

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-01(AM)**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING USE PERMIT NUMBER U14-04 TO BUILD A NEW 39,862 SQUARE FOOT IDITAROD ELEMENTARY SCHOOL, LOCATED ON LOT C21, TOWNSHIP 17 NORTH, RANGE 1 WEST, SECTION 3 AND TRACT A, PJC SUBDIVISION.

WHEREAS, the Matanuska-Susitna Borough submitted Use Permit Number 14-04 requesting approval build a new 50,677 square foot elementary school on December 10, 2014; and

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

WHEREAS, an original notice (and a corrected notice reflecting the correct gross floor area) 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 January 6, 2015 (and a corrected notice on January 13, 2015); and

WHEREAS, the Planning Commission held a public hearing on this request on January 20, 2015; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicants, 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. 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 or separated pathway along the north side of E. Carpenters Circle must be extended to the eastern property line of the subject property and must minimize the impact on existing vegetation.
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.

EXHIBIT A
Wasilla Planning Commission Resolution 15-01
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: 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.*

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.

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.*

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.*

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 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.*

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.*

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.*

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 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.*

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.*

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.*

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.*

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.*

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.

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.*

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 & air.***

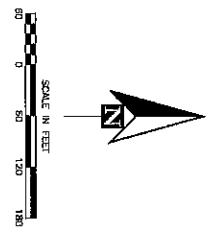
Finding: The appearance of the proposed elementary school is in character with surrounding commercial uses. The building spacing, setbacks, lot coverage, and height will provide adequate provisions for light and air.

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...***

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.***

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



LEGEND

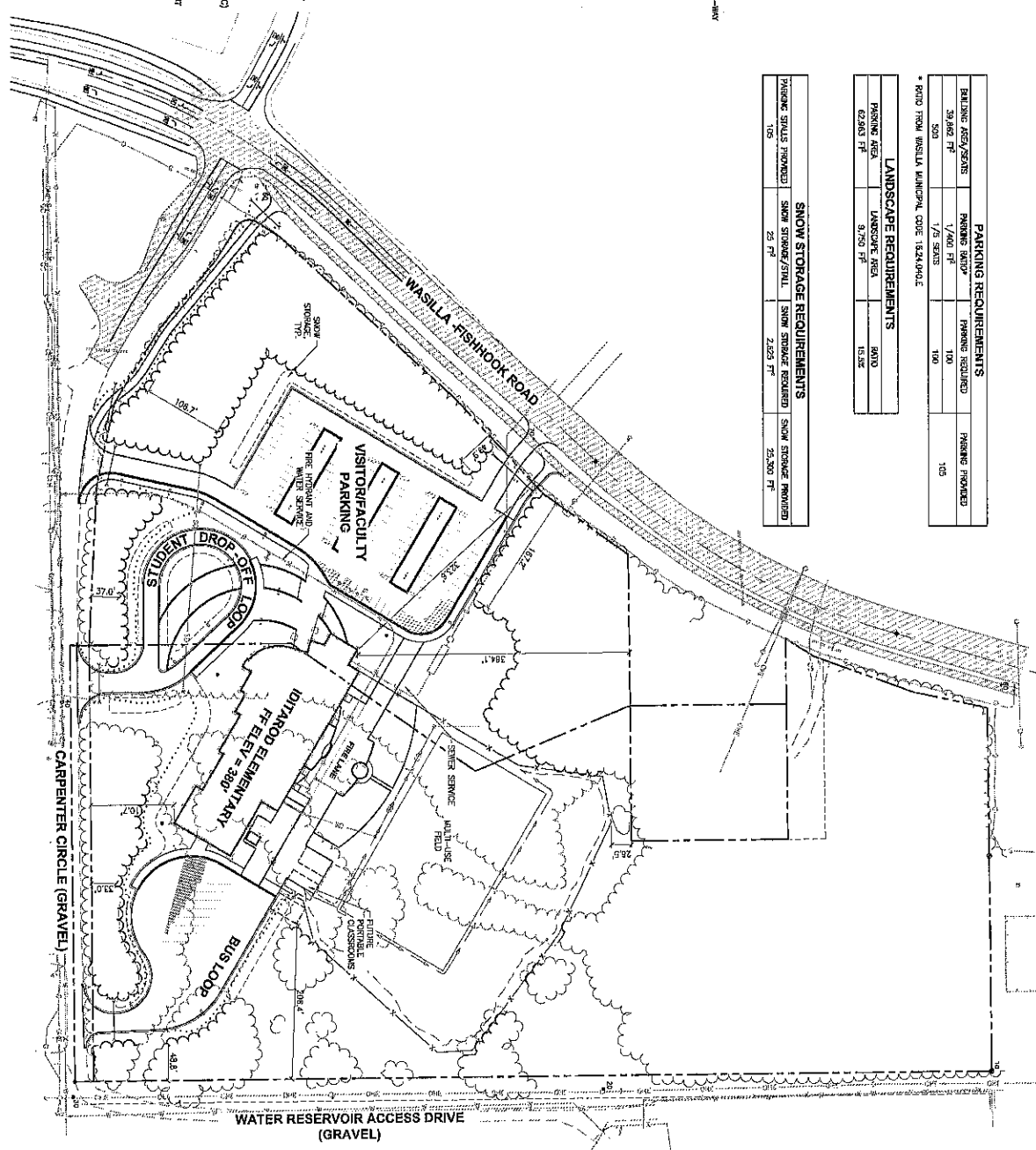
SYMBOL	DESCRIPTION
—	CURB/UTTER
—	CONTOUR MARK
—	PROPERTY LINE
—	EASEMENT LINE
—	CONTOUR OF 80%± OF 40%±
○	CONC. BRSM
○	CONC. CURB
○	CONC. CURB
—	WETLANDS OFFSET
—	ROAD CENTERLINE
—	OVERHEAD ELECTRIC
—	PANICUT
—	TRICE LINE
—	ROAD CLEARING LIMITS
—	SHOULDER
—	DEMOLISH WATER SERVICE
—	PAVED/PAVING STALL
—	FOUNDATION CONCRETE
—	FOUNDATION DRAIN
—	ROOF DRAIN
—	STORM DRAIN
—	GRADE BREAK
—	SMALLE
—	WATER
—	SANITARY SEWER
—	RAIP
—	CHUNK/PAVE
—	FILL LIMITS
—	CUT LIMITS
—	CONTROL
—	FOUND. BLVD MONUMENT
—	FOUND. REBAR W/ YMC
—	WELL
—	POWER POLE
—	TRAFFIC FLOW ARROW
—	LIGHT POLE (SEE ELECTRIC)
—	HOBBIT
—	BELEND
—	SANITARY SEWER CLEAROUT
—	EXISTING STRUCTURE
—	GATE

LANDSCAPE REQUIREMENTS			
PARKING AREA	LANDSCAPE AREA	ROAD	
62,963 SF	9,750 SF	13,242	

PARKING REQUIREMENTS			
BUILDING AREA/SECTIONS	PARKING RATIO*	PARKING REQUIRED	PARKING PROVIDED
39,862 SF	1/400 SF	100	
500	1/75 SECTORS	100	105

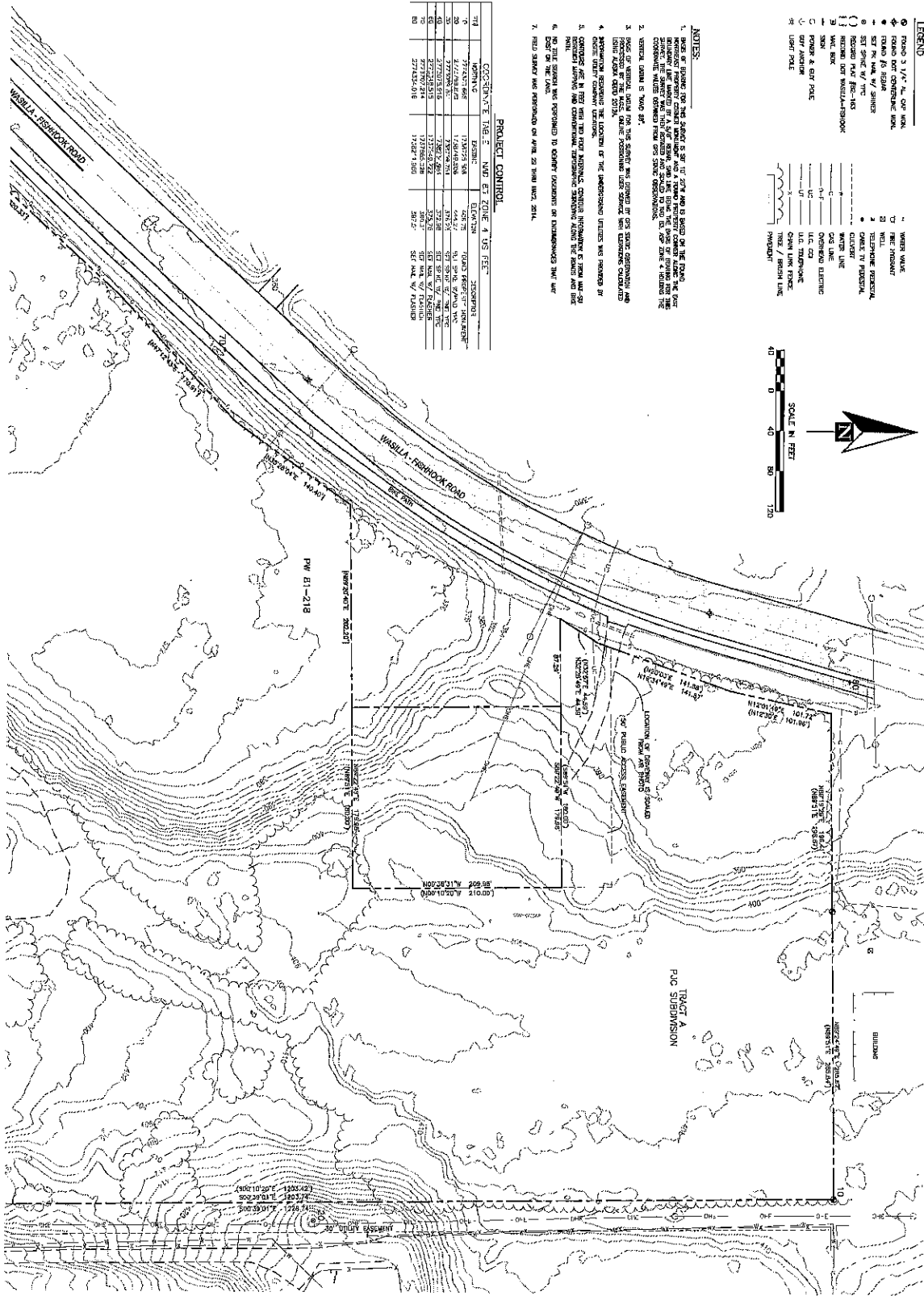
* RATIO FROM WASHILLA MUNICIPAL CODE 1524.040.2

SNOW STORAGE REQUIREMENTS			
PARKING STALLS PROVIDED	SNOW STORAGE/STALL	SNOW STORAGE REQUIRED	SNOW STORAGE PROVIDED
1105	25 SF	2,263 SF	25,500 SF



USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

<p>SHEET NO.</p> <p>C200</p>	<p>IDITAROD ELEMENTARY SCHOOL</p> <p>Mat-Su Borough School District</p> <p>1051 N. Fishhook Rd., Wasilla, Alaska</p>			<p>ENGINEERS, INC.</p> <p>1000 West 24th Avenue, Anchorage, Alaska 99507</p> <p>PH: 907.561.1011 Fax: 907.561.6220</p>	<p>Project: 21016</p> <p>Project Manager: [Blank]</p> <p>Date: 04-09-2015</p> <p>Project No: [Blank]</p>	<p>City/State: [Blank]</p>
	<p>PROJECT OVERVIEW</p>				<p>Project: [Blank]</p> <p>Date: [Blank]</p> <p>Project No: [Blank]</p>	<p>City/State: [Blank]</p>



LEGEND

- 1. WATER MAIN
- 2. WELLS
- 3. TELEPHONE/POSTAL
- 4. CABLE/TV/STREET
- 5. GAS
- 6. OVERHEAD ELECTRIC
- 7. UNDERGROUND ELECTRIC
- 8. CROWN LINE
- 9. TRAIL / BRUSH LINE
- 10. POWER & SET POLE
- 11. LIGHT POLE
- 12. WOOD PILE
- 13. WELLS
- 14. TELEPHONE/POSTAL
- 15. CABLE/TV/STREET
- 16. GAS
- 17. OVERHEAD ELECTRIC
- 18. UNDERGROUND ELECTRIC
- 19. CROWN LINE
- 20. TRAIL / BRUSH LINE

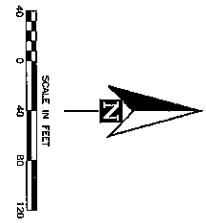
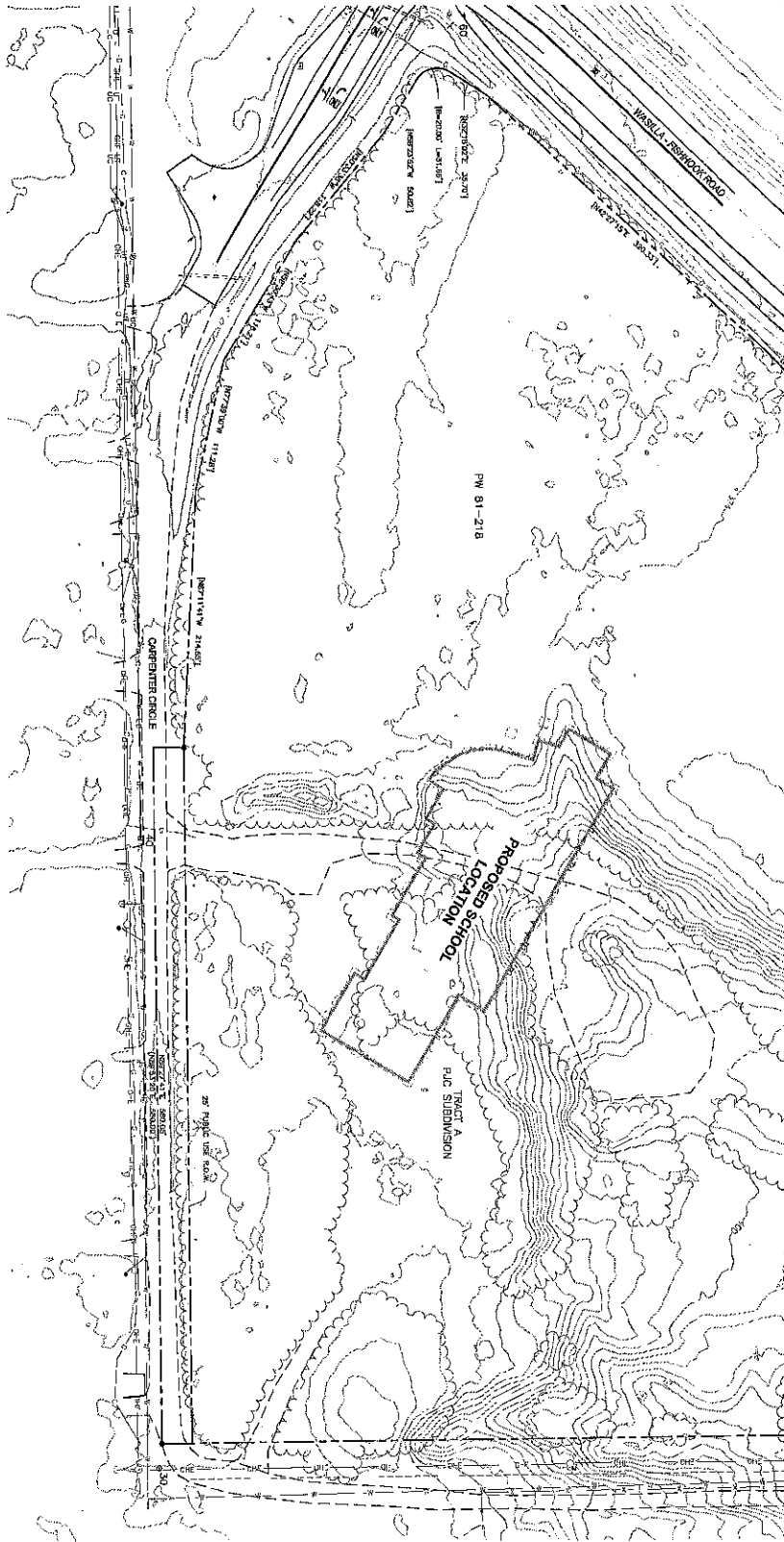
NOTES

1. EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORD DRAWINGS AVAILABLE AND A VISUAL SURVEY OF THE PROJECT SITE. THE LOCATION OF UTILITIES SHOWN ON THIS PLAN IS NOT GUARANTEED. THE LOCATION OF UTILITIES SHOWN ON THIS PLAN IS NOT GUARANTEED.
2. VERTICAL CURVES ARE SHOWN BY THE CURVE DATA AND THE GRADE DATA.
3. GRADE DATA IS SHOWN BY THE GRADE DATA.
4. DISTANCES ALONG THE LOCATION OF THE IMPROVED UTILITIES ARE SHOWN BY THE DISTANCE DATA.
5. CONSTRUCTION OF UTILITIES SHOWN ON THIS PLAN IS SUBJECT TO THE NECESSARY PERMITS AND REGULATIONS OF THE LOCAL, STATE AND FEDERAL AGENCIES.
6. THE LOCATION OF UTILITIES SHOWN ON THIS PLAN IS SUBJECT TO THE NECESSARY PERMITS AND REGULATIONS OF THE LOCAL, STATE AND FEDERAL AGENCIES.
7. FIELD SURVEY WAS PERFORMED ON APRIL 20, 2011 AND MAY 2, 2011.

PROJECT CONTROL

STA	VERTICAL CURVE	INVERT	ELEVATION	GRADE	PERCENTAGE
0+00	17278.00	17278.00	17278.00	0.00	0.00
10+00	17278.00	17278.00	17278.00	0.00	0.00
20+00	17278.00	17278.00	17278.00	0.00	0.00
30+00	17278.00	17278.00	17278.00	0.00	0.00
40+00	17278.00	17278.00	17278.00	0.00	0.00
50+00	17278.00	17278.00	17278.00	0.00	0.00
60+00	17278.00	17278.00	17278.00	0.00	0.00
70+00	17278.00	17278.00	17278.00	0.00	0.00
80+00	17278.00	17278.00	17278.00	0.00	0.00
90+00	17278.00	17278.00	17278.00	0.00	0.00
100+00	17278.00	17278.00	17278.00	0.00	0.00

USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION		 STATE OF ALASKA DEPARTMENT OF REVENUE 1400 W. BRIDGE ROAD JUNEAU, ALASKA 99801 PHONE: 907-586-1511 FAX: 907-586-1512	 McCLAIN CARLSON ENGINEERS 1000 W. BRIDGE ROAD JUNEAU, ALASKA 99801 PHONE: 907-586-1511 FAX: 907-586-1512	 ENGINEERS, INC. 1000 W. BRIDGE ROAD JUNEAU, ALASKA 99801 PHONE: 907-586-1511 FAX: 907-586-1512	SHEET NO. C100 PROJECT: IDITAROD ELEMENTARY SCHOOL 1001 N. Fishhook Rd, Wasilla, Alaska	DRAWN BY: JD CHECKED BY: JD DATE: 12-29-2014 REVISED:
EXISTING CONDITIONS PLAN					SHEET NO. 10004 PROJECT: IDITAROD ELEMENTARY SCHOOL DRAWN BY: JD CHECKED BY: JD DATE: 12-29-2014 REVISED:	



PROJECT CONTROL

Station	Station	Station	Station	Station	Station	Station	Station
0+00	0+40	0+80	1+20	1+60	2+00	2+40	2+80
0+00	0+40	0+80	1+20	1+60	2+00	2+40	2+80
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0+00	0+40	0+80	1+20	1+60	2+00	2+40	2+80

USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO.
C101

IDITAROD ELEMENTARY SCHOOL
Metlaksof School District
1001 N. Fishhook Rd, Waskia, Alaska

EXISTING CONDITIONS PLAN

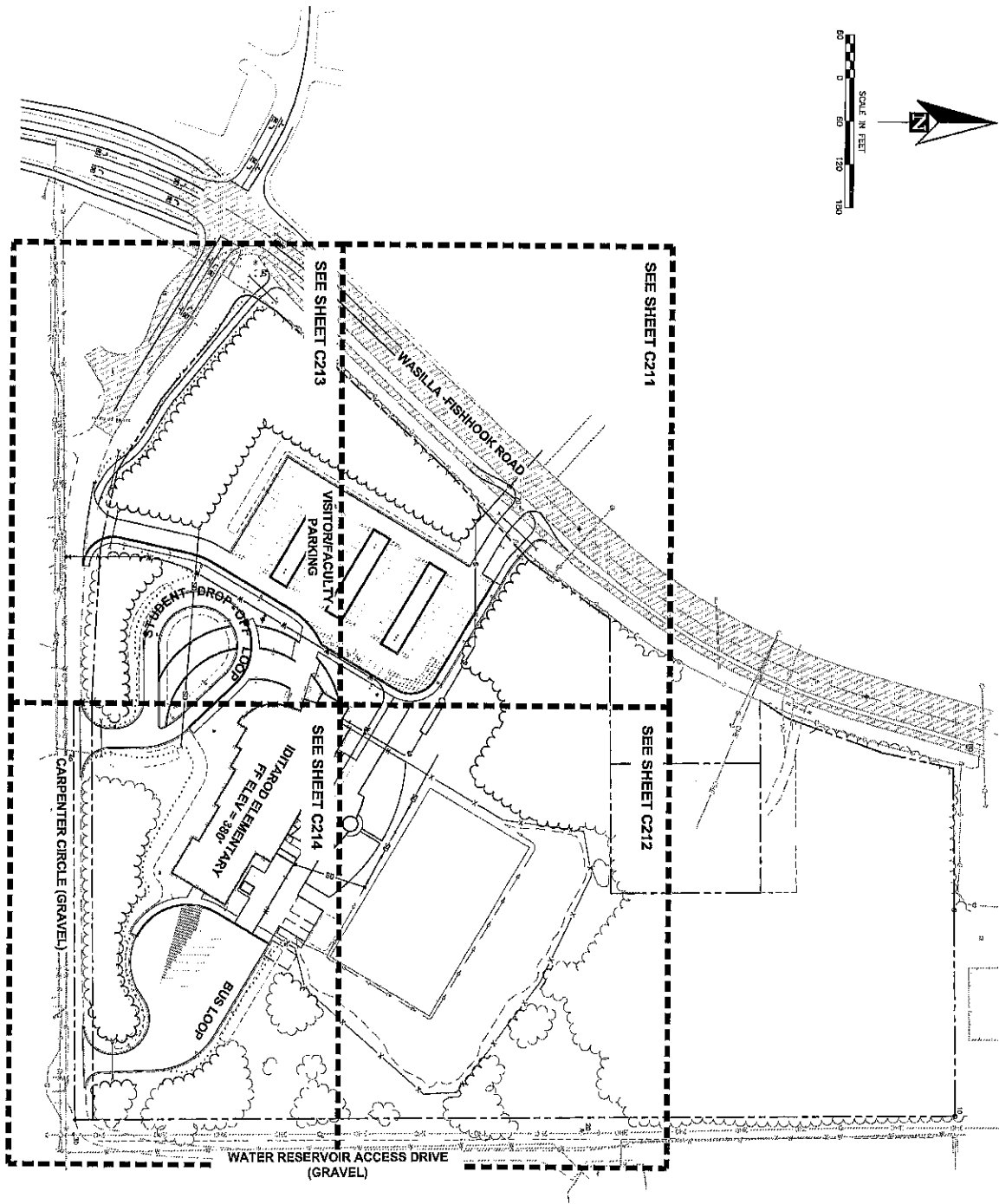


MCCOY CARLSON ORSKOV
ENGINEERS, INC.

1000 West 10th Avenue, Anchorage, Alaska 99502
Phone: 271-1501 Fax: 882-2700

P N D
ENGINEERS, INC.

JOB NO. 14245	PROJECT 315
DATE 12/08/14	DISCUSS
REVISION:	



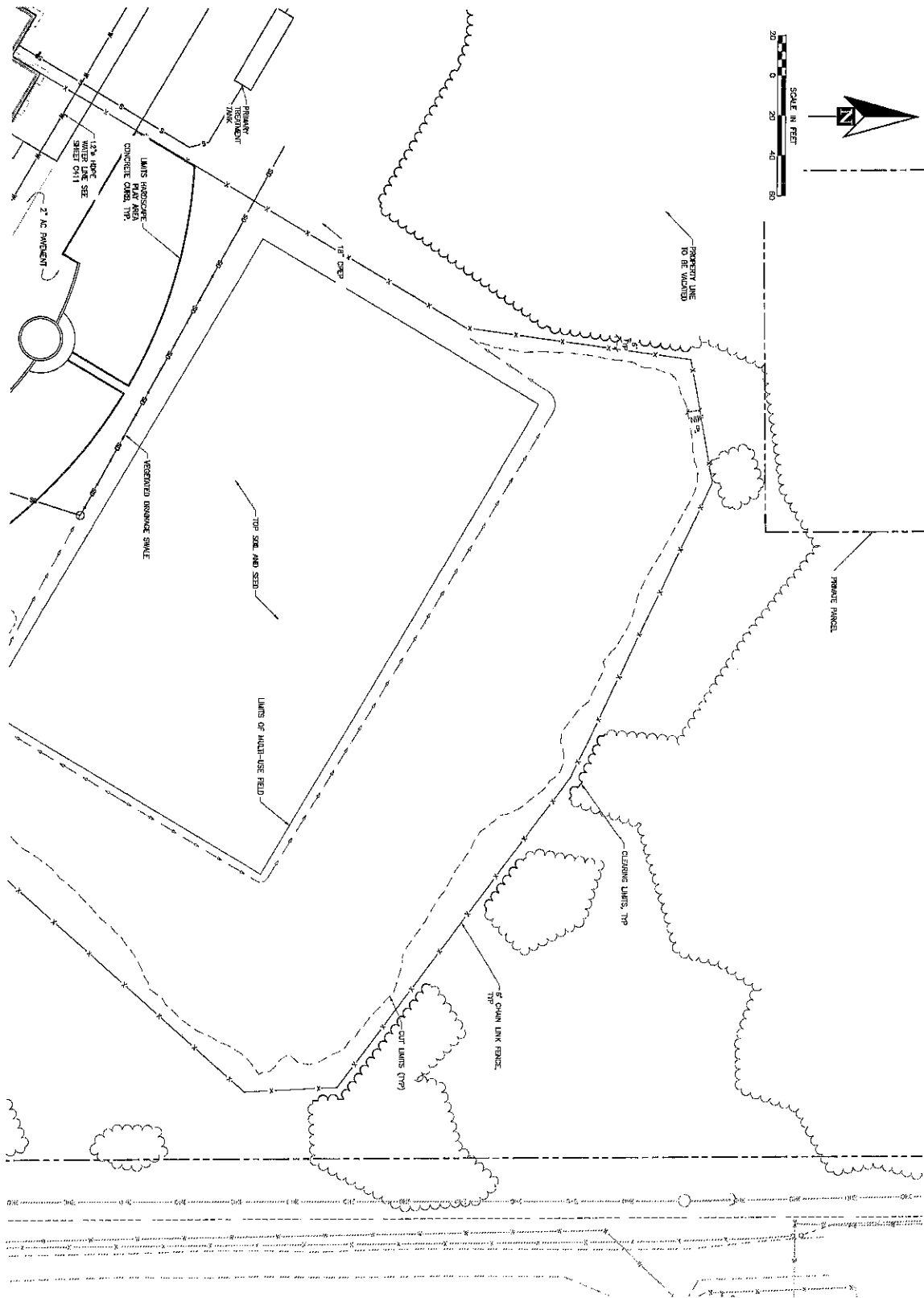
USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO. C210	IDITAROD ELEMENTARY SCHOOL Kuskooguk Borough School District 1001 N. Fishhook Rd. Wasilla, Alaska
	SITE PLAN



M. CARLSON PROFESSIONAL ENGINEER No. 10001

P N D ENGINEERS, INC.	12314 144543	10/1/2014
	PHILIP DTK	
	01/01/14	Checker
	1000 West 20th Avenue, Anchorage, Alaska 99502 Phone: 507.581.1111 Fax: 907.588.4222	



USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO.
C212

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

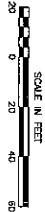
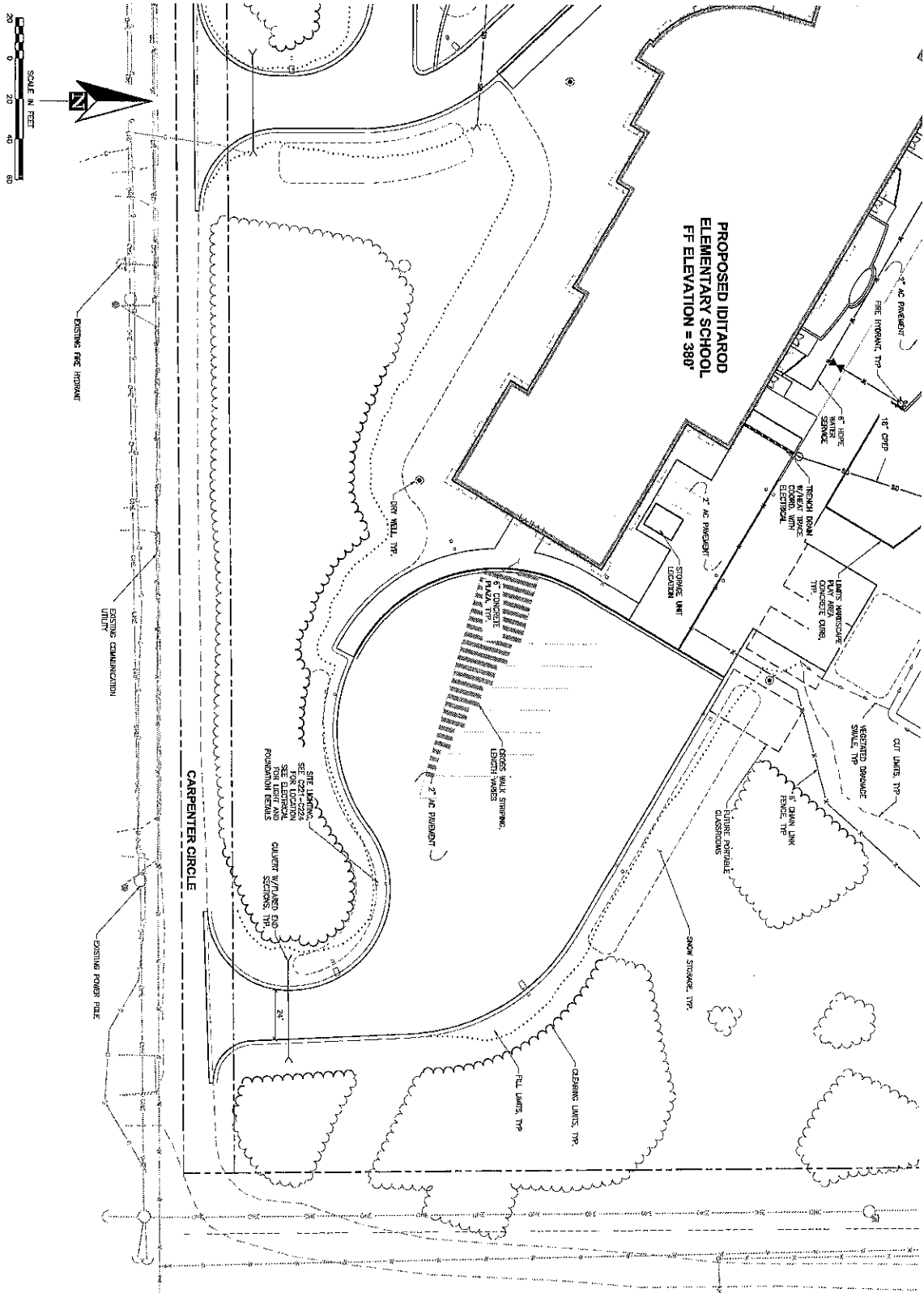
SITE PLAN



MCCOY CARLSON DEE
REGISTERED PROFESSIONAL ENGINEER
No. 12345
State of Alaska

M C D
ENGINEERS, INC.

JOB NO. 141843	DATE: 08/20/14
PROJECT: IDIS	CHECKED:
DATE: 08/20/14	CHECKER:
DESIGNED:	CHECKER:



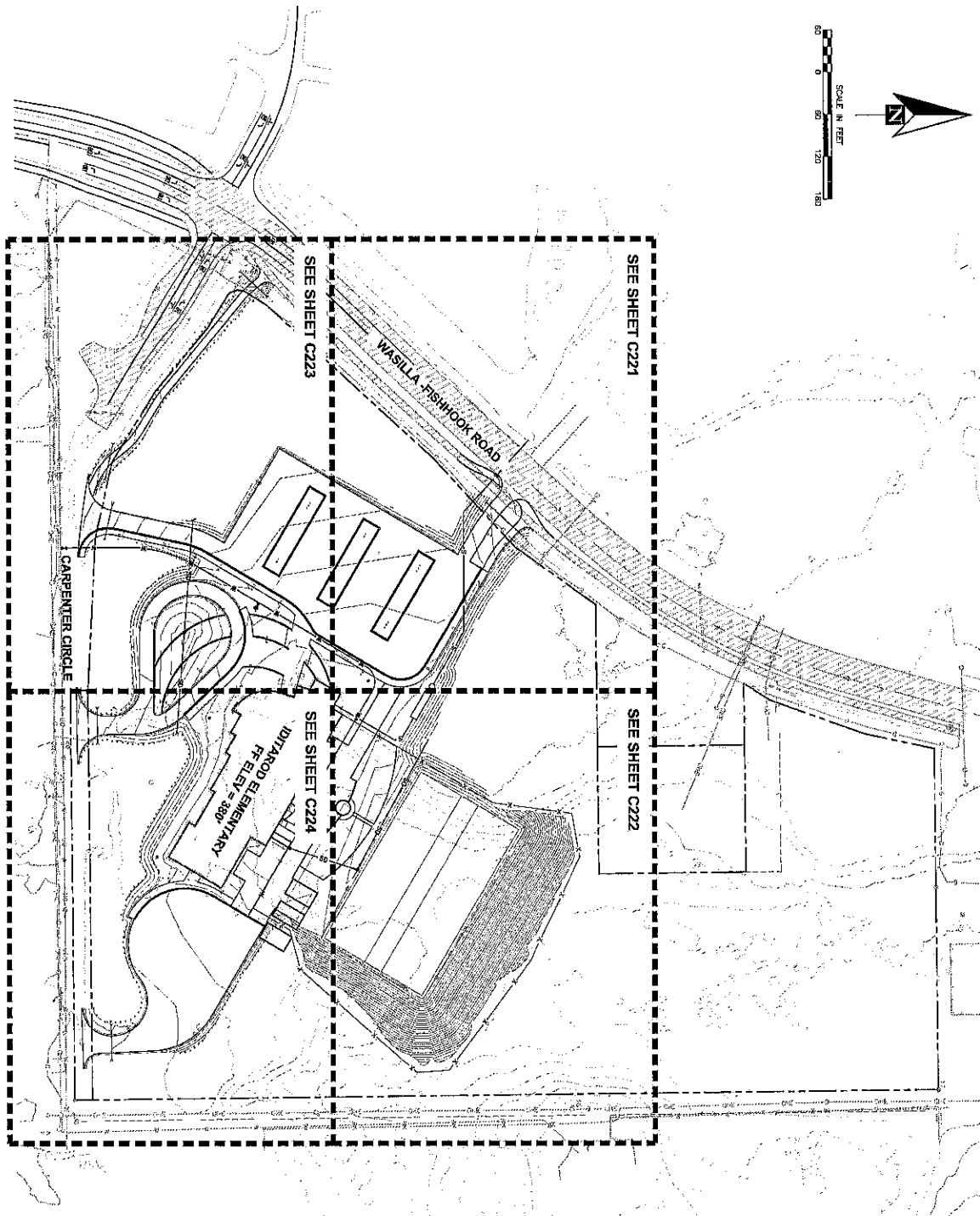
USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO. C214	IDITAROD ELEMENTARY SCHOOL
	Mekong Borough School District 1001 N. Flanbock Rd. Wasilla, Alaska
	SITE PLAN



MACCROI CARLSON KIMMEL
ENGINEERS, INC.
1000 West 28th Avenue, Anchorage, Alaska 99503
Phone: 907.564.1100 Fax: 907.564.1100

LOG NO. 41154	REVISIONS
DRAWN BY: ZJC	Checked
DATE: 12.09.2014	
DESIGNED BY:	



USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

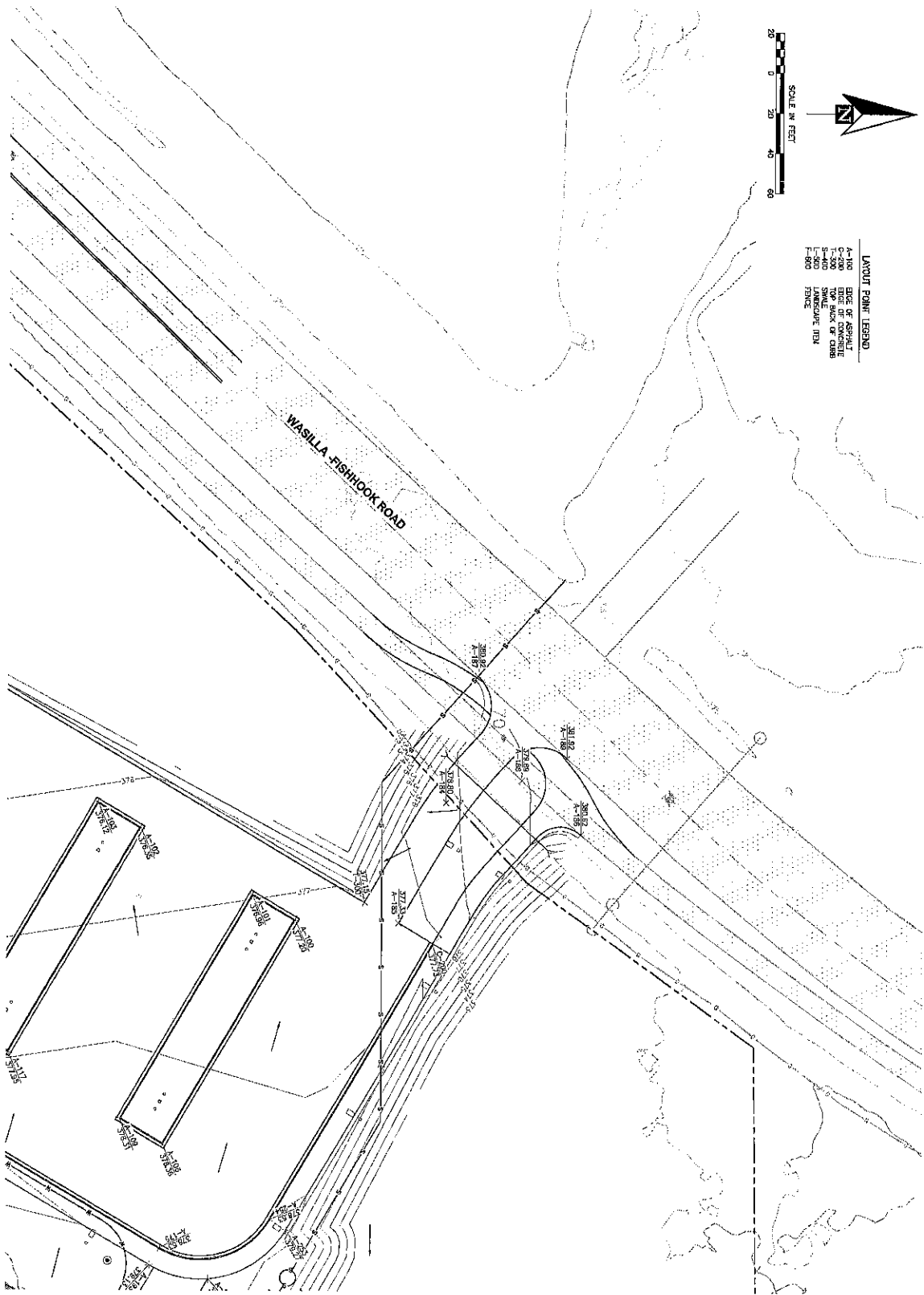
SHEET NO. C220	IDITAROD ELEMENTARY SCHOOL
	Mat-Su Borough School District 1001 N. Flathead Rd. Wasilla, Alaska
GRADING PLAN	



MICHAEL CARLSON ENGINEER
LICENSED PROFESSIONAL ENGINEER STATE OF ALASKA EXPIRES 12/31/2018

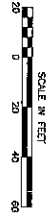
P N D
ENGINEERS, INC.
1004 West 28th Avenue, Anchorage, Alaska 99503 Phone 907.561.1810 Fax 907.561.0299

JOB NO. 141043	PROJECT
PROJ. LEAD DEK	CLIENT
DESIGNED BY: DE	CHECKED BY: GUSCIM
DATE: 11-08-2014	REVISIONS:



LAYOUT POINT LEGEND

- A-100 EDGE OF ROADWAY
- C-1000 TOP BACK OF CURB
- E-1000 TOP BACK OF CURB
- F-1000 LANDSCAPE FENCE



USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO.
C221

IDITAROD ELEMENTARY SCHOOL
Mat-Su Borough School District
6001 N. Fishhook Rd. Wasilla, Alaska

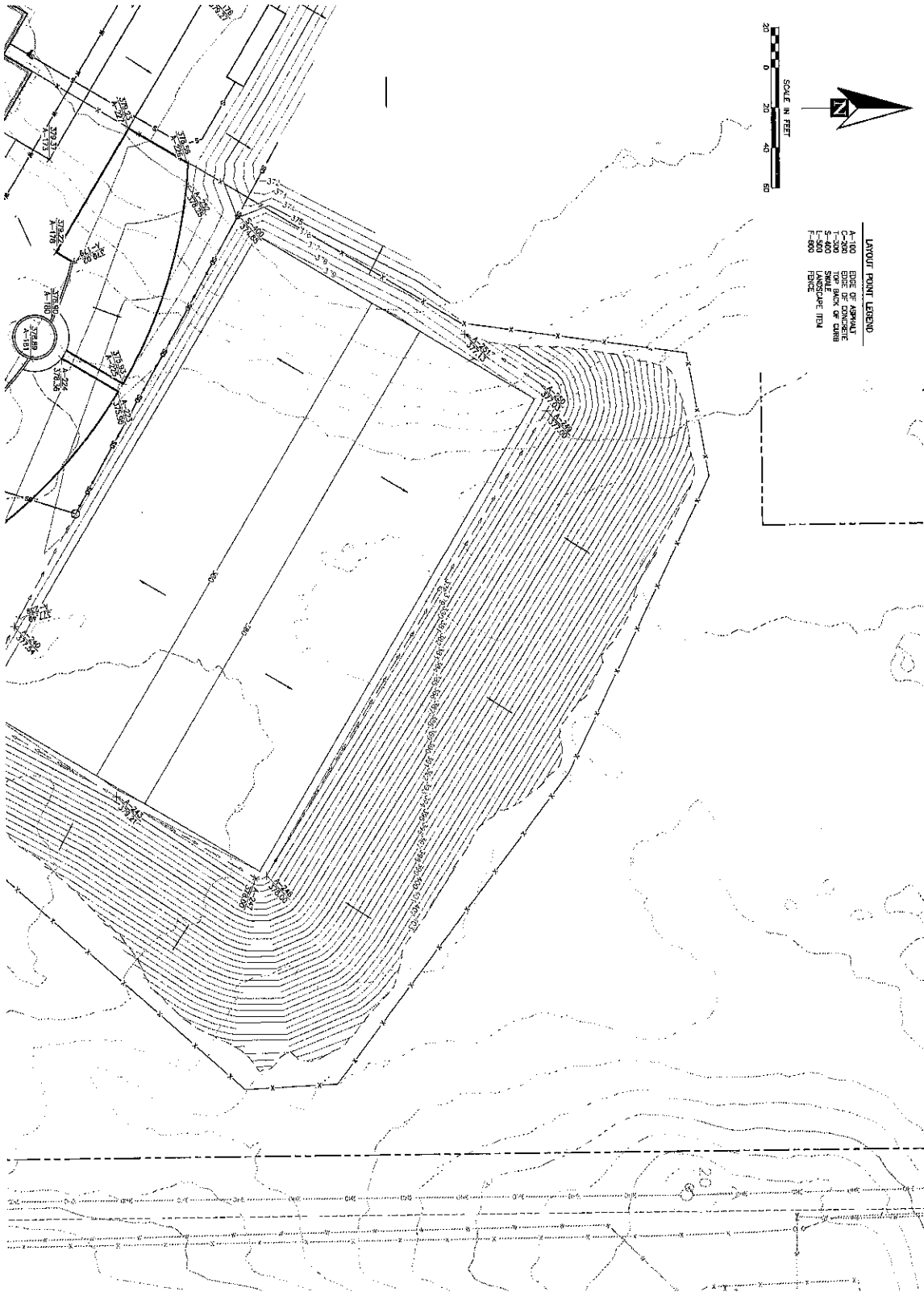


McCOOL CARLSON GIBBS
REGISTERED PROFESSIONAL ENGINEERS
1000 W. 10th Street, Anchorage, Alaska 99501
Phone: 907-561-8551 Fax: 907-561-8552

E N D
ENGINEERS, INC.
100 West 26th Avenue, Anchorage, Alaska 99503
Phone: 907-561-8551 Fax: 907-561-8552

JOB NO. 14106	REVISED BY
PROJECT/DATE	
DRAWING NO. 26	Checked
DATE 12-29-2014	
REVISED:	

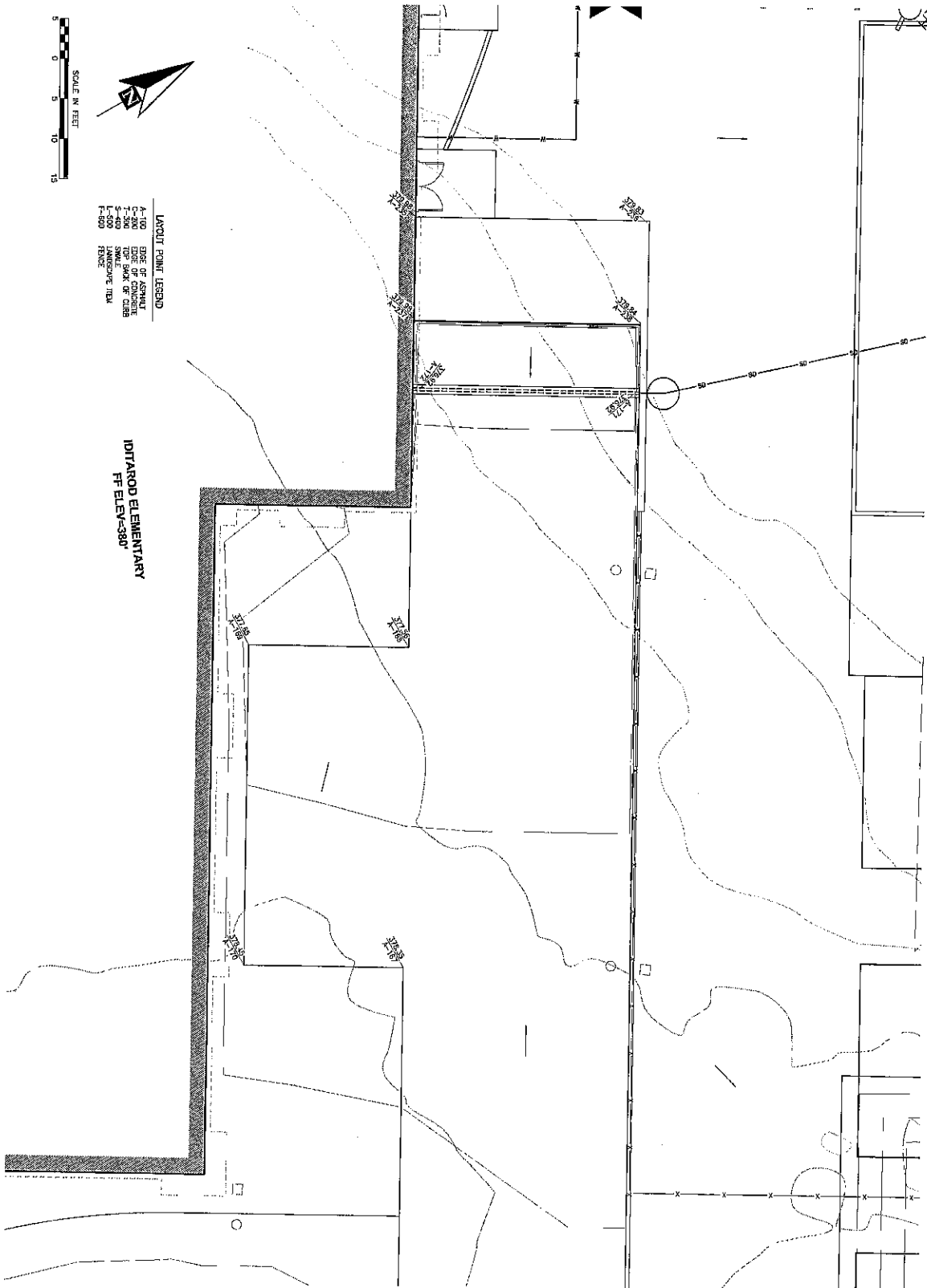
GRADING PLAN



LAYOUT POINT LEGEND
 A-100 EDGE OF ASPHALT
 C-200 TOP OF CURB
 S-400 SHADE CURB (PAV)
 F-800 FENCE

USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

SHEET NO. C222	IDITAROD ELEMENTARY SCHOOL Waktou Borough School District 1601 N. Fairbuck Rd. Wasilla, Alaska	 MATTHEW CAMELSON GHORM PROFESSIONAL ENGINEER No. 121542-PT-146 (EXPIRES 09/30/2016)	 PND ENGINEERS, INC. <small>1645 West 28th Avenue, Anchorage, Alaska 99503 Phone: 907.461.0371 Fax: 907.362.4242</small>	APR. NO. 141515 PROJECT NO. 01K	NOVEMBER
				DATE: 11-09-2014 NUMBER:	CHIEF:

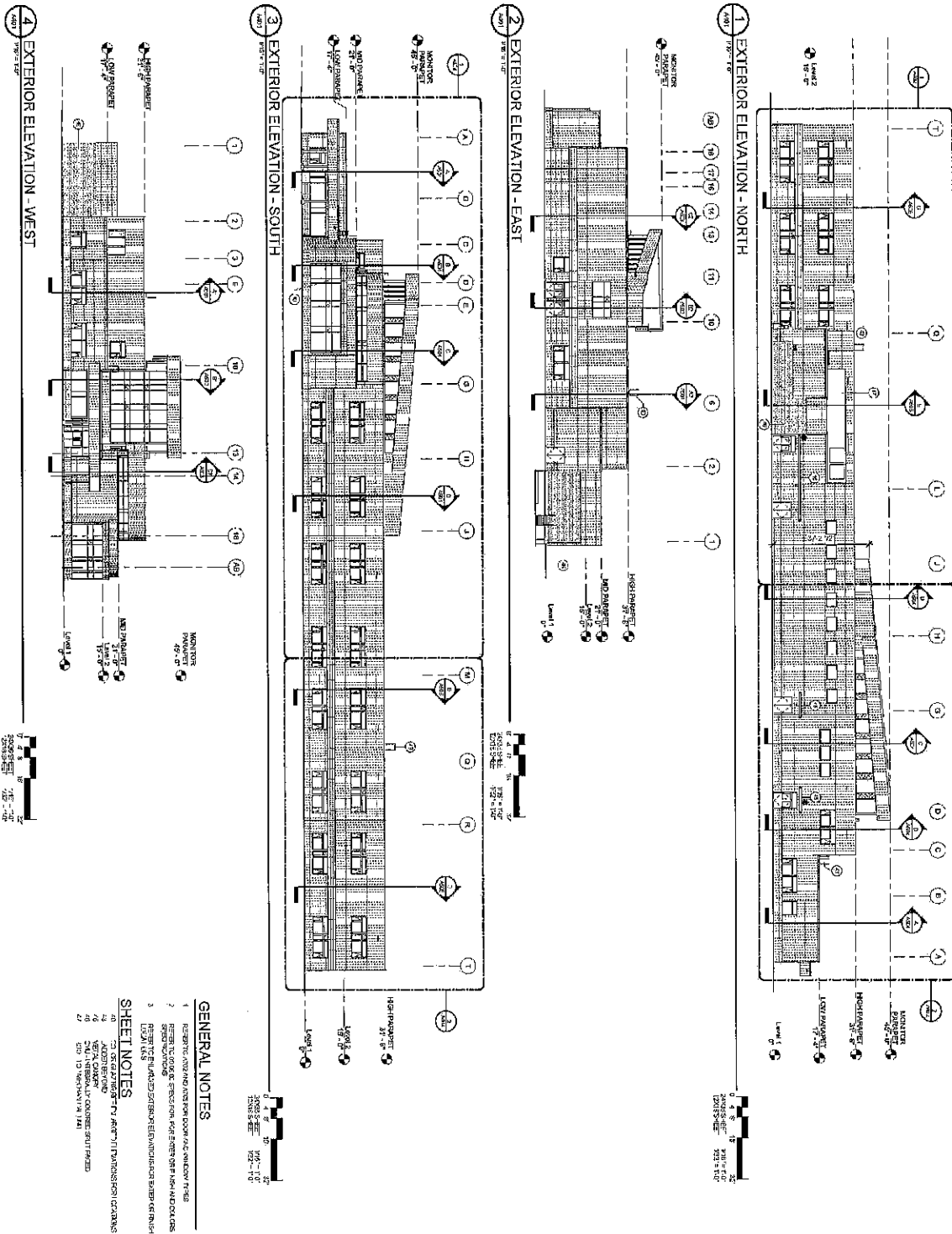


- LANDSCAPE LEGEND
- A-100 EDGE OF ASPHALT
 - C-200 EDGE OF CONCRETE
 - S-200 TOP OF SPARK OR CURB
 - L-500 LANDSCAPE ITEM
 - F-500 FENCE

IDITAROD ELEMENTARY
FF ELEV. = 380'

USE PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

<p>SHREY NO. C225</p>	<p>IDITAROD ELEMENTARY SCHOOL Met-Bu Borough School District 1001 N. Plakhoak Rd. Wasilla, Alaska</p>		 <p>McDERMID, CARLSON, ORRIN REGISTERED PROFESSIONAL ENGINEERS AND ARCHITECTS SINCE 1954</p>	 <p>P N D ENGINEERS, INC.</p> <p>100 West 21st Avenue, Anchorage, Alaska 99503 Phone: 807-364-1131 Fax: 807-362-1192</p>	<p>JOB NO. 141041</p>	<p>REVISED BY</p>
					<p>PROJ. MGR. DEX</p>	<p>DESIGN BY: JC</p>
					<p>REVISIONS:</p>	



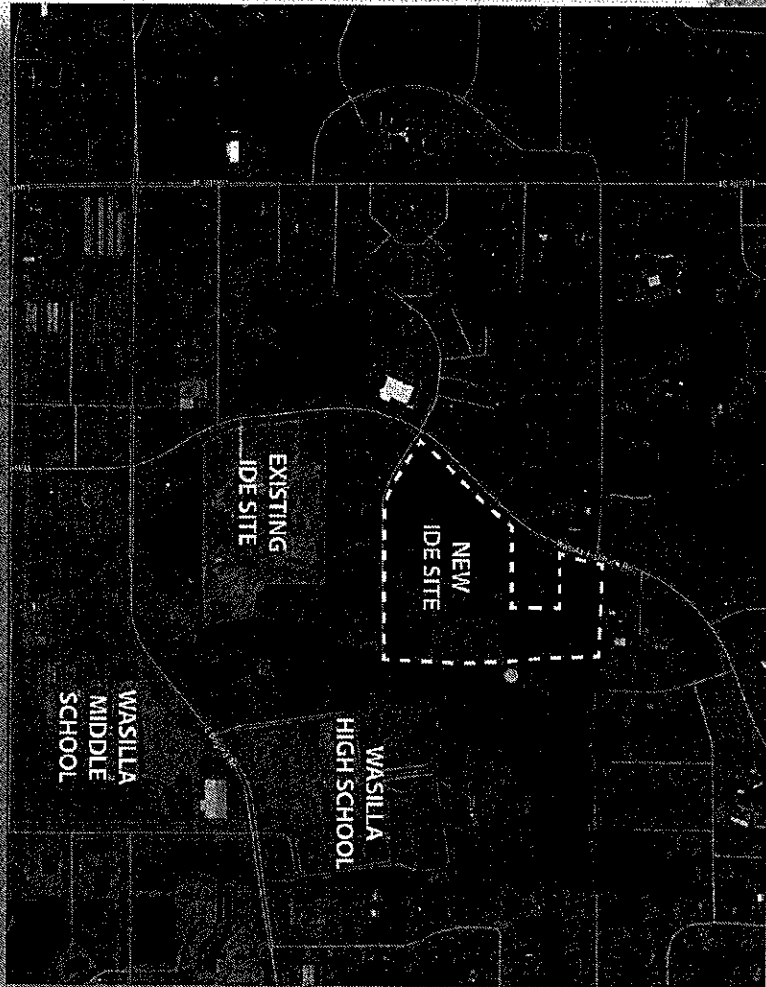
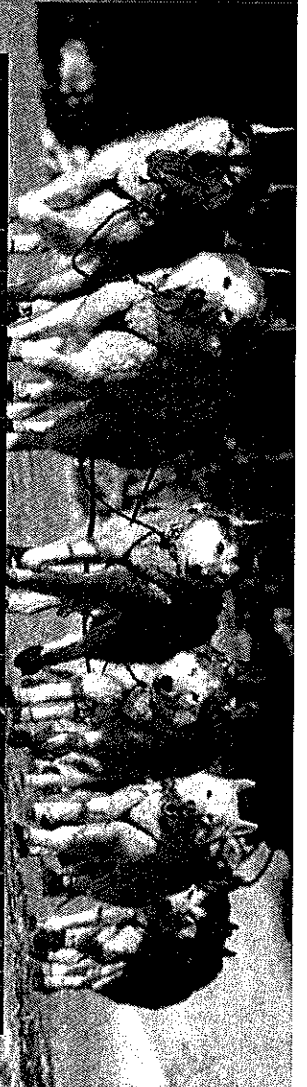
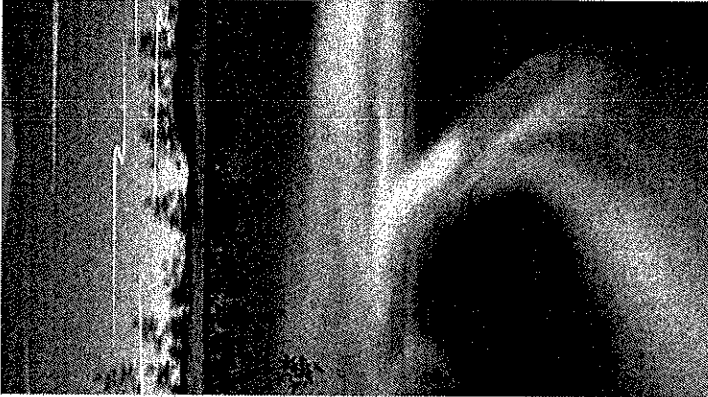
GENERAL NOTES

1. REFER TO ARCHITECTURAL DRAWING FOR WINDOW FINISH
 2. REFER TO ARCHITECTURAL DRAWING FOR ROOF FINISH AND DOORS
 3. REFER TO ARCHITECTURAL DRAWING FOR INTERIOR FINISHES
- SHEET NOTES**
41. SEE ARCHITECTURAL DRAWING FOR WINDOW FINISHES
 42. SEE ARCHITECTURAL DRAWING FOR ROOF FINISH AND DOORS
 43. SEE ARCHITECTURAL DRAWING FOR INTERIOR FINISHES
 44. SEE ARCHITECTURAL DRAWING FOR INTERIOR FINISHES

PERMIT SET SHEET NO. <h1 style="margin: 0;">A401</h1>	IDITAROD ELEMENTARY SCHOOL 1001 N. Flahbook Rd, Wasilla, Alaska Mat. Su Borough School District EXTERIOR ELEVATIONS	MCCOOL CARLSON GREEN <small>HISTORIC ARCHITECTURE DESIGN GROUP 401 W. 1st Avenue - Suite 200 Anchorage, Alaska 99501 P: 907.562.1211 F: 907.562.1212 M: 907.562.1213 WWW.MCCOOLCARLSONGREEN.COM</small>		REVIEWED BY: <i>[Signature]</i> DATE: 07/20/24 PROJECT: IDITAROD
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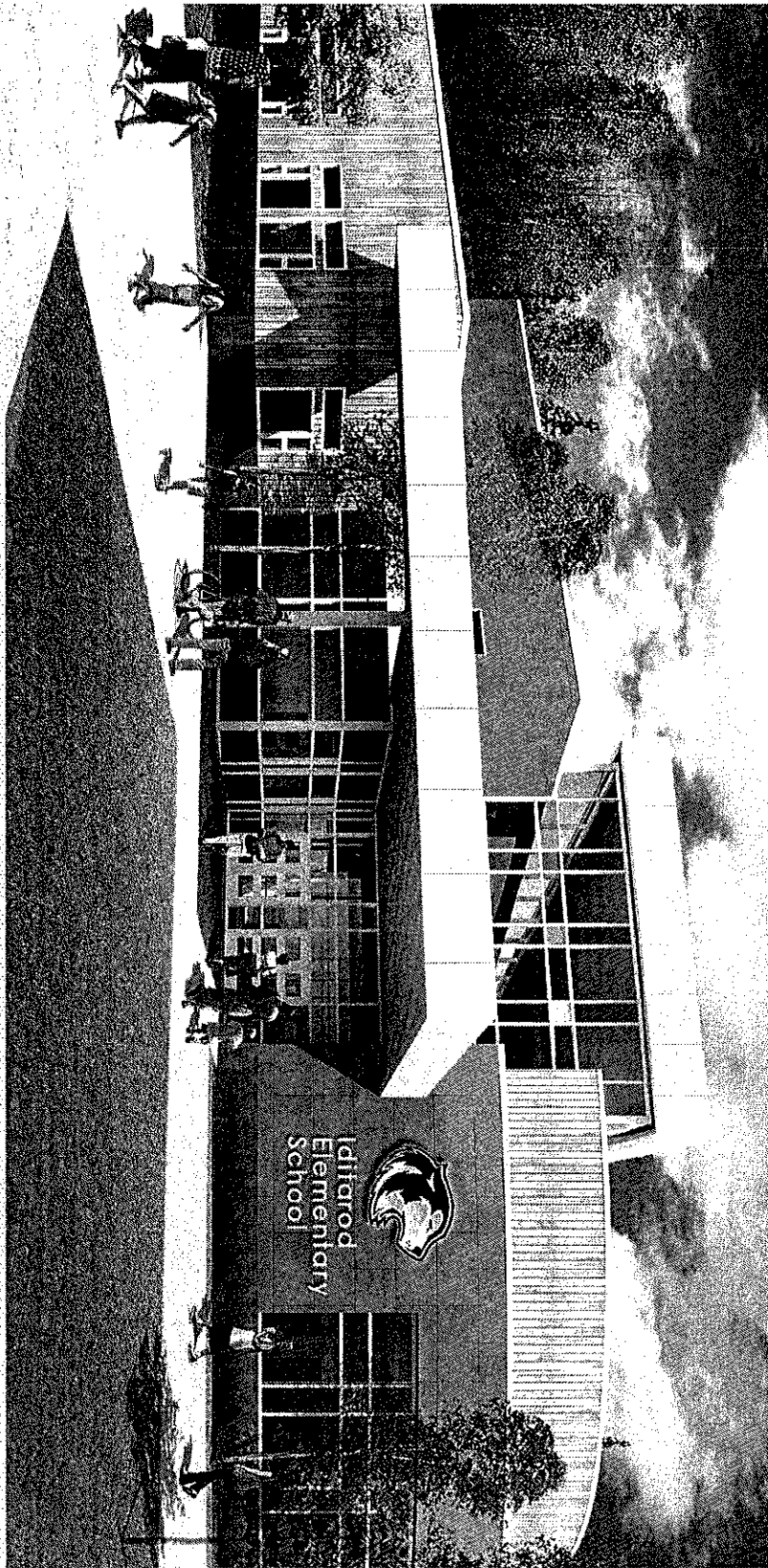


Wasilla's City School



IDITAROD ELEMENTARY SCHOOL | 8.6.14

EXTERIOR ENTRY



Iditarod Elementary School | 8.6.14



Community Room

IDITAROD ELEMENTARY SCHOOL | 8.6.14



Mezzanine Circulation

JDITAROD ELEMENTARY SCHOOL | 8.6.14