

By: Planning  
Public Hearing: 05/08/18  
Adopted: 05/08/18

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 18-03(AM)**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE CONSTRUCTION OF 185,623 SQUARE FEET OF COMMERCIAL SPACE – PHASED OVER A FIVE-YEAR DEVELOPMENT PERIOD ON TRACTS F, N1, K1A, AND J1, CREEKSIDE TOWN SQUARE SUBDIVISION ADDITION NO. 2; TRACTS I, L, AND M, CREEKSIDE TOWN SQUARE SUBDIVISION ADDITION NO. 1; AND LOT 1, THEO ACRES SUBDIVISION.**

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WHEREAS, Cameron Johnson, AMG & Associates, submitted an application for a conditional use permit (CU #18-01) on April 13, 2018; 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, 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 Planning Commission public hearing was published in the Frontiersman on April 29, 2018; and

WHEREAS, the Planning Commission held a public hearing on this request on May 8, 2018; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicant, the evaluation and recommendation by staff contained in the staff report, public testimony – both written

and verbal, the applicable provisions of the Wasilla Municipal 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 must 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. ~~All lots and tracts must be re-platted into one parcel during 2018.~~ Tracts I, J1, K1A, L, M, and a portion of Tract N1 (as shown on Sheet 2 of 9 in the plans submitted with the application) must be re-platted into one parcel during 2018.
3. All development must be consistent with the site plan and elevation drawings/renderings attached to Resolution Serial No. 18-03 as Exhibit B. Any changes to these plans must be submitted to the City Planner for review and approval. Substantial modifications to the plans and drawings will require submittal of an amended use permit application, including application fee and Planning Commission review and approval.
4. A separate land use permit must be submitted for each additional building prior to construction that provides a site plan, landscaping plan, and elevation drawings that are consistent with the approved plans in Resolution Serial No. 18-03 and that meets the site requirements in Title 16 at the time of permit application.

5. A revised landscape plan for the fitness center and perimeter landscaping that is consistent with the landscape requirements in Title 16 must be submitted and approved by the City Planner OR the applicant must submit a variance request to the landscaping regulations for consideration and approval by the Planning Commission within 30 days of the approval of Resolution Serial No. 18-03.
6. Perimeter landscaping and landscaping for the fitness building area must be installed during 2018 (shown in green on Sheet 4 of 9 of the submitted plans – Exhibit B in Resolution No. 18-03).
7. A landscape bond or guaranty, consistent with the requirements in §16.44.040 of the Wasilla Municipal Code, must be submitted to the Planning Department prior to any clearing or construction on the site. – The initial bond or guarantee must include a sufficient amount to install the perimeter landscaping, the landscaping for the fitness building, and to apply topsoil and replant entire site with grass if not fully developed within five-year approval period. Subsequent landscape guarantees must be submitted with the permit application for each future phase of development for the landscaping required for that area.
8. Appropriate dust control measures must be applied to and maintained on the undeveloped portion of the site until development occurs on that area.
9. The applicant must coordinate with the City Public Works Department to obtain the permit approvals needed for water and sewer connections.
10. A Traffic Impact Analysis must be submitted to the City for review and approval prior to any additional construction on the site once the cumulative number of trips for the existing uses and the next proposed use exceeds 100 vehicles during peak hours as required in WMC 16.16.050.A.7.
11. ~~Sidewalks along S. Maney Drive and S. Hermon Road must be installed at the time of development of the land abutting that roadway.~~ Sidewalks along S. Maney Drive and S. Hermon Road must be installed at the time of development of the land abutting that roadway. Future development

must install appropriate connections to the existing pathway along E. Sun Mountain Avenue and must provide adequate internal pedestrian sidewalks/access substantially consistent with Sheet 2 of 9 of the submitted plans attached to Resolution Serial No. 18-03.

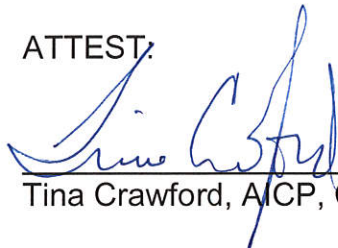
12. Permit approval is valid for 60 months after the date of adoption of Resolution Serial No. 18-03 as allowed in WMC 16.08.010.
13. Signage is not approved as part of the approval. All signage must be reviewed and approved by the Planning Department via the sign permit process.
14. An as-built survey must be submitted to the Planning Department after completion of each building.

ADOPTED by the Wasilla Planning Commission on May 8, 2018.

APPROVED:

  
\_\_\_\_\_  
Jessica Dean, Chair

ATTEST:

  
\_\_\_\_\_  
Tina Crawford, AICP, City Planner

VOTE:        Passed Unanimously

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 18-03**  
**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 these lots are 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 commercial development is consistent with the Comprehensive Plan’s *Expected Future Land Use Map* designation, “Generally Commercial/Business”, and the Commercial zoning 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.

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

Finding:                      The City mailed 112 notices to neighboring property owners within 1200’ and the 25 review agencies that are typically provided with the opportunity to comment. Six comments were received regarding this application. Two were from nearby property owners expressing concerns with the development and four were from the Borough (three had no comments and one included development recommendations.) 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 buildings 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 development will have access points from S. Maney Drive, E. Sun Mountain Avenue, and S. Hermon Road. Although the entire development generates the need for a Traffic Impact Analysis (TIA), the first phase of the development (fitness building) does not trigger the requirement. To ensure compliance with the criteria, a TIA must be provided to, and approved by, the City prior to any additional construction on the site once the cumulative number of trips for the existing uses and the next proposed use exceeds 100 vehicles during peak hours. Any necessary improvements to intersections, driveway, access roads, etc. that are identified in the TIA must be completed before any additional development occurs on the site.

**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. Each additional building will be reviewed for consistency with the proposed plans and all applicable code requirements.

**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: The attached site plan indicates the required 165 paved parking spaces for the fitness center, which will be developed as the first phase of the project and provides adequate paved aisle widths, and adequate snow storage on the site. Additional parking requirements will be addressed during permit review for subsequent development phases.

**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 the drainage directed to on-site retention areas.

**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 plans submitted with the application indicate adequate open space, vehicle circulation, and landscaping and the site fronts on E. Sun Mountain Avenue, which is designated as a Major Collector roadway. Signage will be reviewed for consistency with Title 16 at time of submittal of sign permit. Note: Pedestrian circulation is addressed in Criterion 16.

**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 use will not result in significantly different peak use characteristics than the surrounding uses or area since the property is 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 development will not have any negative impacts on the surrounding area and no additional buffering is required since the subject lots are 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 proposed landscaping is not consistent with the requirements in Title 16. However, with the approval of Condition #4 in Resolution No. 18-03, this criterion will be met. Any additional landscaping requirements in Title 16 that are required for future development on the site must be addressed in an updated landscape plan to be submitted for review and approval as part of the permitting process for each additional building.



**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: Appropriate internal pedestrian access points and sidewalks will be required as part of each additional permit review. Sidewalks along the perimeter of the site along S. Maney Drive and S. Hermon Road will be installed and will have appropriate connections to internal pedestrian access features and the existing pathway along E. Sun Mountain 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 drainage directed to on site retention areas.

**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 comments or 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 proposed building design shown in the elevation drawings attached to Resolution Serial No. 18-03 is consistent with the appearance and architecture of the commercial buildings in the surrounding area and will enhance the visual aesthetics of 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.

# THE SHOPPES AT SUN MOUNTAIN PHASE I



THE SHOPPES AT  
SUN MOUNTAIN PHASE I

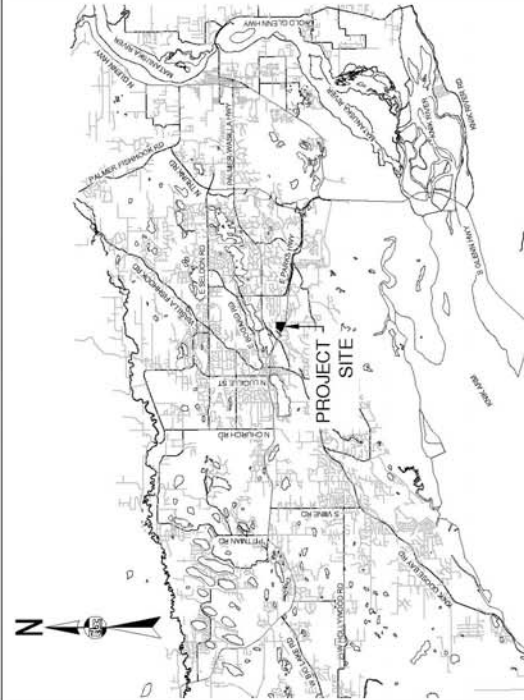
COVER SHEET  
C.U.P. 2018

## SHEET INDEX

SHEET	SHEET TITLE
1	COVER SHEET
2	OVERALL SITE PLAN EXHIBIT C.U.P. 2018
3	AS-BUILT SURVEY C.U.P. 2018
4	MASS GRADING & UTILITY PLAN EXHIBIT C.U.P. 2018
5	FITNESS CENTER SITE PLAN C.U.P. 2018
6	OVERALL LANDSCAPE PLAN C.U.P. 2018
7	ROAD FRONTAGE LANDSCAPE PLAN C.U.P. 2018
8	FITNESS CENTER LANDSCAPE PLAN C.U.P. 2018
9	LANDSCAPE DETAILS C.U.P. 2018



VICINITY MAP



MAT-SU VALLEY CORE AREA MAP

## CONTACTS

**PROPERTY OWNER**  
FIRST NATIONAL BANK ALASKA  
AMY ELMORE  
PO BOX 100720  
ANCHORAGE, AK 99510

**OWNER'S REPRESENTATIVE**  
AMG & ASSOCIATES  
CAMERON JOHNSON  
16635 VENTURA BLVD, SUITE 1014  
ENCINO, CA 91436

**CIVIL ENGINEERING**  
THE BOUTET COMPANY INC.  
TYSON JOHNSON  
1508 E. BOGARD ROAD, UNIT 8  
WASILLA, AK 99654

**ARCHITECT**  
DG GROUP ARCHITECTURE  
430 E. STATE STREET, SUITE 100  
EAGLE, ID 83616

## PROJECT INFORMATION

**LEGAL DESCRIPTION**  
TRACTS F, N1, K1A & J1  
CREEKSIDE TOWN SQUARE ADDITION NO. 2 PER PLAT 2015-87  
TRACTS L & M  
CREEKSIDE TOWN SQUARE ADDITION NO. 1 PER PLAT 2011-102  
SECTION 11, TOWNSHIP 17N, RANGE 1W

**PROPERTY SIZE**  
28.71 ACRES





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						THE SHOPPES AT SUN MOUNTAIN PHASE 1
						OVERALL SITE PLAN EXHIBIT C.U.P. 2018
166.33 VENTURA BLVD, SUITE 1014 ENCINO, CA 91436						SCALE: 1" = 40' DATE: 4/22/2018 1:00:55A PLATE NUMBER:
SHEET 2 OF 5						





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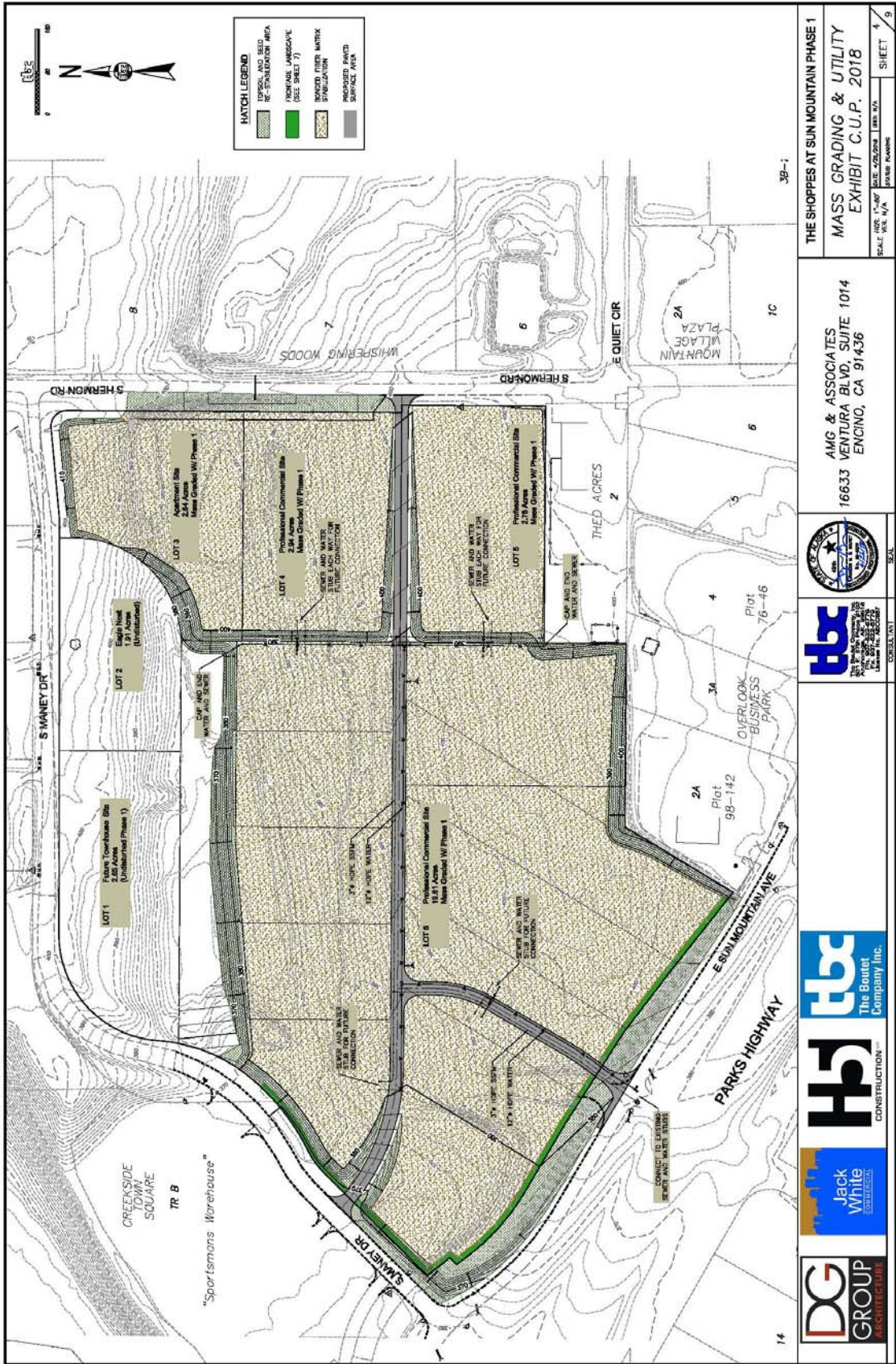
THE SHOPPES AT SUN MOUNTAIN PHASE 1  
 AS-BUILT SURVEY  
 C.U.P. 2018

AMG & ASSOCIATES  
 16633 VENTURA BLVD, SUITE 104  
 ENCINO, CA 91436



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THE SHOPPES AT SUN MOUNTAIN PHASE 1  
 MASS GRADING & UTILITY  
 EXHIBIT C.U.P. 2018  
 SCALE: VERT. 1"=40' HORIZ. 1"=40.0000' 1/8"=1/4" PLANS PLANNING SHEET 4 9

AMG & ASSOCIATES  
 16633 VENTURA BLVD, SUITE 1014  
 ENCINO, CA 91436





**APPLICANT**  
AMG & ASSOCIATES  
16633 VENTURA BLVD, SUITE 1014  
ENCINO, CA 91436

**PLAN PREPARED BY:**  
THE BOUDET COMPANY 16633  
VENTURA BLVD, SUITE 1014  
ENCINO, CA 91436

**PARKING SUMMARY**

**REQUIRED FOR PHASE 1**  
1 SPACE PER 150 BUILDING SF (MINIMUM)  
24,750 SF / 150 = 165 SPACES

**PROPOSED PHASE 1**  
168 SPACES (INCLUDING ACCESSIBLE PARKING)  
3 STAMPOED ACCESSIBLE PARKING SPACES  
2 VAN ACCESSIBLE SPACES

**SITE AREA**

**PHASE 1**

TOTAL AREA 111,188 SF. (2.55 AC)

BUILDING AREA 24,750 SF.

ASPHALT PAVING 65,800 SF.

CONCRETE SIDEWALKS 6,738 SF.

THE SHOPS AT SUN MOUNTAIN PHASE 1  
FITNESS CENTER SITE PLAN  
C.U.P. - 2018

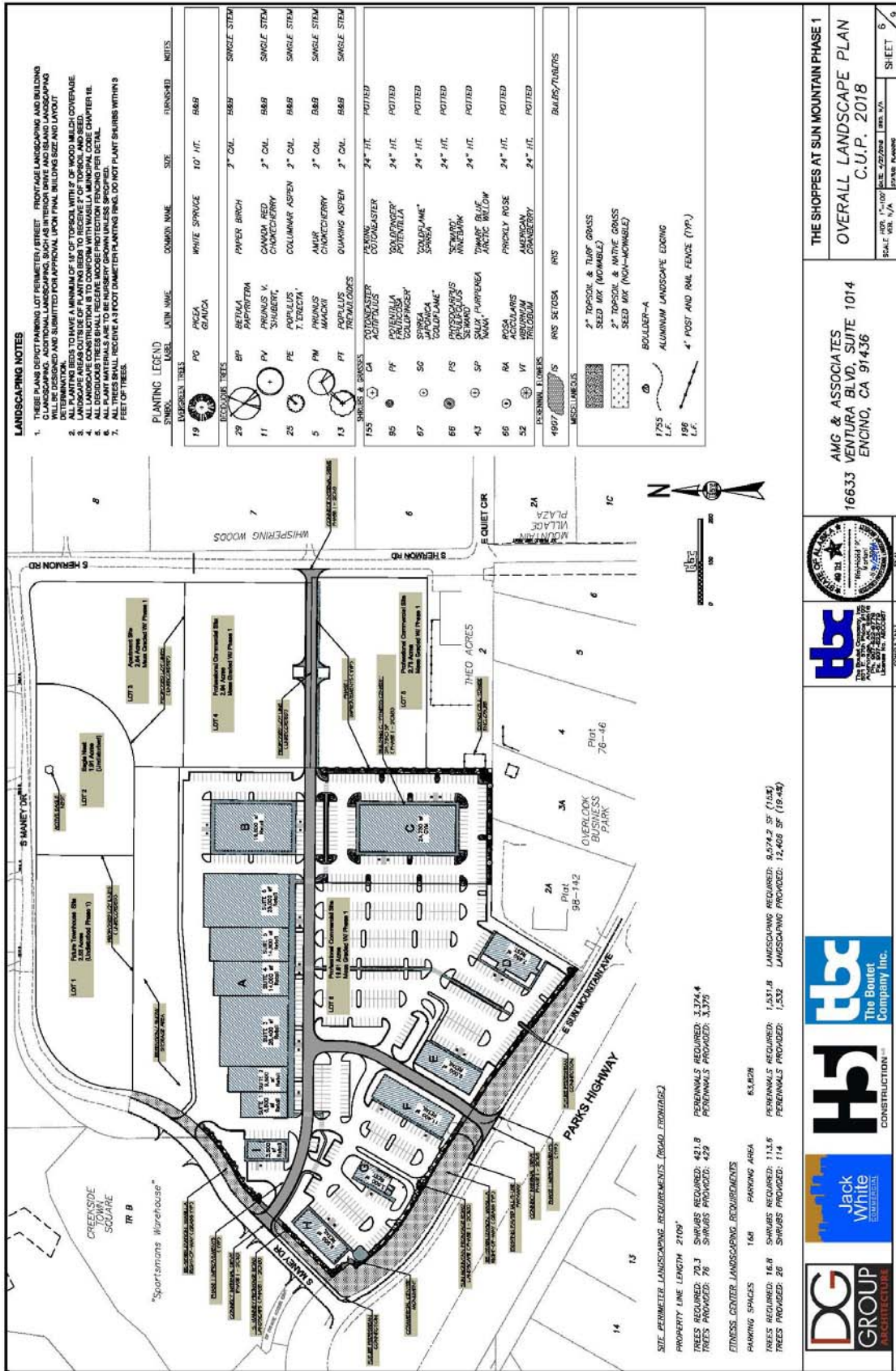
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SHEET 5 OF 9

AMG & ASSOCIATES  
16633 VENTURA BLVD, SUITE 1014  
ENCINO, CA 91436







**LANDSCAPING NOTES**

- THESE PLANS DEPICT PARKING LOT PERIMETER, STREET FRONTAGE LANDSCAPING AND BUILDING LANDSCAPING. ADDITIONAL LANDSCAPING, SUCH AS INTERIOR DRIVE AND ISLAND LANDSCAPING, SHALL BE SUBMITTED FOR APPROVAL UPON FINAL BUILDING SIZE AND LAYOUT DETERMINATION.
- ALL PLANTING BEDS TO HAVE A MINIMUM OF 18" OF TOPSOIL WITH 10% WOOD MULCH COVERAGE.
- ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WASILLA LANDSCAPE CONSTRUCTION IS TO CONFORM WITH WASHILLA MUNICIPAL CODE CHAPTER 18.
- ALL DECIDUOUS TREES SHALL RECEIVE MOORE PROTECTION FENCING PER DETAIL.
- ALL TREES SHALL RECEIVE A 3" POT DIAMETER PLANTING BASK. DO NOT PLANT SHRUBS WITHIN 3 FEET OF TREES.

**PLANTING LEGEND**

SYMBOL	PLANT LABEL	COMMON NAME	SIZE	FINISHED NOTES
19	PG GAUCIA	WHITE SPRUCE	10' HT.	8869
29	BP BETULA PAPERIFERA	PAPER BIRCH	3" CAL.	8867
11	PV PINUS V. SUGERBII	CANON RED SHREDDED CHERRY	3" CAL.	8868
25	PE POPULUS T. TREZINA	COLUMBIAN ASPEN	3" CAL.	8869
5	PM MORUS NIGRA	MORNING GLORY	3" CAL.	8867
13	PT TRIALOLOS	QUAKING ASPEN	3" CAL.	8869
155	GA GOLDENROD	WINE	24" HT.	POTTED
95	PF POTENTILLA	POTENTILLA	24" HT.	POTTED
67	SO SOLIDAGINA	SOLIDAGINA	24" HT.	POTTED
66	PS PSYSCARPUS	SWAMP	24" HT.	POTTED
43	SP SALIX PURPUREA	SWAMP	24" HT.	POTTED
66	RA ROSA	ROSA	24" HT.	POTTED
52	VT VIBURNUM	AMERICAN	24" HT.	POTTED
4907	RS RUS SETOSA	RUS	24" HT.	POTTED

**PERENNIALS PROVIDED**

- 2" TOPSOIL & TURF GRASS SEED MIX (MIXABLE)
- 2" TOPSOIL & WHITE GRASS SEED MIX (NON-MIXABLE)
- BOULDER-A
- ALUMINUM LANDSCAPE LOGGING
- 4" POST AND RAIL FENCE (TYP.)

**PERENNIALS REQUIRED**

- 1,374.4 PERENNIALS REQUIRED
- 421.8 TREES REQUIRED
- 78 SHRUBS PROVIDED
- 429 SHRUBS REQUIRED
- 63,828 PERENNIALS PROVIDED
- 63,828 PERENNIALS REQUIRED
- 1,374.8 TREES PROVIDED
- 113.6 TREES REQUIRED
- 114 SHRUBS PROVIDED
- 1,532 SHRUBS REQUIRED
- 1,532 PERENNIALS PROVIDED
- 14,468 PERENNIALS REQUIRED
- 14,468 PERENNIALS PROVIDED

**PROPERTY LINE LENGTH 2100'**

**SITE PERIMETER LANDSCAPING REQUIREMENTS (ROAD FRONTAGE)**

**ETNASS CENTER LANDSCAPING REQUIREMENTS**

**PARKING SPACES**

**PARKING AREA**

**PERENNIALS PROVIDED**

**PERENNIALS REQUIRED**

**TREES PROVIDED**

**TREES REQUIRED**

**SHRUBS PROVIDED**

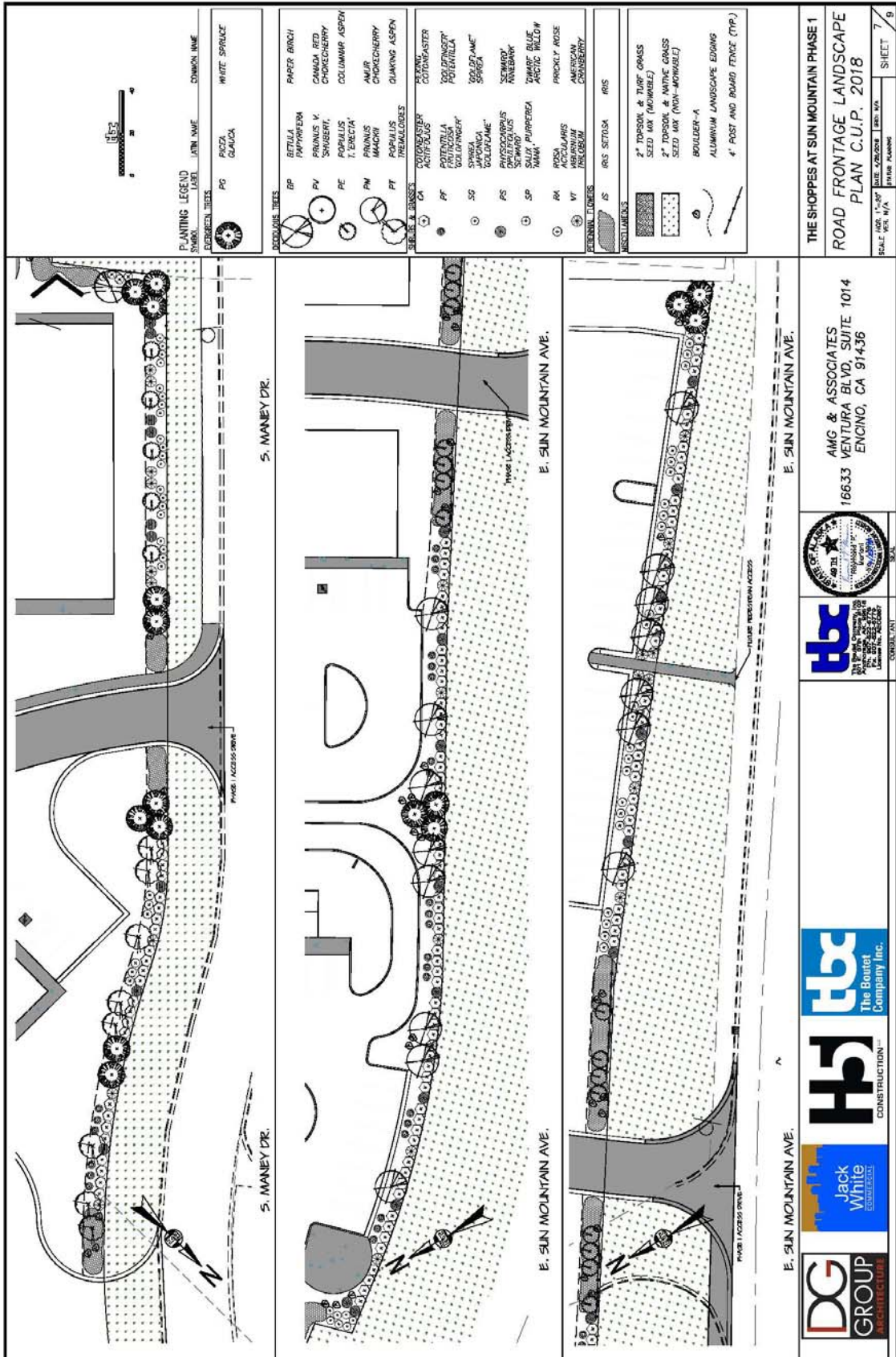
**SHRUBS REQUIRED**

**AMG & ASSOCIATES**  
16633 VENTURA BLVD, SUITE 1014  
ENCINO, CA 91436

**THE SHOPPES AT SUN MOUNTAIN PHASE 1**  
**OVERALL LANDSCAPE PLAN**  
C.U.P. 2018

SCALE: 1/8" = 1'-0" (SEE 4-22-2018) (REV. 07/17/18)  
DATE: 07/17/18

SHEET 6 OF 9



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AMG & ASSOCIATES  
 16633 VENTURA BLVD, SUITE 1014  
 ENCINO, CA 91436

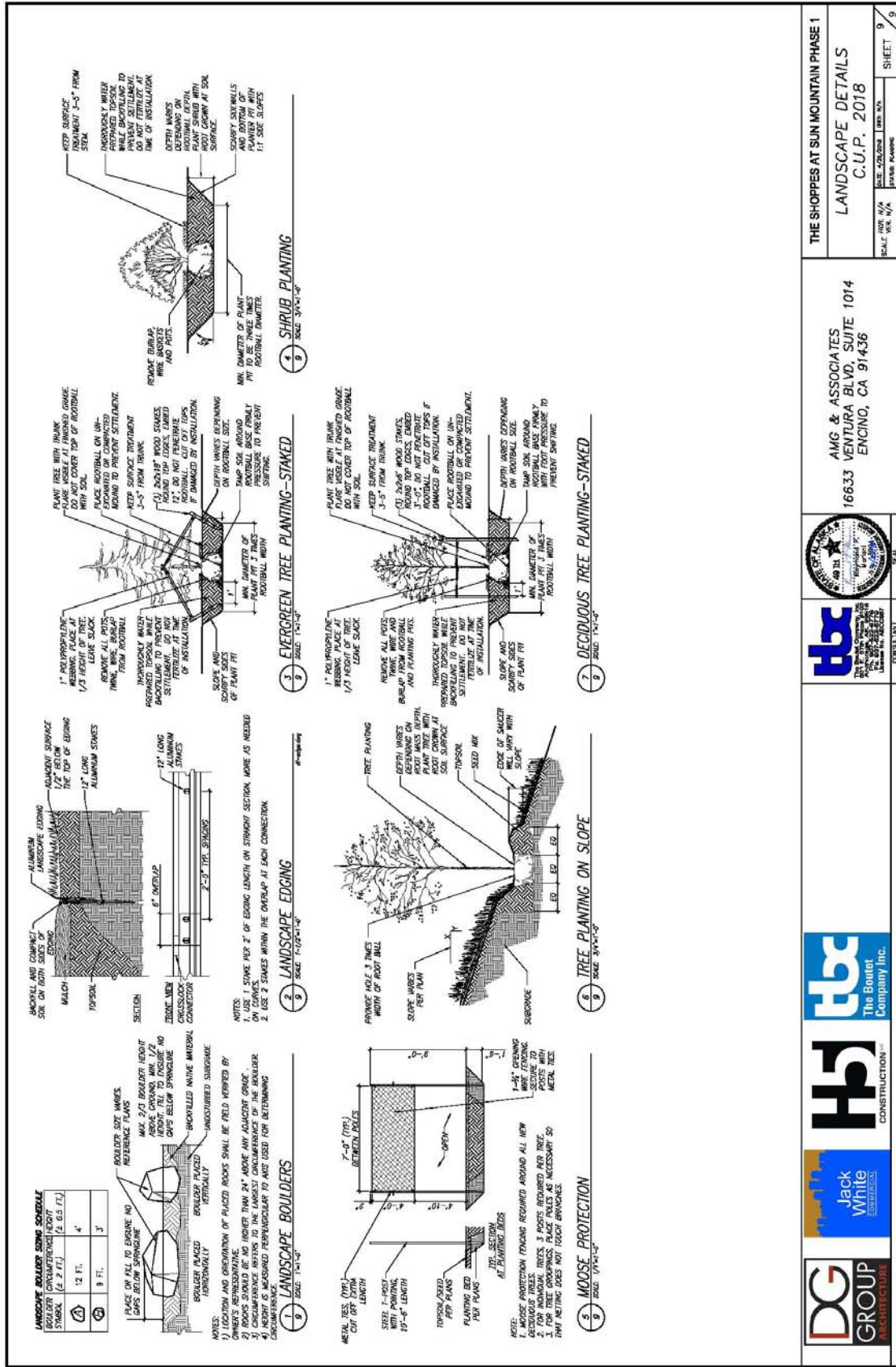
THE SHOPPES AT SUN MOUNTAIN PHASE 1  
 ROAD FRONTAGE LANDSCAPE  
 PLAN C.U.P. 2018

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SHEET 7

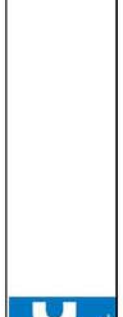






THE SHOPS AT SUN MOUNTAIN PHASE 1  
LANDSCAPE DETAILS  
C.U.P. 2018

AMG & ASSOCIATES  
16633 VENTURA BLVD, SUITE 1014  
ENCINO, CA 91436



SCALE: 1/4" = 1'-0"  
DATE: 02/28/2018  
DRAWN: J. HARRIS  
CHECKED: J. HARRIS  
SHEET 9 OF 9

**BUILDING PERMIT SUBMITTAL SET**

**THE SHOPPES AT SUN MOUNTAIN**

1450 S STATE STREET SUITE 100  
 DALLAS, TEXAS 75241  
 (214) 342-2244 FAX  
 (214) 342-2244

ALANKA, ANGELO, CALABRO, COLEMAN, COLEMAN, HANNA,  
 COOPER, LINDSEY, LUTZ, MCKAY, MCKAY, MCKAY,  
 NORTH DAWG, OGDON, OGDON, OGDON, OGDON,  
 WASHINGTON, WILSON

WASILLA, WA  
 17000 S STATE STREET SUITE 100  
 DALLAS, TEXAS 75241  
 (214) 342-2244 FAX  
 (214) 342-2244

**DG GROUP ARCHITECTURE PLLC**

PROJECT: THE SHOPPES AT SUN MOUNTAIN  
 SHEET: A1.1  
 DATE: 08/20/18  
 BY: [REDACTED]  
 CHECKED: [REDACTED]  
 APPROVED: [REDACTED]

CONSTRUCTION GROUP  
 1450 S STATE STREET SUITE 100  
 DALLAS, TEXAS 75241  
 (214) 342-2244 FAX  
 (214) 342-2244

REVISIONS

**A1.1**

**MATERIALS**

	ALUMINUM AWNINGS/ STONE FRONT MULLIONS
	PAINTED METAL
	SPLIT FACE RIBBED CAST BLOCK
	WEATHERED WOOD PLANK
	WOOD PLANK
	STONE VENEER
	VERTICAL METAL PANEL
	HORIZONTAL METAL PANEL

**SITE PLAN & LEGEND**








**BUILDING 'B' FRONT ELEVATION**



**BUILDING 'I' FRONT ELEVATION**



CONCRETE PANEL



CORE-TEN PANEL



VERTICAL METAL PANEL



HORIZONTAL METAL PANEL



SPLIT FACE CMU BLOCK



PAINTED METAL



WEATHERED WOOD PLANK



HORIZONTAL METAL PANEL



WOOD PLANK

**MATERIALS**



**SITE PLAN & LEGEND**



**BUILDING 'A' FRONT ELEVATION**



**DG GROUP ARCHITECTURE**

1000 EAST 37TH AVENUE SUITE 100  
DENVER, CO 80218  
TEL: 303.733.8877  
WWW.DGARCHITECTURE.COM

**PROJECT**

**THE SHOPPES AT SUN MOUNTAIN**

1000 EAST 37TH AVENUE SUITE 100  
DENVER, CO 80218  
TEL: 303.733.8877  
WWW.DGARCHITECTURE.COM

**REVISIONS**

NO.	DATE	DESCRIPTION
01	02/15/18	ISSUED FOR PERMIT

**BUILDING PERMIT SUBMITTAL SET**

WASILLA, AK

OWNER: HENRY'S MARKET

**REVISIONS**

NO.	DATE	DESCRIPTION

**COMPILED BY:** [Name]  
**DATE:** [Date]  
**SCALE:** [Scale]  
**PROJECT NO.:** [Number]



**THE SHOPPES AT SUN MOUNTAIN**

1400 S. STATE STREET SUITE 100  
 FORT COLLINS, CO 80526  
 (970) 226-0000  
 WWW.DGGROUP.COM

ALASKA, ARIZONA, CALIFORNIA, COLORADO, CONNECTICUT, FLORIDA, GEORGIA, ILLINOIS, INDIANA, IOWA, KANSAS, KENTUCKY, LOUISIANA, MARYLAND, MASSACHUSETTS, MICHIGAN, MINNESOTA, MISSISSIPPI, MISSOURI, MONTANA, NEBRASKA, NEVADA, NEW JERSEY, NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, OKLAHOMA, OREGON, PENNSYLVANIA, RHODE ISLAND, SOUTH CAROLINA, TEXAS, UTAH, VIRGINIA, WISCONSIN, WYOMING

PROJECT: **A1.3**

BUILDING PERMIT SUBMITTAL SET

<p>PROJECT</p> <p><b>THE SHOPPES AT SUN MOUNTAIN</b></p> <p>WALLA, WA MARK HWY &amp; MARKET DRIVE</p>	<p>DG GROUP ARCHITECTURE PLLC</p> <p>440 E. STATE STREET, SUITE 100 DALLAS, TEXAS 75202 (214) 886-4979 (214) 886-1398 FAX</p> <p>A, ALASKA - ANCHORAGE - CANTONMENT - COVINGTON - DENALI IDAHO - COEUR D'ALENE - HELEN - LEWIS &amp; CLARK NORTH DAKOTA - GRAND FORK - SOUTH DAKOTA - SIOUX FALLS MONTANA - BUTTE - MISSOULA - WILSON WASHINGTON - BELLINGHAM</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">NO.</td> <td style="width: 15%;">DATE</td> <td style="width: 80%;">DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION					 
NO.	DATE	DESCRIPTION								
<p><b>SITE PLAN &amp; LEGEND</b></p> 										
 <p>① Perspective Looking North-east</p>										
 <p>② Perspective Looking West</p>										

BUILDING PERMIT SUBMITAL SET



<b>A1.5</b>	<b>PROJECT</b> THE SHOPPES AT SUN MOUNTAIN 491 E. STATE STREET, SUITE 100 SALT LAKE CITY, UT 84143 (801) 488-1010 WWW.DGARCHITECTURE.COM	<b>DG GROUP ARCHITECTURE PLLC</b> ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII ILLINOIS - IOWA - KANSAS - MICHIGAN - MINNESOTA MISSOURI - NEBRASKA - NEVADA - NEW MEXICO NEW YORK - NORTH CAROLINA - NORTH DAKOTA - SOUTH CAROLINA - TEXAS UTAH - VIRGINIA - WASHINGTON - WISCONSIN - WYOMING
<b>REVISIONS</b> NO. DATE BY 1 11/15/18 JAC	<b>APPROVED</b> DATE: 11/15/18 BY: JAC PROJECT: THE SHOPPES AT SUN MOUNTAIN SHEET: A1.5	<b>SITE PLAN &amp; LEGEND</b>  LEGEND: - Building Footprint - Parking Spaces - Landscaping - Access Points - Utility Lines
 <p>④ Perspective Looking Northwest</p>	 <p>③ Perspective Looking Northeast</p>	

BUILDING PERMIT SUBMITTAL SET