

By: Planning
Public Hearing: 10/13/15
Adopted: 10/13/15

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-18(AM)**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE
CLEARING OF 100 PERCENT OF LOT A5, TOWNSHIP 17 NORTH, RANGE 1
WEST, SECTION 4, PER WMC 16.33.050(A)(2).**

WHEREAS, Cameron Johnson, ARC Land Development, LLC, submitted a request for a waiver/modification on September 5, 2015, along with a site plan showing the vegetated areas of the parcel (existing and proposed); and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on October 6, 2015; and

WHEREAS, the Wasilla Planning Commission conducted a public hearing taking into account the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them; and

NOW THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission, after due consideration of the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them, grants a waiver with the following conditions:

1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the site plan date stamped September 29, 2015,

attached as Exhibit A to Resolution Serial No. 15-18(AM), as required in WMC 16.33.060.

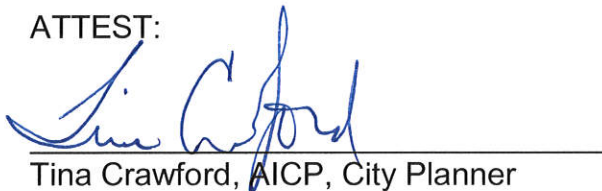
2. The applicant must provide the landscape guarantee required in WMC 16.33.040 prior to any clearing and/or construction on the lot.
3. Revise the table in Landscape Plan L1.2 to indicate 19 Colorado Green Spruce consistent with the drawing.
4. Change four Siberian Larch to an evergreen, to be determined by applicant.
5. Retain existing vegetation along Lucille Street and supplement with three additional evergreen trees in addition to the proposed trees shown on Landscape Plan L1.2.
6. Retain mature trees within the southern vegetated area to the greatest extent feasible.

ADOPTED by the Wasilla Planning Commission on October 13, 2015.

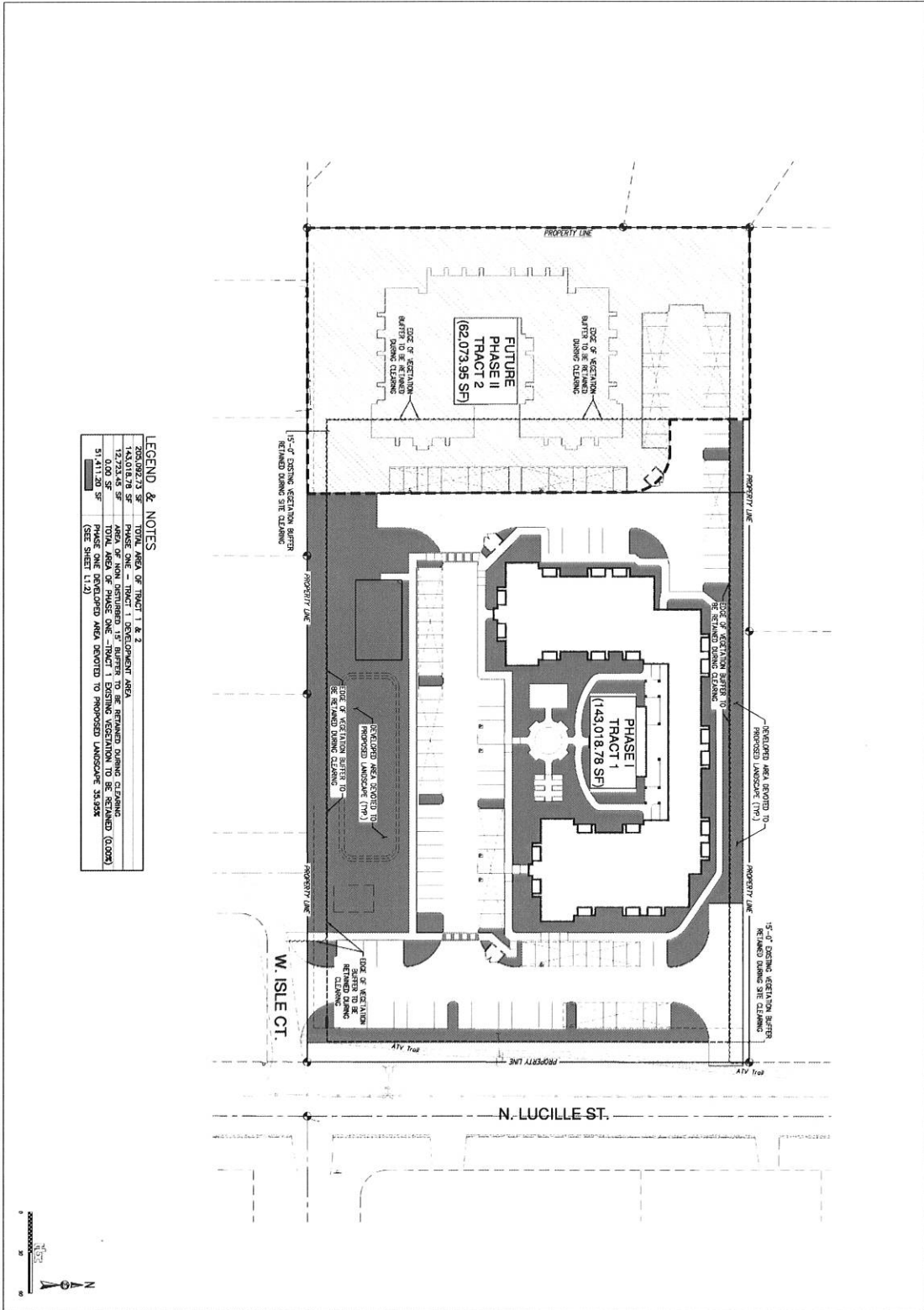
APPROVED:

 10/30/15
Glenda Ledford, Chairman

ATTEST:


Tina Crawford, AICP, City Planner

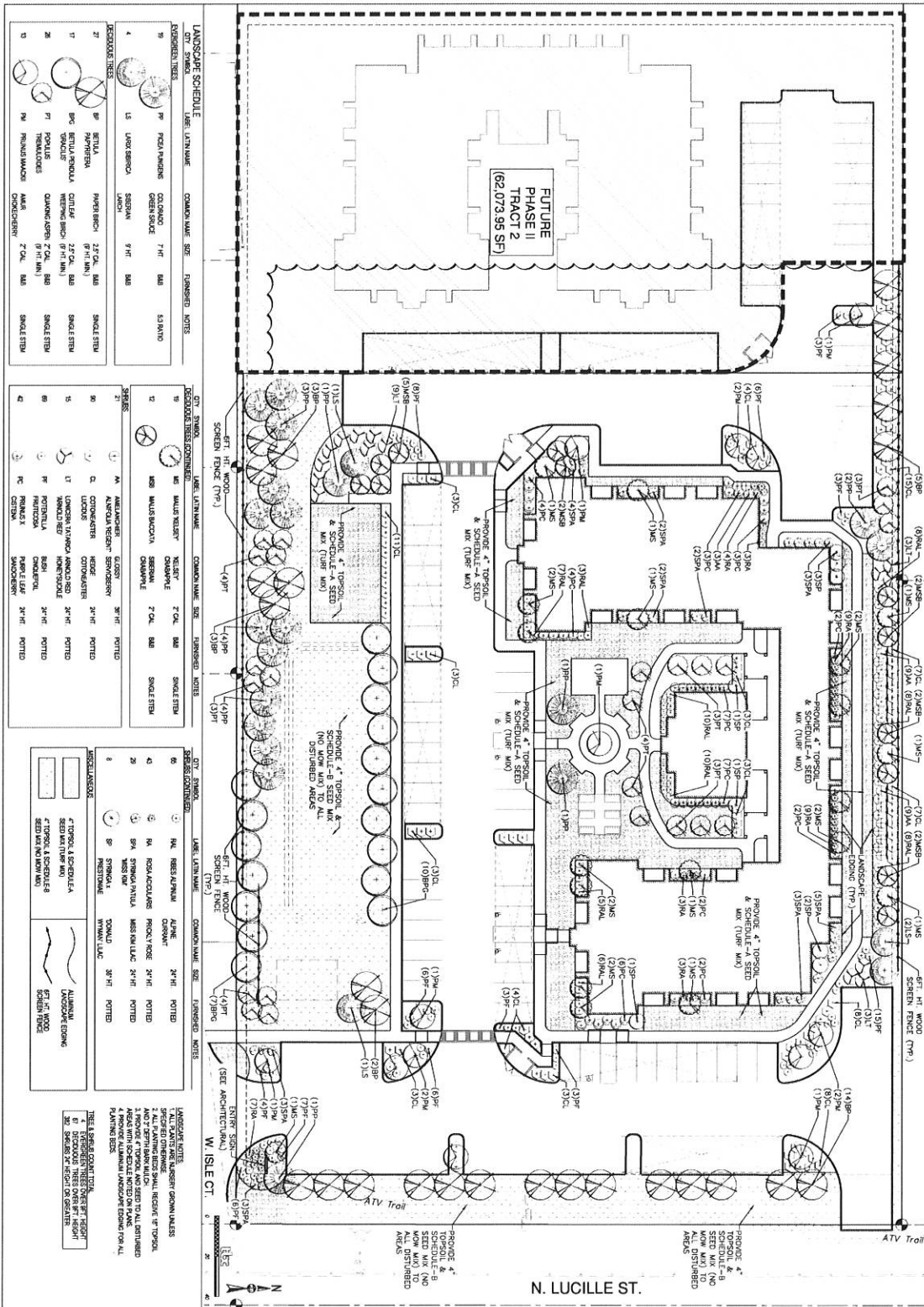
VOTE: Passed Unanimously



LEGEND & NOTES

265,092.73 SF	TOTAL AREA OF TRACT 1 & 2
143,018.78 SF	PHASE ONE - TRACT 1 DEVELOPMENT AREA
12,723.45 SF	AREA OF NON-DISTURBED 15' BUFFER TO BE RETAINED DURING CLEANING
14,309.50 SF	TOTAL AREA OF PHASE ONE - TRACT 1 DINING VEGETATION TO BE RETAINED (0.00%)
51,413.50 SF	LANDSCAPING AND 15' BUFFER AREA SETBACK TO PROPOSED LANDSCAPE BUFFER (SEE SHEET L.1.2)

<p>L.1.1</p>	<p>PROJECT: VISTA ROSE SENIOR APARTMENTS (LANDSCAPE ANALYSIS)</p> <p>W. ISLE COURT & N. LUCILLE ST. WASHLLA, WA</p>	<p>DG GROUP ARCHITECTURE PLLC</p> <p>430 E. STATE STREET, SUITE 100 8550 N. 10TH AVE (208) 698-4671 (208) 365-1288 FAX</p>	<p>The Boullé Co. The Boullé Company 1075 E. 10TH AVE, SUITE 211 WASHLLA, WASHLLA, 99264 (509) 672-2222 FAX (509) 672-2279</p>	<p>DATE: _____</p> <p>APP'D: _____</p> <p>AMEND: _____</p>
	<p>ALABAMA ARIZONA CALIFORNIA COLORADO HAWAII IOWA LOUISIANA MONTANA NEVADA NEW MEXICO NORTH DAKOTA OREGON SOUTH CAROLINA TEXAS UTAH WASHINGTON WYOMING</p>			



LANDSCAPE SCHEDULE

QTY	SYMBOL	LAND. ALT./NAME	COMMON NAME	SIZE	FINISHED	NOTES
10	SP	PRUNELLA	COCCONUT	7 FT	BAR	53 RATIO
4	LS	LAURUS	SEBASTIA	8 FT	BAR	

SCHEDULES CONTINUED

QTY	SYMBOL	LAND. ALT./NAME	COMMON NAME	SIZE	FINISHED	NOTES
10	SP	PRUNELLA	COCCONUT	7 FT	BAR	53 RATIO
4	LS	LAURUS	SEBASTIA	8 FT	BAR	

SCHEDULES CONTINUED

QTY	SYMBOL	LAND. ALT./NAME	COMMON NAME	SIZE	FINISHED	NOTES
10	SP	PRUNELLA	COCCONUT	7 FT	BAR	53 RATIO
4	LS	LAURUS	SEBASTIA	8 FT	BAR	

LANDSCAPE NOTES

1. ALL PLANTS ARE TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
2. ALL PLANTING AREAS SHALL RECEIVE 1" TOPSOIL AND 2" SCREENED A-SEED MIX TO ALL UNDISTURBED AREAS WITH SCHEDULE NOTED ON PLANS.
3. PLANTING SHALL BE IN ACCORDANCE WITH LOCAL PLANTING STANDARDS.
4. ALL PLANTS SHALL BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.
5. ALL PLANTS SHALL BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.

PROJECT

VISTA ROSE SENIOR APARTMENTS (LANDSCAPE PLAN)

112

DG GROUP ARCHITECTURE PLLC

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CONTRACT INFORMATION

PROJECT: VISTA ROSE SENIOR APARTMENTS
 DATE: 11/11/15
 SHEET: 112 OF 112



LANDSCAPE SCHEDULE

SYMBO.	LABEL	COMMON NAME	SIZE	PLANTED	NOTES
11	PP	PICTA MINORIS	7" HT. 8/8		13 PLANTED
13	LS	LAUR. SERICIA	5" HT. 8/8		
24	GR	RETRIA	12" CAL. 8/8		SHADE TREE
25	PP	BETA SPINOSA	12" CAL. 8/8		SHADE TREE
26	PP	YUNCKER	12" CAL. 8/8		SHADE TREE
27	PP	TRIBULIDIS	12" CAL. 8/8		SHADE TREE
28	PP	CAMPHOR 2" CAL.	8/8		SHADE TREE
29	PP	2" CAL. 8/8			SHADE TREE
30	PP	2" CAL. 8/8			SHADE TREE

DECORATIVE TREES (CONTINUED)

SYMBO.	LABEL	COMMON NAME	SIZE	PLANTED	NOTES
19	MS	MALUS VESUSTA	2" CAL. 8/8		SHADE TREE
20	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
21	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
22	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
23	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
31	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
32	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
33	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
34	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
35	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
36	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
37	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
38	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
39	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
40	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE

SHRUBS (CONTINUED)

SYMBO.	LABEL	COMMON NAME	SIZE	PLANTED	NOTES
41	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
42	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
43	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
44	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
45	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
46	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
47	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
48	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
49	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
50	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
51	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
52	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
53	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
54	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
55	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
56	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
57	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
58	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
59	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
60	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
61	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
62	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
63	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
64	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE
65	MS	MALUS BACCATA	2" CAL. 8/8		SHADE TREE

LANDSCAPE NOTES

1. ALL PLANTS ARE BURSLEY JARDIN MAISS
2. ALL PLANTS ARE SMALL UNLESS NOTED OTHERWISE
3. ALL PLANTS ARE TO BE PLANTED TO THE CENTER OF THE PLANTING AREA UNLESS NOTED OTHERWISE
4. PROVIDE ALL PLANTS WITH SUFFICIENT WATER AND FERTILIZER AS PER THE MANUFACTURER'S RECOMMENDATIONS
5. PROVIDE ALL PLANTS WITH SUFFICIENT LIGHT AND AIR CIRCULATION
6. PROVIDE ALL PLANTS WITH SUFFICIENT SOIL AND NUTRIENT LEVELS
7. PROVIDE ALL PLANTS WITH SUFFICIENT PROTECTION FROM EXTREME WEATHER CONDITIONS
8. PROVIDE ALL PLANTS WITH SUFFICIENT PROTECTION FROM PESTS AND DISEASES
9. PROVIDE ALL PLANTS WITH SUFFICIENT PROTECTION FROM UNDESIRABLE ANIMALS
10. PROVIDE ALL PLANTS WITH SUFFICIENT PROTECTION FROM UNDESIRABLE HUMANS
11. PROVIDE ALL PLANTS WITH SUFFICIENT PROTECTION FROM UNDESIRABLE VEHICLES
12. PROVIDE ALL PLANTS WITH SUFFICIENT PROTECTION FROM UNDESIRABLE STRUCTURES
13. PROVIDE ALL PLANTS WITH SUFFICIENT PROTECTION FROM UNDESIRABLE UTILITIES
14. PROVIDE ALL PLANTS WITH SUFFICIENT PROTECTION FROM UNDESIRABLE LANDSCAPE FEATURES
15. PROVIDE ALL PLANTS WITH SUFFICIENT PROTECTION FROM UNDESIRABLE LANDSCAPE MATERIALS
16. PROVIDE ALL PLANTS WITH SUFFICIENT PROTECTION FROM UNDESIRABLE LANDSCAPE EQUIPMENT
17. PROVIDE ALL PLANTS WITH SUFFICIENT PROTECTION FROM UNDESIRABLE LANDSCAPE MAINTENANCE
18. PROVIDE ALL PLANTS WITH SUFFICIENT PROTECTION FROM UNDESIRABLE LANDSCAPE DESIGN
19. PROVIDE ALL PLANTS WITH SUFFICIENT PROTECTION FROM UNDESIRABLE LANDSCAPE CONSTRUCTION
20. PROVIDE ALL PLANTS WITH SUFFICIENT PROTECTION FROM UNDESIRABLE LANDSCAPE OPERATION

PROJECT

VISTA ROSE SENIOR APARTMENTS (LANDSCAPE PLAN)

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112

DG GROUP ARCHITECTURE PLLC

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 OHIO OKLAHOMA SOUTH CAROLINA SOUTH DAKOTA TEXAS UTAH
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The Boulder Co.

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CONTRACTOR'S CHECKLIST

DATE: _____

PROJECT: _____

SCALE: _____

REVISIONS: _____

