dimensional standards.* The minimum lot dimensions, lot coverage, and vegetative coverage shall be applied to the parent lot and not the unit-lots.
- (e) *Density.*
 - (1) The number of dwelling units permitted in the development shall be calculated by multiplying the maximum number of dwelling units per gross acre permitted in the underlying zoning district by the number of acres in the alternative residential subdivision and rounding to the nearest whole number.
 - (2) Land and water bodies used in calculating the number of dwelling units permitted shall be delineated on the preliminary and final plans in a manner allowing confirmation of acreage and density computations.

- (3) The commission may award a density bonus as an incentive for enhancements to the development. The total bonus shall not exceed 50 percent in the RR, D1, D3, D5, D10 zoning districts, and 25 percent in the D-10SF, D15, D18 and LC zoning districts of the density provided in subsection (e)(1) of this section and rounded to the nearest whole number and shall be the sum of individual density bonuses as follows:
- (A) Five percent for each ten percent increment of open space in excess of that required in the zoning district to a maximum bonus of 15 percent for open space in excess of that required;
 - (B) Five percent for a continuous setback greater than 50 feet or ten percent for a continuous setback greater than 50 feet on both sides of a stream, if applicable, designated in the plan as undisturbed open space along important natural water bodies, including anadromous fish streams, lakes, and wetlands;
 - (C) Fifteen percent for a mixture of housing units restricted by a recorded document for a period of 30 years from the first sale:
 - (i) In which ten percent of the dwelling units are set aside for lower income households earning no more than 80 percent of the area median income; or
 - (ii) In which 20 percent of the dwelling units are set aside for workforce households earning no more than 120 percent of the area median income.
 - (D) Up to ten percent for provision of common facilities and additional amenities that provide an unusual enhancement to the general area, such as siting, landscaped buffers, or the creation or preservation of view corridors;
 - (E) Ten percent for dedication of a public right-of-way accessible to all unit-lots consistent with chapter 49.35;
 - (F) Five percent in the RR, D-1, D-3, D-5, and D-10SF zoning districts, and ten percent in the D-10, D-15, D-18 and LC zoning districts for providing shared use pathways to facilitate safe pedestrian and bicycle movement within the development and to ensure non-vehicular access to open space, common facilities and to public services;
 - (G) Five percent for designing all dwelling structures to a five-star plus energy efficiency rating; ten percent for designing all dwelling structures to a six-star energy efficiency rating; and
 - (H) Up to ten percent for using high-efficiency primary heating methods, such as heat pumps, in all dwelling structures.
- (4) A density bonus may be limited or denied if it will more probably than not:
- (A) Materially endanger public health or safety;
 - (B) Substantially be out of harmony with property in the neighboring area;
 - (C) Lack general conformity with the comprehensive plan or another adopted plan; or
 - (D) Create an excessive burden on roads, sewer, water, schools, or other existing or proposed public facilities.
- (f) *Frontage and access.* The parent lot shall front on and be accessed by a publically maintained right-of-way. Access within the development may be exempted from [chapter] 49.35 and be privately owned and maintained if it complies with the following requirements:
- (1) The access shall be located completely on the parent lot;
 - (2) The access does not endanger public safety or welfare and provides for safe pedestrian and vehicular traffic circulation;

- (3) The access complies with the emergency service access requirements of CBJ [chapter] 19.10;
 - (4) Access to and within the development is paved;
 - (5) The developer submits adequate evidence that upon approval of the development, a homeowners' association will be formed, can obtain liability insurance, and is solely responsible for maintaining the private access—including winter maintenance; and
 - (6) The alternative residential subdivision does not abut a developable parcel that lacks alternative and practical frontage on a publically maintained right-of-way.
- (g) *Utilities.* An alternative subdivision is required to connect each dwelling unit to public sewer and water. A master meter for water shall be installed by the developer.
- (h) *Parking.* Parking required for each dwelling unit may be located on either the parent lot or the unit-lot.
- (i) *Open space.* Open space is required as follows: 25 percent in the RR and D-1 zoning districts; 20 percent in the D-3, D-5 and D-10 zoning districts; 15 percent in the D-10SF district. Open space is not required in the D-15, D-18, or LC zoning districts.
- (j) *Buffer.* There are no setback requirements on the unit-lots. A perimeter buffer is required in lieu of the setback requirements of this title on the parent lot. The presumptive buffer width shall not be less than the setback set by the underlying zoning district to ensure neighborhood harmony and minimize off-site impacts. The commission may enlarge a buffer or a portion of a buffer up to 25 feet in total width, and the commission may reduce a buffer or a portion of a buffer by 75 percent of the setback for the underlying zoning district. The commission may only enlarge or reduce the buffer width upon considering, but not limited to: type of buffer, location of the subdivision structures and uses therein; the location and type of surrounding uses or development; topography; and the presence of existing visual and sound buffers. A buffer shall be vegetated unless the commission requires non-vegetated screening. A buffer may include fencing, natural berm, or other similar features. No parking areas, dwelling units, unit-lots, or permissible uses may be located within the perimeter buffer. Access to the development may cross a portion of the buffer.
- (k) *Parent lot.* Portions of the parent lot not subdivided into unit-lots shall be owned in common by a homeowners' association, or similar entity, comprised of the owners of the unit-lots located within the parent lot.
- (l) *Stormwater management.* Facilities for the control and disposal of stormwater must be adequate to serve the development and areas draining through the development. Management shall be in accordance with the Stormwater Best Management Practices manual. Where appropriate, natural drainage channels, swales, or other similar areas within the open space may be used for stormwater management at the development. The developer shall provide the CBJ Engineering and Public Works Department with an evaluation of offsite drainage outfalls for the additional runoff contributed by the alternative residential subdivision. The commission may require construction of offsite drainage improvements necessary to accommodate additional runoff from the development.
- (m) *Permitted uses.* No primary uses are permitted on the parent lot except a recreational center, community facility, or a child care center. Consistent with the table of permissible uses, 49.25.300, only residential uses and associated accessory structures are allowed on the unit-lots. Accessory dwelling units are prohibited on the parent lot and on any unit-lots. A home occupation or a child care home is permissible on the unit-lots. If an alternative residential subdivision creates a lot that complies with the table of dimensional standards, 49.25.400, for the underlying zoning district, the accessory dwelling unit prohibition of this subsection does not apply.
- (n) *Street sign.* Street signage is required. The developer shall install a street sign provided by the City and Borough of Juneau at the developer's expense. The director shall determine the type of street sign—

addresses or street name—upon considering public health, safety, and welfare given the size of the subdivision.

- (o) *Mailboxes.* Upon consultation with the United States Postal Service, the director shall determine the placement location of mailboxes. The director may require additional improvements and design changes to enable efficient mail delivery and to minimize traffic interferences and compliance with CBJ standard details.

(Serial No. 2018-41(c), § 2, 12-17-2018, eff. 1-17-2019)

49.15.930 Alternative residential subdivision review process.

- (a) *General procedure.* A proposed alternative residential subdivision shall be reviewed according to the requirements of section 49.15.330, conditional use permit, and in the case of an application proposing a change in the number or boundaries of unit-lots, section 49.15.402, major subdivisions, except as otherwise provided in this article. Approval shall be a two-step process, preliminary plan approval and final plan approval. In cases involving a change in the number or boundaries of unit-lots, the preliminary and final plat submissions required by section 49.15.402 shall be included with the preliminary and final plan submissions required by this chapter.
- (b) *Preapplication conference.* Prior to submission of an application, the director shall conduct an informal preapplication conference with the developer to discuss the proposed alternative residential subdivision. The purpose of the preapplication conference shall be to exchange general and preliminary information and to identify potential issues and bonuses. The developer may discuss project plans and the director may provide an informal assessment of project permit eligibility, but no statement made by either party shall be regarded as binding, and the result of the conference shall not constitute preliminary approval by the department. The conference shall include a discussion of the zoning, size, topography, accessibility, and adjacent uses of the development site; the uses, density and layout of buildings, parking areas, the open space and landscaping proposed for the development; the common facilities; provision of utilities, including solid waste and recycling collection; the access, the vehicle and pedestrian circulation, and winter maintenance including snow removal locations; the development schedule and the alternative residential subdivision permit procedures. The developer shall provide a sketch of the proposed alternative residential subdivision.

(Serial No. 2018-41(c), § 2, 12-17-2018, eff. 1-17-2019)

49.15.940 Preliminary alternative residential subdivision plan approval.

- (a) *Application.* The developer shall submit to the department one copy of a complete alternative residential subdivision application, which shall include an application form, the required fee, any information required in subsection 49.15.402, the information required by this section, and any other information specified by the director.
- (b) *Required submissions.* The application shall include the following material:
 - (1) *Ownership.* The application shall identify, and shall be signed by or upon, the included written authorization of, all owners, lessees, and optionees of land within the boundaries of all phases of the alternative residential subdivision.
 - (2) *Preliminary development plan.* The application shall include a preliminary development plan, explaining how the proposed alternative residential subdivision will achieve the purposes set forth in section 49.15.900. The preliminary development plan shall summarize the different land uses proposed, including the amount of land for housing, open space, buffer, access, parking and pedestrian circulation; the number and types of housing units and proposed density; the natural features to be protected and hazards to be avoided; and the public, if any, and private services to be provided.

- (3) *Design.* The application shall describe the design of the alternative residential subdivision, with particular attention to building siting, massing, access, parking, and architectural features; provision of utilities including drainage and trash collection; provision of winter maintenance for access and parking areas; and the circulation of traffic and pedestrians.
- (4) *Open space, common facilities, and general landscaping.* The preliminary plat shall show and describe common facilities, pedestrian circulation to common facilities and amenities, open space, buffers, landscaping, and similar features.
- (5) *Request for density bonuses.* If a density bonus is being applied for, the application shall include a narrative describing the justification for the requested bonus, and the application shall show the nature and extent of the requested bonus.
- (6) *Description of phased development.* The preliminary development plan for a phased alternative residential subdivision shall include:
 - (A) A drawing and development schedule for each phase and for the entire alternative residential subdivision;
 - (B) The size and general location of proposed land uses for each phase at the maximum level of density, including maximum allotment of density bonuses;
 - (C) A description of the access (pedestrian and vehicular) connecting all the phases and where they will connect at the alternative residential subdivision boundaries;
 - (D) A description of how the developer will address the cumulative impacts of the phased development on the neighborhood and the natural environment;
 - (E) A description of the overall design theme unifying the phases;
 - (F) An analysis of how each phase in the project will meet the requirements of subsection 49.15.960(b); and
 - (G) A sketch plat consistent with section 49.15.410.
- (c) *Department review.* The director shall advise the developer whether the alternative residential subdivision application is complete, and, if not, what the developer must do to make it complete. Within 45 days after determining an application is complete, the director shall schedule the preliminary plan for a public hearing before the commission. The director shall give notice to the developer and the public according to section 49.15.230.
- (d) *Commission action.* The commission may approve an alternative residential subdivision preliminary plan if it meets the following requirements:
 - (1) The development protects natural features and avoids natural hazards by reserving them as open space;
 - (2) The development is consistent with the land use code;
 - (3) The development incorporates perimeter buffers sufficient to minimize off-site impacts of the subdivision and to maximize harmony with the neighborhood;
 - (4) Utilities proposed for connection to the City and Borough system meet City and Borough standards, and all others are consistent with sound engineering practices, as determined by the City and Borough Engineering and Public Works Department;
 - (5) The configuration of the development provides for economy and efficiency in utilities, housing construction, access, parking and circulation;

- (6) If the approval is for a phased development, that each phase is consistent with the preliminary development plan and design of the entire alternative residential subdivision;
 - (7) Adequately addresses the cumulative impacts of the phased development on the neighborhood and the natural environment; and
 - (8) If the approval includes an allotment of a density bonus, the density bonus complies with section 49.15.920(e)(4).
- (e) *Expiration.* Approval of a preliminary plan shall expire 18 months after the commission notice of decision unless a final plan for the entire project or, in the case of a phased development, the first phase thereof, is submitted to the department for commission action. An application for extension of a preliminary plan shall be according to section 49.15.250, development permit extension.

(Serial No. 2018-41(c), § 2, 12-17-2018, eff. 1-17-2019)

49.15.950 Final alternative residential subdivision plan approval.

- (a) *Application.* Upon completion of all conditions of the preliminary plan, the developer shall submit an application, fee, and a final plan for commission approval.
- (b) *Homeowners' association.* The formation of a homeowners' association, or similar entity, is required.
 - (1) The articles of incorporation and bylaws of the homeowners' association, required under A.S. 34.08 or this chapter, shall be prepared by a lawyer licensed to practice in the state.
 - (2) The homeowners' association shall be responsible for the maintenance of open space, water and sewer utilities, and stormwater control features and drainages. The association documents shall specify how any other common facilities shall be operated and maintained. The association documents shall require homeowners to pay periodic assessments for the operation, maintenance and repair of common facilities. The documents shall require that the governing body of the association adequately maintain common facilities.
 - (3) If the alternative residential subdivision is phased, the association documents shall specify how the cost to build, operate, and maintain improved open space and common facilities shall be apportioned among homeowners of the initial phase and homeowners of later phases.
 - (4) The homeowners' association documents shall be recorded with the approved final plat.
- (c) *Commission action.* The commission may approve the final plan if it substantially conforms to the approved preliminary plan and all requirements of this article.
- (d) *Expiration.* An approved final plan shall expire 18 months after recording if the applicant fails to obtain an associated building permit and make substantial construction progress. An application for extension of a final plan shall be according to section 49.15.250, development permit extension.

(Serial No. 2018-41(c), § 2, 12-17-2018, eff. 1-17-2019)

49.15.960 Phased development.

- (a) *Phasing allowed.* An applicant may develop an alternative residential subdivision in phases, provided the initial application includes a preliminary development plan sufficient to assess the cumulative effects of the entire alternative residential subdivision on the neighborhood and the environment according to the standards in subsection 49.15.940.

- (b) *Completion of an individual phase.* Each phase shall be so designed and implemented that, when considered with reference to any previously constructed phases but without reference to any subsequent phases, it meets the design and density standards applicable to the entire alternative residential subdivision. Construction and completion of open space and common facilities serving each phase in an alternative residential subdivision shall proceed at a rate no slower than that of other structures in that phase. No phase shall be eligible for final plan approval until all components of all preceding phases are substantially complete and homeowners' association documents have been approved.
- (c) *Standards for phases.* Each phase of an alternative residential subdivision shall be reviewed according to the provisions of this chapter then current. Each phase of an alternative residential subdivision shall maintain design continuity with earlier phases. At no point during a phased development shall the cumulative density exceed that established in the approved preliminary plan.

(Serial No. 2018-41(c), § 2, 12-17-2018, eff. 1-17-2019)

49.15.970 Amendments to approved alternative residential subdivision plan.

- (a) *Request for amendment.* The developer of an alternative residential subdivision may request an amendment to an approved preliminary or final alternative residential subdivision plan. The request shall state the reasons for the amendment and shall be submitted in writing to the director, who shall inform the developer within 15 days whether the request shall be processed as a minor amendment or major amendment.
- (b) *Minor amendment.* A minor amendment may be submitted without a filing fee and may be approved by the director. For purposes of this section, a minor amendment is a change consistent with the conditions of the original plan approval, and would result in:
 - (1) Insignificant change in the outward appearance of the development;
 - (2) Insignificant impacts on surrounding properties;
 - (3) Insignificant modification in the location or siting of buildings or open space;
 - (4) No reduction in the number of parking spaces below that required;
 - (5) A delay of no more than one year in the construction or completion schedule for the project or, in the case of a phased project, the phase for which the amendment is requested.
- (c) *Major amendment.* All other amendments shall be reviewed by the commission upon payment of a filing fee and in accordance with the requirements of the original plan approval.

(Serial No. 2018-41(c), § 2, 12-17-2018, eff. 1-17-2019)

**Attachment E - ARP22-01 Attachment J - Infrastructure Report by Phase
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Page (1)**

Units proposed		Square Feet Provided Parent Lot			Open Space Required Parent Lot			Parking Required ^B Parent Lot			ADA Required Parent Lot		
		1	2	3	1	2	3	1	2	3	1	2	3
Phase 1	72	115,840			35,060			86			4		
Phase 2	164	291,260			54,560			190			6		
Phase 3	136		115,840			60,200			156			6	
Phase 4	44			84,390			20,020			50			2
Phase 5	28			225,250			173,090			56			0
TOTALS		407,100	115,840	309,640	89,620	60,200	193,110	276	156	106	10	6	2
Acres		9.35	2.66	7.11	2.06	1.38	4.43						

A: See "Density Bonus" section for density discussion

B: See Attachment B for parking figures

DRAINAGE REPORT & EROSION CONTROL**To:** Garret Johnson, Owner, PCI**From:** Toby Lockhart, PE**Date:** November 14, 2022**Re:** Ridgeview Subdivision**1.0 Site Overview**

The site is on the uphill (north) side of Glacier Highway (7400) and is located at the base of Heintzleman Ridge just above the Mendenhall Wetlands and the Gastineau Channel receiving water. Most of the roughly 20-acre site remains densely forested, with approximately 3-acres in the lower southwest corner having been cleared, but not grubbed.

There are five (5) 24-inch corrugated metal pipe (CMP) cross-culverts along the ~750-ft Glacier Highway frontage to which the property discharges stormwater runoff. There are five (5) associated drainages that cross the site from north to south, only one of which (drainage #1) originates from the top of Heintzleman Ridge. This drainage crosses the northwest corner of the proposed development and runs down the shared boundary with the Vista Del Sol Subdivision to the west. There is one other significant drainage (#6) that passes just to the east of the proposed development and was not considered in this evaluation. All other drainages (#2 - #5) originate within the 20-acre site and carry far less flow.

The proposed grading and drainage scheme minimizes the amount of runoff directed to drainage #1 and CMP-1, and divides and directs the remaining runoff to CMP-2, 3, 4 and 5.

2.0 Increase in stormwater runoff

Drainage basins shown on the attached Exhibits A & B were evaluated for pre- and post-development flows in accordance with the 2010 CBJ Manual of Stormwater Management Practices. The resulting increase in runoff flows in cubic feet per second (CFS) are summarized in Table 1 below:

Table 1 – Stormwater Runoff Summary			
Discharge Point	Increase in Runoff (CFS)*	Post-Development Total Flow (CFS)	Discharge Culvert Capacity (CFS)
CMP-1	-0.4	N/A	N/A
CMP-2	5.5	6.7	32.1
CMP-3	8.3	10.8	24.2
CMP-4	8.3	10.3	27.9
CMP-5	4.4	8.5	23.5

*Results are based on an assumed precipitation intensity(i) = 3.04 inches/hour for a 5-min duration and a 25-year storm event. See attached calculations for more detail.

3.0 Connections to established channels

The rough grading and drainage plan shown on plan sheets G-001, C-301, C-302, and C-303 depicts the overall surface grading and piping systems. Ultimately, each system will outfall to one of the five (5) 24-inch CMP cross-culverts along Glacier Highway.

4.0 Evaluation of downstream drainage ways

Each Glacier Highway cross-culvert that will see an increase in flow has been evaluated and found to have ample capacity for the additional demand (see Table 1 above).

5.0 Summary of Required Improvements (CBJ 49.35, Article V)

Following is a summary of the approach to CBJ code requirements for the drainage plan:

- a) Plan Requirements
 - 1) Increase in Runoff: See Table-1 above
 - 2) Evaluation of Existing Drainage Ways: See section 4.0 and Table-1 above
 - 3) Public and any required drainage facilities: See the plan and profile sheets (C-201, C-202, and C-203) for the drainage improvements within the Seymour Way Right of Way (ROW). See Sheet C-301 for two detention ponds at ~STA "S" 13+00 LT, and the drainage #1 outfall system along the west boundary of the property. See Sheets C-302 and C-303 for the east/west ROW connection to the Alaska Mental Health Trust property to the east of the proposed development.
 - 4) Outlet to Established Drainage: See section 4.0 above
- b) Easements: See the preliminary plat for proposed maintenance easements for:
 - (1) Existing drainage outfall along the common boundary between the proposed Ridgeview Subdivision and the Vista Del Sol Subdivision.
 - (2) Detention ponds (within Parent Lot 1) for Seymour Way roadway runoff.
 - (3) Slope easements along all proposed CBJ right of way for ditch and backslope maintenance.
- c) Drainage Systems Required: See plan sheets C-301, C-302, and C-303.
- d) Construction timing: See project narrative and phasing plan.

6.0 Erosion Control

In accordance with the requirements of the Alternate Residential Subdivision (ARS) plan, the proposed development contains a minimum of 30% open space (mostly green space) within each parent lot. The inclusion of green space will reduce the volume of runoff and help treat contaminants at their source. In addition to meeting this green space requirement, several Best Management Practices (BMP's) have been incorporated into the drainage plan to treat contaminants at their source and reduce contaminants discharged to the environment.

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Curb Inlet Outfalls to Vegetated Ditchlines

Rather than employ a traditional enclosed stormwater collection system with structures and piping along Seymour Way, the grading and drainage plan calls for roadway runoff to be captured in curb inlets and discharged to a flat-bottom vegetated ditchline (see figure 1 below).

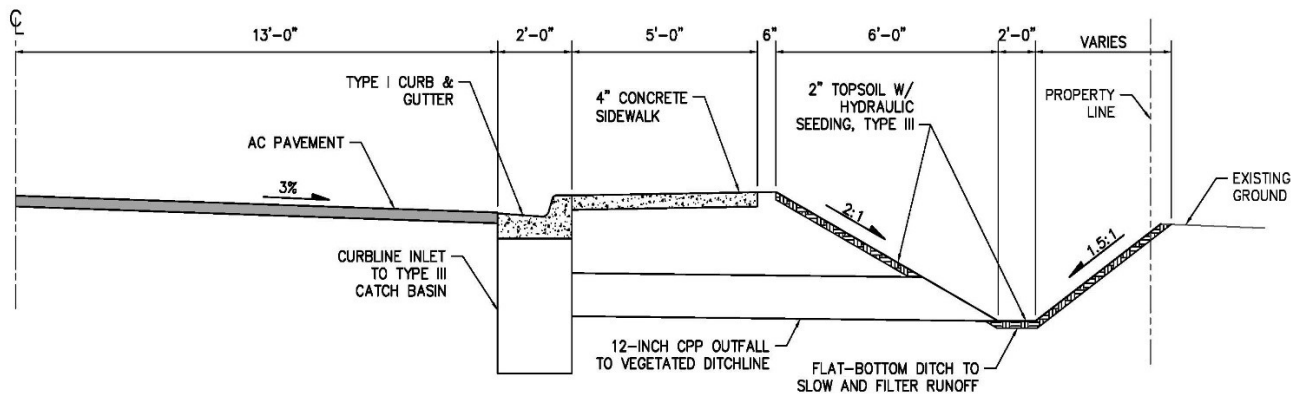


Figure 1 – Vegetated Ditchline BMP

Detention Ponds

Two detention ponds of approximately 500 cubic yards each at approximate STA “S” 13+00, 60’ LT will be constructed to treat runoff from the two largest drainage basins (II and FF), as well as snow melt from the snow storage area at approximate STA “S” 14+00, 50’ LT.

Oil-Water Separators

An oil-water separator will also be installed at the outfall of each of the four post-development drainage basins prior to discharge to the Glacier Highway cross-culverts.

7.0 Drainage Summary

The downstream drainage ways have been evaluated for the impact of the proposed improvements, and found to be adequate to handle the increase in runoff, and several BMP’s have been incorporated to manage and mitigate the increased runoff and treat contaminants prior to discharge to the environment.

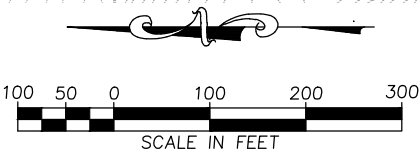
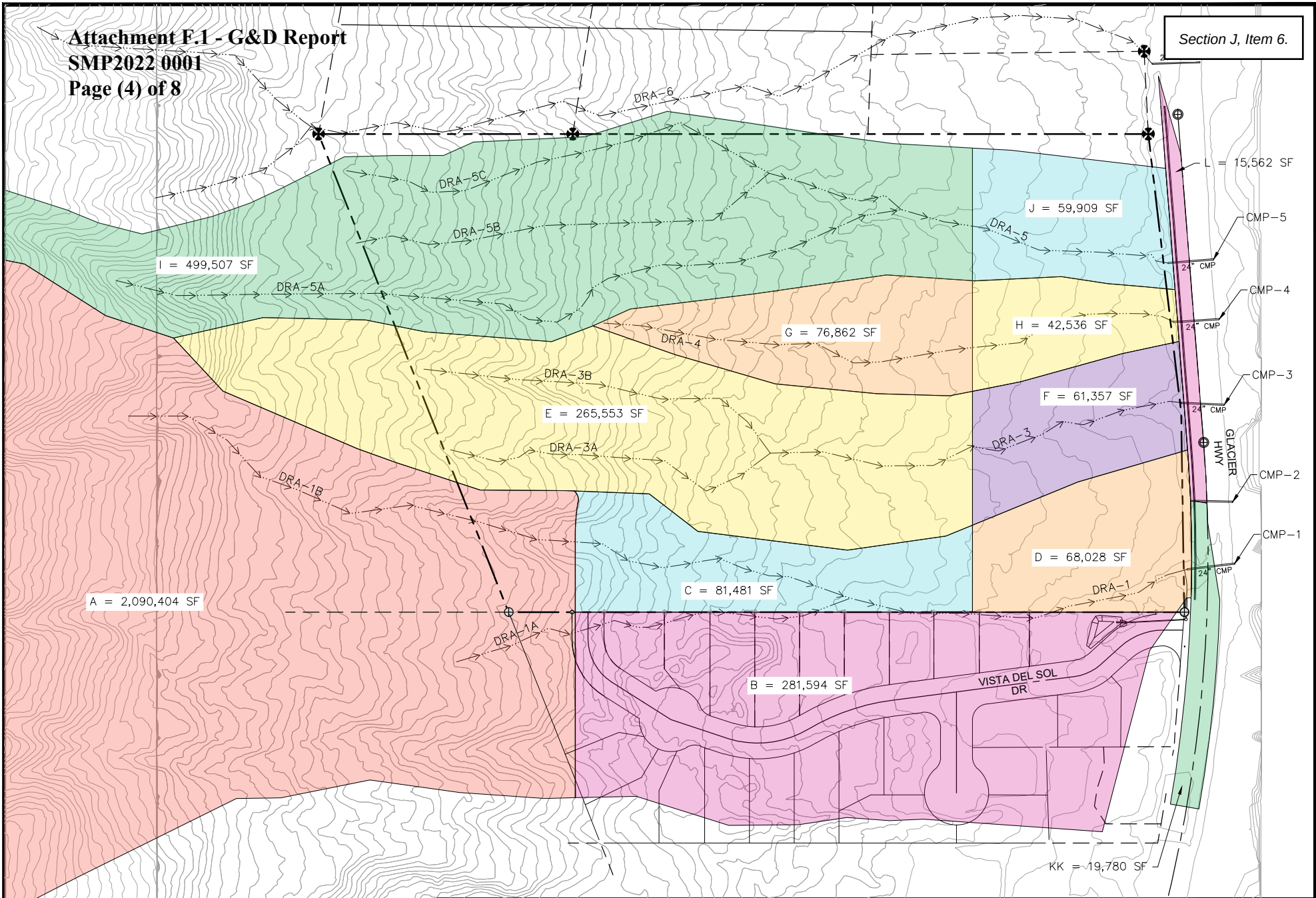
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Attachment F.1 - G&D Report

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Section J, Item 6.



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RIDGEVIEW SUBDIVISION
EXHIBIT A
EXISTING DRAINAGE BASIN

543

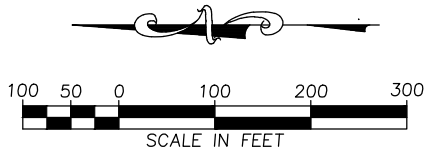
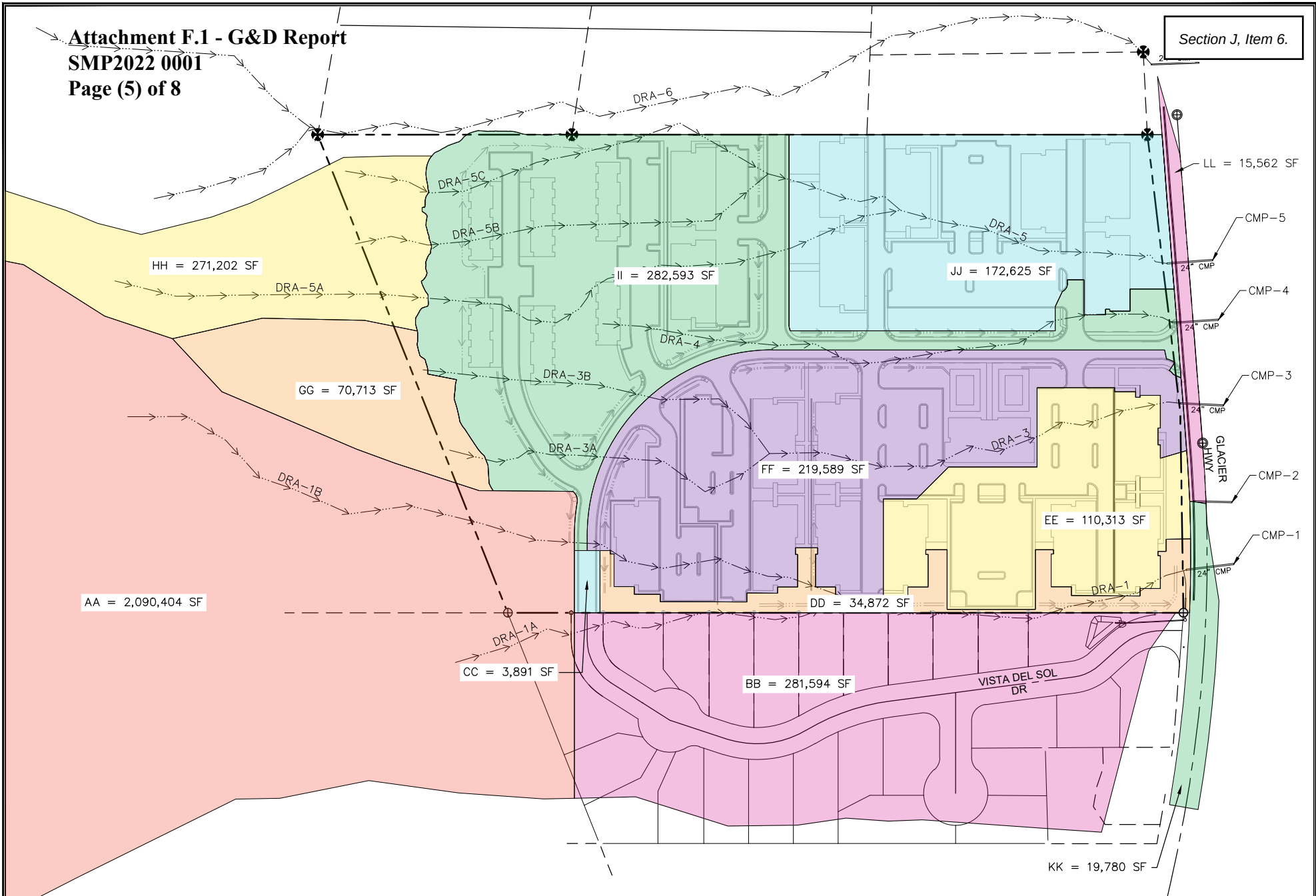
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Attachment F.1 - G&D Report

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Section J, Item 6.



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RIDGEVIEW SUBDIVISION
EXHIBIT B
POST-DEVELOPMENT
DRAINAGE BASINS

Attachment F.1 - G&D Report

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Section J, Item 6.

Drainage Area Name	C	Area (SF)	Acres	Discharge	Description
<u>Existing Basins</u>					
A	0.1	2,090,404	48.0	CMP-1	Upper reaches (above 20 acres) - dense forest
B	0.42	281,593	6.5	CMP-1	Vista Del Sol - Single family residential - 3.0 DU/GA
C	0.1	81,481	1.9	CMP-1	Lower reaches - Ridgeview - dense forest
D	0.15	68,028	1.6	CMP-1	Lower reaches - Ridgeview partially cleared - light forest
E	0.1	265,553	6.1	CMP-3	Above partially cleared Ridgeview - dense forest
F	0.15	61,357	1.4	CMP-3	Partially cleared Ridgeview - light forest
G	0.1	76,862	1.8	CMP-4	Above partially cleared Ridgeview - dense forest
H	0.15	42,536	1.0	CMP-4	Partially cleared Ridgeview - light forest
I	0.1	499,507	11.5	CMP-5	Above partially cleared Ridgeview - dense forest
J	0.15	59,909	1.4	CMP-5	Partially cleared Ridgeview - light forest
K	0.9	19,780	0.5	CMP-2	Glacier Highway runoff
L	0.9	15,562	0.4	CMP-4	Glacier Highway runoff
<u>Proposed Basins</u>					
AA	0.1	2,090,404	48.0	CMP-1	Upper reaches (above 20 acres) - dense forest - Same as A
BB	0.42	281,593	6.5	CMP-1	Vista Del Sol - Single family residential - 3.0 DU/GA - Same as B
CC	0.9	3,891	0.1	CMP-1	Upper Ridgeview Hardscape - Seymour Way
DD	0.25	34,872	0.8	CMP-1	Lawns and greenspace along west boundary of improvements
EE	0.71	110,313	2.5	CMP-2	Total area of lower portion of parent lot 1
	0.25	33,094			30% Greenspace
	0.9	77,219			70% Hardscape
FF	0.71	219,589	5.0	CMP-3	Total area of upper portion of parent lot 1
	0.25	65,877			30% Greenspace
	0.9	153,712			70% Hardscape
GG	0.1	70,713	1.6		Upper reaches (above 20 acres) - dense forest
HH	0.1	271,202	6.2		Upper reaches (above 20 acres) - dense forest
II	0.35	282,593	6.5	CMP-4	Mostly parent lot 3 + the east side of Seymour Way
	0.25	141,297			50% Greenspace
	0.9	70,648			50% Hardscape
JJ	0.71	172,625	4.0	CMP-5	Mostly parent lot 2
	0.25	51,788			30% Greenspace
	0.9	120,838			70% Hardscape
KK	0.9	19,780	0.5	CMP-2	Glacier Highway runoff - Same as K
LL	0.9	15,562	0.4	CMP-4	Glacier Highway runoff - Same as L

Stormwater Hydrologic Calculations

Based on the August 2010 CBJ Manual of Stormwater Best Management Practices

PIPE CAPACITY CALCULATIONS

Mannings Equation from 19-4 of the Civil Engineering Reference Manual for the PE

$$Q = V * A = (1.49/n) A (R^{2/3}) (S^{1/2})$$

Where,

- Q = Flow rate in CFS
 V = Velocity in feet per second
 n = Manning coefficient (see Table 5-5)
 R = Hydraulic radius (A/P or D/4 for full pipe conditions)
 A = Cross-section area of the flow ($\pi * (D^2) / 4$ for full pipe)
 P = Wetted perimeter of the flow ($\pi * D$ for full pipe)
 D = Diameter (FT)
 S = Slope expressed as a decimal (rise over run)

(Pipe Full Cond.)								
Culvert	Q (CFS)	n	D (FT)	R	A	P	S	Description
CMP-1	15.26	0.028	2	0.5	3.142	6.283	0.021	Major drainage to the west
CMP-2	32.11	0.028	2	0.5	3.142	6.283	0.093	Curb Inlet - slope from DOT plans - outfall not found
CMP-3	24.24	0.028	2	0.5	3.142	6.283	0.053	
CMP-4	27.86	0.028	2	0.5	3.142	6.283	0.070	Curb inlet at approach
CMP-5	23.54	0.028	2	0.5	3.142	6.283	0.050	

Based on the August 2010 CBJ Manual of Stormwater Best Management Practices

PEAK FLOW CALCULATIONS FOR CONVEYANCE

Peak Flow Determination via the Rational Method (Appendix D)

$$Q_r = (C)(I)(A)$$

Where,

- Q = Peak flow in cfs for a storm of return frequency R
 C = Estimated runoff coefficient (portion that becomes runoff) - from Table D-4 on page D-9
 With several land cover types, Cc = Composite C = (C1Area1 + C2Area2...+CnAn) / Total Area
 i = Water quality peak rainfall intensity (in/hour) - From NOAA*
 A = Drainage subbasin area (acres)

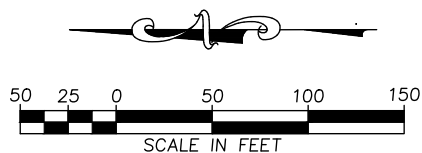
*For conveyance sizing, a Tc = 5 min with a 25-year return period yields i=3.04 per the online NOAA Precip Table.

Peak Flows for Conveyance

Capacity(CFS)	Discharge Point	Q(cfs)	i	Cc	C	Area (SF)	Drainage Basin
15.26	CMP-1						
	Existing	1.3	3.04	0.12	0.1	81,481	C
					0.15	68,028	D
						149,509	Total
	Proposed	0.9	3.04	0.32	0.9	3,891	CC
					0.25	34,872	DD
						38,763	Total
32.11	CMP-2						
	Existing	1.2	3.04	0.9	0.9	19,780	K
						19,780	Total
	Proposed	6.7	3.04	0.73	0.71	110,313	EE
					0.9	19,780	KK
						130,093	Total
24.24	CMP-3						
	Existing	2.5	3.04	0.11	0.1	265,553	E
					0.15	61,357	F
						326,910	Total
	Proposed	10.8	3.04	0.705	0.71	219,589	FF
						219,589	Total
27.86	CMP-4						
	Existing	2.0	3.04	0.21	0.1	76,862	G
					0.15	42,536	H
					0.9	15,562	L
						134,960	Total
	Proposed	10.3	3.04	0.23	0.1	70,713	GG
					0.1	271,202	HH
					0.35	282,593	II
					0.9	15,562	LL
						640,070	Total
23.54	CMP-5						
	Existing	4.1	3.04	0.11	0.1	499,507	I
					0.15	59,909	J
						559,416	Total
	Proposed	8.5	3.04	0.705	0.71	172,625	JJ
						172,625	Total

Attachment F.2 - G&D Plan
SMP2022 0001
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NOTES:
1. ONLY FINISHED GRADE CONTOURS ARE SHOWN ON THIS SHEET FOR CLARITY. SEE C-301, C-302, AND C-303 FOR FINISHED GRADE CONTOURS SUPER-IMPOSED ON THE EXISTING CONTOURS.



REVISION			
No.	DATE	DESCRIPTION	BY



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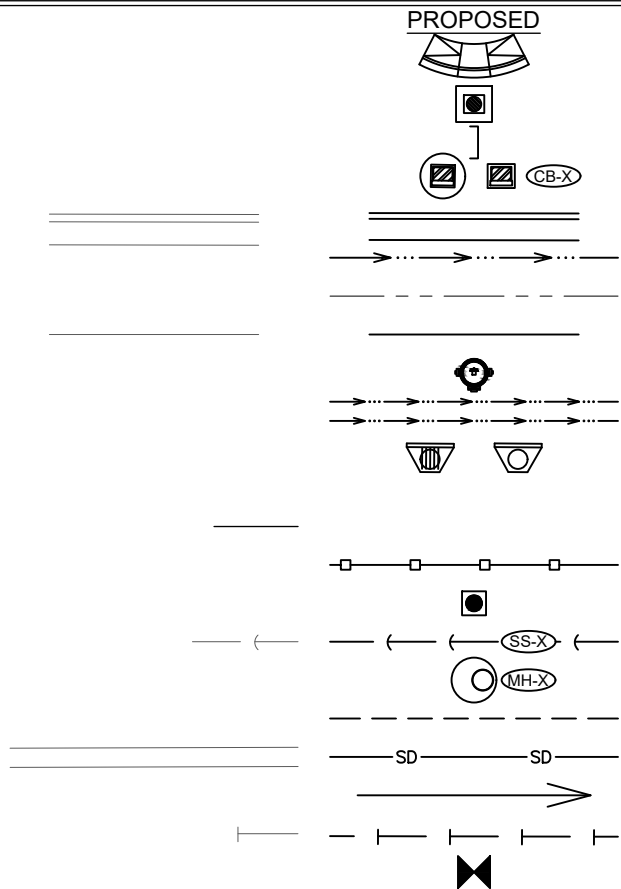
RIDGEVIEW SUBDIVISION

OVERALL GRADING AND
DRAINAGE PLAN

PROJECT 22-007
DATE 11/7/2022

SHEET
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ABBREVIATIONS

BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
CB	CATCH BASIN
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED POLYETHYLENE PIPE
ELEV	ELEVATION
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV	INVERT
LT	LEFT
LVC	LENGTH OF VERTICAL CURVE
MH	MANHOLE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL CURVE
ROW	RIGHT-OF-WAY
RT	RIGHT
SD	STORM DRAIN
SS	SANITARY SEWER
STA	STATION

REVISION			
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candy@homeshorellc.com



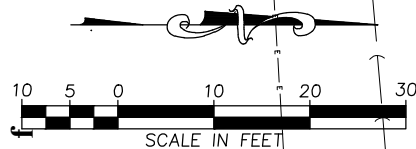
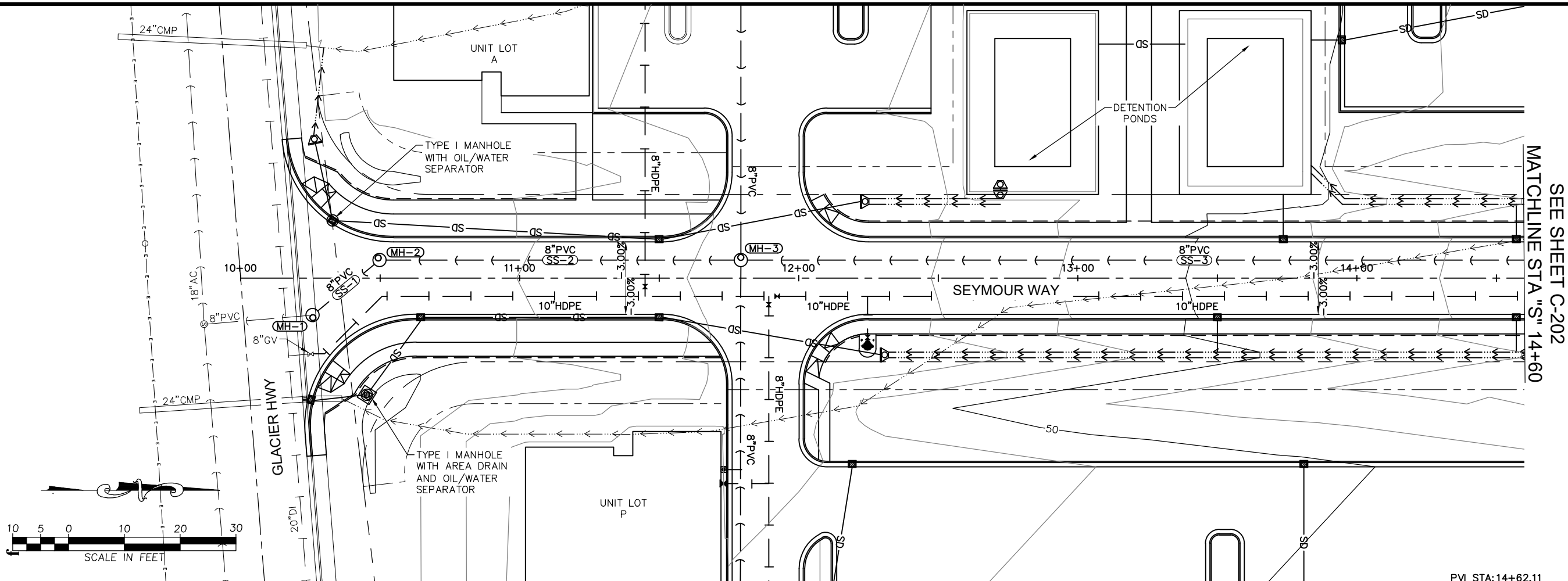
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RIDGEVIEW SUBDIVISION

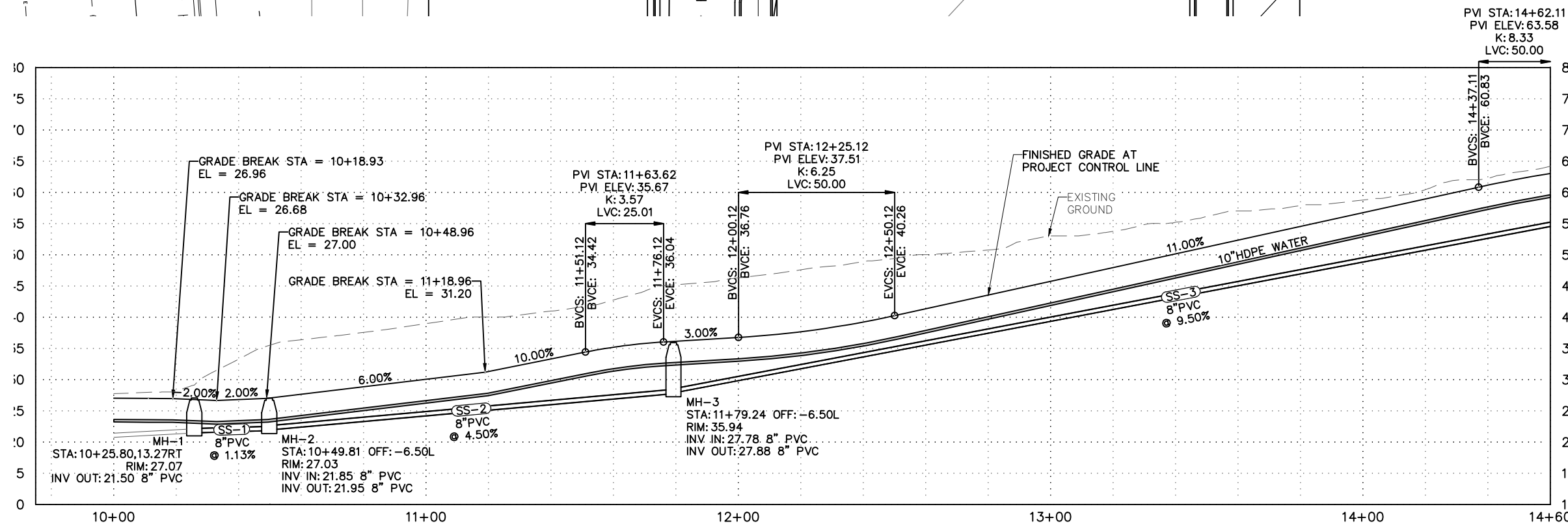
LEGEND, AND ABBREVIATIONS

PROJECT 22-007
DATE 11/7/2022

SHEET
G-0549



Attachment F.2 - G&D Plan
SMP2022 0001
Page (3) of 11



NOTES:
1. STORM DRAIN NOT SHOWN IN PROFILE FOR CLARITY.

REVISION			
No.	DATE	DESCRIPTION	BY

6035 Sunset Street
Juneau, Alaska 99801
907-463-5395
Toby Lockhart
toby@homeshorellc.com
Candy Sims
candy@homeshorellc.com

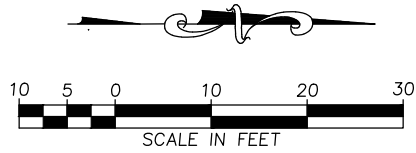
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RIDGEVIEW SUBDIVISION

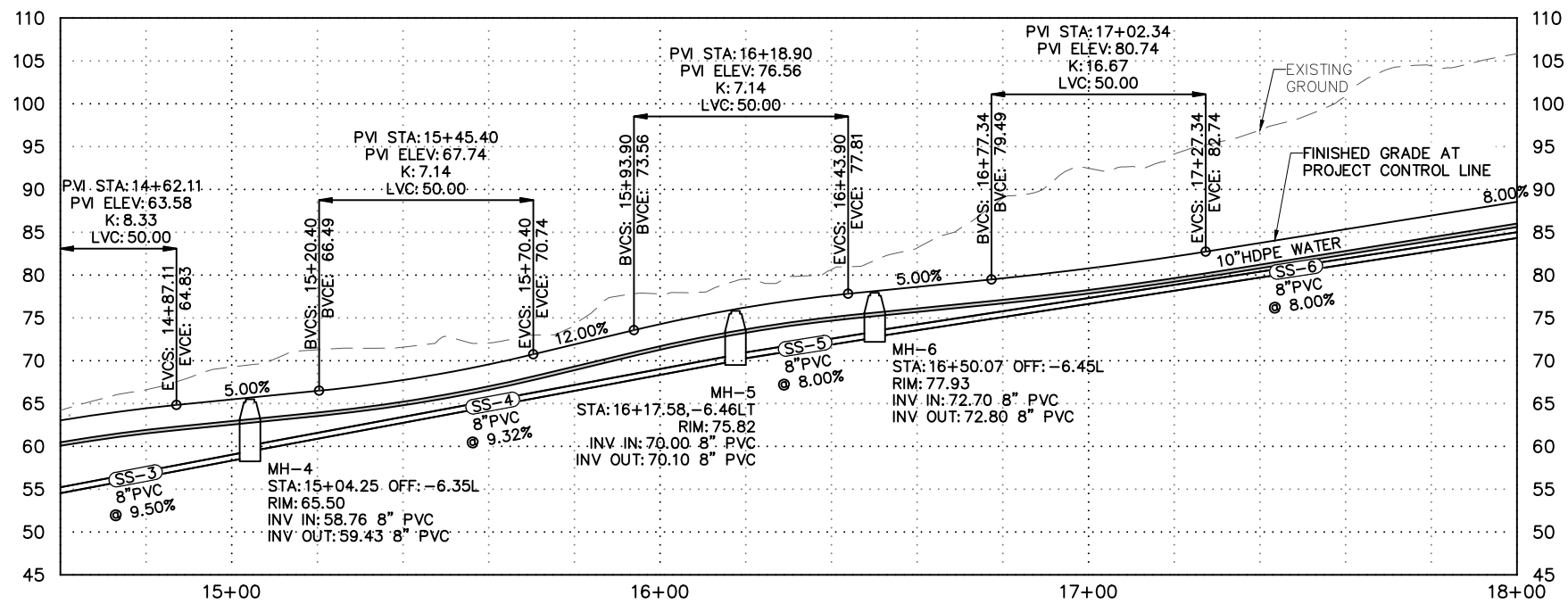
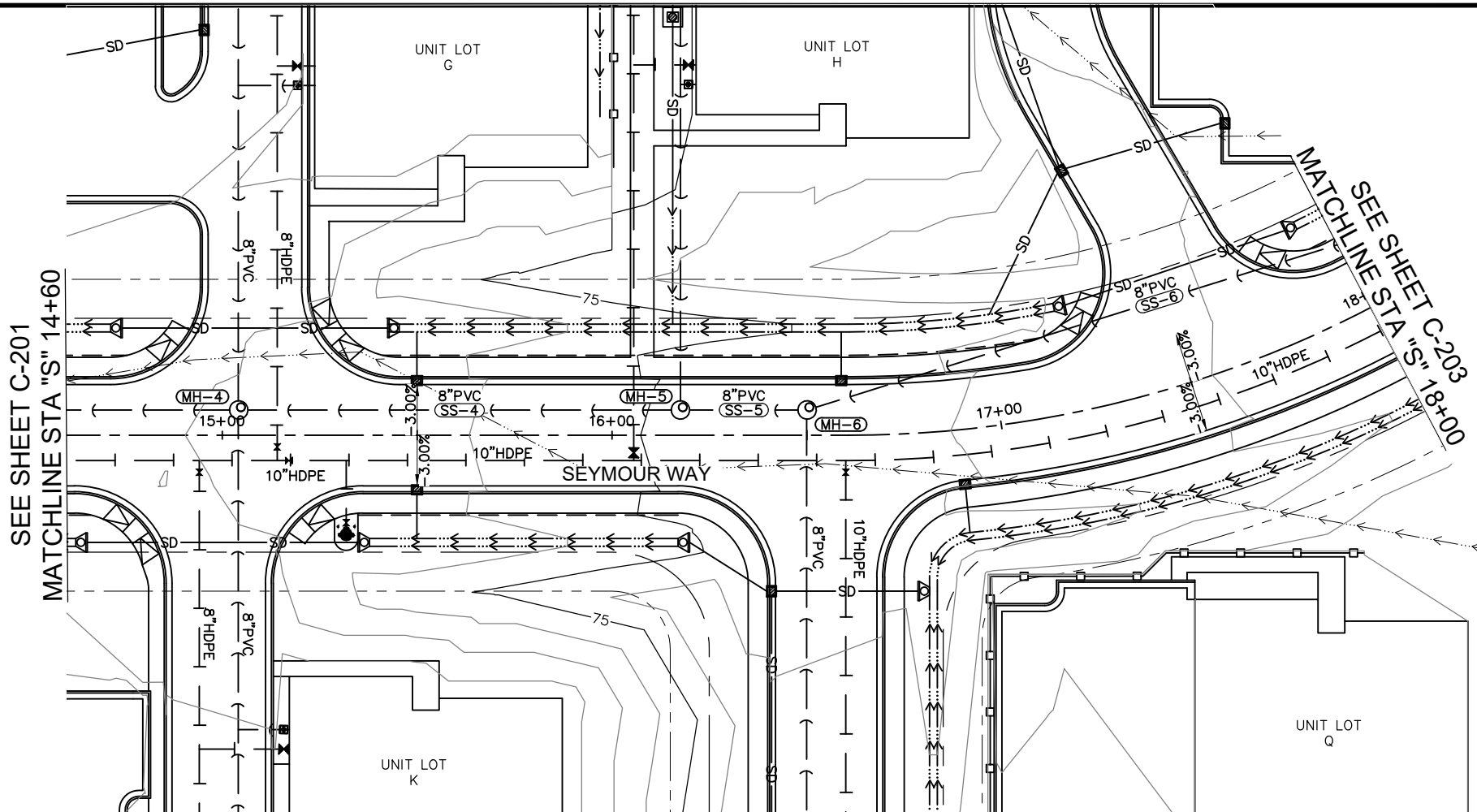
PLAN AND PROFILE
GLACIER HIGHWAY TO STA "S" 14+60

PROJECT 22-007
DATE 11/7/2022

SHEET
C-2 550



Attachment F.2 - G&D Plan
SMP2022 0001
Page (4) of 11



NOTES:
1. STORM DRAIN NOT SHOWN IN PROFILE FOR CLARITY.

REVISION			
No.	DATE	DESCRIPTION.	BY



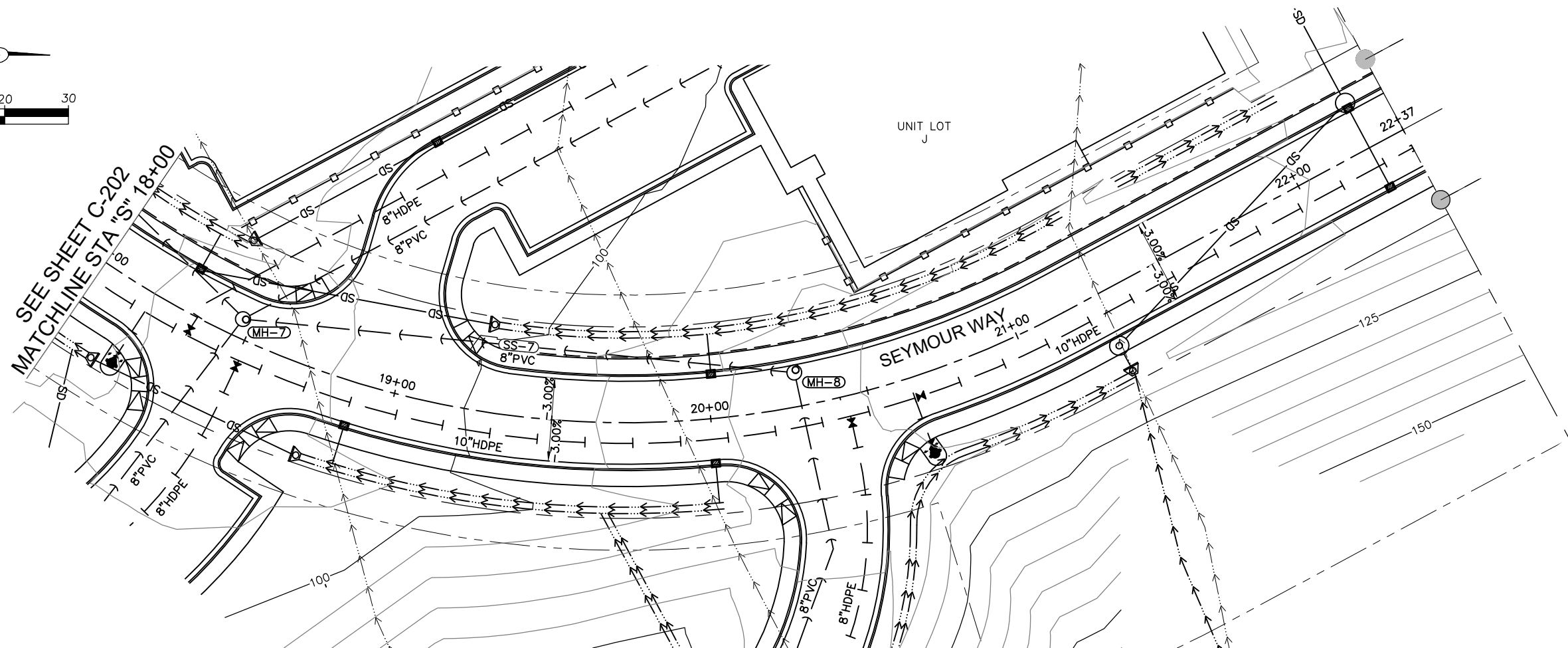
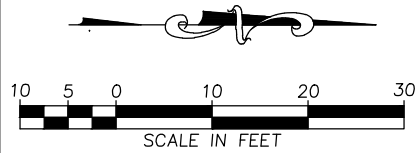
6035 Sunset Street
Juneau, Alaska 99801
907-463-5395
Toby Lockhart
toby@homeshorellc.com
Candy Sims
candy@homeshorellc.com



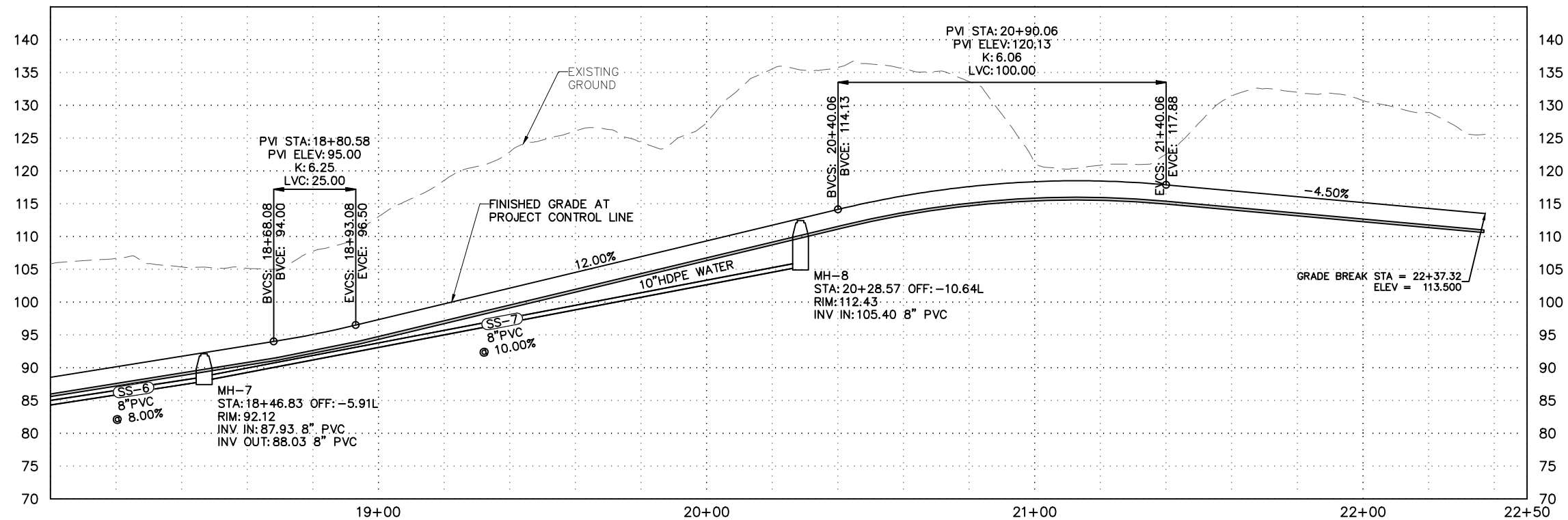
RIDGEVIEW SUBDIVISION
PLAN AND PROFILE
STA "S" 14+60 TO STA "S" 18+00

PROJECT 22-007
DATE 11/7/2022

SHEET
C-2 551



Attachment F.2 - G&D Plan
SMP2022 0001
Page (5) of 11



REVISION			
No.	DATE	DESCRIPTION	BY



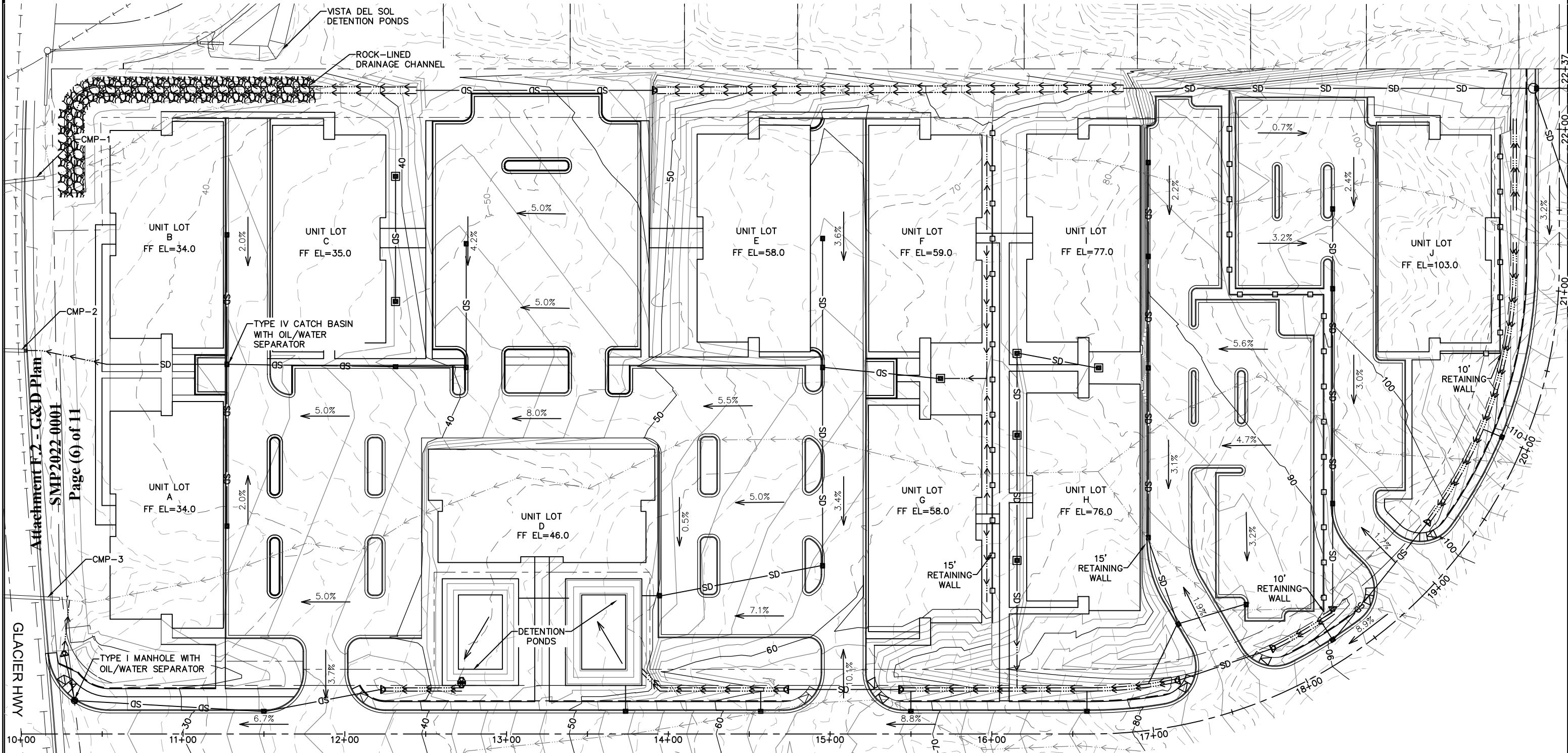
6035 Sunset Street
Juneau, Alaska 99801
907-463-5395
Toby Lockhart
toby@homeshorellc.com
Candy Sims
candy@homeshorellc.com



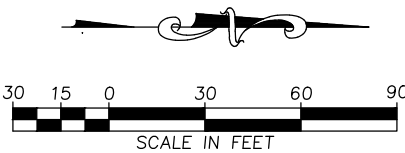
RIDGEVIEW SUBDIVISION
PLAN AND PROFILE
STA "S" 18+00 TO STA "S" 22+50

PROJECT 22-007
DATE 11/7/2022

SHEET
C-2 552



SEYMOUR WAY
SEE SHEET C-302



REVISION			
No.	DATE	DESCRIPTION	BY



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Toby Lockhart
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Candy Sims
candy@homeshorellc.com



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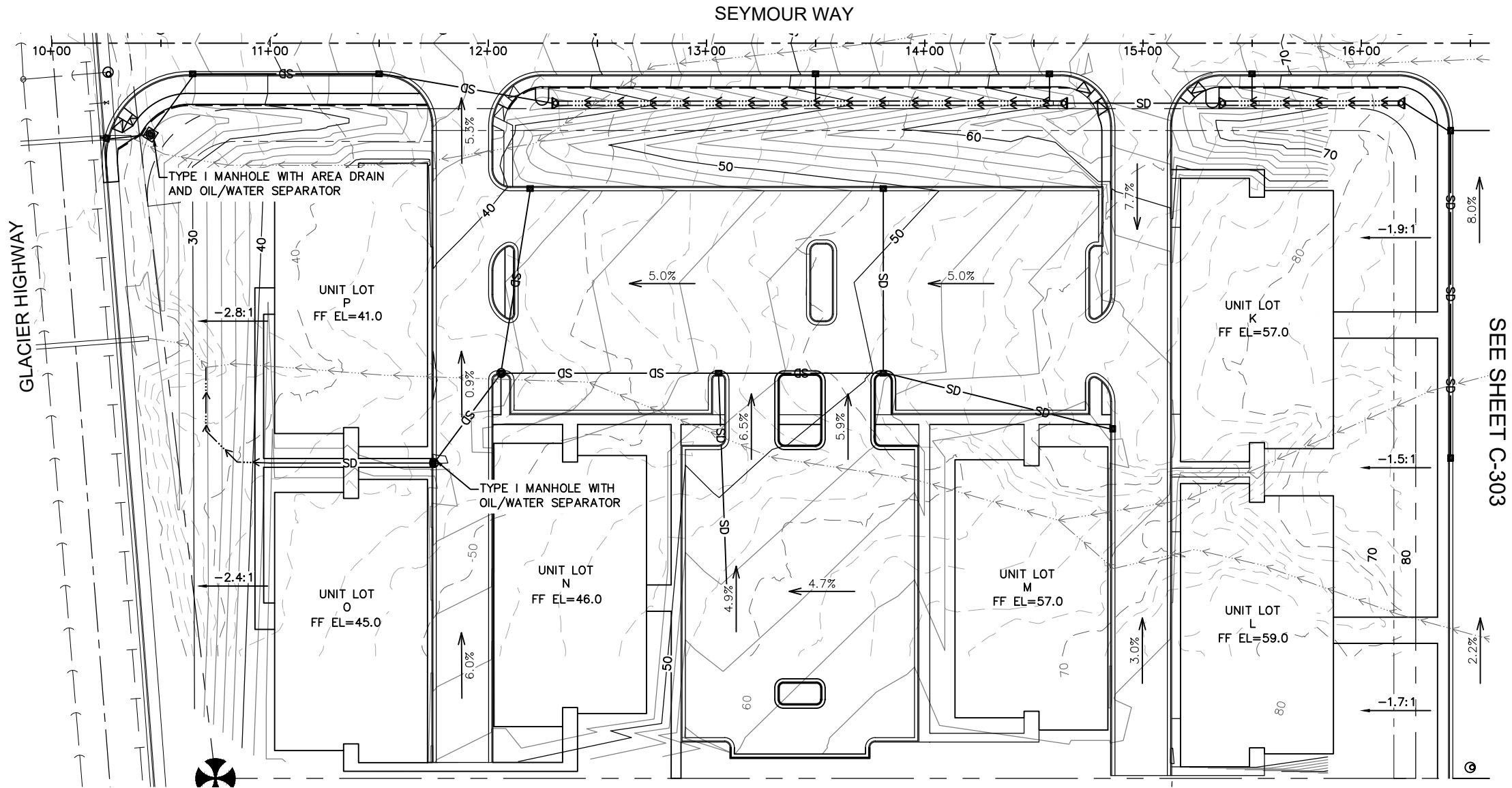
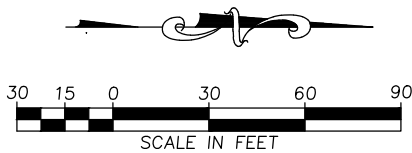
RIDGEVIEW SUBDIVISION
PARENT LOT 1
TOPOGRAPHIC INFORMATION
AND DRAINAGE SCHEME

PROJECT 22-007
DATE 11/7/2022

SHEET
C-3 553

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SAVED DATE: 2022-11-14
USER: CANDY SIMS

Attachment F.2 - G&D Plan
SMP2022'0001
Page (7) of 11



SEE SHEET C-303

REVISION			
No.	DATE	DESCRIPTION	BY



6035 Sunset Street
Juneau, Alaska 99801
907-463-5395
Toby Lockhart
toby@homeshorellc.com
Candy Sims
candy@homeshorellc.com



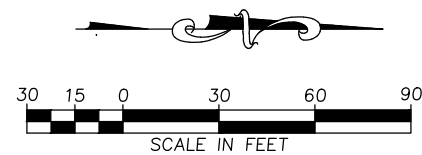
RIDGEVIEW SUBDIVISION
PARENT LOT 2
TOPOGRAPHIC INFORMATION
AND DRAINAGE SCHEME

PROJECT 22-007
DATE 11/7/2022

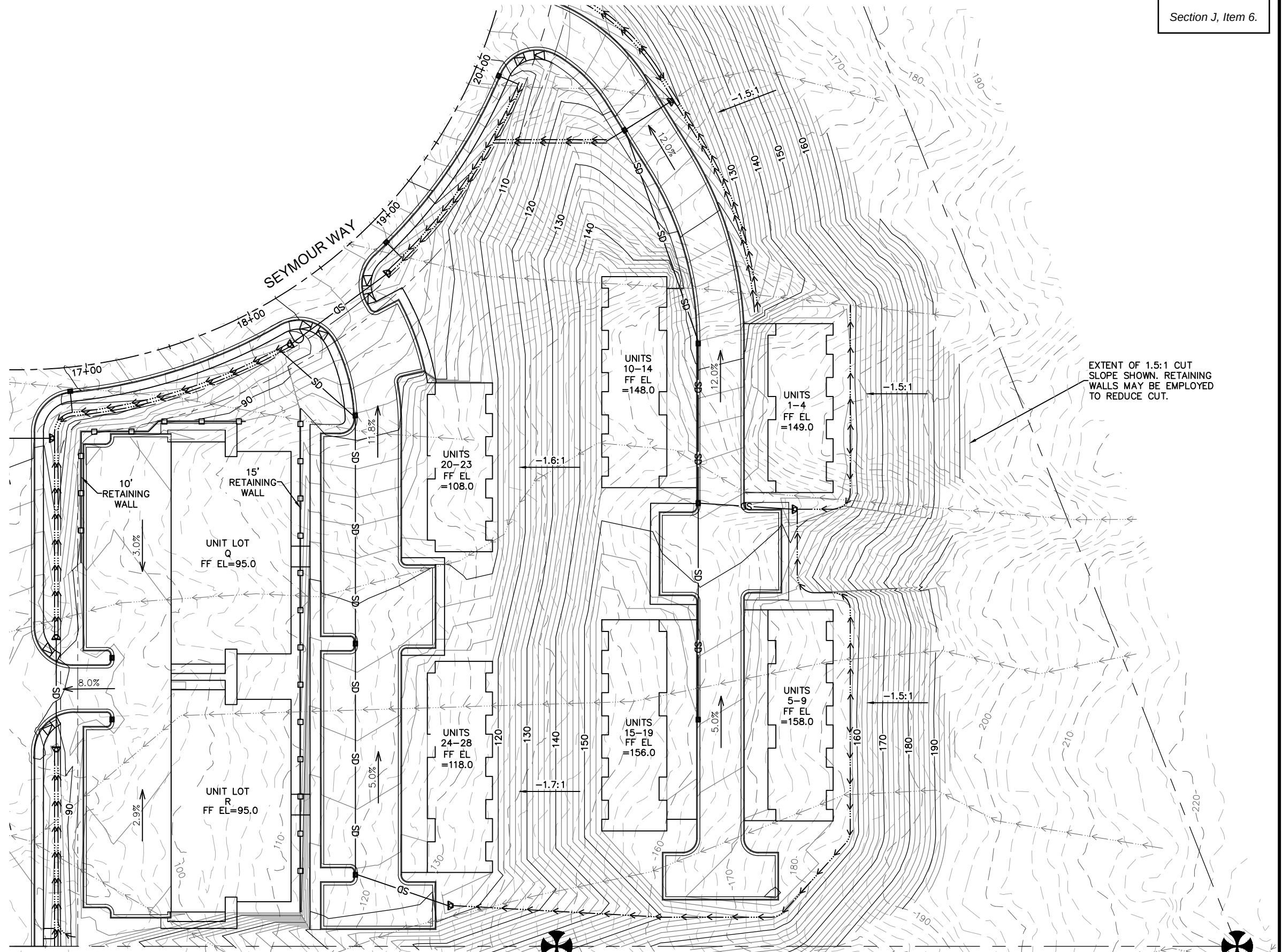
SHEET
C-3 554

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SAVED DATE: 2022-11-14 USER: CANDY SIMS

Attachment F.2 - G&D Plan
SMP2022 0001
Page (8) of 11



SEE SHEET C-302



REVISION			
No.	DATE	DESCRIPTION.	BY



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

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



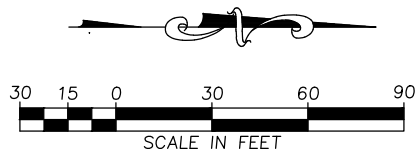
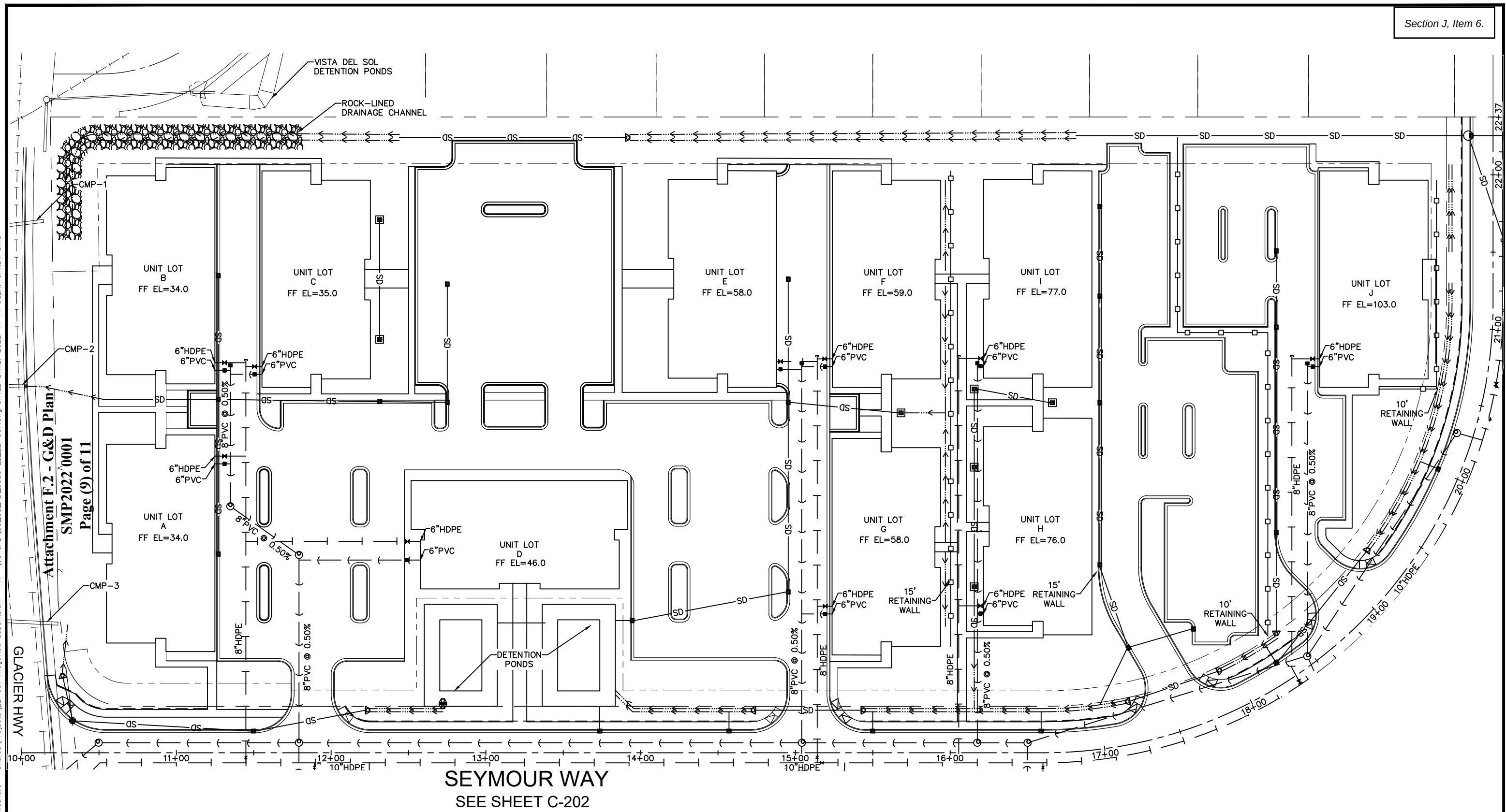
RIDGEVIEW SUBDIVISION

PARENT LOT 3
TOPOGRAPHIC INFORMATION
AND DRAINAGE SCHEME

PROJECT 22-007
DATE 11/7/2022

SHEET
C-3 555

Section J, Item 6.



REVISION			
No.	DATE	DESCRIPTION	BY



6035 Sunset Street
Juneau, Alaska 99801
907-463-5395
Toby Lockhart
toby@homeshorellc.com
Candy Sims
candy@homeshorellc.com



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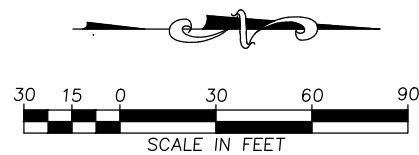
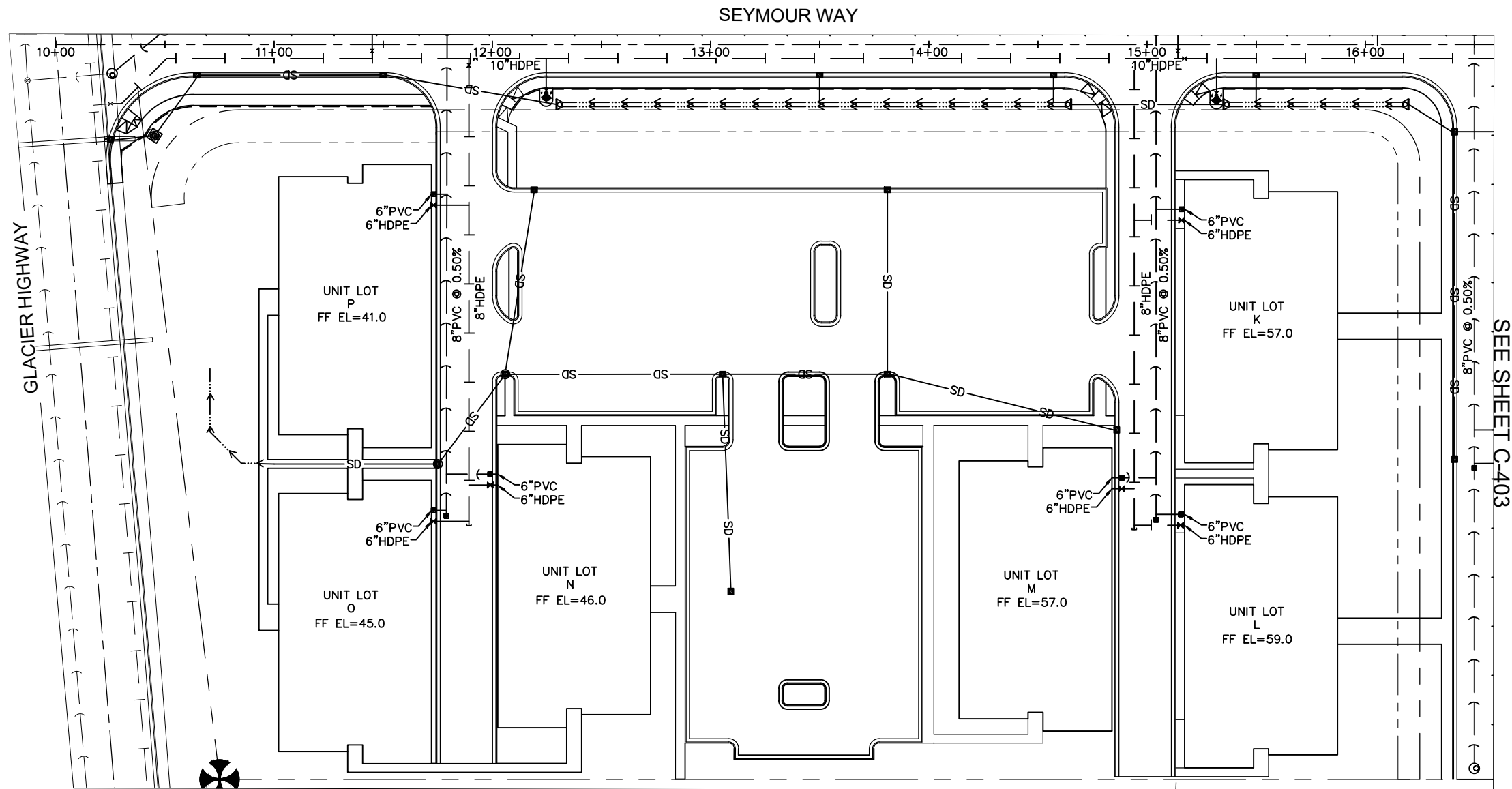
RIDGEVIEW SUBDIVISION

PARENT LOT 1
WATER AND SANITARY SEWER

PROJECT 22-007
DATE 11/7/2022

SHEET
C-4 556

Attachment F.2 - G&D Plan
SMP2022\0001
Page (10) of 11



REVISION			
No.	DATE	DESCRIPTION.	BY



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907-463-5395
Toby Lockhart
toby@homeshorellc.com
Candy Sims
candy@homeshorellc.com



RIDGEVIEW SUBDIVISION

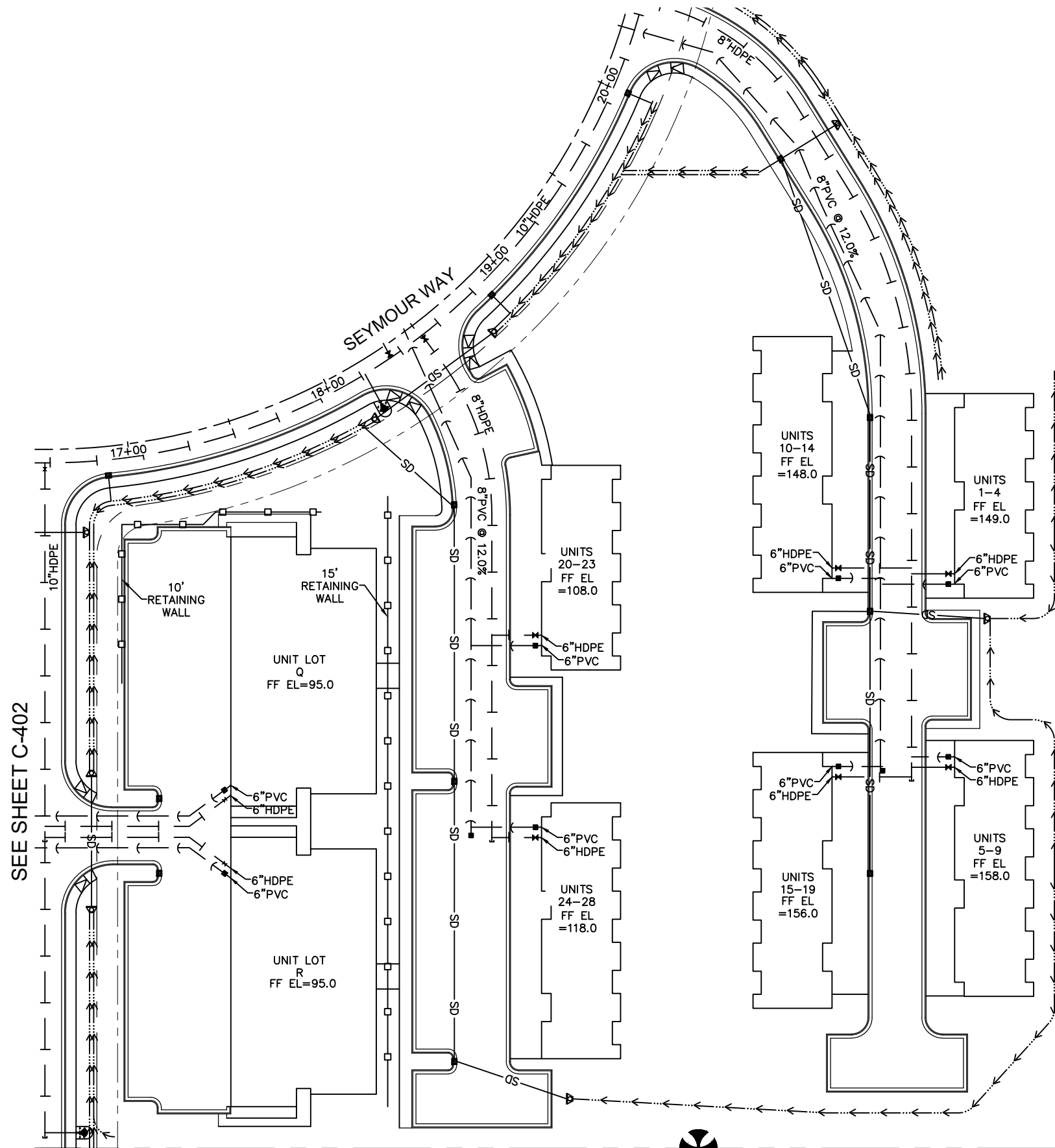
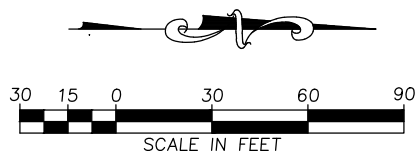
PARENT LOT 2
WATER AND SANITARY SEWER

PROJECT 22-007
DATE 11/7/2022

SHEET
C-4 557

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SAVED DATE: 2022-11-14
USER: CANDY SIMS

Attachment F.2 - G&D Plan
SMP2022\0001
Page (11) of 11



REVISION			
No.	DATE	DESCRIPTION	BY



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

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



RIDGEVIEW SUBDIVISION

PARENT LOT 3
WATER AND SANITARY SEWER

PROJECT 22-007
DATE 11/7/2022

SHEET
C-4 558

Section J, Item 6.



Attachment H - CCFR Turn Around

Section J, Item 6.

SMP2022 0001

Page (1) of 2

From: Dan Jager
To: Alec Venechuk; David Peterson
Subject: RE: SMP22-01 - Hammerhead v Cul-de-sac
Date: Tuesday, November 22, 2022 3:21:10 PM

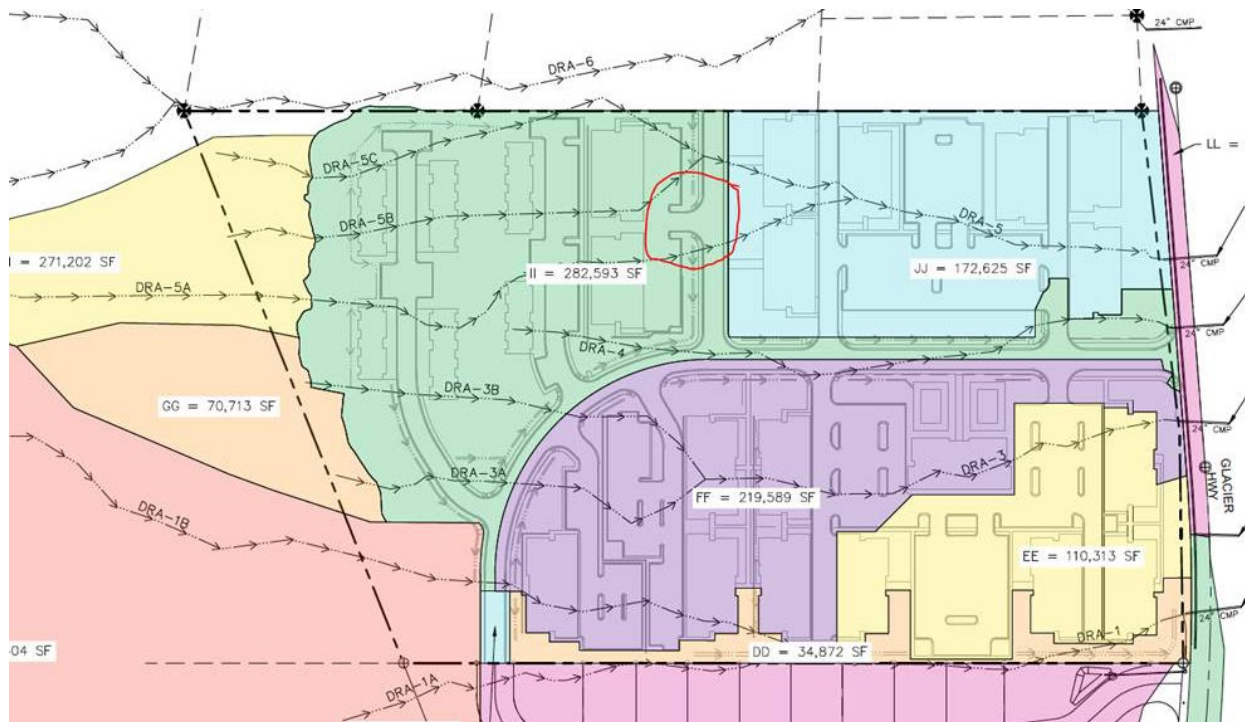
It looks like a hammerhead turn around might be best for this.

Dan

From: Alec Venechuk <Alec.Venechuk@juneau.org>
Sent: Tuesday, November 22, 2022 2:58 PM
To: David Peterson <David.Peterson@juneau.org>; Dan Jager <Dan.Jager@juneau.org>
Subject: RE: SMP22-01 - Hammerhead v Cul-de-sac

Dan and David, Here is the designed configuration of the medians, and parking entrances. It appears there is nothing at the end of the side street, but there is one entrance to a parking lot. Dan, please advise on what you would like to see here for fire/EMS turnaround. Personally, I think it is lacking and a culdesac or hammerhead at the end of the street should be utilized.

-Alec



From: David Peterson <David.Peterson@juneau.org>
Sent: Monday, November 21, 2022 3:24 PM
To: Dan Jager <Dan.Jager@juneau.org>; Alec Venechuk <Alec.Venechuk@juneau.org>
Subject: RE: SMP22-01 - Hammerhead v Cul-de-sac

Copy. Thank you.

DP

From: Dan Jager <Dan.Jager@juneau.org>
Sent: Monday, November 21, 2022 2:29 PM
To: David Peterson <David.Peterson@juneau.org>; Alec Venechuk <Alec.Venechuk@juneau.org>
Subject: RE: SMP22-01 - Hammerhead v Cul-de-sac

Ok. Any road (public or private) that serves three or more structures shall provide a turn around if it exceeds 150 feet in length.

Dan

From: David Peterson <David.Peterson@juneau.org>
Sent: Monday, November 21, 2022 2:19 PM
To: Alec Venechuk <Alec.Venechuk@juneau.org>; Dan Jager <Dan.Jager@juneau.org>

Attachment H - CCFR Turn Around

Section J, Item 6.

SMP2022 0001

Page (2) of 2

Subject: RE: SMP22-01 - Hammerhead v Cul-de-sac

A lot of the details regarding the phases/parking/etc. will be addressed in the ARP/ARF. I think for the Plat's sake, we treat it as though it were only going to be just this plat. Does this situation require a hammerhead/cul-de-sac?

DP

From: Alec Venechuk <Alec.Venechuk@juneau.org>

Sent: Monday, November 21, 2022 1:46 PM

To: David Peterson <David.Peterson@juneau.org>; Dan Jager <Dan.Jager@juneau.org>

Subject: RE: SMP22-01 - Hammerhead v Cul-de-sac

It may help to know what the next stage of development will be for these Lots – will there be parking lot entrances at that end of the street? Have you seen a sketch of the next phase? Maybe a temporary culdesac for now would be the way to go if a permanent turn around can be addressed in the next phase.

Alec

From: David Peterson <David.Peterson@juneau.org>

Sent: Monday, November 21, 2022 1:34 PM

To: Alec Venechuk <Alec.Venechuk@juneau.org>; Dan Jager <Dan.Jager@juneau.org>

Subject: SMP22-01 - Hammerhead v Cul-de-sac

Alec/Dan,

Do you have any preferences on providing either a Hammerhead or a Cul-de-sac at the end of the stub street here?

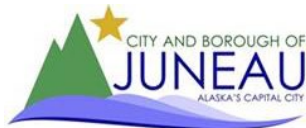


David Matthew Peterson | Planner II – Plat Reviewer

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Office: 907.586.0753 ext. 4132



Fostering excellence in development for this generation and the next.

Additional Materials

Regular Planning Commission Meeting

Assembly Chambers
7:00pm
Meeting Date: December 13, 2022

1. USE2022 0016:

- a. Update to Staff Report with attachment from Jennifer Shields, received 12/9/2022

2. CSP2022 0005:

3. SMF2022 0002:

4. ARF2022 0001:

- a. Memo to Commission with attachment from Irene Gallion, received 12/9/2022
- b. Memo to Commission with attachment from Irene Gallion, received 12/9/2022

5. SMP2022 0001:



{907} 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

December 9, 2022

MEMO

From: Jennifer Shields, Planner II
To: Michael Levine, Chair, Planning Commission
Through: Jill Maclean, AICP, Director of Community Development
Parcel No.: 7B0901020041
Legal Description: Hospital Lot 1 [Hospital Complex Land Parcel]
Case Number: USE2022-0016

Re: Missing Sentence

Page 1 of the staff report has a formatting error in the “Key Considerations for Review” section where a sentence was hidden by the “General Information” table. The section should read as follows:

KEY CONSIDERATIONS FOR REVIEW:

- The BRH campus was originally developed in the late 1960’s, with multiple expansions and modifications taking place over the years.
- Proposed structural work includes renovation and expansion of the existing Emergency Department and ambulance bay.
- Site work includes adding a cul-de sac near Wildflower Court, changing the ambulance approach direction, and providing a **pedestrian sidewalk in the area.**



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

December 9, 2022

MEMO

To: Mike Levine, Chair

From: Irene Gallion, Senior Planner

Through: Jill Maclean, AICP, Director

Parcel No.: 5B1401010010

Legal Description: USS 1568 TR B1

Case Number: ARF2022 0001: Final Alternative Residential Subdivision Plan for Phase 1, to develop 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 Zone.

RE: Revised Traffic Impact Analysis

Attached are the Alaska Department of Transportation and Public Facilities' (ADOT&PF) comments, followed by a revised Traffic Impact Analysis (including comment resolution) from the Consultant.

As noted in the staff report, the TIA did not indicate modifications to CBJ infrastructure were necessary.

The consultant does not anticipate that additional comments from CBJ or ADOT&PF would change the analysis or final recommendation of the report.

Irene Gallion

From: Schuler, Michael K (DOT) <michael.schuler@alaska.gov>
Sent: Monday, December 5, 2022 7:52 AM
To: Irene Gallion
Cc: DOT SR Traffic and Safety Unit (DOT sponsored)
Subject: RE: ARP22-01: Traffic Impact Analysis

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Irene,
 Here is the response from our traffic and safety.

Michael K. Schuler

Property Management Officer
 State of Alaska Dept. of Transportation
 Southcoast Region

(907) 465-4499 Desk
 (907) 419-4510 Mobile

From: Thater, Steven P (DOT) <steven.thater@alaska.gov>
Sent: Friday, December 2, 2022 1:28 PM
To: Schuler, Michael K (DOT) <michael.schuler@alaska.gov>
Cc: DOT SR Traffic and Safety Unit (DOT sponsored) <DOT.SR.TrafficAndSafetyUnit@alaska.gov>
Subject: RE: ARP22-01: Traffic Impact Analysis

Michael,

I agree with Irene's comments and prefer her roadway naming conventions as they align with our systems better.

I also offer the additional comments:

1. The report assumes the design year is 2032 but it should be the full buildout year + 10 years which would be 2035.
2. Intersection 1 of Glacier Hwy and Old Dairy Road needs to be reanalyzed with the stop condition for the EB Thru and Right movements.
3. Would it be possible to get the turning movement counts that were collected so we can examine and compare it with our records for accuracy?
4. The report says there were 4 fatalities in the study area but I cannot find evidence of any fatalities in our crash database.
5. References to "Juneau Douglas Second Channel ... Study" should be replaced with "Juneau Douglas North Crossing PEL Study".
6. Clarify what assumptions are used to determine the trip distribution. Are they based on O-D from nearby existing developments or an analysis of census data?
7. Table 10: Note that the delay for the EBL movement at Intersection 2 (Egan/Old Dairy) in the PM is anticipated to increase by 36% over the no-build scenario (44 -> 60 second delay). This would trigger mitigation of some sort under the AAC.

8. Synchro Reports for Intersections 4 & 5 (the Sunny Point interchange ramps) do not show the correct turning volumes and need to be redone. Also here it shows Intersection 5 was analyzed as an all-way stop even though SBL movements have no stop sign.

Also in response to the city's question about roundabouts. Typically the diameter would be around 150ft needed to construct a single-lane roundabout but we don't think it would be feasible to construct one at the proposed driveway location due to the topography and adjacent wetland.

Thanks,
Steven

From: Schuler, Michael K (DOT) <michael.schuler@alaska.gov>
Sent: Thursday, December 1, 2022 1:46 PM
To: DOT SR Traffic and Safety Unit (DOT sponsored) <DOT.SR.TrafficAndSafetyUnit@alaska.gov>
Subject: RE: ARP22-01: Traffic Impact Analysis

I think the planning meeting is the 19th.

Michael K. Schuler

Property Management Officer
 State of Alaska Dept. of Transportation
 Southcoast Region

(907) 465-4499 Desk
 (907) 419-4510 Mobile

From: DOT SR Traffic and Safety Unit (DOT sponsored) <DOT.SR.TrafficAndSafetyUnit@alaska.gov>
Sent: Thursday, December 1, 2022 1:33 PM
To: Schuler, Michael K (DOT) <michael.schuler@alaska.gov>; DOT SR Traffic and Safety Unit (DOT sponsored) <DOT.SR.TrafficAndSafetyUnit@alaska.gov>
Cc: Epstein, David B (DOT) <david.epstein@alaska.gov>
Subject: RE: ARP22-01: Traffic Impact Analysis

Mike,

When are you expecting a review by? I see there is an upcoming planning commission meeting with this development on the agenda for 12/13. Usually we get a little more notice for these.

Thanks,
Steven

From: Schuler, Michael K (DOT) <michael.schuler@alaska.gov>
Sent: Thursday, December 1, 2022 1:15 PM
To: DOT SR Traffic and Safety Unit (DOT sponsored) <DOT.SR.TrafficAndSafetyUnit@alaska.gov>
Cc: Epstein, David B (DOT) <david.epstein@alaska.gov>
Subject: FW: ARP22-01: Traffic Impact Analysis

Can you guys give me a quick review of this? This is for the proposed development just north of here beside DelSol Ave. Also, the city inquired how much area would be required for a roundabout there...

Property Management Officer
State of Alaska Dept. of Transportation
Southcoast Region

(907) 465-4499 Desk
(907) 419-4510 Mobile

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Thursday, November 10, 2022 3:16 PM
To: Schuler, Michael K (DOT) <michael.schuler@alaska.gov>
Subject: FW: ARP22-01: Traffic Impact Analysis

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michael,

I did a planner review of this. I think the road naming convention is rather disorienting, because it does not seem to jive with local vernacular. Especially what they call Egan Drive, and what I call Sunny Point Road, and what is also apparently called Glacier Highway Access Road. DOT sources use both Egan Drive and Glacier Highway Access Road.

Also, interested that they chose "single family attached" rather than "owner-occupied condos and townhomes" for the 28 townhomes.

They recommend the Highway 7/Old Dairy Road intersection have a study done. I'm sure you'll get right on that. WOW THAT WAS FAST <https://dot.alaska.gov/sereg/projects/egan-yandukin/index.shtml>

All that noted, I don't think I see anything that mandates improvements on Glacier Highway to accommodate the development.

Looking forward to your evaluation!

IMG

From: Irene Gallion
Sent: Friday, November 4, 2022 2:08 PM
To: General Engineering <General_Engineering@juneau.org>; 'Schuler, Michael K (DOT)' <michael.schuler@alaska.gov>
Subject: ARP22-01: Traffic Impact Analysis

Hello all,

Attached is the Traffic Impact Analysis for a proposed development at 7500 Glacier Highway. A summary of the project can be found here: <https://juneau.org/community-development/short-term-projects> Please click the plus sign next to ARP2022 0001.

Please advise if you have comments or concerns about this TIA by November 21, 2022 at 8:00 am. If you need more time for review let me know and we can work something out.

Thanks!

Irene Gallion | Senior Planner

Community Development Department | City & Borough of Juneau, AK
Location: 230 S. Franklin Street | 4th Floor Marine View Building
Office: 907.586.0753 X2



Fostering excellence in development for this generation and the next.

AK444

Traffic Impact Analysis

Section	Comment/Decision	Made By	Response (Include a Follow-up Code in Column F)	Response By	Follow-up Code 1 - Will address 2 - Need additional information 3 - Requires contract amendment 4 - Noted, but no change	Addressed
General	Road naming convention is rather disorienting, because it does not seem to jive with local vernacular. Especially what they call Egan Drive, and what I call Sunny Point Road, and what is also apparently called Glacier Highway Access Road. DOT sources use both Egan Drive and Glacier Highway Access Road.	CBJ CDD (Irene Gallion)	Updated Glacier Highway Access Road for consistency with DOT sources. Updated Highway 7 naming convention to Egan Drive.	CD	1	12/8/22 CD
Page 9	Interested that they chose "single family attached" rather than "owner-occupied condos and townhomes" for the 28 townhomes.	CBJ CDD (Irene Gallion)	ITE Trip Gen 11th edition does not include "Owner-occupied condos and townhomes". The single family attached housing unit <u>land use type includes townhomes in the description.</u>	CD	4	
Page 13	The recommend the Highway 7/ Old Dairy Road have a study done. https://dot.alaska.gov/sereg/projects/egan-yandukin/index.shtml	CBJ CDD (Irene Gallion)	Updated to reference this study. Also used information from this study to inform other conclusions througuh the document including future intersection control.	CD	1	12/8/22 CD
General	The report assumes the design year is 2032 but it should be the full buildout year + 10 years which would be 2035.	DOT&PF SR Traffic & Safety (Steven Thater)	Updated design year callouts, synchro files, and synchro reports with 2035	CD	1	12/8/22 CD
General	Intersection 1 of Glacier Hwy and Old Dairy Road needs to be reanalyzed with the stop condition for the EB Thru and Right movements.	DOT&PF SR Traffic & Safety (Steven Thater)	HCM analysis does not support the unique stop condition found at intersection 1. With the eastbound leg shown as a free movement, this increases the delay for the northbound and westbound left movements creating a conservative level of service result.	CD	4	
General	Would it be possible to get the turning movement counts that were collected so we can examine and compare it with our records for accuracy?	DOT&PF SR Traffic & Safety (Steven Thater)	Will provide turning movement counts that were collected by quality counts	CD	1	12/9/22 CD
Page 6	The report says there were 4 fatalities in the study area but I cannot find evidence of any fatalities in our crash database.	DOT&PF SR Traffic & Safety (Steven Thater)	Updated table and information throughout the document with 0 fatalities.	CD	1	12/8/22 CD
Page 7	References to "Juneau Douglas Second Channel ... Study" should be replaced with "Juneau Douglas North Crossing PEL Study".	DOT&PF SR Traffic & Safety (Steven Thater)	Updated reference callout.	CD	1	12/8/22 CD
Page 10	Clarify what assumptions are used to determine the trip distribution. Are they based on O-D from nearby existing developments or an analysis of census data?	DOT&PF SR Traffic & Safety (Steven Thater)	Updated report to better explain where trips are coming from.	CD	1	12/8/22 CD
Page 11	Table 10: Note that the delay for the EBL movement at Intersection 2 (Egan/Old Dairy) in the PM is anticipated to increase by 36% over the no-build scenario (44 -> 60 second delay). This would trigger mitigation of some sort under the AAC.	DOT&PF SR Traffic & Safety (Steven Thater)	Using information from the Egan Drive and Yandukin Drive PEL study, signal upgrades are expected to be completed by 2035 at the Egan/Old Dairy intersection. Therefore, the 2035 models now include this proposed signal upgrade. These changes result in the LOS at this intersection to be a LOS B in the AM and PM peak hours during both No-Build and Build scenarios. As a result this no longer meets the requirements in the AAC to trigger mitigation at this intersection.	CD	4	
Appendix	Synchro Reports for Intersections 4 & 5 (the Sunny Point interchange ramps) do not show the correct ramp turning volumes and need to be redone.	DOT&PF SR Traffic & Safety (Steven Thater)	Updated synchro reports with correct volumes. Synchro report was reflecting a skewed compass rose. When overridden for standard cardinal directions the report pdf'd correctly.	CD	1	12/8/22 CD
General	Intersection 5 was analyzed as an all-way stop even though SBL movements have no stop sign.	DOT&PF SR Traffic & Safety (Steven Thater)	HCM analysis does not support the unique stop condition found at intersection 5. By modeling this intersection as an all-way stop and reporting combined delay it conservatively estimates delay.	CD	4	



MEMORANDUM

TO: Garrett Johnson (Project Control, Inc)

FROM: LaQuita Chmielowski, P.E. (DOWL)
Connor Denning, E.I.T. (DOWL)

DATE: December 9th, 2022

SUBJECT: Traffic Impact Analysis for AK444 Residential Development

BACKGROUND

This memorandum evaluates potential traffic impacts associated with the proposed AK444 residential development. The proposed development is located off Glacier Road, just northeast of the Juneau International Airport. The AK444 development would consist of 28 single family homes and 416 low-rise apartment units. Access to the development will be provided via a new access point, located east of Vista Del Sol Drive. Opening year for the development is expected in 2025. The site plan for the development is included in the Appendix.

This study examines existing intersection operations in the study area, along with future traffic operations in 2035 with and without the AK444 residential development.

EXISTING CONDITIONS

Existing conditions were analyzed in the study area including existing roadway characteristics, traffic volumes, intersection operations, and crash history.

Roadway Characteristics & Study Intersections

The proposed development is located at 7400 Glacier Highway; the majority of development traffic is expected to travel to and from Egan Drive. Figure 1 shows the proposed development location and the adjacent study intersections. Table 1 shows the existing traffic control at each study intersection, while Table 2 provides the functional classification, posted speed limit and cross section for roadways in the study area. The Glacier Highway and Glacier Highway Access Road intersection is signalized with protected permitted left-turn phasing, along with pedestrian-only phases for the east and west legs.

Due to restrictions in the HCM 2010 methodology, the Glacier Highway Access Road and Egan Drive EB Ramps intersection is modeled as a two way stop. To estimate the delay with the current configuration, the delay from both stop approaches are added together and reported.

Table 1: Traffic Control at Study Intersections

Intersection	Traffic Control
Glacier Highway & Old Dairy Road	Stop Controlled on Old Dairy Road
Egan Drive & Old Dairy Road	None - Free Movement from Side Street onto Egan Drive
Glacier Highway & Glacier Highway Access Road	Traffic Signal
Glacier Highway Access Road & Egan Drive WB Ramps	Stop Controlled on WB Off Ramp
Glacier Highway Access Road & Egan Drive EB Ramps	Stop Controlled on EB Off Ramp



EXISTING TRAFFIC CONTROL AT STUDY INTERSECTIONS

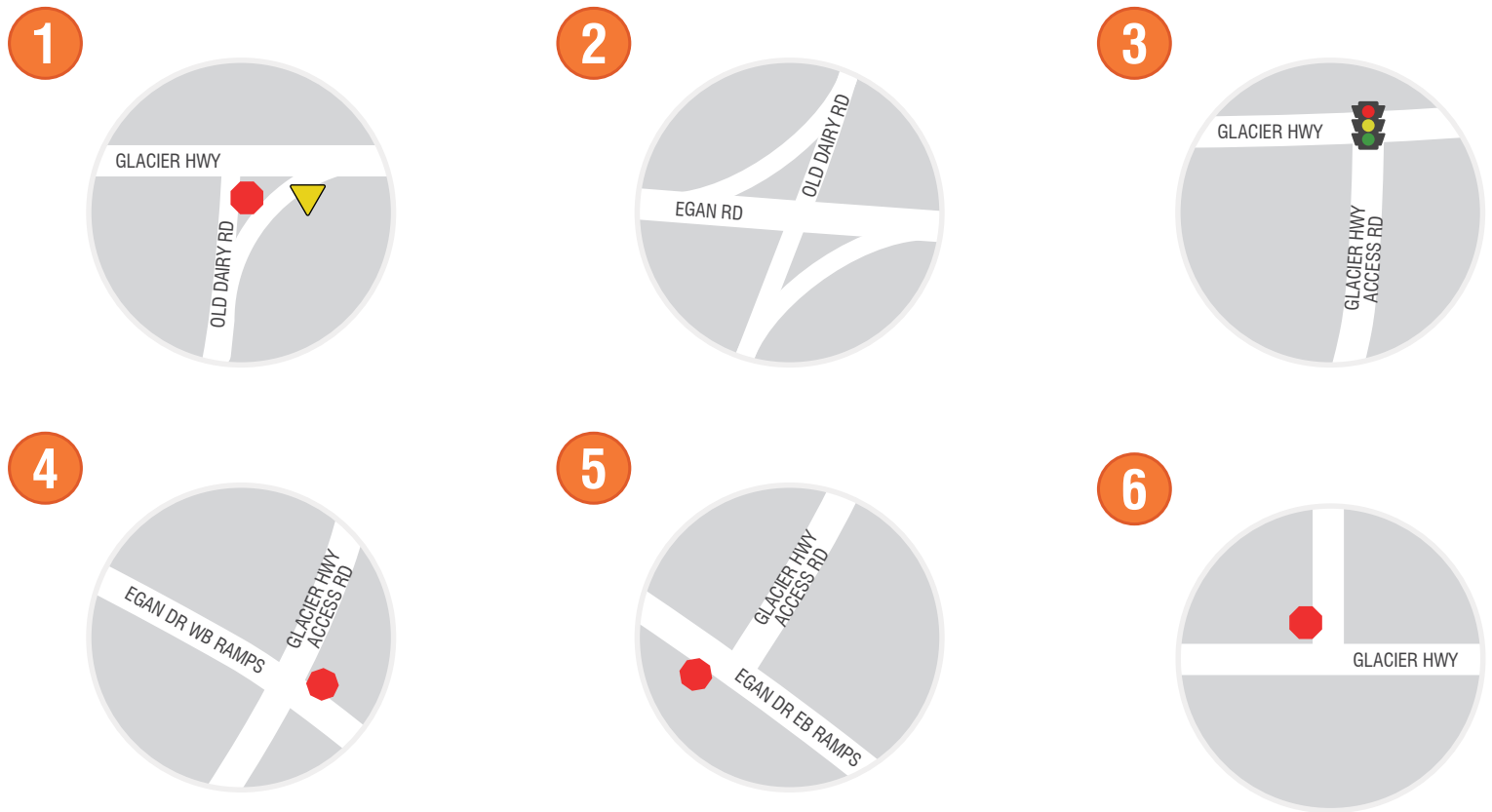


Figure 1: Existing Traffic Control at Study Intersections

Table 2: Study Area Roadway Characteristics

Road	Functional Classification	Posted Speed	Cross-section
Glacier Highway Access Road	Principal Arterial	None Posted	2 lanes 1 each direction
Glacier Highway	Minor Arterial (E of Old Dairy) Local (W of Old Dairy)	45 mph	2 lanes 1 each direction
Egan Drive	Principal Arterial	55 mph	4 lane divided highway 2 each direction
Old Dairy Road	Minor Arterial	None Posted	2 lanes 1 each direction

Existing Traffic Volumes

Existing traffic volumes were collected on Tuesday, September 13, 2022. Data was collected at the five existing study intersections using 16-hour turning movement counts (6:00 AM to 10:00 PM). In addition, a 24-hour tube count was collected on Glacier Highway (2,750 feet east of Old Dairy Road) to evaluate existing traffic volumes, speeds, and vehicle classification information. The AM peak hour of traffic was identified at 7:30 - 8:30 AM, while the PM peak hour was identified as 4:00 - 5:00 PM.

A seasonal adjustment factor (SAF) of 1.10 was applied to the traffic count data, to represent typical traffic conditions. The SAF was calculated using data from the nearby Alaska Department of Transportation & Public Facilities (DOT&PF) permanent count station located on Egan Drive west of Glacier Highway Access Road¹. Figure 2 shows the seasonally adjusted existing AM and PM peak hour turning movement volumes at study intersections.

¹ Data from <https://alaskatrafficdata.drakewell.com>



EXISTING CONDITIONS VOLUMES

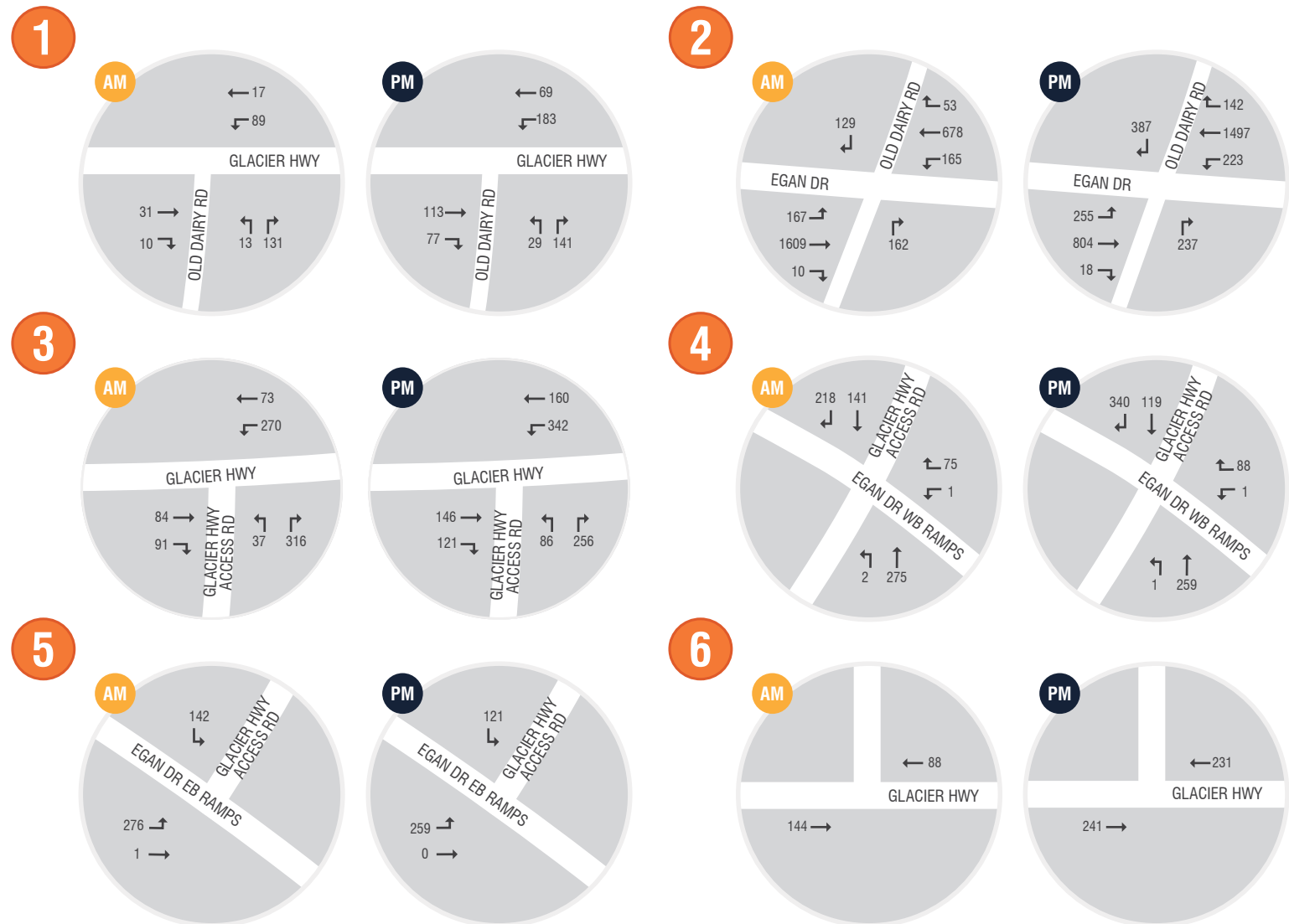


Figure 2: Existing AM and PM Peak Hour Traffic Volumes

Mobility Standards

Traffic operations were modeled in Synchro/SimTraffic version 11. Synchro reports are provided in the Appendix. Following guidance from the 2022 Alaska DOT&PF Highway Preconstruction Manual², this study uses the 2010 Highway Capacity Manual (HCM)³ methodology to calculate intersection level of service (LOS). In the event that 2010 HCM methodology cannot be used due to non-NEMA phasing, or pedestrian phases, delay and LOS will be reported using HCM 2000. Table 3 shows LOS targets for each roadway functional class, for sites located in suburban, urban, urban core, or rural town areas (obtained from Chapter 2.4.5 of the 2011 AASHTO Green Book⁴). The Alaska Administrative Code (AAC)⁵ establishes a minimum LOS for the development's construction and design years. These code and policy documents state the following minimum acceptable LOS for the construction and design years:

- LOS C is acceptable if the existing conditions are LOS C or better
- LOS D is acceptable if the existing conditions are LOS D
- If the existing conditions are poorer than LOS D, a lower LOS is acceptable if the operation does not deteriorate more than ten percent (10%) in terms of delay time or any other appropriate measure of effectiveness compared with the background condition (i.e., without the development).

Table 3: Level of Service Targets from AASHTO Green Book Table 2-3

Functional Classification	Design Level of Service
Freeway	C or D
Arterial	C or D
Collector	D
Local	D

Existing Intersection Traffic Operations

Table 4 shows the existing delay and LOS at study intersections (reported using the 2010 HCM delay methodology). Overall intersection delay is reported at the signalized intersection (Glacier Highway and Glacier Highway Access Road), while delay is only reported for the critical movement (or highest delay approach) at stop-controlled intersections. All intersections currently operate at LOS C or better, except for the Egan Drive and Old Dairy Road intersection which currently operates at LOS E for the eastbound and westbound left-turn movements.

² Alaska Highway Preconstruction Manual, Alaska Department of Transportation and Public Facilities, 2022.

³ HCM 2010: Highway Capacity Manual, Transportation Research Board, 2010.

⁴ A Policy on Geometric Design of Highways and Streets, The American Association of State Highway and Transportation Officials, 2011.

⁵ Section 17 Alaska Administrative Code 10.070, <https://www.akleg.gov/basis/aac.asp#17.10.070>

Table 4: Existing Conditions Traffic Operations

Intersection	AM Peak Hour			PM Peak Hour		
	LOS	Delay	Critical Movement	LOS	Delay	Critical Movement
Glacier Highway & Old Dairy Road	B	11	NB	C	16	NB
Egan Drive & Old Dairy Road	E	46	WBL	E	37	EBL
Glacier Highway & Glacier Highway Access Road ^a	B	13	-	B	13	-
Glacier Highway Access Road & Egan Drive - WB Ramps	B	11	WB	B	11	WB
Glacier Highway Access Road & Egan Drive EB Ramps	C	21	EB	B	19	EB

^a HCM 2000 methodology used due to pedestrian only phases.

Crash History

Tables 5 and 6 show crash history for the study intersections for the five most recent years of available crash data (January 1, 2016 to December 31, 2020). The Egan Drive and Old Dairy Road intersection had 28 crashes over the last five years. Table 5 shows the crash rate at each study intersection, along with the statewide average crash rate (based on the intersection traffic control and number of approaches). The statewide averages are based on data from 2008 to 2012 and represent the most recent data available⁶. All of the intersections have crash rates that are below the statewide average for intersection types. Table 6 shows the breakdown of crashes by crash type at the intersections.

Table 5: Total Crashes and Crash Rate by Intersection (2016 – 2020)

Intersection	Crash Rate ^a		Crash Severity			Total Crashes
	Intersection	Statewide Average	Fatal	Injury	PDO	
Glacier Highway & Old Dairy Road	-	-	-	-	-	0
Egan Drive & Old Dairy Road	0.43	0.55	0	18	10	28
Glacier Highway & Glacier Highway Access Road ^a	-	-	-	-	-	0
Glacier Highway Access Road & Egan Drive - WB Ramps	0.07	0.57	0	1	0	1
Glacier Highway Access Road & Egan Drive EB Ramps	-	-	-	-	-	0

⁶ Alaska Highway Safety Improvement Program Handbook, Alaska DOT&PF, January 2017.

Table 6: Crash Type by Intersection (2016 – 2020)

Intersection	Angle	Single Vehicle Run-off	Rear End	Undetermined
Glacier Highway & Old Dairy Road	-	-	-	-
Egan Drive & Old Dairy Road	20	3	1	4
Glacier Highway & Glacier Highway Access Road ^a	-	-	-	-
Glacier Highway Access Road & Egan Drive - WB Ramps	1	-	-	-
Glacier Highway Access Road & Egan Drive EB Ramps	-	-	-	-

FUTURE CONDITIONS

2035 No-Build Traffic Operations

Figure 3 shows the expected AM and PM peak hour turning movements in 2035, without the proposed AK444 development. Future traffic volumes were generated using a compound annual growth rate of 0.25% per year. This growth rate was established through the Juneau Douglas North Crossing Planning and Environmental Linkages (PEL) Study⁷ with concurrence from DOT&PF staff⁸.

The Old Dairy Road & Egan Drive intersection will receive signal improvements before 2035 based on the implementation schedule in the Yandukin Drive and Egan Drive PEL Study⁹. These improvements are assumed in the no-build operations analysis. Table 7 shows the expected delay and LOS at study intersections in 2035, without the AK444 development. All intersections operate within acceptable mobility standards.

Table 7: 2032 No-Build Traffic Operations

Intersection	AM Peak Hour			PM Peak Hour		
	LOS	Delay	Critical Movement	LOS	Delay	Critical Movement
Glacier Highway & Old Dairy Road	B	11	NB	C	16	NB
Egan Drive & Old Dairy Road ^a	B	12	-	B	12	-
Glacier Highway & Glacier Highway Access Road ^a	B	11	-	B	11	-
Glacier Highway Access Road & Egan Drive - WB Ramps	B	12	WB	B	11	WB
Glacier Highway Access Road & Egan Drive EB Ramps	C	21	EB	B	20	EB

^a HCM 2000 methodology used due to intersection layout and signal phasing.

⁷ Juneau Douglas North Crossing Planning and Environmental Linkages Study, DOWL, 2022.

⁸ Email from DOT&PF staff on September 7th, 2022.

⁹ Egan Drive and Yandukin Drive Intersection Improvements Planning and Environmental Linkages Study, HDR, 2021.



FUTURE 2035 NO - BUILD VOLUMES

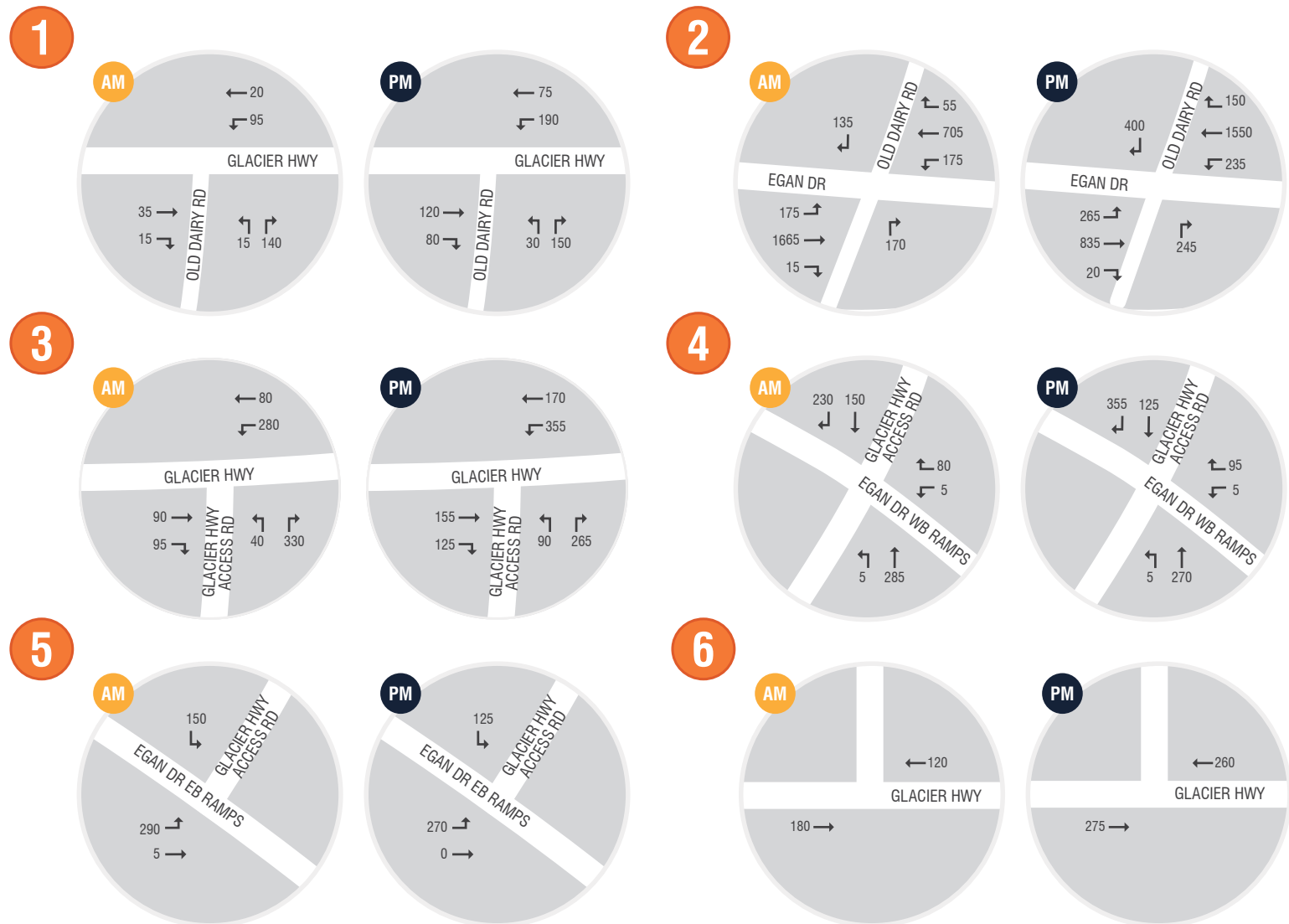


Figure 3: Future No-Build Traffic Volumes

Trip Generation

Trip generation rates for the proposed development are based on the data published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition*. Table 8 shows the number and type of residential units expected at the AK444 development, by land use code. This information was used to calculate the expected number of inbound and outbound trips during a typical weekday, and the AM and PM peak hours of the adjacent road. The *ITE Trip Generation Manual* two ways for determining the number of trips. If the R-squared value is greater than 0.75, ITE recommends the use of the trip rate equation over the average trip generation rate, which is true for both of the applicable land use codes. Table 9 shows the estimated AM, PM, and daily trips generated by the AK444 development.

Table 8: Development Land Use Types and Units

Land Use Code	Land Use Type	Units
215	Single-Family Attached Housing	28
220	Multifamily Housing (Low Rise)	416

Table 9: Daily Development Trips

Land Use #	Units	AM Peak Hour			PM Peak Hour			Daily Trips
		Trips in	Trips Out	Total	Trips in	Trips Out	Total	
215	28	3	6	9	9	7	16	163
220	416	36	116	152	125	74	199	2742
Total	444	39	122	161	134	81	215	2905

Trip Distribution

Trip distribution involves estimating where traffic is coming from and going to when accessing the development. The trip distribution was established based on average daily traffic and PM peak hour traffic volumes on Egan Drive and Glacier Highway. Both roadways exhibit a strong commute pattern to and from downtown Juneau and a minor commercial destination pattern to Lemon Creek and Glacier Highway west of Old Dairy Road. Development traffic was distributed using the following assumptions for trip origins and destinations:

- 50% to/from Egan Drive (east of Glacier Highway Access Road)
- 30% to/from Egan Drive (west of Old Dairy Road)
- 10% to/from Glacier Highway (west of Old Dairy Road)
- 10% to/from Glacier Highway (east of Glacier Highway Access Road)

Figure 4 shows the expected development-related traffic expected at study intersections in the AM and PM peak hours.



ADDED 2035 DEVELOPMENT VOLUMES

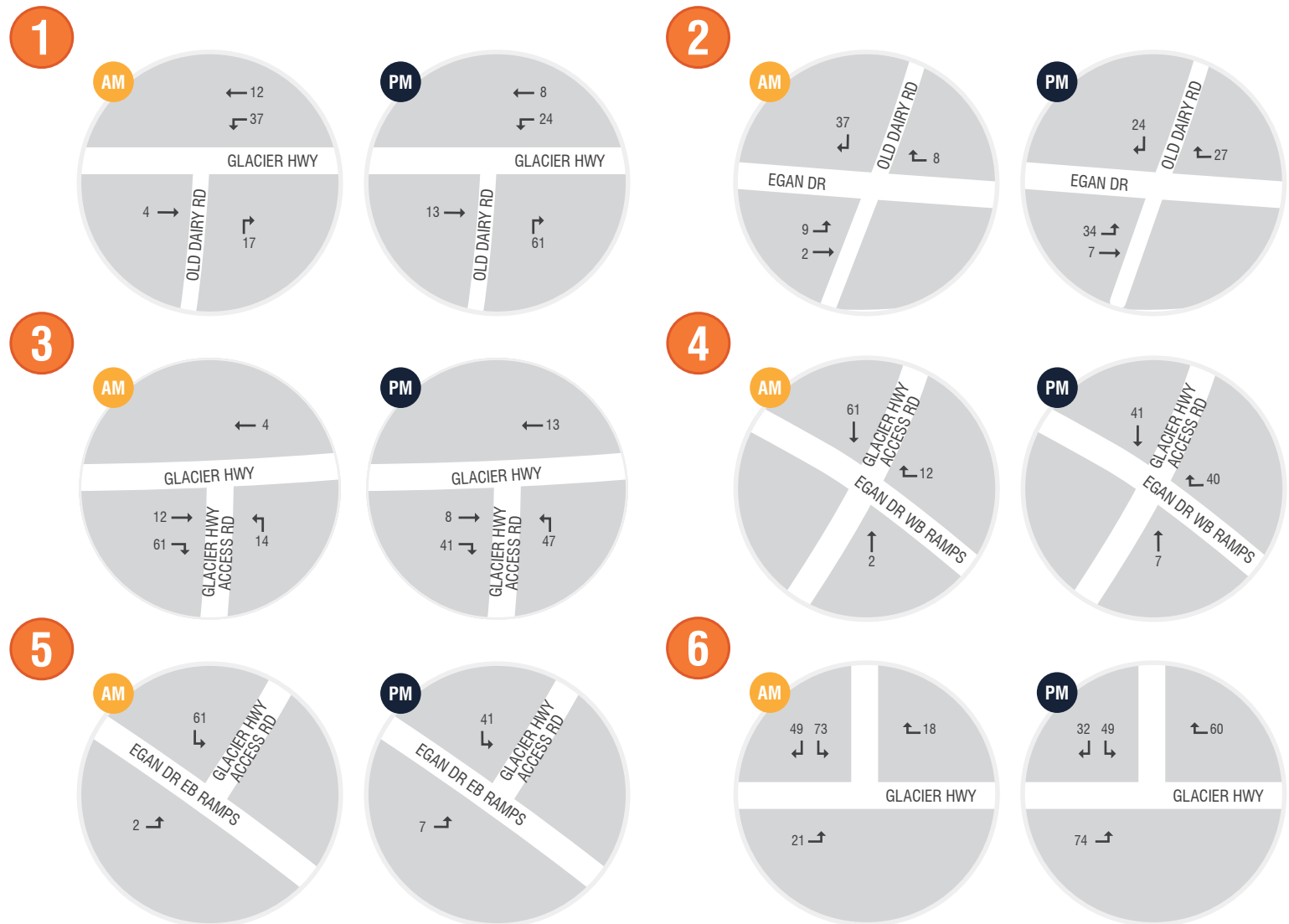


Figure 4: Added Development Traffic Volumes

2035 Traffic Operations with Development

Figure 5 shows the total traffic expected at study intersections in 2032, with the development. Table 10 shows the expected traffic operations at each study intersection. While the development is expected to increase delay throughout the system, all of the study intersections are expected to operate at LOS D or better with the development in 2035.

Table 10: 2035 Traffic Operations with Development

Intersection	AM Peak Hour			PM Peak Hour		
	LOS	Delay	Critical Movement	LOS	Delay	Critical Movement
Glacier Highway & Old Dairy Road	B	12	NB	C	18	NB
Egan Drive & Old Dairy Road ^a	B	12	-	B	14	-
Glacier Highway & Glacier Highway Access Road ^a	B	14	-	B	15	-
Glacier Highway Access Road & Egan Drive - WB Ramps	B	12	WB	B	12	WB
Glacier Highway Access Road & Egan Drive EB Ramps	C	23	EB	C	21	EB
Glacier Highway & Old Dairy Road	B	11	SB	C	16	SB

^a HCM 2000 methodology used due to intersection layout and signal phasing.

Because none of the intersections are operating at a LOS of D or below, no mitigation measures will need to be installed associated with the development to limit traffic impact.



FUTURE 2035 BUILD VOLUMES

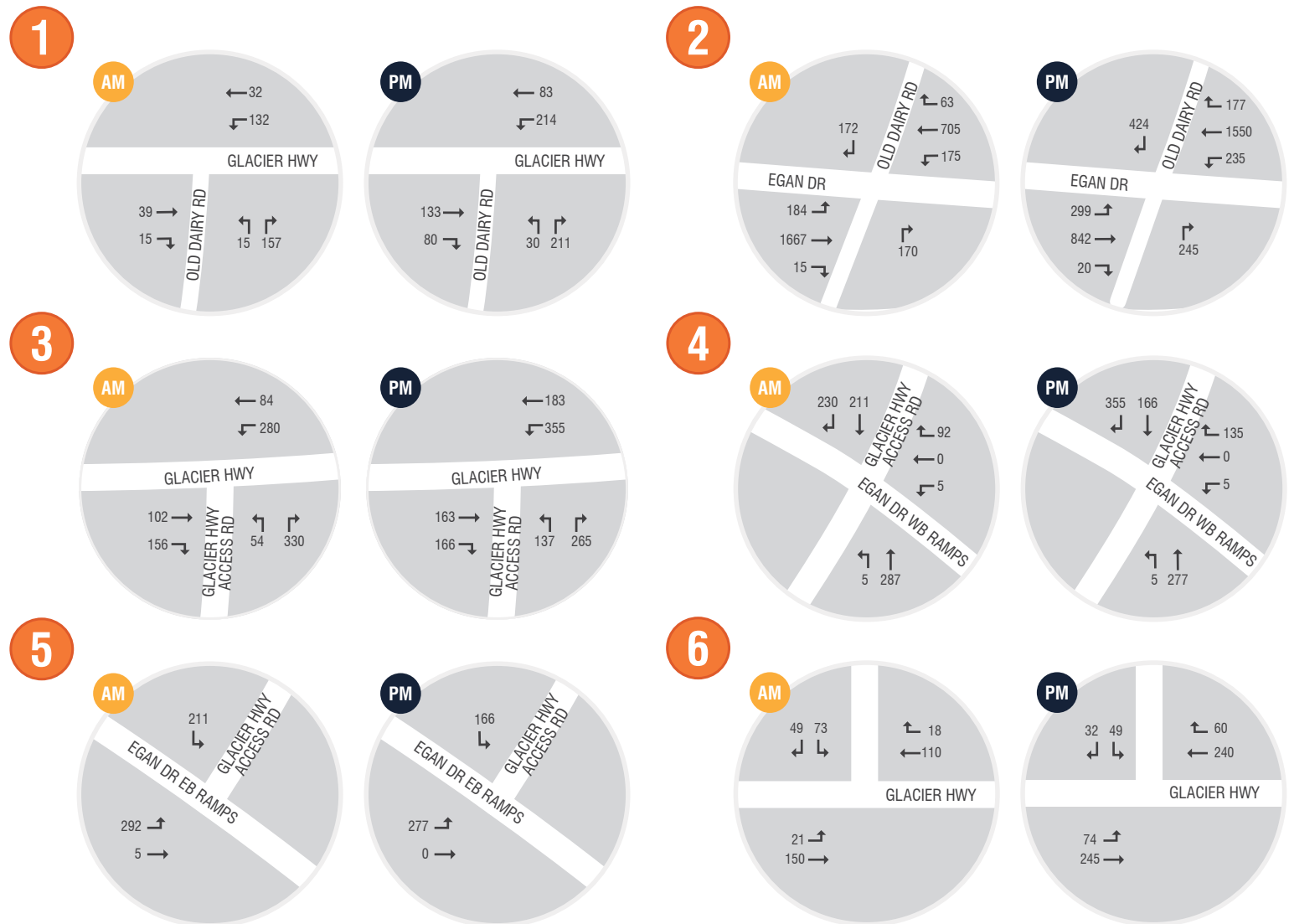


Figure 5: 2032 Build Volumes

CONCLUSIONS

The proposed AK444 residential development as currently planned will add 28 single family homes and 416 low rise apartment units off Glacier Highway generating 161 trips in the AM and 362 trips in the PM peaks.

The Egan Drive and Old Dairy Road intersection is failing today but will operate sufficiently after the proposed upgrades in the Egan Drive and Yandukin Drive PEL Study are constructed, which include a signalized intersection. None of the other study intersections have traffic operations decrease to the extent where it would trigger the need for mitigation measures. Therefore, no mitigation specific to the AK444 residential development is anticipated at this time.

Appendix

Site Information

HCM Analysis – Existing

HCM Analysis –No-Build

HCM Analysis – Build

Site Information

9/16/2022

AK21001

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

NO.

REVISION

DATE

1

XXXX

XX-XX-XX

2

3

4

5

6

7

0

20'

40'

80'

160'

GRAPHIC SCALE: 1" = 40'

ALASKA 20 ACRE

JUNEAU, ALASKA

PCI

ATT:BRANDON GRAY

801-358-5381

BRANDON@PCI1980.COM

DESIGN GROUP

LANDSCAPE ARCHITECT / PLANNER

3450 N. TRIUMPH BLVD. SUITE 102

LEHI, UTAH 84043 (801) 733-5644

www.pkdesigngroup.com

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IP-COLOR

ISSUE DATE

PROJECT NUMBER

PLAN INFORMATION

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER CLIENT

LANDSCAPE ARCHITECT PLANNER

LICENSE STAMP

DRAWING INFO

DATE

JTA

DRAWN

ACP

CHECKED

JMA

PLOT DATE

9/16/2022

TownHome Units
28 Units Total
3 to 4 bedroom floor plans
56 Parking Spaces Needed
67 Parking Provided

Apartment Units
208 Units Total
142 1 Bedroom Floor Plans
142 Parking Spaces Needed
66 2 Bedroom Floor Plans
99 Parking Spaces Needed
241 Parking Provided

Condominium Units
208 Units Total
142 1 Bedroom Floor Plans
142 Parking Spaces Needed
66 2 Bedroom Floor Plans
99 Parking Spaces Needed
241 Parking Provided

206 APARTMENT UNITS
206 CONDO UNITS
28 TOWNHOME UNITS
444 TOTAL UNITS
554 TOTAL PARKING SPACES NEEDED
579 TOTAL PARKING SPACES PROVIDED

UNIT LOT A 24 PLEX 3 STORY
UNIT LOT B 24 PLEX 3 STORY
UNIT LOT C 24 PLEX 3 STORY
UNIT LOT D 24 PLEX 3 STORY
UNIT LOT E 24 PLEX 3 STORY
UNIT LOT F 24 PLEX 3 STORY
UNIT LOT G 24 PLEX 3 STORY
UNIT LOT H 24 PLEX 3 STORY
UNIT LOT I 24 PLEX 3 STORY
UNIT LOT J 20 PLEX 3 STORY
UNIT LOT K 22 PLEX 3 STORY
UNIT LOT L 22 PLEX 3 STORY
UNIT LOT M 24 PLEX 3 STORY
UNIT LOT N 24 PLEX 3 STORY
UNIT LOT O 22 PLEX 3 STORY
UNIT LOT P 22 PLEX 3 STORY
UNIT LOT Q 22 PLEX 3 STORY
UNIT LOT R 22 PLEX 3 STORY

SEYMOUR WAY
GLACIER HWY
PARENT LOT 1
PARENT LOT 2
PARENT LOT 3

5' SETBACK
13' SETBACK
20' SETBACK
GRANDPARENT LOT LINE

HCM Analysis – Existing

HCM 2010 TWSC
1: Old Dairy Road & Glacier Highway

Section R, Item 7.

12/08/2022

Intersection						
Int Delay, s/veh	6.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	31	10	89	17	13	131
Future Vol, veh/h	31	10	89	17	13	131
Conflicting Peds, #/hr	0	0	0	0	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Yield
Storage Length	-	-	-	-	110	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	7	19	4	5	0	4
Mvmt Flow	37	12	106	20	15	156
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	49	0	277	43
Stage 1	-	-	-	-	43	-
Stage 2	-	-	-	-	234	-
Critical Hdwy	-	-	4.14	-	6.4	6.24
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.236	-	3.5	3.336
Pot Cap-1 Maneuver	-	-	1545	-	717	1022
Stage 1	-	-	-	-	985	-
Stage 2	-	-	-	-	810	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1545	-	666	1022
Mov Cap-2 Maneuver	-	-	-	-	666	-
Stage 1	-	-	-	-	985	-
Stage 2	-	-	-	-	752	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		6.3		9.3	
HCM LOS	A					
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	666	1022	-	-	1545	-
HCM Lane V/C Ratio	0.023	0.153	-	-	0.069	-
HCM Control Delay (s)	10.5	9.2	-	-	7.5	0
HCM Lane LOS	B	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	0.5	-	-	0.2	-

HCM 2010 TWSC
2: Egan Drive & Old Dairy Road

Section R, Item 7.

12/08/2022

Intersection												
Int Delay, s/veh	3.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↱↱	↰	↰	↱↱	↰						↰
Traffic Vol, veh/h	167	1609	10	165	678	53	0	0	0	0	0	129
Future Vol, veh/h	167	1609	10	165	678	53	0	0	0	0	0	129
Conflicting Peds, #/hr	1	0	0	0	0	1	1	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	Free
Storage Length	520	-	390	380	-	325	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	0	2	1	5	2	0	7	0	0	0	0	0
Mvmt Flow	204	1962	12	201	827	65	0	0	0	0	0	157

Major/Minor	Major1			Major2			Minor2		
Conflicting Flow All	828	0	0	1974	0	0	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.1	-	-	4.2	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.2	-	-	2.25	-	-	-	-	-
Pot Cap-1 Maneuver	812	-	-	278	-	-	0	0	0
Stage 1	-	-	-	-	-	-	0	0	0
Stage 2	-	-	-	-	-	-	0	0	0
Platoon blocked, %	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	812	-	-	278	-	-	-	0	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	0	-
Stage 1	-	-	-	-	-	-	-	0	-
Stage 2	-	-	-	-	-	-	-	0	-

Approach	EB	WB	SB
HCM Control Delay, s	1	8.4	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	812	-	-	278	-	-	-
HCM Lane V/C Ratio	0.251	-	-	0.724	-	-	-
HCM Control Delay (s)	10.9	-	-	45.7	-	-	0
HCM Lane LOS	B	-	-	E	-	-	A
HCM 95th %tile Q(veh)	1	-	-	5.1	-	-	-

HCM Signalized Intersection Capacity Analysis

3: Glacier Highway Access Road & Glacier Highway

Section R, Item 7.

12/08/2022

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↰		↰	↰	↰	↰
Traffic Volume (vph)	84	91	270	73	37	316
Future Volume (vph)	84	91	270	73	37	316
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.3		5.0	5.3	5.0	5.0
Lane Util. Factor	1.00		1.00	1.00	1.00	1.00
Frpb, ped/bikes	0.99		1.00	1.00	1.00	0.98
Flpb, ped/bikes	1.00		1.00	1.00	1.00	1.00
Frt	0.93		1.00	1.00	1.00	0.85
Flt Protected	1.00		0.95	1.00	0.95	1.00
Satd. Flow (prot)	1712		1735	1827	1787	1518
Flt Permitted	1.00		0.42	1.00	0.95	1.00
Satd. Flow (perm)	1712		773	1827	1787	1518
Peak-hour factor, PHF	0.82	0.82	0.82	0.82	0.82	0.82
Adj. Flow (vph)	102	111	329	89	45	385
RTOR Reduction (vph)	45	0	0	0	0	317
Lane Group Flow (vph)	168	0	329	89	45	68
Confl. Peds. (#/hr)		1	1			1
Heavy Vehicles (%)	2%	2%	4%	4%	1%	4%
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases			2			3
Actuated Green, G (s)	10.5		30.0	30.0	8.6	8.6
Effective Green, g (s)	10.5		30.0	30.0	8.6	8.6
Actuated g/C Ratio	0.21		0.61	0.61	0.18	0.18
Clearance Time (s)	5.3		5.0	5.3	5.0	5.0
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	367		759	1120	314	266
v/s Ratio Prot	0.10		c0.13	0.05	0.03	
v/s Ratio Perm			c0.14			c0.04
v/c Ratio	0.46		0.43	0.08	0.14	0.25
Uniform Delay, d1	16.7		4.9	3.8	17.0	17.4
Progression Factor	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2	0.9		0.4	0.0	0.2	0.5
Delay (s)	17.6		5.3	3.9	17.2	17.9
Level of Service	B		A	A	B	B
Approach Delay (s)	17.6			5.0	17.8	
Approach LOS	B			A	B	
Intersection Summary						
HCM 2000 Control Delay			12.7		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.53			
Actuated Cycle Length (s)			48.9		Sum of lost time (s)	21.3
Intersection Capacity Utilization			43.8%		ICU Level of Service	A
Analysis Period (min)			15			
c Critical Lane Group						

Intersection												
Int Delay, s/veh	1.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations					↔			↔			↔	
Traffic Vol, veh/h	0	0	0	1	0	75	2	275	0	0	141	218
Future Vol, veh/h	0	0	0	1	0	75	2	275	0	0	141	218
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	0	0	0	0	5	0	0	4	5
Mvmt Flow	0	0	0	1	0	96	3	353	0	0	181	279
Major/Minor												
Minor1				Major1				Major2				
Conflicting Flow All	680	819	353	460	0	-	-	-	-	-	-	0
Stage 1	359	359	-	-	-	-	-	-	-	-	-	-
Stage 2	321	460	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.4	6.5	6.2	4.1	-	-	-	-	-	-	-	-
Critical Hdwy Stg 1	5.4	5.5	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.4	5.5	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	2.2	-	-	-	-	-	-	-	-
Pot Cap-1 Maneuver	420	312	695	1112	-	0	0	-	-	-	-	-
Stage 1	711	631	-	-	-	0	0	-	-	-	-	-
Stage 2	740	569	-	-	-	0	0	-	-	-	-	-
Platoon blocked, %					-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	419	0	695	1112	-	-	-	-	-	-	-	-
Mov Cap-2 Maneuver	419	0	-	-	-	-	-	-	-	-	-	-
Stage 1	709	0	-	-	-	-	-	-	-	-	-	-
Stage 2	740	0	-	-	-	-	-	-	-	-	-	-
Approach												
WB				NB				SB				
HCM Control Delay, s	11.1			0.1				0				
HCM LOS	B											
Minor Lane/Major Mvmt												
NBL				NBTWBLn1				SBT SBR				
Capacity (veh/h)	1112	-	689	-	-	-	-	-	-	-	-	-
HCM Lane V/C Ratio	0.002	-	0.141	-	-	-	-	-	-	-	-	-
HCM Control Delay (s)	8.2	0	11.1	-	-	-	-	-	-	-	-	-
HCM Lane LOS	A	A	B	-	-	-	-	-	-	-	-	-
HCM 95th %tile Q(veh)	0	-	0.5	-	-	-	-	-	-	-	-	-

5: Egan Drive EB Ramps & Glacier Highway Access Road

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Intersection						
Intersection Delay, s/veh	10.4					
Intersection LOS	B					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	276	1	0	0	142	0
Future Vol, veh/h	276	1	0	0	142	0
Peak Hour Factor	0.84	0.84	0.84	0.92	0.84	0.84
Heavy Vehicles, %	0	0	0	2	3	0
Mvmt Flow	329	1	0	0	169	0
Number of Lanes	0	1	0	0	1	0
Approach	EB			SB		
Opposing Approach						
Opposing Lanes	0			0		
Conflicting Approach Left	SB					
Conflicting Lanes Left	1			0		
Conflicting Approach Right				EB		
Conflicting Lanes Right	0			1		
HCM Control Delay	10.8			9.5		
HCM LOS	B			A		
Lane	EBLn1	SBLn1				
Vol Left, %	100%	100%				
Vol Thru, %	0%	0%				
Vol Right, %	0%	0%				
Sign Control	Stop	Stop				
Traffic Vol by Lane	277	142				
LT Vol	276	142				
Through Vol	1	0				
RT Vol	0	0				
Lane Flow Rate	330	169				
Geometry Grp	1	1				
Degree of Util (X)	0.416	0.232				
Departure Headway (Hd)	4.536	4.945				
Convergence, Y/N	Yes	Yes				
Cap	795	727				
Service Time	2.556	2.971				
HCM Lane V/C Ratio	0.415	0.232				
HCM Control Delay	10.8	9.5				
HCM Lane LOS	B	A				
HCM 95th-tile Q	2.1	0.9				

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Intersection

Int Delay, s/veh 5.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	113	77	183	69	29	141
Future Vol, veh/h	113	77	183	69	29	141
Conflicting Peds, #/hr	0	0	0	0	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Yield
Storage Length	-	-	-	-	110	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	7	19	4	5	0	4
Mvmt Flow	124	85	201	76	32	155

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	209
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.14
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.236
Pot Cap-1 Maneuver	-	-	1350
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1350
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	5.9	11
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	370	872	-	-	1350	-
HCM Lane V/C Ratio	0.086	0.178	-	-	0.149	-
HCM Control Delay (s)	15.6	10	-	-	8.1	0
HCM Lane LOS	C	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	0.6	-	-	0.5	-

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2: Egan Drive & Old Dairy Road

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Intersection												
Int Delay, s/veh	4.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	255	804	18	223	1497	142	0	0	0	0	0	387
Future Vol, veh/h	255	804	18	223	1497	142	0	0	0	0	0	387
Conflicting Peds, #/hr	1	0	0	0	0	1	1	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	Free
Storage Length	520	-	390	380	-	325	-	-	-	-	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	0	2	1	5	2	0	7	0	3	0	0	0
Mvmt Flow	287	903	20	251	1682	160	0	0	0	0	0	435

Major/Minor	Major1			Major2			Minor2		
Conflicting Flow All	1683	0	0	923	0	0	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-
Critical Hdwy	4.1	-	-	4.2	-	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	2.2	-	-	2.25	-	-	-	-	-
Pot Cap-1 Maneuver	385	-	-	717	-	-	0	0	0
Stage 1	-	-	-	-	-	-	0	0	0
Stage 2	-	-	-	-	-	-	0	0	0
Platoon blocked, %	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	385	-	-	717	-	-	-	0	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	0	-
Stage 1	-	-	-	-	-	-	-	0	-
Stage 2	-	-	-	-	-	-	-	0	-

Approach	EB	WB	SB
HCM Control Delay, s	8.8	1.5	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	385	-	-	717	-	-	-
HCM Lane V/C Ratio	0.744	-	-	0.349	-	-	-
HCM Control Delay (s)	37.1	-	-	12.7	-	-	0
HCM Lane LOS	E	-	-	B	-	-	A
HCM 95th %tile Q(veh)	5.9	-	-	1.6	-	-	-

HCM Signalized Intersection Capacity Analysis

3: Glacier Highway Access Road & Glacier Highway

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	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗		↘	↗	↘	↗
Traffic Volume (vph)	146	121	342	160	86	256
Future Volume (vph)	146	121	342	160	86	256
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.3		5.0	5.3	5.0	5.0
Lane Util. Factor	1.00		1.00	1.00	1.00	1.00
Frpb, ped/bikes	0.99		1.00	1.00	1.00	0.98
Flpb, ped/bikes	1.00		1.00	1.00	1.00	1.00
Frt	0.94		1.00	1.00	1.00	0.85
Flt Protected	1.00		0.95	1.00	0.95	1.00
Satd. Flow (prot)	1732		1735	1827	1787	1516
Flt Permitted	1.00		0.35	1.00	0.95	1.00
Satd. Flow (perm)	1732		633	1827	1787	1516
Peak-hour factor, PHF	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	160	133	376	176	95	281
RTOR Reduction (vph)	38	0	0	0	0	241
Lane Group Flow (vph)	255	0	376	176	95	40
Confl. Peds. (#/hr)		1	1			1
Heavy Vehicles (%)	2%	2%	4%	4%	1%	4%
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases			2			3
Actuated Green, G (s)	12.4		32.6	32.6	7.1	7.1
Effective Green, g (s)	12.4		32.6	32.6	7.1	7.1
Actuated g/C Ratio	0.25		0.65	0.65	0.14	0.14
Clearance Time (s)	5.3		5.0	5.3	5.0	5.0
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	429		747	1191	253	215
v/s Ratio Prot	0.15		c0.15	0.10	c0.05	
v/s Ratio Perm			c0.17			0.03
v/c Ratio	0.60		0.50	0.15	0.38	0.19
Uniform Delay, d1	16.6		4.6	3.4	19.4	18.9
Progression Factor	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2	2.2		0.5	0.1	0.9	0.4
Delay (s)	18.8		5.2	3.4	20.4	19.3
Level of Service	B		A	A	C	B
Approach Delay (s)	18.8			4.6	19.6	
Approach LOS	B			A	B	
Intersection Summary						
HCM 2000 Control Delay			12.6		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.64			
Actuated Cycle Length (s)			50.0		Sum of lost time (s)	21.3
Intersection Capacity Utilization			52.7%		ICU Level of Service	A
Analysis Period (min)			15			
c Critical Lane Group						

Intersection												
Int Delay, s/veh	1.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations				↰				↱			↱	
Traffic Vol, veh/h	0	0	0	1	0	88	1	259	0	0	119	340
Future Vol, veh/h	0	0	0	1	0	88	1	259	0	0	119	340
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	0	0	0	0	5	0	0	4	5
Mvmt Flow	0	0	0	1	0	100	1	294	0	0	135	386
Major/Minor				Minor1		Major1			Major2			
Conflicting Flow All				624	-	294	521	0	-	-	-	0
Stage 1				296	-	-	-	-	-	-	-	-
Stage 2				328	-	-	-	-	-	-	-	-
Critical Hdwy				6.4	-	6.2	4.1	-	-	-	-	-
Critical Hdwy Stg 1				5.4	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2				5.4	-	-	-	-	-	-	-	-
Follow-up Hdwy				3.5	-	3.3	2.2	-	-	-	-	-
Pot Cap-1 Maneuver				452	0	750	1056	-	0	0	-	-
Stage 1				759	0	-	-	-	0	0	-	-
Stage 2				734	0	-	-	-	0	0	-	-
Platoon blocked, %								-			-	-
Mov Cap-1 Maneuver				452	0	750	1056	-	-	-	-	-
Mov Cap-2 Maneuver				452	0	-	-	-	-	-	-	-
Stage 1				758	0	-	-	-	-	-	-	-
Stage 2				734	0	-	-	-	-	-	-	-
Approach				WB		NB			SB			
HCM Control Delay, s				10.6		0			0			
HCM LOS				B								
Minor Lane/Major Mvmt		NBL	NBTWBLn1	SBT	SBR							
Capacity (veh/h)		1056	-	744	-	-						
HCM Lane V/C Ratio		0.001	-	0.136	-	-						
HCM Control Delay (s)		8.4	0	10.6	-	-						
HCM Lane LOS		A	A	B	-	-						
HCM 95th %tile Q(veh)		0	-	0.5	-	-						

HCM 2010 AWSC
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Intersection	
Intersection Delay, s/veh	9.9
Intersection LOS	A

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	259	0	0	0	121	0
Future Vol, veh/h	259	0	0	0	121	0
Peak Hour Factor	0.88	0.84	0.88	0.92	0.88	0.88
Heavy Vehicles, %	8	0	0	2	3	0
Mvmt Flow	294	0	0	0	138	0
Number of Lanes	0	1	0	0	1	0

Approach	EB	SB
Opposing Approach		
Opposing Lanes	0	0
Conflicting Approach Left	SB	
Conflicting Lanes Left	1	0
Conflicting Approach Right		EB
Conflicting Lanes Right	0	1
HCM Control Delay	10.3	9
HCM LOS	B	A

Lane	EBLn1	SBLn1
Vol Left, %	100%	100%
Vol Thru, %	0%	0%
Vol Right, %	0%	0%
Sign Control	Stop	Stop
Traffic Vol by Lane	259	121
LT Vol	259	121
Through Vol	0	0
RT Vol	0	0
Lane Flow Rate	294	138
Geometry Grp	1	1
Degree of Util (X)	0.375	0.186
Departure Headway (Hd)	4.587	4.872
Convergence, Y/N	Yes	Yes
Cap	786	738
Service Time	2.603	2.89
HCM Lane V/C Ratio	0.374	0.187
HCM Control Delay	10.3	9
HCM Lane LOS	B	A
HCM 95th-tile Q	1.7	0.7

HCM Analysis – No-Build

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Intersection

Int Delay, s/veh 6.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	35	15	95	20	15	140
Future Vol, veh/h	35	15	95	20	15	140
Conflicting Peds, #/hr	0	0	0	0	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Yield
Storage Length	-	-	-	-	110	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	7	19	4	5	0	4
Mvmt Flow	42	18	113	24	18	167

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	60
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.14
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.236
Pot Cap-1 Maneuver	-	-	1531
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1531
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	6.2	9.4
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	640	1011	-	-	1531	-
HCM Lane V/C Ratio	0.028	0.165	-	-	0.074	-
HCM Control Delay (s)	10.8	9.3	-	-	7.5	0
HCM Lane LOS	B	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	0.6	-	-	0.2	-

HCM Signalized Intersection Capacity Analysis

2: Egan Drive & Old Dairy Road

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	175	1665	15	175	705	55	0	0	0	0	0	135
Future Volume (vph)	175	1665	15	175	705	55	0	0	0	0	0	135
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.0	4.5	4.5	4.0						4.5
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00						1.00
Frpb, ped/bikes	1.00	1.00	1.00	1.00	1.00	0.98						0.99
Flpb, ped/bikes	1.00	1.00	1.00	1.00	1.00	1.00						1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85						0.86
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00						1.00
Satd. Flow (prot)	1805	3539	1599	1719	3539	1582						1623
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00						1.00
Satd. Flow (perm)	1805	3539	1599	1719	3539	1582						1623
Peak-hour factor, PHF	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Adj. Flow (vph)	213	2030	18	213	860	67	0	0	0	0	0	165
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	213	2030	18	213	860	67	0	0	0	0	0	165
Confl. Peds. (#/hr)	1					1	1					1
Heavy Vehicles (%)	0%	2%	1%	5%	2%	0%	7%	0%	3%	0%	0%	0%
Turn Type	Prot	NA	Free	Prot	NA	Free						Perm
Protected Phases	7	4		3	8							
Permitted Phases			Free			Free						7 8
Actuated Green, G (s)	14.5	40.1	60.0	10.9	36.5	60.0						60.0
Effective Green, g (s)	14.5	40.1	60.0	10.9	36.5	60.0						60.0
Actuated g/C Ratio	0.24	0.67	1.00	0.18	0.61	1.00						1.00
Clearance Time (s)	4.5	4.5		4.5	4.5							
Lane Grp Cap (vph)	436	2365	1599	312	2152	1582						1623
v/s Ratio Prot	0.12	c0.57		c0.12	0.24							
v/s Ratio Perm			0.01			0.04						0.10
v/c Ratio	0.49	0.86	0.01	0.68	0.40	0.04						0.10
Uniform Delay, d1	19.6	7.7	0.0	22.9	6.1	0.0						0.0
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00						1.00
Incremental Delay, d2	3.9	4.3	0.0	11.5	0.6	0.1						0.1
Delay (s)	23.4	12.1	0.0	34.4	6.6	0.1						0.1
Level of Service	C	B	A	C	A	A						A
Approach Delay (s)		13.0			11.4			0.0			0.1	
Approach LOS		B			B			A			A	
Intersection Summary												
HCM 2000 Control Delay			11.9			HCM 2000 Level of Service			B			
HCM 2000 Volume to Capacity ratio			0.82									
Actuated Cycle Length (s)			60.0			Sum of lost time (s)			9.0			
Intersection Capacity Utilization			63.2%			ICU Level of Service			B			
Analysis Period (min)			15									
c Critical Lane Group												

HCM Signalized Intersection Capacity Analysis

3: Glacier Highway Access Road & Glacier Highway

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	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗		↘	↗	↘	↗
Traffic Volume (vph)	90	95	280	80	40	330
Future Volume (vph)	90	95	280	80	40	330
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.3		5.0	5.3	5.0	5.0
Lane Util. Factor	1.00		1.00	1.00	1.00	1.00
Frt	0.93		1.00	1.00	1.00	0.85
Flt Protected	1.00		0.95	1.00	0.95	1.00
Satd. Flow (prot)	1768		1805	1900	1805	1615
Flt Permitted	1.00		0.41	1.00	0.95	1.00
Satd. Flow (perm)	1768		771	1900	1805	1615
Peak-hour factor, PHF	0.82	0.82	0.82	0.82	0.82	0.82
Adj. Flow (vph)	110	116	341	98	49	402
RTOR Reduction (vph)	48	0	0	0	0	322
Lane Group Flow (vph)	178	0	341	98	49	80
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases			2			3
Actuated Green, G (s)	9.6		22.7	22.7	8.2	8.2
Effective Green, g (s)	9.6		22.7	22.7	8.2	8.2
Actuated g/C Ratio	0.23		0.55	0.55	0.20	0.20
Clearance Time (s)	5.3		5.0	5.3	5.0	5.0
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	411		628	1046	359	321
v/s Ratio Prot	0.10		c0.11	0.05	0.03	
v/s Ratio Perm			c0.19			c0.05
v/c Ratio	0.43		0.54	0.09	0.14	0.25
Uniform Delay, d1	13.5		5.5	4.4	13.6	13.9
Progression Factor	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2	0.7		1.0	0.0	0.2	0.4
Delay (s)	14.2		6.5	4.4	13.8	14.3
Level of Service	B		A	A	B	B
Approach Delay (s)	14.2			6.0	14.3	
Approach LOS	B			A	B	
Intersection Summary						
HCM 2000 Control Delay			11.0		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.68			
Actuated Cycle Length (s)			41.2		Sum of lost time (s)	21.3
Intersection Capacity Utilization			44.6%		ICU Level of Service	A
Analysis Period (min)			15			
c Critical Lane Group						

Intersection												
Int Delay, s/veh	1.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations					↔			↔			↔	
Traffic Vol, veh/h	0	0	0	5	0	80	5	285	0	0	150	230
Future Vol, veh/h	0	0	0	5	0	80	5	285	0	0	150	230
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	0	0	0	0	0	0	0	5	0	0	4	5
Mvmt Flow	0	0	0	6	0	103	6	365	0	0	192	295
Major/Minor												
	Minor1			Major1			Major2					
Conflicting Flow All				717	864	365	487	0	-	-	-	0
Stage 1				377	377	-	-	-	-	-	-	-
Stage 2				340	487	-	-	-	-	-	-	-
Critical Hdwy				6.4	6.5	6.2	4.1	-	-	-	-	-
Critical Hdwy Stg 1				5.4	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2				5.4	5.5	-	-	-	-	-	-	-
Follow-up Hdwy				3.5	4	3.3	2.2	-	-	-	-	-
Pot Cap-1 Maneuver				399	294	685	1086	-	0	0	-	-
Stage 1				698	619	-	-	-	0	0	-	-
Stage 2				725	554	-	-	-	0	0	-	-
Platoon blocked, %								-			-	-
Mov Cap-1 Maneuver				396	0	685	1086	-	-	-	-	-
Mov Cap-2 Maneuver				396	0	-	-	-	-	-	-	-
Stage 1				693	0	-	-	-	-	-	-	-
Stage 2				725	0	-	-	-	-	-	-	-
Approach												
	WB			NB			SB					
HCM Control Delay, s				11.6			0.1			0		
HCM LOS				B								
Minor Lane/Major Mvmt												
	NBL	NBTWBLn1	SBT	SBR								
Capacity (veh/h)	1086	-	657	-	-							
HCM Lane V/C Ratio	0.006	-	0.166	-	-							
HCM Control Delay (s)	8.3	0	11.6	-	-							
HCM Lane LOS	A	A	B	-	-							
HCM 95th %tile Q(veh)	0	-	0.6	-	-							

Intersection	
Intersection Delay, s/veh	11
Intersection LOS	B

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰			↱	
Traffic Vol, veh/h	290	5	0	0	150	0
Future Vol, veh/h	290	5	0	0	150	0
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	8	0	0	0	3	0
Mvmt Flow	345	6	0	0	179	0
Number of Lanes	0	1	0	0	1	0

Approach	EB	SB
Opposing Approach		
Opposing Lanes	0	0
Conflicting Approach Left	SB	
Conflicting Lanes Left	1	0
Conflicting Approach Right		EB
Conflicting Lanes Right	0	1
HCM Control Delay	11.7	9.7
HCM LOS	B	A

Lane	EBLn1	SBLn1
Vol Left, %	98%	100%
Vol Thru, %	2%	0%
Vol Right, %	0%	0%
Sign Control	Stop	Stop
Traffic Vol by Lane	295	150
LT Vol	290	150
Through Vol	5	0
RT Vol	0	0
Lane Flow Rate	351	179
Geometry Grp	1	1
Degree of Util (X)	0.458	0.249
Departure Headway (Hd)	4.698	5.024
Convergence, Y/N	Yes	Yes
Cap	766	714
Service Time	2.724	3.053
HCM Lane V/C Ratio	0.458	0.251
HCM Control Delay	11.7	9.7
HCM Lane LOS	B	A
HCM 95th-tile Q	2.4	1

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Intersection

Int Delay, s/veh 5.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	120	80	190	75	30	150
Future Vol, veh/h	120	80	190	75	30	150
Conflicting Peds, #/hr	0	0	0	0	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Yield
Storage Length	-	-	-	-	110	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	7	19	4	5	0	4
Mvmt Flow	132	88	209	82	33	165

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	220
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.14
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.236
Pot Cap-1 Maneuver	-	-	1337
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1337
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	5.9	11.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	351	862	-	-	1337	-
HCM Lane V/C Ratio	0.094	0.191	-	-	0.156	-
HCM Control Delay (s)	16.3	10.2	-	-	8.2	0
HCM Lane LOS	C	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	0.7	-	-	0.6	-

HCM Signalized Intersection Capacity Analysis

2: Egan Drive & Old Dairy Road

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		 			 							
Traffic Volume (vph)	265	835	20	235	1550	150	0	0	0	0	0	400
Future Volume (vph)	265	835	20	235	1550	150	0	0	0	0	0	400
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.0	4.5	4.5	4.0						4.5
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00						1.00
Frpb, ped/bikes	1.00	1.00	1.00	1.00	1.00	0.98						0.99
Flpb, ped/bikes	1.00	1.00	1.00	1.00	1.00	1.00						1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85						0.86
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00						1.00
Satd. Flow (prot)	1805	3539	1599	1719	3539	1582						1623
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00						1.00
Satd. Flow (perm)	1805	3539	1599	1719	3539	1582						1623
Peak-hour factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	298	938	22	264	1742	169	0	0	0	0	0	449
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	298	938	22	264	1742	169	0	0	0	0	0	449
Confl. Peds. (#/hr)	1					1	1					1
Heavy Vehicles (%)	0%	2%	1%	5%	2%	0%	7%	0%	3%	0%	0%	0%
Turn Type	Prot	NA	Free	Prot	NA	Free						Perm
Protected Phases	7	4		3	8							
Permitted Phases			Free			Free						7 8
Actuated Green, G (s)	14.5	34.1	60.0	16.9	36.5	60.0						60.0
Effective Green, g (s)	14.5	34.1	60.0	16.9	36.5	60.0						60.0
Actuated g/C Ratio	0.24	0.57	1.00	0.28	0.61	1.00						1.00
Clearance Time (s)	4.5	4.5		4.5	4.5							
Lane Grp Cap (vph)	436	2011	1599	484	2152	1582						1623
v/s Ratio Prot	c0.17	0.27		0.15	c0.49							
v/s Ratio Perm			0.01			0.11						c0.28
v/c Ratio	0.68	0.47	0.01	0.55	0.81	0.11						0.28
Uniform Delay, d1	20.7	7.6	0.0	18.3	9.1	0.0						0.0
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00						1.00
Incremental Delay, d2	8.4	0.8	0.0	4.4	3.4	0.1						0.4
Delay (s)	29.1	8.4	0.0	22.7	12.5	0.1						0.4
Level of Service	C	A	A	C	B	A						A
Approach Delay (s)		13.1			12.8			0.0			0.4	
Approach LOS		B			B			A			A	
Intersection Summary												
HCM 2000 Control Delay			11.5			HCM 2000 Level of Service				B		
HCM 2000 Volume to Capacity ratio			0.79									
Actuated Cycle Length (s)			60.0			Sum of lost time (s)				9.0		
Intersection Capacity Utilization			75.2%			ICU Level of Service				D		
Analysis Period (min)			15									
c Critical Lane Group												

HCM Signalized Intersection Capacity Analysis

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	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↰		↰	↰	↰	↰
Traffic Volume (vph)	155	125	355	170	90	265
Future Volume (vph)	155	125	355	170	90	265
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.3		5.0	5.3	5.0	5.0
Lane Util. Factor	1.00		1.00	1.00	1.00	1.00
Frt	0.94		1.00	1.00	1.00	0.85
Flt Protected	1.00		0.95	1.00	0.95	1.00
Satd. Flow (prot)	1786		1805	1900	1805	1615
Flt Permitted	1.00		0.36	1.00	0.95	1.00
Satd. Flow (perm)	1786		691	1900	1805	1615
Peak-hour factor, PHF	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	170	137	390	187	99	291
RTOR Reduction (vph)	34	0	0	0	0	236
Lane Group Flow (vph)	273	0	390	187	99	55
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases			2			3
Actuated Green, G (s)	12.0		25.1	25.1	8.3	8.3
Effective Green, g (s)	12.0		25.1	25.1	8.3	8.3
Actuated g/C Ratio	0.27		0.57	0.57	0.19	0.19
Clearance Time (s)	5.3		5.0	5.3	5.0	5.0
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	490		603	1091	342	306
v/s Ratio Prot	0.15		c0.12	0.10	c0.05	
v/s Ratio Perm			c0.25			0.03
v/c Ratio	0.56		0.65	0.17	0.29	0.18
Uniform Delay, d1	13.6		5.7	4.4	15.2	14.8
Progression Factor	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2	1.4		2.4	0.1	0.5	0.3
Delay (s)	14.9		8.1	4.5	15.6	15.1
Level of Service	B		A	A	B	B
Approach Delay (s)	14.9			6.9	15.3	
Approach LOS	B			A	B	
Intersection Summary						
HCM 2000 Control Delay			11.4		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.79			
Actuated Cycle Length (s)			43.7		Sum of lost time (s)	21.3
Intersection Capacity Utilization			54.0%		ICU Level of Service	A
Analysis Period (min)			15			
c Critical Lane Group						

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	0	5	0	95	5	270	0	0	125	355
Future Vol, veh/h	0	0	0	5	0	95	5	270	0	0	125	355
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	0	0	0	0	0	0	0	5	0	0	4	5
Mvmt Flow	0	0	0	6	0	108	6	307	0	0	142	403
Major/Minor				Minor1		Major1		Major2				
Conflicting Flow All				663	864	307	545	0	-	-	-	0
Stage 1				319	319	-	-	-	-	-	-	-
Stage 2				344	545	-	-	-	-	-	-	-
Critical Hdwy				6.4	6.5	6.2	4.1	-	-	-	-	-
Critical Hdwy Stg 1				5.4	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2				5.4	5.5	-	-	-	-	-	-	-
Follow-up Hdwy				3.5	4	3.3	2.2	-	-	-	-	-
Pot Cap-1 Maneuver				429	294	738	1034	-	0	0	-	-
Stage 1				741	657	-	-	-	0	0	-	-
Stage 2				722	522	-	-	-	0	0	-	-
Platoon blocked, %								-			-	-
Mov Cap-1 Maneuver				426	0	738	1034	-	-	-	-	-
Mov Cap-2 Maneuver				426	0	-	-	-	-	-	-	-
Stage 1				736	0	-	-	-	-	-	-	-
Stage 2				722	0	-	-	-	-	-	-	-
Approach				WB		NB		SB				
HCM Control Delay, s				11		0.2		0				
HCM LOS				B								
Minor Lane/Major Mvmt		NBL	NBTWBLn1	SBT	SBR							
Capacity (veh/h)		1034	-	712	-	-						
HCM Lane V/C Ratio		0.005	-	0.16	-	-						
HCM Control Delay (s)		8.5	0	11	-	-						
HCM Lane LOS		A	A	B	-	-						
HCM 95th %tile Q(veh)		0	-	0.6	-	-						

5: Egan Drive EB Ramps & Glacier Highway Access Road

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Intersection	
Intersection Delay, s/veh	10.1
Intersection LOS	B

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	270	0	0	0	125	0
Future Vol, veh/h	270	0	0	0	125	0
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	8	0	0	0	3	0
Mvmt Flow	307	0	0	0	142	0
Number of Lanes	0	1	0	0	1	0

Approach	EB	SB
Opposing Approach		
Opposing Lanes	0	0
Conflicting Approach Left	SB	
Conflicting Lanes Left	1	0
Conflicting Approach Right		EB
Conflicting Lanes Right	0	1
HCM Control Delay	10.6	9.1
HCM LOS	B	A

Lane	EBLn1	SBLn1
Vol Left, %	100%	100%
Vol Thru, %	0%	0%
Vol Right, %	0%	0%
Sign Control	Stop	Stop
Traffic Vol by Lane	270	125
LT Vol	270	125
Through Vol	0	0
RT Vol	0	0
Lane Flow Rate	307	142
Geometry Grp	1	1
Degree of Util (X)	0.392	0.193
Departure Headway (Hd)	4.601	4.904
Convergence, Y/N	Yes	Yes
Cap	785	733
Service Time	2.617	2.923
HCM Lane V/C Ratio	0.391	0.194
HCM Control Delay	10.6	9.1
HCM Lane LOS	B	A
HCM 95th-tile Q	1.9	0.7

HCM Analysis – Build

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Intersection						
Int Delay, s/veh	6.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	39	15	132	32	15	157
Future Vol, veh/h	39	15	132	32	15	157
Conflicting Peds, #/hr	0	0	0	0	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Yield
Storage Length	-	-	-	-	110	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	7	19	4	5	0	4
Mvmt Flow	46	18	157	38	18	187
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	64	0	409	55
Stage 1	-	-	-	-	55	-
Stage 2	-	-	-	-	354	-
Critical Hdwy	-	-	4.14	-	6.4	6.24
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.236	-	3.5	3.336
Pot Cap-1 Maneuver	-	-	1526	-	602	1006
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	715	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1526	-	538	1006
Mov Cap-2 Maneuver	-	-	-	-	538	-
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	638	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		6.1		9.6	
HCM LOS	A					
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	538	1006	-	-	1526	-
HCM Lane V/C Ratio	0.033	0.186	-	-	0.103	-
HCM Control Delay (s)	11.9	9.4	-	-	7.6	0
HCM Lane LOS	B	A	-	-	A	A
HCM 95th %tile Q(veh)	0.1	0.7	-	-	0.3	-

HCM Signalized Intersection Capacity Analysis

2: Egan Drive & Old Dairy Road

Section R, Item 7.

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	184	1667	15	175	705	63	0	0	0	0	0	172
Future Volume (vph)	184	1667	15	175	705	63	0	0	0	0	0	172
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.0	4.5	4.5	4.0						4.5
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00						1.00
Frpb, ped/bikes	1.00	1.00	1.00	1.00	1.00	0.98						0.99
Flpb, ped/bikes	1.00	1.00	1.00	1.00	1.00	1.00						1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85						0.86
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00						1.00
Satd. Flow (prot)	1805	3539	1599	1719	3539	1582						1622
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00						1.00
Satd. Flow (perm)	1805	3539	1599	1719	3539	1582						1622
Peak-hour factor, PHF	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Adj. Flow (vph)	224	2033	18	213	860	77	0	0	0	0	0	210
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	224	2033	18	213	860	77	0	0	0	0	0	210
Confl. Peds. (#/hr)	1					1	1					1
Heavy Vehicles (%)	0%	2%	1%	5%	2%	0%	7%	0%	3%	0%	0%	0%
Turn Type	Prot	NA	Free	Prot	NA	Free						Perm
Protected Phases	7	4		3	8							
Permitted Phases			Free			Free						7 8
Actuated Green, G (s)	18.0	40.1	60.0	10.9	33.0	60.0						60.0
Effective Green, g (s)	18.0	40.1	60.0	10.9	33.0	60.0						60.0
Actuated g/C Ratio	0.30	0.67	1.00	0.18	0.55	1.00						1.00
Clearance Time (s)	4.5	4.5		4.5	4.5							
Lane Grp Cap (vph)	541	2365	1599	312	1946	1582						1622
v/s Ratio Prot	0.12	c0.57		c0.12	0.24							
v/s Ratio Perm			0.01			0.05						0.13
v/c Ratio	0.41	0.86	0.01	0.68	0.44	0.05						0.13
Uniform Delay, d1	16.8	7.8	0.0	22.9	8.0	0.0						0.0
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00						1.00
Incremental Delay, d2	2.3	4.4	0.0	11.5	0.7	0.1						0.2
Delay (s)	19.1	12.1	0.0	34.4	8.8	0.1						0.2
Level of Service	B	B	A	C	A	A						A
Approach Delay (s)		12.7			12.9			0.0			0.2	
Approach LOS		B			B			A			A	
Intersection Summary												
HCM 2000 Control Delay			12.1			HCM 2000 Level of Service			B			
HCM 2000 Volume to Capacity ratio			0.82									
Actuated Cycle Length (s)			60.0			Sum of lost time (s)			9.0			
Intersection Capacity Utilization			63.3%			ICU Level of Service			B			
Analysis Period (min)			15									
c Critical Lane Group												

HCM Signalized Intersection Capacity Analysis

3: Glacier Highway Access Road & Glacier Highway

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	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↰		↱	↰	↱	↱
Traffic Volume (vph)	102	156	280	84	54	330
Future Volume (vph)	102	156	280	84	54	330
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.3		5.0	5.3	5.0	5.0
Lane Util. Factor	1.00		1.00	1.00	1.00	1.00
Frt	0.92		1.00	1.00	1.00	0.85
Flt Protected	1.00		0.95	1.00	0.95	1.00
Satd. Flow (prot)	1745		1805	1900	1805	1615
Flt Permitted	1.00		0.32	1.00	0.95	1.00
Satd. Flow (perm)	1745		608	1900	1805	1615
Peak-hour factor, PHF	0.82	0.82	0.82	0.82	0.82	0.82
Adj. Flow (vph)	124	190	341	102	66	402
RTOR Reduction (vph)	65	0	0	0	0	343
Lane Group Flow (vph)	249	0	341	102	66	59
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases			2			3
Actuated Green, G (s)	12.0		31.3	31.3	7.1	7.1
Effective Green, g (s)	12.0		31.3	31.3	7.1	7.1
Actuated g/C Ratio	0.25		0.64	0.64	0.15	0.15
Clearance Time (s)	5.3		5.0	5.3	5.0	5.0
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	429		742	1221	263	235
v/s Ratio Prot	c0.14		c0.13	0.05	c0.04	
v/s Ratio Perm			0.16			0.04
v/c Ratio	0.58		0.46	0.08	0.25	0.25
Uniform Delay, d1	16.1		4.7	3.3	18.4	18.4
Progression Factor	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2	2.0		0.5	0.0	0.5	0.6
Delay (s)	18.1		5.1	3.3	18.9	19.0
Level of Service	B		A	A	B	B
Approach Delay (s)	18.1			4.7	19.0	
Approach LOS	B			A	B	
Intersection Summary						
HCM 2000 Control Delay			13.6		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.57			
Actuated Cycle Length (s)			48.7		Sum of lost time (s)	21.3
Intersection Capacity Utilization			49.0%		ICU Level of Service	A
Analysis Period (min)			15			
c Critical Lane Group						

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations					↔			↔			↔	
Traffic Vol, veh/h	0	0	0	5	0	92	5	287	0	0	211	230
Future Vol, veh/h	0	0	0	5	0	92	5	287	0	0	211	230
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	0	0	0	0	0	0	0	5	0	0	4	5
Mvmt Flow	0	0	0	6	0	118	6	368	0	0	271	295
Major/Minor												
Minor1				Major1				Major2				
Conflicting Flow All	799	946	368	566	0	-	-	-	-	-	0	-
Stage 1	380	380	-	-	-	-	-	-	-	-	-	-
Stage 2	419	566	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.4	6.5	6.2	4.1	-	-	-	-	-	-	-	-
Critical Hdwy Stg 1	5.4	5.5	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.4	5.5	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	2.2	-	-	-	-	-	-	-	-
Pot Cap-1 Maneuver	357	264	682	1016	-	0	0	-	-	-	-	-
Stage 1	696	617	-	-	-	0	0	-	-	-	-	-
Stage 2	668	511	-	-	-	0	0	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	355	0	682	1016	-	-	-	-	-	-	-	-
Mov Cap-2 Maneuver	355	0	-	-	-	-	-	-	-	-	-	-
Stage 1	691	0	-	-	-	-	-	-	-	-	-	-
Stage 2	668	0	-	-	-	-	-	-	-	-	-	-
Approach												
WB				NB				SB				
HCM Control Delay, s	11.8			0.1				0				
HCM LOS	B											
Minor Lane/Major Mvmt												
NBL				NBTWBLn1				SBT				
Capacity (veh/h)	1016	-	651	-	-	-	-	-	-	-	-	-
HCM Lane V/C Ratio	0.006	-	0.191	-	-	-	-	-	-	-	-	-
HCM Control Delay (s)	8.6	0	11.8	-	-	-	-	-	-	-	-	-
HCM Lane LOS	A	A	B	-	-	-	-	-	-	-	-	-
HCM 95th %tile Q(veh)	0	-	0.7	-	-	-	-	-	-	-	-	-

5: Egan Drive EB Ramps & Glacier Highway Access Road

12/08/2022

Intersection	
Intersection Delay, s/veh	11.8
Intersection LOS	B

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰			↱	
Traffic Vol, veh/h	292	5	0	0	211	0
Future Vol, veh/h	292	5	0	0	211	0
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	8	0	0	0	3	0
Mvmt Flow	348	6	0	0	251	0
Number of Lanes	0	1	0	0	1	0

Approach	EB	SB
Opposing Approach		
Opposing Lanes	0	0
Conflicting Approach Left	SB	
Conflicting Lanes Left	1	0
Conflicting Approach Right		EB
Conflicting Lanes Right	0	1
HCM Control Delay	12.4	10.9
HCM LOS	B	B

Lane	EBLn1	SBLn1
Vol Left, %	98%	100%
Vol Thru, %	2%	0%
Vol Right, %	0%	0%
Sign Control	Stop	Stop
Traffic Vol by Lane	297	211
LT Vol	292	211
Through Vol	5	0
RT Vol	0	0
Lane Flow Rate	354	251
Geometry Grp	1	1
Degree of Util (X)	0.48	0.353
Departure Headway (Hd)	4.889	5.055
Convergence, Y/N	Yes	Yes
Cap	735	711
Service Time	2.929	3.097
HCM Lane V/C Ratio	0.482	0.353
HCM Control Delay	12.4	10.9
HCM Lane LOS	B	B
HCM 95th-tile Q	2.6	1.6

HCM 2010 TWSC
6: Glacier Highway & Development

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Intersection						
Int Delay, s/veh	3.9					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	21	150	90	18	73	49
Future Vol, veh/h	21	150	90	18	73	49
Conflicting Peds, #/hr	5	0	0	5	5	5
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	25	176	106	21	86	58
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	132	0	-	0	353	127
Stage 1	-	-	-	-	122	-
Stage 2	-	-	-	-	231	-
Critical Hdwy	4.15	-	-	-	6.45	6.25
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	2.245	-	-	-	3.545	3.345
Pot Cap-1 Maneuver	1435	-	-	-	639	915
Stage 1	-	-	-	-	896	-
Stage 2	-	-	-	-	800	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1428	-	-	-	620	906
Mov Cap-2 Maneuver	-	-	-	-	620	-
Stage 1	-	-	-	-	874	-
Stage 2	-	-	-	-	796	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.9	0		11.4		
HCM LOS				B		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1428	-	-	-	710	
HCM Lane V/C Ratio	0.017	-	-	-	0.202	
HCM Control Delay (s)	7.6	0	-	-	11.4	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0.1	-	-	-	0.8	

HCM 2010 TWSC
1: Old Dairy Road & Glacier Highway

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12/08/2022

Intersection

Int Delay, s/veh 6.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	133	80	214	83	30	211
Future Vol, veh/h	133	80	214	83	30	211
Conflicting Peds, #/hr	0	0	0	0	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Yield
Storage Length	-	-	-	-	110	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	7	19	4	5	0	4
Mvmt Flow	146	88	235	91	33	232

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	234
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.14
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.236
Pot Cap-1 Maneuver	-	-	1322
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1322
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	6	11.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	308	847	-	-	1322	-
HCM Lane V/C Ratio	0.107	0.274	-	-	0.178	-
HCM Control Delay (s)	18.1	10.8	-	-	8.3	0
HCM Lane LOS	C	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	1.1	-	-	0.6	-

HCM Signalized Intersection Capacity Analysis

2: Egan Drive & Old Dairy Road

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		 			 							
Traffic Volume (vph)	299	842	20	235	1550	177	0	0	0	0	0	424
Future Volume (vph)	299	842	20	235	1550	177	0	0	0	0	0	424
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5	4.5	4.0	4.5	4.5	4.0						4.5
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00						1.00
Frpb, ped/bikes	1.00	1.00	1.00	1.00	1.00	0.98						0.99
Flpb, ped/bikes	1.00	1.00	1.00	1.00	1.00	1.00						1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85						0.86
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00						1.00
Satd. Flow (prot)	1805	3539	1599	1719	3539	1582						1622
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00						1.00
Satd. Flow (perm)	1805	3539	1599	1719	3539	1582						1622
Peak-hour factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	336	946	22	264	1742	199	0	0	0	0	0	476
RTOR Reduction (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	336	946	22	264	1742	199	0	0	0	0	0	476
Confl. Peds. (#/hr)	1					1	1					1
Heavy Vehicles (%)	0%	2%	1%	5%	2%	0%	7%	0%	3%	0%	0%	0%
Turn Type	Prot	NA	Free	Prot	NA	Free						Perm
Protected Phases	7	4		3	8							
Permitted Phases			Free			Free						7 8
Actuated Green, G (s)	18.0	34.1	60.0	16.9	33.0	60.0						60.0
Effective Green, g (s)	18.0	34.1	60.0	16.9	33.0	60.0						60.0
Actuated g/C Ratio	0.30	0.57	1.00	0.28	0.55	1.00						1.00
Clearance Time (s)	4.5	4.5		4.5	4.5							
Lane Grp Cap (vph)	541	2011	1599	484	1946	1582						1622
v/s Ratio Prot	c0.19	0.27		0.15	c0.49							
v/s Ratio Perm			0.01			0.13						c0.29
v/c Ratio	0.62	0.47	0.01	0.55	0.90	0.13						0.29
Uniform Delay, d1	18.1	7.6	0.0	18.3	12.0	0.0						0.0
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00						1.00
Incremental Delay, d2	5.3	0.8	0.0	4.4	6.9	0.2						0.5
Delay (s)	23.4	8.4	0.0	22.7	18.9	0.2						0.5
Level of Service	C	A	A	C	B	A						A
Approach Delay (s)		12.1			17.6			0.0			0.5	
Approach LOS		B			B			A			A	
Intersection Summary												
HCM 2000 Control Delay			13.8			HCM 2000 Level of Service			B			
HCM 2000 Volume to Capacity ratio			0.80									
Actuated Cycle Length (s)			60.0			Sum of lost time (s)			9.0			
Intersection Capacity Utilization			76.7%			ICU Level of Service			D			
Analysis Period (min)			15									
c Critical Lane Group												

HCM Signalized Intersection Capacity Analysis

3: Glacier Highway Access Road & Glacier Highway

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	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↰		↰	↰	↰	↰
Traffic Volume (vph)	163	166	355	183	137	265
Future Volume (vph)	163	166	355	183	137	265
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.3		5.0	5.3	5.0	5.0
Lane Util. Factor	1.00		1.00	1.00	1.00	1.00
Frt	0.93		1.00	1.00	1.00	0.85
Flt Protected	1.00		0.95	1.00	0.95	1.00
Satd. Flow (prot)	1771		1805	1900	1805	1615
Flt Permitted	1.00		0.29	1.00	0.95	1.00
Satd. Flow (perm)	1771		552	1900	1805	1615
Peak-hour factor, PHF	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	179	182	390	201	151	291
RTOR Reduction (vph)	41	0	0	0	0	252
Lane Group Flow (vph)	320	0	390	201	151	39
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%
Turn Type	NA		pm+pt	NA	Prot	Perm
Protected Phases	6		5	2	3	
Permitted Phases			2			3
Actuated Green, G (s)	15.0		36.1	36.1	7.1	7.1
Effective Green, g (s)	15.0		36.1	36.1	7.1	7.1
Actuated g/C Ratio	0.28		0.67	0.67	0.13	0.13
Clearance Time (s)	5.3		5.0	5.3	5.0	5.0
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	496		749	1282	239	214
v/s Ratio Prot	c0.18		c0.16	0.11	c0.08	
v/s Ratio Perm			0.19			0.02
v/c Ratio	0.65		0.52	0.16	0.63	0.18
Uniform Delay, d1	16.9		4.9	3.2	22.0	20.6
Progression Factor	1.00		1.00	1.00	1.00	1.00
Incremental Delay, d2	2.9		0.7	0.1	5.4	0.4
Delay (s)	19.8		5.6	3.2	27.3	21.0
Level of Service	B		A	A	C	C
Approach Delay (s)	19.8			4.8	23.2	
Approach LOS	B			A	C	
Intersection Summary						
HCM 2000 Control Delay			14.5		HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio			0.71			
Actuated Cycle Length (s)			53.5		Sum of lost time (s)	21.3
Intersection Capacity Utilization			58.7%		ICU Level of Service	B
Analysis Period (min)			15			
c Critical Lane Group						

Intersection												
Int Delay, s/veh	1.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations					↔			↔			↔	
Traffic Vol, veh/h	0	0	0	5	0	135	5	277	0	0	166	355
Future Vol, veh/h	0	0	0	5	0	135	5	277	0	0	166	355
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	-	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	0	0	0	0	0	0	0	5	0	0	4	5
Mvmt Flow	0	0	0	6	0	153	6	315	0	0	189	403
Major/Minor												
Minor1				Major1				Major2				
Conflicting Flow All	718	919	315	592	0	-	-	-	-	-	0	
Stage 1	327	327	-	-	-	-	-	-	-	-	-	
Stage 2	391	592	-	-	-	-	-	-	-	-	-	
Critical Hdwy	6.4	6.5	6.2	4.1	-	-	-	-	-	-	-	
Critical Hdwy Stg 1	5.4	5.5	-	-	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	5.4	5.5	-	-	-	-	-	-	-	-	-	
Follow-up Hdwy	3.5	4	3.3	2.2	-	-	-	-	-	-	-	
Pot Cap-1 Maneuver	399	273	730	994	-	0	0	-	-	-	-	
Stage 1	735	651	-	-	-	0	0	-	-	-	-	
Stage 2	688	497	-	-	-	0	0	-	-	-	-	
Platoon blocked, %					-					-	-	
Mov Cap-1 Maneuver	396	0	730	994	-	-	-	-	-	-	-	
Mov Cap-2 Maneuver	396	0	-	-	-	-	-	-	-	-	-	
Stage 1	730	0	-	-	-	-	-	-	-	-	-	
Stage 2	688	0	-	-	-	-	-	-	-	-	-	
Approach												
WB				NB				SB				
HCM Control Delay, s	11.5			0.2				0				
HCM LOS	B											
Minor Lane/Major Mvmt												
NBL				NBTWBLn1				SBT SBR				
Capacity (veh/h)	994	-	709	-	-							
HCM Lane V/C Ratio	0.006	-	0.224	-	-							
HCM Control Delay (s)	8.6	0	11.5	-	-							
HCM Lane LOS	A	A	B	-	-							
HCM 95th %tile Q(veh)	0	-	0.9	-	-							

Intersection	
Intersection Delay, s/veh	10.5
Intersection LOS	B

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰			↰	
Traffic Vol, veh/h	277	0	0	0	166	0
Future Vol, veh/h	277	0	0	0	166	0
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles, %	8	0	0	0	3	0
Mvmt Flow	315	0	0	0	189	0
Number of Lanes	0	1	0	0	1	0

Approach	EB	SB
Opposing Approach		
Opposing Lanes	0	0
Conflicting Approach Left	SB	
Conflicting Lanes Left	1	0
Conflicting Approach Right		EB
Conflicting Lanes Right	0	1
HCM Control Delay	11	9.7
HCM LOS	B	A

Lane	EBLn1	SBLn1
Vol Left, %	100%	100%
Vol Thru, %	0%	0%
Vol Right, %	0%	0%
Sign Control	Stop	Stop
Traffic Vol by Lane	277	166
LT Vol	277	166
Through Vol	0	0
RT Vol	0	0
Lane Flow Rate	315	189
Geometry Grp	1	1
Degree of Util (X)	0.413	0.259
Departure Headway (Hd)	4.721	4.937
Convergence, Y/N	Yes	Yes
Cap	762	728
Service Time	2.747	2.965
HCM Lane V/C Ratio	0.413	0.26
HCM Control Delay	11	9.7
HCM Lane LOS	B	A
HCM 95th-tile Q	2	1

HCM 2010 TWSC
6: Glacier Highway & Development

Section R, Item 7.

12/08/2022

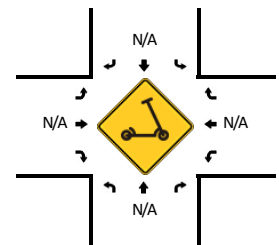
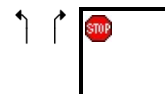
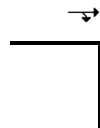
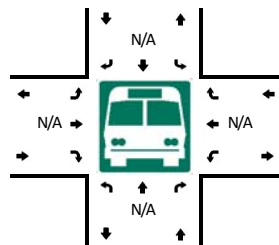
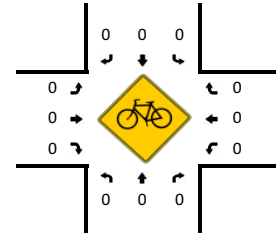
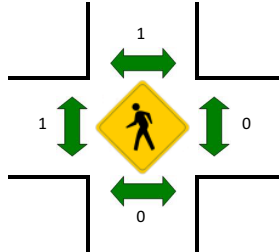
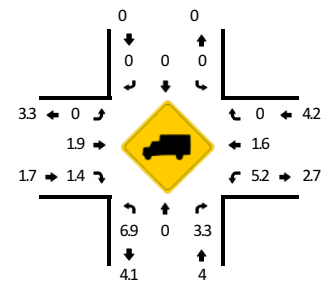
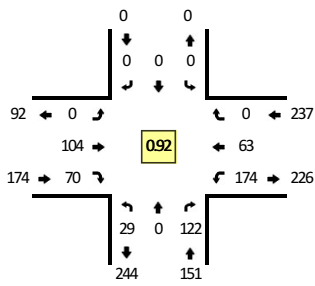
Intersection						
Int Delay, s/veh	2.7					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	74	250	240	60	49	32
Future Vol, veh/h	74	250	240	60	49	32
Conflicting Peds, #/hr	5	0	0	5	5	5
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	81	275	264	66	54	35
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	335	0	-	0	744	307
Stage 1	-	-	-	-	302	-
Stage 2	-	-	-	-	442	-
Critical Hdwy	4.15	-	-	-	6.45	6.25
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	2.245	-	-	-	3.545	3.345
Pot Cap-1 Maneuver	1208	-	-	-	378	726
Stage 1	-	-	-	-	743	-
Stage 2	-	-	-	-	641	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1202	-	-	-	344	719
Mov Cap-2 Maneuver	-	-	-	-	344	-
Stage 1	-	-	-	-	680	-
Stage 2	-	-	-	-	638	-
Approach	EB	WB		SB		
HCM Control Delay, s	1.9	0		15.5		
HCM LOS				C		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1202	-	-	-	433	
HCM Lane V/C Ratio	0.068	-	-	-	0.206	
HCM Control Delay (s)	8.2	0	-	-	15.5	
HCM Lane LOS	A	A	-	-	C	
HCM 95th %tile Q(veh)	0.2	-	-	-	0.8	

LOCATION: Old Dairy Rd -- Glacier Hwy

CITY/STATE: Juneau, AK

QC JOB #: 15933702

DATE: Tue, Sep 13 2022

Peak-Hour: 4:05 PM -- 5:05 PM
Peak 15-Min: 4:10 PM -- 4:25 PM

5-Min Count Period Beginning At	Old Dairy Rd (Northbound)				Old Dairy Rd (Southbound)				Glacier Hwy (Eastbound)				Glacier Hwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4	
6:05 AM	0	0	3	0	0	0	0	0	0	0	0	0	1	0	0	0	4	
6:10 AM	1	0	2	0	0	0	0	0	0	1	0	0	0	1	0	0	5	
6:15 AM	0	0	4	0	0	0	0	0	0	2	2	0	2	0	0	0	10	
6:20 AM	0	0	1	0	0	0	0	0	0	0	0	0	2	1	0	0	4	
6:25 AM	1	0	1	0	0	0	0	0	0	0	0	0	2	0	0	0	4	
6:30 AM	0	0	5	0	0	0	0	0	0	0	1	0	0	2	0	0	8	
6:35 AM	0	0	6	0	0	0	0	0	0	0	0	0	1	0	0	0	7	
6:40 AM	1	0	4	0	0	0	0	0	0	3	0	0	3	0	0	0	11	
6:45 AM	0	0	5	0	0	0	0	0	0	3	0	0	4	0	0	0	12	
6:50 AM	0	0	6	0	0	0	0	0	0	0	0	0	5	1	0	0	12	
6:55 AM	0	0	5	0	0	0	0	0	0	1	3	0	3	0	0	0	12	
7:00 AM	1	0	8	0	0	0	0	0	0	1	1	0	2	0	0	0	13	93
7:05 AM	2	0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	4	102
7:10 AM	0	0	7	0	0	0	0	0	0	1	1	0	3	1	0	0	13	102
7:15 AM	0	0	5	0	0	0	0	0	0	2	0	0	8	0	0	0	15	110
7:20 AM	1	0	5	0	0	0	0	0	0	2	2	0	4	0	0	0	14	115
7:25 AM	1	0	11	0	0	0	0	0	0	2	0	0	3	0	0	0	17	125
7:30 AM	1	0	6	0	0	0	0	0	0	0	1	0	2	0	0	0	10	138
7:35 AM	1	0	7	0	0	0	0	0	0	2	1	0	4	2	0	0	17	140
7:40 AM	1	0	13	0	0	0	0	0	0	3	0	0	7	2	0	0	26	150
7:45 AM	0	0	11	0	0	0	0	0	0	2	0	0	9	1	0	0	23	165
7:50 AM	0	0	9	0	0	0	0	0	0	2	0	0	12	0	0	0	23	176
7:55 AM	0	0	11	0	0	0	0	0	0	3	1	0	4	2	0	0	21	187
8:00 AM	1	0	13	0	0	0	0	0	0	4	2	0	6	2	0	0	28	196
8:05 AM	2	0	13	0	0	0	0	0	0	3	1	0	7	1	0	0	27	211
8:10 AM	0	0	9	0	0	0	0	0	0	6	0	0	9	0	0	0	24	234
8:15 AM	2	0	9	0	0	0	0	0	0	2	1	0	8	1	0	0	23	245
8:20 AM	3	0	5	0	0	0	0	0	0	1	1	0	7	1	0	0	18	253
8:25 AM	1	0	13	0	0	0	0	0	0	0	1	0	6	3	0	0	24	257
8:30 AM	1	0	7	0	0	0	0	0	0	1	3	0	5	3	0	0	20	264
8:35 AM	1	0	7	0	0	0	0	0	0	4	1	0	5	2	0	0	20	274
8:40 AM	0	0	8	0	0	0	0	0	0	0	1	0	6	2	0	0	17	277
8:45 AM	0	0	5	0	0	0	0	0	0	1	2	0	8	1	0	0	17	268
8:50 AM	1	0	4	0	0	0	0	0	0	4	2	0	5	0	0	0	16	262
8:55 AM	1	0	10	0	0	0	0	0	0	4	0	0	3	0	0	0	18	255
9:00 AM	2	0	5	0	0	0	0	0	0	2	1	0	8	0	0	0	18	252
9:05 AM	2	0	7	0	0	0	0	0	0	3	1	0	4	4	0	0	21	242
9:10 AM	2	0	5	0	0	0	0	0	0	5	1	0	4	3	0	0	20	227

5-Min Count Period Beginning At	Old Dairy Rd (Northbound)				Old Dairy Rd (Southbound)				Glacier Hwy (Eastbound)				Glacier Hwy (Westbound)				Section R, Item 7	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		Totals
9:15 AM	1	0	7	0	0	0	0	0	0	4	0	0	4	1	0	0	17	226
9:20 AM	2	0	3	0	0	0	0	0	0	2	0	0	6	3	0	0	16	224
9:25 AM	0	0	5	0	0	0	0	0	0	2	2	0	4	2	0	0	15	215
9:30 AM	1	0	2	0	0	0	0	0	0	2	0	0	5	1	0	0	11	206
9:35 AM	1	0	6	0	0	0	0	0	0	3	3	0	8	1	0	0	22	208
9:40 AM	3	0	4	0	0	0	0	0	0	1	1	0	4	1	0	0	14	205
9:45 AM	4	0	10	0	0	0	0	0	0	4	2	0	5	5	0	0	30	218
9:50 AM	1	0	8	0	0	0	0	0	0	3	4	0	5	1	0	0	22	224
9:55 AM	1	0	6	0	0	0	0	0	0	5	4	0	5	1	0	0	22	228
10:00 AM	1	0	3	0	0	0	0	0	0	2	1	0	4	1	0	0	12	222
10:05 AM	2	0	5	0	0	0	0	0	0	4	1	0	4	2	0	0	18	219
10:10 AM	1	0	5	0	0	0	0	0	0	3	4	0	5	2	0	0	20	219
10:15 AM	1	0	7	0	0	0	0	0	0	6	1	0	5	0	0	0	20	222
10:20 AM	0	0	8	0	0	0	0	0	0	3	3	0	5	6	0	0	25	231
10:25 AM	2	0	8	0	0	0	0	0	0	0	3	0	5	0	0	0	18	234
10:30 AM	1	0	3	0	0	0	0	0	0	2	1	0	3	1	0	0	11	234
10:35 AM	3	0	5	0	0	0	0	0	0	4	1	0	6	4	0	0	23	235
10:40 AM	1	0	6	0	0	0	0	0	0	1	2	0	1	5	0	0	16	237
10:45 AM	1	0	6	0	0	0	0	0	0	1	2	0	5	2	0	0	17	224
10:50 AM	3	0	6	0	0	0	0	0	0	4	3	0	5	3	0	0	24	226
10:55 AM	1	0	5	0	0	0	0	0	0	4	0	0	5	2	0	0	17	221
11:00 AM	0	0	3	0	0	0	0	0	0	4	5	0	7	3	0	0	22	231
11:05 AM	6	0	8	0	0	0	0	0	0	4	6	0	5	3	0	0	32	245
11:10 AM	1	0	3	0	0	0	0	0	0	4	2	0	9	1	0	0	20	245
11:15 AM	3	0	7	0	0	0	0	0	0	6	3	0	14	0	0	0	33	258
11:20 AM	3	0	4	0	0	0	0	0	0	5	5	0	4	5	0	0	26	259
11:25 AM	6	0	7	0	0	0	0	0	0	9	2	0	9	6	0	0	39	280
11:30 AM	4	0	8	0	0	0	0	0	0	5	5	0	7	2	0	0	31	300
11:35 AM	3	0	12	0	0	0	0	0	0	9	4	0	7	4	0	0	39	316
11:40 AM	3	0	6	0	0	0	0	0	0	5	2	0	9	2	0	0	27	327
11:45 AM	2	0	13	0	0	0	0	0	0	5	3	0	11	3	0	0	37	347
11:50 AM	1	0	3	0	0	0	0	0	0	4	4	0	9	2	0	0	23	346
11:55 AM	3	0	10	0	0	0	0	0	0	4	7	0	12	2	0	0	38	367
12:00 PM	3	0	14	0	0	0	0	0	0	5	2	0	11	0	0	0	35	380
12:05 PM	3	0	6	0	0	0	0	0	0	6	3	0	14	5	0	0	37	385
12:10 PM	5	0	5	0	0	0	0	0	0	3	9	0	9	5	0	0	36	401
12:15 PM	1	0	8	0	0	0	0	0	0	3	2	0	2	5	0	0	21	389
12:20 PM	3	0	6	0	0	0	0	0	0	3	3	0	5	2	0	0	22	385
12:25 PM	3	0	14	0	0	0	0	0	0	4	8	0	10	5	0	0	44	390
12:30 PM	2	0	7	0	0	0	0	0	0	4	7	0	6	1	0	0	27	386
12:35 PM	3	0	6	0	0	0	0	0	0	6	12	0	5	4	0	0	36	383
12:40 PM	4	0	9	0	0	0	0	0	0	9	5	0	9	3	0	0	39	395
12:45 PM	4	0	8	0	0	0	0	0	0	7	4	0	9	0	0	0	32	390
12:50 PM	0	0	13	0	0	0	0	0	0	6	4	0	6	5	0	0	34	401
12:55 PM	4	0	9	0	0	0	0	0	0	7	3	0	8	4	0	0	35	398
1:00 PM	0	0	12	0	0	0	0	0	0	10	4	0	7	3	0	0	36	399
1:05 PM	3	0	2	0	0	0	0	0	0	8	3	0	13	4	0	0	33	395
1:10 PM	1	0	3	0	0	0	0	0	0	3	7	0	10	5	0	0	29	388
1:15 PM	1	0	9	0	0	0	0	0	0	4	5	0	13	2	0	0	34	401
1:20 PM	1	0	0	0	0	0	0	0	0	6	3	0	3	4	0	0	17	396
1:25 PM	0	0	9	0	0	0	0	0	0	5	7	0	6	4	0	0	31	383
1:30 PM	2	0	7	0	0	0	0	0	0	2	4	0	9	2	0	0	26	382
1:35 PM	0	0	9	0	0	0	0	0	0	14	6	0	6	5	0	0	40	386
1:40 PM	2	0	8	0	0	0	0	0	0	3	3	0	7	2	0	0	25	372
1:45 PM	3	0	4	0	0	0	0	0	0	6	3	0	12	5	0	0	33	373
1:50 PM	1	0	8	0	0	0	0	0	0	4	5	0	2	3	0	0	23	362
1:55 PM	1	0	4	0	0	0	0	0	0	1	3	0	8	2	0	0	19	346
2:00 PM	1	0	9	0	0	0	0	0	0	5	7	0	6	6	0	0	34	344
2:05 PM	1	0	6	0	0	0	0	0	0	5	3	0	8	3	0	0	26	337
2:10 PM	0	0	9	0	0	0	0	0	0	8	2	0	7	1	0	0	27	335
2:15 PM	0	0	11	0	0	0	0	0	0	2	3	0	9	3	0	0	28	329
2:20 PM	3	0	10	0	0	0	0	0	0	2	5	0	6	2	0	0	28	340
2:25 PM	2	0	13	0	0	0	0	0	0	4	5	0	12	5	0	0	41	350
2:30 PM	0	0	8	0	0	0	0	0	0	7	0	0	6	7	0	0	28	352
2:35 PM	1	0	7	0	0	0	0	0	0	6	1	0	16	3	0	0	34	346
2:40 PM	5	0	8	0	0	0	0	0	0	4	2	0	5	7	0	0	31	352
2:45 PM	1	0	12	0	0	0	0	0	0	5	2	0	7	2	0	0	29	348
2:50 PM	4	0	12	0	0	0	0	0	0	5	6	0	6	2	0	0	35	360
2:55 PM	2	0	8	0	0	0	0	0	0	6	6	0	7	3	0	0	32	373
3:00 PM	2	0	10	0	0	0	0	0	0	3	4	0	12	6	0	0	37	376
3:05 PM	0	0	13	0	0	0	0	0	0	7	3	0	14	5	0	0	42	392
3:10 PM	3	0	5	0	0	0	0	0	0	8	3	0	7	2	0	0	28	393
3:15 PM	3	0	8	0	0	0	0	0	0	6	3	0	11	3	0	0	34	399
3:20 PM	3	0	6	0	0	0	0	0	0	14	3	0	8	3	0	0	37	408
3:25 PM	2	0	5	0	0	0	0	0	0	11	9	0	9	6	0	0	42	409
3:30 PM	1	0	11	0	0	0	0	0	0	9	6	0	13	5	0	0	45	426
3:35 PM	3	0	9	0	0	0	0	0	0	12	6	0	8	4	0	0	42	434
3:40 PM	3	0	9	0	0	0	0	0	0	3	6	0	16	5	0	0	42	445
3:45 PM	1	0	7	0	0	0	0	0	0	5	9	0	8	4	0	0	34	450
3:50 PM	1	0	2	0	0	0	0	0	0	10	8	0	7	9	0	0	37	452
3:55 PM	3	0	8	0	0	0	0	0	0	4	5	0	11	6	0	0	37	457
4:00 PM	1	0	11	0	0	0	0	0	0	9	3	0	11	7	0</			

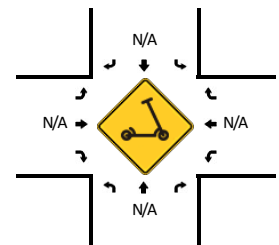
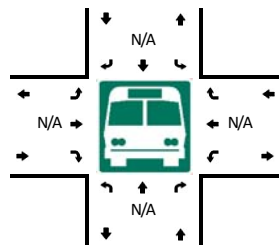
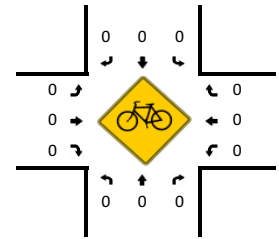
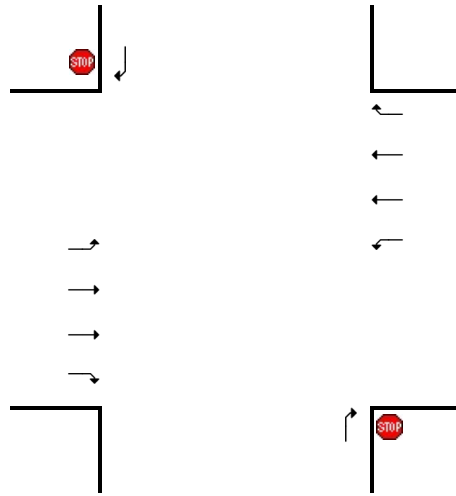
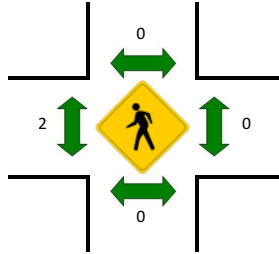
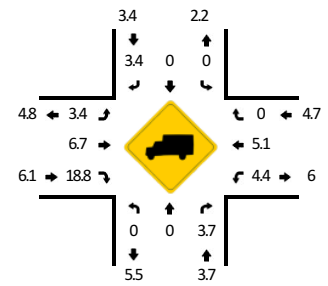
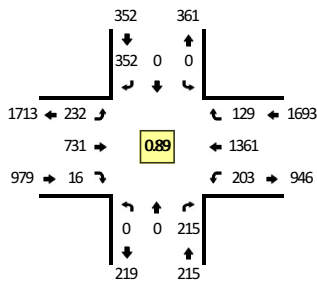
5-Min Count Period Beginning At	Old Dairy Rd (Northbound)				Old Dairy Rd (Southbound)				Glacier Hwy (Eastbound)				Glacier Hwy (Westbound)				Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
4:30 PM	2	0	12	0	0	0	0	0	0	5	7	0	14	1	0	0	41
4:35 PM	0	0	9	0	0	0	0	0	0	8	6	0	11	7	0	0	41
4:40 PM	2	0	7	0	0	0	0	0	0	8	7	0	11	6	0	0	41
4:45 PM	5	0	14	0	0	0	0	0	0	10	6	0	9	8	0	0	52
4:50 PM	2	0	14	0	0	0	0	0	0	10	6	0	15	5	0	0	52
4:55 PM	1	0	10	0	0	0	0	0	0	7	4	0	15	3	0	0	40
5:00 PM	4	0	5	0	0	0	0	0	0	10	3	0	19	7	0	0	48
5:05 PM	3	0	10	0	0	0	0	0	0	12	6	0	11	3	0	0	45
5:10 PM	3	0	7	0	0	0	0	0	0	15	5	0	18	4	0	0	52
5:15 PM	4	0	13	0	0	0	0	0	0	9	4	0	7	4	0	0	41
5:20 PM	5	0	6	0	0	0	0	0	0	11	6	0	12	9	0	0	49
5:25 PM	1	0	9	0	0	0	0	0	0	12	3	0	11	3	0	0	39
5:30 PM	4	0	6	0	0	0	0	0	0	11	8	0	13	5	0	0	47
5:35 PM	0	0	4	0	0	0	0	0	0	7	5	0	7	3	0	0	26
5:40 PM	1	0	9	0	0	0	0	0	0	9	7	0	17	6	0	0	49
5:45 PM	3	0	5	0	0	0	0	0	0	7	4	0	7	4	0	0	30
5:50 PM	2	0	8	0	0	0	0	0	0	8	1	0	6	5	0	0	30
5:55 PM	3	0	9	0	0	0	0	0	0	9	1	0	4	3	0	0	29
6:00 PM	1	0	7	0	0	0	0	0	0	9	6	0	8	3	0	0	34
6:05 PM	0	0	9	0	0	0	0	0	0	4	3	0	9	3	0	0	28
6:10 PM	1	0	9	0	0	0	0	0	0	3	2	0	4	3	0	0	22
6:15 PM	0	0	5	0	0	0	0	0	0	2	4	0	9	7	0	0	27
6:20 PM	1	0	6	0	0	0	0	0	0	8	0	0	9	2	0	0	26
6:25 PM	2	0	8	0	0	0	0	0	0	7	4	0	7	0	0	0	28
6:30 PM	0	0	7	0	0	0	0	0	0	4	4	0	4	3	0	0	22
6:35 PM	0	0	10	0	0	0	0	0	0	5	2	0	5	5	0	0	27
6:40 PM	2	0	11	0	0	0	0	0	0	3	0	0	8	3	0	0	27
6:45 PM	2	0	6	0	0	0	0	0	0	1	0	0	12	1	0	0	22
6:50 PM	1	0	3	0	0	0	0	0	0	3	4	0	4	5	0	0	20
6:55 PM	1	0	11	0	0	0	0	0	0	2	4	0	9	5	0	0	32
7:00 PM	0	0	6	0	0	0	0	0	0	0	3	0	8	0	0	0	17
7:05 PM	0	0	8	0	0	0	0	0	0	3	2	0	5	3	0	0	21
7:10 PM	0	0	8	0	0	0	0	0	0	3	4	0	3	1	0	0	19
7:15 PM	0	0	2	0	0	0	0	0	0	3	1	0	6	1	0	0	13
7:20 PM	0	0	8	0	0	0	0	0	0	2	0	0	4	3	0	0	17
7:25 PM	3	0	4	0	0	0	0	0	0	6	1	0	7	3	0	0	24
7:30 PM	0	0	6	0	0	0	0	0	0	5	1	0	8	4	0	0	24
7:35 PM	0	0	3	0	0	0	0	0	0	3	2	0	2	3	0	0	13
7:40 PM	0	0	4	0	0	0	0	0	0	3	1	0	3	0	0	0	11
7:45 PM	0	0	7	0	0	0	0	0	0	2	3	0	3	0	0	0	15
7:50 PM	0	0	5	0	0	0	0	0	0	1	0	0	2	1	0	0	9
7:55 PM	0	0	3	0	0	0	0	0	0	2	1	0	3	1	0	0	10
8:00 PM	0	0	2	0	0	0	0	0	0	2	1	0	5	2	0	0	12
8:05 PM	0	0	12	0	0	0	0	0	0	6	3	0	4	3	0	0	28
8:10 PM	0	0	2	0	0	0	0	0	0	2	2	0	7	0	0	0	13
8:15 PM	0	0	6	0	0	0	0	0	0	1	0	0	2	2	0	0	11
8:20 PM	0	0	9	0	0	0	0	0	0	4	1	0	5	0	0	0	19
8:25 PM	0	0	9	0	0	0	0	0	0	0	0	0	7	0	0	0	16
8:30 PM	1	0	7	0	0	0	0	0	0	3	2	0	4	0	0	0	17
8:35 PM	0	0	7	0	0	0	0	0	0	2	1	0	3	0	0	0	13
8:40 PM	1	0	5	0	0	0	0	0	0	3	0	0	4	0	0	0	13
8:45 PM	0	0	11	0	0	0	0	0	0	1	0	0	5	1	0	0	18
8:50 PM	0	0	3	0	0	0	0	0	0	0	2	0	7	0	0	0	12
8:55 PM	0	0	3	0	0	0	0	0	0	2	1	0	6	1	0	0	13
9:00 PM	1	0	3	0	0	0	0	0	0	3	1	0	5	1	0	0	14
9:05 PM	0	0	2	0	0	0	0	0	0	1	2	0	3	1	0	0	9
9:10 PM	0	0	2	0	0	0	0	0	0	3	0	0	4	1	0	0	10
9:15 PM	0	0	3	0	0	0	0	0	0	2	2	0	5	1	0	0	13
9:20 PM	0	0	2	0	0	0	0	0	0	3	2	0	5	2	0	0	14
9:25 PM	0	0	2	0	0	0	0	0	0	2	0	0	3	0	0	0	7
9:30 PM	0	0	4	0	0	0	0	0	0	2	0	0	0	1	0	0	7
9:35 PM	0	0	3	0	0	0	0	0	0	1	1	0	1	2	0	0	8
9:40 PM	0	0	3	0	0	0	0	0	0	0	0	0	1	0	0	0	4
9:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	2
9:50 PM	0	0	1	0	0	0	0	0	0	1	0	0	1	1	0	0	4
9:55 PM	0	0	5	0	0	0	0	0	0	1	1	0	3	0	0	0	10
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	40	0	144	0	0	0	0	0	0	108	68	0	200	52	0	0	612
Heavy Trucks	4	0	12		0	0	0		0	4	0		12	4	0		36
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments: NB/EB stop signs

LOCATION: Yandukin Dr/Old Dairy Rd -- Egan Dr (Hwy 7)
CITY/STATE: Juneau, AK

QC JOB #: 15933701
DATE: Tue, Sep 13 2022

Peak-Hour: 4:00 PM -- 5:00 PM
Peak 15-Min: 4:40 PM -- 4:55 PM



5-Min Count Period Beginning At	Yandukin Dr/Old Dairy Rd (Northbound)				Yandukin Dr/Old Dairy Rd (Southbound)				Egan Dr (Hwy 7) (Eastbound)				Egan Dr (Hwy 7) (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
6:00 AM	0	0	3	0	0	0	4	0	2	27	2	0	6	13	1	0	58	
6:05 AM	0	0	4	0	0	0	3	0	5	21	0	0	7	9	0	0	49	
6:10 AM	0	0	8	0	0	0	0	0	5	25	0	0	9	21	0	0	68	
6:15 AM	0	0	3	0	0	0	3	0	5	27	1	0	4	22	2	0	67	
6:20 AM	0	0	4	0	0	0	3	0	3	34	0	0	8	18	0	0	70	
6:25 AM	0	0	2	0	0	0	1	0	3	31	0	0	11	19	1	0	68	
6:30 AM	0	0	7	0	0	0	2	0	5	36	2	0	13	13	1	0	79	
6:35 AM	0	0	8	0	0	0	3	0	4	63	0	0	10	13	0	0	101	
6:40 AM	0	0	7	0	0	0	2	0	10	62	0	0	11	22	0	0	114	
6:45 AM	0	0	7	0	0	0	6	0	10	87	1	0	14	24	0	0	149	
6:50 AM	0	0	8	0	0	0	1	0	6	70	1	0	9	23	0	0	118	
6:55 AM	0	0	6	0	0	0	7	0	8	63	0	0	20	22	1	0	127	
7:00 AM	0	0	3	0	0	0	5	0	16	61	1	0	6	21	2	0	115	1068
7:05 AM	0	0	12	0	0	0	2	0	10	59	3	0	10	20	2	0	118	1125
7:10 AM	0	0	6	0	0	0	4	0	4	90	0	0	11	29	3	0	147	1194
7:15 AM	0	0	12	0	0	0	6	0	4	80	1	0	4	29	2	0	138	1273
7:20 AM	0	0	12	0	0	0	10	0	15	100	1	0	9	43	3	0	193	1344
7:25 AM	0	0	10	0	0	0	7	0	13	84	2	0	14	43	1	0	174	1467
7:30 AM	0	0	11	0	0	0	6	0	7	108	0	0	10	36	2	0	180	1573
7:35 AM	0	0	16	0	0	0	9	0	14	115	1	0	7	41	4	0	207	1674
7:40 AM	0	0	14	0	0	0	6	0	12	191	1	0	11	47	4	0	286	1780
7:45 AM	0	0	17	0	0	0	11	0	10	160	0	0	11	59	2	0	270	1952
7:50 AM	0	0	11	0	0	0	13	0	9	146	1	0	8	70	5	0	263	2073
7:55 AM	0	0	13	0	0	0	10	0	18	99	2	0	14	50	5	0	211	2218
8:00 AM	0	0	12	0	0	0	15	0	24	134	1	0	21	44	4	0	255	2302
8:05 AM	0	0	9	0	0	0	9	0	16	111	2	0	7	44	11	0	209	2442
8:10 AM	0	0	9	0	0	0	10	0	8	91	1	0	15	52	3	0	189	2533
8:15 AM	0	0	9	0	0	0	12	0	11	125	0	0	12	62	2	0	233	2575
8:20 AM	0	0	15	0	0	0	8	0	8	93	0	0	17	47	3	0	191	2670
8:25 AM	0	0	11	0	0	0	8	0	15	90	0	0	17	64	3	0	208	2668
8:30 AM	0	0	13	0	0	0	11	0	13	56	2	0	6	38	4	0	143	2702
8:35 AM	0	0	11	0	0	0	7	0	8	66	0	0	16	38	4	0	150	2665
8:40 AM	0	0	7	0	0	0	14	0	7	51	1	0	14	60	3	0	157	2608
8:45 AM	0	0	13	0	0	0	15	0	11	74	2	0	13	46	1	0	175	2479
8:50 AM	0	0	12	0	0	0	10	0	11	59	1	0	14	49	5	0	161	2384
8:55 AM	0	0	9	0	0	0	5	0	12	54	1	0	12	53	7	0	153	2282
9:00 AM	0	0	12	0	0	0	14	0	7	56	1	0	12	44	8	0	154	2224
9:05 AM	0	0	9	0	0	0	10	0	10	46	1	0	17	44	5	0	142	2123
9:10 AM	0	0	11	0	0	0	9	0	10	58	1	0	13	50	2	0	154	2073

5-Min Count Period Beginning At	Yandukin Dr/Old Dairy Rd (Northbound)				Yandukin Dr/Old Dairy Rd (Southbound)				Egan Dr (Hwy 7) (Eastbound)				Egan Dr (Hwy 7) (Westbound)				Section R, Item 7.	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		Totals
9:15 AM	0	0	15	0	0	0	7	0	10	30	0	0	18	58	4	0	142	1930
9:20 AM	0	0	7	0	0	0	9	0	8	50	2	0	11	29	5	0	121	1860
9:25 AM	0	0	12	0	0	0	8	0	10	39	1	0	13	33	6	0	122	1774
9:30 AM	0	0	12	0	0	0	14	0	9	39	1	0	12	36	4	0	127	1758
9:35 AM	0	0	10	0	0	0	17	0	8	43	0	0	9	35	3	0	125	1733
9:40 AM	0	0	22	0	0	0	11	0	11	44	0	0	11	41	4	0	144	1720
9:45 AM	0	0	17	0	0	0	7	0	14	54	0	0	10	40	5	0	147	1692
9:50 AM	0	0	12	0	0	0	14	0	17	43	2	0	10	44	4	0	146	1677
9:55 AM	0	0	17	0	0	0	14	0	9	54	3	0	15	48	0	0	160	1684
10:00 AM	0	0	10	0	0	0	8	0	11	49	0	1	14	36	1	0	130	1660
10:05 AM	0	0	9	0	0	0	8	0	12	40	0	0	12	44	4	0	129	1647
10:10 AM	0	0	12	0	0	0	13	0	15	54	0	0	11	44	1	0	150	1643
10:15 AM	0	0	12	0	0	0	10	0	15	53	1	0	11	53	5	0	160	1661
10:20 AM	0	0	19	0	0	0	11	0	15	45	0	0	13	41	7	0	151	1691
10:25 AM	0	0	9	0	0	0	19	0	14	55	4	0	11	53	2	0	167	1736
10:30 AM	0	0	8	0	0	0	14	0	12	39	0	0	9	59	7	0	148	1757
10:35 AM	0	0	13	0	0	0	14	0	16	53	1	0	7	42	4	0	150	1782
10:40 AM	0	0	12	0	0	0	14	0	9	57	0	0	11	47	6	0	156	1794
10:45 AM	0	0	12	0	0	0	16	0	11	70	0	0	11	43	5	0	168	1815
10:50 AM	0	0	11	0	0	0	16	0	11	55	0	0	15	61	3	0	172	1841
10:55 AM	0	0	14	0	0	0	14	0	9	50	1	0	19	49	7	0	163	1844
11:00 AM	0	0	11	0	0	0	15	0	8	57	0	0	12	53	2	0	158	1872
11:05 AM	0	0	17	0	0	0	20	0	19	77	0	0	9	45	6	0	193	1936
11:10 AM	0	0	10	0	0	0	20	0	12	33	0	0	15	46	4	0	140	1926
11:15 AM	0	0	12	0	0	0	23	0	18	55	1	0	13	50	7	0	179	1945
11:20 AM	0	0	14	0	0	0	16	0	9	42	1	0	12	52	5	0	151	1945
11:25 AM	0	0	11	0	0	0	12	0	17	77	1	0	14	33	2	0	167	1945
11:30 AM	0	0	10	0	0	0	13	0	16	53	1	0	13	55	9	0	170	1967
11:35 AM	0	0	13	0	0	0	19	0	14	61	0	0	15	45	7	0	174	1991
11:40 AM	0	0	13	0	0	0	10	0	20	63	2	0	19	65	5	0	197	2032
11:45 AM	0	0	12	0	0	0	15	0	19	65	1	0	10	65	13	0	200	2064
11:50 AM	0	0	16	0	0	0	24	0	14	55	1	0	18	69	2	0	199	2091
11:55 AM	0	0	19	0	0	0	23	0	12	55	0	0	16	57	8	0	190	2118
12:00 PM	0	0	18	0	0	0	23	0	24	56	2	0	8	54	9	0	194	2154
12:05 PM	0	0	21	0	0	0	20	0	17	81	1	0	9	77	5	0	231	2192
12:10 PM	0	0	11	0	0	0	26	0	8	68	1	0	17	68	11	0	210	2262
12:15 PM	0	0	12	0	0	0	20	0	10	63	1	0	18	70	4	0	198	2281
12:20 PM	0	0	10	0	0	0	14	0	9	50	0	0	14	60	6	0	163	2293
12:25 PM	0	0	14	0	0	0	24	0	18	52	2	0	12	61	7	0	190	2316
12:30 PM	0	0	14	0	0	0	22	0	16	72	1	0	18	63	5	0	211	2357
12:35 PM	0	0	19	0	0	0	23	0	18	68	3	0	18	50	6	0	205	2388
12:40 PM	0	0	15	0	0	0	16	0	13	77	1	0	15	51	12	0	200	2391
12:45 PM	0	0	11	0	0	0	18	0	17	87	1	0	20	52	8	0	214	2405
12:50 PM	0	0	18	0	0	0	23	0	18	70	2	0	6	46	7	0	190	2396
12:55 PM	0	0	17	0	0	0	17	0	13	64	0	0	6	58	7	0	182	2388
1:00 PM	0	0	13	0	0	0	23	0	8	68	1	0	15	65	7	0	200	2394
1:05 PM	0	0	16	0	0	0	14	0	14	64	0	0	13	49	8	0	178	2341
1:10 PM	0	0	9	0	0	0	23	0	14	50	0	0	16	50	7	0	169	2300
1:15 PM	0	0	22	0	0	0	21	0	19	57	0	0	11	57	5	0	192	2294
1:20 PM	0	0	16	0	0	0	11	0	15	59	1	0	7	40	6	0	155	2286
1:25 PM	0	0	15	0	0	0	17	0	11	59	0	0	12	54	9	0	177	2273
1:30 PM	0	0	16	0	0	0	20	0	17	51	0	0	17	50	9	0	180	2242
1:35 PM	0	0	8	0	0	0	21	0	9	38	3	0	12	57	4	0	152	2189
1:40 PM	0	0	13	0	0	0	16	0	17	66	1	0	19	50	3	0	185	2174
1:45 PM	0	0	12	0	0	0	24	0	11	58	2	0	15	53	5	0	180	2140
1:50 PM	0	0	11	0	0	0	16	0	17	64	0	0	10	60	7	1	186	2136
1:55 PM	0	0	10	0	0	0	18	0	14	39	0	0	11	54	9	0	155	2109
2:00 PM	0	0	9	0	0	0	24	0	21	56	0	0	13	60	5	0	188	2097
2:05 PM	0	0	11	0	0	0	20	0	14	45	0	0	12	51	6	0	159	2078
2:10 PM	0	0	9	0	0	0	25	0	17	56	3	0	12	64	15	0	201	2110
2:15 PM	0	0	18	0	0	0	27	0	14	57	1	0	10	65	6	0	198	2116
2:20 PM	0	0	6	0	0	0	13	0	17	56	2	0	10	57	5	0	166	2127
2:25 PM	0	0	14	0	0	0	19	0	16	48	0	0	17	58	7	0	179	2129
2:30 PM	0	0	17	0	0	0	15	0	9	53	1	0	9	47	4	0	155	2104
2:35 PM	0	0	13	0	0	0	23	0	17	54	1	0	10	57	7	0	182	2134
2:40 PM	0	0	20	0	0	0	20	0	15	61	1	0	13	72	8	0	210	2159
2:45 PM	0	0	19	0	0	0	16	0	17	81	2	0	8	64	9	0	216	2195
2:50 PM	0	0	11	0	0	0	20	0	21	58	1	0	14	69	8	0	202	2211
2:55 PM	0	0	14	0	0	0	17	0	18	52	2	0	12	66	11	0	192	2248
3:00 PM	0	0	12	0	0	0	29	0	17	51	2	0	17	54	10	0	192	2252
3:05 PM	0	0	16	0	0	0	24	0	21	62	1	0	11	62	8	0	205	2298
3:10 PM	0	0	14	0	0	0	25	0	17	60	2	0	12	67	13	0	210	2307
3:15 PM	0	0	11	0	0	0	19	0	13	51	1	0	17	101	5	0	218	2327
3:20 PM	0	0	11	0	0	0	21	0	18	52	0	0	21	95	9	0	227	2388
3:25 PM	0	0	10	0	0	0	31	0	13	54	0	0	10	74	7	0	199	2408
3:30 PM	0	0	20	0	0	0	30	0	16	65	1	0	12	74	7	0	225	2478
3:35 PM	0	0	17	0	0	0	25	0	17	66	2	0	14	77	12	0	230	2526
3:40 PM	0	0	15	0	0	0	30	0	14	67	2	0	18	83	10	0	239	2555
3:45 PM	0	0	6	0	0	0	27	0	16	60	1	0	14	99	8	0	231	2570
3:50 PM	0	0	13	0	0	0	23	0	10	79	1	0	9	74	10	0	219	2587
3:55 PM	0	0	15	0	0	0	24	0	13	59	0	0	16	83	15	0	225	2620
4:00 PM	0	0	10	0	0	0	20	0	20	68	4	0	19	91	14	0	246	2674
4:05 PM	0	0	13	0	0	0	30	0	23	60	3	0	18	111	10	0	268	2737
4:10 PM	0	0	19	0	0	0	34	0	22	48	1	0	21	115	9	0	269	2796
4:15 PM	0	0	30	0	0	0	25	0	23	65	2	0	15	97	10	0	267	2845
4:20 PM	0	0	16	0	0	0	20	0	25	62	0	0	16	120	11	0	270	2888
4:25 PM	0	0	8	0	0	0	31	0	20	57	1	0	15	105	8	0	245	2920

5-Min Count Period Beginning At	Yandukin Dr/Old Dairy Rd (Northbound)				Yandukin Dr/Old Dairy Rd (Southbound)				Egan Dr (Hwy 7) (Eastbound)				Egan Dr (Hwy 7) (Westbound)				Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
4:30 PM	0	0	19	0	0	0	31	0	18	53	1	0	16	112	5	0	255
4:35 PM	0	0	19	0	0	0	28	0	19	68	1	0	14	118	8	0	275
4:40 PM	0	0	21	0	0	0	32	0	15	53	1	0	20	134	15	0	291
4:45 PM	0	0	20	0	0	0	36	0	26	74	0	0	18	119	18	0	311
4:50 PM	0	0	27	0	0	0	30	0	13	64	1	0	23	130	15	0	303
4:55 PM	0	0	13	0	0	0	35	0	8	59	1	0	8	109	6	0	239
5:00 PM	0	0	14	0	0	0	27	0	14	56	0	0	9	93	12	0	225
5:05 PM	0	0	13	0	0	0	29	0	15	66	2	0	14	105	10	0	254
5:10 PM	0	0	16	0	0	0	27	0	17	73	0	0	13	115	16	0	277
5:15 PM	0	0	14	0	0	0	28	0	17	59	1	0	14	119	14	0	266
5:20 PM	0	0	15	0	0	0	25	0	13	57	1	0	8	93	10	0	222
5:25 PM	0	0	13	0	0	0	22	0	17	42	0	0	13	96	6	0	209
5:30 PM	0	0	14	0	0	0	29	0	18	57	2	0	7	78	5	0	210
5:35 PM	0	0	6	0	0	0	21	0	10	66	0	0	13	84	4	0	204
5:40 PM	0	0	17	0	0	0	26	0	8	59	0	0	5	54	5	0	174
5:45 PM	0	0	15	0	0	0	23	0	13	57	3	0	7	54	4	0	176
5:50 PM	0	0	14	0	0	0	20	0	17	50	0	0	15	73	8	0	197
5:55 PM	0	0	4	0	0	0	20	0	22	49	0	0	5	72	9	0	181
6:00 PM	0	0	14	0	0	0	23	0	13	55	0	0	9	57	6	0	177
6:05 PM	0	0	14	0	0	0	15	0	17	59	0	0	3	45	2	0	155
6:10 PM	0	0	13	0	0	0	22	0	11	65	0	0	10	64	8	0	193
6:15 PM	0	0	12	0	0	0	17	0	12	52	1	0	12	55	1	0	162
6:20 PM	0	0	14	0	0	0	19	0	15	55	0	0	7	56	4	0	170
6:25 PM	0	0	7	0	0	0	17	0	26	51	0	0	10	46	3	0	160
6:30 PM	0	0	7	0	0	0	21	0	10	48	0	0	8	52	9	0	155
6:35 PM	0	0	6	0	0	0	17	0	5	38	0	0	6	41	8	0	121
6:40 PM	0	0	6	0	0	0	15	0	12	49	2	0	5	43	3	0	135
6:45 PM	0	0	12	0	0	0	20	0	14	45	1	0	5	39	4	0	140
6:50 PM	0	0	11	0	0	0	15	0	6	28	0	0	3	39	6	0	108
6:55 PM	0	0	7	0	0	0	14	0	9	29	1	0	8	46	4	0	118
7:00 PM	0	0	8	0	0	0	18	0	8	30	1	0	3	38	7	0	113
7:05 PM	0	0	10	0	0	0	22	0	12	45	1	0	6	55	5	0	156
7:10 PM	0	0	10	0	0	0	19	0	12	29	0	0	7	39	5	0	121
7:15 PM	0	0	5	0	0	0	12	0	4	39	0	0	5	33	0	0	98
7:20 PM	0	0	5	0	0	0	9	0	10	32	0	0	3	38	3	0	100
7:25 PM	0	0	7	0	0	0	17	0	13	40	0	0	8	33	2	0	120
7:30 PM	0	0	3	0	0	0	13	0	7	25	0	1	6	36	5	0	96
7:35 PM	0	0	3	0	0	0	17	0	11	41	0	0	3	24	6	0	105
7:40 PM	0	0	7	0	0	0	13	0	11	27	0	0	7	37	5	0	107
7:45 PM	0	0	5	0	0	0	13	0	7	36	0	0	5	35	2	0	103
7:50 PM	0	0	14	0	0	0	6	0	6	25	2	0	9	42	3	0	107
7:55 PM	0	0	6	0	0	0	11	0	9	50	0	0	1	35	1	0	113
8:00 PM	0	0	2	0	0	0	11	0	10	36	1	0	6	27	3	0	96
8:05 PM	0	0	3	0	0	0	15	0	11	29	0	0	4	36	4	0	102
8:10 PM	0	0	5	0	0	0	15	0	6	43	3	0	4	28	1	0	105
8:15 PM	0	0	3	0	0	0	5	0	10	23	1	0	3	26	1	0	72
8:20 PM	0	0	2	0	0	0	14	0	6	27	1	0	3	26	2	0	81
8:25 PM	0	0	2	0	0	0	14	0	6	45	0	0	5	37	6	0	115
8:30 PM	0	0	4	0	0	0	6	0	11	24	0	0	3	24	4	0	76
8:35 PM	0	0	5	0	0	0	5	0	13	22	1	0	1	22	4	0	73
8:40 PM	0	0	1	0	0	0	10	0	6	19	1	0	2	24	6	0	69
8:45 PM	0	0	3	0	0	0	7	0	7	23	0	0	3	27	2	0	72
8:50 PM	0	0	2	0	0	0	8	0	5	22	1	0	1	34	0	0	73
8:55 PM	0	0	1	0	0	0	10	0	5	16	0	0	2	30	1	0	65
9:00 PM	0	0	2	0	0	0	11	0	3	18	0	0	2	27	5	0	68
9:05 PM	0	0	1	0	0	0	11	0	3	21	0	1	1	20	1	0	59
9:10 PM	0	0	2	0	0	0	7	0	7	31	0	0	2	16	3	0	68
9:15 PM	0	0	0	0	0	0	6	0	0	14	0	0	2	39	1	0	62
9:20 PM	0	0	2	0	0	0	12	0	4	14	0	0	3	19	1	0	55
9:25 PM	0	0	2	0	0	0	6	0	4	19	0	0	5	28	3	0	67
9:30 PM	0	0	3	0	0	0	3	0	2	19	0	0	2	19	1	0	49
9:35 PM	0	0	0	0	0	0	7	0	2	21	1	0	7	13	1	0	52
9:40 PM	0	0	1	0	0	0	3	0	3	15	0	0	2	10	2	0	36
9:45 PM	0	0	1	0	0	0	6	0	0	9	1	0	5	15	1	0	38
9:50 PM	0	0	0	0	0	0	2	0	3	21	0	0	1	9	0	0	36
9:55 PM	0	0	1	0	0	0	5	0	2	9	0	0	2	11	1	0	31
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	0	272	0	0	0	392	0	216	764	8	0	244	1532	192	0	3620
Heavy Trucks	0	0	8	0	0	0	8	0	4	32	0	0	12	76	0	0	140
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	
Comments:																	

Report generated on 9/21/2022 9:59 AM

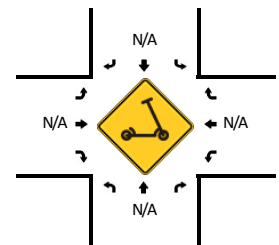
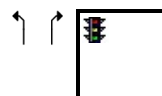
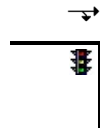
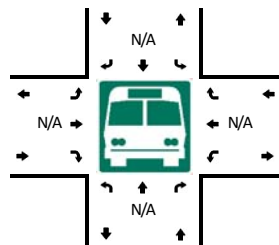
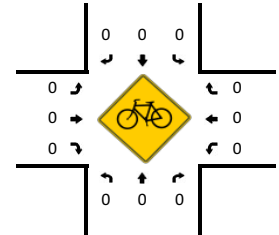
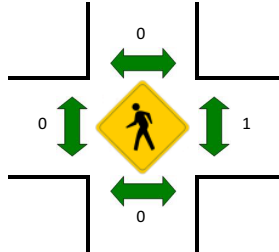
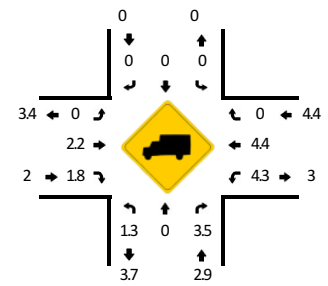
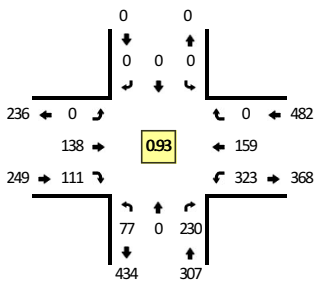
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

LOCATION: Egan Dr -- Glacier Hwy

CITY/STATE: Juneau, AK

QC JOB #: 15933703

DATE: Thu, Oct 13 2022

Peak-Hour: 4:05 PM -- 5:05 PM
Peak 15-Min: 4:40 PM -- 4:55 PM

5-Min Count Period Beginning At	Egan Dr (Northbound)				Egan Dr (Southbound)				Glacier Hwy (Eastbound)				Glacier Hwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
6:00 AM	1	0	6	0	0	0	0	0	0	2	0	0	4	0	0	0	13	
6:05 AM	1	0	7	0	0	0	0	0	0	0	2	0	6	2	0	0	18	
6:10 AM	1	0	2	0	0	0	0	0	0	1	3	0	7	0	0	0	14	
6:15 AM	1	0	8	0	0	0	0	0	0	3	0	0	1	2	0	0	15	
6:20 AM	2	0	6	0	0	0	0	0	0	4	3	0	4	1	0	0	20	
6:25 AM	0	0	4	0	0	0	0	0	0	1	3	0	9	3	0	0	20	
6:30 AM	1	0	4	0	0	0	0	0	0	2	5	0	4	0	0	0	16	
6:35 AM	0	0	6	0	0	0	0	0	0	6	2	0	5	2	0	0	21	
6:40 AM	0	0	12	0	0	0	0	0	0	4	2	0	11	4	0	0	33	
6:45 AM	5	0	13	0	0	0	0	0	0	4	9	0	9	2	0	0	42	
6:50 AM	3	0	15	0	0	0	0	0	0	5	10	0	15	4	0	0	52	
6:55 AM	1	0	9	0	0	0	0	0	0	5	1	0	6	4	0	0	26	290
7:00 AM	2	0	14	0	0	0	0	0	0	2	5	0	5	1	0	0	29	306
7:05 AM	4	0	9	0	0	0	0	0	0	1	2	0	9	4	0	0	29	317
7:10 AM	1	0	6	0	0	0	0	0	0	2	4	0	10	4	0	0	27	330
7:15 AM	4	0	19	0	0	0	0	0	0	4	13	0	4	2	0	0	46	361
7:20 AM	2	0	15	0	0	0	0	0	0	4	5	0	15	4	0	0	45	386
7:25 AM	3	0	12	0	0	0	0	0	0	5	5	0	12	1	0	0	38	404
7:30 AM	2	0	17	0	0	0	0	0	0	3	6	0	10	7	0	0	45	433
7:35 AM	2	0	24	0	0	0	0	0	0	2	5	0	18	2	0	0	53	465
7:40 AM	2	0	14	0	0	0	0	0	0	7	10	0	15	6	0	0	54	486
7:45 AM	3	0	24	0	0	0	0	0	0	2	11	0	24	5	0	0	69	513
7:50 AM	4	0	28	0	0	0	0	0	0	11	10	0	28	5	0	0	86	547
7:55 AM	2	0	21	0	0	0	0	0	0	6	8	0	11	4	0	0	52	573
8:00 AM	5	0	23	0	0	0	0	0	0	3	8	0	18	8	0	0	65	609
8:05 AM	5	0	20	0	0	0	0	0	0	10	4	0	16	4	0	0	59	639
8:10 AM	3	0	30	0	0	0	0	0	0	10	4	0	23	4	0	0	74	686
8:15 AM	3	0	29	0	0	0	0	0	0	8	8	0	38	4	0	0	90	730
8:20 AM	3	0	36	0	0	0	0	0	0	6	3	0	23	6	0	0	77	762
8:25 AM	0	0	21	0	0	0	0	0	0	8	6	0	21	11	0	0	67	791
8:30 AM	4	0	15	0	0	0	0	0	0	3	4	0	13	3	0	0	42	788
8:35 AM	1	0	13	0	0	0	0	0	0	4	8	0	9	7	0	0	42	777
8:40 AM	3	0	8	0	0	0	0	0	0	5	5	0	14	8	0	0	43	766
8:45 AM	2	0	10	0	0	0	0	0	0	7	6	0	7	4	0	0	36	733
8:50 AM	5	0	7	0	0	0	0	0	0	4	7	0	5	3	0	0	31	678
8:55 AM	2	0	7	0	0	0	0	0	0	4	3	0	19	5	0	0	40	666
9:00 AM	1	0	13	0	0	0	0	0	0	7	4	0	8	7	0	0	40	641
9:05 AM	2	0	10	0	0	0	0	0	0	4	8	0	10	11	0	0	45	611
9:10 AM	0	0	11	0	0	0	0	0	0	5	2	0	7	4	0	0	29	591

5-Min Count Period Beginning At	Egan Dr (Northbound)				Egan Dr (Southbound)				Glacier Hwy (Eastbound)				Glacier Hwy (Westbound)				Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
9:15 AM	3	0	8	0	0	0	0	0	0	5	5	0	6	6	0	0	33
9:20 AM	4	0	6	0	0	0	0	0	0	6	4	0	6	4	0	0	30
9:25 AM	1	0	11	0	0	0	0	0	0	3	6	0	10	7	0	0	38
9:30 AM	2	0	9	0	0	0	0	0	0	3	3	0	13	5	0	0	35
9:35 AM	0	0	8	0	0	0	0	0	0	7	3	0	9	6	0	0	33
9:40 AM	4	0	8	0	0	0	0	0	0	2	4	0	11	4	0	0	33
9:45 AM	5	0	11	0	0	0	0	0	0	11	1	0	14	2	0	0	44
9:50 AM	2	0	12	0	0	0	0	0	0	4	5	0	8	5	0	0	36
9:55 AM	3	0	12	0	0	0	0	0	0	7	6	0	10	8	0	0	46
10:00 AM	4	0	11	0	0	0	0	0	0	3	7	0	13	4	0	0	42
10:05 AM	4	0	11	0	0	0	0	0	0	4	6	0	15	2	0	0	42
10:10 AM	4	0	7	0	0	0	0	0	0	8	4	0	9	6	0	0	38
10:15 AM	2	0	16	0	0	0	0	0	0	6	9	0	10	8	0	0	51
10:20 AM	2	0	16	0	0	0	0	0	0	5	7	0	9	7	0	0	46
10:25 AM	2	0	13	0	0	0	0	0	0	6	8	0	20	4	0	0	53
10:30 AM	3	0	15	0	0	0	0	0	0	2	1	0	19	6	0	0	46
10:35 AM	5	0	12	0	0	0	0	0	0	5	3	0	19	3	0	0	47
10:40 AM	3	0	16	0	0	0	0	0	0	5	5	0	6	10	0	0	45
10:45 AM	2	0	18	0	0	0	0	0	0	4	5	0	19	6	0	0	54
10:50 AM	1	0	12	0	0	0	0	0	0	9	6	0	12	7	0	0	47
10:55 AM	4	0	17	0	0	0	0	0	0	7	5	0	11	3	0	0	47
11:00 AM	5	0	14	0	0	0	0	0	0	4	4	0	8	7	0	0	42
11:05 AM	2	0	15	0	0	0	0	0	0	6	7	0	5	7	0	0	42
11:10 AM	1	0	13	0	0	0	0	0	0	7	6	0	15	9	0	0	51
11:15 AM	1	0	15	0	0	0	0	0	0	7	7	0	16	11	0	0	57
11:20 AM	5	0	15	0	0	0	0	0	0	12	4	0	12	12	0	0	60
11:25 AM	4	0	19	0	0	0	0	0	0	7	7	0	12	5	0	0	54
11:30 AM	3	0	16	0	0	0	0	0	0	6	7	0	18	9	0	0	59
11:35 AM	1	0	13	0	0	0	0	0	0	5	6	0	18	11	0	0	54
11:40 AM	4	0	27	0	0	0	0	0	0	12	9	0	19	11	0	0	82
11:45 AM	2	0	9	0	0	0	0	0	0	3	8	0	23	9	0	0	54
11:50 AM	4	0	15	0	0	0	0	0	0	7	5	0	14	7	0	0	52
11:55 AM	5	0	20	0	0	0	0	0	0	13	6	0	18	9	0	0	71
12:00 PM	1	0	8	0	0	0	0	0	0	10	5	0	18	7	0	0	49
12:05 PM	4	0	12	0	0	0	0	0	0	9	8	0	14	10	0	0	57
12:10 PM	2	0	18	0	0	0	0	0	0	4	4	0	12	6	0	0	46
12:15 PM	3	0	15	0	0	0	0	0	0	7	1	0	29	6	0	0	61
12:20 PM	3	0	19	0	0	0	0	0	0	8	6	0	14	6	0	0	56
12:25 PM	5	0	15	0	0	0	0	0	0	10	1	0	17	5	0	0	53
12:30 PM	2	0	16	0	0	0	0	0	0	10	7	0	18	10	0	0	63
12:35 PM	4	0	15	0	0	0	0	0	0	3	6	0	12	12	0	0	52
12:40 PM	4	0	17	0	0	0	0	0	0	8	5	0	18	7	0	0	59
12:45 PM	2	0	14	0	0	0	0	0	0	6	14	0	20	9	0	0	65
12:50 PM	2	0	10	0	0	0	0	0	0	8	6	0	19	10	0	0	55
12:55 PM	2	0	16	0	0	0	0	0	0	15	8	0	10	13	0	0	64
1:00 PM	7	0	19	0	0	0	0	0	0	9	1	0	21	11	0	0	68
1:05 PM	3	0	5	0	0	0	0	0	0	10	14	0	20	13	0	0	65
1:10 PM	4	0	15	0	0	0	0	0	0	2	5	0	10	9	0	0	45
1:15 PM	1	0	7	0	0	0	0	0	0	6	7	0	24	13	0	0	58
1:20 PM	3	0	21	1	0	0	0	0	0	7	3	0	11	6	0	0	52
1:25 PM	3	0	15	0	0	0	0	0	0	5	7	0	15	8	0	0	53
1:30 PM	2	0	20	0	0	0	0	0	0	6	11	0	21	9	0	0	69
1:35 PM	5	0	14	0	0	0	0	0	0	11	6	0	9	10	0	0	55
1:40 PM	3	0	12	0	0	0	0	0	0	11	11	0	16	13	0	0	66
1:45 PM	4	0	21	0	0	0	0	0	0	4	3	0	19	7	0	0	58
1:50 PM	5	0	15	0	0	0	0	0	0	5	9	0	17	6	0	0	57
1:55 PM	3	0	8	0	0	0	0	0	0	4	9	0	16	11	0	0	51
2:00 PM	6	0	14	0	0	0	0	0	0	4	4	0	14	9	0	0	51
2:05 PM	2	0	13	0	0	0	0	0	0	6	9	0	9	9	0	0	48
2:10 PM	5	0	12	0	0	0	0	0	0	4	7	0	20	5	0	0	53
2:15 PM	2	0	12	0	0	0	0	0	0	3	10	0	17	12	0	0	56
2:20 PM	5	0	12	0	0	0	0	0	0	11	6	0	8	8	0	0	50
2:25 PM	2	0	23	0	0	0	0	0	0	6	12	0	20	8	0	0	71
2:30 PM	5	0	15	0	0	0	0	0	0	5	6	0	15	11	0	0	57
2:35 PM	0	0	20	0	0	0	0	0	0	10	9	0	19	14	0	0	72
2:40 PM	3	0	20	0	0	0	0	0	0	6	4	0	12	7	0	0	52
2:45 PM	8	0	22	0	0	0	0	0	0	13	8	0	18	8	0	0	77
2:50 PM	8	0	26	0	0	0	0	0	0	11	6	0	11	6	0	0	68
2:55 PM	4	0	21	0	0	0	0	0	0	9	7	0	17	12	0	0	70
3:00 PM	3	0	18	0	0	0	0	0	0	5	9	0	17	18	0	0	70
3:05 PM	2	0	22	0	0	0	0	0	0	6	9	0	23	13	0	0	75
3:10 PM	3	0	19	0	0	0	0	0	0	10	5	0	23	10	0	0	70
3:15 PM	1	0	30	0	0	0	0	0	0	11	7	0	26	9	0	0	84
3:20 PM	6	0	19	0	0	0	0	0	0	11	11	0	23	15	0	0	85
3:25 PM	2	0	13	0	0	0	0	0	0	10	6	0	15	10	0	0	56
3:30 PM	4	0	14	0	0	0	0	0	0	11	12	0	14	11	0	0	66
3:35 PM	8	0	22	0	0	0	0	0	0	9	12	0	23	10	0	0	84
3:40 PM	6	0	12	0	0	0	0	0	0	4	9	0	21	14	0	0	66
3:45 PM	3	0	26	0	0	0	0	0	0	7	10	0	17	9	0	0	72
3:50 PM	4	0	11	0	0	0	0	0	0	9	7	0	23	10	0	0	64
3:55 PM	5	0	14	0	0	0	0	0	0	2	10	0	12	13	0	0	56
4:00 PM	7	0	17	0	0	0	0	0	0	5	6	0	18	5	0	0	58
4:05 PM	10	0	15	0	0	0	0	0	0	13	14	0	28	13	0	0	93
4:10 PM	10	0	16	0	0	0	0	0	0	15	10	0	30	18	0	0	99
4:15 PM	6	0	25	0	0	0	0	0	0	14	3	0	21	8	0	0	77
4:20 PM	2	0	26	0	0	0	0	0	0	10	9	0	18	9	0	0	74
4:25 PM	2	0	15	0	0	0	0	0	0	9	9	0	34	14	0	0	83

5-Min Count Period Beginning At	Egan Dr (Northbound)				Egan Dr (Southbound)				Glacier Hwy (Eastbound)				Glacier Hwy (Westbound)				Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
4:30 PM	4	0	18	0	0	0	0	0	0	13	12	0	19	11	0	0	77
4:35 PM	6	0	23	0	0	0	0	0	0	7	8	0	29	16	0	0	89
4:40 PM	3	0	24	0	0	0	0	0	0	6	9	0	33	16	0	0	91
4:45 PM	13	0	16	0	0	0	0	0	0	8	13	0	28	13	0	0	91
4:50 PM	7	0	22	0	0	0	0	0	0	10	9	0	36	13	0	0	97
4:55 PM	8	0	16	0	0	0	0	0	0	23	8	0	17	9	0	0	81
5:00 PM	6	0	14	0	0	0	0	0	0	10	7	0	30	19	0	0	86
5:05 PM	7	0	18	0	0	0	0	0	0	11	10	0	14	13	0	0	73
5:10 PM	4	0	17	0	0	0	0	0	0	9	11	0	28	10	0	0	79
5:15 PM	7	0	22	0	0	0	0	0	0	12	10	0	20	9	0	0	80
5:20 PM	4	0	20	0	0	0	0	0	0	9	9	0	24	10	0	0	76
5:25 PM	1	0	14	0	0	0	0	0	0	9	8	0	23	13	0	0	68
5:30 PM	2	0	18	0	0	0	0	0	0	8	4	0	22	7	0	0	61
5:35 PM	5	0	17	0	0	0	0	0	0	8	7	0	27	8	0	0	72
5:40 PM	2	0	11	0	0	0	0	0	0	6	2	0	8	21	0	0	50
5:45 PM	1	0	18	0	0	0	0	0	0	6	9	0	22	5	0	0	61
5:50 PM	7	0	21	0	0	0	0	0	0	8	10	0	24	7	0	0	77
5:55 PM	3	0	21	0	0	0	0	0	0	5	7	0	13	8	0	0	57
6:00 PM	1	0	20	0	0	0	0	0	0	8	7	0	15	10	0	0	61
6:05 PM	3	0	23	0	0	0	0	0	0	9	8	0	14	5	0	0	62
6:10 PM	5	0	12	0	0	0	0	0	0	3	7	0	13	11	0	0	51
6:15 PM	3	0	21	0	0	0	0	0	0	5	6	0	15	14	0	0	64
6:20 PM	4	0	19	0	0	0	0	0	0	3	4	0	14	6	0	0	50
6:25 PM	3	0	16	0	0	0	0	0	0	6	6	0	11	3	0	0	45
6:30 PM	2	0	14	0	0	0	0	0	0	8	6	0	15	6	0	0	51
6:35 PM	2	0	11	0	0	0	0	0	0	3	5	0	8	9	0	0	38
6:40 PM	2	0	14	0	0	0	0	0	0	8	8	0	16	8	0	0	56
6:45 PM	0	0	10	0	0	0	0	0	0	5	2	0	12	10	0	0	39
6:50 PM	4	0	12	0	0	0	0	0	0	6	5	0	16	7	0	0	50
6:55 PM	2	0	12	0	0	0	0	0	0	3	5	0	19	9	0	0	50
7:00 PM	4	0	11	0	0	0	0	0	0	4	7	0	18	6	0	0	50
7:05 PM	4	0	7	0	0	0	0	0	0	10	3	0	12	3	0	0	39
7:10 PM	0	0	11	0	0	0	0	0	0	3	2	0	15	6	0	0	37
7:15 PM	5	0	7	0	0	0	0	0	0	3	6	0	14	1	0	0	36
7:20 PM	2	0	16	0	0	0	0	0	0	4	3	0	6	8	0	0	39
7:25 PM	2	0	6	0	0	0	0	0	0	4	5	0	8	9	0	0	34
7:30 PM	9	0	4	0	0	0	0	0	0	2	8	0	7	9	0	0	39
7:35 PM	0	0	8	0	0	0	0	0	0	0	2	0	16	7	0	0	33
7:40 PM	5	0	10	0	0	0	0	0	0	0	3	0	16	1	0	0	35
7:45 PM	3	0	5	0	0	0	0	0	0	1	6	0	15	5	0	0	35
7:50 PM	4	0	7	0	0	0	0	0	0	5	5	0	14	2	0	0	37
7:55 PM	2	0	12	0	0	0	0	0	0	2	2	0	12	6	0	0	36
8:00 PM	3	0	12	0	0	0	0	0	0	4	3	0	5	1	0	0	28
8:05 PM	2	0	17	0	0	0	0	0	0	3	8	0	7	7	0	0	44
8:10 PM	3	0	9	0	0	0	0	0	0	5	4	0	8	5	0	0	34
8:15 PM	3	0	9	0	0	0	0	0	0	4	3	0	6	3	0	0	28
8:20 PM	1	0	3	0	0	0	0	0	0	8	2	0	6	2	0	0	22
8:25 PM	0	0	9	0	0	0	0	0	0	3	1	0	8	0	0	0	21
8:30 PM	4	0	9	0	0	0	0	0	0	3	1	0	4	2	0	0	23
8:35 PM	1	0	9	0	0	0	0	0	0	3	2	0	8	6	0	0	29
8:40 PM	2	0	9	0	0	0	0	0	0	4	2	0	12	5	0	0	34
8:45 PM	1	0	8	0	0	0	0	0	0	4	4	0	12	3	0	0	32
8:50 PM	1	0	5	0	0	0	0	0	0	7	0	0	24	5	0	0	42
8:55 PM	0	0	8	0	0	0	0	0	0	4	2	0	5	6	0	0	25
9:00 PM	0	0	4	0	0	0	0	0	0	4	2	0	13	2	0	0	25
9:05 PM	1	0	2	0	0	0	0	0	0	3	2	0	5	6	0	0	19
9:10 PM	4	0	8	0	0	0	0	0	0	2	2	0	7	5	0	0	28
9:15 PM	1	0	5	0	0	0	0	0	0	2	1	0	6	3	0	0	18
9:20 PM	4	0	3	0	0	0	0	0	0	2	2	0	4	1	0	0	16
9:25 PM	0	0	7	0	0	0	0	0	0	3	2	0	3	1	0	0	16
9:30 PM	3	0	7	0	0	0	0	0	0	1	4	0	4	4	0	0	23
9:35 PM	1	0	9	0	0	0	0	0	0	1	4	0	6	2	0	0	23
9:40 PM	0	0	7	0	0	0	0	0	0	2	1	0	1	2	0	0	13
9:45 PM	6	0	5	0	0	0	0	0	0	1	0	0	2	0	0	0	14
9:50 PM	3	0	1	0	0	0	0	0	0	0	1	0	6	3	0	0	14
9:55 PM	0	0	2	0	0	0	0	0	0	3	2	0	3	0	0	0	10
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	92	0	248	0	0	0	0	0	0	96	124	0	388	168	0	0	1116
Heavy Trucks	0	0	12		0	0	0		0	0	0		16	0	0		28
Buses																	
Pedestrians		0				0				0				4			4
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	
Comments:																	

Report generated on 10/4/2022 8:15 AM

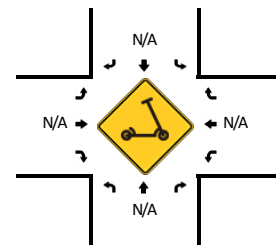
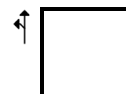
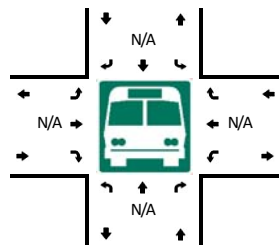
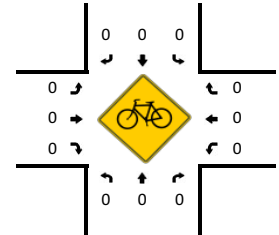
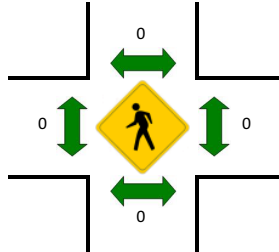
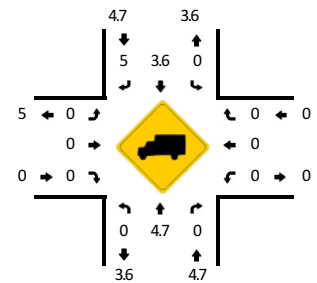
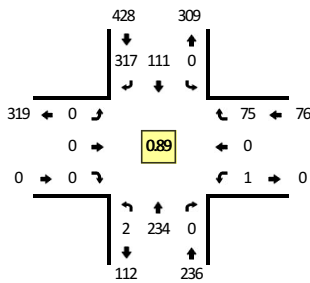
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

LOCATION: Egan Dr -- Hwy 7 WB Ramps

CITY/STATE: Juneau, AK

QC JOB #: 15933704

DATE: Tue, Sep 13 2022

Peak-Hour: 4:05 PM -- 5:05 PM
Peak 15-Min: 4:40 PM -- 4:55 PM

5-Min Count Period Beginning At	Egan Dr (Northbound)				Egan Dr (Southbound)				Hwy 7 WB Ramps (Eastbound)				Hwy 7 WB Ramps (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
6:00 AM	0	6	0	0	0	0	4	0	0	0	0	0	0	0	1	0	11	
6:05 AM	0	5	0	0	0	5	3	0	0	0	0	0	0	0	2	0	15	
6:10 AM	0	3	0	0	0	3	7	0	0	0	0	0	0	0	0	0	13	
6:15 AM	1	10	0	0	0	0	8	0	0	0	0	0	0	0	0	0	19	
6:20 AM	0	7	0	0	0	0	7	0	0	0	0	0	0	0	0	0	14	
6:25 AM	0	4	0	0	0	3	9	0	0	0	0	0	0	0	0	0	16	
6:30 AM	0	5	0	0	0	5	4	0	0	0	0	0	0	0	0	0	14	
6:35 AM	0	6	0	0	0	1	5	0	0	0	0	0	0	0	1	0	13	
6:40 AM	0	11	0	0	0	2	12	0	0	0	0	0	0	0	1	0	26	
6:45 AM	0	15	0	0	0	7	11	0	0	0	0	0	0	0	2	0	35	
6:50 AM	0	17	0	0	0	8	16	0	0	0	0	0	0	0	1	0	42	
6:55 AM	0	11	0	0	0	2	6	0	0	0	0	0	0	0	0	0	19	237
7:00 AM	0	14	0	0	0	6	4	0	0	0	0	0	0	0	1	0	25	251
7:05 AM	0	8	0	0	0	5	6	0	0	0	0	0	0	0	5	0	24	260
7:10 AM	0	8	0	0	0	3	11	0	0	0	0	0	0	0	0	0	22	269
7:15 AM	1	18	0	0	0	13	3	0	0	0	0	0	0	0	3	0	38	288
7:20 AM	0	16	0	0	0	8	11	0	0	0	0	0	0	0	1	0	36	310
7:25 AM	0	14	0	0	0	7	10	0	0	0	0	0	0	0	3	0	34	328
7:30 AM	0	16	0	0	0	7	10	0	0	0	0	0	0	0	1	0	34	348
7:35 AM	0	22	0	0	0	8	15	0	0	0	0	0	0	0	4	0	49	384
7:40 AM	0	13	0	0	0	11	13	0	0	0	0	0	0	0	2	0	39	397
7:45 AM	0	25	0	0	0	18	16	0	0	0	0	0	0	0	4	0	63	425
7:50 AM	0	25	0	0	0	10	27	0	0	0	0	0	1	0	4	0	67	450
7:55 AM	1	24	0	0	0	6	14	0	0	0	0	0	0	0	2	0	47	478
8:00 AM	0	16	0	0	0	13	13	0	0	0	0	0	0	0	9	0	51	504
8:05 AM	0	19	0	0	0	7	11	0	0	0	0	0	0	0	5	0	42	522
8:10 AM	0	19	0	0	0	8	19	0	0	0	0	0	0	0	14	0	60	560
8:15 AM	0	23	0	0	0	22	24	0	0	0	0	0	0	0	9	0	78	600
8:20 AM	0	32	0	0	0	10	17	0	0	0	0	0	0	0	10	0	69	633
8:25 AM	1	16	0	0	0	8	19	0	0	0	0	0	0	0	4	0	48	647
8:30 AM	0	18	0	0	0	10	7	0	0	0	0	0	0	0	1	0	36	649
8:35 AM	0	10	0	0	0	9	8	0	0	0	0	0	0	0	2	0	29	629
8:40 AM	0	8	0	0	0	4	14	0	0	0	0	0	0	0	2	0	28	618
8:45 AM	0	14	0	0	0	4	9	0	0	0	0	0	0	0	2	0	29	584
8:50 AM	0	5	0	0	0	7	4	0	0	0	0	0	0	0	3	0	19	536
8:55 AM	0	8	0	0	0	12	8	0	0	0	0	0	0	0	1	0	29	518
9:00 AM	0	14	0	0	0	7	7	0	0	0	0	0	0	1	2	0	31	498
9:05 AM	0	9	0	0	0	5	13	0	0	0	0	0	0	0	2	0	29	474
9:10 AM	0	10	0	0	0	2	7	0	0	0	0	0	2	0	0	0	21	463

5-Min Count Period Beginning At	Egan Dr (Northbound)				Egan Dr (Southbound)				Hwy 7 WB Ramps (Eastbound)				Hwy 7 WB Ramps (Westbound)				Section R, Item 7.	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		Totals
9:15 AM	0	7	0	0	0	3	8	0	0	0	0	0	0	0	4	0	22	390
9:20 AM	0	5	0	0	0	5	5	0	0	0	0	0	0	0	4	0	19	340
9:25 AM	0	12	0	0	0	8	7	0	0	0	0	0	1	0	0	0	28	320
9:30 AM	1	11	0	0	0	4	13	0	0	0	0	0	0	0	1	0	30	314
9:35 AM	0	7	0	0	0	2	8	0	0	0	0	0	0	0	1	0	18	303
9:40 AM	0	7	0	0	0	3	12	0	0	0	0	0	0	0	4	0	26	301
9:45 AM	0	13	0	0	0	2	14	0	0	0	0	0	0	0	3	0	32	304
9:50 AM	0	13	0	0	0	5	8	0	0	0	0	0	1	0	1	0	28	313
9:55 AM	0	12	0	0	0	8	8	0	0	0	0	0	0	0	2	0	30	314
10:00 AM	1	9	0	0	0	6	13	0	0	0	0	0	0	0	5	0	34	317
10:05 AM	0	10	0	0	0	8	12	0	0	0	0	0	0	0	4	0	34	322
10:10 AM	0	6	0	0	0	3	10	0	0	0	0	0	0	0	5	0	24	325
10:15 AM	0	14	0	0	0	10	11	0	0	0	0	0	0	0	3	0	38	341
10:20 AM	0	13	0	0	0	7	7	0	0	0	0	0	0	0	4	0	31	353
10:25 AM	0	14	0	0	0	8	16	0	0	0	0	0	1	0	9	0	48	373
10:30 AM	0	13	0	0	0	3	20	0	0	0	0	0	0	0	4	0	40	383
10:35 AM	0	12	0	0	0	4	17	0	0	0	0	0	0	0	5	0	38	403
10:40 AM	0	11	0	0	0	3	8	0	0	0	0	0	0	0	5	0	27	404
10:45 AM	0	19	0	0	0	8	16	0	0	0	0	0	0	0	4	0	47	419
10:50 AM	2	11	0	0	0	4	14	0	0	0	0	0	0	0	2	0	33	424
10:55 AM	0	13	0	0	0	1	14	0	0	0	0	0	0	0	4	0	32	426
11:00 AM	0	15	0	0	0	2	10	0	0	0	0	0	0	0	4	0	31	423
11:05 AM	2	16	0	0	0	8	4	0	0	0	0	0	0	0	1	0	31	420
11:10 AM	0	12	0	0	0	5	14	0	0	0	0	0	0	0	2	0	33	429
11:15 AM	0	16	0	0	0	7	18	0	0	0	0	0	0	0	3	0	44	435
11:20 AM	0	16	0	0	0	6	7	0	0	0	0	0	0	0	5	0	34	438
11:25 AM	0	16	0	0	0	6	14	0	0	0	0	0	0	0	1	0	37	427
11:30 AM	0	17	0	0	0	8	15	0	0	0	0	0	0	0	1	0	41	428
11:35 AM	1	14	0	0	0	11	14	0	0	0	0	0	1	0	2	0	43	433
11:40 AM	0	26	0	0	0	8	21	0	0	0	0	0	0	0	4	0	59	465
11:45 AM	0	7	0	0	0	10	20	0	0	0	0	0	0	0	3	0	40	458
11:50 AM	0	17	0	0	0	4	15	0	0	0	0	0	0	0	4	0	40	465
11:55 AM	0	20	0	0	0	8	19	0	0	0	0	0	0	0	3	0	50	483
12:00 PM	0	9	0	0	0	9	14	0	0	0	0	0	0	0	1	0	33	485
12:05 PM	0	14	0	0	0	8	14	0	0	0	0	0	1	0	4	0	41	495
12:10 PM	0	19	0	0	0	3	12	0	0	0	0	0	0	0	0	0	34	496
12:15 PM	0	17	0	0	0	2	29	0	0	0	0	0	0	0	6	0	54	506
12:20 PM	1	14	0	0	0	6	14	0	0	0	0	0	0	0	3	0	38	510
12:25 PM	0	14	0	0	0	1	17	0	0	0	0	0	0	0	6	0	38	511
12:30 PM	0	14	0	0	0	8	16	0	0	0	0	0	0	0	4	0	42	512
12:35 PM	0	16	0	0	0	7	10	0	0	0	0	0	0	0	6	0	39	508
12:40 PM	0	16	0	0	0	7	15	0	0	0	0	0	0	0	2	0	40	489
12:45 PM	0	15	0	0	0	16	19	0	0	0	0	0	0	0	0	0	50	499
12:50 PM	0	9	0	0	0	10	14	0	0	0	0	0	0	0	3	0	36	495
12:55 PM	0	17	0	0	0	8	10	0	0	0	0	0	0	0	3	0	38	483
1:00 PM	1	22	0	0	0	5	11	0	0	0	0	0	0	0	2	0	41	491
1:05 PM	0	6	0	0	0	13	20	0	0	0	0	0	0	0	2	0	41	491
1:10 PM	2	14	0	0	0	3	12	0	0	0	0	0	0	0	4	0	35	492
1:15 PM	1	7	0	0	0	6	25	0	0	0	0	0	1	1	3	0	44	482
1:20 PM	0	19	0	0	0	4	8	0	0	0	0	0	0	0	5	0	36	480
1:25 PM	0	16	0	0	0	7	14	0	0	0	0	0	1	0	3	0	41	483
1:30 PM	0	21	0	0	0	10	22	0	0	0	0	0	0	0	0	0	53	494
1:35 PM	0	16	0	0	0	5	9	0	0	0	0	0	1	0	3	0	34	489
1:40 PM	0	15	0	0	0	10	16	0	0	0	0	0	0	0	0	0	41	490
1:45 PM	0	24	0	0	0	3	19	0	0	0	0	0	0	0	1	0	47	487
1:50 PM	0	13	0	0	0	7	20	0	0	0	0	0	0	0	5	0	45	496
1:55 PM	0	7	0	0	0	9	16	0	0	0	0	0	0	0	4	0	36	494
2:00 PM	1	17	0	0	0	3	15	0	0	0	0	0	0	0	7	0	43	496
2:05 PM	0	11	0	0	0	7	10	0	0	0	0	0	0	0	1	0	29	484
2:10 PM	0	12	0	0	0	5	20	0	0	0	0	0	0	1	4	0	42	491
2:15 PM	0	9	0	0	0	12	15	0	0	0	0	0	0	0	3	0	39	486
2:20 PM	0	16	0	0	0	6	8	0	0	0	0	0	0	0	4	0	34	484
2:25 PM	0	19	0	0	0	10	22	0	0	0	0	0	0	0	4	0	55	498
2:30 PM	1	17	0	0	0	5	15	0	0	0	0	0	0	0	3	0	41	486
2:35 PM	0	17	0	0	0	9	18	0	0	0	0	0	0	0	5	0	49	501
2:40 PM	1	20	0	0	0	4	14	0	0	0	0	0	0	0	2	0	41	501
2:45 PM	2	21	0	0	0	3	21	0	0	0	0	0	0	0	9	0	56	510
2:50 PM	0	24	0	0	0	7	12	0	0	0	0	0	0	0	10	0	53	518
2:55 PM	0	21	0	0	0	8	15	0	0	0	0	0	1	0	5	0	50	532
3:00 PM	2	16	0	0	0	9	17	0	0	0	0	0	1	0	5	0	50	539
3:05 PM	0	21	0	0	0	13	19	0	0	0	0	0	0	0	0	0	53	563
3:10 PM	0	16	0	0	0	8	20	0	0	0	0	0	0	0	6	0	50	571
3:15 PM	0	23	0	0	0	11	22	0	0	0	0	0	0	0	7	0	63	595
3:20 PM	0	19	0	0	0	11	23	0	0	0	0	0	0	0	6	0	59	620
3:25 PM	0	11	0	0	0	7	14	0	0	0	0	0	0	0	4	0	36	601
3:30 PM	0	15	0	0	0	9	16	0	0	0	0	0	0	0	3	0	43	603
3:35 PM	0	21	0	0	0	14	23	0	0	0	0	0	0	0	10	0	68	622
3:40 PM	0	14	0	0	0	12	18	0	0	0	0	0	0	0	4	0	48	629
3:45 PM	0	21	0	0	0	11	16	0	0	0	0	0	0	0	7	0	55	628
3:50 PM	0	14	0	0	0	7	23	0	0	0	0	0	0	0	1	0	45	620
3:55 PM	1	16	0	0	0	9	12	0	0	0	0	0	0	0	2	0	40	610
4:00 PM	0	16	0	0	0	3	21	0	0	0	0	0	0	0	12	0	52	612
4:05 PM	0	23	0	0	0	12	30	0	0	0	0	0	0	0	9	0	74	633
4:10 PM	1	12	0	0	0	10	30	0	0	0	0	0	0	0	9	0	62	645
4:15 PM	0	23	0	0	0	5	20	0	0	0	0	0	0	0	7	0	55	637
4:20 PM	0	21	0	0	0	8	17	0	0	0	0	0	0	0	9	0	55	633
4:25 PM	0	11	0	0	0	9	33	0	0	0	0	0	0	0	4	0	57	631

5-Min Count Period Beginning At	Egan Dr (Northbound)				Egan Dr (Southbound)				Hwy 7 WB Ramps (Eastbound)				Hwy 7 WB Ramps (Westbound)				Section R, Item 7	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Totals	
4:30 PM	0	21	0	0	0	14	17	0	0	0	0	0	0	0	4	0	56	667
4:35 PM	0	24	0	0	0	9	29	0	0	0	0	0	1	0	2	0	65	664
4:40 PM	0	22	0	0	0	7	33	0	0	0	0	0	0	0	4	0	66	682
4:45 PM	0	19	0	0	0	14	27	0	0	0	0	0	0	0	12	0	72	699
4:50 PM	0	26	0	0	0	10	33	0	0	0	0	0	0	0	2	0	71	725
4:55 PM	0	17	0	0	0	7	19	0	0	0	0	0	0	0	6	0	49	734
5:00 PM	1	15	0	0	0	6	29	0	0	0	0	0	0	0	7	0	58	740
5:05 PM	1	18	0	0	0	8	18	0	0	0	0	0	0	0	6	0	51	717
5:10 PM	0	20	0	0	0	12	25	0	0	0	0	0	0	0	3	0	60	715
5:15 PM	0	22	0	0	0	12	20	0	0	0	0	0	0	0	6	0	60	720
5:20 PM	0	22	0	0	0	6	27	0	0	0	0	0	0	0	3	0	58	723
5:25 PM	1	13	0	0	0	5	25	0	0	0	0	0	0	0	3	0	47	713
5:30 PM	0	19	0	0	0	5	22	0	0	0	0	0	0	0	2	0	48	705
5:35 PM	0	18	0	0	0	8	25	0	0	0	0	0	0	0	4	0	55	695
5:40 PM	0	13	0	0	0	3	8	0	0	0	0	0	0	0	1	0	25	654
5:45 PM	0	15	0	0	0	9	20	0	0	0	0	0	0	0	3	0	47	629
5:50 PM	0	22	0	0	0	5	29	0	0	0	0	0	0	0	6	0	62	620
5:55 PM	0	19	0	0	0	5	14	0	0	0	0	0	0	0	5	0	43	614
6:00 PM	1	17	0	0	0	7	16	0	0	0	0	0	0	0	3	0	44	600
6:05 PM	0	25	0	0	0	8	15	0	0	0	0	0	1	0	1	0	50	599
6:10 PM	0	15	0	0	0	4	15	0	0	0	0	0	0	0	3	0	37	576
6:15 PM	0	21	0	0	0	7	15	0	0	0	0	0	0	0	2	0	45	561
6:20 PM	0	21	0	0	0	4	14	0	0	0	0	0	0	0	3	0	42	545
6:25 PM	0	17	0	0	0	5	12	0	0	0	0	0	0	0	1	0	35	533
6:30 PM	1	17	0	0	0	5	15	0	0	0	0	0	0	0	0	0	38	523
6:35 PM	0	12	0	0	0	6	9	0	0	0	0	0	0	0	0	0	27	495
6:40 PM	0	11	0	0	0	10	14	0	0	0	0	0	0	0	5	0	40	510
6:45 PM	0	10	0	0	0	1	11	0	0	0	0	0	0	0	1	0	23	486
6:50 PM	0	11	0	0	0	8	15	0	0	0	0	0	0	0	4	0	38	462
6:55 PM	0	12	0	0	0	2	22	0	0	0	0	0	0	0	3	0	39	458
7:00 PM	0	12	0	0	0	4	20	0	0	0	0	0	0	0	4	0	40	454
7:05 PM	0	8	0	0	0	0	13	0	0	0	0	0	0	0	1	0	22	426
7:10 PM	0	11	0	0	0	2	17	0	0	0	0	0	0	0	0	0	30	419
7:15 PM	0	11	0	0	0	9	12	0	0	0	0	0	0	0	2	0	34	408
7:20 PM	0	17	0	0	0	3	6	0	0	0	0	0	0	0	0	0	26	392
7:25 PM	0	9	0	0	0	4	9	0	0	0	0	0	0	0	1	0	23	380
7:30 PM	0	12	0	0	0	8	7	0	0	0	0	0	0	0	3	0	30	372
7:35 PM	1	11	0	0	0	1	13	0	0	0	0	0	0	0	0	0	26	371
7:40 PM	0	11	0	0	0	2	19	0	0	0	0	0	0	0	3	0	35	366
7:45 PM	0	9	0	0	0	4	18	0	0	0	0	0	0	0	2	0	33	376
7:50 PM	0	7	0	0	0	5	14	0	0	0	0	0	0	0	2	0	28	366
7:55 PM	0	16	0	0	0	1	12	0	0	0	0	0	0	0	1	0	30	357
8:00 PM	0	11	0	0	0	2	7	0	0	0	0	0	0	0	2	0	22	339
8:05 PM	2	19	0	0	0	6	9	0	0	0	0	0	0	0	3	0	39	356
8:10 PM	0	9	0	0	0	5	7	0	0	0	0	0	0	0	2	0	23	349
8:15 PM	0	9	0	0	0	3	5	0	0	0	0	0	0	0	3	0	20	335
8:20 PM	0	4	0	0	0	3	6	0	0	0	0	0	0	0	0	0	13	322
8:25 PM	1	9	0	0	0	0	9	0	0	0	0	0	0	0	0	0	19	318
8:30 PM	1	11	0	0	0	1	4	0	0	0	0	0	0	1	2	0	20	308
8:35 PM	0	8	0	0	0	2	8	0	0	0	0	0	0	0	1	0	19	301
8:40 PM	0	10	0	0	0	2	12	0	0	0	0	0	0	0	3	0	27	293
8:45 PM	0	8	0	0	0	2	14	0	0	0	0	0	0	0	0	0	24	284
8:50 PM	0	4	0	0	0	10	13	0	0	0	0	0	0	0	2	0	29	285
8:55 PM	0	6	0	0	0	2	4	0	0	0	0	0	0	0	2	0	14	269
9:00 PM	0	2	0	0	0	2	13	0	0	0	0	0	0	0	2	0	19	266
9:05 PM	0	4	0	0	0	4	3	0	0	0	0	0	0	0	0	0	11	238
9:10 PM	0	10	0	0	0	2	7	0	0	0	0	0	0	0	1	0	20	235
9:15 PM	0	6	0	0	0	3	4	0	0	0	0	0	0	0	2	0	15	230
9:20 PM	0	3	0	0	0	2	4	0	0	0	0	0	0	0	1	0	10	227
9:25 PM	0	5	0	0	0	2	3	0	0	0	0	0	0	0	3	0	13	221
9:30 PM	1	8	0	0	0	2	6	0	0	0	0	0	0	0	2	0	19	220
9:35 PM	0	8	0	0	0	3	7	0	0	0	0	0	0	0	1	0	19	220
9:40 PM	0	7	0	0	0	1	1	0	0	0	0	0	0	0	0	0	9	202
9:45 PM	0	9	0	0	0	1	1	0	0	0	0	0	0	0	1	0	12	190
9:50 PM	0	4	0	0	0	1	6	0	0	0	0	0	0	0	0	0	11	172
9:55 PM	0	1	0	0	0	3	2	0	0	0	0	0	0	0	1	0	7	165
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	268	0	0	0	124	372	0	0	0	0	0	0	0	72	0	836	
Heavy Trucks	0	16	0	0	0	0	20	0	0	0	0	0	0	0	0	0	36	
Buses		0				0				0				0			0	
Pedestrians	0	0	0		0	0	0		0	0	0		0	0	0		0	
Bicycles																		
Scooters																		

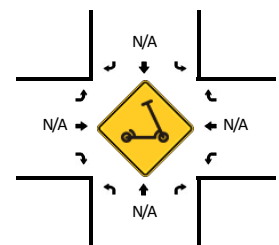
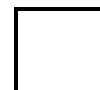
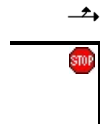
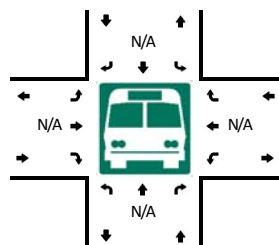
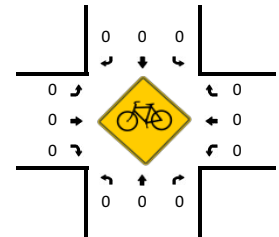
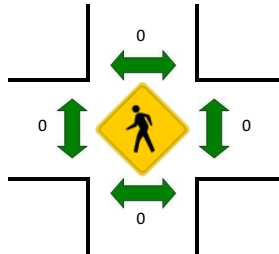
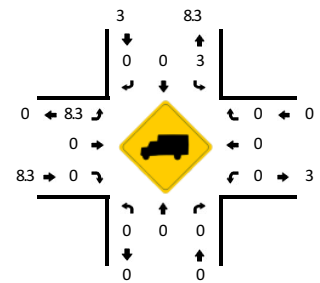
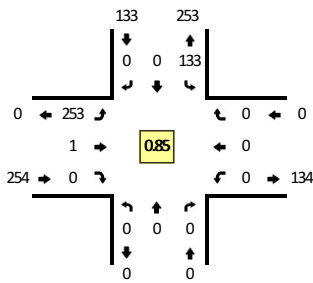
Comments:

LOCATION: Egan Dr -- Hwy 7 EB Ramps

CITY/STATE: Juneau, AK

QC JOB #: 15933705

DATE: Tue, Sep 13 2022

Peak-Hour: 7:35 AM -- 8:35 AM
Peak 15-Min: 8:10 AM -- 8:25 AM

5-Min Count Period Beginning At	Egan Dr (Northbound)				Egan Dr (Southbound)				Hwy 7 EB Ramps (Eastbound)				Hwy 7 EB Ramps (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
6:00 AM	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	7	138
6:05 AM	0	0	0	0	5	0	0	0	4	0	0	0	0	0	0	0	9	
6:10 AM	0	0	0	0	3	0	0	0	3	0	0	0	0	0	0	0	6	
6:15 AM	0	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	11	
6:20 AM	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	7	
6:25 AM	0	0	0	0	3	0	0	0	4	0	0	0	0	0	0	0	7	
6:30 AM	0	0	0	0	5	0	0	0	5	0	0	0	0	0	0	0	10	
6:35 AM	0	0	0	0	1	0	0	0	6	0	0	0	0	0	0	0	7	
6:40 AM	0	0	0	0	2	0	0	0	11	0	0	0	0	0	0	0	13	
6:45 AM	0	0	0	0	7	0	0	0	15	0	0	0	0	0	0	0	22	
6:50 AM	0	0	0	0	8	0	0	0	17	0	0	0	0	0	0	0	25	
6:55 AM	0	0	0	0	2	0	0	0	12	0	0	0	0	0	0	0	14	
7:00 AM	0	0	0	0	6	0	0	0	13	0	0	0	0	0	0	0	19	138
7:05 AM	0	0	0	0	5	0	0	0	8	0	0	0	0	0	0	0	13	150
7:10 AM	0	0	0	0	3	0	0	0	8	0	0	0	0	0	0	0	11	154
7:15 AM	0	0	0	0	12	0	0	0	20	0	0	0	0	0	0	0	32	159
7:20 AM	0	0	0	0	9	0	0	0	15	0	0	0	0	0	0	0	24	180
7:25 AM	0	0	0	0	7	0	0	0	14	0	0	0	0	0	0	0	21	197
7:30 AM	0	0	0	0	6	0	0	0	16	0	0	0	0	0	0	0	22	211
7:35 AM	0	0	0	0	9	0	0	0	23	0	0	0	0	0	0	0	32	223
7:40 AM	0	0	0	0	11	0	0	0	12	0	0	0	0	0	0	0	23	248
7:45 AM	0	0	0	0	18	0	0	0	27	0	0	0	0	0	0	0	45	258
7:50 AM	0	0	0	0	11	0	0	0	22	0	0	0	0	0	0	0	33	281
7:55 AM	0	0	0	0	6	0	0	0	25	0	0	0	0	0	0	0	31	289
8:00 AM	0	0	0	0	13	0	0	0	16	0	0	0	0	0	0	0	29	306
8:05 AM	0	0	0	0	7	0	0	0	20	0	0	0	0	0	0	0	27	316
8:10 AM	0	0	0	0	8	0	0	0	18	0	0	0	0	0	0	0	26	330
8:15 AM	0	0	0	0	22	0	0	0	24	1	0	0	0	0	0	0	47	345
8:20 AM	0	0	0	0	10	0	0	0	31	0	0	0	0	0	0	0	41	360
8:25 AM	0	0	0	0	8	0	0	0	17	0	0	0	0	0	0	0	25	377
8:30 AM	0	0	0	0	10	0	0	0	18	0	0	0	0	0	0	0	28	381
8:35 AM	0	0	0	0	9	0	0	0	10	0	0	0	0	0	0	0	19	387
8:40 AM	0	0	0	0	4	0	0	0	8	0	0	0	0	0	0	0	12	374
8:45 AM	0	0	0	0	4	0	0	0	13	0	0	0	0	0	0	0	17	363
8:50 AM	0	0	0	0	7	0	0	0	6	0	0	0	0	0	0	0	13	335
8:55 AM	0	0	0	0	12	0	0	0	7	0	0	0	0	0	0	0	19	315
9:00 AM	0	0	0	0	7	0	0	0	15	0	0	0	0	0	0	0	22	303
9:05 AM	0	0	0	0	5	0	0	0	8	0	0	0	0	0	0	0	13	296

5-Min Count Period Beginning At	Egan Dr (Northbound)				Egan Dr (Southbound)				Hwy 7 EB Ramps (Eastbound)				Hwy 7 EB Ramps (Westbound)				Section R, Item 7	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		Totals
9:10 AM	0	0	0	0	4	0	0	0	12	0	0	0	0	0	0	0	16	272
9:15 AM	0	0	0	0	3	0	0	0	6	0	0	0	0	0	0	0	9	234
9:20 AM	0	0	0	0	4	0	0	0	5	0	0	0	0	0	0	0	9	202
9:25 AM	0	0	0	0	9	0	0	0	12	0	0	0	0	0	0	0	21	198
9:30 AM	0	0	0	0	5	0	0	0	12	0	0	0	0	0	0	0	17	187
9:35 AM	0	0	0	0	2	0	0	0	7	0	0	0	0	0	0	0	9	177
9:40 AM	0	0	0	0	3	0	0	0	7	0	0	0	0	0	0	0	10	175
9:45 AM	0	0	0	0	2	0	0	0	14	0	0	0	0	0	0	0	16	174
9:50 AM	0	0	0	0	6	0	0	0	12	0	0	0	0	0	0	0	18	179
9:55 AM	0	0	0	0	8	0	0	0	12	0	0	0	0	0	0	0	20	180
10:00 AM	0	0	0	0	6	0	0	0	13	0	0	0	0	0	0	0	19	177
10:05 AM	0	0	0	0	8	0	0	0	6	0	0	0	0	0	0	0	14	178
10:10 AM	0	0	0	0	3	0	0	0	3	0	0	0	0	0	0	0	6	168
10:15 AM	0	0	0	0	10	0	0	0	14	0	0	0	0	0	0	0	24	183
10:20 AM	0	0	0	0	7	0	0	0	13	0	0	0	0	0	0	0	20	194
10:25 AM	0	0	0	0	9	0	0	0	14	0	0	0	0	0	0	0	23	196
10:30 AM	0	0	0	0	3	0	0	0	14	0	0	0	0	0	0	0	17	196
10:35 AM	0	0	0	0	4	0	0	0	11	0	0	0	0	0	0	0	15	202
10:40 AM	0	0	0	0	3	0	0	0	11	0	0	0	0	0	0	0	14	206
10:45 AM	0	0	0	0	8	0	0	0	19	0	0	0	0	0	0	0	27	217
10:50 AM	0	0	0	0	3	0	0	0	13	0	0	0	0	0	0	0	16	215
10:55 AM	0	0	0	0	1	0	0	0	13	0	0	0	0	0	0	0	14	209
11:00 AM	0	0	0	0	1	0	0	0	15	0	0	0	0	0	0	0	16	206
11:05 AM	0	0	0	0	8	0	0	0	18	0	0	0	0	0	0	0	26	218
11:10 AM	0	0	0	0	7	0	0	0	12	0	0	0	0	0	0	0	19	231
11:15 AM	0	0	0	0	7	0	0	0	16	0	0	0	0	0	0	0	23	230
11:20 AM	0	0	0	0	6	0	0	0	16	0	0	0	0	0	0	0	22	232
11:25 AM	0	0	0	0	6	0	0	0	16	1	0	0	0	0	0	0	23	232
11:30 AM	0	0	0	0	8	0	0	0	17	1	0	0	0	0	0	0	26	241
11:35 AM	0	0	0	0	12	0	0	0	15	0	0	0	0	0	0	0	27	253
11:40 AM	0	0	0	0	8	0	0	0	29	0	0	0	0	0	0	0	37	276
11:45 AM	0	0	0	0	9	0	0	0	4	0	0	0	0	0	0	0	13	262
11:50 AM	0	0	0	0	5	0	0	0	19	1	0	0	0	0	0	0	25	271
11:55 AM	0	0	0	0	7	0	0	0	18	0	0	0	0	0	0	0	25	282
12:00 PM	0	0	0	0	10	0	0	0	9	1	0	0	0	0	0	0	20	286
12:05 PM	0	0	0	0	9	0	0	0	14	0	0	0	0	0	0	0	23	283
12:10 PM	0	0	0	0	3	0	0	0	17	0	0	0	0	0	0	0	20	284
12:15 PM	0	0	0	0	2	0	0	0	17	0	0	0	0	0	0	0	19	280
12:20 PM	0	0	0	0	6	0	0	0	16	0	0	0	0	0	0	0	22	280
12:25 PM	0	0	0	0	1	0	0	0	13	0	0	0	0	0	0	0	14	271
12:30 PM	0	0	0	0	8	0	0	0	14	1	0	0	0	0	0	0	23	268
12:35 PM	0	0	0	0	7	0	0	0	16	1	0	0	0	0	0	0	24	265
12:40 PM	0	0	0	0	7	0	0	0	15	1	0	0	0	0	0	0	23	251
12:45 PM	0	0	0	0	16	0	0	0	13	2	0	0	0	0	0	0	31	269
12:50 PM	0	0	0	0	9	0	0	0	11	0	0	0	0	0	0	0	20	264
12:55 PM	0	0	0	0	9	0	0	0	15	0	0	0	0	0	0	0	24	263
1:00 PM	0	0	0	0	5	0	0	0	23	0	0	0	0	0	0	0	28	271
1:05 PM	0	0	0	0	13	0	0	0	6	0	0	0	0	0	0	0	19	267
1:10 PM	0	0	0	0	3	0	0	0	16	0	0	0	0	0	0	0	19	266
1:15 PM	0	0	0	0	7	0	0	0	8	0	0	0	0	0	0	0	15	262
1:20 PM	0	0	0	0	3	0	0	0	20	0	0	0	0	0	0	0	23	263
1:25 PM	0	0	0	0	9	0	0	0	15	0	0	0	0	0	0	0	24	273
1:30 PM	0	0	0	0	10	0	0	0	21	0	0	0	0	0	0	0	31	281
1:35 PM	0	0	0	0	6	0	0	0	16	0	0	0	0	0	0	0	22	279
1:40 PM	0	0	0	0	10	0	0	0	16	0	0	0	0	0	0	0	26	282
1:45 PM	0	0	0	0	2	0	0	0	23	0	0	0	0	0	0	0	25	276
1:50 PM	0	0	0	0	8	0	0	0	13	0	0	0	0	0	0	0	21	277
1:55 PM	0	0	0	0	8	0	0	0	7	0	0	0	0	0	0	0	15	268
2:00 PM	0	0	0	0	4	0	0	0	18	0	0	0	0	0	0	0	22	262
2:05 PM	0	0	0	0	8	0	0	0	11	0	0	0	0	0	0	0	19	262
2:10 PM	0	0	0	0	5	0	0	0	12	0	0	0	0	0	0	0	17	260
2:15 PM	0	0	0	0	12	0	0	0	9	0	0	0	0	0	0	0	21	266
2:20 PM	0	0	0	0	6	0	0	0	18	0	0	0	0	0	0	0	24	267
2:25 PM	0	0	0	0	10	0	0	0	17	0	0	0	0	0	0	0	27	270
2:30 PM	0	0	0	0	5	0	0	0	19	0	0	0	0	0	0	0	24	263
2:35 PM	0	0	0	0	8	0	0	0	18	0	0	0	0	0	0	0	26	267
2:40 PM	0	0	0	0	5	0	0	0	20	0	0	0	0	0	0	0	25	266
2:45 PM	0	0	0	0	2	0	0	0	24	0	0	0	0	0	0	0	26	267
2:50 PM	0	0	0	0	8	0	0	0	22	0	0	0	0	0	0	0	30	276
2:55 PM	0	0	0	0	7	0	0	1	20	0	0	0	0	0	0	0	28	289
3:00 PM	0	0	0	0	11	0	0	0	18	0	0	0	0	0	0	0	29	296
3:05 PM	0	0	0	0	13	0	0	0	21	0	0	0	0	0	0	0	34	311
3:10 PM	0	0	0	0	8	0	0	0	18	0	0	0	0	0	0	0	26	320
3:15 PM	0	0	0	0	11	0	0	0	21	0	0	0	0	0	0	0	32	331
3:20 PM	0	0	0	0	11	0	0	0	19	0	0	0	0	0	0	0	30	337
3:25 PM	0	0	0	0	6	0	0	0	11	0	0	0	0	0	0	0	17	327
3:30 PM	0	0	0	0	10	0	0	0	15	0	0	0	0	0	0	0	25	328
3:35 PM	0	0	0	0	14	0	0	0	23	1	0	0	0	0	0	0	38	340
3:40 PM	0	0	0	0	12	0	0	0	14	0	0	0	0	0	0	0	26	341
3:																		

5-Min Count Period Beginning At	Egan Dr (Northbound)				Egan Dr (Southbound)				Hwy 7 EB Ramps (Eastbound)				Hwy 7 EB Ramps (Westbound)				Section R, Item 7	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		Totals
4:35 PM	0	0	0	0	10	0	0	0	25	0	0	0	0	0	0	0	35	329
4:40 PM	0	0	0	0	7	0	0	0	21	0	0	0	0	0	0	0	28	331
4:45 PM	0	0	0	0	14	0	0	0	19	0	0	0	0	0	0	0	33	333
4:50 PM	0	0	0	0	10	0	0	0	26	0	0	0	0	0	0	0	36	346
4:55 PM	0	0	0	0	7	0	0	0	17	0	0	0	0	0	0	0	24	345
5:00 PM	0	0	0	0	6	0	0	0	16	0	0	0	0	0	0	0	22	349
5:05 PM	0	0	0	0	8	0	0	0	19	0	0	0	0	0	0	0	27	339
5:10 PM	0	0	0	0	11	0	0	0	20	0	0	0	0	0	0	0	31	348
5:15 PM	0	0	0	0	13	0	0	0	22	0	0	0	0	0	0	0	35	354
5:20 PM	0	0	0	0	6	0	0	0	22	0	0	0	0	0	0	0	28	355
5:25 PM	0	0	0	0	5	0	0	0	15	0	0	0	0	0	0	0	20	354
5:30 PM	0	0	0	0	5	0	0	0	18	0	0	0	0	0	0	0	23	342
5:35 PM	0	0	0	0	8	0	0	0	18	0	0	0	0	0	0	0	26	333
5:40 PM	0	0	0	0	3	0	0	0	13	0	0	0	0	0	0	0	16	321
5:45 PM	0	0	0	0	9	0	0	0	15	0	0	0	0	0	0	0	24	312
5:50 PM	0	0	0	0	5	0	0	0	22	0	0	0	0	0	0	0	27	303
5:55 PM	0	0	0	0	5	0	0	0	19	0	0	0	0	0	0	0	24	303
6:00 PM	0	0	0	0	7	0	0	0	18	0	0	0	0	0	0	0	25	306
6:05 PM	0	0	0	0	9	0	0	0	25	0	0	0	0	0	0	0	34	313
6:10 PM	0	0	0	0	4	0	0	0	17	0	0	0	0	0	0	0	21	303
6:15 PM	0	0	0	0	7	0	0	0	19	0	0	0	0	0	0	0	26	294
6:20 PM	0	0	0	0	4	0	0	0	21	0	0	0	0	0	0	0	25	291
6:25 PM	0	0	0	0	5	0	0	0	17	0	0	0	0	0	0	0	22	293
6:30 PM	0	0	0	0	5	0	0	0	18	0	0	0	0	0	0	0	23	293
6:35 PM	0	0	0	0	6	0	0	0	13	0	0	0	0	0	0	0	19	286
6:40 PM	0	0	0	0	10	0	0	0	10	0	0	0	0	0	0	0	20	290
6:45 PM	0	0	0	0	1	0	0	0	11	0	0	0	0	0	0	0	12	278
6:50 PM	0	0	0	0	8	0	0	0	10	0	0	0	0	0	0	0	18	269
6:55 PM	0	0	0	0	2	0	0	0	13	0	0	0	0	0	0	0	15	260
7:00 PM	0	0	0	0	4	0	0	0	12	0	0	0	0	0	0	0	16	251
7:05 PM	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	7	224
7:10 PM	0	0	0	0	2	0	0	0	12	0	0	0	0	0	0	0	14	217
7:15 PM	0	0	0	0	8	0	0	0	10	0	0	0	0	0	0	0	18	209
7:20 PM	0	0	0	0	3	0	0	0	11	0	0	0	0	0	0	0	14	198
7:25 PM	0	0	0	0	4	0	0	0	8	0	0	0	0	0	0	0	12	188
7:30 PM	0	0	0	0	8	0	0	0	12	0	0	0	0	0	0	0	20	185
7:35 PM	0	0	0	0	1	0	0	0	12	0	0	0	0	0	0	0	13	179
7:40 PM	0	0	0	0	2	0	0	0	11	0	0	0	0	0	0	0	13	172
7:45 PM	0	0	0	0	4	0	0	0	9	0	0	0	0	0	0	0	13	173
7:50 PM	0	0	0	0	5	0	0	0	8	0	0	0	0	0	0	0	13	168
7:55 PM	0	0	0	0	1	0	0	0	16	0	0	0	0	0	0	0	17	170
8:00 PM	0	0	0	0	2	0	0	0	12	0	0	0	0	0	0	0	14	168
8:05 PM	0	0	0	0	5	0	0	0	19	0	0	0	0	0	0	0	24	185
8:10 PM	0	0	0	0	6	0	0	0	11	0	0	0	0	0	0	0	17	188
8:15 PM	0	0	0	0	3	0	0	0	7	0	0	0	0	0	0	0	10	180
8:20 PM	0	0	0	0	3	0	0	0	4	0	0	0	0	0	0	0	7	173
8:25 PM	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	10	171
8:30 PM	0	0	0	0	1	0	0	0	12	0	0	0	0	0	0	0	13	164
8:35 PM	0	0	0	0	2	0	0	0	9	0	0	0	0	0	0	0	11	162
8:40 PM	0	0	0	0	2	0	0	0	9	0	0	0	0	0	0	0	11	160
8:45 PM	0	0	0	0	2	0	0	0	8	0	0	0	0	0	0	0	10	157
8:50 PM	0	0	0	0	10	0	0	0	5	0	0	0	0	0	0	0	15	159
8:55 PM	0	0	0	0	2	0	0	0	5	0	0	0	0	0	0	0	7	149
9:00 PM	0	0	0	0	2	0	0	0	2	0	0	0	0	0	0	0	4	139
9:05 PM	0	0	0	0	4	0	0	0	4	0	0	0	0	0	0	0	8	123
9:10 PM	0	0	0	0	2	0	0	0	10	0	0	0	0	0	0	0	12	118
9:15 PM	0	0	0	0	3	0	0	0	6	0	0	0	0	0	0	0	9	117
9:20 PM	0	0	0	0	2	0	0	0	4	0	0	0	0	0	0	0	6	116
9:25 PM	0	0	0	0	2	0	0	0	5	0	0	0	0	0	0	0	7	113
9:30 PM	0	0	0	0	2	0	0	0	9	0	0	0	0	0	0	0	11	111
9:35 PM	0	0	0	0	2	0	0	0	8	0	0	0	0	0	0	0	10	110
9:40 PM	0	0	0	0	2	0	0	0	8	0	0	0	0	0	0	0	10	109
9:45 PM	0	0	0	0	1	0	0	0	8	0	0	0	0	0	0	0	9	108
9:50 PM	0	0	0	0	1	0	0	0	4	0	0	0	0	0	0	0	5	98
9:55 PM	0	0	0	0	3	0	0	0	2	0	0	0	0	0	0	0	5	96
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	160	0	0	0	292	4	0	0	0	0	0	0	456	
Heavy Trucks	0	0	0	0	4	0	0	0	32	0	0	0	0	0	0	0	36	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scooters																		
Comments:																		

Type of report: Tube Count - Volume Data

LOCATION: Glacier Hwy east of Vista Del Sol Dr							QC JOB #: 15933706			
SPECIFIC LOCATION:							DIRECTION: EB, WB			
CITY/STATE: Juneau, AK							DATE: Sep 13 2022 - Sep 13 2022			
Start Time	Mon 13 Sep 22	Tue	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM	7					7			7	
01:00 AM	11					11			11	
02:00 AM	6					6			6	
03:00 AM	11					11			11	
04:00 AM	7					7			7	
05:00 AM	29					29			29	
06:00 AM	81					81			81	
07:00 AM	174					174			174	
08:00 AM	192					192			192	
09:00 AM	172					172			172	
10:00 AM	168					168			168	
11:00 AM	272					272			272	
12:00 PM	289					289			289	
01:00 PM	273					273			273	
02:00 PM	288					288			288	
03:00 PM	350					350			350	
04:00 PM	429					429			429	
05:00 PM	362					362			362	
06:00 PM	246					246			246	
07:00 PM	159					159			159	
08:00 PM	140					140			140	
09:00 PM	82					82			82	
10:00 PM	32					32			32	
11:00 PM	19					19			19	
Day Total	3799					3799			3799	
% Weekday Average	100%									
% Week Average	100%					100%				
AM Peak Volume	11:00 AM 272					11:00 AM 272			11:00 AM 272	
PM Peak Volume	4:00 PM 429					4:00 PM 429			4:00 PM 429	
Comments:										

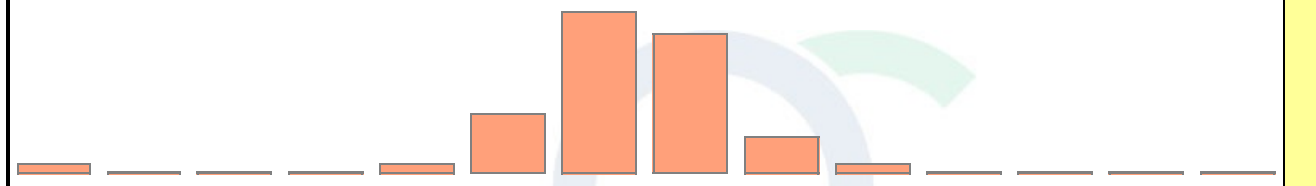
Report generated on 9/16/2022 9:24 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Speed Data

LOCATION: Glacier Hwy east of Vista Del Sol Dr SPECIFIC LOCATION: CITY/STATE: Juneau, AK															QC JOB #: 15933706 DIRECTION: EB, WB DATE: Sep 13 2022		
Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
12:00 AM	0	0	0	0	0	2	1	3	1	0	0	0	0	0	7	43-52	4
01:00 AM	0	0	0	0	0	1	3	4	2	1	0	0	0	0	11	41-50	7
02:00 AM	0	0	0	0	0	1	1	2	1	1	0	0	0	0	6	46-55	3
03:00 AM	0	0	0	0	0	1	6	2	2	0	0	0	0	0	11	41-50	8
04:00 AM	1	0	0	0	0	2	1	3	0	0	0	0	0	0	7	41-50	4
05:00 AM	0	0	0	0	0	6	14	9	0	0	0	0	0	0	29	41-50	23
06:00 AM	0	0	1	0	1	10	33	30	3	3	0	0	0	0	81	41-50	63
07:00 AM	9	0	0	5	9	14	48	71	18	0	0	0	0	0	174	41-50	119
08:00 AM	0	0	1	0	6	19	77	63	18	7	0	1	0	0	192	41-50	140
09:00 AM	5	0	1	0	2	21	58	58	20	7	0	0	0	0	172	41-50	116
10:00 AM	1	1	0	2	4	30	60	52	14	4	0	0	0	0	168	41-50	112
11:00 AM	12	0	1	1	6	36	91	91	27	7	0	0	0	0	272	41-50	182
12:00 PM	6	0	0	0	0	35	91	114	30	12	1	0	0	0	289	41-50	205
01:00 PM	3	0	0	0	3	28	115	99	22	3	0	0	0	0	273	41-50	214
02:00 PM	6	0	2	4	5	46	107	91	20	6	1	0	0	0	288	41-50	198
03:00 PM	8	0	0	1	4	58	159	89	28	2	0	1	0	0	350	41-50	248
04:00 PM	12	0	0	1	8	59	162	148	33	3	2	1	0	0	429	41-50	310
05:00 PM	9	1	0	0	6	45	143	121	31	6	0	0	0	0	362	41-50	264
06:00 PM	1	0	1	0	5	37	89	82	22	8	1	0	0	0	246	41-50	171
07:00 PM	1	0	0	0	5	30	64	44	9	4	2	0	0	0	159	41-50	108
08:00 PM	1	0	0	0	8	34	58	25	10	2	0	2	0	0	140	36-45	92
09:00 PM	0	0	0	0	0	11	40	24	4	2	0	1	0	0	82	41-50	64
10:00 PM	0	0	0	0	2	4	11	10	3	2	0	0	0	0	32	41-50	21
11:00 PM	0	0	0	0	0	3	9	5	2	0	0	0	0	0	19	41-50	14
Day Total	75	2	7	14	74	533	1441	1240	320	80	7	6	0	0	3799	41-50	2681
Percent	2%	0.1%	0.2%	0.4%	1.9%	14%	37.9%	32.6%	8.4%	2.1%	0.2%	0.2%	0%	0%			
AM Peak Volume	11:00 AM 12	10:00 AM 1	6:00 AM 1	7:00 AM 5	7:00 AM 9	11:00 AM 36	11:00 AM 91	11:00 AM 91	11:00 AM 27	8:00 AM 7	12:00 AM 0	8:00 AM 1	12:00 AM 0	12:00 AM 0	11:00 AM 272		
PM Peak Volume	4:00 PM 12	5:00 PM 1	2:00 PM 2	2:00 PM 4	4:00 PM 8	4:00 PM 59	4:00 PM 162	4:00 PM 148	4:00 PM 33	12:00 PM 12	4:00 PM 2	8:00 PM 2	12:00 PM 0	12:00 PM 0	4:00 PM 429		
Comments:																	

LOCATION: Glacier Hwy east of Vista Del Sol Dr**QC JOB #:** 1555766**SPECIFIC LOCATION:****DIRECTION:** EB, WB**CITY/STATE:** Juneau, AK**DATE:** Sep 13 2022

Speed Range	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
Grand Total Percent	75 2%	2 0.1%	7 0.2%	14 0.4%	74 1.9%	533 14%	1441 37.9%	1240 32.6%	320 8.4%	80 2.1%	7 0.2%	6 0.2%	0 0%	0 0%	3799	41-50	2681
Cumulative Percent	2%	2%	2.2%	2.6%	4.5%	18.6%	56.5%	89.1%	97.6%	99.7%	99.8%	100%	100%	100%			
ADT 3799															85th Percentile: 49 MPH Mean Speed(Average): 44 MPH Median: 44 MPH Mode: 43 MPH		
Comments:																	

Report generated on 9/16/2022 9:24 AM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Quality Counts

DATA THAT DRIVES COMMUNITIES

LOCATION: Glacier Hwy east of Vista Del Sol Dr

QC JOB #: 19999700

SPECIFIC LOCATION:**DIRECTION:** EB, WB**CITY/STATE:** Juneau, AK**DATE:** Sep 13 2022

Start Time	Motorcycles	Cars & Trailer	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axle Double	5 Axle Double	>6 Axle Double	<6 Axle Multi	6 Axle Multi	>6 Axle Multi	Not Classified	Total
12:00 AM	0	5	2	0	0	0	0	0	0	0	0	0	0	0	7
01:00 AM	1	9	1	0	0	0	0	0	0	0	0	0	0	0	11
02:00 AM	0	3	3	0	0	0	0	0	0	0	0	0	0	0	6
03:00 AM	0	7	3	0	1	0	0	0	0	0	0	0	0	0	11
04:00 AM	0	4	1	1	0	0	0	0	0	0	0	0	0	1	7
05:00 AM	0	15	6	2	5	0	0	0	1	0	0	0	0	0	29
06:00 AM	0	41	27	0	13	0	0	0	0	0	0	0	0	0	81
07:00 AM	0	100	42	1	22	0	0	0	0	0	0	0	0	9	174
08:00 AM	0	117	53	6	14	2	0	0	0	0	0	0	0	0	192
09:00 AM	0	86	53	4	21	0	0	3	0	0	0	0	0	5	172
10:00 AM	0	93	52	2	20	0	0	0	0	0	0	0	0	1	168
11:00 AM	1	157	68	2	26	3	0	1	2	0	0	0	0	12	272
12:00 PM	0	165	77	4	30	3	0	1	1	2	0	0	0	6	289
01:00 PM	0	173	68	2	22	2	0	3	0	0	0	0	0	3	273
02:00 PM	1	167	85	4	21	1	0	3	0	0	0	0	0	6	288
03:00 PM	0	230	76	3	34	1	0	0	0	0	0	0	0	6	350
04:00 PM	0	275	107	6	28	0	0	1	0	0	0	0	0	12	429
05:00 PM	1	217	105	1	28	1	0	0	0	0	0	0	0	9	362
06:00 PM	0	178	42	2	22	1	0	0	0	0	0	0	0	1	246
07:00 PM	0	109	42	0	7	0	0	0	0	0	0	0	0	1	159
08:00 PM	0	95	33	0	11	0	0	0	0	0	0	0	0	1	140
09:00 PM	0	58	17	0	7	0	0	0	0	0	0	0	0	0	82
10:00 PM	0	19	10	0	3	0	0	0	0	0	0	0	0	0	32
11:00 PM	0	12	4	0	3	0	0	0	0	0	0	0	0	0	19
Day Total	4	2335	977	40	338	14	0	12	4	2	0	0	0	73	3799
Percent	0.1%	61.5%	25.7%	1.1%	8.9%	0.4%	0%	0.3%	0.1%	0.1%	0%	0%	0%	1.9%	
ADT 3799															
AM Peak Volume	1:00 AM	11:00 AM	11:00 AM	8:00 AM	11:00 AM	11:00 AM	12:00 AM	9:00 AM	11:00 AM	12:00 AM	12:00 AM	12:00 AM	12:00 AM	11:00 AM	11:00 AM
	1	157	68	6	26	3	0	3	2	0	0	0	0	12	272
PM Peak Volume	2:00 PM	4:00 PM	4:00 PM	4:00 PM	3:00 PM	12:00 PM	12:00 PM	1:00 PM	12:00 PM	12:00 PM	12:00 PM	12:00 PM	12:00 PM	4:00 PM	4:00 PM
	1	275	107	6	34	3	0	3	1	2	0	0	0	12	429

Comments:

LOCATION: Glacier Hwy east of Vista Del Sol Dr

QC JOB #: 15535766

SPECIFIC LOCATION:**DIRECTION:** EB, WB**CITY/STATE:** Juneau, AK**DATE:** Sep 13 2022

	Motorcycles	Cars & Trailer	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axle Double	5 Axle Double	>6 Axle Double	<6 Axle Multi	6 Axle Multi	>6 Axle Multi	Not Classified	Total
Grand Total	4	2335	977	40	338	14	0	12	4	2	0	0	0	73	3799
Percent	0.1%	61.5%	25.7%	1.1%	8.9%	0.4%	0%	0.3%	0.1%	0.1%	0%	0%	0%	1.9%	
ADT 3799															

Comments:



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

December 9, 2022

MEMO

To: Mike Levine, Chair

From: Irene Gallion, Senior Planner

Through: Jill Maclean, AICP, Director

Parcel No.: 5B1401010010

Legal Description: USS 1568 TR B1

Case Number: ARF2022 0001: Final Alternative Residential Subdivision Plan for Phase 1, to develop 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 Zone.

RE: Revised Documents

Attached are the revised documents for the Ridgeview Development (ARF2022-0001). The attachment sequence is the same as that in the original application, but says, "Rev. 1" in the upper right corner. These revised documents include:

- A – Phasing Plan
- B – Parking Analysis
- C – Open Space Analysis
- D1 – Final Plan in Color
- D2 – Final Plan showing uses
- D3 – Final Plan in black and white
- E – HOA Declaration

To summarize changes:

Parking: All maps and show the revised parking outlined in Attachment B Revision 1, the parking analysis. Parking spaces proposed meet minimums required by code. Some extra parking capacity proposed in previous iterations has been eliminated to accommodate trash receptacles.

Trash: The Applicant's planner recommended 2-3 buildings per dumpster.

The location of trash receptacles is conceptual, for on-going discussions with Waste Management (WM). Three trash receptacles conflict with snow storage areas, including the dumpster location for Phase 1. One debate is if there should be a series of three-yard dumpsters (as presented) or one 10-yard dumpster. WM would prefer the latter. The Applicant is concerned that it might be too far for reasonable access for some residents. The discussions are on-going. WM and the Applicant are also considering access during inclement weather, which is especially important in steep terrain. Depending on these discussions, snow storage may be moved or modified.

If the Plan is approved, staff recommends the Commission condition the approval similarly to that proposed for the mail box location, rather than requiring the applicant to seek a modification to the Plan:

Condition: The developer will submit written documentation of approval of the trash location and volume by Waste Management to the Director for approval.

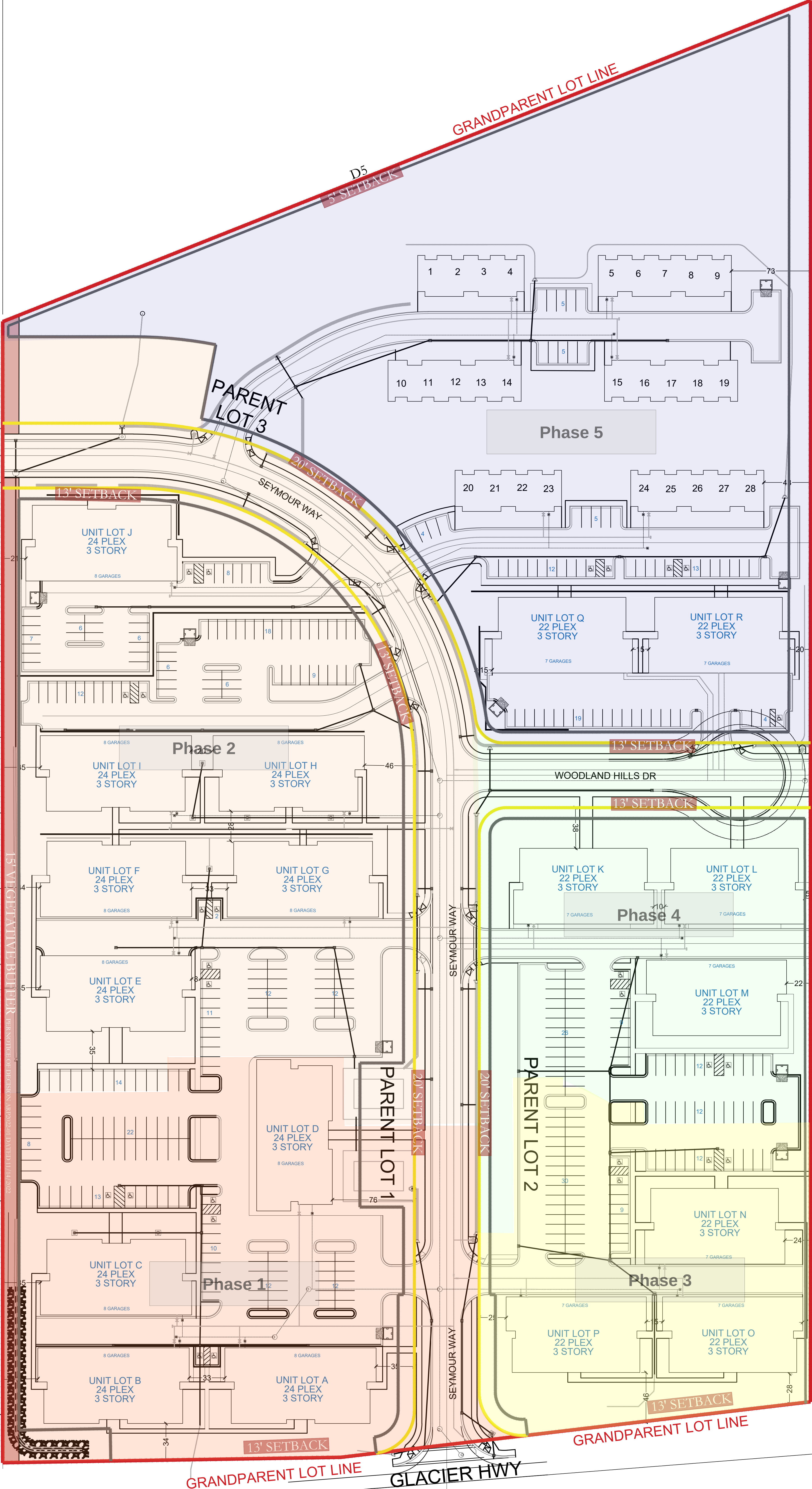
Condition: Snow storage may be modified and approved by the Director if the area of snow storage provided per lot remains the same.

Mail Boxes: The Applicant continues to engage with the Post Office, but has had no resolution on mail boxes at this time. The United States Post Office (USPO) have had delays in responding to queries, and today responded to the query. The USPO proposes one mail box location for the entire development. The Applicant is concerned that cueing will be excessive at rush hour, and that distances may be difficult for some residents. The Applicant's proposal is to have one mail box cluster at the entry to Parent Lot 2 and 3. The Applicant proposes a cluster at either entrance of Parent Lot 1, for a total of two mail box clusters on parent lot one.

Staff recommends the condition in the staff report:

Condition: The developer will submit documentation of approval of the mail box location by the United States Post Office.

Homeowners Association Documents: Requirements of 49.15.950(b) are met. When the document is finalized, there will be a schedule of percent responsibility for each lot. For instance, when Phase 1 is completed the Parent Lot 1 obligations will be shared across four unit lots. When Phase 2 is completed the Parent Lot 1 obligations will be shared across 10 unit lots.

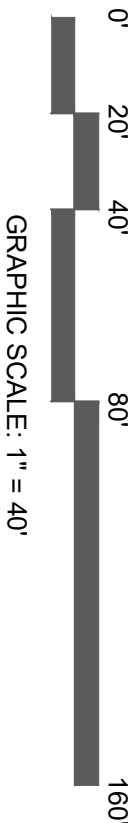


12/6/2022

AK21001

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org



GRAPHIC SCALE: 1" = 40'

ALASKA 20 ACRE
JUNEAU, ALASKA

PCI
ATT: BRANDON GRAY
801-358-5381
BRANDON@PCI1980.COM

DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pki设计group.com

LANDSCAPE PLAN COLOR
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-COLOR

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
12/6/2022	AK21001		PCI			PLOT: JTA
			ATT: BRANDON GRAY			DRAWN: ACP
			801-358-5381			CHECKED: JMA
			BRANDON@PCI1980.COM			PLOT DATE: 12/6/2022

Parking Analysis by Phase

ARF Attachment B.R1

Number of...																
	Units	One Bedroom	Two Bedroom	Total Parking Required	Garage Parking	Surface Parking Needed	Surface Parking Provided	Cumulative Parent Lot 1	Cumulative Parent Lot 2	Cumulative Parent Lot 3	Phase ADA Required Parent Lot 1	Phase ADA Provided Parent Lot 1	Phase ADA Rquired Parent Lot 2	Phase ADA Provided Parent Lot 2	Phase ADA Required Parent Lot 3	Phase ADA Provided Parent Lot 3
Phase 1																
A	24	16	8	28	8	20										
B	24	16	8	28	8	20										
C	24	16	8	28	8	20										
D	24	16	8	28	8	20										
	96	64	32	112	32	80	81	113			5	5				
Phase 2																
E	24	16	8	28	8	20										
F	24	16	8	28	8	20										
G	24	16	8	28	8	20										
H	24	16	8	28	8	20										
I	24	16	8	28	8	20										
J	24	16	8	28	8	20										
	144	96	48	168	48	120	127	288	0	0	7	13				
Phase 3																
N	22	16	6	25	7	18										
O	22	16	6	25	7	18										
P	22	16	6	25	7	18										
	66	48	18	75	21	54	55	288	76	0	7	13	4	4		
Phase 4																
K	22	16	6	25	7	18										
L	22	16	6	25	7	18										
M	22	16	6	25	7	18										
	66	48	18	75	21	54	55	288	152	0	7	13	6	8		
Phase 5																
Townhomes	28			56	28	28	10									
Note: Townhomes require 2 parking spaces each. Townhomes not included in surface calculations below.																
Q	22	16	6	25	7	18										
R	22	16	6	25	7	18										
	44	32	12	50	14	36	67	288	152	81	7	13	6	8	2*	5*
Total All	444	288	128	536	164	372	395	288	152	81	7	13	6	8	2	5

Open Space Analysis

ARF Attachment C.Rev 1

Parent Lot, Phase	11/14/22 Submittal			12/06/22 R1 Submittal			% Change
	Total Area	Open Space Area	% Open	Total Area	Open Space Area	% Open	
Parent Lot 1	327,598 SF	100,170 SF	30.6%	327,580 SF	101,378 SF	30.9%	1.2%
Parent Lot 2	173,667 SF	52,237 SF	30.1%	173,667 SF	52,611 SF	30.3%	0.7%
Parent Lot 3	294,101 SF	184,201 SF	62.6%	294,101 SF	182,899 SF	62.2%	-0.7%
Total	795,366 SF	336,608 SF	42.3%	795,347 SF	336,889 SF	42.4%	0.1%
Public 60' Right of Ways*	63,202 SF			63,221 SF			
Total All	858,568 SF			858,568 SF			
19.71 Acres							

12/6/2022

AK21001

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0' 20' 40' 80' 160'

GRAPHIC SCALE: 1" = 40'

NO. REVISION DATE

1 XXXX XX-XX-XX

PROJECT INFORMATION

PROJECT INFORMATION

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

PC1
ATT: BRANDON GRAY
801-358-5381
BRANDON@PC11980.COM

LANDSCAPE ARCHITECT / PLANNER

DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pki-designgroup.com

DRAWING INFO

DATE: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 12/6/2022

LANDSCAPE PLAN COLOR

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-COLOR



12/6/2022

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NO. 1
REVISION XXXX
DATE XX-XX-XX

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LEHI, UTAH 84043 (801) 753-5644
www.pki.designgroup.com

DRAWING INFO
PLOT DATE: 12/8/2022
DRAWN: ACP
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PLOT DATE: 12/8/2022

12/6/2022

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0' 20' 40' 80' 160'

GRAPHIC SCALE: 1" = 40'

NO. 1
REVISION XXXX
DATE XX-XX-XX

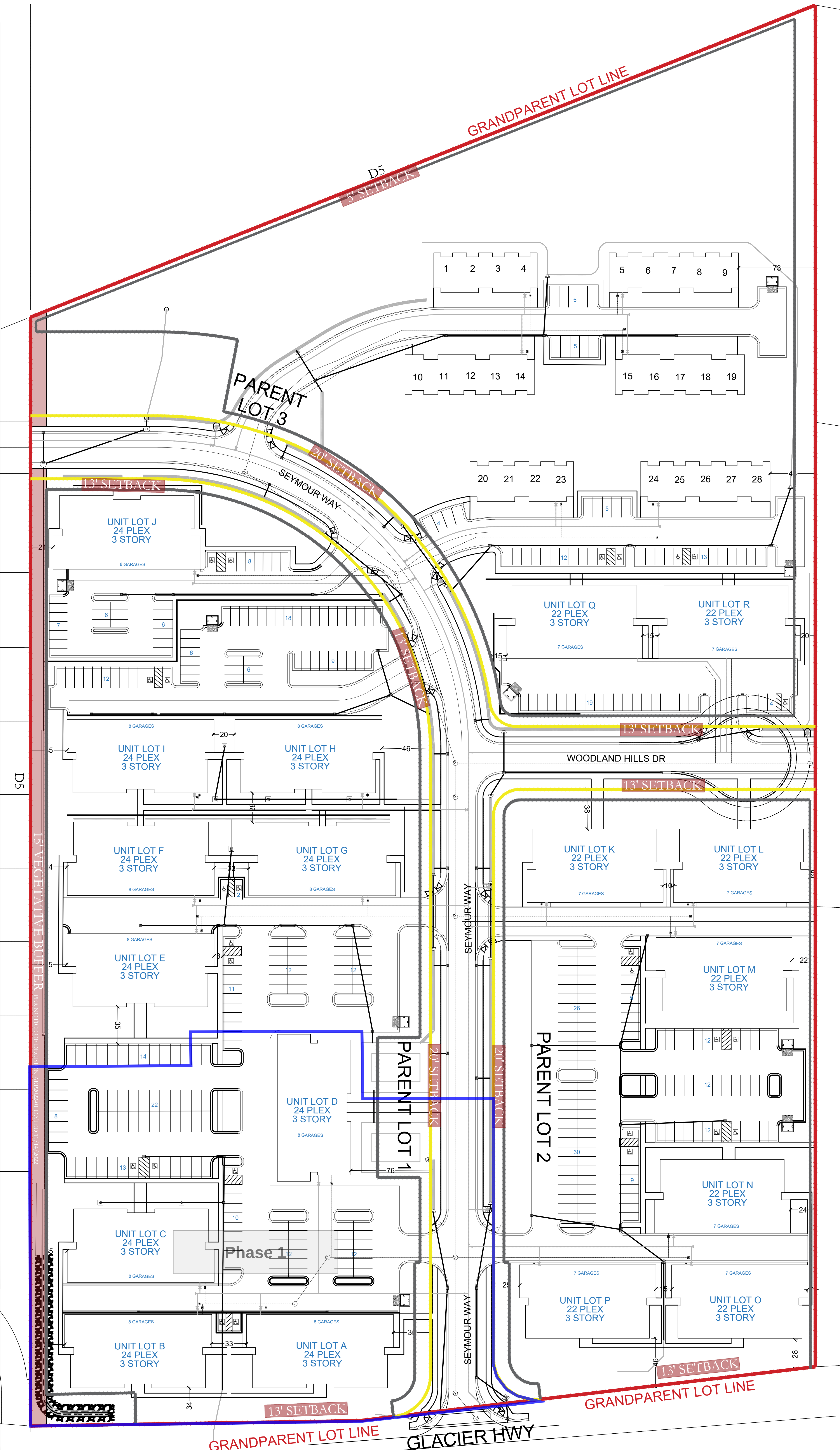
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DRAWING INFO
PLOT DATE: 12/8/2022
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 12/8/2022

This site plan illustrates a residential development on a 20-acre plot in Juneau, Alaska. The plan features 24 plex units, each 3 stories high, arranged in a grid-like fashion. The units are labeled as follows: Unit Lot A (24 plex), Unit Lot B (24 plex), Unit Lot C (24 plex), Unit Lot D (24 plex), Unit Lot E (24 plex), Unit Lot F (24 plex), Unit Lot G (24 plex), Unit Lot H (24 plex), Unit Lot I (24 plex), Unit Lot J (24 plex), Unit Lot K (22 plex), Unit Lot L (22 plex), Unit Lot M (22 plex), Unit Lot N (22 plex), Unit Lot O (22 plex), Unit Lot P (22 plex), Unit Lot Q (22 plex), Unit Lot R (22 plex), Unit Lot S (22 plex), Unit Lot T (22 plex), Unit Lot U (22 plex), Unit Lot V (22 plex), Unit Lot W (22 plex), and Unit Lot X (22 plex). The plan also includes a dog park, a 15' vegetative buffer, and a 5' setback area. The site is bounded by Grandparent Lot Line to the north and south, and Seymour Way to the east and west. The plan shows various setbacks, including 5', 13', and 20' setbacks, and a 15' vegetative buffer. The plan also shows a 5' setback area. The plan includes a legend for snow removal areas, a north arrow, and a graphic scale. The plan is titled 'ALASKA 20 ACRE JUNEAU, ALASKA' and is dated 12/6/2022. The project number is AK21001. The developer is PCI, and the architect is Design Group. The plan is for preliminary construction and is not for color.



49.15.950 Final alternative residential subdivision plan approval.

- (a) *Application.* Upon completion of all conditions of the preliminary plan, the developer shall submit an application, fee, and a final plan for commission approval.
- (b) *Homeowners' association.* The formation of a homeowners' association, or similar entity, is required.
- (1) The articles of incorporation and bylaws of the homeowners' association, required under A.S. 34.08 or this chapter, shall be prepared by a lawyer licensed to practice in the state. *Joe Geldhoff. Bar # 8111097.*
 - (2) The homeowners' association shall be responsible for:
 - the maintenance of open space, *Met, 5.1(g)*
 - water and sewer utilities, *Met, section 5.1(b)*
 - and stormwater control features and drainages. *Met, 5.1(h)*
 - The association documents shall specify how any other common facilities shall be operated and maintained. *Met 23.2, h-i*
 - The association documents shall require homeowners to pay periodic assessments for the operation, maintenance and repair of common facilities. *Met, Sections 13.8, 17.4-17.13*
 - The documents shall require that the governing body of the association adequately maintain common facilities. *Met, section 6.4*
 - (3) If the alternative residential subdivision is phased, the association documents shall specify how the cost to build, operate, and maintain improved open space and common facilities shall be apportioned among homeowners of the initial phase and homeowners of later phases. *Section 8.3, And Article XVII (when Exhibit 1 is created for the bylaws).*
 - (4) The homeowners' association documents shall be recorded with the approved final plat.
- (c) *Commission action.* The commission may approve the final plan if it substantially conforms to the approved preliminary plan and all requirements of this article.
- (d) *Expiration.* An approved final plan shall expire 18 months after recording if the applicant fails to obtain an associated building permit and make substantial construction progress. An application for extension of a final plan shall be according to section 49.15.250, development permit extension.

(Serial No. 2018-41(c), § 2, 12-17-2018, eff. 1-17-2019)

**DECLARATION OF
RIDGEVIEW CONDOMINIUMS**
Juneau, Alaska

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**INTRODUCTION, DECLARATION & LEGAL DESCRIPTION FOR
RIDGEVIEW CONDOMINIUMS**

Declarant, Rooftop Properties, LLC, a Utah limited liability company with an office at, and a mailing address of 445 N 2000 W, Suite 7, Springville, Utah 84663, does hereby submit real property in Alaska, to the provisions of the *Uniform Common Interest Ownership Act* ("UCIOA"), Title 34, Chapter 8, of the Alaska Statutes, for the purpose of creating Ridgeview Condominiums, and making the Improvements shown in the Plat and Plans. Ridgeview Condominiums is located entirely within the Juneau Recording District. The property being submitted is described as:

Rooftop Properties, LLC., declares that the Units created by this Declaration and shown on the unit survey map filed under Plat No. [REDACTED] shall be held and conveyed subject to the following terms, covenants, conditions, and restrictions. Ridgeview Condominiums is a site condominium development. Homes may be built within the Units in Ridgeview Condominiums, and, as a result, no floor plans for condominium units are being filed with the Plans.

The legal description of the real property subject to this declaration is as follows:

Ridgeview Subdivision, a subdivision within Record Document No.: 2022-001111-0, withing U.S. Survey 1568, Juneau Recording District, First Judicial District of Alaska

**ARTICLE I
Definitions**

In the Documents, the following words and phrases shall have the following meanings:

Section 1.1. Act. The Uniform Common Interest Ownership Act, AS 34.08 of the Alaska Statutes, as it may be amended from time to time.

Section 1.2. Allocated Interests. The undivided interest in the Common Elements, the Common Expense liability, and votes in the Association allocated to Units in the Common Interest Community. The Allocated Interests are described in Article VIII of this Declaration and shown on Exhibit I.

Section 1.3. Association. Ridgeview Condominium Association, a non-profit corporation organized under Title 10, Chapter 20, of the statutes of the State of Alaska. It is the Association of Unit Owners pursuant to Section 34.08.310 of the Act.

Section 1.4. Bylaws. The Bylaws of the Association, as they may be amended from time to time. Neither such Bylaws nor any amendments to such Bylaws need be recorded in the property records.

Section 1.5. Common Elements. Each portion of the Common Interest Community other than a Unit.

Section 1.6. Common Expenses. The expenses or financial liabilities for the operation of the Common Interest Community. These include:

- (a) Expenses of administration, maintenance, repair, or replacement of the Common Elements;
- (b) Expenses declared to be Common Expenses by the Documents or by the Act;
- (c) Expenses agreed upon as Common Expenses by the Association; and
- (d) Such reasonable reserves as may be established by the Association, whether held in trust or by the Association, for repair, replacement, or addition to the Common Elements or any other real or personal property acquired or held by the Association.

Section 1.7. Common Interest Community. The real property described in the Introduction, subject to the Declaration of Ridgeview Condominiums.

Section 1.8. Condominium. A Common Interest Community in which portions of the real estate are designated for separate ownership, the remainder of the real estate is designated for common ownership solely by the owners of those portions, and the undivided interests in the Common Elements are vested in the Unit Owners.

Section 1.9. Declarant. A person or a group of persons acting in concert who, as part of a common promotional plan, offer to dispose of its interest in a unit not previously disposed of, or who reserves or succeeds to a special declarant right; in this case, Rooftop Properties, LLC.

Section 1.10. Declaration. This document, including any amendments.

Section 1.11. Development Rights. The rights reserved by the Declarant under Article VII of this Declaration to create Units, Common Elements, and Limited Common Elements within the Common Interest Community, and to withdraw property from the Common Interest Community.

Section 1.12. Director. A member of the Executive Board.

Section 1.13. Documents. The Declaration, Plat and Plans recorded and filed pursuant to the provisions of the Act, the Bylaws, and the Rules as they may be amended from time to time. Any exhibit, schedule, or certification accompanying a Document is a part of that Document.

Section 1.14. Eligible Insurer. An insurer or guarantor of a first Security Interest in a Unit which has notified the Association in writing of its name and address and that it has insured or guaranteed a first Security Interest in a Unit. Such notice shall be deemed to include a request that the eligible insurer be given the notices and rights described in Article XVI.

Section 1.15. Eligible Mortgagee. The holder of a first Security Interest in a Unit which has notified the Association, in writing, of its name and address, and that it holds a first Security Interest in a Unit. Such notice shall be deemed to include a request that the Eligible Mortgagee be given the notices and other rights described in Article XVI.

Section 1.16. Executive Board. The board of directors of the Association.

Section 1.17. Improvements. Any construction, structure, fixture or facilities existing or to be constructed on the land included in the Common Interest Community, including but not limited to, buildings, trees and shrubbery planted by the Declarant, a Unit Owner or the Association, paving, utility wires, pipes, and light poles.

Section 1.18. Majority or Majority of Unit Owners. The owners of more than 50% of the votes in the Association.

Section 1.19. Manager. A person, firm, or corporation employed or engaged to perform management services for the Common Interest Community and the Association.

Section 1.20. Notice and Comment. The right of a Unit Owner to receive notice of an action proposed to be taken by or on the behalf of the Association, and the right to comment thereon. The procedures for Notice, Comment, and Hearing are set forth in Article XXII of this Declaration.

Section 1.21. Notice and Hearing. The right of a Unit Owner to receive notice of an action proposed to be taken by the Association, and the right to be heard thereon. The procedures for Notice, Comment, and Hearing are set forth in Article XXII of this Declaration.

Section 1.22. Party Wall. The wall or walls separating two homes abutting each other on the side of the Unit where there is no side yard setback required. The rights and responsibilities regarding party walls are described in Article XXVI.

Section 1.23. Person. An individual, corporation, business trust, estate, trust, partnership, association, joint venture, government, government subdivision or agency, or other legal or commercial entity.

Section 1.24. Plans. The survey map filed under Plat No. [REDACTED], Records of the Juneau Recording District, First Judicial District, State of Alaska, as it may be amended from time to time.

Section 1.25. Plat. The plat of Ridgeview Condominium Subdivision, according to Plat No. [REDACTED], filed in the Juneau Recording District, First Judicial District, State of Alaska, as it may be amended.

Section 1.26. Property. The land, all Improvements, easements, rights, and appurtenances, which have been submitted to the provisions of the Act by this Declaration.

Section 1.27. Public Offering Statement. The current document prepared pursuant to Section 34.08.530 of the Act as it may be amended from time to time, and provided to purchasers prior to the time of execution of a purchase agreement.

Section 1.28. Rules. Rules for the use and occupancy of Units and Common Elements and for the conduct of persons within the Common Interest Community, adopted by the Executive Board pursuant to this Declaration.

Section 1.29. Security Interest. An interest in real estate or personal property created by contract or conveyance, which secures payment or performance of an obligation. The term includes a lien created by a mortgage, deed of trust, trust deed, security deed, contract for deed, land sales contract, lease intended as security, assignment of lease or rents intended as security, pledge of an ownership interest in an Association and any other consensual lien or title retention contract intended as security for an obligation.

Section 1.30. Special Declarant Rights. The rights as defined in AS 34.08.990(30), reserved for the benefit of a Declarant to:

- (a) complete Improvements indicated on plats and Plans filed with the Declaration;
- (b) exercise any Development Right;
- (c) maintain sales offices, management offices, signs advertising the Common Interest Community, and models;
- (d) use easements through the Common Elements for the purpose of making Improvements within the Common Interest Community;
- (e) appoint or remove an officer of the Association or any Executive Board member during any period of Declarant control;
- (f) make the Common Interest Community subject to a master association, and;
- (g) merge or consolidate the Common Interest Community with another Common Interest Community of the same form of ownership.

NOTE: Special Declarant Rights are Detailed Further in Article VII.

Section 1.31. Trustee. The entity which may be designated by the Executive Board as the Trustee for the receipt, administration, and disbursement of funds derived from insured losses, condemnation awards, special assessments for uninsured losses, and other like sources as defined in the Bylaws. If no Trustee has been designated, the Trustee will be the Executive Board from time-to-time constituted, acting by majority vote, as executed by the President and attested by the Secretary.

Section 1.32. Unit. A physical portion of the Common Interest Community designated for separate ownership or occupancy as shown on the Plans, the boundaries of which are described in Section 4.2 of this Declaration.

Section 1.33. Unit Owner. The Declarant or other Person who owns a Unit. Unit Owner does not include a Person having an interest in a Unit solely as security for an obligation. The Declarant is the initial owner of any Unit created by this Declaration.

ARTICLE II

Name and Type of Common Interest Community and Association

Section 2.1. Common Interest Community. The name of the Common Interest Community is Ridgeview Condominiums. Ridgeview Condominiums is a condominium form of common interest community.

Section 2.2. Association Name. The name of the Association is Ridgeview Condominium Association.

ARTICLE III

Description of Land

The entire Common Interest Community is situated in the Juneau Recording District, First Judicial District, State of Alaska, and is located on land described in the Introduction.

ARTICLE IV

Units and Boundaries

Section 4.1. Maximum Number of Units. The Common Interest Community upon creation contains Ninty-Six (96) Units. The Declarant reserves the right to create up to a total of Four Hundred Forty Four (444) Units, as shown on the unit survey filed under Plat No. [REDACTED].

Section 4.2. Boundaries. Boundaries of each Unit created by the Declaration are shown graphically on Exhibit 2 and on the unit survey filed under Plat No. [REDACTED]. At the time of sale, a Unit may include an existing building. The boundaries of the Units are described as follows:

(a) Upper Boundary: The horizontal plane [REDACTED] (____) feet above and parallel to the lower boundary and extending to the vertical perimeter boundaries.

(b) Lower Boundary: The horizontal plane extending to the vertical perimeter boundaries at an elevation [REDACTED] (____) feet below the average elevation of the common access drive fronting the Unit at the boundary between the Unit and the common access drive.

(c) Vertical Perimeter Boundaries: The vertical planes extending between the upper and lower boundaries and located by reference to the measurements to the property line shown on the survey map filed under Plat No. [REDACTED].

(d) Inclusions: Each Unit will include the spaces and Improvements lying within

the boundaries described in Sections 4.2(a), 4.2(b), and 4.2(c) above, and any man-made improvements serving only the Unit.

(e) Exclusions: The land lying directly beneath the lower boundary of the Unit, and man-made improvements, if any, below the lower boundary of the Unit that serve more than one Unit.

(f) Inconsistency with Plans: If this definition is inconsistent with the Plans, then this definition will control.

Section 4.3. Unit Areas. Unit areas are listed in Exhibit 2.

Section 4.4. Unit Numbers. The Unit numbers are listed in Exhibits 1 and 2.

ARTICLE V

Common Elements

Section 5.1. Common Elements. The Common Elements include all of the area within the Common Interest Community other than the Units. In Ridgeview Condominiums, the Common Elements include, among other things, (but are not limited to):

(a) All common access drives within the boundaries of the Common Interest Community;

(b) all water and sewer lines serving Units in the Common Interest Community from the point of connection to municipal facilities;

(c) the vacant land as shown on the Plat;

(d) any fencing or berms constructed by Declarant or the Association at the perimeter of the Common Interest Community;

(e) any space for community mailboxes in the Common Interest Community;

(f) designated guest parking areas;

(g) maintenance of open areas, or areas of land or water essentially unimproved and set aside, dedicated, designated or reserved for use and enjoyment of owners and occupants. Open space may include fencing, barbeques, picnic tables, and other features for outdoor leisure,

(h) stormwater control features and drainages, and;

(i) the access easement for the Common Interest Community (described as a part of the property description in the Introduction to this Declaration).

ARTICLE VI

Maintenance, Repair, and Replacement

Section 6.1. Common Elements. The Association shall maintain, repair, and replace all of the Common Elements of Ridgeview Condominiums. It should be noted that the obligation to maintain the Common Elements includes asphalt maintenance, snow maintenance, and snow hauling from all common access drives in Ridgeview Condominiums.

Section 6.2. Units. Each Unit Owner shall maintain, repair, and replace, at his or her own expense, all portions of his or her Unit, including any windows, window sills and casements and any other structure built within the Unit, driveways within the Unit and any fences built by Unit Owners. Rights and responsibilities regarding the maintenance and repair of Party Walls, roofs, and fences are contained in Article XXVI. If a Unit Owner fails to maintain and repair his or her own Unit, including the yard, fences, pavement, windows or structures, to the standards established by the Association's Rules, the Association may, after Notice and Hearing, repair or maintain the Unit as needed to bring it up to Association standards and assess the Unit Owner for the expenses of such repairs or maintenance as provided in Section 6.4.

Section 6.3. Access. Any person authorized by the Executive Board has the right to access all portions of the Property for the purpose of carrying out Section 6.2 of this Declaration, or to correct any condition threatening a Unit or the Common Elements. Such persons may also access all portions of the Property to read, repair, or replace utility meters and related pipes, valves, wires, and equipment, provided that requests for entry are made in advance and that any such entry is at a time reasonably convenient to the affected Unit Owner. In case of emergency, no such request or notice is required and such right of entry shall be immediate, whether or not the Unit Owner is present at the time.

Section 6.4. Allocation of Costs of Repairs and Maintenance. Each Unit Owner will reimburse the Association for any costs incurred for repairs and maintenance performed by the Association under the provisions of Section 6.2. In addition, each Unit Owner will reimburse the Association for any costs, including insurance deductibles, incurred by the Association due to damage to any Unit or to the Common Elements, to the extent that such damages or costs were caused intentionally, negligently, or by the Unit Owner's failure to properly maintain, repair, or make replacements to his or her Unit. Such expense will be assessed following Notice and Hearing. The Association will be responsible for damage to Units caused intentionally, negligently, or by its failure to maintain, repair, or make replacements to the Common Elements.

ARTICLE VII

Development Rights and Other Special Declarant Rights

Section 7.1. Reservation of Development Rights. The Declarant reserves the following Development Rights:

- (a) The right by amendment to add Units and Common Elements in the location shown as "Development Rights Reserved" on the Plans, and which is identified

in Exhibit 2.

(b) The right to construct underground utility lines, pipes, wires, ducts, conduits, and other facilities across the land not designated "Development Rights Reserved" on the Plat for the purpose of furnishing utility and other services to buildings and Improvements to be constructed on the land designated "Development Rights Reserved" on the Plat. The Declarant also reserves the right to grant easements to public utility companies and to convey Improvements within those easements anywhere in the Common Interest Community for the above-mentioned purposes. If the Declarant grants any such easements, Exhibits 2 and 3 will be amended to include reference to the recorded easement.

(c) The right to withdraw property identified as "Developer Rights Reserved" on the Plans.

Section 7.2. Limitations on Development Rights. The Development Rights reserved in Section 7.1 are limited as follows:

The Development Rights may be exercised at any time, but not more than seven (7) years after the recording of the initial Declaration. If exercised more than five (5) years after recording of the original Declaration, consent of fifty-one percent (51%) of the Eligible Mortgagees shall be required pursuant to Section 16.4.

(a) The quality of construction of any buildings and improvements to be created on the property shall be consistent with the quality of those constructed pursuant to this Declaration as initially recorded.

(b) All Units and Common Elements created pursuant to the Development Rights will be restricted to residential use in the same manner and to the same extent as the Units created under this Declaration as initially recorded.

(c) No Development Rights may be exercised unless approved pursuant to Section 16.5 of this Declaration.

Section 7.3. Phasing of Development Rights. No assurances are made by the Declarant regarding the portions of the areas shown as "Development Rights Reserved" on the Plans and Plat as to the portions where the Declarant will exercise its Development Rights or the order in which such portions, or all of the areas, will be developed. The exercise of Development Rights as to some portions will not obligate the Declarant to exercise them as to other portions.

Section 7.4. Special Declarant Rights. The Declarant reserves the following Special Declarant Rights to the maximum extent permitted by law which may be exercised, where applicable, anywhere within the Common Interest Community:

- (a) To complete Improvements indicated on Plats and Plans filed with this Declaration;
- (b) To exercise a Development Right reserved in the Declaration;
- (c) To maintain sales offices, management offices, signs advertising the Common Interest Community, and models;
- (d) To use easements through the Common Elements for the purpose of making Improvements within the Common Interest Community; and,
- (e) To appoint or remove an officer of the Association or an Executive Board member during a period of Declarant control subject to the provisions of Section 7.9 of this Declaration.

Section 7.5. Models, Sales Offices, and Management Offices. As long as the Declarant is a Unit Owner, the Declarant and its duly authorized agents, representatives, and employees may maintain Units owned by the Declarant or any portion of the Common Elements as model Units or as a sales office or management office. Declarant may delegate this authority to dealers who purchase Units for resale.

Section 7.6. Construction; Declarant's Easement. The Declarant reserves the right to perform warranty work, repair and construction work, and to store materials in secure areas in Units and Common Elements, and the further right to control all such work and repairs, and the right of access thereto, until its completion. All work may be performed by the Declarant without the consent or approval of the Executive Board. The Declarant has such an easement through Common Elements as may be reasonably necessary for the purpose of discharging the Declarant's obligations or exercising Special Declarant Rights, whether arising under the Act or reserved in the Declaration. Such easement includes the right to convey utility and drainage easements to public utilities, municipalities, the State, or upland owners to fulfill the plan of development.

Section 7.7. Signs and Marketing. The Declarant reserves the right to post signs and displays in the Units or Common Elements to promote sales of Units, and to conduct general sales activities, in a manner as will not unreasonably disturb the rights of Unit Owners.

Section 7.8. Declarant's Personal Property. The Declarant reserves the right to retain all personal property and equipment used in the sales, management, construction, and maintenance of the premises that has not been represented as property of the Association. The Declarant reserves the right to remove from the Property, promptly after the sale of the last Unit, any and all goods and Improvements used in development, marketing, and construction, whether or not they have become fixtures.

Section 7.9. Declarant Control of the Association.

- (a) Subject to Subsection 7.9(b): There shall be a period of Declarant control of the Association, during which the Declarant, or persons designated by the Declarant,

may appoint and remove the officers and members of the Executive Board. The period of Declarant control terminates no later than the earlier of:

(i) Sixty (60) days after conveyance of seventy-five percent (75%) of the Units that may be created to Unit Owners other than the Declarant; or

(ii) Two (2) years after the Declarant has ceased to offer Units for sale in the ordinary course of business; or

(iii) Two (2) years after any right to add new Units was last exercised; or

(iv) Five (5) years after the first Unit is conveyed to a Unit Owner other than the Declarant.

(b) The Declarant may voluntarily surrender the right to appoint and remove officers and members of the Executive Board before termination of that period, but in that event, the Declarant may require, for the duration of the period of Declarant control, that specified actions of the Association or Executive Board, as described in a recorded instrument executed by Declarant, be approved by the Declarant before they become effective.

(c) Not later than sixty (60) days after conveyance of twenty-five percent (25%) of the Units that may be created to Unit Owners other than the Declarant, at least one (1) member and not less than twenty-five percent (25%) of the members of the Executive Board shall be elected by Unit Owners other than the Declarant. Not later than sixty (60) days after conveyance of fifty percent (50%) of the Units that may be created to Unit Owners other than the Declarant, not less than thirty-three and one-third percent (33 1/3%) of the members of the Executive Board must be elected by Unit Owners other than the Declarant.

(d) Not later than the termination of any period of Declarant control, the Unit Owners shall elect an Executive Board of at least three (3) members, all of whom shall be Unit Owners. The Executive Board shall elect the officers. The Executive Board members and officers take office upon election.

(e) Notwithstanding any provision of this Declaration or the Bylaws to the contrary, following notice under Section 34.08.390 of the Act, the Unit Owners, by a two-thirds (2/3) vote of all persons present and entitled to vote at a meeting of the Unit Owners at which a quorum is present, may remove a member of the Executive Board with or without cause, other than a member appointed by the Declarant.

Section 7.10. Limitations on Special Declarant Rights. Unless sooner terminated by an amendment to this Declaration executed and recorded by the Declarant, any Special Declarant Right (except for Development Rights) may be exercised by the Declarant so long as:

(a) Declarant is obligated under any warranty or obligation; or

(b) Declarant holds a Development Right to create additional Units or Common Elements, or

(c) Declarant owns any Unit or any Security Interest in any Units; or

(d) Declarant's Special Declarant Rights expire upon the earliest date on which one of the conditions described in (a)-(c) is no longer operative, or for ten (10) years after recording the original Declaration, whichever is sooner. Earlier termination of certain rights may occur by statute.

Section 7.11. Interference with Special Declarant Rights. Neither the Association nor any Unit Owner may take any action or adopt any rule that will interfere with or diminish any Special Declarant Right without the prior written consent of the Declarant.

ARTICLE VIII

Allocated Interests

Section 8.1. Allocation of Interests. The table showing Unit numbers, addresses, and their Allocated Interests is attached as Exhibit 1. These interests have been allocated in accordance with the formulas set out in this Article VIII. These formulas are to be used in reallocating interests if Units are added to or deleted from the Common Interest Community. The percentage of undivided interest in the Common Elements assigned to each Unit for all purposes voting and the assessment of liability for Common Expenses shall be in accordance with Exhibit 1.

Section 8.2. Formulas for the Allocation of Interests. The Interests allocated to each Unit have been calculated on the following formulas:

(a) Undivided Interest in the Common Elements. Each Unit in the Common Interest Community shall have an equal percentage of the undivided interest in the Common Elements.

(b) Liability for the Common Expenses. Each Unit in the Common Interest Community shall have an equal percentage of liability for Common Expenses. As a result, the percentage of liability for Common Expenses for each unit is determined by dividing the total number of Units into 100. Nothing contained in this Subsection shall prohibit certain Common Expenses from being apportioned to particular Units under Article XVII of this Declaration.

(c) Votes. Each Unit in the Common Interest Community shall have one equal Vote. Any specified percentage, portion, or fraction of Unit Owners, unless otherwise stated in the Documents, means the specified percentage, portion, or fraction of all of the votes as allocated in Exhibit 1.

Section 8.3. Assignment of Allocated Interests Upon Creation of Units Pursuant to Exercise of Development Rights. The effective date for assigning Allocated Interests to

Units created pursuant to Section 8.1 of this Declaration shall be the date on which the amendment creating the Units is recorded in the records of the Juneau Recording District.

ARTICLE IX

Restrictions on Use, Alienation, and Occupancy

Section 9.1. Use and Occupancy Restrictions. Subject to the Special Declarant Rights reserved under Article VII, the following use restrictions apply to all Units and to the Common Elements:

(a) Each Unit is restricted to residential use as a single-family residential structure, including home professional pursuits not requiring regular visits from the public or unreasonable levels of mail, shipping, trash, or storage. No sign indicating commercial or professional uses may be displayed outside a Unit. A single-family residence is defined as a single housekeeping unit, operating on a non-profit, non-commercial basis between its occupants, cooking and eating with a common kitchen and dining area. Units must be used and occupied at all times in accordance with all applicable local, state, and federal laws and with the Plat and Plans for Ridgeview Condominiums.

(b) Unit garages are to be used primarily for the storage of vehicles and may not be used as living space. The intent of this paragraph is that Unit Owners use their garages to store their vehicles, and that any vehicles not fully stored in garages or driveways (including boats, campers, ATVs, snowmachines, RVs, boat and other trailers, etc.) be regularly stored by Unit Owners somewhere other than their Unit or the Common Elements. Commercial vehicles exceeding 10,000 Gross Vehicle Weight ("GVW"), RVs, and campers which do not fit inside a Unit garage may not be parked anywhere on the Property for more than six (6) hours in any twenty-four (24) hour period. Commercial vehicles may be parked on the Property for more than six (6) hours in any twenty-four (24) hour period if necessary to make a delivery or complete construction. There is no parking permitted on the common access drives within Ridgeview.

(c) All Unit Owners will maintain their Units in a clean and well-maintained condition. Trash may not be stored outdoors. Nothing shall be stored on balconies or patios other than tables and chairs typically used for outdoor dining. No grills or fire pits powered by wood or gas may be used on balconies. The Executive Board has the power to regulate the exterior storage of any type of material in order to preserve the appearance of the Property.

(d) No automotive or boat repairs or maintenance other than casual automotive maintenance (e.g., changing the windshield wipers on a vehicle), may be conducted outdoors anywhere on the Property.

(e) No animals, livestock, or poultry can be kept in any Unit, except that domestic dogs, cats, fish, and birds may be kept as household pets within the Unit, provided they are not kept, bred, or raised for commercial purposes or in unreasonable quantities. As used in this Declaration, "unreasonable quantities" shall limit the total number of pets to four (4), no more than two (2) of which shall be dogs or cats. The

Executive Board may, after Notice and Hearing, limit the sizes and types of dogs, if sizes and types of dogs become a problem for the Association, and may make exceptions as to the types of pets permitted on a case-by-case basis. Further, the Executive Board may prohibit the ownership of any animal that constitutes a nuisance to any other Unit Owner. Dogs and cats belonging to Unit Owners, occupants of Units, or their licensees or invitees, must be kept within the Unit except that they may be taken out of the Unit on a leash held by a person capable of controlling the animal. Should any dog or cat be found outside of the Unit, other than on a leash being held by a person capable of controlling the animal, the animal may be removed by Declarant or any person authorized by the Executive Board to remove the dog or cat from the Property. The dog or cat removed shall be taken to the municipal animal shelter and, if its owner is known, the Association shall notify the owner of the animal's location. The owner of any pet visiting or residing on the Property shall be absolutely liable to all other Unit Owners, their families, guests, and invitees for any damage to persons or property caused by the pet. Owners of pets are responsible for removing their pets' waste from the Units and the Common Elements of the Project.

(f) No nuisances shall be allowed on the Property, nor shall any use be made or practice be maintained by any Unit Owner or tenant of a Unit Owner that shall interfere with the quiet enjoyment of the Property by other Unit Owners and residents. The Executive Board may further define what constitutes a nuisance in the rules of the Association.

(g) The use of Units and Common Elements is further subject to the Bylaws and the Rules of the Association.

Section 9.2. Restrictions on Alienation. A Unit may not be conveyed pursuant to a time-sharing plan. A Unit may not be leased or rented for a term of less than thirty (30) days. All leases and rental agreements shall be in writing and subject to the requirements of the Documents. A copy of all leases or rental agreements must be given to the Association by the Unit Owner. All leases and rental agreements must contain a provision that gives the Association the power to enforce a violation of the Documents against tenant so long as the Association first gives notice to the Unit Owner of its intent to do so and gives Unit Owner a reasonable opportunity to remedy the violation. The Association's right to enforce violations of the Documents against a tenant does not limit the Association's right to take action against the Unit Owner for the tenant's violations of provisions of the Documents. This Declaration does not impose any right of first refusal or similar restriction on a Unit Owner's right to sell or convey a Unit.

Section 9.3. Structure Setbacks from Unit Perimeter Boundaries. Houses constructed within the Units may be attached to each other along one Unit boundary. No structure, except a fence, may be constructed within a setback area defined on the Plat. With the exception of the provision contained in the second sentence of this section, the structure setbacks along the side and rear Unit boundaries shall be as shown on the Plan. Ground level decks may be located in the rear setback area as long as they do not encroach into utility easements in the rear yards. If a conflict arises in determining the setback area, the provisions of Title 21 of the Municipal Land Use Code pertaining to "yards" shall be used as a guide.

Section 9.4. **Fences.** Unit Owners may not construct fences until after the final certificate of occupancy has been issued by the Municipality for the Unit. Any fences built by Unit Owners must comply with applicable local, state, and federal laws. Unit Owners must obtain the permission of the Executive Board to construct a fence. If built, fences must be maintained as an attractive addition to the Unit. No fence is permitted in the front yard unless the Executive Board finds it will become an attractive addition to the neighborhood. Metal or chain-link fences are not permitted. Declarant makes no guarantees that the Municipality will allow Unit Owners to construct fences. At a minimum, the Executive Board must require Unit Owners prior to constructing fences to:

- (a) prove to the satisfaction of the Executive Board that the fence will not encroach on neighboring units or Common Elements;
- (b) obtain utility locations to avoid damaging utilities during construction;
- (c) obtain any permission necessary from utilities; and
- (d) submit drawings, photographs, plans, or other descriptions that will allow the Executive Board to determine that the fence will be an attractive addition to the Unit.

Section 9.5. **House Colors.** Houses built within the Units may be painted or stained but the colors are limited to earth tones and pastels. Trim colors may be of a slightly darker contrasting color. All colors must be approved by the Executive Board as provided in Article XI. Both sides of a structure must be painted the same color.

ARTICLE X

Easements and Licenses

Section 10.1. **Easement for Ingress and Egress Through Common Elements.** Each Unit Owner has an easement in common with each other Unit Owner for ingress and egress through all Common Elements, subject to such reasonable rules and regulations as may be imposed by the Association. Each Unit is hereby burdened with an easement for ingress and egress through all Common Elements by persons lawfully using or entitled to the same.

Section 10.2. **Easements for Support.** Each Unit and Common Element has an easement for lateral and subjacent support from every other Unit and Common Element.

Section 10.3. **Easements for Encroachments.** In the event any portion of the Common Elements encroaches on any Unit or any Unit encroaches on the Common Elements or another Unit as a result of the construction, reconstruction, repair, shifting, settlement, or movement of any portion of the Improvements, a valid easement for the encroachment and for the maintenance of the same shall exist so long as the encroachment exists.

Section 10.4. **Temporary Blanket Utility Easements.** Each Unit and the Common Elements will be subject to a blanket easement for the installation and maintenance of utilities. The location of utilities installed under this blanket easement will be shown in the final as-built as Units are completed.

Section 10.5. Recorded Easements and Licenses. All recorded easements or licenses to which the Common Interest Community is presently subject are recited in Exhibit 3 to this Declaration or are shown on the Plats and Plans. In addition, the Common Interest Community may be subject to other easements or licenses granted by the Declarant pursuant to its powers under Article VII of this Declaration.

ARTICLE XI

Additions, Alterations, and Improvements

Section 11.1. Additions, Alterations, and Improvements by Unit Owners.

(a) No Unit Owner will make any structural addition, structural alteration, or structural improvement in or to the Common Interest Community without the prior written consent thereto of the Executive Board in accordance with Subsection 11.1(c).

(b) Subject to Subsection 11.1(a), a Unit Owner:

(i) May make any other improvements or alterations to the interior of his Unit not requiring approval so long as the alterations or Improvements do not impair the support of any portion of the Common Interest Community, another Unit, or structures thereon; and

(ii) May not change the appearance of the Common Elements without permission of the Association;

(c) A Unit Owner may submit a written request to the Executive Board for approval to do anything that he or she is forbidden to do under Subsection 11.1(a) or 11.1(b)(ii). The Executive Board shall answer any written request for such approval, after Notice and Hearing, within thirty (30) days after the request thereof. Failure to do so within such time shall not constitute a consent by the Executive Board to the proposed action. The Executive Board shall review requests in accordance with the provisions of its Rules. The approval of a written request may be withheld not only because of noncompliance with any of the specific conditions, covenants and restrictions contained in this Declaration, but also by reason of reasonable dissatisfaction of the Board with the location of the proposed structure, the elevation, color scheme, finish, design, proportions, architecture, shape, height, style and appropriateness of the proposed structure or alteration, the material used therein, or because of its reasonable dissatisfaction with any or all other matters or things which in the reasonable judgment of the Board will render the proposed alteration or improvement inharmonious or out of keeping with the general plan of improvement of the Common Interest Community. Improvements erected or maintained, otherwise than as approved by the Board, shall be deemed to have been undertaken without the approval of the Board as required by the Declaration. The approval of the Board of any plans or specifications submitted for approval as herein specified shall not be deemed to be a waiver by the Board of its right to object to any of the features or elements embodied in such plans and specifications, if or when the same features or elements are embodied in any subsequent plans and

specifications. No member of the Board shall be liable to any person for his or her decisions or failure to act in making decisions as a member of said Board. Upon approval of the Board, it shall be conclusively presumed that the location and height of any improvement does not violate the provisions of this Declaration.

(d) Any applications to any department or to any governmental authority for a permit to make any addition, alteration, or Improvement in or to any Unit must be approved in writing by the Association. Such execution will not, however, create any liability on the part of the Association or any of its members to any contractor, subcontractor, or materialman on account of such addition, alteration, or Improvement or to any person having any claim for injury to person or damage to property arising therefrom.

(e) The provisions of this Article shall not apply to the Declarant in the exercise of any Special Declarant Right.

Section 11.2. Additions, Alterations and Improvements by Executive Board. Subject to the limitations of Sections 17.5 and 17.6 of this Declaration, the Executive Board may make any additions, alterations, or Improvements to the Common Elements which in its judgment it deems necessary.

ARTICLE XII

Relocation of Boundaries Between Adjoining Units

Section 12.1. Application and Amendment. Subject to approval of any structural changes and required permits pursuant to Article XI, the boundaries between adjoining Units may be relocated by an amendment to the Declaration upon application to the Association by the owners of the Units affected by the relocation. If the owners of the adjoining Units have specified a reallocation between their Units of their Allocated Interests, the application shall state the proposed reallocation. Unless the Executive Board determines, within thirty (30) days after receipt of the application, that the reallocation is unreasonable, the Association shall consent to the reallocation and prepare an amendment that identifies the Units involved, states the amendment must be executed by those Unit Owners, and contain words of conveyance between them, and the approval of all holders of Security Interests in the affected Units shall be endorsed thereon. On recordation, the amendment shall be indexed in the name of the grantor and the grantee, and in the grantee's index in the name of the Association.

Section 12.2. Recording Amendments. The Association shall prepare and record Plats or Plans necessary to show the altered boundaries between adjoining Units, and their dimensions and identifying numbers. The applicants will pay for the cost of preparation, recording, and filing of the amendment, Plat and Plans, and the reasonable consultant fees of the Association if it is deemed necessary to employ a consultant by the Executive Board.

ARTICLE XIII

Amendments to Declaration

Section 13.1. General. Except in cases of amendments that may be executed by the Declarant in the exercise of its Development Rights or by Section 34.08.740 of the Act, or by and

Section 12.1 of this Declaration and 34.08.260 of the Act, and except as limited by Section 13.4 and Article XVI of this Declaration, this Declaration, including the Plat and Plans, may be amended only by vote or agreement of Unit Owners of Units to which at least sixty-seven percent (67%) of the votes in the Association are allocated.

Section 13.2. Limitation of Challenges. An action to challenge the validity of an amendment adopted by the Association pursuant to this Article may not be brought more than one year after the amendment is recorded.

Section 13.3. Recordation of Amendments. Each amendment to the Declaration must be recorded in each district in which a portion of the Common Interest Community is located and the amendment is effective only upon recording. An amendment, except an amendment pursuant to Article XI of this Declaration, must be indexed in the grantee's index in the name of the Common Interest Community and the Association and in the name of the parties executing the amendment.

Section 13.4. When Unanimous Consent Required. Except to the extent expressly permitted or required by other provisions of the Act and this Declaration, an amendment may not create or increase Special Declarant Rights, create or change the number of Units, change the boundaries of a Unit, change the Allocated Interests of a Unit, or change the uses to which a Unit is restricted, in the absence of unanimous consent of the Unit Owners.

Section 13.5. Execution of Amendments. An amendment to the Declaration required by the Act to be recorded by the Association, which has been adopted in accordance with this Declaration and the Act, must be prepared, executed, recorded, and certified on behalf of the Association by an officer of the Association designated for that purpose or, in the absence of designation, by the President of the Association.

Section 13.6. Special Declarant Rights. Provisions in this Declaration creating Special Declarant Rights may not be amended without the consent of the Declarant.

Section 13.7. Consent of Holders of Security Interests. Amendments are subject to the consent requirements of Article XVI.

Section 13.8. Amendments to Create Units. To exercise any Development Right reserved under Section 7.1 of this Declaration, the Declarant shall prepare, execute, and record an amendment to the Declaration. The Declarant shall also record either new Plats and Plans necessary to conform to the requirements of Subsections (a), (b), and (d) of Section 170 of the Act or new certifications of Exhibit 2 previously recorded if the Exhibits otherwise conform to the requirements of those Subsections. The amendment to the Declaration shall assign an identifying number to each new Unit created and reallocate the Allocated Interests among all Units. The amendment shall describe any Common Elements and any Limited Common Elements created thereby and designate the Unit to which each Limited Common Element is allocated to the extent required by Subsection 160(a) of the Act.

ARTICLE XIV Amendments to Bylaws

The Bylaws may be amended only by vote of two-thirds (2/3) of the members of the Executive Board, following Notice and Comment to all Unit Owners, at any meeting duly called for such purpose.

ARTICLE XV Termination

Termination of the Common Interest Community may be accomplished only in accordance with Section 34.08.260 of the Act.

ARTICLE XVI Mortgagee Protection

Section 16.1. Introduction. This Article establishes certain standards and covenants which are for the benefit of the holders, insurers, and guarantors of certain Security Interests. This Article is supplemental to, and not in substitution for, any other provisions of the Documents, but in the case of conflict, this Article shall control.

Section 16.2. Percentage of Eligible Mortgagees. Wherever in this Declaration the approval or consent of a specified percentage of Eligible Mortgagees is required, it shall mean the approval or consent of Eligible Mortgagees holding Security Interests in Units which in the aggregate have allocated to them such specified percentage of votes in the Association when compared to the total allocated to all Units then subject to Security Interests held by Eligible Mortgagees.

Section 16.3. Notice of Action. The Association shall give prompt written notice to each Eligible Mortgagee and Eligible Insurer of:

(a) Any condemnation loss or casualty loss exceeding \$10,000 which affects a portion of the Common Interest Community or any Unit in which there is a first Security Interest held, insured, or guaranteed by such Eligible Mortgagee or Eligible Insurer, as applicable;

(b) Any delinquency in the payment of Common Expense assessments owed by an Owner whose Unit is subject to a first Security Interest held, insured, or guaranteed by such Eligible Mortgagee or Eligible Insurer, which remains uncured for a period of sixty (60) days;

(c) Any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association;

(d) Any proposed action which would require a consent of a specified percentage of Eligible Mortgagees as specified in Section 16.4;

(e) Any judgment rendered against the Association; and

(f) Any default in performance by the individual Unit borrower of any obligation under the Documents which is not cured within sixty (60) days.
Section 16.4. Consent Required.

(a) Document Changes. Notwithstanding any lower requirement permitted by this Declaration or the Act, no amendment of any material provision of the Documents by the Association or Unit Owners described in this Subsection 16.4(a) may be effective until approved in writing by at least fifty-one percent (51%) of the Eligible Mortgagees (or any greater Eligible Mortgagee approval required by this Declaration), except as provided in Section 16.12. The foregoing approval requirements do not apply to amendments effected by the exercise of any Special Declarant Right. Material includes, but is not limited to, any provision affecting:

(i) Assessments, assessment liens, or subordination of assessment liens;

(ii) Voting rights;

(iii) Reserves for maintenance, repair, and replacement of Common Elements;

(iv) Responsibility for maintenance and repairs;

(v) Reallocation of interests in the Common Elements, including any change in the pro rata interest or obligations of any Unit Owner for the purpose of levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards;

(vi) Rights to use Common Elements and Limited Common Elements;

(vii) Boundaries of Units after conveyance of those Units by Declarant or a dealer to a purchaser;

(viii) Convertibility of Units into Common Elements or Common Elements into Units;

(ix) Abandonment, partition, subdivision, expansion, or contraction of the Common Interest Community, or the addition, annexation, partition, subdivision, or withdrawal of property to or from the Common Interest Community;

(x) Insurance or fidelity bonds;

(xi) Leasing of Units;

(xii) Imposition of restrictions on a Unit Owner's right to sell or transfer his or her Unit;

(xiii) Establishment of self-management when professional management had been required previously by any Eligible Mortgagee;

(xiv) Restoration or repair of the project after a hazard damage or partial condemnation in a manner other than that specified in the Documents;

(xv) Termination of the Common Interest Community for reasons other than the substantial destruction or condemnation, as to which a sixty-seven percent (67'1o) Eligible Mortgagee approval is required;

(xvi) The benefits of mortgage holders, insurers, or guarantors; and

(xvii) The purposes to which any Unit or the Common Elements are restricted.

(b) Actions. Notwithstanding any lower requirement permitted by the Declaration or the Act, the Association may not take any of the following actions other than rights reserved to the Declarant as Special Declarant Rights without the approval of at least fifty- one percent (51%) of the Eligible Mortgagees:

(i) Convey or encumber the Common Elements or any portion thereof (as to which an eighty percent (80%) Eligible Mortgagee approval is required). (The granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Elements by the Common Interest Community will not be deemed a transfer within the meaning of this clause);

(ii) The establishment of self-management when professional management had been required previously by any Eligible Mortgagee;

(iii) The restoration or repair of the Property (after a hazard damage or partial condemnation) in a manner other than that specified in the Documents;

(iv) The termination of the Common Interest Community for reasons other than substantial destruction or condemnation, as to which a sixty-seven percent (67%) Eligible Mortgagee approval is required;

(v) The alteration of any partition or creation of any aperture between adjoining Units (when Unit boundaries are not otherwise being affected), in which case only the owners of Units affected and Eligible Mortgagees of those Units need approve the action;

(vi) The merger of this Common Interest Community with any other common interest community;

(vii) The granting of any easements, leases, licenses and concessions through or over the Common Elements (excluding, however, any utility easements

serving or to serve the Common Interest Community and excluding any leases, licenses, or concessions for no more than one (1) year);

(viii) The assignment of the future income of the Association, including its right to receive Common Expense assessments; and

(ix) Any action taken not to repair or replace the Property.

(c) The Association may not change the period for collection of regularly budgeted Common Expense assessments to other than monthly without the consent of all Eligible Mortgagees.

(d) The failure of an Eligible Mortgagee to respond within thirty (30) days to any written request of the Association for approval of an addition or amendment to the Declaration shall constitute an implied approval provided that notice was delivered by certified or registered mail with return receipt requested.

Section 16.5. Development Rights. No Development Rights may be exercised or voluntarily abandoned or terminated by the Declarant unless all persons holding Security Interests in the Development Rights consent to the exercise, abandonment, or termination. No Development Rights may be exercised later than five (5) years after the date of recording of this Declaration unless fifty-one percent (51%) of the Eligible Mortgagees consent to the exercise of the Development Right.

Section 16.6. Inspection of Books. The Association shall maintain current copies of the Declaration, Bylaws, Rules, bookkeeping records, and financial statements. The Association shall permit any Eligible Mortgagee or Eligible Insurer to inspect the documents of the Association during normal business hours.

Section 16.7. Financial Statements. The Association shall provide any Eligible Mortgagee or Eligible Insurer which submits a written request, with a copy of an annual financial statement within ninety (90) days following the end of each fiscal year of the Association. Such financial statement shall be audited by an independent certified public accountant if any Eligible Mortgagee or Eligible Insurer requests it, in which case the Eligible Mortgagee or Eligible Insurer shall bear the cost of the audit.

Section 16.8. Enforcement. The provisions of this Article are for the benefit of Eligible Mortgagees and Eligible Insurers and their successors, and may be enforced by any of them by any available means, at law or in equity.

Section 16.9. Attendance at Meetings. Any representative of an Eligible Mortgagee or Eligible Insurer may attend any meeting which a Unit Owner may attend.

Section 16.10. Appointment of Trustee. In the event of damage or destruction under Article XX or XXI or condemnation of all or a portion of the community, any Eligible Mortgagee may require that such proceeds be payable to a Trustee established pursuant to Section 1.32. Such Trustee may be required to be a corporate trustee licensed by the State of Alaska.

Proceeds will thereafter be distributed pursuant to Article XX or pursuant to a condemnation award. Unless otherwise required, the members of the Executive Board acting by majority vote through the president may act as Trustee.

Section 16.11. Priority on Insurance and Condemnation Proceeds. No provision of the Documents of the Association shall be deemed to give priority to an Owner or any other party over any rights of an Eligible Mortgagee pursuant to the terms of its Security Interest in the case of distribution of insurance proceeds or condemnation proceeds, whether such proceeds pertain to a Unit or Common Elements.

Section 16.12. Exception to Consent Requirements for Pre-Sale Boundary Relocations. In the event that Declarant or a Dealer changes the boundaries between two or more Units pursuant to Article XII, no consent is required from any Eligible Mortgagee so long as none of the Units having their boundaries changed have been conveyed to a purchaser. If a Unit having its boundaries changed has been conveyed to a purchaser, then the Eligible Mortgagee consent provisions of Section 16.4 apply.

ARTICLE XVII

Assessment and Collection of Common Expenses

Section 17.1. Apportionment of Common Expenses. Except as provided in Section 17.2, all Common Expenses shall be assessed against all Units in accordance with their percentage interest in the Common Expenses as shown on Exhibit 1 to this Declaration.

Section 17.2. Common Expenses Attributable to Fewer Than All Units.

(a) Any Common Expense for services provided by the Association to an individual Unit at the request of the Unit Owner shall be assessed against the Unit that benefits from such service.

(b) Any insurance premium increase attributable to a particular Unit by virtue of activities in or construction of the Unit shall be assessed against that Unit.

(c) An assessment to pay a judgment against the Association may be made only against the Units in the Common Interest Community at the time the judgment was entered, in proportion to their Common Expense liabilities.

(d) If Common Expense is caused by the misconduct of a Unit Owner, the Association may assess that expense exclusively against the Unit.

(e) Fees, charges, late charges, fines, collection costs, and interest charged against a Unit Owner pursuant to the Documents and the Act are enforceable as Common Expense assessments.

Section 17.3. Lien.

(a) The Association has a lien on a Unit for an assessment levied against the Unit or fines imposed against its Unit Owner from the time the assessment or

fine becomes due. Fees, charges, late charges, fines, and interest charged pursuant to the Act and the Documents are enforceable as assessments under this Section. If an assessment is payable in installments, the full amount of the assessment is a lien from the time the first installment thereof becomes due.

(b) A lien under this Section is prior to all other liens and encumbrances on a Unit except: (i) a lien and encumbrances recorded before the recordation of the Declaration; (ii) a first Security Interest on the Unit recorded before the date on which the assessment sought to be enforced became delinquent; and (iii) liens for real estate taxes and other governmental assessments charged against the Unit. A lien under this Section is also prior to all Security Interests described in Subsection (ii) of this Subsection if the Common Expense assessments based on the periodic budget adopted by the Association pursuant to Section 17.4 of this Article which would have become due in the absence of acceleration during the six (6) months immediately preceding institution of an action to enforce either the Association's lien or a Security Interest described in Subsection (ii) of this Subsection. This Subsection does not affect the priority of mechanics' or materialmen's liens, or the priority of a lien for other assessments made by the Association. A lien under this Section is not subject to the provisions of AS 09.38.10.

(c) Recording of the Declaration constitutes record notice and perfection of the lien. No further recordation of any claim of lien for assessment under this Section is required.

(d) A lien for an unpaid assessment is extinguished unless proceedings to enforce the lien are instituted within three (3) years after the full amount of the assessment becomes due; provided, that if an Owner of a Unit subject to a lien under this Section files a petition for relief under the United States Bankruptcy Code, the period of time for instituting proceedings to enforce the Association's liens shall be tolled until thirty (30) days after the automatic stay of proceedings under Section 362 of the Bankruptcy Code is lifted.

(e) This Section does not prohibit an action to recover sums for which Subsection 17.3(a) creates a lien or prohibit an Association from taking a deed in lieu of foreclosure.

(f) A judgment or decree in any action brought under this Section shall include costs and reasonable attorneys' fees for the prevailing party.

(g) A judgment or decree in an action brought under this Section is enforceable by execution under AS 09.35.010.

(h) The Association's lien must be foreclosed as a mortgage or deed of trust on real estate is foreclosed, or as a lien is foreclosed under AS 34.35.005. In any action by the Association to collect assessments or to foreclose a lien for unpaid assessments, the court may appoint a receiver of the Unit Owner to collect all sums alleged to be due from that Unit Owner prior to or during the pendency of the action. The

court may order the receiver to pay any sums held by the receiver to the Association during the pendency of the action to the extent of the Association's Common Expense assessments based on a periodic budget adopted by the Association pursuant to Section 17.5 of this Declaration.

(i) If a holder of a first or second Security Interest in a Unit forecloses that Security Interest, the purchaser at the foreclosure sale is not liable for any unpaid assessments against that Unit which became due before the sale, other than the assessments which are prior to that Security Interest under Subsection 17.3(b). Any unpaid assessments not satisfied from the proceeds of sale become Common Expenses collectible from all the Unit Owners, including the purchaser.

(k) In the case of foreclosure, the Association shall give reasonable notice of its action to each lienholder of a Unit whose interest would be affected.

(l) Any payments received by the Association in the discharge of a Unit Owner's obligation may be applied to the oldest balance due.

(m) The Association may acquire, hold, lease, mortgage, and convey a Unit foreclosed on under this Section.

(n) Except as provided in (j) above, a lien under this Section is not affected by the sale or transfer of a Unit.

Section 17.4. Budget Adoption and Ratification. Within thirty (30) days after adoption of a proposed budget for the Common Interest Community, the Executive Board shall provide a summary of the budget to each Unit Owner, and shall set a date for a meeting of the Unit Owners to consider ratification of the budget not less than fourteen (14) nor more than thirty (30) days after mailing of the summary. Unless at that meeting a majority of all Unit Owners reject the budget, the budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the periodic budget last ratified by the Unit Owners continues until the Unit Owners ratify a budget proposed by the Executive Board.

Section 17.5. Ratification of Non-budgeted Common Expense Assessments. If the Executive Board votes to levy a Common Expense assessment not included in the current budget, other than one enumerated in Section 17.2 of this Declaration, in an amount greater than fifteen percent (15%) of the current annual operating budget, the Executive Board shall submit such Common Expense to the Unit Owners for ratification in the same manner as a budget under Section 17.4, except that such assessment can be considered at a special meeting as long as the notice required for annual meetings is provided to the Unit Owners.

Section 17.6. Certification of Payment of Common Expense Assessments. The Association upon written request shall furnish to a Unit Owner a statement in recordable form setting out the amount of unpaid assessments against the Unit. The statement must be furnished within ten (10) business days after receipt of the request and is binding on the Association, the Executive Board, and each Unit Owner.

Section 17.7. Monthly Payment of Common Expenses. All Common Expenses assessed under this Article shall be due and payable monthly.

Section 17.8. Acceleration of Common Expense Assessments. In the event of default for a period of ten (10) days by any Unit Owner in the payment of any Common Expense assessment levied against his or her Unit, the Executive Board shall have the right, after Notice and Hearing, to declare all unpaid assessments for the pertinent fiscal year to be immediately due and payable. The holder of a first Security Interest in a Unit which has acquired title to any Unit as a result of a foreclosure of its Security Interest shall be exempt from the application of this Subsection.

Section 17.9. Commencement of Common Expense Assessments. Common Expense assessments shall begin on the first day of the month in which conveyance of the first Unit to a Unit Owner other than the Declarant occurs.

Section 17.10. No Waiver of Liability for Common Expenses. No Unit Owner may exempt himself or herself from liability for payment of the Common Expenses by waiver of the use or enjoyment of the Common Elements or by abandonment of the Unit against which the assessments are made.

Section 17.11. Personal Liability of Unit Owners. The Owner of a Unit at the time a Common Expense assessment or portion thereof is due and payable is personally liable for the assessment. Personal liability for the assessment shall not pass to a successor in title to the Unit unless he or she agrees to assume the obligation.

Section 17.12. Reserves. As part of the adoption of the regular budget pursuant to Sections 17.4 and 17.5, the Executive Board shall include an amount which, in its reasonable business judgment, will establish and maintain an adequate reserve fund for the replacement of improvements to the Common Elements based upon the project's age, remaining life, and the quantity and replacement cost.

Section 17.13. Working Capital. Unit Owners will be required to make a payment equal to two (2) months' assessments at closing. This payment will be used for working capital for the Association. In addition, a prepayment of the first month's assessment will also be due at closing.

ARTICLE XVIII

Right to Assign Future Income

The Association may assign its future income, including its right to receive Common Expense assessments, only by the affirmative vote of Unit Owners of Units to which at least fifty-one percent (51%) of the votes in the Association are allocated, at a meeting called for that purpose.

ARTICLE XIX

Persons and Units Subject to Documents

Section 19.1. Compliance with Documents. All Unit Owners, tenants, mortgagees, and occupants of Units shall comply with the Documents. The acceptance of a deed or the exercise of any incident of ownership or the entering into of a lease or the entering into occupancy of a Unit constitutes agreement that the provisions of the Documents are accepted and ratified by such Unit Owner, tenant, mortgagee, or occupant, and all such provisions recorded in the records of the Juneau Recording District of the First Judicial District are covenants running with the land and shall bind any persons having at any time any interest or estate in such Unit.

Section 19.2. Adoption of Rules. The Executive Board may adopt Rules regarding the use and occupancy of Units, Common Elements, and Limited Common Elements and the activities of occupants, subject to Notice and Comment.

ARTICLE XX

Insurance

Section 20.1. Coverage. To the extent reasonably available, the Executive Board shall obtain and maintain insurance coverage as set forth in this Article. If such insurance is not reasonably available, and the Executive Board determines that any insurance described herein will not be maintained, the Executive Board shall cause notice of that fact to be hand-delivered or sent prepaid by the United States mail to all Unit Owners and Eligible Mortgagees at their respective last known addresses.

Section 20.2. Property Insurance.

(a) Property insurance shall be maintained for all common property of the Association. **The Units, and internal structures within the Units, and any personal property stored in the Units ARE NOT common property of the Association and must be insured by the individual Unit Owners.**

(b) Amounts. The common property shall be insured for an amount (after application of any deductions) equal to one hundred percent (100%) of its replacement cost at the time the insurance is purchased and at each renewal date and the personal property owned by the Association for an amount equal to its actual cash value. The Executive Board is authorized to obtain appraisals periodically for the purpose of establishing said replacement cost of the project facilities and the actual cash value of the personal property, and the cost of such appraisal shall be a Common Expense. The maximum deductible for insurance policies shall be the lesser of \$10,000 or one percent (1%) of the policy face amount.

(c) Risks Insured Against. The insurance shall afford protection against "all risks" of direct physical loss commonly insured against.

(d) Other Provisions. Insurance policies required by this Section shall provide that:

(i) The insurer waives the right to subrogation under the policy against a Unit Owner or member of the household of a Unit Owner;

(ii) An act or omission by a Unit Owner, unless acting within the scope of the Unit Owner's authority on behalf of the Association, will not void the policy or be a condition of recovery under the policy.

(iii) If, at the time of a loss under the policy, there is other insurance in the name of a Unit Owner covering the same risk covered by the policy, the policy of the Association provides primary insurance.

(iv) Loss must be adjusted with the Association.

(v) Insurance proceeds shall be paid to any insurance trustee designated in the policy for that purpose, and, in the absence of such designation, to the Association, in either case to be held in trust for each Unit Owner and such Unit Owner's mortgagee.

(vi) The insurer may not cancel or refuse to renew the policy until thirty (30) days after notice of the proposed cancellation or non-renewal has been mailed to the Association, each Unit Owner, and each holder of a Security Interest to whom a certificate or memorandum of insurance has been issued, at their respective last known addresses.

(vii) The name of the insured shall be substantially as follows: "Ridgeview Condominium Association for the use and benefit of the individual Owners."

Section 20.3. Liability Insurance. Liability insurance, including medical payments insurance, in an amount determined by the Executive Board but in no event less than \$1,000,000, covering all occurrences commonly insured against for death, bodily injury, and property damage arising out of or in connection with the use, ownership, or maintenance of the Common Elements and the activities of the Association.

(a) Other Provisions. Insurance policies carried pursuant to this Section shall provide that:

(i) Each Unit Owner is an insured person under the policy with respect to liability arising out of interest of the Unit Owner in the Common Elements or membership in the Association.

(ii) The insurer waives the right to subrogation under the policy against a Unit Owner or member of the household of a Unit Owner.

(iii) An act or omission by a Unit Owner, unless acting within the scope of the Unit Owner's authority on behalf of the Association, will not void

the policy or be a condition to recovery under the policy.

(iv) If, at the time of a loss under the policy, there is other insurance in the name of a Unit Owner covering the same risk covered by the policy, the policy of the Association provides primary insurance.

(v) The insurer issuing the policy may not cancel or refuse to renew it until thirty (30) days after notice of the proposed cancellation or non-renewal has been mailed to the Association, each Unit Owner, and each holder of a Security Interest to whom a certificate-or memorandum of insurance has been issued at their last known addresses.

Section 20.4. Fidelity Bonds. A blanket fidelity bond shall be provided for anyone who either handles or is responsible for funds held or administered by the Association, whether or not they receive compensation for their services. The bond shall name the Association as obligee and shall cover the maximum funds that will be in the custody of the Association or the manager at any time while the bond is in force, and in no event less than the sum of three months' assessments plus reserve funds. The bond shall include a provision that calls for ten (10) days' written notice to the Association, to each holder of a Security Interest in a Unit, to each Eligible Mortgagee, and Eligible Insurer that serves an AHFC-owned, FNMA-owned, or FHLMC-owned mortgage on a Unit, and to the insurance trustee, if any, before the bond can be cancelled or substantially modified for any reason.

Section 20.5. Unit Owner Policies. An insurance policy issued to the Association does not prevent a Unit Owner from obtaining insurance for his or her own benefit. **Units, structures within the Units, and personal property of Unit Owners ARE NOT common property of the Association and must be insured, if at all, by the Unit Owner.**

Section 20.6. Workers' Compensation Insurance. The Executive Board shall obtain and maintain Workers' Compensation Insurance to meet the requirements of the laws of the State of Alaska.

Section 20.7. Directors' and Officers' Liability Insurance. The Executive Board shall obtain and maintain Directors' and officers' liability insurance, if available, covering all of the Directors and officers of the Association in such limits as the Executive Board may, from time to time, determine.

Section 20.8. Other Insurance. The Association may carry other insurance which the Executive Board considers appropriate to protect the Association or the Unit Owners.

Section 20.9. Premiums. Insurance premiums shall be a Common Expense.

ARTICLE XXI

Damage to or Destruction of Property

Section 21.1. Duty to Restore. A portion of the Common Interest Community for

which insurance is required under Section 34.08.440 of the Act or for which insurance carried by the Association is in effect, whichever is more extensive, that is damaged or destroyed must be repaired or replaced promptly by the Association unless:

- (a) The Common Interest Community is terminated;
- (b) Repair or replacement would be illegal under a state statute or municipal ordinance governing health or safety; or
- (c) Eighty percent (80%) of the Unit Owners, including each owner of a Unit or assigned Limited Common Element that will not be rebuilt, vote not to rebuild.

Section 21.2. Cost. The cost of repair or replacement in excess of insurance proceeds and reserves is a Common Expense.

Section 21.3. Plans. The Property must be repaired and restored in accordance with either the original plans and specifications or other plans and specifications which have been approved by the Executive Board, a majority of Unit Owners, and fifty-one percent (51%) of Eligible Mortgagees. Any repair or restoration must meet existing local, state, and federal laws.

Section 21.4. Replacement of Less Than Entire Property.

(a) The insurance proceeds attributable to the damaged Common Elements shall be used to restore the damaged area to a condition compatible with the remainder of the Common Interest Community;

(b) Except to the extent that other persons will be distributees:

(i) The insurance proceeds attributable to a Unit and Limited Common Elements that are not rebuilt must be distributed to the owner of the Unit to which the Limited Common Elements were allocated, or to lien holders, as their interests may appear; and

(ii) The remainder of the proceeds must be distributed to each Unit Owner or lien holder, as their interests may appear, in proportion to the Common Element interests of all the Units.

(c) If the Unit Owners vote not to rebuild a Unit, the Allocated Interests of the Unit are reallocated upon the vote as if the Unit had been condemned under Subsection 34.08.860(a) of the Act, and the Association promptly shall prepare, execute, and record an amendment to the Declaration reflecting the reallocations.

Section 21.5. Insurance Proceeds. The insurance trustee, or if there is no insurance trustee, then the Executive Board of the Association, acting by the President, shall

hold any insurance proceeds in trust for the Association, Unit Owners, and lien holders as their interests may appear. Subject to the provisions of Subsection 21.1(a) through Subsection 21.1(c), the proceeds shall be disbursed first for the repair or restoration of the damaged Property, and the Association, Unit Owners, and lien holders are not entitled to receive payment of any portion of the proceeds unless there is a surplus of proceeds after the Property has been completely repaired or restored, or the Common Interest Community is terminated.

Section 21.6. Certificates by the Executive Board. The Trustee, if any, may rely on the following certifications in writing made by the Executive Board:

(a) Whether or not damaged or destroyed Property is to be repaired or restored; and

(b) The amount or amounts to be paid for repairs or restoration and the names and addresses of the parties to whom such amounts are to be paid.

Section 21.7. Title Insurance Policies. If payments are to be made to Unit Owners or mortgagees, the Executive Board, and the Trustee, if any, shall obtain and may rely on a title insurance company or attorney's title certificate or a title insurance policy based on a search of the records of the Juneau Recording District of the First Judicial District from the date of the recording of the original Declaration stating the names of the Unit Owners and the mortgagees.

ARTICLE XXII

Rights to Notice and Comment; Notice and Hearing

Section 22.1. Right to Notice and Comment. Before the Executive Board amends the Bylaws or the Rules, whenever the Documents require that an action be taken after "Notice and Comment," and at any other time the Executive Board determines, the Unit Owners have the right to receive notice of the proposed action and the right to comment orally or in writing. Notice of the proposed action shall be given to each Unit Owner in writing and shall be delivered personally or by mail to all Unit Owners at such address as appears in the records of the Association, or published in a newsletter or similar publication which is routinely circulated to all Unit Owners. The notice shall be given not less than ten (10) days before the proposed action is to be taken. It shall invite comment to the Executive Board orally or in writing before the scheduled time of the meeting. The right to Notice and Comment does not entitle a Unit Owner to be heard at a formally constituted meeting.

Section 22.2. Right to Notice and Hearing. Whenever the Documents require that an action be taken after "Notice and Hearing," the following procedure shall be observed: The party proposing to take the action (e.g., the Executive Board, a committee, an officer, the manager, etc.) shall give written notice of the proposed action to all Unit Owners or occupants of Units whose interest would be significantly affected by the proposed action. The notice shall include a general statement of the proposed action and the date, time, and place of the hearing. At the hearing, the

affected person shall have the right, personally or by a representative, to give testimony orally, in writing, or both (as specified in the notice), subject to reasonable rules of procedure established by the party conducting the meeting to assure a prompt and orderly resolution of the issues. Such evidence shall be considered in making the decision but shall not bind the decision makers. The affected person shall be notified of the decision in the same manner in which notice of the meeting was given.

Section 22.3. Appeals. Any person having a right to Notice and Hearing shall have the right to appeal to the Executive Board from a decision of persons other than the Executive Board by filing a written notice of appeal with the Executive Board within ten (10) days after being notified of the decision. The Executive Board shall conduct a hearing within thirty (30) days, giving the same notice and observing the same procedures as were required for the original meeting.

Section 22.4. Association Records. The Association shall maintain current copies of the Declaration, Bylaws, Rules, bookkeeping records, and financial statements. The Association shall permit any Unit Owner to inspect the documents of the Association during normal business hours.

ARTICLE XXIII Executive Board

Section 23.1. Minutes of Executive Board Meetings. The Executive Board shall permit any Unit Owner to inspect the minutes of Executive Board meetings during normal business hours. The minutes shall be available for inspection within fifteen (15) days after any such meeting.

Section 23.2. Powers and Duties. The Executive Board may act in all instances on behalf of the Association, except as provided in this Declaration, the Bylaws, or the Act. The Executive Board shall have, subject to the limitations contained in this Declaration and the Act, the powers and duties necessary for the administration of the affairs of the Association and of the Common Interest Community, which shall include, but not be limited to, the following:

- (a) Adopt and amend Bylaws, Rules, and regulations;
- (b) Adopt and amend budgets for revenues, expenditures, and reserves;
- (c) Collect assessments for Common Expenses from Unit Owners;
- (d) Hire and discharge managing agents;
- (e) Hire and discharge employees and agents, other than managing agents, and independent contractors;
- (f) Institute, defend, or intervene in litigation or administrative

proceedings or seek injunctive relief for violation of the Association's Declaration, Bylaws, or Rules in the Association's name on behalf of the Association or two (2) or more Unit Owners on matters affecting the Common Interest Community;

(g) Make contracts and incur liabilities;

(h) Regulate the use, maintenance, repair, replacement, and modification of the Common Elements;

(i) Cause additional Improvements to be made as a part of the Common Elements;

(j) Acquire, hold, encumber, and convey in the Association's name any right, title, or interest to real property or personal property, but Common Elements may be conveyed-or subjected to a Security Interest only pursuant to Section 34.08.430 of the Act;

(k) Grant easements for any period of time including permanent easements, and leases, licenses, and concessions for no more than one (1) year, through or over the Common Elements;

(l) Impose and receive a payment, fee, or charge for services provided to Unit Owners;

(m) Impose a reasonable charge for late payment of assessments and, after Notice and Hearing, levy a reasonable fine for violations of this Declaration, Bylaws, Rules, and regulations of the Association; Impose a reasonable charge for the preparation and recordation of amendments to this Declaration, resale certificates required by Section 34.08.590 of the Act, or a statement of unpaid assessments;

(n) Provide for the indemnification of the Association's officers and Executive Board and maintain Directors' and officers' liability insurance;

(o) Assign the Association's right to future income, including the right to receive Common Expense assessments;

(p) Exercise any other powers conferred by this Declaration or the Bylaws;

(q) Exercise any other power that may be exercised in this state by legal entities of the same type as the Association;

(r) Exercise any other power necessary and proper for the governance and operation of the Association, including, but not limited to adopting a policy regulating use of Units rented on a nightly basis, including adoption of a

surcharge to be paid by Unit owners using their Units as VRBO or other forms of short-term rentals, and;

(s) By resolution, establish committees of Directors, permanent and standing, to perform any of the above functions under specifically delegated administrative standards, as designated in the resolution establishing the committee. All committees must maintain and publish notice of their actions to Unit Owners and the Executive Board. However, actions taken by a committee may be appealed to the Executive Board by any Unit Owner within forty-five (45) days of publication of such notice, and such committee action must be ratified, modified, or rejected by the Executive Board at its next regular meeting.

Section 23.3. Executive Board Limitations. The Executive Board may not act on behalf of the Association to amend this Declaration, to terminate the Common Interest Community, or to elect members of the Executive Board or determine the qualifications, powers and duties, or terms of office of Executive Board members, but the Executive Board may fill vacancies in its membership for the unexpired portion of any term.

ARTICLE XXIV

Open Meetings

Section 24.1. Access. All meetings of the Executive Board at which action is to be taken by vote at such meeting will be open to the Unit Owners, except as hereafter provided.

Section 24.2. Notice. Notice of every such meeting will be given not less than twenty-four (24) hours prior to the time set for such meeting, by posting such notice in a conspicuous location in the Common Interest Community, except that such notice will not be required if an emergency situation requires that the meeting be held without delay.

Section 24.3. Executive Sessions. Meetings of the Executive Board may be held in executive session, without giving notice and without the requirement that they be open to Unit Owners, in either of the following situations only:

(a) No action is taken at the executive session requiring the affirmative vote of Directors; or

(b) The action taken at the executive session involves personnel, pending litigation, contract negotiations, or enforcement actions.

ARTICLE XXV

Condemnation

If part or all of the Common Interest Community is taken by any power having the authority of eminent domain, all compensation and damages for and on account of the taking shall be payable in accordance with Section 34.08.740 of the Act.

ARTICLE XXVI

Common Party Walls & Unit Maintenance

Section 26.1. Party Wall. A wall or roof constructed on a Unit boundary between adjoining Units is a “party wall.” The portion of a roof or fence common to adjoining Units shall be treated as analogous to a Party Wall and is governed by these provisions.

Section 26.2. General Rules of Law. General rules of law regarding Party Walls and liability for property damage due to negligence or willful acts or omissions apply to Party Walls in this Common Interest Community.

Section 26.3. Party Wall Ownership. The Unit Owner owns that portion of a Party Wall that is located on the owner's Unit.

Section 26.4. Repair and Maintenance; Rebuilding; Access; Extension.

(a) The lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, and other materials constituting a part of the finished surfaces of a Party Wall are part of the Unit and shall be maintained and repaired by the Unit Owner within whose Unit they are located. In addition, chutes, flues, ducts, wires, conduit, bearing walls, bearing columns, or other fixtures lying within a Party Wall and servicing only one Unit, are a part of said Unit. to be maintained and repaired by the Owner of that Unit. Any portion of a Party Wall used by both adjacent Unit Owners shall be repaired and maintained by both Unit Owners, and the cost of repair and maintenance shall be shared equally by the two Unit Owners.

(b) If rebuilding of a Party Wall is necessary, the Party Wall shall be rebuilt on the same location and to the same width as the Party Wall being replaced.

(c) A Unit Owner making repairs to or rebuilding a Party Wall, upon reasonable notice to the other Unit Owner, shall be given access to the other Unit, as reasonably necessary to make the repairs or to conduct the rebuilding of the Party Wall but shall take all due precaution not to damage the property of the other Unit Owner.

(d) As permitted by the Association and local law, a Party Wall may be extended by a Unit Owner, and the other Unit Owner shall have the right to use the extended Party Wall by paying the Unit Owner one-half (1/2) the cost of such part of the Party Wall as the other Unit Owner shall use. The other Unit Owner shall be responsible for one-half (1/2) of the maintenance cost of only that portion of the extended Party Wall that the other Unit Owner uses.

Section 26.5. Destruction by Fire or Other Casualty. A Party Wall that has been damaged or destroyed by fire or other casualty may be restored by either Unit Owner. If the other Unit

Owner thereafter makes use of the Party Wall, the other Unit Owner shall contribute to the cost of restoration thereof in proportion to such use subject, however, to the Unit Owner's right to call for a larger contribution from the other Unit Owner under the applicable rule of law regarding liability for negligent or willful acts or omissions.

Section 26.6. Insurance. Both Unit Owners sharing a Party Wall shall maintain property insurance sufficient to fully fund the repair or replacement of the Party Wall if damaged by fire or other insured casualty.

Section 26.7. Exterior Appearance. The exterior colors and materials, including the roofs, of dwellings on adjacent Units joined by a Party Wall must be identical and may not be changed without the written permission of the Association and the written consent of the other Unit Owner. Each Unit Owner shall be responsible for the cost of paint and/or other materials applied to its dwelling.

Section 26.8. Weather Protection. Notwithstanding any other provision of this Article, a Unit Owner who by its negligent or willful act causes the Party Wall to be exposed to the elements shall bear the whole cost of repair and furnishing the necessary protection against such elements.

Section 26.9. Disputes. Any controversy that may arise between adjacent Unit Owners over the necessity for or cost of repairs and maintenance of the Party Wall shall be submitted to the Association which shall make a final, binding determination.

ARTICLE XXVII

Miscellaneous

Section 27.1. Captions. The captions contained in the Documents are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of the Documents nor the intent of any provision thereof.

Section 27.2. Gender. The use of the masculine gender refers to the feminine and neuter genders, and the use of the singular includes the plural, and vice versa, whenever the context of the Documents so requires.

Section 27.3. Waiver. No provision contained in the Documents is abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

Section 27.4. Invalidity. The invalidity of any provision of the Documents does not impair or affect in any manner the validity, enforceability, or effect of the remainder, and in such event, all of the other provisions of the Documents shall continue in full force and effect.

Section 27.5. Conflict. The Documents are intended to comply with the requirements of the Act and Title 10, Chapter 20 of the Alaska Statutes (Non-Profit Corporation Law). In the event of any conflict between the Documents and the provisions of the statutes, the provision of the statutes shall control. In the event of any conflict between this Declaration and any other Document, this Declaration shall control.

Section 27.6. Rights of Action and Dispute Resolution. The Association and any aggrieved Unit Owner shall have a right of action against Unit Owners for failure to comply with the provisions of the Documents or with decisions of the Association which are made pursuant to the Documents. Unit Owners shall also have such rights of action against the Association. If any circumstances warrant resolution of any dispute, any and all disputes that may arise from decisions of the Association shall be governed by binding arbitration according to the terms set out as follows:

First, if such dispute or conflict occurs, any Unit Owner or the designated representative of the Association shall expeditiously attempt to resolve their dispute or disputes without significant expenditure of time or financial resources.

Secondly, if a prompt and expeditious resolution of the dispute is not reached the individuals or entities in dispute will promptly select a mutually agreeable arbitrator located in Alaska to hear and render a decision in regard to the dispute. If the persons or entities that have a dispute are unable to agree to the selection of an arbitrator in Alaska, then the arbitrator selected by the Presiding Judge of the First Judicial District in Juneau, Alaska will promptly hear and render a decision. It is specifically required that each person or entity that has a dispute or issue in contention, wherever the arbitration shall take place, shall each have 120 minutes to outline their concerns and position with respect to any dispute covered by this agreement; that any person or entity that has a dispute or issue in contention may provide written argument and other documentation in support of their position and that the determination of the arbitrator (whether written or oral), shall be binding on all parties. It is further agreed that the arbitrator shall require one or more of the parties to this agreement to make payment to the arbitrator for services rendered and incurred in resolving the dispute in a total amount not to exceed \$4,000.

In Witness Whereof, the Declarant has caused this Declaration to be executed this ____ day of _____, 2022.

ROOFTOP PROPERTIES, LLC.

By: _____

Name:

Title:

THIS CERTIFIES that on this ____ day of December, 2022, before me, the undersigned, a Notary Public in and for the State of Utah, personally appeared _____ and known to me to be the person named as the declarant and who executed this document, and he acknowledged that he executed the same freely and voluntarily, for the uses and purposes specified in the document.

GIVEN under my hand and official seal the day and year first above written.

Notary Public for Utah
My Commission Expires: _____

On Recording, Return to:

Law Office of Joseph W. Geldhof
2 Marine Way, Suite # 207
Juneau, Alaska 99801

