

Location: 501 E. Carpenter Cir. & 1001 N. Wasilla-Fishhook Rd.
Lot C21, Township 17 North, Range 1 West, Section
3 and Tract A, PJC Subdivision

Zoning: Rural Residential (RR)/Residential Multi-Family (RM)

- a. City Staff
- b. Applicant
- c. Private person supporting or opposing the proposal
- d. Applicant

2. Item: **Variance #14-05** (Reso. #15-02)

Request: Variance of 10 feet to the maximum 35 feet height for
an architectural roof monitor feature on the proposed
Iditarod Elementary School.

Applicant: Matanuska-Susitna Borough School District

Total Area: 20.32 acres +/-

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- a. City Staff
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- d. Applicant

B. Committee of the Whole

- 1. Draft Downtown Overlay District discussion.

X. UNFINISHED BUSINESS

XI. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log

XII. AUDIENCE COMMENTS

XIII. STAFF COMMENTS

XIV. COMMISSION COMMENTS

XV. ADJOURNMENT

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, December 9, 2014, in Council Chambers of City Hall, Wasilla, Alaska by Daniel Kelly, Jr., Vice-Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Claudia Pinard, Seat A
Daniel Kelly Jr., Seat B
Jessica Dean, Seat C
Loren Means, Seat D

Commissioner absent and excused were:

Glenda Ledford, Seat E

Staff in attendance were:

Ms. Tina Crawford, City Planner
Ms. Lyn Carden, Deputy Administrator
Ms. Tahirih Revet, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Dean led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

A. City Deputy Administrator

Ms. Carden stated that she is looking forward to the downtown district overlay being developed and the opportunities it will bring for development.

B. City Public Works Director
No report given.

C. City Attorney
No report given.

D. City Planner
No report given.

VI. PUBLIC PARTICIPATION *(Three minutes per person for items not on agenda)*

No one stepped forward to make a comment.

VII. CONSENT AGENDA

A. Minutes of November 18, 2014, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

VIII. NEW BUSINESS (*five minutes per person*)

A. Committee of the Whole

MOTION: Commissioner Dean moved to enter into the Committee of the Whole at 6:04 PM.

Entered into the Committee of the Whole for the following item:

1. Draft Downtown Overlay District discussion.

Discussion included the following:

- Identifying street types – determines design for sidewalks, on-street parking, and/or bike lanes
- Regulation of building materials and/or colors
- Responsible party for clearing sidewalks and maintaining fixtures and landscaping
- Requirement for on-site parking spaces
- Ground-level retail with office/residential on upper stories
- Prohibited uses
- Grandfather rights
- Variances by staff and/or Planning Commission
- Building heights

MOTION: Commissioner Pinard moved to exit the Committee of the Whole at 8:39 PM.

IX. UNFINISHED BUSINESS

No unfinished business.

X. COMMUNICATIONS

No statements were made regarding the following items.

- A. Planning Commission meeting calendar for 2015
- B. Permit Information
- C. Enforcement Log

XI. AUDIENCE COMMENTS (*three minutes per person*)

No comments.

XII. STAFF COMMENTS

Ms. Carden thanked the Commission for the discussion and their input on the downtown overlay district.

Ms. Crawford thanked the Commissioners for their input and time spent on the downtown overlay district. She also thanked Mr. Kelly for his time served on the Commission and let the Commission know that next month's agenda would include the election of officers and a public hearing for the proposed new Iditarod Elementary School.

XIII. COMMISSION COMMENTS

Commissioner Dean thanked and welcomed Ms. Carden

Commissioner Means stated that it was a good meeting.

Commissioner Pinard stated that this was a good meeting and also thanked Mr. Kelly for his time.

Vice-Chair Kelly wished everyone a Merry Christmas and stated that he would like the City of Wasilla to consider a beautification project around the lakes, rivers, and parks within the City.

MOTION: Commissioner Kelly moved to have the City consider a specific beautification project within the City Limits.

Commissioner Pinard seconded the motion.

XIV. ADJOURNMENT

The regular meeting adjourned at 8:49 PM.

GLENDA LEDFORD, Chairman Date

ATTEST:

TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2015.

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STAFF REPORT

Case #: U14-04
Prepared by: Planning Staff
Meeting Date: January 20, 2015
(Rescheduled from 1/13/15)

I. SUMMARY FACTS:

Applicant: Matanuska-Susitna Borough

Proposal: Construction of new 50,677 square foot Iditarod Elementary School.

Location: Lot C21, Township 17 North, Range 1 West, Section 3 and Tract A, PJC Subdivision.
Generally located at the northeast corner of Wasilla-Fishhook Road and Carpenter Circle.

Parcel Size: 20.32± acres

Existing Zoning: Rural Residential (RR) and Residential Multifamily (RM)

Future Land Use: Mixed Use

Surrounding Land Uses: North: Residential
South: Residential
East: Wasilla High School
West: Commercial

II. STAFF RECOMMENDATION:

Approval with conditions.

III. ELEVATION OF PERMIT DECISION

16.12.040 Elevation.

The planner may elevate any use permit decision to the planning commission at any time between the acceptance of the application and the close of the decision period. The elevation must be based on a written finding that the permit decision satisfies one or more of the following criteria:

A. The proposed use could have significant negative effects on or conflict with existing land uses adjoining the site in a manner or to a degree that warrants consideration by the commission;

B. The proposed use could have significant negative impacts on the utility system, traffic flow or city-provided services;

C. The proposed use could conflict with adopted city policies or raises a particular issue or set of issues in a manner or to a degree that warrants consideration by the commission;

D. A written request for elevation has been received from an official reviewing party. To be valid an objection from a reviewing party must cite conflict(s) with city policy or unusual negative impacts from the proposed use;

E. A request to elevate has been received from two or more members of the commission. The planner must determine that the request from the commission member satisfies one or more of the criteria above. (Prior code § 16.43.406)

Staff Finding: Staff is elevating this request to the Planning Commission for their review based on Subsections A and C above.

16.16.020 Procedure for elevations.

Once a permit approval has been elevated for review (see Section 16.12.040), the following procedures apply:

A. Public Notice. If the planners' approval is elevated the planner shall:
1. **Place the application on the agenda of the next available meeting of the commission;**

2. **Publish the agenda item in a newspaper of general circulation or place a public service announcement on radio or television. The published notice must set out the time, date and place of the hearing, the name of the applicant the address or general location of the property and subject or nature of the action;**

3. **Within five days of elevation issue a public hearing notice;**

4. **Mail or electronically transfer a copy of the public hearing notice to the applicant, the commission members, the neighborhood association if the neighborhood has an approved neighborhood plan and to appropriate reviewing parties;**

5. **The public hearing notice shall be sent to the owners of property, as listed on the Matanuska-Susitna Borough property tax rolls, located within a minimum of one thousand two hundred (1,200) feet of the lot lines of the development. The public notice shall be posted in city hall and on the site. Staff will allow a minimum of ten (10) days (fourteen (14) calendar days) from the date of public notice mailing before scheduling a public hearing on the request before the planning commission.**

B. Decision. The commission shall review the planners draft recommendation, and may hear comment(s) from reviewing parties, the applicant and the public. The commission shall decide either to deny, approve or approve with conditions, or the commission may with concurrence of the applicant return the approval to the planner for further review as a new use permit application. (Prior code § 16.43.502)

IV. COMPLIANCE WITH WMC 16.16.050 – GENERAL APPROVAL CRITERIA

16.16.050 *An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section 16.16.060 are complied with. The burden of proof is on the applicant to show that the proposed use meets these criteria and applicable specific criteria for approval. An approval shall include a written finding that the proposed use can occur consistent with the comprehensive plan, harmoniously with other activities allowed in the district and will not disrupt the character of the neighborhood. Such findings and conditions of approval shall be in writing and become part of the record and the case file.*

16.16.050(1)&(5) *Neighbors/Neighborhoods. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.*

Staff Finding: There is not an adopted neighborhood plan for the small residential neighborhood located on the south side of E. Carpenter Circle.

16.16.050(2) *Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.*

Staff Finding: The Comprehensive Plan's *Expected Future Land Use Map* has this property designated as "Mixed Use/Transitional" and the following Comprehensive Plan Goals/Objectives/Actions apply to the proposed elementary school:

- Chapter 3, Transportation, Goal 4 – Provide a neighborhood street network that enhances residents' quality of life.
- Chapter 3, Transportation, Goal 4, Objective 4.1 – Minimize use of local streets as major traffic corridors.
- Chapter 3, Transportation, Goal 5, Objective 5.1 – Create a safe pedestrian environment around community schools, parks, and neighborhoods.
- Chapter 4, Land Use, Intent – The Mixed Use designation is intended to promote innovative arrangements of commercial, residential, recreation, and light industrial uses, including mixed-use and planned unit developments while preserving and enhancing the character of existing neighborhoods. It also promotes natural resource protection and enhancement and open spaces around buildings.

The proposed design of the elementary school is not consistent with the goals and objectives above or the intent of the Mixed Use future land use designation.

The site plan proposes four access points – three on E. Carpenter Circle and one “exit only” on Wasilla-Fishhook Road.

The eastern access will be only for buses accessing the school. Since there will only be 5-7 buses twice a day, this should not negatively impact the nearby residences.

The middle access on E. Carpenter Circle is for the student drop-off/pick-up loop, which will only allow queuing for approximately 16 vehicles (320'± in length for drop off portion of loop). This short queuing length in the loop will cause vehicles to begin queuing in the eastbound lane of E. Carpenter while waiting for the line to move. Approximately 40 cars could queue in the roadway before backing up into Wasilla-Fishhook Road. This queuing on E. Carpenter Lane would block the residents from exiting their homes in their vehicles during peak traffic periods. With the current loop design, all cars will be required to enter and exit the school via E. Carpenter Circle since there is no connectivity to the exit from the parking lot onto Wasilla-Fishhook Road.

The western access is only intended as access to the parking lot for all teachers and visitors. However, since the drive aisle goes past the school, it may also be used as an “unofficial” drop-off/pick-up queuing area, which will create two access points with significant vehicle traffic during peak school hours.

Staff is recommending that the Planning Commission add two conditions to the use permit approval. The first condition would limit the new elementary school to two access points onto E. Carpenter Circle. The second condition is that the proposed sidewalk be extended to the eastern property line along the north side of E. Carpenter. This sidewalk extension will provide connectivity between the new elementary school and Wasilla High School and it will provide a safe area for the neighbors to walk in the neighborhood and to shopping areas.

With these conditions, the project will be substantially consistent with the Comprehensive Plan since it would minimize vehicle trips on E. Carpenter Circle and provide a sidewalk for pedestrians.

16.16.050(3)

Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.

Staff Finding: The specific approval criteria under 16.16.060 are not applicable since a school is not one of the identified special uses.

16.16.050(4) *Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.*

Staff Finding: The City mailed 90 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Two comments were received – one from a property owner in opposition to the request because of safety and traffic concerns and one from the Borough with no objections. Copies of the comments received by staff are included in this packet. Any comments received after the compilation of the packet will be provided at the public hearing.

16.16.050(6) *Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.*

Staff Finding: The Borough Fire Chief's office will review the proposed building for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.

16.16.050(7) *Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians...*

Staff Finding: The proposed design for the elementary school with separate access points for the drop-off/pick-up loop, the parking lot, and the bus area will significantly increase the traffic along E. Carpenter Circle. It may also create a danger to pedestrians since there are no sidewalks on E. Carpenter Circle.

Staff is recommending that the Planning Commission add two conditions. The first would be to limit the new elementary school to two access points – one for the bus area and one for the drop-off/pick-up loop and parking areas. This redesign will minimize the number of vehicle trips along E. Carpenter Circle since vehicles would have the choice to exit directly onto Wasilla-Fishhook Road instead of utilizing E. Carpenter Circle as an exit. The second condition would be to require extension of the proposed sidewalk to the eastern property boundary. This would provide a safe walking area for residents in the area and also provide pedestrian connectivity from Wasilla-Fishhook Road to Wasilla High School.

16.16.050(8) Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.

Staff Finding: The attached site plan submitted by the applicant complies with the minimum setbacks requirements of §16.24.010. The proposed building does not comply with the maximum 35' building height. The proposed building contains an architectural roof feature that allows light into the main area of the school. However, the applicant has submitted a variance application seeking a 10' variance to allow construction of this feature.

16.24.050(9) Parking. The parking, loading areas, and snow storage sites for the proposed development shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.

Staff Finding: Based on the projected number of seats, the minimum number of parking spaces required is 100 – four of these spaces must be handicap accessible spaces. The proposed site plan provides 105 parking spaces, which includes four handicap accessible spaces.

16.16.050(10) Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.

Staff Finding: Water, sewer, and other utilities are available in the area.

16.16.050(11) Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins and watersheds, and land stability.

Staff Finding: The proposed site plan shows adequate areas for drainage.

16.16.050(12) Large Developments. Residential development of more than four units or non-residential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following class of streets: interstate, minor arterial, major collector or commercial.

Staff Finding: The site plan indicates sufficient open space and natural areas, internal pedestrian circulation, and landscaping and the property abuts Wasilla-Fishhook Road, which is designated a Major Collector roadway in the *City of Wasilla Official Streets and Highways Plan*. Signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

However, the proposed vehicular circulation and access points onto E. Carpenter Circle will negatively impact the circulation of vehicles, pedestrian, and bicycles along E. Carpenter Circle. If the new elementary school is limited to two access points onto E. Carpenter Circle, this will minimize the impacts to safety and circulation.

16.16.050(13) *Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.*

Staff Finding: The proposed design for the elementary school with three access points onto E. Carpenter Circle will result in significantly different peak use characteristics than the surrounding uses or area, which is currently developed with nine single-family homes.

16.16.050(14) *Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.*

Staff Finding: The proposed use will not generate excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference with radio/television receivers in the area. As shown on the proposed site and landscape plans, a significant buffer of natural vegetation will be retained along E. Carpenter Circle to minimize and impacts from the school to the residential homes to the south.

16.16.050(15) *Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title*

concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following:

- a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.**
- b. Adequately sized, located and screened trash receptacles and areas.**

Staff Finding: The attached site plan show the proposed/existing landscaping on the site, which meets the landscaping and land clearing regulations.

16.16.050(16) *Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.*

Staff Finding: Adequate pedestrian and bicycle pathways are located along Wasilla-Fishhook Road and along the north side of E. Carpenter Circle to provide access to the proposed elementary school. However, the proposed sidewalk should be extended to the end of E. Carpenter Circle, which would provide connectivity to Wasilla High School and pathways for the residents to access shopping areas and other community facilities.

16.16.050(17) *Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities*

unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.

Staff Finding: Water and sewer is available for the site and the applicant will coordinate with the Public Works department to obtain any necessary City permits.

16.16.050(18) ***Historic Resources. The proposed use shall not adversely impact any historic resource prior to the assessment of that resource by the city.***

Staff Finding: The Matanuska-Susitna Borough Cultural Resources Office was notified of this application but did not provide any objections.

16.16.050(19) ***Appearance. The proposed use may be required to blend in with the general neighborhood appearance and architecture. Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light and air.***

Staff Finding: The appearance of the proposed elementary school is in character with surrounding commercial uses. The building spacing, setbacks, lot coverage, and height will provide adequate provisions for light and air.

16.16.050(20) ***Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...***

Staff Finding: Since the proposed multi-use field and playgrounds will be available for public use, no additional land is necessary for open space and facilities.

16.16.050(21) ***Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.***

Staff Finding: There are no foreseeable problems anticipated from winter conditions.

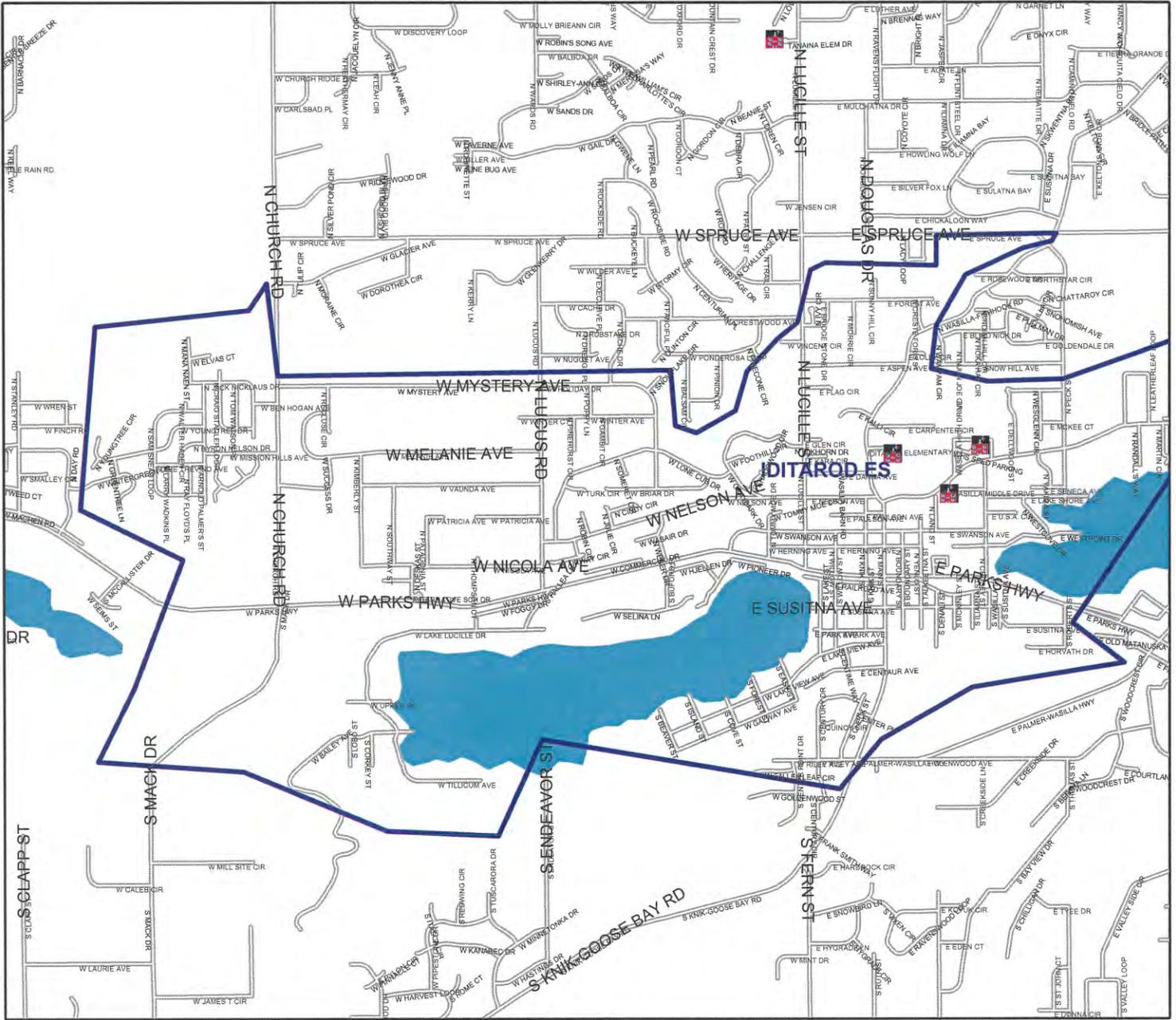
V. CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of this request with the following conditions:

1. Only two access points may be constructed onto E. Carpenter Circle – one for the bus only area and one combined access for the drop-off/pick-up and parking area. Any additional driveways must utilize Wasilla-Fishhook Road. An updated site plan showing the revised driveway locations must be submitted to the Planning Department and Public Works Department for review and approval prior to beginning construction on the site.
2. The sidewalk along the north side of E. Carpenters Circle must be extended to the eastern property line of the subject property.

3. Construction must substantial compliance with the site plan, landscape plan, and elevation drawings attached as Exhibit B to Resolution Serial No. 15-01. Any changes to these plans must be submitted to the City Planner for review and approval. Substantial modifications will require submittal of an amended use permit application, including application fee and Planning Commission review and approval.
4. The Matanuska-Susitna Borough Fire Chief's office shall review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
5. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations.
6. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for water and sewer connections.
7. An as-built survey must be submitted to the Planning Department after completion of the school.

Matanuska-Susitna Borough School District District Map



David & Jackie Nyberg
P. O. Box 872361
Wasilla, Alaska 99687

City of Wasilla
Planning Office
290 E. Herning Avenue
Wasilla, Alaska 99654

Re: Case U14-04 & V14-05

After reading P N D letter dated 12/9/14 request for a permit, I feel I have to add another comment.

In paragraph 13 of P N D's specific requirements, it is stated that 'Peak use conditions of Carpenter Circle are not affected by the proposed school.' That's poppycock. Carpenter Circle will be transformed from a quiet rural street, to a daily thoroughfare of cars, trucks, and buses. In P N D's comparison of the existing schools access, each mode of travel was separate. The buses had their own entrance and exit on to Wasilla Fishhook, and cars could use either entrance, (they do). Can we imagine what will be when all vehicles, only have one entrance and exit off Wasilla Fishhook and jockey for position. Was this really thought out, and what if the school population grows by 1/3 as mentioned in P N D letter.

It seems to me that the better approach to gain entrance to the school, would be off Wasilla Fishhook, using turning lanes and traffic control devices. The northwest side of Wasilla Fishhook, directly across from the proposed school, is not a residential area that borders the road, as is E. Carpenter Circle.

With our current State budgetary worries, maybe postponing the start date is in order and thereby having time to reevaluate the proposed site configuration, and at least have a meeting with the home owners on E. Carpenter Circle.

Respectfully,



David & Jackie Nyberg
500 E. Carpenter Circle
Wasilla, Alaska 99654

RECEIVED

JAN 02 2015

Planning Office
City of Wasilla

RECEIVED

DEC 15 2014

Planning Office
City of Wasilla

David & Jackie Nyberg
P. O. Box 872361
Wasilla, Alaska 99687

City of Wasilla
Planning Office
290 E. Herning Avenue
Wasilla, Alaska 99654

Re: Case U14-04 & V14-05

Although the use permit and variance of this case has merit, we would like to address the use of E. Carpenter Circle, as a thoroughfare for the school buses running back and forth on our street, which by two lane road standards, is probably questionable. Another concern is the MAT-SU Boroughs current plot plan of the proposed school, with its entrances and exits. As depicted in their plan, it will be impossible for parents to drop off students, and buses to exit the only way back to Fish Hook Road. At certain times of the day the residents on E. Carpenter Circle will be hampered by the congestion caused by the increased amount of traffic on our street thereby causing the residents to alter there plans. Basically, E. Carpenter Circle is a dead-end street. Safety can be an issue, when the intersection of E. Carpenter Circle and Fish Hook Road is congested to the point of 'grid-lock'.

A solution to this problem would be for the planners to just rotate the proposed plan 90 degrees clockwise. In other words, the entrances that appear on E. Carpenter Circle, would be on Fish Hook Road, allowing for entrance and exit from the school property, and protecting the residents on E. Carpenter Circle, similar to how the existing school is configured. There appears to be enough land to accommodate that idea.

I'm sure the planners were trying to circumvent any dealings with the DOT, due to Fish Hook Road turn in and turn outs.

Respectfully,



David & Jackie Nyberg
500 E. Carpenter Circle.
Wasilla, Alaska 99654

- NOTICE OF APPLICATION FOR USE PERMIT and VARIANCE -

DATE: December 11, 2014

Matanuska - Susitna Borough
Development Services

CASE: U14-04 & V14-05

APPLICANT (S): Matanuska-Susitna Borough

DEC 16 2014

REQUEST: For a *use permit* to build a new 39,862 square foot Iditarod Elementary School, AND a *variance* of 10 feet to the maximum 35 feet height for a roof monitor, on Lot C21, Township 17 North, Range 1 West, Section 3 and Tract A, PJC Subdivision. The subject property is zoned RR-Rural Residential and RM-Multi-Family, which requires approval of a Use Permit for a public facility in accordance with WMC 16.12.020(A)(3) and WMC 16.20.020.

RECEIVED

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **January 13, 2015 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Hering Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this request must reach the Planning Office on or before January 5, 2015 in order to be included in the packet. Comments received after that date will be available at the public hearing.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name _____

Address _____

Lot _____ Block _____ Subdivision 17N01W03CO2 / 2388000T00A

Comments:

FIRM 8080:8085 X Zone
No other comments 12/19/14

[Handwritten Signature]



CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

MSB Chief of Code Compliance
350 E. Dahlia Ave
Palmer, AK 99645

Matanuska-Susitna Borough
DEC 12 2014

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neopost

12/11/2014

US POSTAGE

\$00.48⁰⁰



ZIP 99654
041L11222587

FIRST CLASS

RECEIVED

DEC 23 2014

Planning Office
City of Wasilla

PUBLIC NOTICE



Nov. 5, 2014

RE: Iditarod ES site plan

As a homeowner living on E. Carpenter Cr. In Wasilla, I naturally have a personal interest in how the construction and operation of the new Iditarod ES will affect me. I also have another perspective by which to evaluate the plan. For the last 8 years I have been a school bus driver in the Mat-Su School District. Prior to that I drove school bus for 5 years in the Anchorage District. Over the years I have driven to every school in the Mat-Su. and I can tell you that it makes a huge difference in how the traffic flows into and away from a school. Many parents choose to drop-off and pick-up their children from school rather than ride the bus. Any school with totally separate bus and pov traffic patterns operates much more safely and efficiently. A good example of a bad situation is nearby Wasilla Middle School. All one has to do is spend about 30 minutes one afternoon around school dismissal time to see the chaos of students going every direction and parents and buses jockeying for position. This is especially true for the special needs buses that park along side of the gym. It is not only chaotic, but is unsafe for the students. By contrast, the situation at the newer Machetanz es is the total opposite. Not only are there totally separate drop-off areas for buses and pov's, but they each have their own driveways onto and away from school property.

Since the new Iditarod school will be there for decades, I think it is worth whatever amount of effort it takes to make sure that the entire plan is done right, from the beginning. Even the old Iditarod school has separate driveways for buses and pov's. Are we now going to go back to a less safe and less efficient system?

Also, it is obvious to everyone living in the valley that the population and traffic is increasing every year. Not only should we be thinking about what will work now, but what will still be a good working system 5, 10, and even 20 years in the future.

For these reasons, I strongly recommend that the site plan for the new Iditarod es include a second access from Wasilla-Fishhook Rd.

Sincerely,



Alex Ludlum

560 E. Carpenter Cr.

Wasilla, Ak. 99654

907 841-3464



CITY OF WASILLA PLANNING OFFICE
 290 E. HERNING AVE.
 WASILLA, AK 99654-7091
 PHONE: (907) 373-9020
 FAX: (907) 373-9021

Date: 12-10-14
 TID # _____
 Case No. U 14 - 04

USE PERMIT APPLICATION

<p>Type of application (check all that apply)</p> <p><input type="checkbox"/> Single Family Dwelling (SFD) <input type="checkbox"/> Garage/Shed</p> <p><input type="checkbox"/> Addition to SFD <input type="checkbox"/> Accessory Use</p> <p><input type="checkbox"/> Commercial under 10,000 sq. ft.</p> <p><input checked="" type="checkbox"/> Other (please specify) <u>Elementary School</u></p>	<p>Property Owner:</p> <p><u>Mat-Su Borough</u></p>
<p>Project Name and Description</p> <p><u>39,862</u> sq. ft. <u>Iditarod Elementary School</u></p>	<p>Applicant Name:</p> <p><u>Jeff Walden</u></p>
<p>Subdivision Name:</p> <p>_____</p>	<p>Mailing Address:</p> <p><u>350 E. Dahlia Ave.</u> <u>Palmer, Ak 99645</u></p>
<p>Street Address of project:</p> <p><u>1001 N Fishhook Road</u></p>	<p>Phone:</p> <p><u>907.861.7710</u></p>
<p>Zoning Designation: <u>RR & RM</u></p>	<p>Fax #:</p> <p><u>907.861.7735</u></p> <p>Email:</p> <p><u>Jeffrey.Walden@matsugov.us</u></p>

The following items must be shown on the Site Plan:

- All provisions of WMC 16.08.015 Site plan - As-built survey.

Applicant Certification:

I certify that the information contained in this application is true and correct to the best of my knowledge, and that I understand that any false statements made by me on this application, may be subject to revocation or denial of the Land Use Permit. I further certify that I am the property owner or that I have been designated by the property owner to act on their behalf. I understand that the City of Wasilla will not be held liable for any improvements made to this property if an appeal is filed or if other types of permits for this property are required by another agency. I further understand that no activity may be made to this property until a Land Use Permit is valid.

Signature of Applicant: _____ **Date:** _____

Signature of Owner: Jeffrey Walden **Date:** 12/8/14
 (If different then Applicant) Jeffrey Walden 12/8/14

* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)

P:\Forms\FORMS_APPS\2012 USE PERMIT APP.doc

For Official Use Only:

Filing Fee Paid:

- \$100 for Use Permit
- Receipt #: _____
- Copy sent to Owner/Applicant

Minimum setback requirements: Front 25' Rear 25' Side _____

Maximum building height 35'

Number of parking spaces _____ Paving Required? No Yes Waiver attached?

Snow storage area _____
(25 s.f. for each required parking space)

Flood Lights _____
(1 for every 25 parking spaces)

Conditions of approval? No Yes

Conditions for approval:

City Planner Approval:

This Land Use Permit is valid for twelve months after City Planner's signature. You may begin work, however please remember that if an appeal is filed within five days of permit approval, all activity must cease on this property until the appeal is resolved.

Approval of City Planner: _____ Date: _____

Notice of Right to Appeal: All decisions of the City Planner are appealable per WMC Title 16.

*** All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)**



ENGINEERS, INC.

December 9, 2014

PND -141045

Ms. Tina Crawford
City Planner
City of Wasilla
Planning Office
290 E. Herning Avenue
Wasilla, AK, 99654

Subject: Use Permit

Dear Ms. Crawford:

On behalf of the Matanuska-Susitna Borough (MSB) PND Engineers, Inc. (PND) is applying for a Use Permit for the proposed Iditarod Elementary School (IDE). The proposed site for the school at the northeast corner of Carpenter Circle and Wasilla-Fishhook Road on lots Tract A PJC Subdivision and PW 81-218. A lot line vacation has been submitted that would consolidate these two parcels.

As stated above the intended use for the property is facilitate an elementary school with a maximum capacity of 500 students and 50 staff. The project consists of a school building, faculty/visitor parking, student drop-off loop, bus loop, hardscape play area, a multi-use playfield, and all site utilities including, gas, electrical, water, sewer, and storm drainage.

The MSB has implemented facility criteria requiring separate entrances to a school sites for parent/faculty parking, student drop-off, and buses and service vehicles to facilitate efficient vehicle movement, and enhance child safety. Keeping buses, student drop-offs, and parent/faculty parking separate keeps children out of harm's way by channelizing the flow of pedestrians to sidewalks outside of traveled ways. Should the drop-off lane share access with parking, children may enter driveways; parking stalls, and travel through the drop-off area from an unexpected area increasing the likelihood of a child being struck by a vehicle.

In addition to separate access points, the design team also reviewed multiple iterations of driveway locations. The proposed site plan was deemed the safest option, providing the clearest traffic patterns for motorists. In other iterations with a single use driveway off of Wasilla-Fishhook, be it bus operations, student drop-off, or parent/faculty parking, the likelihood of a motorist entering what appears to be a main entrance was high, resulting in cross-use tendencies, i.e. passenger vehicles in the bus loop, student drop-off in the parking lot, or drive-through vehicles in the drop-off loop. These conditions were deemed unsafe to children and motorists.

With a lower speed, and lighter traffic volume the proposed plan provides clearer delineation of traffic patterns. Additionally, with the bus and maintenance access at the far end of Carpenter Circle, it limits parent traffic to the first 800 feet of Carpenter Circle, with only buses, five at most, traveling to the end of the street. As for traffic impacts to the residents along Carpenter Circle, PND visited the existing Iditarod Elementary School on October 29, 2014 to observe traffic patterns and volume during the morning drop-off period. The morning period was determined to be the controlling time

due to the proximity of the start of school (9:15am) and the start of most individuals work day, and the shared direction of traffic flow between the two groups. In the afternoons (3:45pm school end time), the likely direction of neighborhood traffic will be from Wasilla-Fishhook onto Carpenter Circle, while school traffic will be from Carpenter Circle onto Wasilla-Fishhook.

The existing school access configuration consists of two driveways, one for bus use only, and one for all parent and faculty traffic movement, drop-offs and parking. PND observed that the longest wait time at the faculty/student drop-off intersection with Wasilla-Fishhook was 48 seconds. It was also noted that the longest queue on the access drive was three vehicles, which occurred only twice. Buses, generally, did not exit the school site until after parents had completed dropping off their children.

For the proposed school, initial student population will remain similar to the existing facility, however, the maximum population may grow from the current 330 students to 500. Given that the intersection at Carpenter Circle and Wasilla-Fishhook consists of a right turn and left turn/straight lanes, see Figure 1, wait times are unlikely to increase with increased school capacity, and impacts to the local residents should be minimal. Furthermore, the Alaska Department of Transportation has indicated that the intersection of Wasilla-Fishhook and Carpenter Circle could be signalized in the future as traffic conditions change.

The school will also prepare plans to minimize impacts to the neighborhood, including a Student Drop-off/Pick-up Plan and Monitoring Plan. These plans will increase safety for children at the loading zones, increase efficiency in the student drop-off loop, and create contingencies for unexpected high volume days to avoid vehicle stacking on Carpenter Circle, including using portions of the parent/faculty parking for student drop-offs and pick-ups.

The following list addresses specific requirements of the Use Permit application:

1. **Neighbors:** The proposed site plan was prepared to promote neighborhood safety and minimize impacts to residents along Carpenter Circle. Should additional neighbor comments arise during the review process, a detailed response will be provided to mitigate concerns.
2. **Plans:** The proposed use conforms to the City of Wasilla Comprehensive Plan dated 2011 as available on the City's website. The lot is designated as Mixed Use/Transitional
3. **Special Use:** N/A, the proposed use is not listed in Section 16.16.060.
4. **Reviewing Parties:** Comments will be addressed accordingly following the completion of the review of this application and attached plans.
5. **Neighborhoods:** There are no neighborhood plans which incorporate the proposed location.
6. **Fire Safety and Emergency Access:** The proposed site plan has been submitted to and received preliminary approval from the MSB Fire Marshall.
7. **Traffic:** The proposed school will not affect the traffic patterns. PND has submitted a driveway permit for review which summarizes the results of our traffic observation of the existing Iditarod Elementary School.
8. **Dimensional Standards:** All dimensional requirements of Section 16.24 are met, including property setbacks, and parking requirements. Dimensions relating to specific code requirements can be found on sheet C200 of the attached plans.
9. **Parking:** Parking, loading areas, and snow storage have been provided as required on the use permit form and subsequent municipal code sections. Parking and snow storage calculation can be found on sheet C200 of the attached plan set.
10. **Utilities:** The proposed site is served adequately by all utilities.

11. **Drainage:** The proposed design adequately address drainage to prevent detrimental impacts to adjacent improvements. Roof drainage is directed to dry wells located near the building, while surface water flows from paved areas directly to on-site vegetated areas. Storm water is treated onsite through vegetated swales, and large sediment basins.
12. **Large Developments:** The proposed school is considered a large development. However, due to child safety, and to avoid motorist confusion, site access has been provided off a “local” street. It should be noted that Carpenter Circle is scheduled for road improvements in 2016, including widening, paving, and roadside ditches.
13. **Peak Use:** Peak use conditions of Carpenter Circle are not affected by the proposed school. The peak use times for the existing use vary from those of the proposed school which has a start time of 9:15am and end time of 3:45pm. Drop-off is anticipated to take place between 8:55am and 9:20am, with pick-up from 3:45pm to 4:15pm. Each time slot is outside of typical commuting hours.
14. **Off-Site Impacts:** The proposed school is separated from the roads and adjacent properties by buffers of existing natural vegetation. The new school will have the same general impacts as the original Iditarod Elementary which is located one block to the south. Parking and playground lighting will use high cutoff fixtures to minimize light spillage and playground areas are located away from most of the adjacent residential properties. Site lights are shut-off when school is out of session. A single light is used at the loading dock for late night janitorial and maintenance personnel access and safety, however, the light is shielded from neighbors to the south by the school building.

The proposed school does not produce excessive noise, fumes, odors, smoke, light, vibrations, dust, litter, or interference with any radio or television receivers. Nor does the proposed facility cause significant voltage fluctuations off the premises.

15. **Landscaping:** The site’s existing vegetation will be preserved to the largest extent possible. This vegetation provides necessary buffers between residential developments and the adjacent roadways, such as Wasilla-Fishhook Road and Carpenter Circle. By preserving as much of the existing vegetation on the site as possible, the school development will fit into the landscape and new plantings will be focused on key areas of the site. Those key areas will be related to the entry plaza, parent drop-off, interior parking lot islands, and bus loop, where formalized tree and shrub plantings will occur to help visually direct vehicular and pedestrian traffic to the main entrance. Other landscape plantings will be located in and around seating areas, along the south face of the school, and to separate outdoor spaces. Deciduous tree plantings along the south side of the building provide cooling on warmer days, while allowing natural sunlight in on winter days when the leaves have fallen. Native and naturalized plant species were chosen to reduce maintenance and blend in with existing vegetation on site. A mix of trees, shrubs and perennials meet the City of Wasilla landscape standards.

The WMC 16.33.050 Land Clearing Restrictions section of the code notes that a maximum of 70% of the lot area may be cleared for development, leaving 30% as native vegetation or greenspace. Our plan meets this requirement, with 49% of the site being retained greenspace.

A buffer is to be provided between this site and the adjacent residential sites per WMC 16.33.030. This native vegetation buffer is required to be at least 25 feet wide. This plan provides a minimum of 27 feet of existing vegetation as a buffer, thus exceeding this requirement.

- Parking lot landscaping per WMC 16.24.040 Parking requires 15% interior parking lot landscaping in islands. Our proposed plan provides 15.5% interior parking lot planting islands, and includes trees, shrubs, flowers and mulch and is protected by curbs, thus exceeding this requirement.
16. **Walkways, Sidewalks, and Bike Paths:** Separated pedestrian access will be provided along all vehicular access routes. Pedestrians will have access from the bus loop, parking lot, and drop-off directly to the front entrance of the school. Paths are 10' wide, exceeding the Mat-Su Borough School Facility Design Criteria Manual (MSBDCM) 2.03I. Trail access into the site from surrounding neighborhoods and other community facilities, accommodating bicycles and pedestrians, will occur off the existing separated path along Wasilla-Fishhook Road. This trail will connect directly to the school's front entry, the surrounding playground equipment, and the school's open field/green space.
 17. **Water, Sewerage, and Drainage Systems:** The proposed school is within 500 feet of City of Wasilla utilities.
 - a. **Water:** The water will connect to the 10" ductile iron pipe (DIP) located along carpenter circle. Fire flow data, as provided by the City of Wasilla, for the 10" line indicates the static pressure is 40 psi and 30 psi at a flow of 919 gallons per minute at hydrant FO81-32. The proposed school will be served with a 12" high density polyethylene (HDPE) line for fire hydrants with a 6" HDPE for the school service. A fire booster pump will be provided in the building to maintain the requisite water pressure for fire suppression operations.
 - b. **Sewer:** The sewer system is sized for 500 students and 50 staff, all with a usage rate of 10 gallons of effluent per day. The septic system will be constructed in accordance with the City of Wasilla "STEP" specifications and details.
 - c. **Storm Drainage:** Site storm drainage is directed to large retention areas via culverts and vegetated swales. A loading dock along the northeast side of the facility utilizes a heated trench drain which discharges to the northwest storage area. All storage areas are designed for a maximum storage depth less than 3".
 18. **Historic Resources:** The site was previously used for residential housing. The proposed school does not adversely impact historic use.
 19. **Appearance:** The new Iditarod Elementary is a dynamic, colorful, light filled school that provides engaging 21st century learning environments. Forms and materials of the building exterior are varied to create interest and break down the scale of the structure and views of the buildings from adjacent properties and roads are filtered through natural vegetation buffers, reducing the overall visual impact. The height of the main 2-story structure is 32' with a roof monitor that brings natural light into the school interior that peaks out at 45'. The roof monitor is set back from the building walls, reducing its visual impact. Overall the average height of the school is less than 35'.
 20. **Open Space and Facilities:** The MSBSD has an "Open Gate" policy and will provide important recreational facilities to the community with new play equipment and multi-use playfield. In addition a significant portion of the natural forest on the site will be preserved to allow for outdoor learning and community use.
 - a. **Playground Equipment:** Playground equipment will be provided in two age-specific playgrounds, one Kindergarten playground (ages 2-5) and one primary playground (ages 5-12). All playground equipment, site furnishings and associated fencing will meet MSBDCM requirements (2.10). Playground equipment will be Iditarod dog sled race themed to reinforce the school's namesake and mascot. School facilities are open to the public for use after school hours and on weekends.
 - b. **Multi-use Playfield:** The multi-use playfield will be at least 60 yards by 100 yards with a maximum slope of 2% per MSBDCM 2.08F. This multi-use field is open for use by the public after school hours and on weekends.

21. **Winter Hassles:** MSBSD has an organized and comprehensive process for managing snow removal on site. Adjacent roads or properties will not be affected by snow drifting related to placement of the building or site features.

The attached plan set provides information as required in the City code section 16.08.015 including:

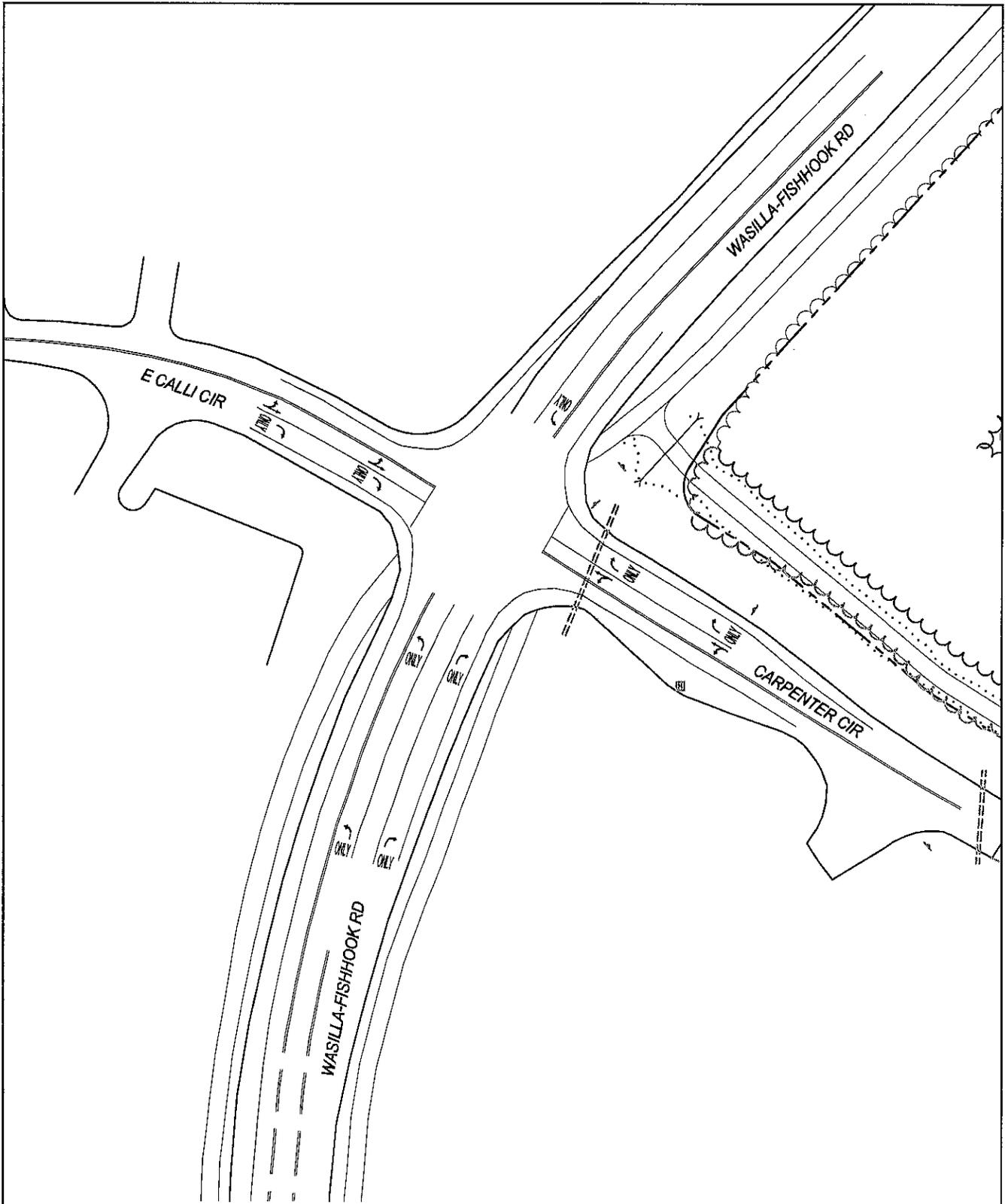
- Setbacks;
- Utility locations;
- Horizontal dimensions;
- Vehicular access points;
- Lighting layout;
- Pedestrian paths;
- Parking layout, including calculations;
- Drainage patterns;
- Landscaping plans, including calculations;
- Finished grades and contours.
- Wasilla-Fishhook Intersection (Figure 1) showing existing configuration

Sincerely,

PND Engineers, Inc. | Anchorage Office



Zeke Coleman, Senior Engineer

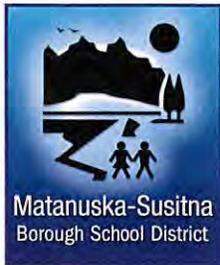


1506 West 36th Avenue
 Anchorage, Alaska 99503
 Phone: 907.561.1011
 Fax: 907.563.4220
 www.pndengineers.com



PROJECT:		IDITAROD ELEMENTARY SCHOOL	
TITLE:		WASILLA-FISHHOOK ROAD/CARPENTER CIRCLE INTERSECTION	
DESIGNED BY:	ZC	DATE:	12/9/14
CHECKED BY:	DTK	PROJECT NO.:	141045

FIGURE 1



Mission: Mat-Su Borough School District prepares students for success

Matanuska-Susitna Borough School District

OPERATIONS & MAINTENANCE DEPARTMENT

Dave Anderton, Director

3901 E. Bogard Road
Wasilla, Alaska 99654
(907)376-0806 Fax (907)376-7866

January 2, 2015

Wasilla City Planning Commission:

The Mat-Su Borough and Mat-Su Borough School District are seeking a variance to allow three entrances onto the Iditarod Elementary School property from Carpenter Circle.

Iditarod Elementary is presently located just a few blocks north of the Main Street and Parks intersection of Wasilla, Alaska and was built in 1971. This building has served students of the Mat-Su Borough for more than 40 years and recently the public voted to replace the aged school with a more energy efficient structure with better classroom design for teaching. The Mat-Su Borough Site Selection Committee studied locations near the existing school and found the best location was one block north of the school. This new Iditarod Elementary is to be built on a 20 acres site off Wasilla Fishhook and Carpenter Circle.

Iditarod presently has 327 students from preschool through 5th grade with an anticipated population of 403 students at the new school. School begins at 9:15 a.m. with students starting to arrive at 8:30. Presently (70%) of all students arrive riding five regular buses and three Special Education Buses. These buses arrive between 8:50 and 9:10 with all seven going south from the school after dropping off students. The remainder of the students are either dropped off (20%) or the parents escort the students into the building (10%).

During the day there are some preschool children going home at 11:50 a.m. and some coming in at 1:00. Additionally a small number of parents come and go throughout the day.

School ends at 3:45 p.m. and once again (70%) ride the bus home with five busses going south and three busses going north. Parents pick up the remainder of students with 100% being checked out by parents who must park and go into the

school to take their students from the facility. Additionally, throughout the year there are after school programs with approximately 75 to 100 students attending that stay late Monday - Thursday until 5:00 p.m. These students are split with 55% going home by bus and 45% being picked up by parents.

Access into the New Iditarod Elementary is proposed coming onto the school property via Carpenter Circle through three entrances and one exit only, on Wasilla Fishhook. The first entrance will serve the parent and staff parking so those going into the school to drop off their students or those picking up will have access to parking and controlled flow. The parking will also have the only exit on Wasilla Fishhook so that once students are walked in or out the traffic access can go outward. The second exit will be for student drop off, primarily used in the morning for parents to drop students off without accessing the building. The third entrance is used for bus drop off/ pick up. This access will also be used for service vehicles.

Through past experience on school property it has been found a necessity to keep buses and vehicles separate for the safety of students and vehicles. Additionally having a dedicated drop off loop has shown to prevent students running in front or behind vehicles preventing accidents from happening.

While all consideration for local neighborhoods must be considered we find it prudent to request this variance for an additional entrance to help with traffic flow both on the street and in the schools parking lot. Considering the number of vehicles, times they arrive and depart and student control it would be beneficial to the school and community to consider this request.

Respectfully,

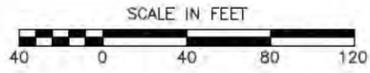


Dave Anderton
Director, Operations & Maintenance
Mat-Su Borough School District



LEGEND

- FOUND 3 1/4" AL. CAP MON.
- ⊕ FOUND DOT CENTERLINE MON.
- FOUND #5 REBAR
- ⊙ SET PK NAIL W/ SHINER
- ⊙ SET SPIKE W/ YPC
- () RECORD PLAT #B2-163
- ⊕ RECORD DOT WASILLA-FISHOOK
- ⊕ MAIL BOX
- ⊕ SIGN
- ⊕ POWER & GUY POLE
- ⊕ GUY ANCHOR
- ⊕ LIGHT POLE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WELL
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE TV PEDESTAL
- ===== CULVERT
- W — WATER LINE
- G — GAS LINE
- OHE — OVERHEAD ELECTRIC
- UC — U.G. GCI
- UT — U.G. TELEPHONE
- X — CHAIN LINK FENCE
- ⊕ TREE / BRUSH LINE
- ▨ PAVEMENT

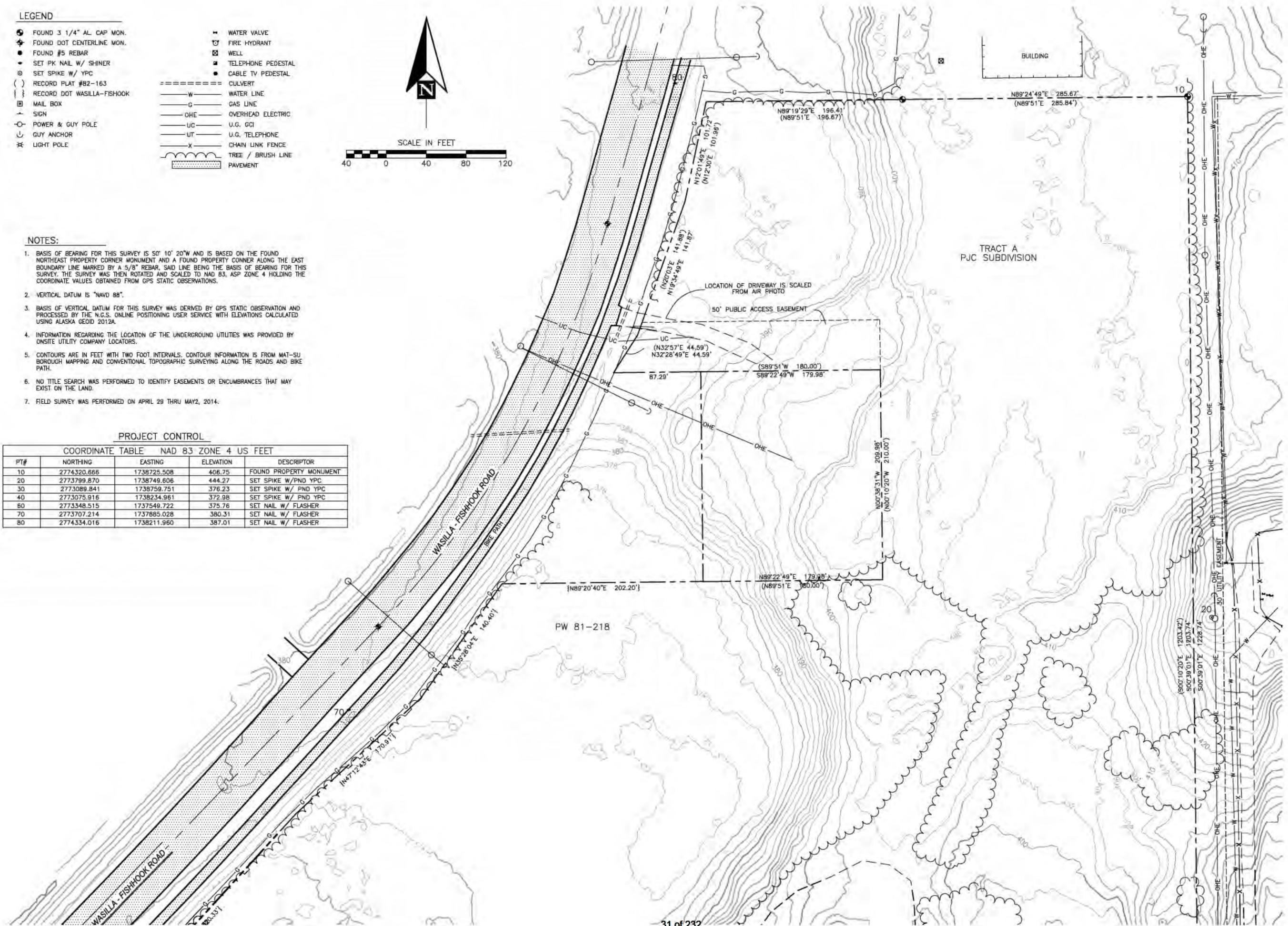


NOTES:

1. BASIS OF BEARING FOR THIS SURVEY IS S0° 10' 20"W AND IS BASED ON THE FOUND NORTHEAST PROPERTY CORNER MONUMENT AND A FOUND PROPERTY CORNER ALONG THE EAST BOUNDARY LINE MARKED BY A 5/8" REBAR, SAID LINE BEING THE BASIS OF BEARING FOR THIS SURVEY. THE SURVEY WAS THEN ROTATED AND SCALED TO NAD 83, ASP ZONE 4 HOLDING THE COORDINATE VALUES OBTAINED FROM GPS STATIC OBSERVATIONS.
2. VERTICAL DATUM IS "NAVD 88".
3. BASIS OF VERTICAL DATUM FOR THIS SURVEY WAS DERIVED BY GPS STATIC OBSERVATION AND PROCESSED BY THE N.G.S. ONLINE POSITIONING USER SERVICE WITH ELEVATIONS CALCULATED USING ALASKA GEOID 2012A.
4. INFORMATION REGARDING THE LOCATION OF THE UNDERGROUND UTILITIES WAS PROVIDED BY ONSITE UTILITY COMPANY LOCATORS.
5. CONTOURS ARE IN FEET WITH TWO FOOT INTERVALS. CONTOUR INFORMATION IS FROM MAT-SU BOROUGH MAPPING AND CONVENTIONAL TOPOGRAPHIC SURVEYING ALONG THE ROADS AND BIKE PATH.
6. NO TITLE SEARCH WAS PERFORMED TO IDENTIFY EASEMENTS OR ENCUMBRANCES THAT MAY EXIST ON THE LAND.
7. FIELD SURVEY WAS PERFORMED ON APRIL 29 THRU MAY2, 2014.

PROJECT CONTROL

COORDINATE TABLE NAD 83 ZONE 4 US FEET				
PT#	NORTHING	EASTING	ELEVATION	DESCRIPTOR
10	2774320.666	1738725.508	406.75	FOUND PROPERTY MONUMENT
20	2773799.870	1738749.606	444.27	SET SPIKE W/ PND YPC
30	2773089.841	1738759.751	376.23	SET SPIKE W/ PND YPC
40	2773075.916	1738234.961	372.98	SET SPIKE W/ PND YPC
80	2773348.515	1737549.722	375.76	SET NAIL W/ FLASHER
70	2773707.214	1737685.028	380.31	SET NAIL W/ FLASHER
80	2774334.016	1738211.960	387.01	SET NAIL W/ FLASHER



USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION
IDITAROD ELEMENTARY SCHOOL
 Mat-Su Borough School District
 1001 N. Fishhook Rd., Wasilla, Alaska
C100
 SHEET NO.

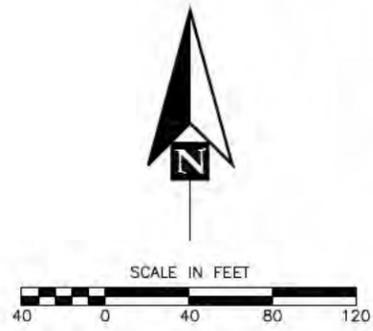
EXISTING CONDITIONS PLAN

418 MO. 141M45
 PROJ. NO. DTK
 DRAWN BY: ZC
 DATE: 12-06-2014
 REVIEWER:

P D N
ENGINEERS, INC.
 1508 West 9th Avenue, Anchorage, Alaska 99501
 Phone: 907.563.1011 Fax: 907.563.4250

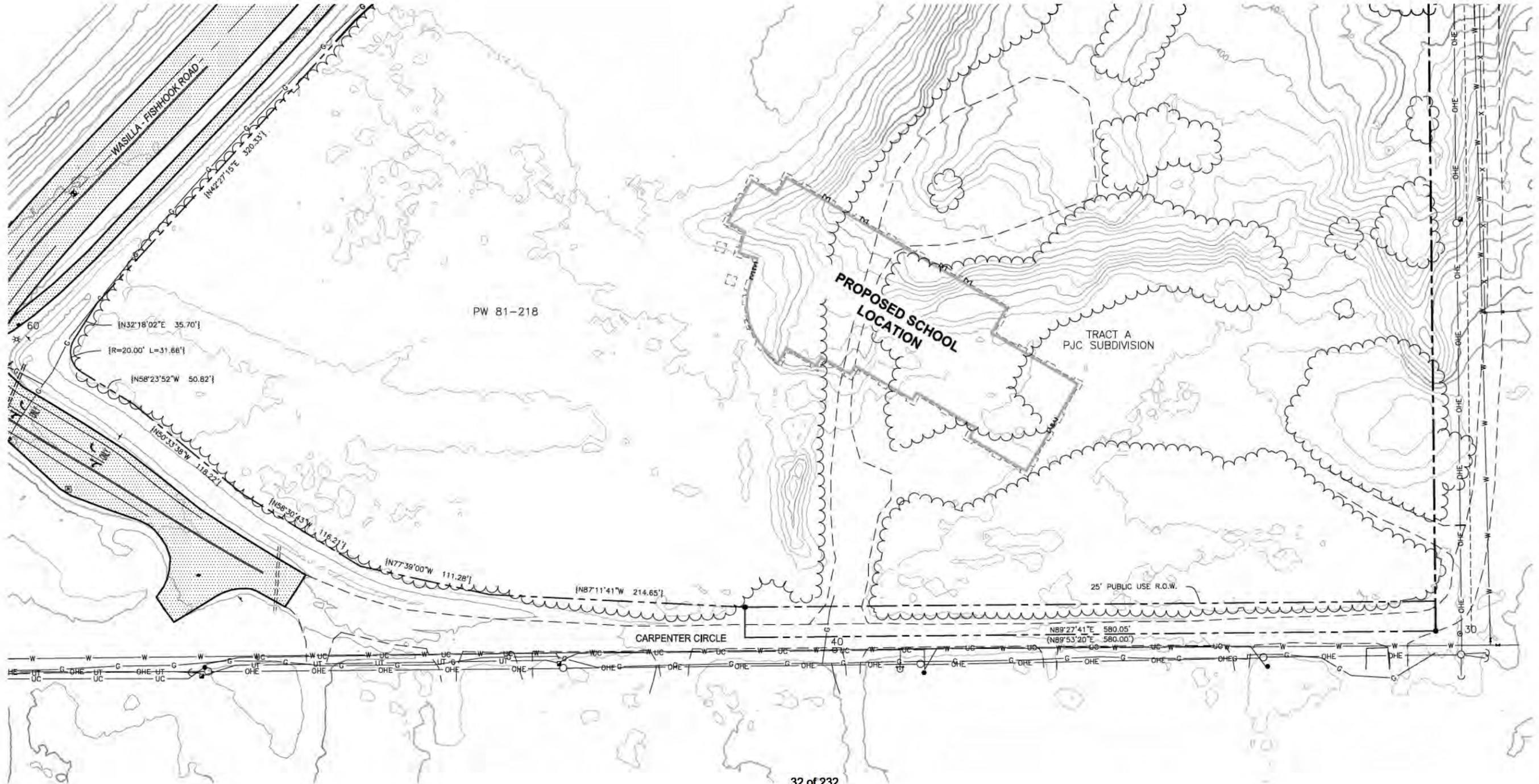
McCool Carlson Green
 49th
 Douglas T. Kenley
 12-25-14
 12-25-14

REVIEWED BY: Checker



PROJECT CONTROL

COORDINATE TABLE NAD 83 ZONE 4 US FEET				
PT#	NORTHING	EASTING	ELEVATION	DESCRIPTOR
10	2774320.666	1738725.508	406.75	FOUND PROPERTY MONUMENT
20	2773799.870	1738749.606	444.27	SET SPIKE W/PND YPC
30	2773089.841	1738759.751	376.23	SET SPIKE W/ PND YPC
40	2773075.916	1738234.961	372.98	SET SPIKE W/ PND YPC
60	2773348.515	1737549.722	375.76	SET NAIL W/ FLASHER
70	2773707.214	1737885.028	360.31	SET NAIL W/ FLASHER
80	2774334.016	1738211.960	367.01	SET NAIL W/ FLASHER



USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO.

C101

IDITAROD ELEMENTARY SCHOOL

Mat-Su Borough School District
1001 N. Fishhook Rd., Wasilla, Alaska

EXISTING CONDITIONS PLAN



McCOOL CARLSON GREEN
ENGINEERS, INC.
1008 West 96th Avenue, Anchorage, Alaska 99502
Phone: 907.563.1011 Fax: 907.563.4220



P, N, D ENGINEERS, INC.
1008 West 96th Avenue, Anchorage, Alaska 99502
Phone: 907.563.1011 Fax: 907.563.4220

JOB NO. 141945

PROJ. NO. DTK

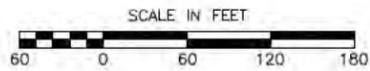
DRAWN BY: ZC

DATE: 12-04-2014

REVISIONS

REVIEWED BY:

Checked



LEGEND

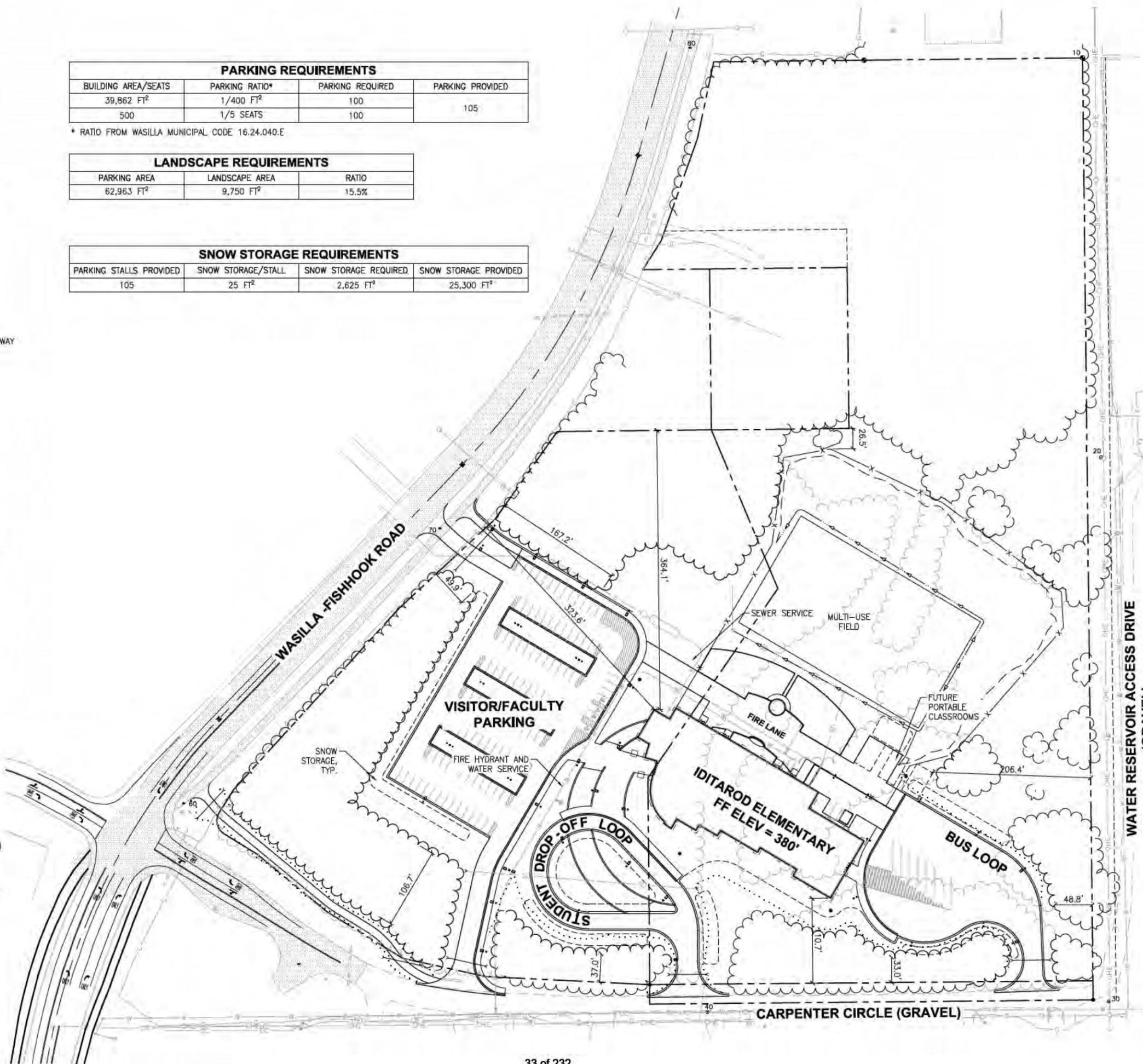
SYMBOL	DESCRIPTION
—	CURB/GUTTER
—380—	CONTOUR MAJOR
—378—	CONTOUR MINOR
---	PROPERTY LINE
- - -	EASEMENT LINE
- · - · -	CENTERLINE OF RIGHT-OF-WAY
○	CATCH BASIN
—CULVERT—	CULVERT
+	SIGN
---	WETLANDS OFFSET
---	ROAD CENTERLINE
—OHE—	OVERHEAD ELECTRIC
—	PAVEMENT
~	TREE LINE
~	DEMO CLEARING LIMITS
~	CLEARING LIMITS
---	SHOULDER
D	DOMESTIC WATER SERVICE
—	PAVEMENT PARKING STALL
—	PAVEMENT CONCRETE
FD	FOUNDATION DRAIN
RL	ROOF DRAIN
SD	STORM DRAIN
---	GRADE BREAK
—	SWALE
W	WATER
S	SANITARY SEWER
—	RAMP
X	CHAINLINK FENCE
---	FILL LIMITS
---	CUT LIMITS
○	CONTROL
⊗	FOUND BLM MONUMENT
⊕	FOUND REBAR W/ YPC
⊙	WELL
○	POWER POLE
→	TRAFFIC FLOW ARROW
○	LIGHT POLE (SEE ELECTRIC)
⊕	HYDRANT
○	BOLLARD
⊕	SANITARY SEWER CLEANOUT
—	EXISTING STRUCTURE
—	GATE

PARKING REQUIREMENTS			
BUILDING AREA/SEATS	PARKING RATIO*	PARKING REQUIRED	PARKING PROVIDED
39,862 FT ²	1/400 FT ²	100	105
500	1/5 SEATS	100	

* RATIO FROM WASILLA MUNICIPAL CODE 16.24.040.E

LANDSCAPE REQUIREMENTS		
PARKING AREA	LANDSCAPE AREA	RATIO
62,963 FT ²	9,750 FT ²	15.5%

SNOW STORAGE REQUIREMENTS			
PARKING STALLS PROVIDED	SNOW STORAGE/STALL	SNOW STORAGE REQUIRED	SNOW STORAGE PROVIDED
105	25 FT ²	2,625 FT ²	25,300 FT ²



USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO.

C200

IDITAROD ELEMENTARY SCHOOL

Mat-Su Borough School District
1001 N. Fishhook Rd., Wasilla, Alaska

PROJECT OVERVIEW

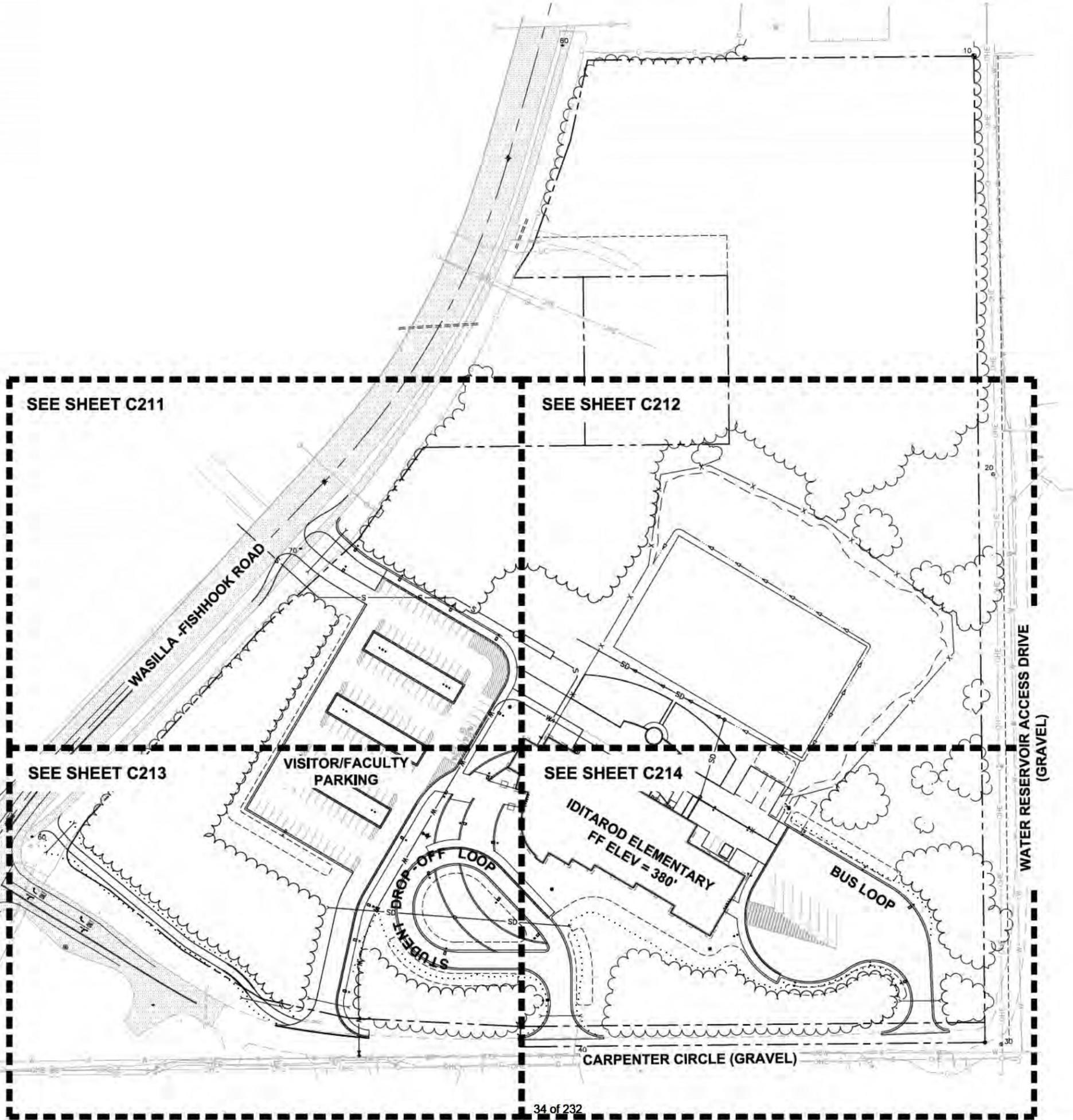
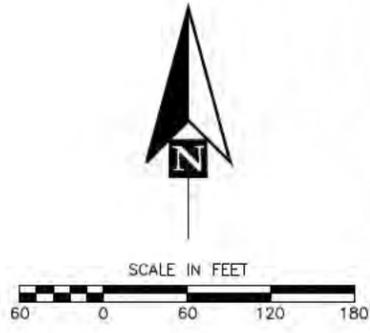


McCOOL CARLSON GREEN
INC.
1000 West 9th Avenue, Anchorage, Alaska 99501
Phone: 907.563.1011 Fax: 907.563.4250

ENGINEERS, INC.

JOB NO. 141945
SCHOOL DISTRICT
DRAWN BY: ZC
DATE: 12-09-2014
REVISIONS

REVIEWED BY:
Checker



USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO.

C210

IDITAROD ELEMENTARY SCHOOL

Mat-Su Borough School District
1001 N. Fishhook Rd., Wasilla, Alaska

SITE PLAN



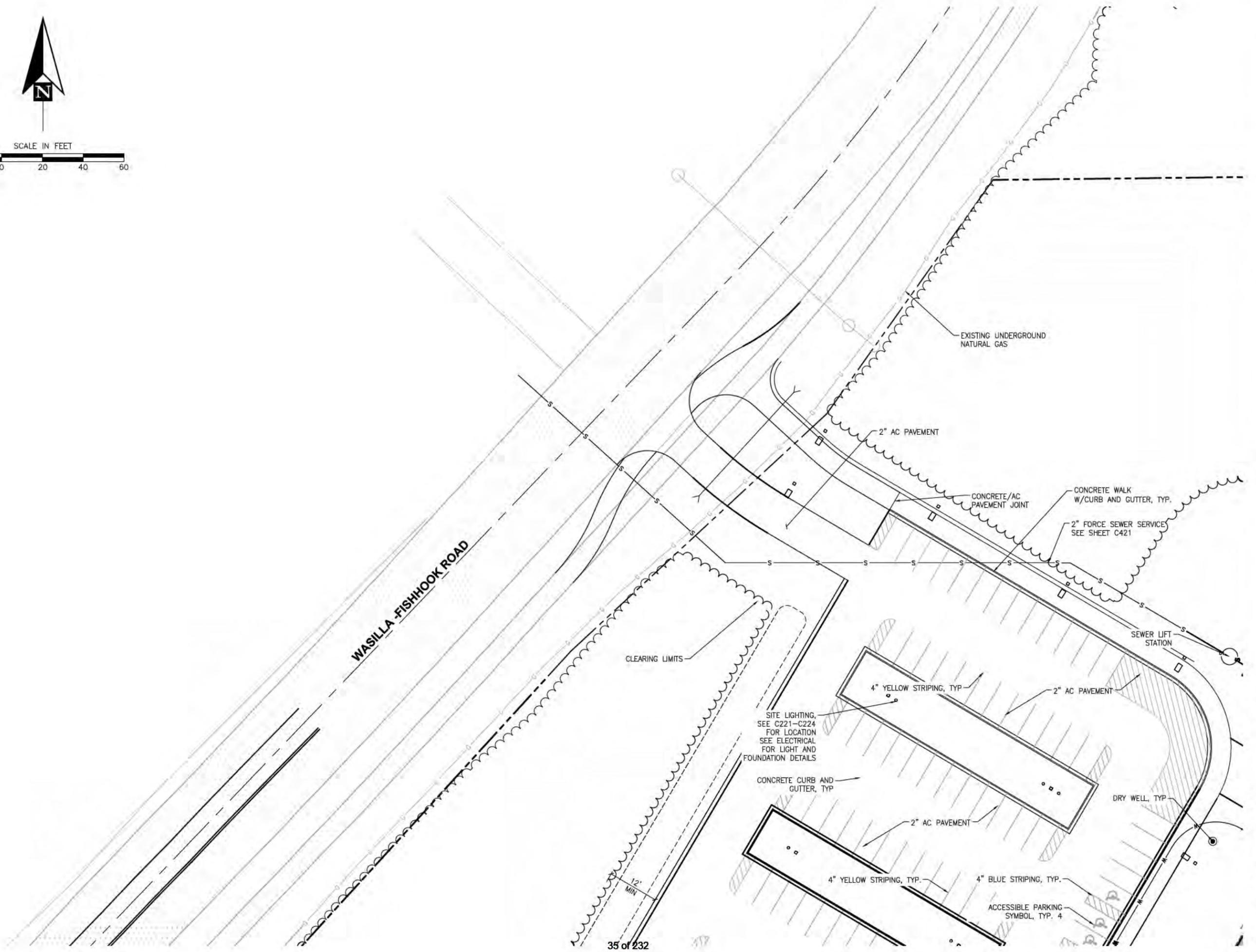
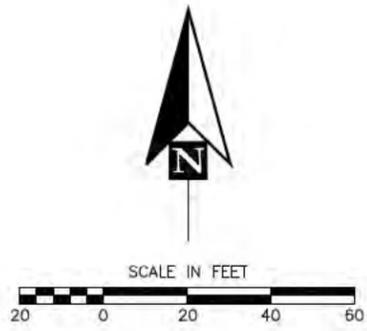
McCOOL CARLSON GREEN
ARCHITECTS
1008 West 9th Avenue, Anchorage, Alaska 99501
Phone: 907.261.1011



P. N. ENGINEERS, INC.
1408 West 9th Avenue, Anchorage, Alaska 99501
Phone: 907.261.1011

JTB NO. 141945
PROJ. NO. DTK
DRAWN BY: ZC
DATE: 12-08-2014
REVISIONS:

REVIEWED BY:
Checked



USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO. **C211**

IDITAROD ELEMENTARY SCHOOL
Mat-Su Borough School District
1001 N. Fishhook Rd., Wasilla, Alaska

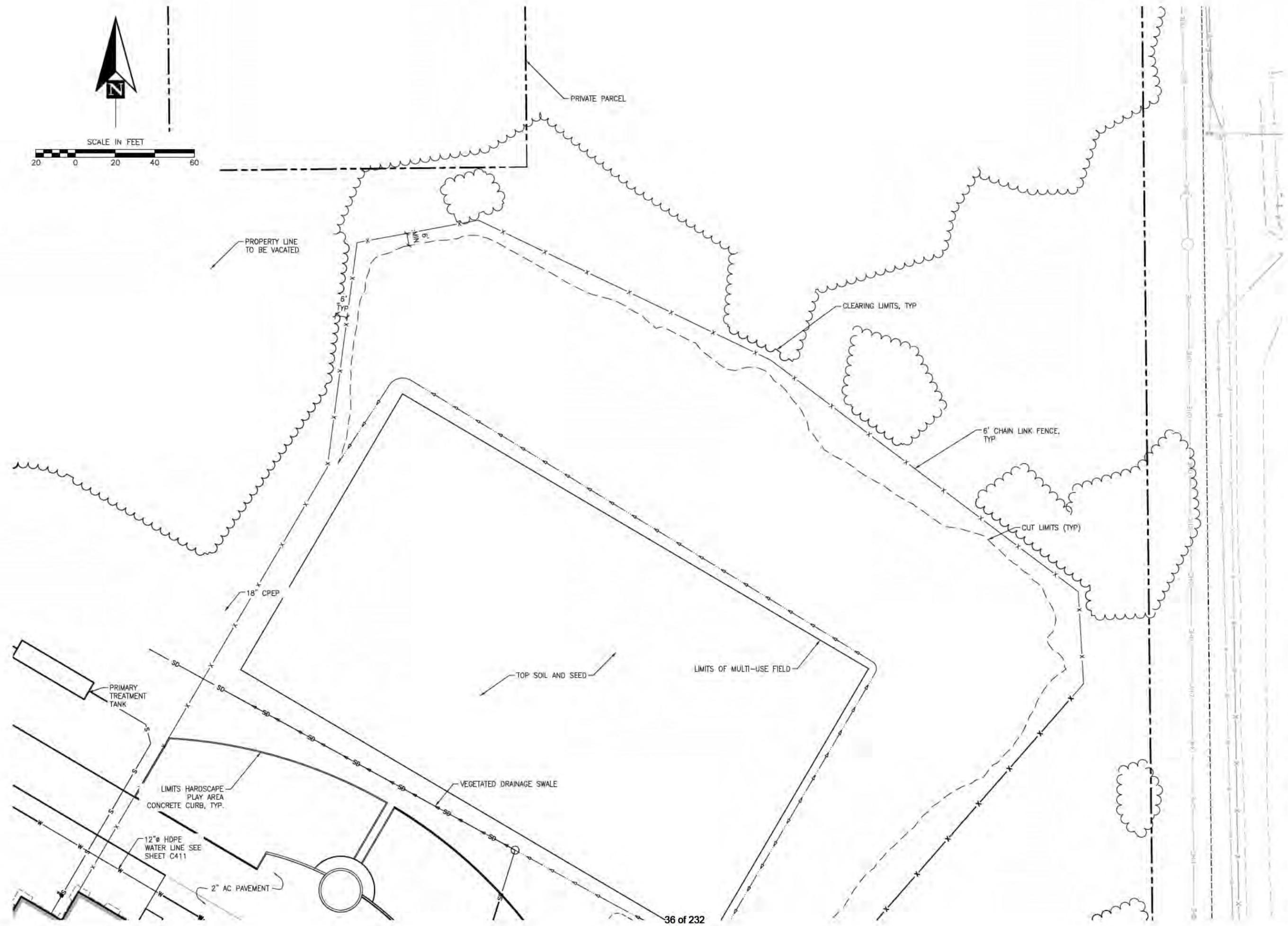
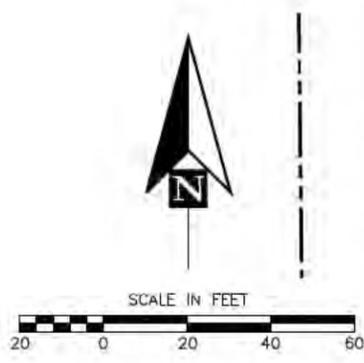
SITE PLAN

JOB NO. 141W45
 PROJ. NO. DTK
 DRAWN BY: ZC
 DATE: 12-06-2014
 REVIEWER:

REVIEWED BY: Checker

ENGINEERS, INC.
 1408 West 96th Avenue, Anchorage, Alaska 99516
 Phone: 907.561.1011 Fax: 907.566.4220

McCool Carlson Green
 49 TH
 Douglas T. Kenley
 License No. 10004
 State of Alaska



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SHEET NO.

C212

IDITAROD ELEMENTARY SCHOOL

Mats-Vu Borough School District
1001 N. Fishhook Rd., Wasilla, Alaska

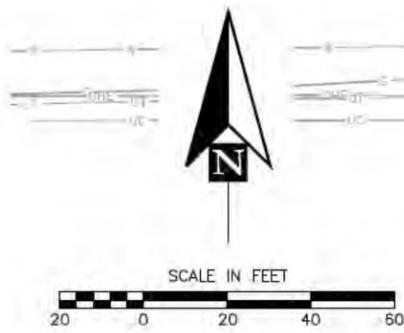
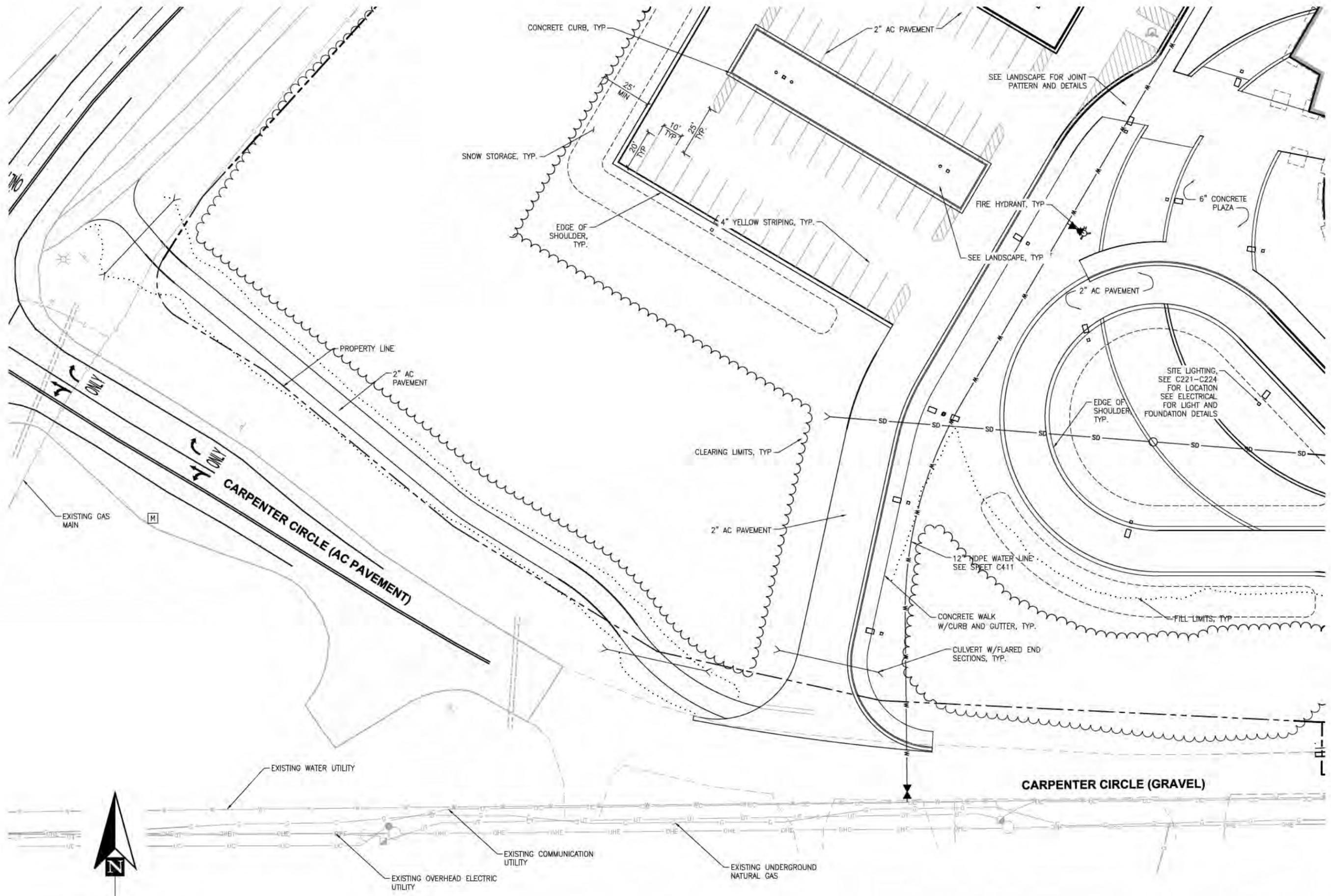
SITE PLAN



McCOOL CARLSON GREEN
ENGINEERS, INC.
1408 West 36th Avenue, Anchorage, Alaska 99518
Phone: 907.563.1011 Fax: 907.563.4250

JOB NO. 141945
PROJ. NO. DTK
DRAWN BY ZC
DATE 12-08-2014
REVISIONS

REVIEWED BY:
Checked



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IDITAROD ELEMENTARY SCHOOL
 Mat-Su Borough School District
 1001 N. Fishhook Rd., Wasilla, Alaska

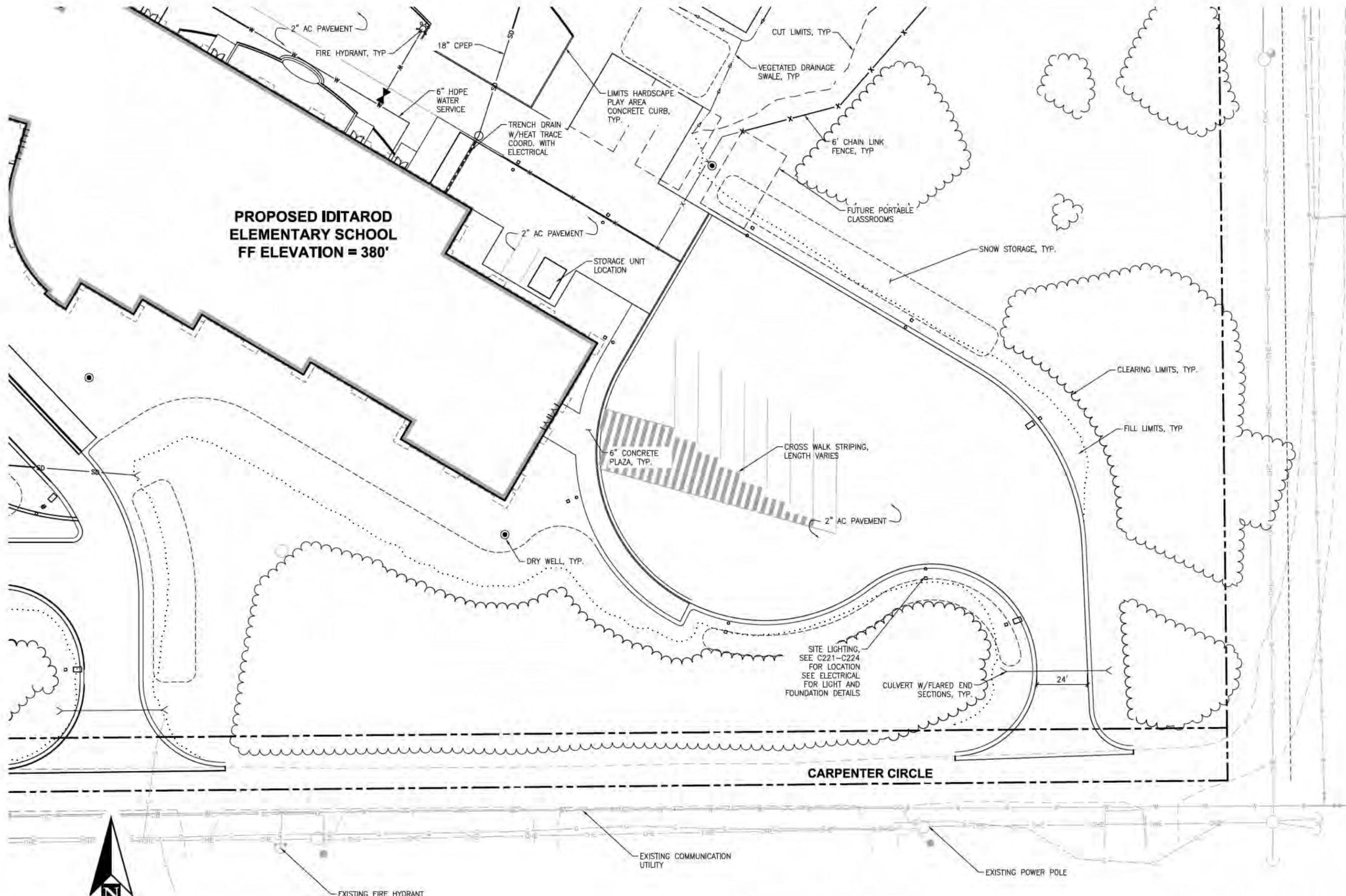
C213
 SHEET NO.

SITE PLAN

JOB NO. 141945 PROJECT: DTK DRAWN BY: ZC DATE: 12-06-2014 REVIEWER:	REVIEWED BY:	CHECKER:
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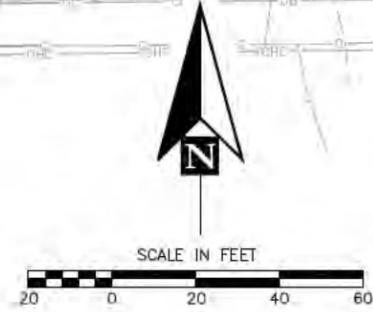
McCool Carlson Green
 ENGINEERS, INC.
 1408 West 9th Avenue, Anchorage, Alaska 99501
 Phone: 907.561.1011 Fax: 907.561.4220

STATE OF ALASKA
 49th
 Douglas T. Kenney
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10004



**PROPOSED IDITAROD
ELEMENTARY SCHOOL
FF ELEVATION = 380'**

CARPENTER CIRCLE



USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

JOB NO. 141445	REVIEWED BY:
PROJ. NO. DTK	
DRAWN BY: ZC	
DATE: 12-04-2014	CHECKED:
REVISIONS:	

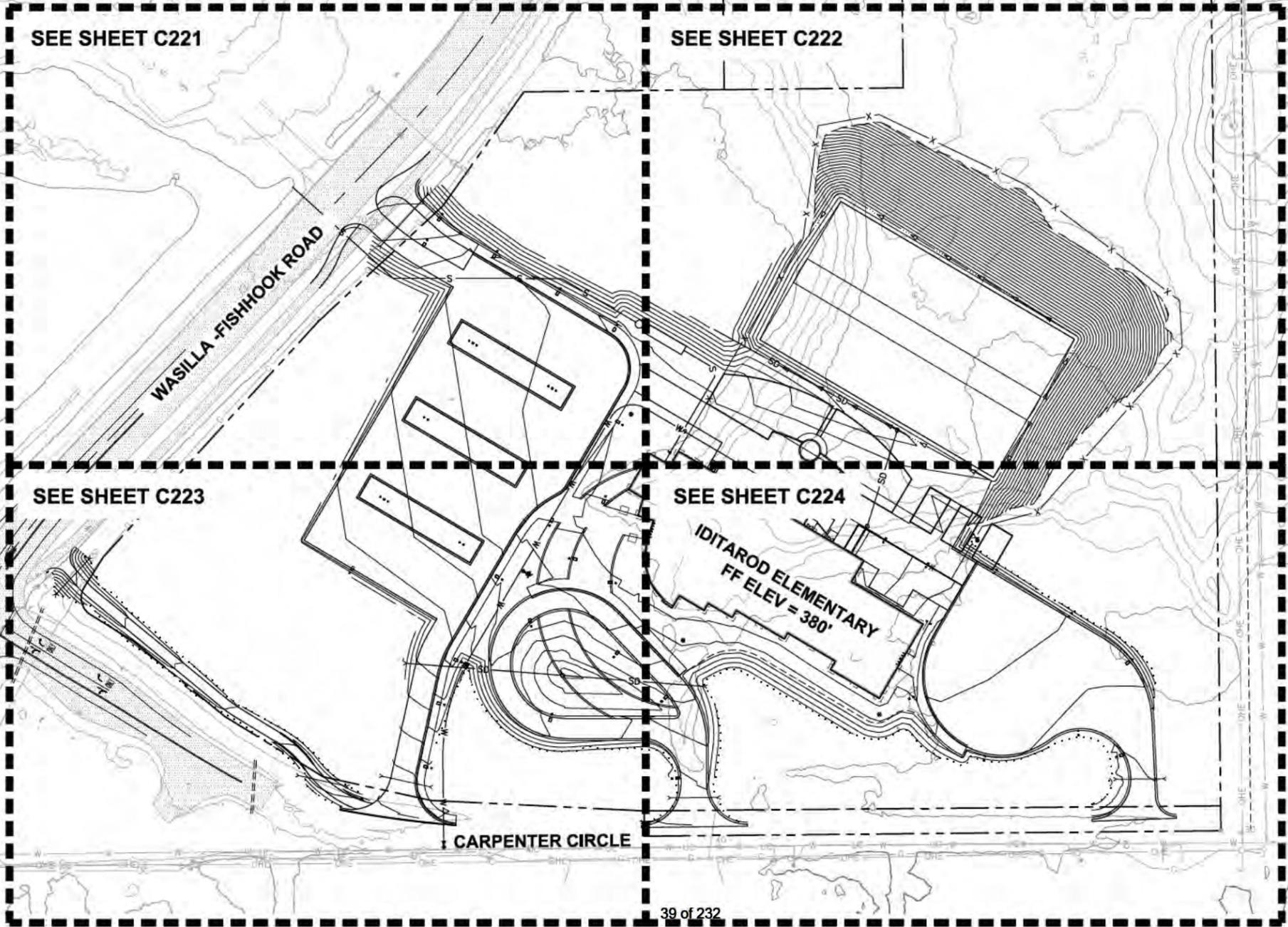
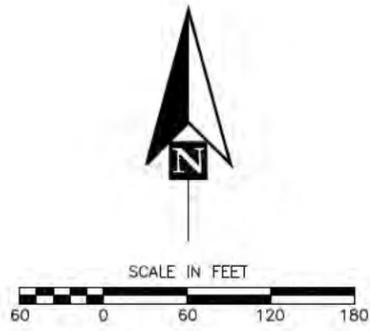
McCool Carlson Green
 ENGINEERS, INC.
 1408 West 9th Avenue, Anchorage, Alaska 99501
 Phone: 907.563.1011 Fax: 907.563.4250

STATE OF ALASKA
 49th
 Douglas T. Kenney
 CIVIL ENGINEER
 LICENSE NO. 12254

IDITAROD ELEMENTARY SCHOOL
 Mat-Su Borough School District
 1001 N. Fishhook Rd., Wasilla, Alaska

C214
 SHEET NO.

SITE PLAN



USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO.

C220

IDITAROD ELEMENTARY SCHOOL

Mat-Su Borough School District
1001 N. Fishhook Rd., Wasilla, Alaska

GRADING PLAN

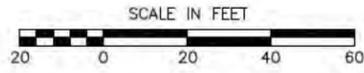


McCOOL CARLSON GREEN
INC.
1000 West 10th Avenue, Anchorage, Alaska 99503
Phone: 907.261.1011 Fax: 907.261.4200



JOB NO. 141145
PROJECT: DTK
DRAWN BY: JC
DATE: 12-04-2014
REVISIONS

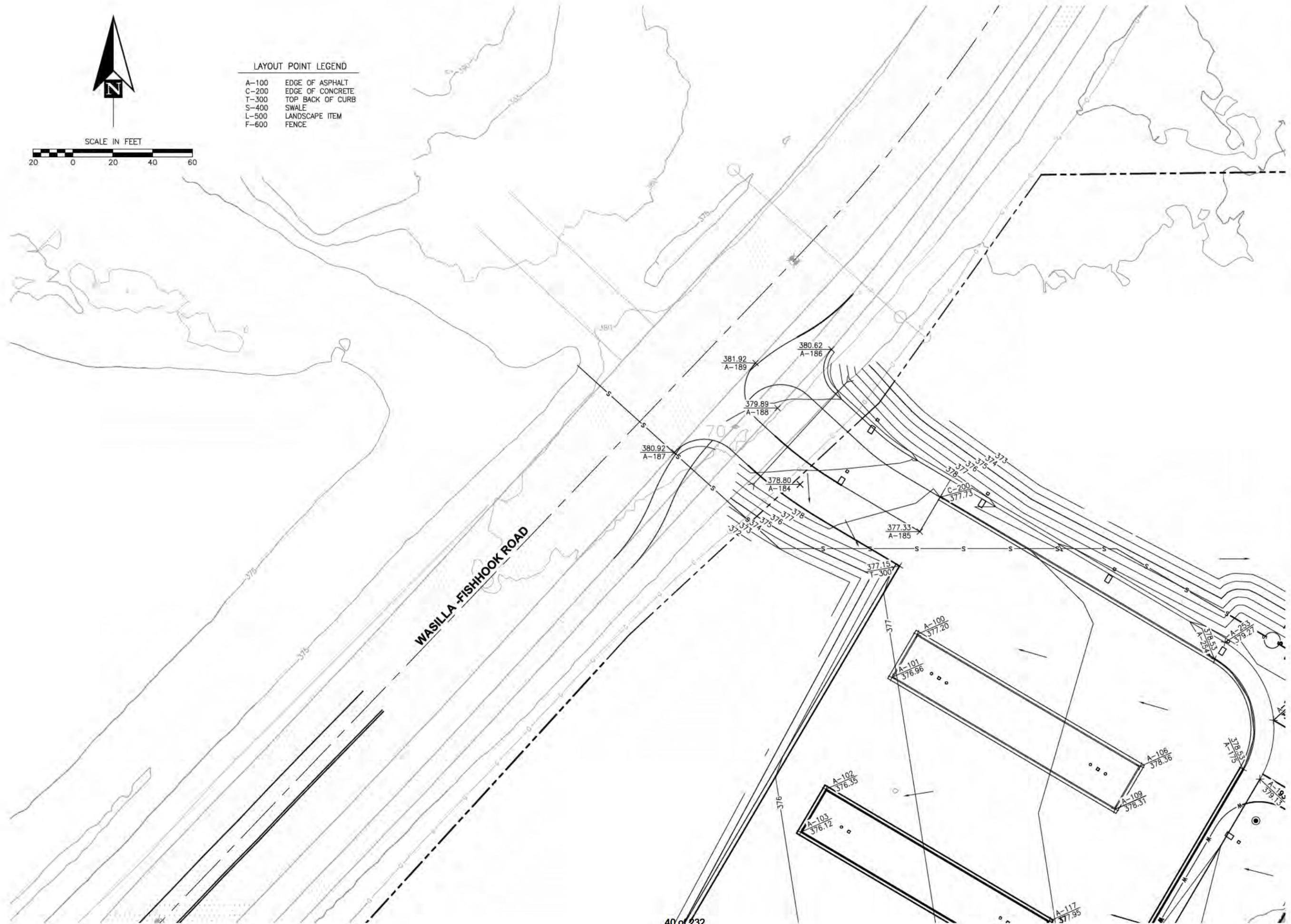
REVIEWED BY:
CHECKER



LAYOUT POINT LEGEND

- A-100 EDGE OF ASPHALT
- C-200 EDGE OF CONCRETE
- T-300 TOP BACK OF CURB
- S-400 SWALE
- L-500 LANDSCAPE ITEM
- F-600 FENCE

WASILLA-FISHHOOK ROAD



USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO.

C221

IDITAROD ELEMENTARY SCHOOL

Mat-Su Borough School District
1001 N. Fishhook Rd., Wasilla, Alaska

GRADING PLAN



McCOOL CARLSON GREEN
ENGINEERS, INC.
1408 West 9th Avenue, Anchorage, Alaska 99509
Phone: 907.261.1011 Fax: 907.261.2220

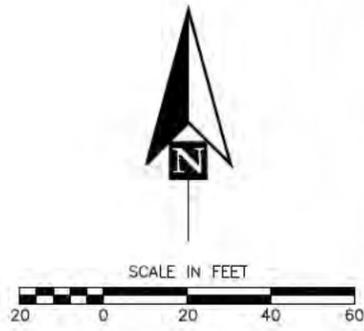


1408 West 9th Avenue, Anchorage, Alaska 99509
Phone: 907.261.1011 Fax: 907.261.2220

JOB NO. 141945
PROJ. NO. DTK
DRAWN BY: ZC
DATE: 12-06-2014
REVISOR:

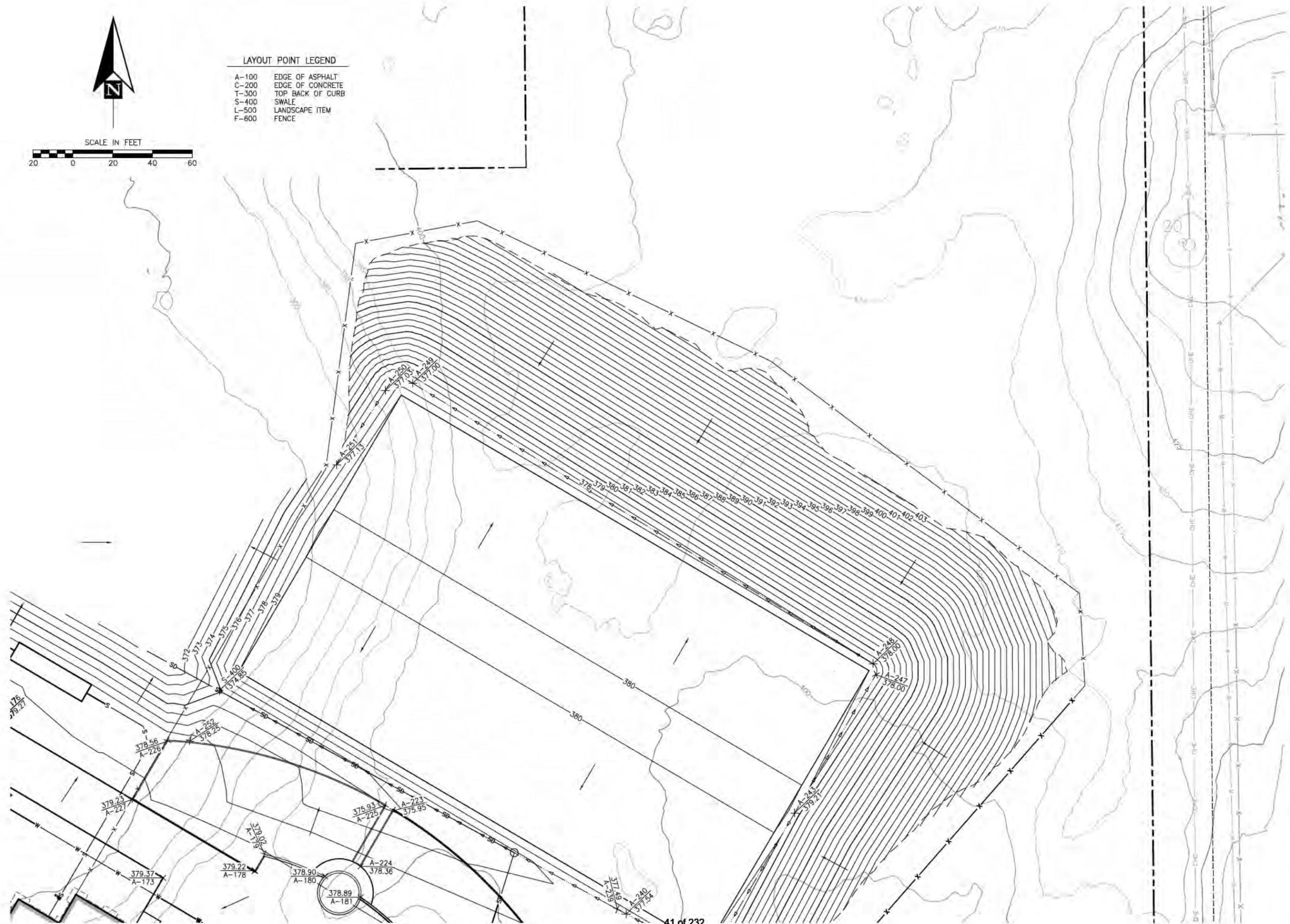
REVIEWED BY:

Checker



LAYOUT POINT LEGEND

A-100	EDGE OF ASPHALT
C-200	EDGE OF CONCRETE
T-300	TOP BACK OF CURB
S-400	SWALE
L-500	LANDSCAPE ITEM
F-600	FENCE



JOB NO. 141945	REVIEWED BY:
PROJ. MGR. DTK	
DRAWN BY: ZC	
DATE: 12-04-2014	CHECKER:
REVISIONS:	

P N D
ENGINEERS, INC.
 1558 West 10th Avenue, Anchorage, Alaska 99501
 Phone: 907.261.1011 Fax: 907.261.4292

McCool Carlson Green
 201 W. 11th Street, Suite 200, Anchorage, AK 99501
 Phone: 907.261.1011

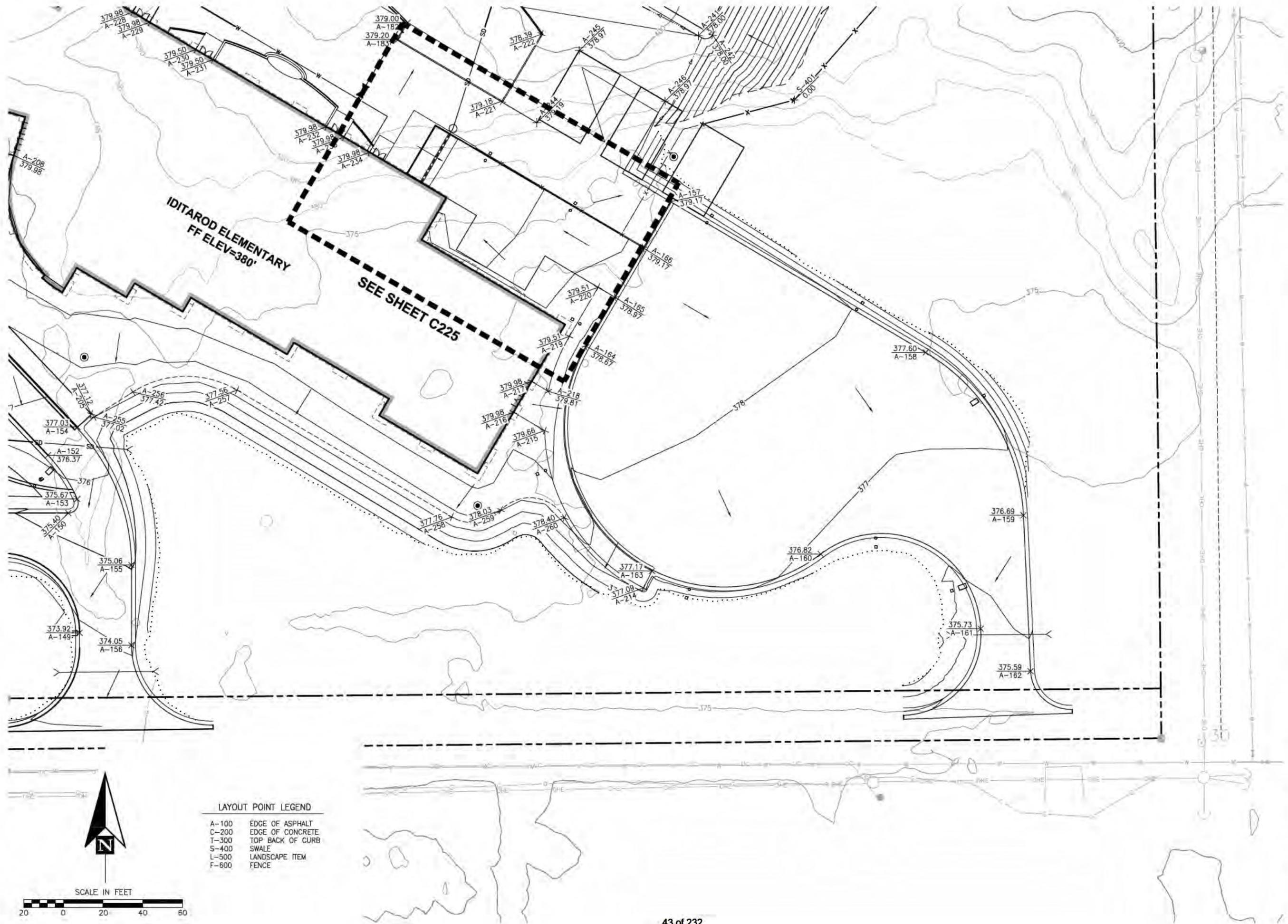


USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

IDITAROD ELEMENTARY SCHOOL
 Mat-Su Borough School District
 1001 N. Fishhook Rd., Wasilla, Alaska

GRADING PLAN

SHEET NO.
C222



IDITAROD ELEMENTARY
FF ELEV=380'

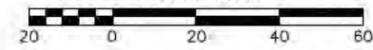
SEE SHEET C225

LAYOUT POINT LEGEND

- A-100 EDGE OF ASPHALT
- C-200 EDGE OF CONCRETE
- T-300 TOP BACK OF CURB
- S-400 SWALE
- L-500 LANDSCAPE ITEM
- F-600 FENCE



SCALE IN FEET



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IDITAROD ELEMENTARY SCHOOL

Mat-Su Borough School District
1001 N. Fishhook Rd., Wasilla, Alaska

SHEET NO.
C224

GRADING PLAN

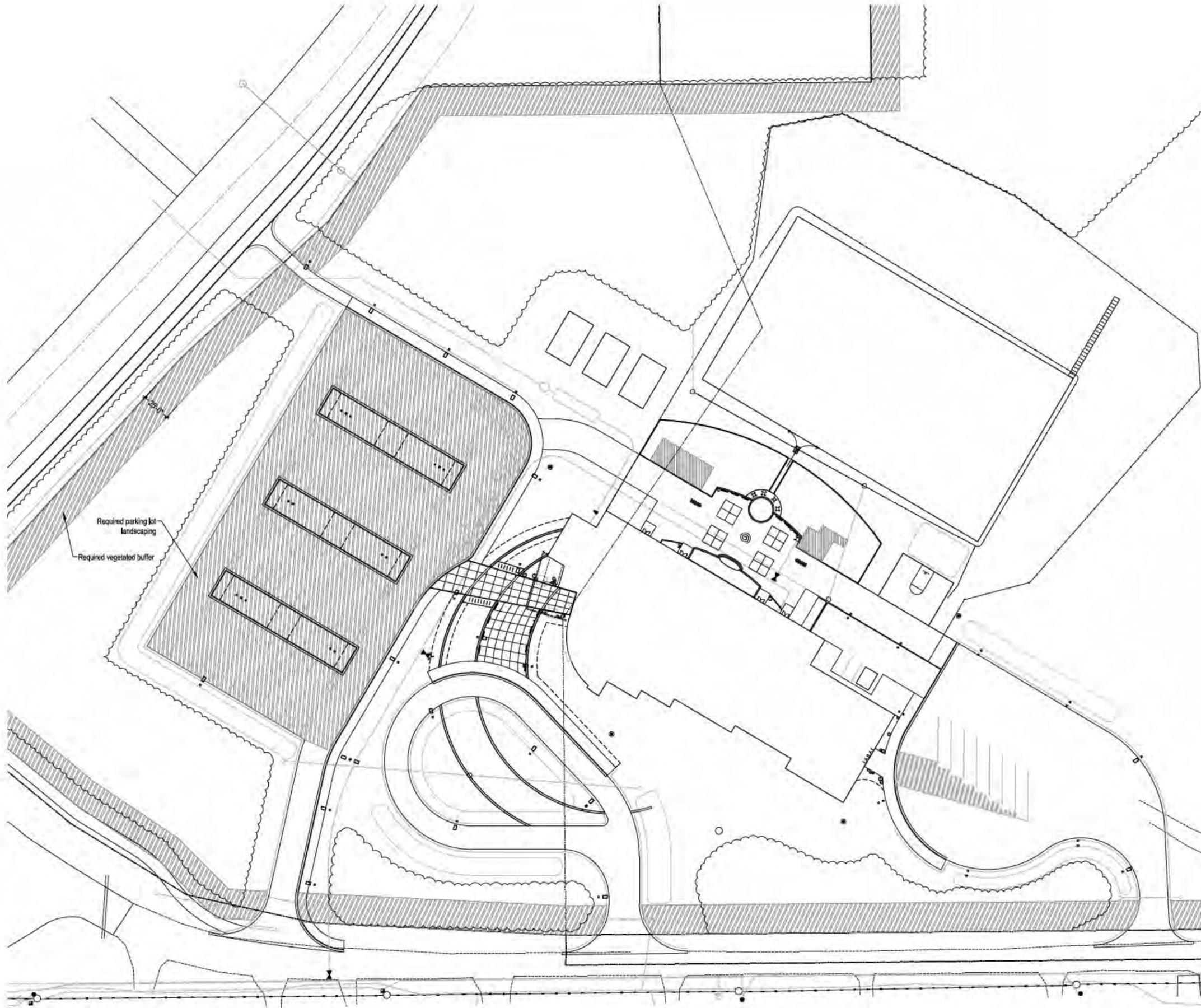


McCOOL CARLSON GREEN
ENGINEERS, INC.

1555 West 10th Avenue, Anchorage, Alaska 99518
Phone: 907.261.1011 Fax: 907.261.4220

JOB NO. 141945
PROJ. NO. DTK
DRAWN BY: ZC
DATE: 12-08-2014
REVISIONS

REVIEWED BY: _____
CHECKED BY: _____
DATE: _____



CODE REQUIREMENTS:

Minimum Landscape Requirements (see 2/L.100 Landscape Analysis):
 WMC 16.33.030 Landscaping Standards
 Screening shall be provided between ... a public use from residential use. An area of native vegetation located adjacent to the lot line on the lot that is subject of the application, that is at least twenty-five (25) feet deep, and which has a screening effect equivalent to a fence or berm, may be substituted for a fence or berm required under this subsection.

Minimum width of buffer landscaping:
 Required: 25'
 Provided: 27'

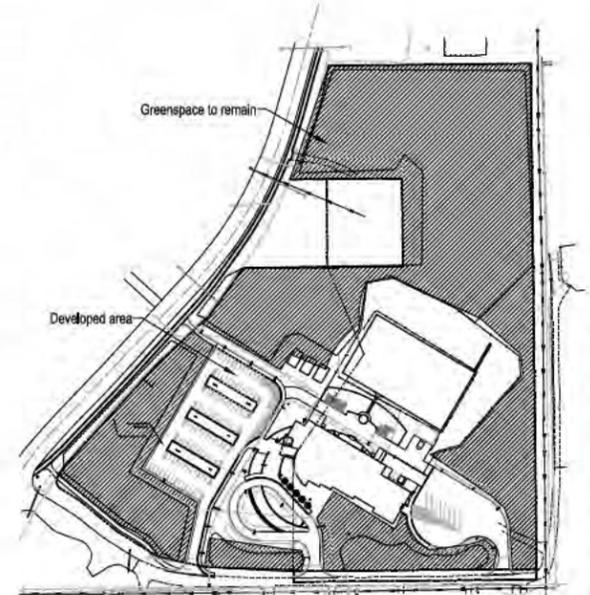
Greenspace Requirement (see 1/L.100 Greenspace Analysis)
 WMC 16.33.050 Land Clearing Restrictions:
 Maximum of 70% of lot area may be cleared, thus 30% to remain as greenspace.

Total Site Area:
 886,291 sf
Total Area of Greenspace:
 Required: 265,887 SF (30%)
 Provided: 436,537 sf (49%)

Parking Landscape Requirement (See 2/L.100 Landscape Analysis):

WMC 16.24.040 Parking:
 Each parking lot containing ten (10) or more parking spaces shall include around its perimeter a planting bed having a minimum width of ten (10) feet. A planting bed that is not adjacent to a street shall contain plantings that will attain an average height of two feet within two years of planting and that are grouped to allow for seeded snow storage areas.
 Each parking lot containing more than forty (40) parking spaces also shall include landscaped islands covering not less than fifteen (15) percent of the total area of the parking lot. A landscaped island shall contain trees, shrubs, flowers, and mulch and shall be protected with mounding and boulders or curbs (see 1/L.105 for Planting Plan).

Total Parking Lot area:
 52,975 SF
Total Area of Parking Lot Island:
 Required: 7,946 SF (15%)
 Provided: 9,288 SF (17.5%)



2 Landscape Analysis
 L100 SCALE: 1"=40'-0" @ 24x36"

1 Greenspace Analysis
 L100 SCALE: 1"=200'-0" @ 24x36"



USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO. **L100**

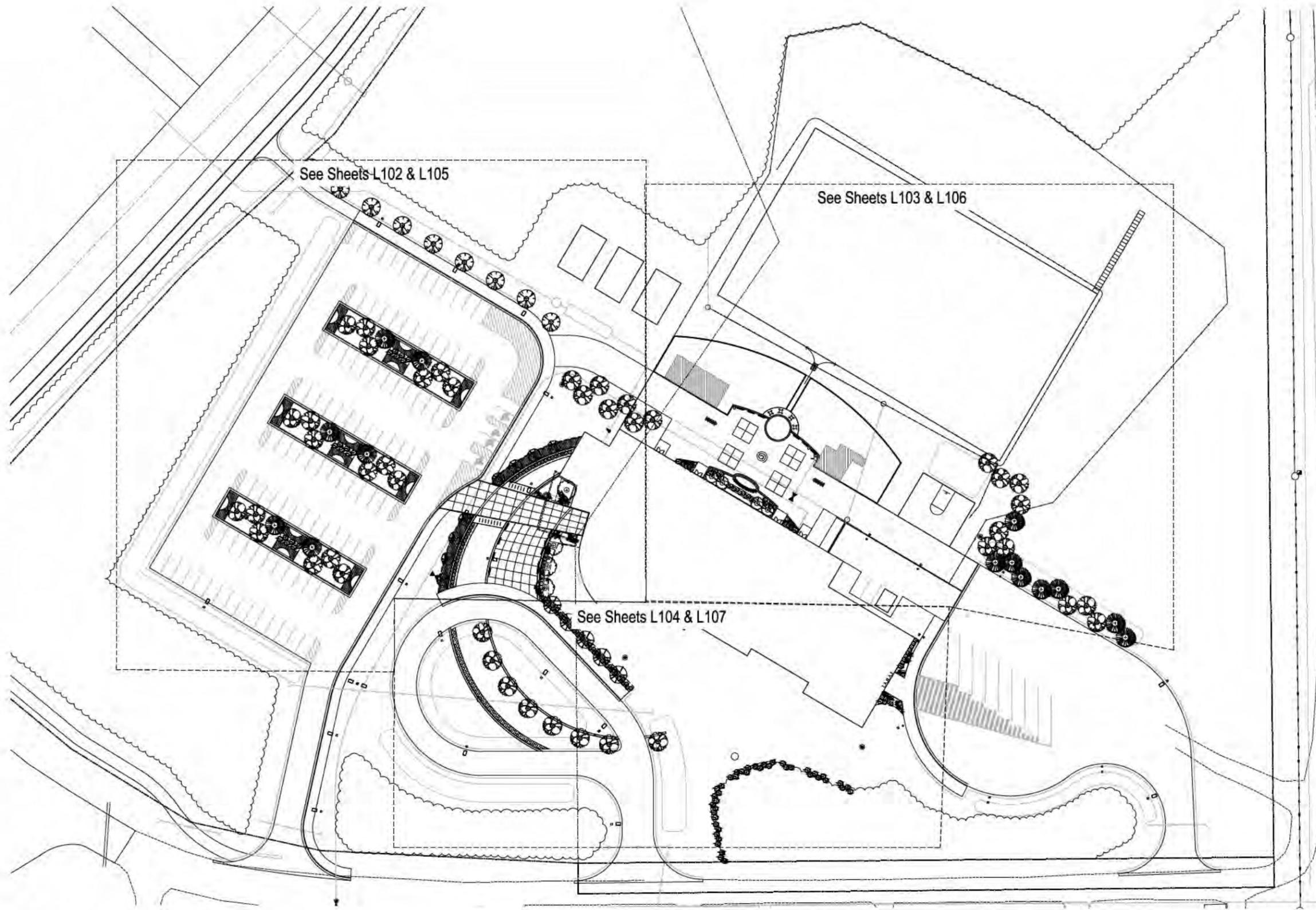
IDITAROD ELEMENTARY SCHOOL
 Mat-Su Borough School District
 1001 N. Fishhook Rd., Wasilla, Alaska

REVISIONS:
 JOB NO. 2014009
 PROJ. MGR. KD
 DESIGNER: SE
 DATE: 12/28/14
 REVIEWER:
 CHECKER:

Corvus Design
 Landscape Architecture
 www.corvusdesign.com
 Anchorage - 907.272.2850
 2000 E. Wainwright Ave., Suite 100
 Anchorage, AK 99503

McCool CARLSON GREEN
 421 W. 1ST AVE., SUITE 300, ANCHORAGE, AK 99501

STATE OF ALASKA
 49 TH
 Kevin M. Doniere
 16830
 Dec 09, 2014



1 Key Plan
L101 SCALE 1"=40'-0" @ 24x36"



USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO.

L101

IDITAROD ELEMENTARY SCHOOL

Mat-Su Borough School District
1001 N. Fairbrook Rd. Wasilla, Alaska



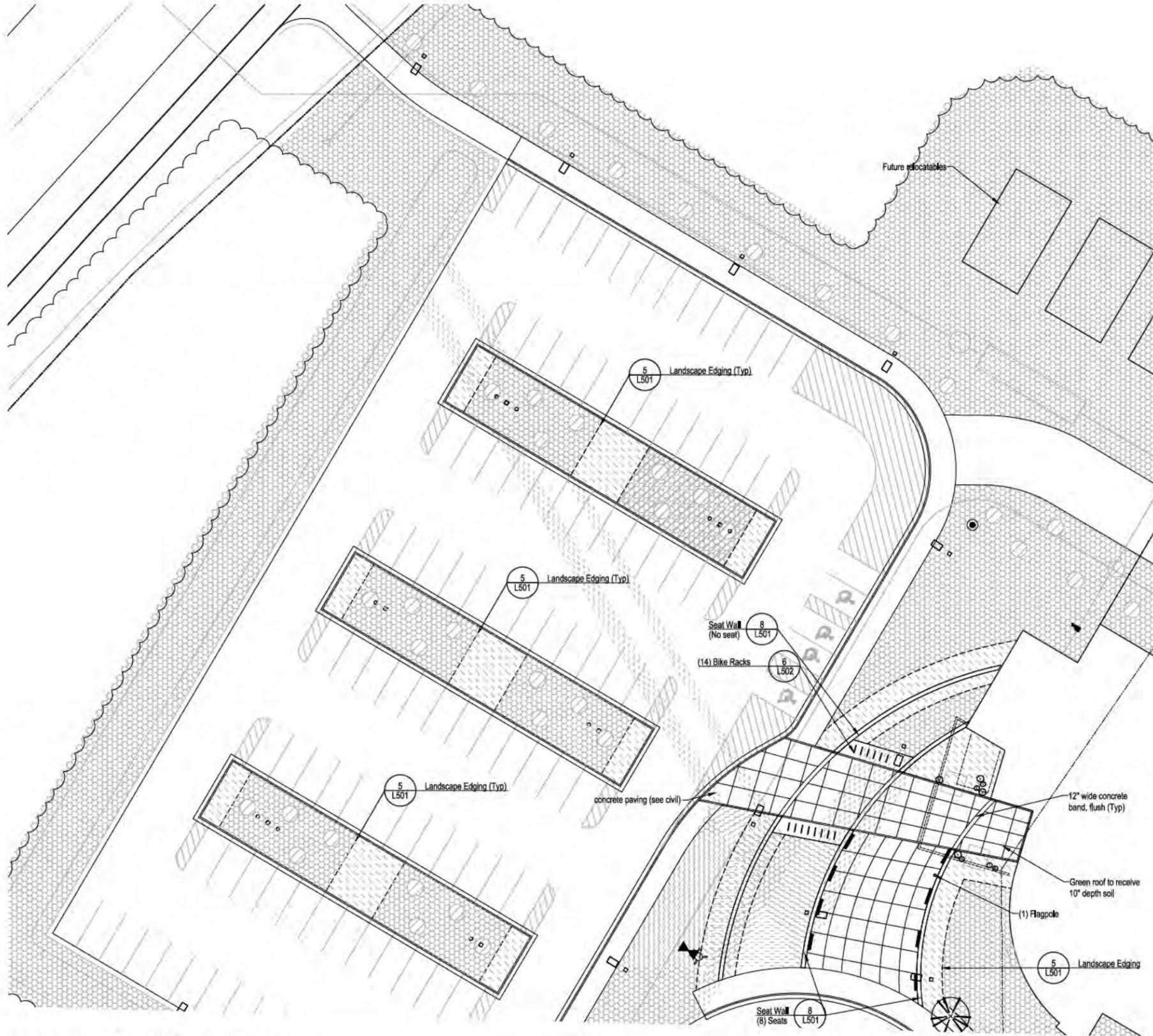
McCOOL CARLSON GREEN
401 W. 1ST AVE., SUITE 300, ANCHORAGE, AK 99501



Corvus Design
Landscape Architecture
www.corvusdesign.com
Anchorage - 907.252.2650
2000 T. Seward St., Ste. 100
Anchorage, AK 99503

JOB NO. 2014009
PROJ. MGR. KD
DRAWN BY: SE
DATE: 12/8/14
REVISIONS

REVIEWED BY:
CHECKER



Soils Legend

-  4" depth Planting Soil- Excavate as necessary to allow placement of 4" depth of planting soil (as measured after compaction) to meet finished grades.
-  12" depth Planting Soil- Excavate as necessary to allow placement of 12" depth of planting soil (as measured after compaction) to meet finished grades and installation of 3" depth rock mulch.
-  18" depth Planting Soil- Excavate as necessary to allow placement of 18" depth of planting soil (as measured after compaction) to meet finished grades and installation of 3" depth rock mulch.

Note: In mixed tree and shrub beds, excavate per details 1,2,3 & 7/L501.

Miscellaneous

-  5 Landscape Edging (Typ.) L501
-  9 Landscape Bouquiers (Typ.) L501
-  8 Seat Wall L501
-  Existing Deciduous and Evergreen Trees to Remain and Protect

1 Soils and Layout Plan- Northwest
L102 SCALE: 1"=20'-0" @ 24x36"

0' 20' 40' 60'



JOB NO. 2014009	REVISIONS:
PROJ. MGR. KD	
DRAWN BY: SB	
DATE: 12/28/14	
CHECKER:	



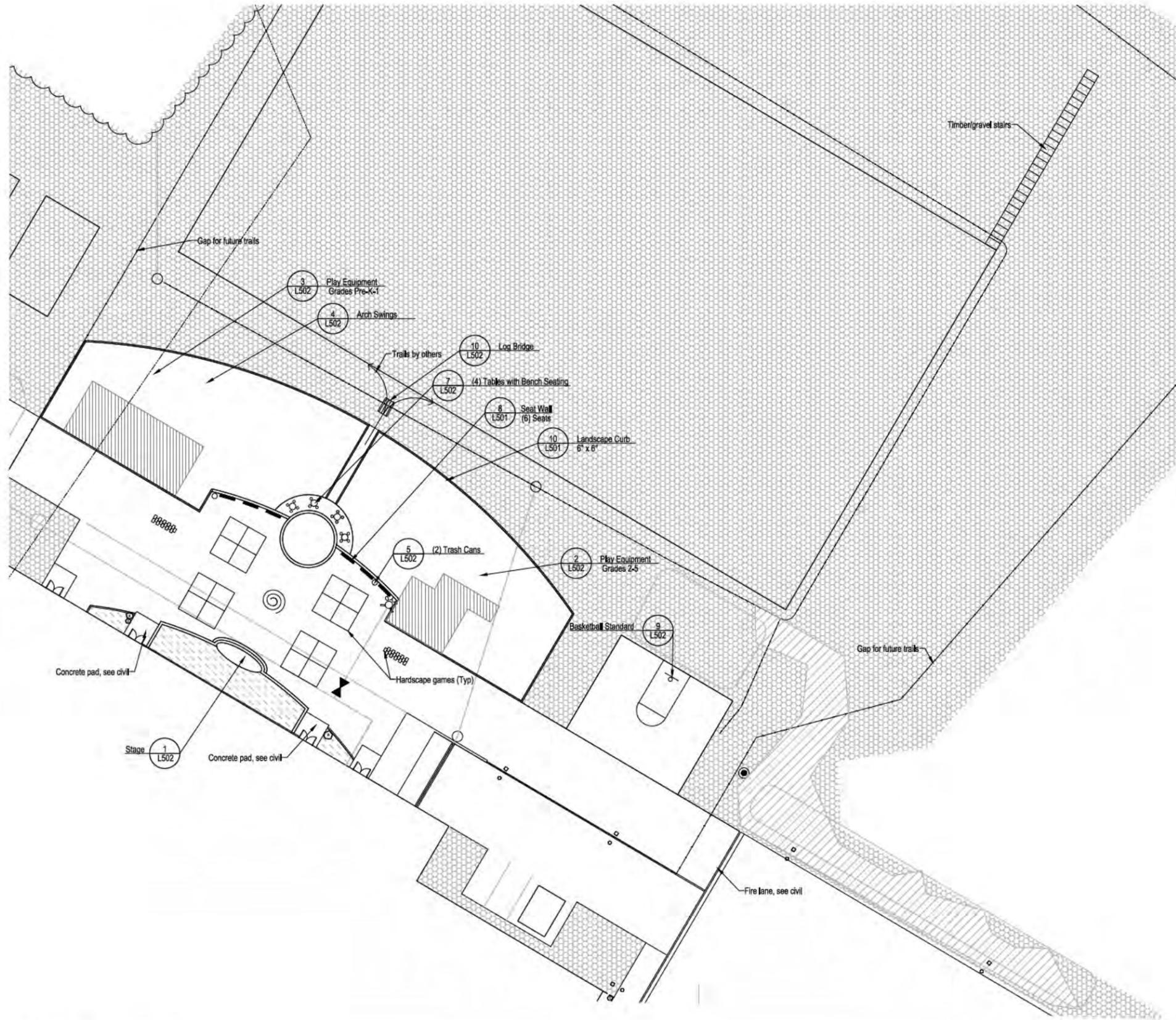
McCOOL CARLSON GREEN
421 W. 15TH AVE., Suite 200, ANCHORAGE, AK 99514



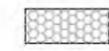
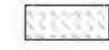
USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHHEET NO.
L102

IDITAROD ELEMENTARY SCHOOL
Mat-Su Borough School District
1001 N. Fishhook Rd., Wasilla, Alaska

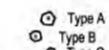
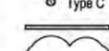
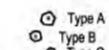


Soils Legend

-  4" depth Planting Soil- Excavate as necessary to allow placement of 4" depth of planting soil (as measured after compaction) to meet finished grades.
-  12" depth Planting Soil- Excavate as necessary to allow placement of 12" depth of planting soil (as measured after compaction) to meet finished grades and installation of 3" depth rock mulch.
-  18" depth Planting Soil- Excavate as necessary to allow placement of 18" depth of planting soil (as measured after compaction) to meet finished grades and installation of 3" depth rock mulch.

Note: In mixed tree and shrub beds, excavate per details 1,2,3 & 7/L501.

Miscellaneous

-  5 Landscape Edging (Typ.) L501
-  Type A
-  Type B
-  Type C
-  9 Landscape Boulders (Typ.) L501
-  8 Seat Wall (6 Seats) L501
-  Existing Deciduous and Evergreen Trees to Remain and Protect



JOB NO. 2014009	REVIEWED BY:
PROJ. MGR. KD	
DRAWN BY: SB	
DATE: 12/9/2014	CHECKER:
REVISIONS:	



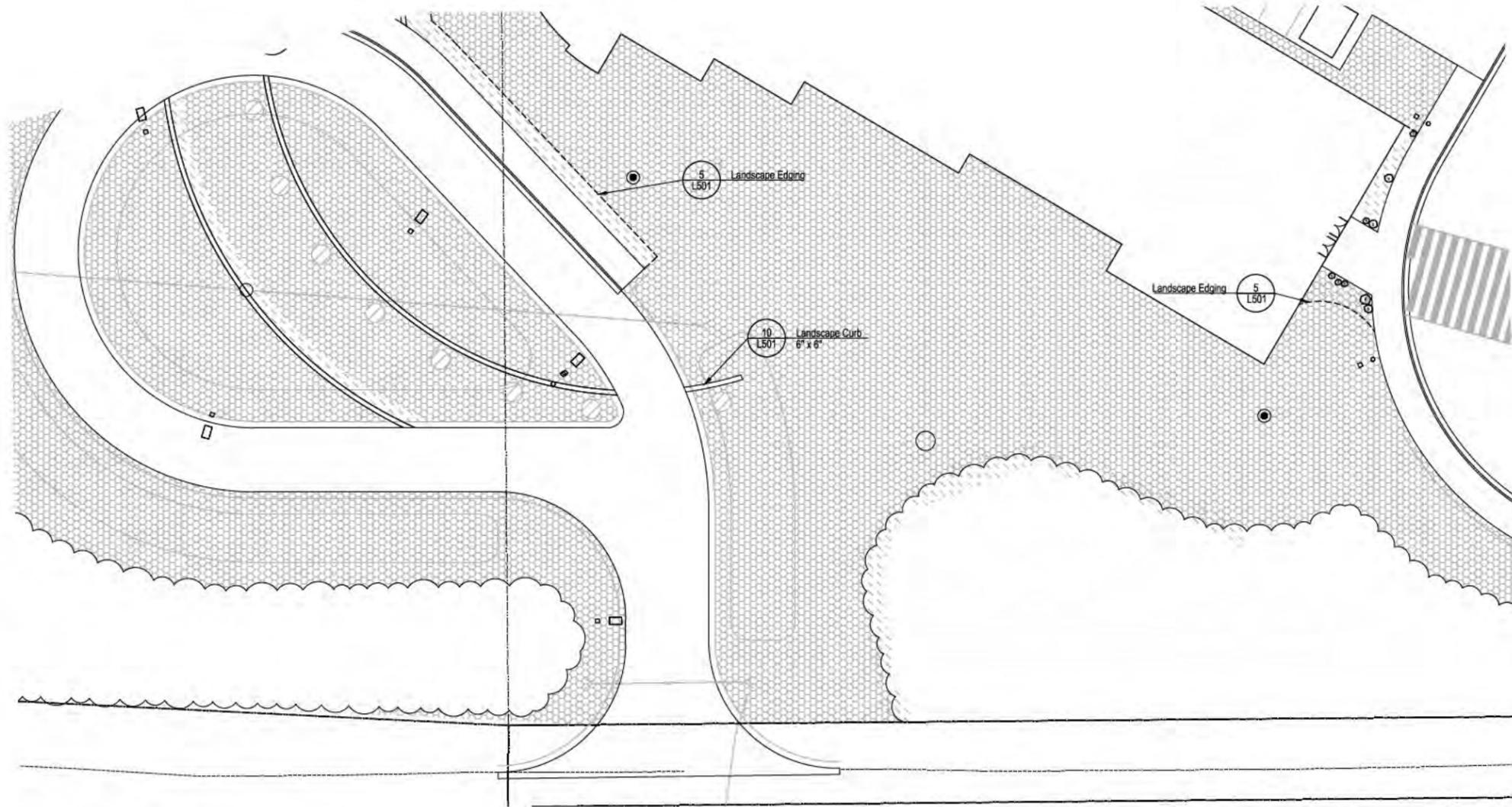
McCOOL CARLSON GREEN
Landscape Architecture
421 W. 1ST AVE., SUITE 200, ANCHORAGE, AK 99501
907.252.2858
www.mccoolcarlson.com



IDITAROD ELEMENTARY SCHOOL
Mat-Su Borough School District
1001 N. Fairhook Rd., Wasilla, Alaska

SHEET NO.
L103

USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION



Soils Legend

-  4" depth Planting Soil- Excavate as necessary to allow placement of 4" depth of planting soil (as measured after compaction) to meet finished grades.
-  12" depth Planting Soil- Excavate as necessary to allow placement of 12" depth of planting soil (as measured after compaction) to meet finished grades and installation of 3" depth rock mulch.
-  18" depth Planting Soil- Excavate as necessary to allow placement of 18" depth of planting soil (as measured after compaction) to meet finished grades and installation of 3" depth rock mulch.

Note: In mixed tree and shrub beds, excavate per details 1,2,3 & 7/L501.

Miscellaneous

-  5 Landscape Edging (Typ.)
-  9 Landscape Bouleiers (Typ.)
-  8 Seat Wall
-  Existing Deciduous and Evergreen Trees to Remain and Protect



JOB NO. 2014009	REVISIONS:
PROJ. MGR. KD	
DESIGNER: SB	
DATE: 12/8/2014	
CHECKER:	



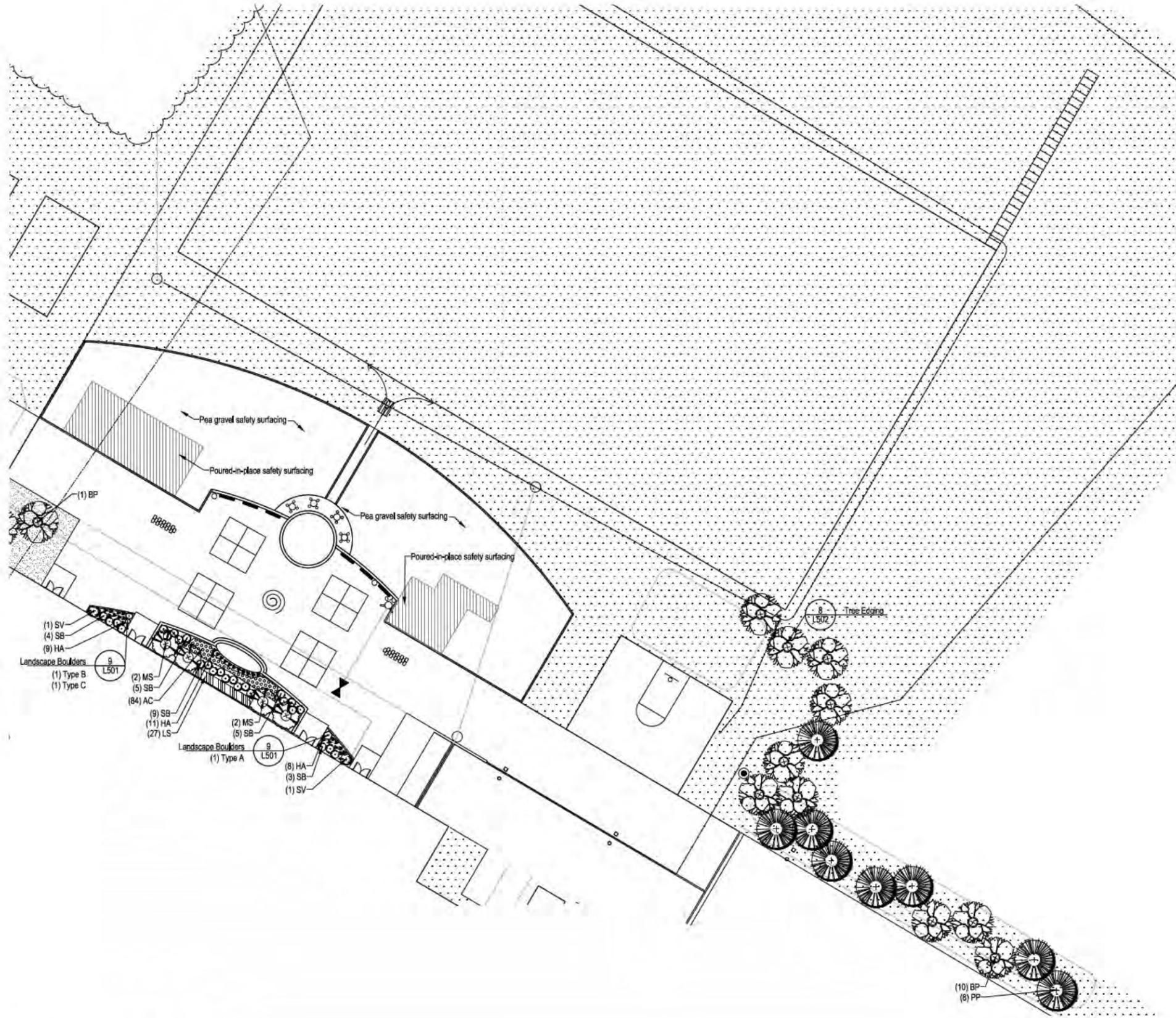
McCOOL CARLSON GREEN
Landscape Architecture
421 W. 1ST AVE. SUITE 200 ANCHORAGE, AK 99501



IDITAROD ELEMENTARY SCHOOL
Mat-Su Borough School District
1001 N. Fairhook Rd. Wasilla, Alaska

SHEET NO.
L104

USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION



1 Landscape Plan - Northeast
L106 SCALE: 1"=20'-0" @ 24x36"



JOB NO. 2014009	REVISIONS
PROJ. MGR. KD	DATE 12/8/14
DRAWN BY: SB	CHECKER

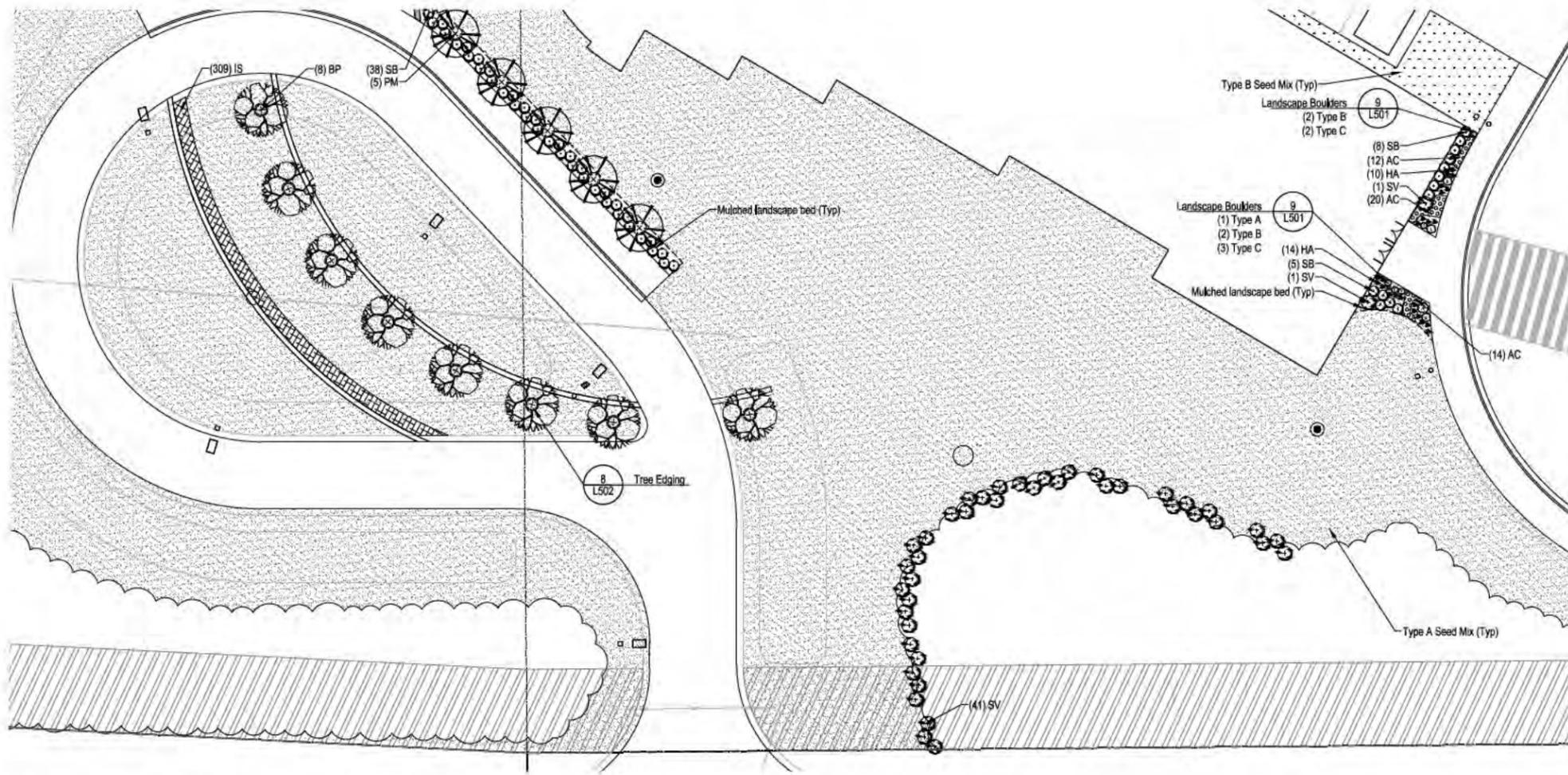


McCOOL CARLSON GREEN
 421 W. 1ST AVE., SUITE 300, ANCHORAGE, AK 99501
 907.562.1234



IDITAROD ELEMENTARY SCHOOL
 Mat-Su Borough School District
 1001 N. Fairbrook Rd., Wasilla, Alaska

USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION
 SHEET NO.
L106



1 Landscape Plan - South
L107 SCALE: 1"=20'-0" @ 24x36"



JOB NO. 2014009	REVISIONS
PROJ. MGR. KD	DATE 12/8/14
DRAWN BY: SE	CHECKER



McCOOL CARLSON GREEN
 421 W. 1ST AVE., SUITE 300, ANCHORAGE, AK 99501
 907.562.1234



IDITAROD ELEMENTARY SCHOOL

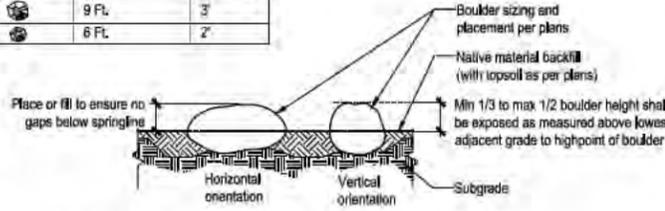
Mat-Su Borough School District
 1001 N. Fairhook Rd., Wasilla, Alaska

SHEET NO.
L107

USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

Landscape Boulder Sizing Schedule

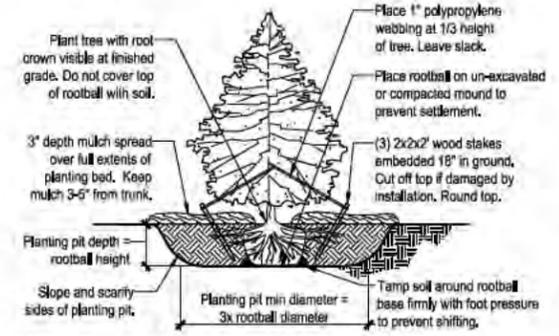
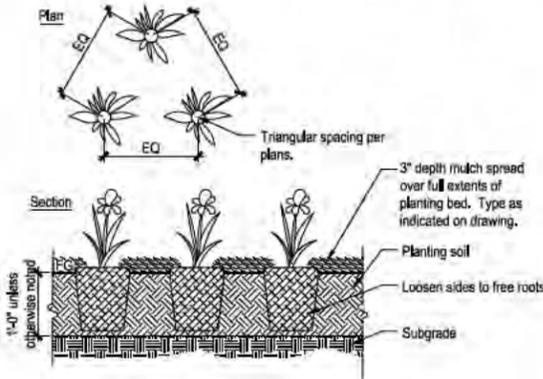
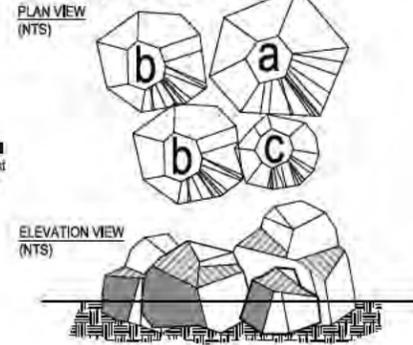
Boulder Symbol	Circumference (± 2 ft.)	Height (± 0.5 ft.)
	12 Ft.	4'
	9 Ft.	3'
	6 Ft.	2'



Notes:

1. Location and orientation of placed rocks shall be field approved by owner's representative.
2. Boulders should be no higher than 30" above any adjacent grade.
3. Circumference refers to the largest circumference of the boulder.
4. Height is measured perpendicular to axis used for determining circumference.

Boulder Layout Example

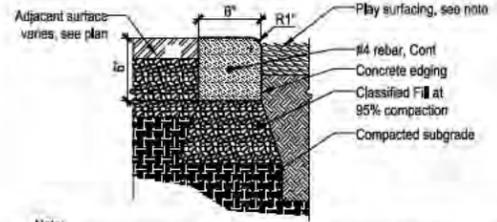


Notes:

1. To prevent settlement, thoroughly water planting soil while backfilling.
2. Do not fertilize at time of installation.
3. As appropriate, remove all pots, twine, wire and top half of burlap from rootball.
4. Cut wire basket in four places and fold back and 8" down into planting hole.

9 Landscape Boulders

SCALE: 3/8"=1'-0"



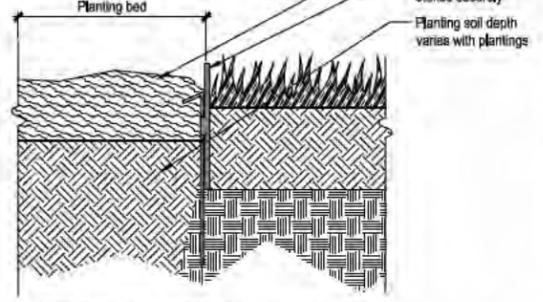
Note:

- 1) Provide control joints every 10' and expansion joints every 20' along length of curb.
- 2) Poured in place surfacing to be flush with curb.
- 3) Shredded rubber surfacing to be 3" below top of curb.



4 Perennial Planting

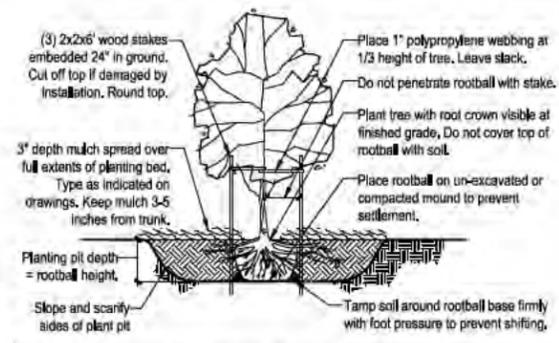
SCALE: 3/8"=1'-0"



Notes: 1) Install edging per manufacturer's specifications

1 Evergreen Tree Planting - Staked

SCALE: NTS

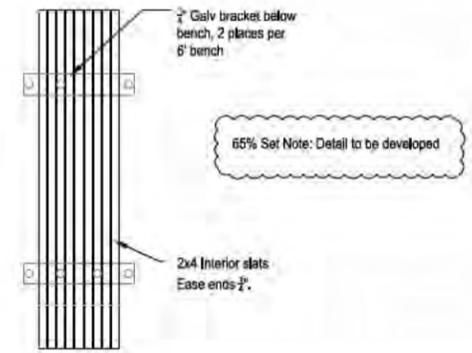


Notes:

1. To prevent settlement, thoroughly water planting soil while backfilling.
2. Do not fertilize at time of installation.
3. As appropriate, remove all pots, twine, wire and top half of burlap from rootball.
4. Cut wire basket in four places and fold back and 8" down into planting hole.

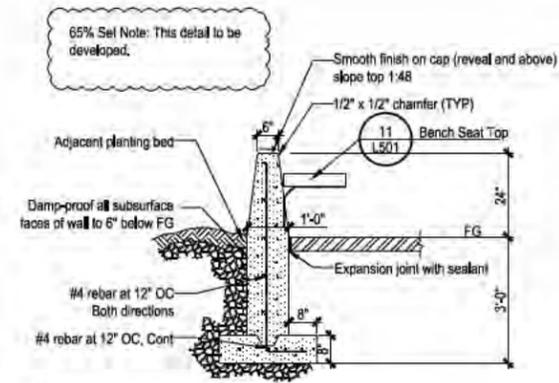
10 Landscape Curb - 6"x6"

SCALE: 1/2"=1'-0"



7 Planting Bed Layout

SCALE: 3/8"=1'-0"

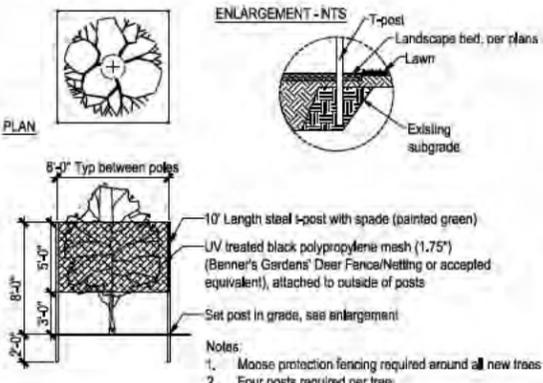


Note:

Vertical control joints 5' OC (see inset for detail)

5 Landscape Edging

SCALE: NTS

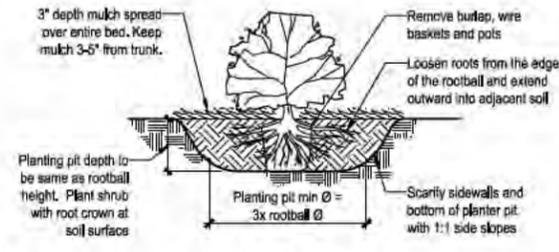


Notes:

1. Moose protection fencing required around all new trees.
2. Four posts required per tree.
3. For tree groupings, place poles as necessary so that netting does not touch branches.

2 Deciduous Tree Planting - Staked

SCALE: 1/2"=1'-0"



Notes:

1. To prevent settlement, thoroughly water planting soil while backfilling.
2. Do not fertilize at time of installation.
3. As appropriate, remove all pots, twine, wire and top half of burlap from rootball.
4. Cut wire basket in four places and fold back and 8" down into planting hole.

11 Bench Top

SCALE: 3/4"=1'-0"

8 Seat Wall

SCALE: 1/2"=1'-0"

6 Moose Protection

SCALE: 3/16"=1'-0"

3 Shrub Planting

SCALE: NTS

USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO. **L501**

IDITAROD ELEMENTARY SCHOOL
Mat-Su Borough School District
1001 N. Fairbrook Rd. Wasilla, Alaska

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STATE OF ALASKA
49th
Kevin M. Donner
1980
Dec 09, 2014
Professional Engineer

JOB NO. 2014009
PROJ. NAME: ID
DRAWN BY: SD
DATE: 12/01/14
REV. NO. 1
CHECKER:



10 Log Bridge
SCALE: 3/16"=1'-0"

dl-brdg.dwg



Manufacturer: Wabash Valley
Model: Green Valley Square Table
Mounting: Inground
Quantity: (3) 4-seat
(1) 3-seat
Color: Plank color - Tudor
Frame color - Blue

7 Table with Bench Seating
SCALE: 3/4"=1'-0"

dl-tbl.dwg



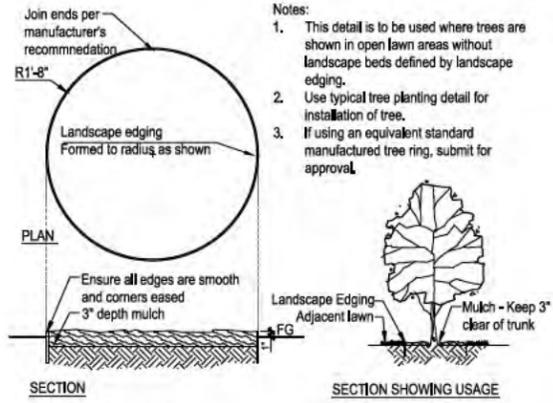
4 Arch Swings
SCALE: 3/16"=1'-0"

dl-swg.dwg

65% Note: This detail to be developed

1 Stage
SCALE: 3/16"=1'-0"

dl-wal-rst.dwg



8 Tree Edging
SCALE: NTS

dl-tree-edg.dwg



Manufacturer: Wabash Valley
Model: Urbanscape "E" Style
Mounting: Inground
Quantity: (2)
Top: Dome
Pattern: Square perforation
Color: Can color - Ocean Blue
Lid color - Hazelnut

5 Trash Can
SCALE: 3/4"=1'-0"

dl-tr.dwg



2 Play equipment Grades 2-5
SCALE: 3/16"=1'-0"

dl-play1.dwg



9 Basketball Standard
SCALE: 3/16"=1'-0"

dl-bkt.dwg



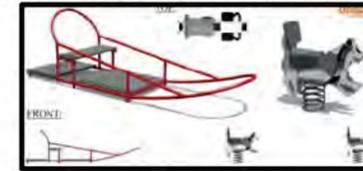
Manufacturer: Bikeparking.com
Model: WCR02-IG-P
Mounting: Inground
Color: Blue Streak PPL97313

6 Bike Rack
SCALE: 3/4"=1'-0"

dl-bike.dwg



Composite Play Structure (9 play events) and accessible saucer swing



Dogsled climber and dog spring toys

3 Play equipment Grades Pre-K - 1
SCALE: 3/16"=1'-0"

dl-play2.dwg

REVIEWED BY: _____
JOB NO. 2014009
PROJ. MGR. KD
DRAWN BY: SB
DATE: 12/8/2014
REVISIONS: _____
Checker

Corvus Design
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STATE OF ALASKA
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Kevin M. Doniere
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Dec 09, 2014
PROFESSIONAL LANDSCAPE ARCHITECT

IDITAROD ELEMENTARY SCHOOL
Mat-Su Borough School District
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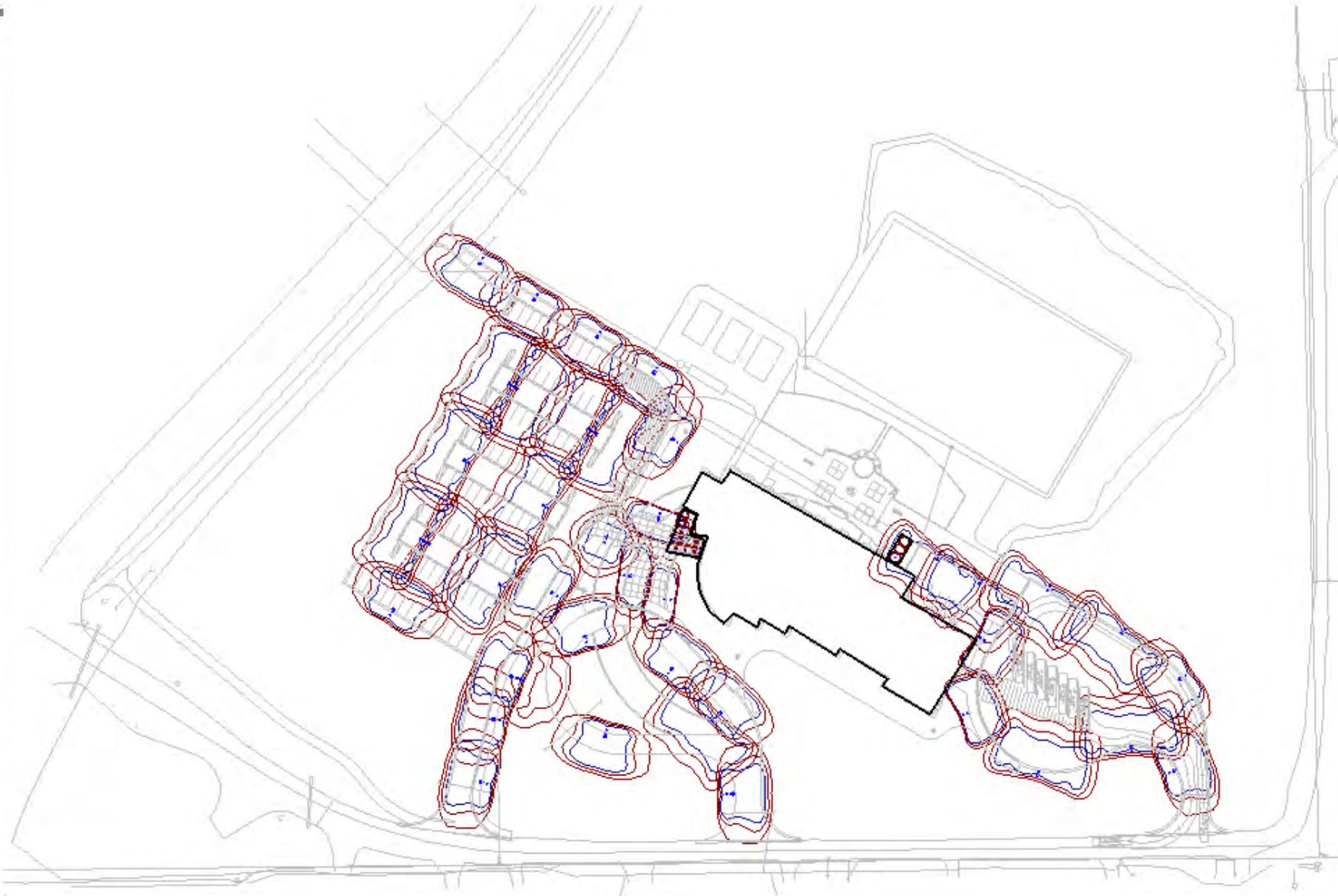
USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO.
L502

**Iditarod Elementary School
Site Lighting**

Designer
BKH
Date
12/4/2014
Scale
Not to Scale
Drawing No.

Summary



Luminaire Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Light Loss Factor	Wattage
	2sb	17	CREE INC.	ARE-EDG-2SB-xx-06-E-UL-xx-700-40K-xxxx (BXALxK06E-UD7)	Cree Edge Area, Type II Short w-BLS, 60 LEDs, 700mA, 4000K	ARE-EDG-2SB-__-06-E-UL-700-40K.ies	0.8	132.8
	3mp	1	CREE INC.	ARE-EDG-3MP-xx-06-E-UL-xx-700-40K-xxxx (BXALxM06E-UD7)	Cree Edge Area, Type III Medium w- Partial BLS, 60 LEDs, 700mA, 4000K	ARE-EDG-3MP-__-06-E-UL-700-40K.ies	0.8	132
	4mb	16	CREE INC.	ARE-EDG-4MB-DA-12-E-UL-XX-525-40K (BXAL1J12E-UC7)	Cree Edge Area, Type IV Medium w- Full BLS, 120 LEDs, 525mA, 4000K	ARE-EDG-4MB-__-12-E-UL-525-40K.ies	0.8	198.4
	2sb 15 foot	3	CREE INC.	ARE-EDG-2SB-xx-06-E-UL-xx-700-40K-xxxx (BXALxK06E-UD7)	Cree Edge Area, Type II Short w-BLS, 60 LEDs, 700mA, 4000K	ARE-EDG-2SB-__-06-E-UL-700-40K.ies	0.53	132.8
	5m 15 foot	1	CREE INC.	ARE-EDG-5M-xx-06-E-UL-xx-700-40K-xxxx (BXALx506E-UD7)	Cree Edge Area, Type V Medium, 60 LEDs, 700mA, 4000K	ARE-EDG-5M-__-06-E-UL-700-40K.ies	0.53	133
	4mb 15 foot	2	CREE INC.	ARE-EDG-4MB-DA-12-E-UL-XX-525-40K (BXAL1J12E-UC7)	Cree Edge Area, Type IV Medium w- Full BLS, 120 LEDs, 525mA, 4000K	ARE-EDG-4MB-__-12-E-UL-525-40K.ies	0.53	198.4
	pres	15	PRESCOLITE	D4LED3-4D9LED335K7FL35MFC	4" ARCHITEKTUR DOWNLIGHT	Presolite Arch HE - 2717.ies	0.8	6.4

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Bus drop off area	+	1.5 fc	4.8 fc	0.4 fc	12.0:1	3.8:1
Drop off loop	+	1.5 fc	2.5 fc	0.5 fc	5.0:1	3.0:1
Loading dock area	+	2.5 fc	6.2 fc	1.1 fc	5.6:1	2.3:1
Loading dock Lot and parking	+	2.4 fc	4.5 fc	1.2 fc	3.8:1	2.0:1
Parking lot	+	1.8 fc	3.2 fc	0.5 fc	6.4:1	3.6:1
Parking lot road access	+	2.0 fc	3.0 fc	0.8 fc	3.8:1	2.5:1
Road - east at grade	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Road - far east at grade	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Road - middle at grade	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Road - west at grade	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Road intersection at grade - Bus loop entry	+	0.2 fc	0.9 fc	0.0 fc	N/A	N/A
Road intersection at grade - Drop off loop	+	0.4 fc	1.3 fc	0.0 fc	N/A	N/A
Road intersection at grade - Parking lot	+	0.2 fc	0.9 fc	0.0 fc	N/A	N/A
Sidewalk - northwest	+	1.9 fc	2.6 fc	0.9 fc	2.9:1	2.1:1
Sidewalk east by bus drop off	+	2.5 fc	5.2 fc	0.8 fc	6.5:1	3.1:1
Sidewalks by front	+	2.2 fc	6.6 fc	0.6 fc	11.0:1	3.7:1
Sidewalks by parking	+	1.8 fc	3.0 fc	0.8 fc	3.8:1	2.3:1
Vertical 20 feet past south edge off road	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
Vertical - parking lot E-W	+	2.4 fc	3.9 fc	1.7 fc	2.3:1	1.4:1
Vertical - parking lot N-S	+	1.0 fc	2.4 fc	0.2 fc	12.0:1	5.0:1
Vertical road west - centerline	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Vertical road west - south side	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Vertical south road - centerline	+	0.1 fc	1.0 fc	0.0 fc	N/A	N/A
Vertical south road - south side	+	0.1 fc	0.7 fc	0.0 fc	N/A	N/A

Designer
BKH
Date
12/4/2014
Scale
Not to Scale
Drawing No.

Summary