

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 14-25**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING
CONDITIONAL USE PERMIT NUMBER CU 14-10 TO CONSTRUCT A NEW 23,500
SQUARE FOOT CITY OF WASILLA LIBRARY, LOCATED ON TRACT B-1B,
WASILLA MIDDLE SCHOOL SUBDIVISION, IN THE COMMERCIAL ZONING
DISTRICT.**

WHEREAS, ECI/Hyer Architects, Agent for the City of Wasilla, submitted Conditional Use Permit Number 14-10 requesting approval to construct a new 23,500 square foot city library on October 24, 2014; and

WHEREAS, the application included the required site plan and narrative that addresses the general approval criteria in Wasilla Municipal Code §16.16.050; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200 feet radius, the appropriate review agencies, the Wasilla Planning Commission, and the Wasilla City Council as required by §16.16.040(A)(2) of the Wasilla Municipal Code; and

WHEREAS, a notice of the public hearing was published in the Frontiersman on November 11, 2014; and

WHEREAS, the Planning Commission held a public hearing on this request on November 18, 2014; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicant, evaluation and recommendations of staff contained in the staff report, public testimony - both written and verbal comments, the applicable provisions of the Wasilla Land Development Code and Comprehensive Plan, and other pertinent information brought before them; and

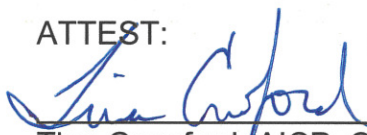
WHEREAS, the Wasilla Planning Commission adopted Findings of Fact, attached as Exhibit A, summarizing basic facts and reasoning of the Commission; and

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:

1. 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.
2. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations.
3. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for water and sewer connections.
4. Construction on the site must substantially comply with the site plan, landscape plan, and elevation drawings date stamped October 24, 2014, attached as Exhibit B to Resolution Serial No. 14-25. Any changes to these plans must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application and Planning Commission review and approval.
5. An as-built survey must be submitted to the Planning Department after completion of the library.

ADOPTED by the Wasilla Planning Commission on November 18, 2014.

ATTEST:


Tina Crawford, AICP, City Planner
VOTE: Passed Unanimously

APPROVED:

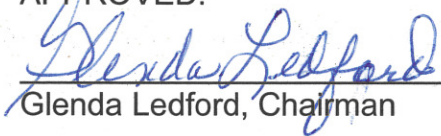

Glenda Ledford, Chairman
11-20-14
Date

EXHIBIT A
Wasilla Planning Commission Resolution 14-25
FINDINGS OF FACT – Section 16.16.050, General Approval Criteria

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.*

Finding: This criterion is not applicable since this parcel is not part of an adopted neighborhood plan.

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

Finding: The proposed library is consistent with Actions in Chapters 5, 6, and 7 of the Comprehensive Plan to develop a new library facility. It is also consistent with the *Expected Future Land Use Map* designation, “Generally Commercial/Business”, and the Commercial zoning district that implements the adopted Comprehensive Plan.

16.16.050(3) *Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.*

Finding: The specific approval criteria under 16.16.060 are not applicable since a library is not one of the special uses with additional criteria.

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

Finding: The City mailed 67 notices to neighboring property owners within 1200’ and the 25 review agencies that are typically provided with the opportunity to comment. Three comments were received from MSB agencies – all had no comments or concerns. 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.*

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...*

Finding: The proposed use will not significantly impact the street system or create a danger to pedestrians.

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

Finding: The attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010.

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.*

Finding: WMC 16.24.040(E), Table of Parking Requirements, does not specifically list a library as a use with minimum parking spaces so it is subject to the "All others" use category, which requires 1 parking space per 200 square feet of gross floor area. This would require 118 parking spaces. However, based on typical parking plans for other libraries in Alaska, the request is to have the Planning Commission approve 93 parking spaces. As stated in the application, this is a reasonable request since an office or retail commercial building would only be required to provide 78 parking spaces for the same size building. Adequate snow storage is provided on site.

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.*

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.***

Finding: The proposed site plan shows sufficient drainage control by directing flow to the drainage swales and low spots and retaining existing vegetation on the site.

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.***

Finding: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping. Also, the site is located at the corner of Crusey Street and Swanson Avenue; both are designated as a Major Collector roadway. Signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

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.***

Finding: The proposed library will not result in significantly different peak use characteristics than the surrounding uses or area since the property is located in an area that is predominantly developed and zoned Commercial.

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.

Finding: The proposed library will not have any negative impacts on the surrounding area and no additional buffering is required since the subject parcel is surrounded by commercial uses and/or zoning.

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.***

Finding: The attached site plan show the proposed landscaping and existing vegetation to remain on the site. As indicated in the application and on the landscape plan, 76% of the lot is proposed to be initially cleared of vegetation, which is inconsistent with the land clearing restrictions in Section 16, which is inconsistent with the land clearing restrictions in Section 16.33.050(A)(2) that only allows 70% of the lot to be cleared for development. However, that section allows the Planning Commission to approve clearing of a larger amount. The Planning Commission approves the request to clear 76% of the lot since after installation of the new landscaping, 39% of the lot will contain landscaping that almost doubles the required number of trees and shrubs.

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.***

Finding: Adequate pedestrian walkways are provided on-site and provide interconnectivity with Wasilla Middle School to the north and to the existing walkways along Crusey Street and Swanson Avenue.

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.

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. Additionally, the site plan shows adequate on-site drainage.

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.*

Finding: The Mat-Su Borough Cultural Resources Office was notified of this application and provided the opportunity to comment 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 & air.*

Finding: As shown in the elevation drawings in the packet, the proposed building blends in with the general neighborhood appearance and architecture in the area.

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...*

Finding: 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.*

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



EQUIHYER, INC.

WASILLA PUBLIC LIBRARY
View from Swanson, Looking northeast

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OCT 24 2014
Planning Office
City of Wasilla



ECHYER, INC.

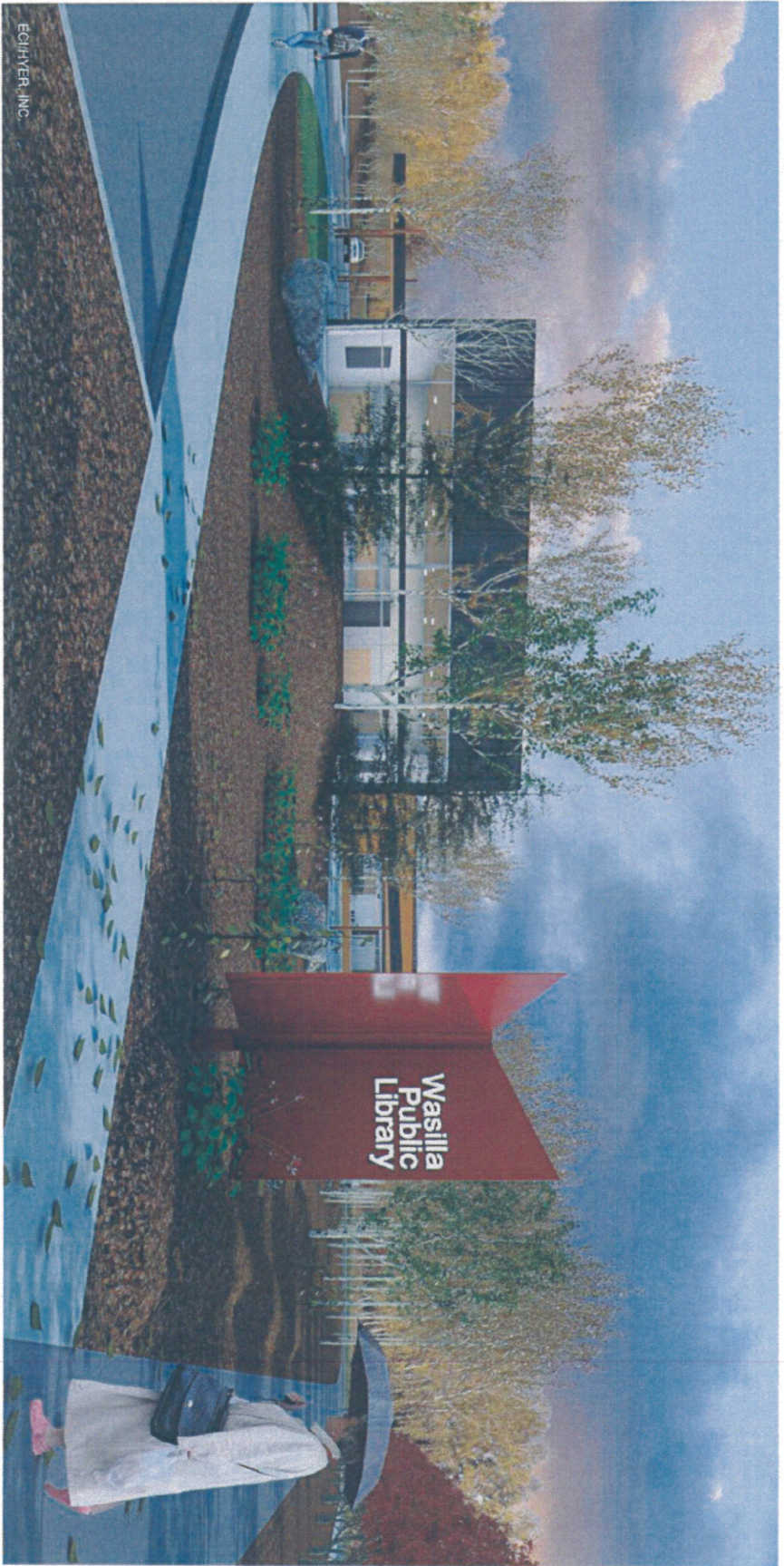
WASILLA PUBLIC LIBRARY
View from the corner of Swanson and Crusey, Looking northwest

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OCT 24 2014
Planning Office
City of Wasilla



WASILLA PUBLIC LIBRARY
View from Swanson, Looking North

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WASILLA PUBLIC LIBRARY
Driveway entrance from Swanson

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EGH/ETH, INC.

WASILLA PUBLIC LIBRARY
Driveway entrance from Crusey

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Planning Office
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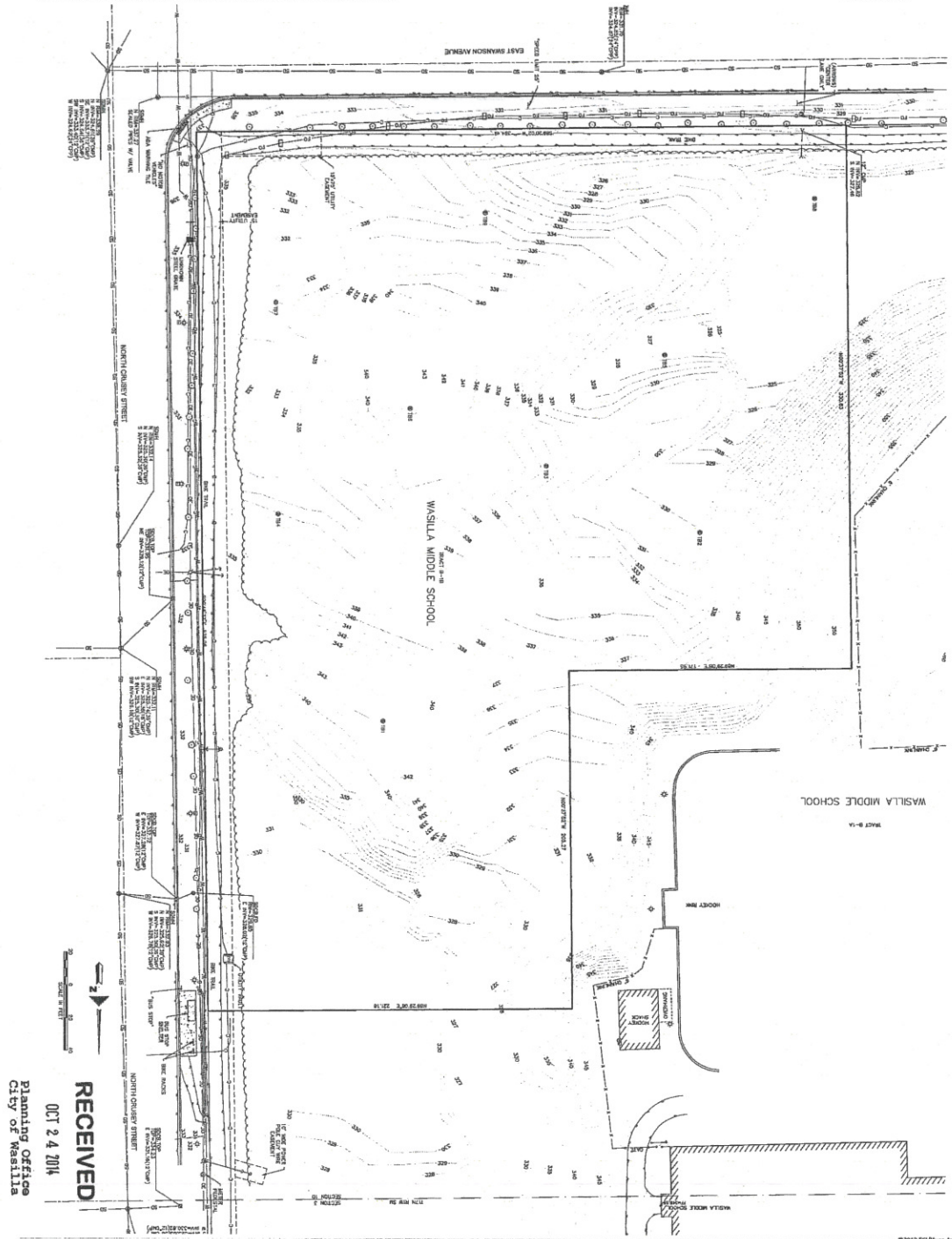


ECI/HYER, INC.

WASILLA PUBLIC LIBRARY
View from Crusey, looking west

RECEIVED

OCT 24 2014
Planning Office
City of Wasilla



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 City of Wasilla

OVERALL EXISTING CONDITIONS
 AUTHOR: RDL CHECKED: EDH
 OWNER PROJECT #: 61381
 ISSUE DATE: 07/27/2014

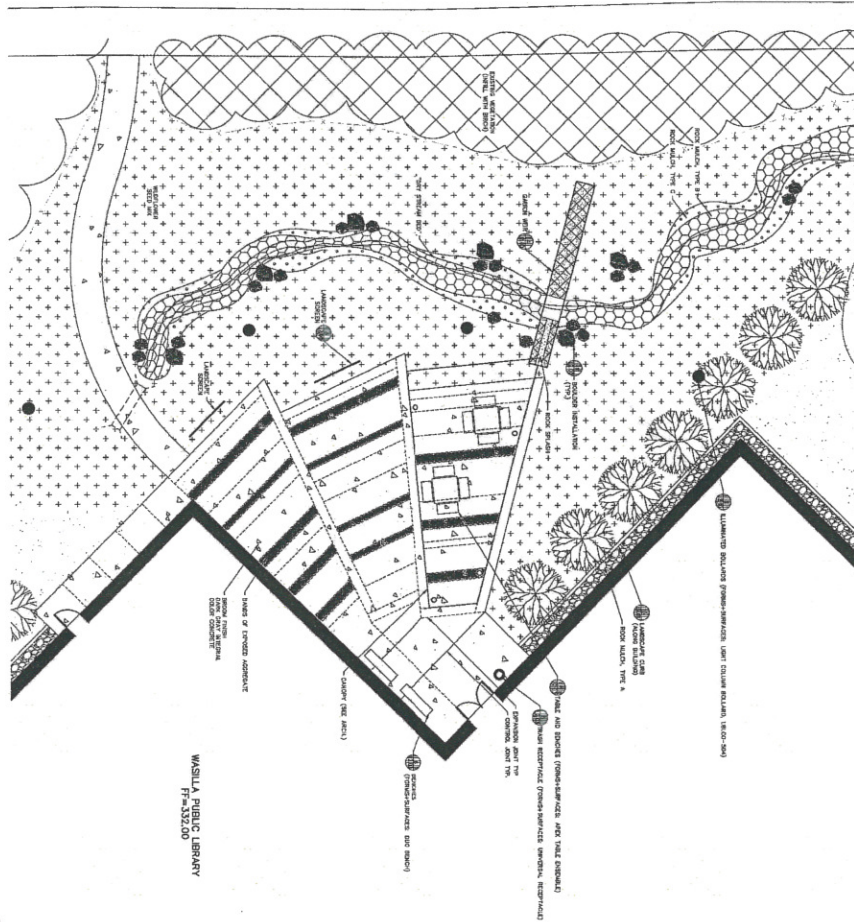


City of Wasilla
 WASILLA PUBLIC LIBRARY
 DESIGN DEVELOPMENT

©2013 ECI/Hyer, Inc.
 DOWL HEAR
 4041 B ST. ANCHORAGE, AK 99503
 ECI/HYER ARCHITECTURE + INTERIORS
 101 WEST HENSON BOULEVARD, SUITE 306
 ANCHORAGE, ALASKA 99501 907.541.2543
 PROJECT NO. 13-0015.00

PLANT SCHEDULE	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY	UNIT	COMMENTS
1	DOGWOOD	<i>Cornus florida</i>	7' or 8' DBH	100	EA	
2	RED BUD	<i>Judas tree</i>	12' or 14' DBH	100	EA	
3	DOGWOOD	<i>Cornus florida</i>	12' or 14' DBH	100	EA	
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LANDSCAPE MATERIALS SCHEDULE - LEGEND	DESCRIPTION	NOTES	QUANTITY
1	NO. 100, 1/2" x 1/2" x 1/2" SAND	1000 SF	1000 SF
2	NO. 20, 1/4" x 1/4" x 1/4" SAND	1000 SF	1000 SF
3	NO. 40, 1/8" x 1/8" x 1/8" SAND	1000 SF	1000 SF
4	NO. 60, 3/16" x 3/16" x 3/16" SAND	1000 SF	1000 SF
5	NO. 80, 1/4" x 1/4" x 1/4" SAND	1000 SF	1000 SF
6	NO. 100, 1/2" x 1/2" x 1/2" SAND	1000 SF	1000 SF
7	NO. 120, 3/4" x 3/4" x 3/4" SAND	1000 SF	1000 SF
8	NO. 140, 1" x 1" x 1" SAND	1000 SF	1000 SF
9	NO. 160, 1 1/4" x 1 1/4" x 1 1/4" SAND	1000 SF	1000 SF
10	NO. 180, 1 1/2" x 1 1/2" x 1 1/2" SAND	1000 SF	1000 SF
11	NO. 200, 1 3/4" x 1 3/4" x 1 3/4" SAND	1000 SF	1000 SF
12	NO. 220, 2" x 2" x 2" SAND	1000 SF	1000 SF
13	NO. 240, 2 1/4" x 2 1/4" x 2 1/4" SAND	1000 SF	1000 SF
14	NO. 260, 2 1/2" x 2 1/2" x 2 1/2" SAND	1000 SF	1000 SF
15	NO. 280, 2 3/4" x 2 3/4" x 2 3/4" SAND	1000 SF	1000 SF
16	NO. 300, 3" x 3" x 3" SAND	1000 SF	1000 SF
17	NO. 320, 3 1/4" x 3 1/4" x 3 1/4" SAND	1000 SF	1000 SF
18	NO. 340, 3 1/2" x 3 1/2" x 3 1/2" SAND	1000 SF	1000 SF
19	NO. 360, 3 3/4" x 3 3/4" x 3 3/4" SAND	1000 SF	1000 SF
20	NO. 380, 4" x 4" x 4" SAND	1000 SF	1000 SF
21	NO. 400, 4 1/4" x 4 1/4" x 4 1/4" SAND	1000 SF	1000 SF
22	NO. 420, 4 1/2" x 4 1/2" x 4 1/2" SAND	1000 SF	1000 SF
23	NO. 440, 4 3/4" x 4 3/4" x 4 3/4" SAND	1000 SF	1000 SF
24	NO. 460, 5" x 5" x 5" SAND	1000 SF	1000 SF
25	NO. 480, 5 1/4" x 5 1/4" x 5 1/4" SAND	1000 SF	1000 SF
26	NO. 500, 5 1/2" x 5 1/2" x 5 1/2" SAND	1000 SF	1000 SF
27	NO. 520, 5 3/4" x 5 3/4" x 5 3/4" SAND	1000 SF	1000 SF
28	NO. 540, 6" x 6" x 6" SAND	1000 SF	1000 SF
29	NO. 560, 6 1/4" x 6 1/4" x 6 1/4" SAND	1000 SF	1000 SF
30	NO. 580, 6 1/2" x 6 1/2" x 6 1/2" SAND	1000 SF	1000 SF
31	NO. 600, 6 3/4" x 6 3/4" x 6 3/4" SAND	1000 SF	1000 SF
32	NO. 620, 7" x 7" x 7" SAND	1000 SF	1000 SF
33	NO. 640, 7 1/4" x 7 1/4" x 7 1/4" SAND	1000 SF	1000 SF
34	NO. 660, 7 1/2" x 7 1/2" x 7 1/2" SAND	1000 SF	1000 SF
35	NO. 680, 7 3/4" x 7 3/4" x 7 3/4" SAND	1000 SF	1000 SF
36	NO. 700, 8" x 8" x 8" SAND	1000 SF	1000 SF
37	NO. 720, 8 1/4" x 8 1/4" x 8 1/4" SAND	1000 SF	1000 SF
38	NO. 740, 8 1/2" x 8 1/2" x 8 1/2" SAND	1000 SF	1000 SF
39	NO. 760, 8 3/4" x 8 3/4" x 8 3/4" SAND	1000 SF	1000 SF
40	NO. 780, 9" x 9" x 9" SAND	1000 SF	1000 SF
41	NO. 800, 9 1/4" x 9 1/4" x 9 1/4" SAND	1000 SF	1000 SF
42	NO. 820, 9 1/2" x 9 1/2" x 9 1/2" SAND	1000 SF	1000 SF
43	NO. 840, 9 3/4" x 9 3/4" x 9 3/4" SAND	1000 SF	1000 SF
44	NO. 860, 10" x 10" x 10" SAND	1000 SF	1000 SF
45	NO. 880, 10 1/4" x 10 1/4" x 10 1/4" SAND	1000 SF	1000 SF
46	NO. 900, 10 1/2" x 10 1/2" x 10 1/2" SAND	1000 SF	1000 SF
47	NO. 920, 10 3/4" x 10 3/4" x 10 3/4" SAND	1000 SF	1000 SF
48	NO. 940, 11" x 11" x 11" SAND	1000 SF	1000 SF
49	NO. 960, 11 1/4" x 11 1/4" x 11 1/4" SAND	1000 SF	1000 SF
50	NO. 980, 11 1/2" x 11 1/2" x 11 1/2" SAND	1000 SF	1000 SF
51	NO. 1000, 11 3/4" x 11 3/4" x 11 3/4" SAND	1000 SF	1000 SF
52	NO. 1020, 12" x 12" x 12" SAND	1000 SF	1000 SF
53	NO. 1040, 12 1/4" x 12 1/4" x 12 1/4" SAND	1000 SF	1000 SF
54	NO. 1060, 12 1/2" x 12 1/2" x 12 1/2" SAND	1000 SF	1000 SF
55	NO. 1080, 12 3/4" x 12 3/4" x 12 3/4" SAND	1000 SF	1000 SF
56	NO. 1100, 13" x 13" x 13" SAND	1000 SF	1000 SF
57	NO. 1120, 13 1/4" x 13 1/4" x 13 1/4" SAND	1000 SF	1000 SF
58	NO. 1140, 13 1/2" x 13 1/2" x 13 1/2" SAND	1000 SF	1000 SF
59	NO. 1160, 13 3/4" x 13 3/4" x 13 3/4" SAND	1000 SF	1000 SF
60	NO. 1180, 14" x 14" x 14" SAND	1000 SF	1000 SF
61	NO. 1200, 14 1/4" x 14 1/4" x 14 1/4" SAND	1000 SF	1000 SF
62	NO. 1220, 14 1/2" x 14 1/2" x 14 1/2" SAND	1000 SF	1000 SF
63	NO. 1240, 14 3/4" x 14 3/4" x 14 3/4" SAND	1000 SF	1000 SF
64	NO. 1260, 15" x 15" x 15" SAND	1000 SF	1000 SF
65	NO. 1280, 15 1/4" x 15 1/4" x 15 1/4" SAND	1000 SF	1000 SF
66	NO. 1300, 15 1/2" x 15 1/2" x 15 1/2" SAND	1000 SF	1000 SF
67	NO. 1320, 15 3/4" x 15 3/4" x 15 3/4" SAND	1000 SF	1000 SF
68	NO.		

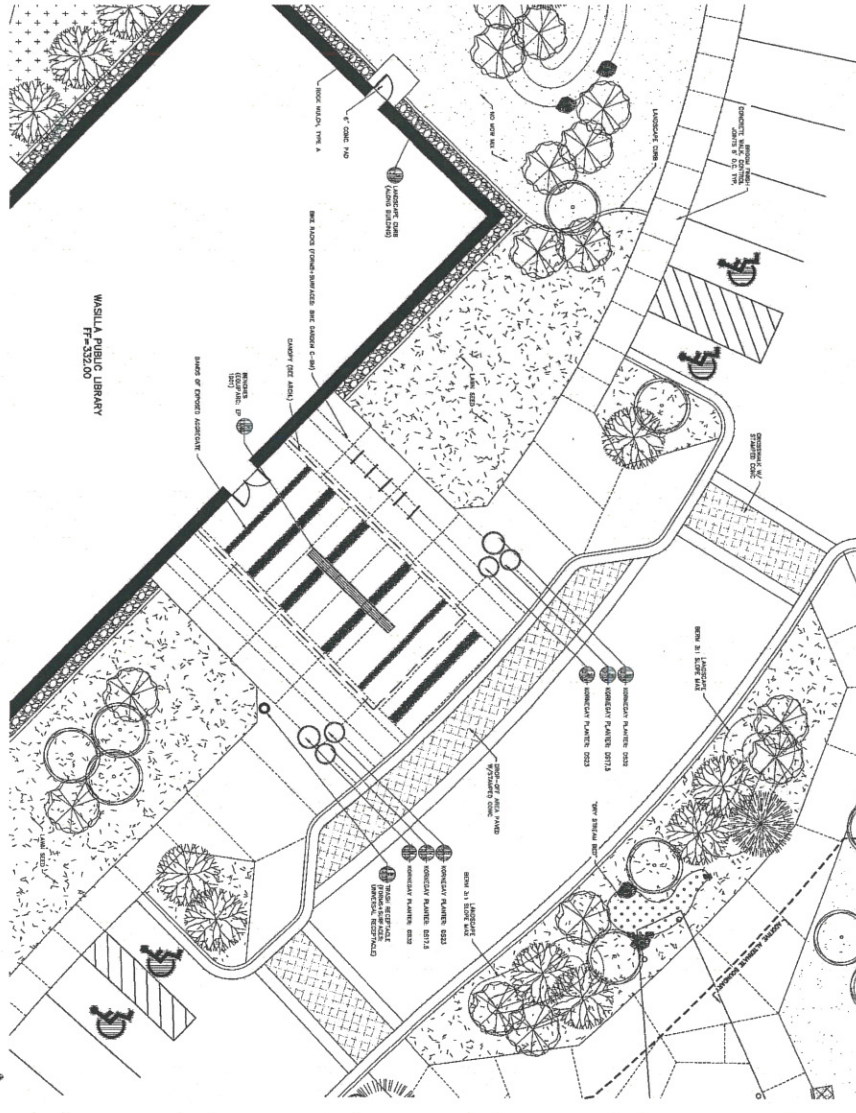


PATIO AREA
 AUTHORIZED BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO: 14-131
 ISSUE DATE: 09-29-2014



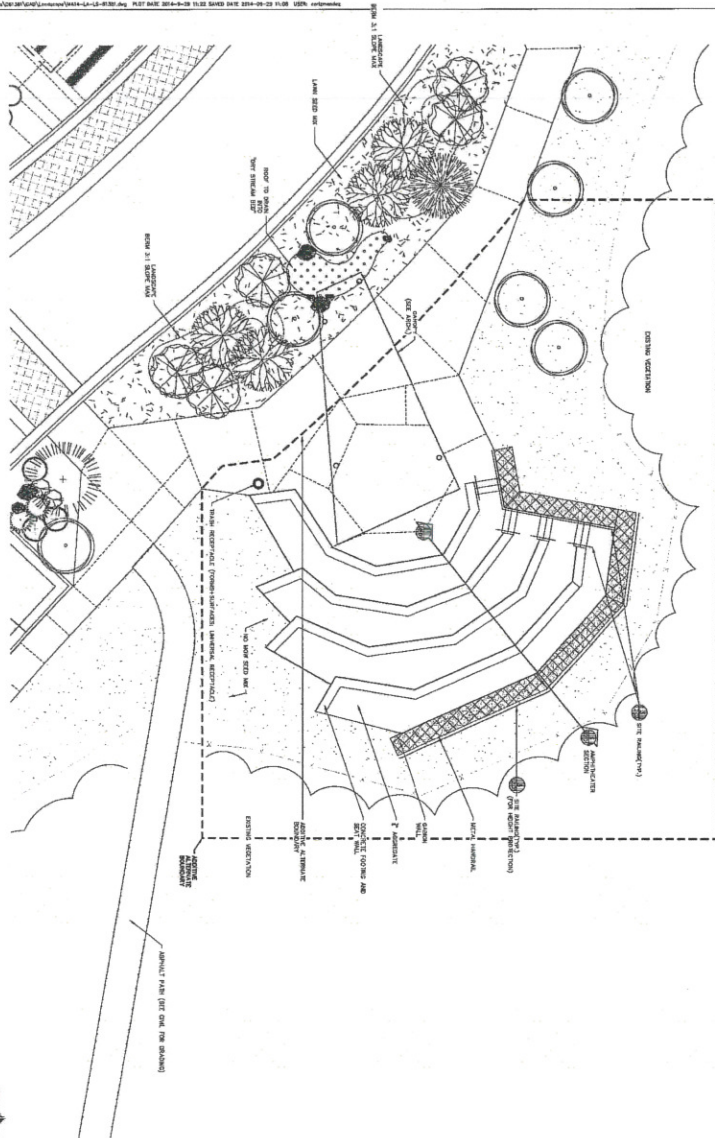
City of Wasilla
 DOWLE IRM
 4041 B ST. ANCHORAGE, AK 99503
 BCL/RYAN ARCHITECTURE + INTERIORS
 101 WEST BRENCH BOULEVARD, SUITE 304
 ANCHORAGE, ALASKA 99503 907.541.5543
 PROJECT NO. 14-131-15-00
 WASILLA PUBLIC LIBRARY
 DESIGN DEVELOPMENT

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<p>REVISIONS</p> <table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> <p>L1.03</p>	NO.	DATE	DESCRIPTION										<p>CANOPY ENTRY</p> <p>APPROX. CHA & SEE CHECKED: IS OWNER PROJECT #: 41381 REVISED DATE: 09/29/2014</p>		<p>City of Wasilla DOWEL ITEM 4041 9 ST, ANCHORAGE, AK 99503 RICHTER ARCHITECTURE + INTERIORS 101 WEST BIRCHEN AVE, ANCHORAGE, AK 99503 ANCHORAGE, ALASKA 99503 907.261.2543 DESIGN DEVELOPMENT PROJECT NO. 13-0011.02</p>
NO.	DATE	DESCRIPTION													

RECEIVED
 OCT 24 2014
 Planning Office
 City of Wasilla



NOTES:
 - THIS AMPHITHEATER IS AN ADDITIVE ALTERNATE. IF THE AMPHITHEATER IS NOT INCLUDED THIS AREA WILL BE OF DISTURBANCE. REASSESSMENT AND SEEDING TO THE LIMITS OF APPROXIMATELY 20' LINEAR FEET OF SEAT WALL PROVIDES 150 SEATS.

L1.04

AMPHITHEATER (ADDITIVE ALTERNATE)
 AUTHOR: CJA & BEK CHECKED: IS
 OWNER PROJECT #: 61381
 ISSUE DATE: 09.29.2014



City of Wasilla
 4041 B ST. ANCHORAGE, AK 99503
 SCULPTER ARCHITECTURE + INTERIORS
 10 WEST BANCROFT AVENUE, SUITE 504
 ANCHORAGE, ALASKA 99501 907.541.2640
 PROJECT NO. 141816.00

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