

By: Planning
Public Hearing: 03/09/21
Adopted: 03/09/21

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 21-01(AM)**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 21-01 TO AMEND CONDITIONAL USE PERMIT NO. 18-01 AND CONDITIONAL USE PERMIT NO. 19-01 TO ALLOW CONSTRUCTION OF A 107 ROOM HOTEL AND A 3,000 SQUARE FEET BANK THAT WILL REPLACE 41,700 SQUARE FEET OF THE APPROVED RETAIL SQUARE FOOTAGE FOR THE DEVELOPMENT; AND APPROVE A HEIGHT EXCEPTION TO ALLOW A FOUR-STORY HOTEL WITH A MAXIMUM HEIGHT OF 54 FEET, WHICH IS 19 FEET TALLER THAN THE ALLOWED MAXIMUM OF 35 FEET IN WMC 16.24.030(A)(6), LOCATED AT THE SHOPPES AT SUN MOUNTAIN PHASE 2 CONDO PLAT, UNITS F & H (PREVIOUSLY LOTS 1-6, SUN MOUNTAIN SUBDIVISION).

WHEREAS, Tim Alley, The Boutet Company (agent Sun Mountain Development Group, LLC), submitted a conditional use permit application (CU #21-01) on February 12, 2021; 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 February 28, 2021; and

WHEREAS, the Planning Commission held a public hearing on this request on March 9, 2021; 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

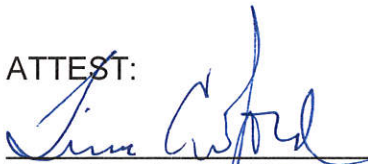
NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:

1. The hotel and credit union must be constructed consistent with the site plan and elevation drawings/renderings attached to this resolution 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 require submittal of an amended conditional use permit application, including applicable fees, for Planning Commission review and approval. Substantial improvements may trigger additional improvements to address traffic impacts from such uses.
2. All other future development must be consistent with the site plan and elevation drawings/renderings attached as Exhibit B to Resolution Serial No. 18-03(AM) and Resolution Serial No. 19-01(AM). Any changes to these plans must be submitted to the City Planner for review and approval. Substantial modifications to the plans and drawings require submittal of an amended conditional use permit application, including applicable fees, for Planning Commission review and approval.

3. All other conditions of approval in Resolution Serial No. 18-03(AM) and 19-01(AM) remain in effect that were not amended with this resolution.
4. Duane Drive must be operational to City standards with walking routes before full buildout of the development. Left and right turn lanes at the STOP sign must be provided with side street construction.
5. Maney Drive must be paved to City standards by the same time Hermon Road Extension road project is completed.
6. Land use permits must be submitted separately for the hotel and the bank prior to construction on the site. Permit applications must contain the required site plan, landscape plan, and other information necessary to review for consistency with the previous approvals and Title 16.
7. All signage must be reviewed and approved by the Planning Department via the appropriate sign permit process.
8. A separate landscape guaranty must be provided to the city prior to the commencement of construction for the hotel or credit union. The guaranty must meet the requirements in WMC 16.33.050(G).
9. An as-built survey must be submitted to the Planning Department after completion of each building.

ADOPTED by the Wasilla Planning Commission on March 9, 2021.

ATTEST:



Tina Crawford, AICP, City Planner

APPROVED:



Eric Bushnell, Chair

VOTE: Passed Unanimously

EXHIBIT A
Wasilla Planning Commission Resolution 21-01(AM)
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 the subject property 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: This criterion is met since the proposed amendment is consistent with the 2011 City of Wasilla Comprehensive Plan. The property is zoned Commercial and has a Generally Business and Commercial future land use.

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: This criterion is met. The City mailed 63 notices to neighboring property owners within 1,200' and the 21 review agencies that are typically provided with the opportunity to comment. No comments were received at the time of preparation of this staff report. 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: This criterion is met. The Borough Fire Marshal'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: This criterion is met with approval of the proposed conditions of approval. The proposed development will have access points from S. Maney Drive, E. Sun Mountain Avenue, and S. Hermon Road. The prior development did not trigger the need for a Traffic Impact Analysis (TIA). However, the addition of the hotel and bank required review and approval of a TIA. The TIA has been reviewed by the City, State of Alaska Department of Transportation & Public Facilities (AKDOTPF), and the Matanuska-Susitna Borough (MSB).

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

Finding: This criterion is met if the requested additional height is approved for the hotel. The site plan submitted with the application meets all the other dimensional standards.

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: This criterion is met. The hotel requires 110 parking spaces but only has 101 spaces within the boundary of Unit H. However, the updated site plan submitted with this request proposes 29 parking spaces more than required for the entire development with adequate paved aisle widths, and snow storage onsite. Since parking is based on the entire development, the proposed parking for the hotel on Condo Unit H meets the code requirements.

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: This criterion is met since 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: This criterion is met. The plans submitted with the initial conditional use permit approval and the amended site plan for this request provide adequate drainage on-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: This criterion is met. The plans submitted with the initial conditional use application and the amended site plan for this request for the development 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: This criterion is met since the proposed hotel and bank will be located within a commercial center that is in an area predominately developed with commercial uses.

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: This criterion is met since the addition of a hotel and bank will not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration dust, litter or interfere with electronic equipment. No buffering is required since there are no adjoining residential uses. The site is surrounded by commercially zoned property to the east, west, and south and undeveloped commercially zoned property to the north.

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: This criterion is met. The previously approved landscape plans for the entire development are still in effect. In-depth review for consistency with Title 16 will occur when the land use permits are submitted for the hotel and the bank.

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: This criterion is met. Appropriate internal pedestrian access points and sidewalks were approved as part of the original approval for the development and will be reviewed as part of each additional permit review.

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...***

Finding: This criterion is met. Water and sewer are available for the site and the applicant will coordinate with the Public Works department to obtain 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.***

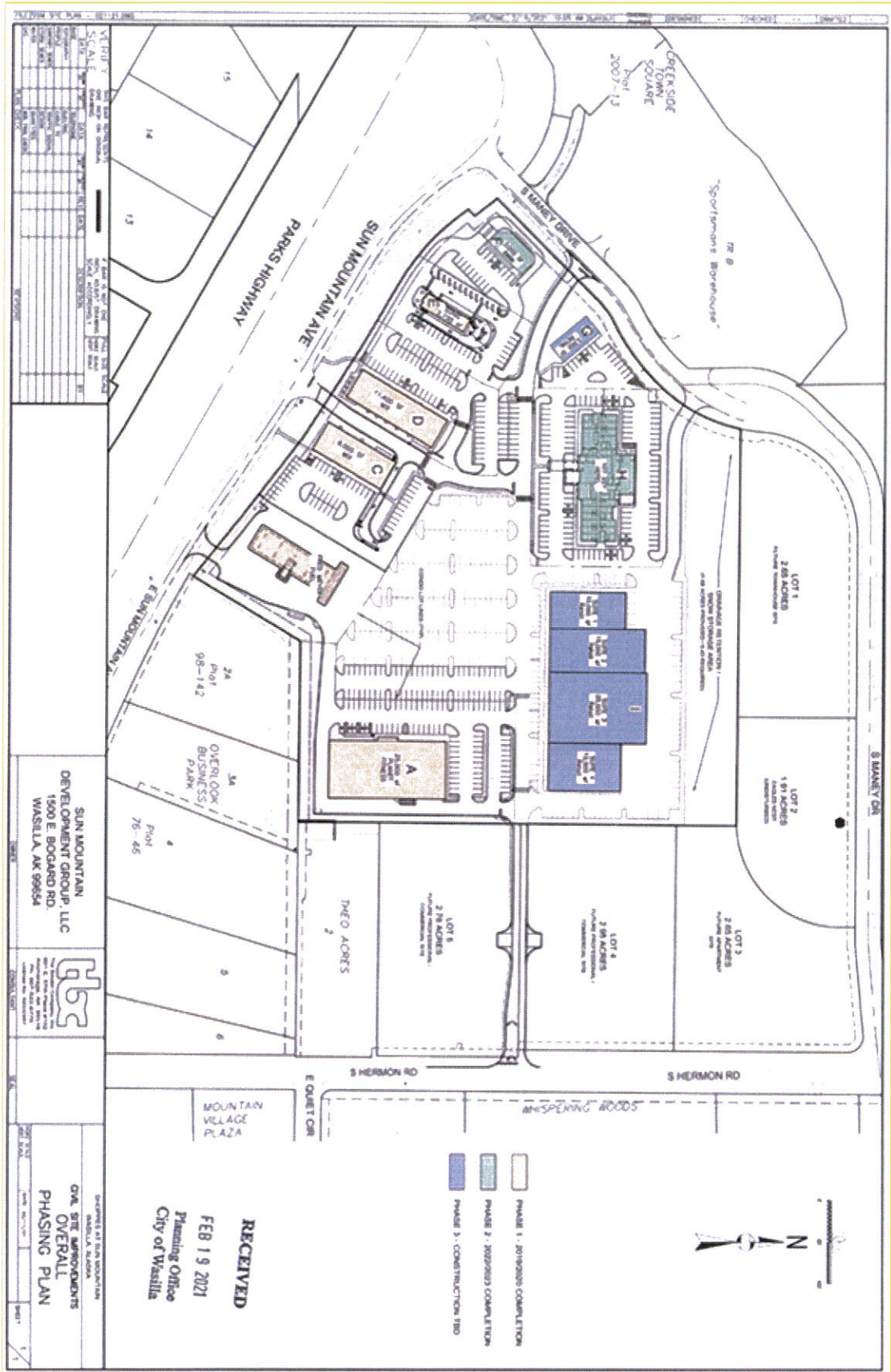
Finding: This criterion is met. The proposed architectural design and colors are substantially consistent with the renderings that were approved by the Planning Commission for the Shoppes at Sun Mountain (Reso. #18-03AM) and the updated materials and colors that were submitted by the developer to the City Planner for review in June 2019.

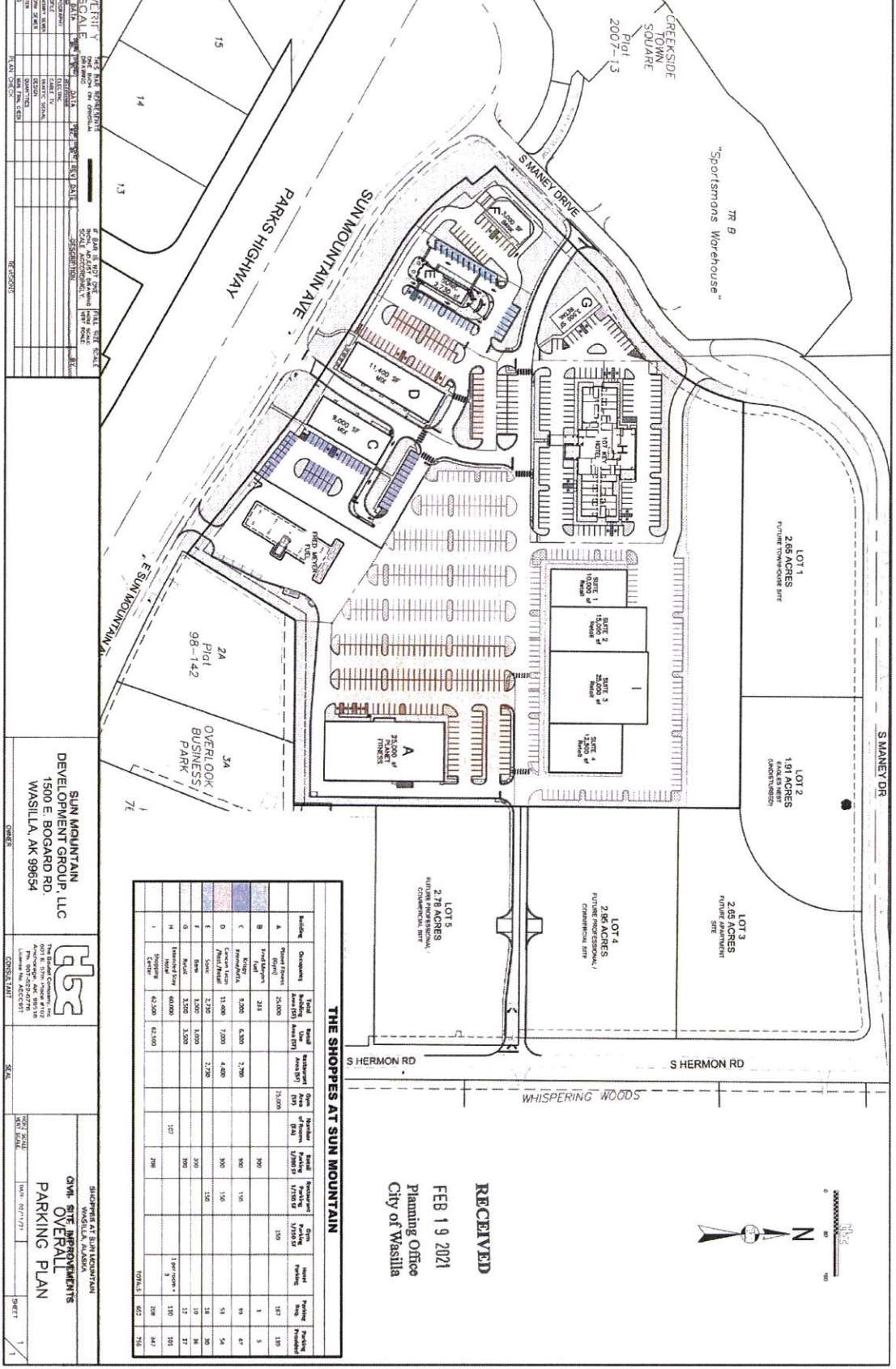
16.16.050(20) ***Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is 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: This criterion is met. 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: This criterion is met since there are no foreseeable problems anticipated from winter conditions.





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 Planning Office
 City of Wasilla

THE SHOPS AT SUN MOUNTAIN

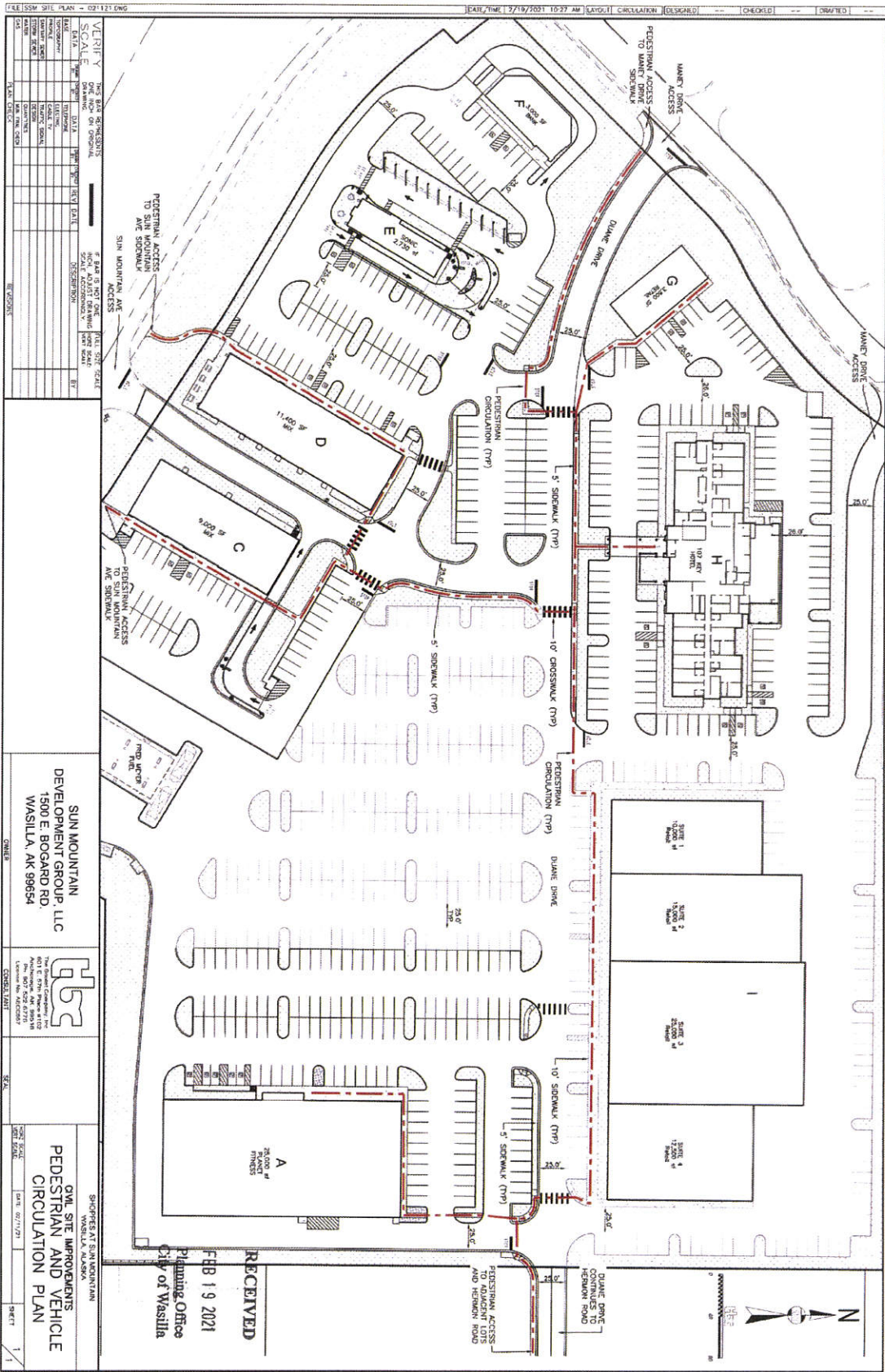
Building	Occupancy	Building Area (SF)	Area (SF)	Subsequent Area (SF)	Area of Events (SF)	Number of Units (R/U)	Number of Units (L/700'S)	Number of Units (V/100'S)	Number of Units (V/100'S)	Number of Units (V/100'S)	Number of Units (V/100'S)
A	Food/Drink	25,000	25,000	25,000	25,000						
B	Food/Drink	231	231	231	231						
C	Food/Drink	5,200	6,500	7,700	8,900	150	150	150	150	150	150
D	Food/Drink	11,400	7,200	4,800	300	150	150	150	150	150	150
E	Food/Drink	2,100	2,100	2,100	2,100						
F	Food/Drink	3,200	3,200	3,200	3,200						
G	Food/Drink	60,000	60,000	60,000	60,000						
H	Food/Drink	62,500	62,500	62,500	62,500						
TOTALS: 622 252											

VERIFY ALL DIMENSIONS AND DISTANCES TO BE SHOWN ON THIS PLAN. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WASILLA AND THE STATE OF ALASKA. THE CITY OF WASILLA SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THIS PLAN.

SUN MOUNTAIN DEVELOPMENT GROUP, LLC
 1500 E. BOGARD RD.
 WASILLA, AK 99654

RS&P CONSULTANTS
 4001 E. STARBUCK AVE.
 WASILLA, AK 99615
 (907) 562-2222

SUPPLEMENTAL TO SUN MOUNTAIN DEVELOPMENT
 CHW SITE IMPROVEMENTS
 WASILLA, ALASKA
 OVERALL PARKING PLAN
 DATE: 02/17/21 SHEET: 1



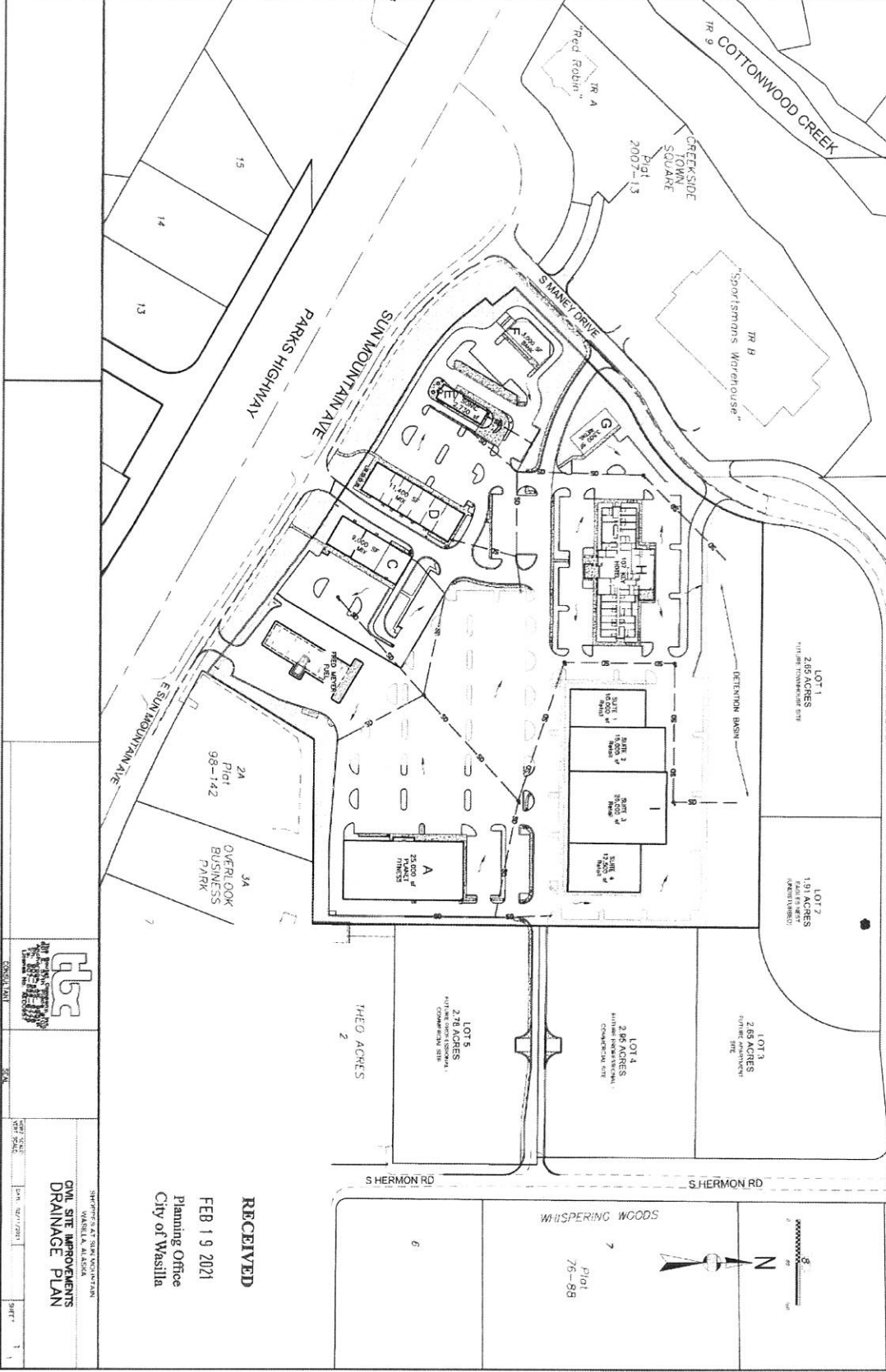
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 DATE: 02/12/21
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NO.	DATE	BY	DESCRIPTION
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SUN MOUNTAIN DEVELOPMENT GROUP LLC
 1500 E BOGARD RD
 WASSILLA, AK 99654

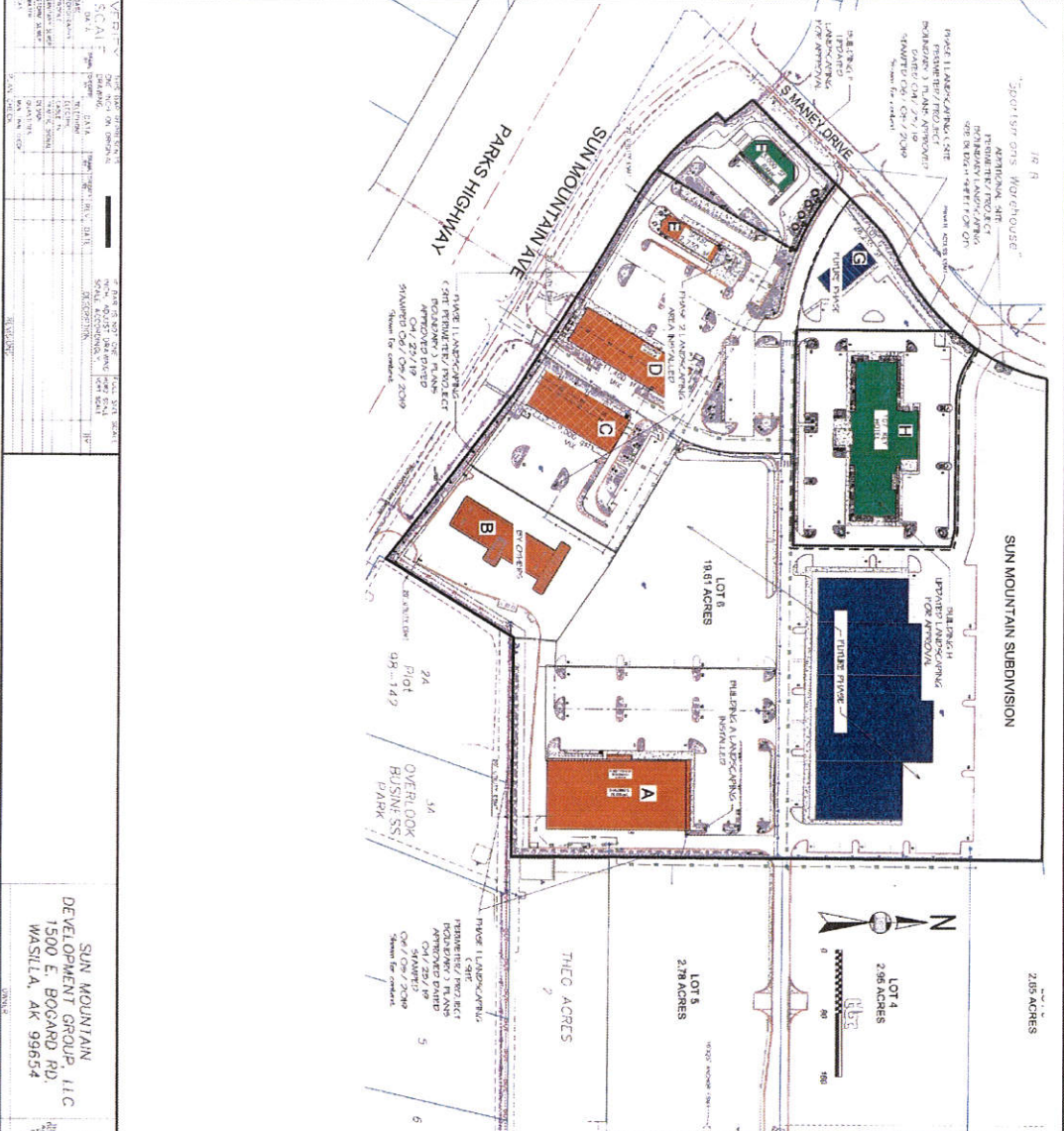
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 City of Wasilla

SHORECREST SUN MOUNTAIN
 CIVIL SITE IMPROVEMENTS
 PEDESTRIAN AND VEHICLE
 CIRCULATION PLAN



SHEPPARD & SUN VENTURES
 CIVIL SITE IMPROVEMENTS
 DRAINAGE PLAN
 SHEET 1

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- LANDSCAPING NOTES**
1. THESE PLANS REQUIRE LANDSCAPING PLANS FOR BUILDING 7 AND BUILDING 11 AND ASSOCIATED LANDSCAPING FOR BUILDING 11 AND BUILDING 12. LANDSCAPING FOR BUILDING 11 AND BUILDING 12 SHALL BE PREPARED AND SUBMITTED FOR APPROVAL, UPON FINAL BUILDING SIZE AND LAYOUT DETERMINATION.
 2. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES IN THE PLANS ON THE SITE. DISCREPANCIES IN THE FIELD SHALL NOT BE MADE UNTIL APPROVAL HAS BEEN OBTAINED BY THE ENGINEER.
 3. SEE CIVIL FOR DRAINAGE AND SERVICES PLANS.
 4. CALL BEFORE YOU DIG. 811. COORDINATE TO COORDINATE WITH UTILITY PROVIDERS AND VERIFY LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
 5. SEE CIVIL FOR EXISTING AND PROPOSED UTILITIES.
 6. ALL PLANT MATERIALS ARE TO BE MATURE, GROWN, FREE OF DISEASE AND DEFECT.
 7. ALL PLANTING BEDS TO HAVE A MINIMUM OF 18" OF TOPSOIL WITH 1% OF DECIDUOUS SHEDDED LEAF MULCH COVERAGE. DO NOT PLANT SHRUBS WITHIN 3 FEET OF TREES. FERTILIZER SHALL ALWAYS BE DISTRIBUTED EVENLY AROUND PLANT MATERIAL, SPACED AS PER LABELS.
 8. ALL TREES IN SEED BEDS SHALL RECEIVE A 10" DIA. OF 3" DECOMPOSED SHREDED BARK MULCH. AREA KEEP MULCH 1" CLEAN OF THE TRUNK (LANDSCAPE).
 9. LANDSCAPE AREAS OUTSIDE OF PLANTING BEDS TO RECEIVE 2" OF TOPSOIL AND SEED. DO NOT APPLY ANY FERTILIZER TO THESE AREAS.
 10. ALL LANDSCAPE CONSTRUCTION IS TO COMPLY WITH WASHINGTON COUNTY CHAPTER 19.04 AND 19.05.
 11. ALL DECIDUOUS TREES SHALL RECEIVE MOOSE PROTECTION PLACARD PER DETAIL.
 12. ROAD FRONTAGE PLANTING BEDS SHALL HAVE 6" ALLIUM LAMPSHADE EDGING ALONG THE PERIMETER. PLANTING BEDS SHALL BE PLANTED WITH 1" DIA. 10' SPACING OF LAMPSHADE PLANTS DIFFICULT TO DISPERMATE.

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FEB 19 2021

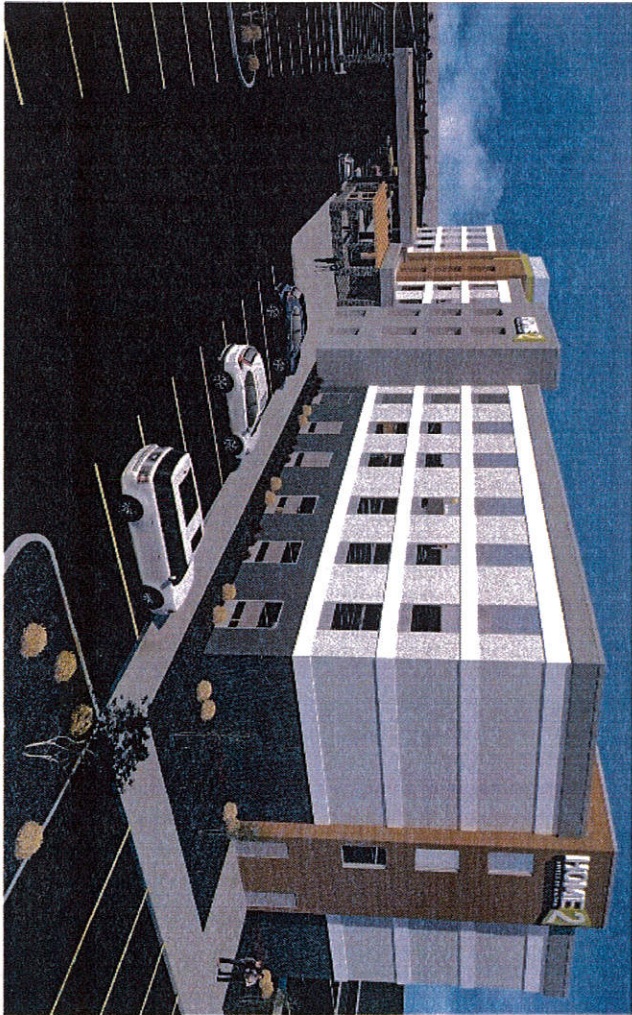
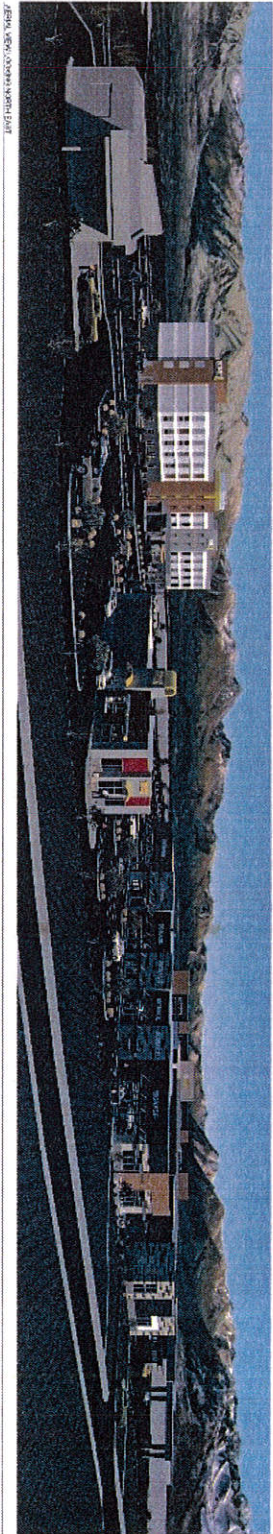
Planning Office
City of Wasilla

SUN MOUNTAIN
DEVELOPMENT GROUP, LLC
1500 E. BOGARD RD.
WASILLA, AK 99654

PHASE 3 CIVIL IMPROVEMENTS
OVERRAIL LANDSCAPE
PLAN PHASE 3

PROJECT ENGINEER
WASILLA, ALASKA

REGISTERED PROFESSIONAL ENGINEER
NO. 10000
STATE OF ALASKA



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AX-1

PROJECT: THE SHOPPES AT SUN MOUNTAIN

THE SHOPPES AT
 SUN MOUNTAIN

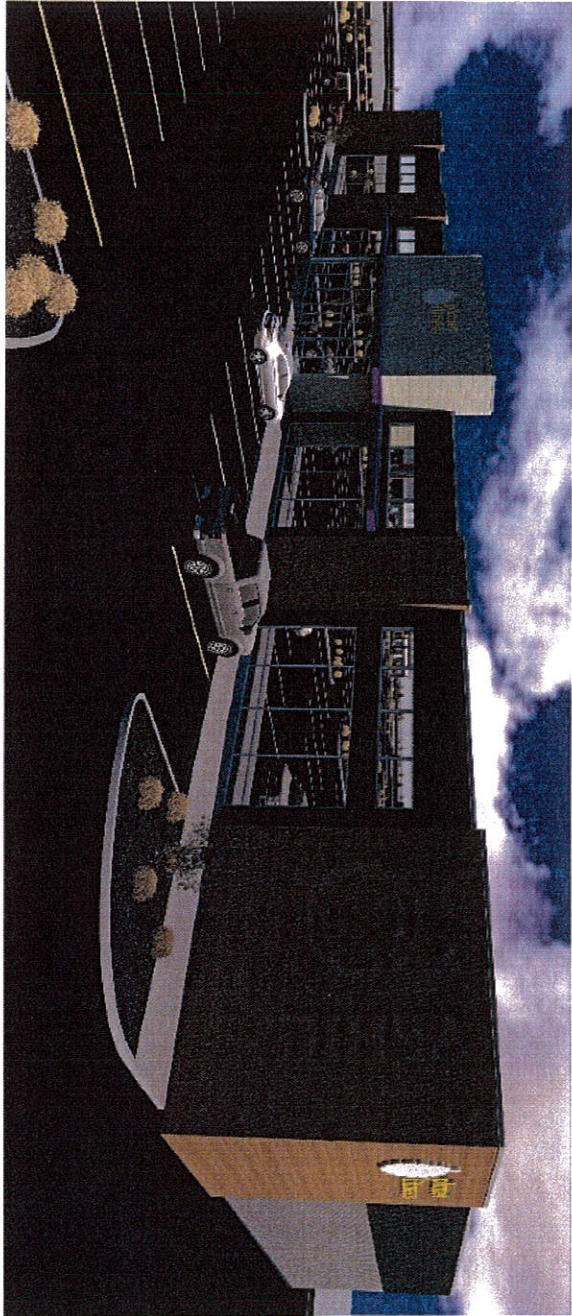
DG GROUP ARCHITECTURE PLLC
 10010 15TH AVENUE, SUITE 100
 BOULDER, COLORADO 80501
 303.440.1100
 10010 15TH AVENUE, SUITE 100

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



APPROVED FOR THE CITY OF WASILLA
 DATE: 02/19/21
 BY: [Signature]

02/19/21



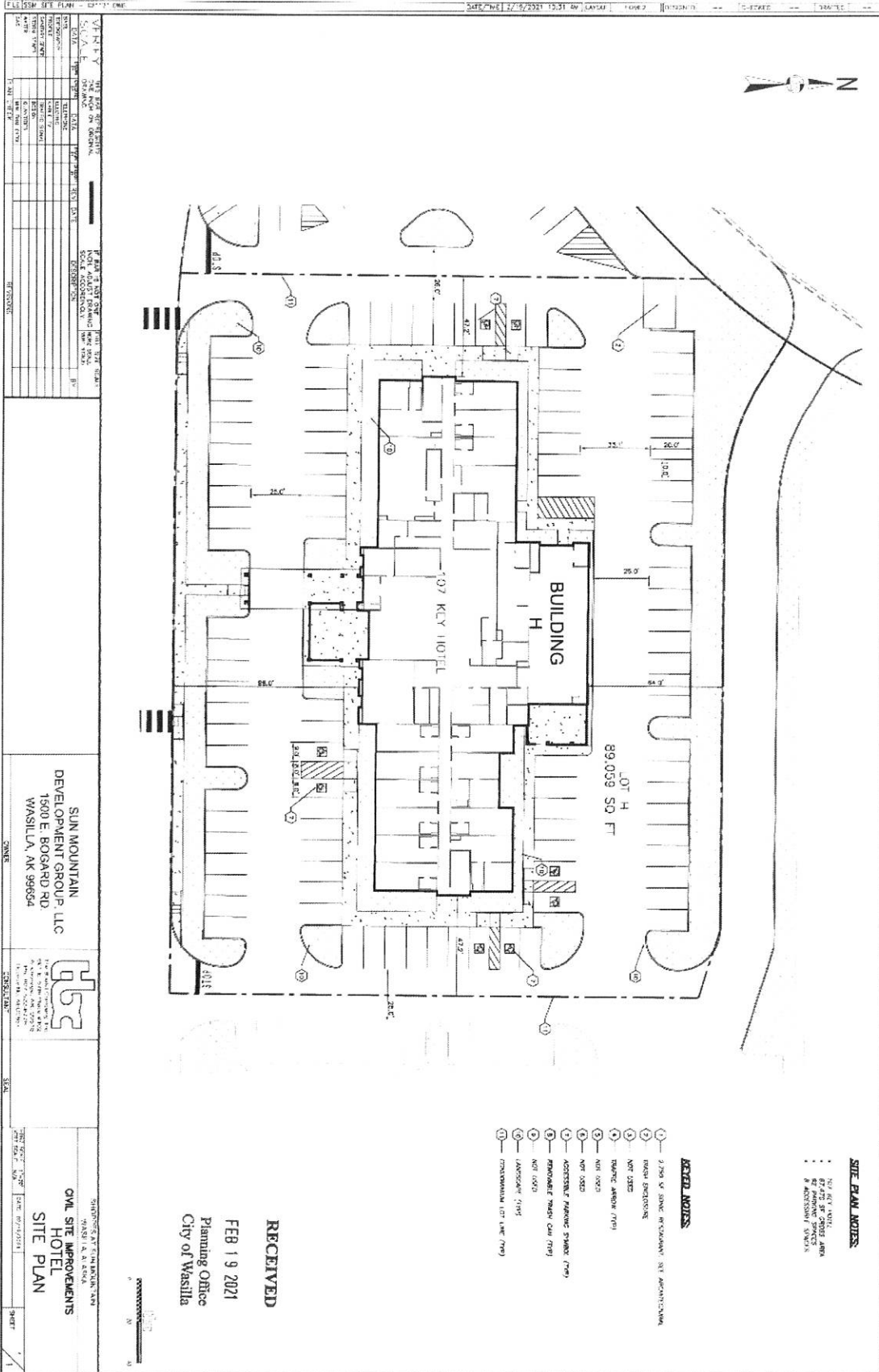
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 Planning Office
 City of Wasilla
 AX-2

DG GROUP ARCHITECTURE PLLC
 2710 S. DEWITT STREET, SUITE 100
 BOZEMAN, MONTANA 59717
 TEL: 406.592.1234
 FAX: 406.592.1235



PROJECT: THE SHOPPES AT SUN MOUNTAIN
 DATE: 02/19/2021
 DRAWING NO: AX-2

08/14/2018



SITE PLAN NOTES:

- 1. NOT SET LAND.
- 2. 87,472 SF 20000 AREA.
- 3. 20000 AREA.
- 4. ACCESSORY SIGNAGE.

NOTED NOTES:

- 1. 2,200 SF SIGNAGE RECOMMEND SEE ARCHITECTURE.
- 2. TRASH ENCLOSURE.
- 3. NOT SET.
- 4. TRASH AREA (TR).
- 5. NOT SET.
- 6. ACCESSORY SIGNAGE (TR).
- 7. SIGNAGE (TR).
- 8. SIGNAGE (TR).
- 9. SIGNAGE (TR).
- 10. SIGNAGE (TR).
- 11. SIGNAGE (TR).

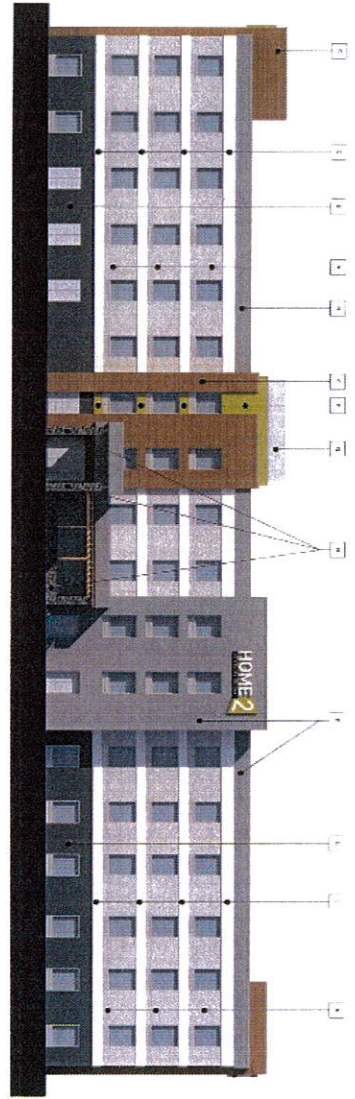
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 FEB 19 2021
 Planning Office
 City of Wasilla

PROJECT NAME	OWL SITE IMPROVEMENTS
CLIENT	SUN MOUNTAIN DEVELOPMENT GROUP, LLC
DATE	1/27/21
SCALE	AS SHOWN
DESIGNER	OWL SITE IMPROVEMENTS
PROJECT LOCATION	1007 KLY HOTEL
PROJECT ADDRESS	1500 E BOSGARD RD
CITY	WASILLA, AK 99654
STATE	AK
COUNTY	MOOSE
ZONE	COMMERCIAL
PROJECT NUMBER	2021-01
DATE	1/27/21
SCALE	AS SHOWN
DESIGNER	OWL SITE IMPROVEMENTS
PROJECT LOCATION	1007 KLY HOTEL
PROJECT ADDRESS	1500 E BOSGARD RD
CITY	WASILLA, AK 99654
STATE	AK
COUNTY	MOOSE
ZONE	COMMERCIAL
PROJECT NUMBER	2021-01
DATE	1/27/21
SCALE	AS SHOWN
DESIGNER	OWL SITE IMPROVEMENTS

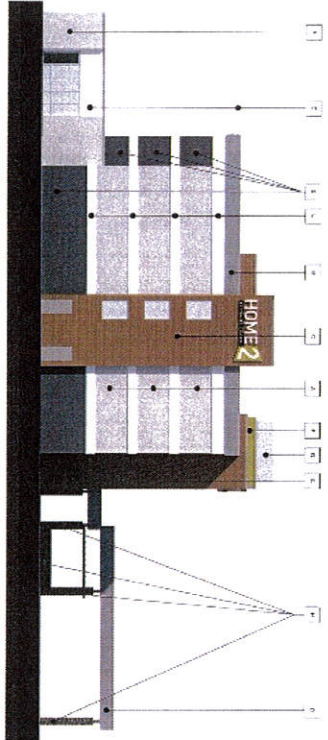
SUN MOUNTAIN DEVELOPMENT GROUP, LLC
 1500 E BOSGARD RD
 WASILLA, AK 99654










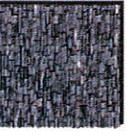
OWL SITE IMPROVEMENTS
 1500 E BOSGARD RD
 WASILLA, AK 99654
 SITE PLAN



TYPE 2 - WINDOW PLACEMENT



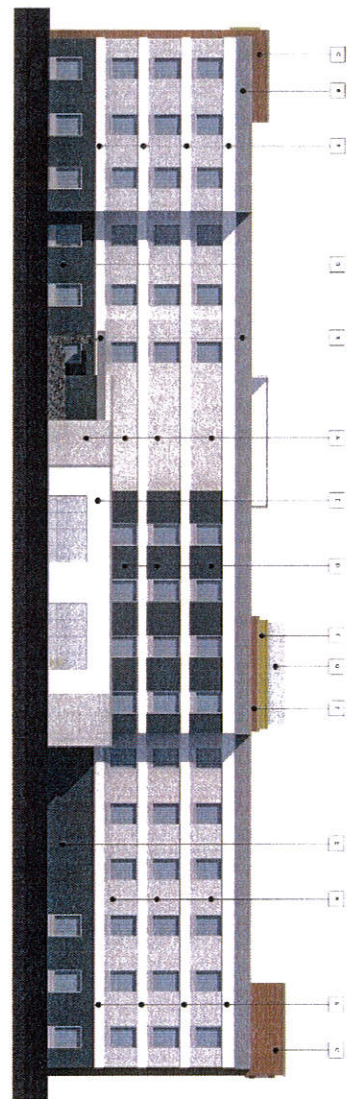
TYPE 1 - WINDOW PLACEMENT

- A. E.L.T.S.  E.L.T.S. INTERIORS
- B. E.L.T.S. & ACCENT BAND  E.L.T.S. INTERIORS
- C. INTERIORS PANEL  E.L.T.S. INTERIORS
- D. E.L.T.S.  E.L.T.S. INTERIORS
- E. E.L.T.S. & ACCENT BANDS  E.L.T.S. INTERIORS
- F. E.L.T.S.  E.L.T.S. INTERIORS
- G. GLASS CROWN  E.L.T.S. INTERIORS
- H. DECORATIVE STONE  E.L.T.S. INTERIORS

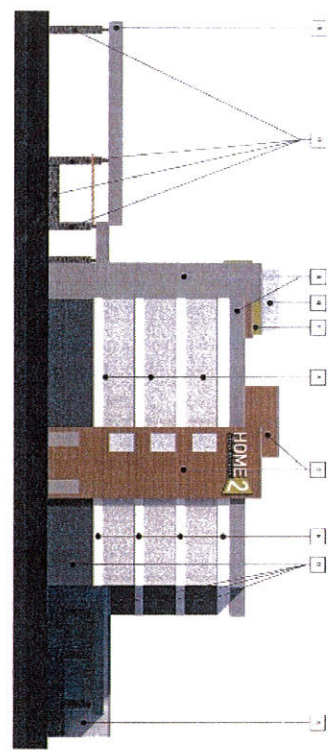
RECEIVED
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 Planning Office
 City of Wasilla

<p>PROJECT AX-1 CITY OF WASILLA, ALASKA</p>	<p>HOME2 SUITES</p>	<p>DG GROUP ARCHITECTURE PLLC 450 E. STATE STREET SUITE 106 ANCHORAGE, ALASKA 99501 907.561.4500 WWW.DGGROUP.COM</p>	<p>DG GROUP ARCHITECTURE</p> <p>DATE: 02/18/21 DRAWING NO: 21-01-AM SHEET NO: 02</p>
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SCHEMATIC SET / NOT FOR CONSTRUCTION



SECTION: BUILDING ELEVATION

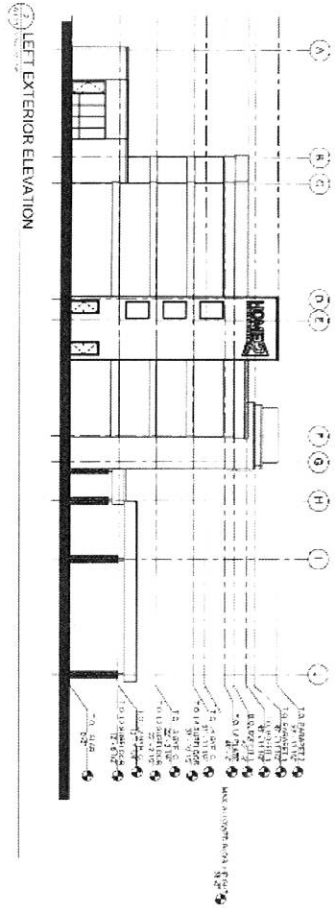
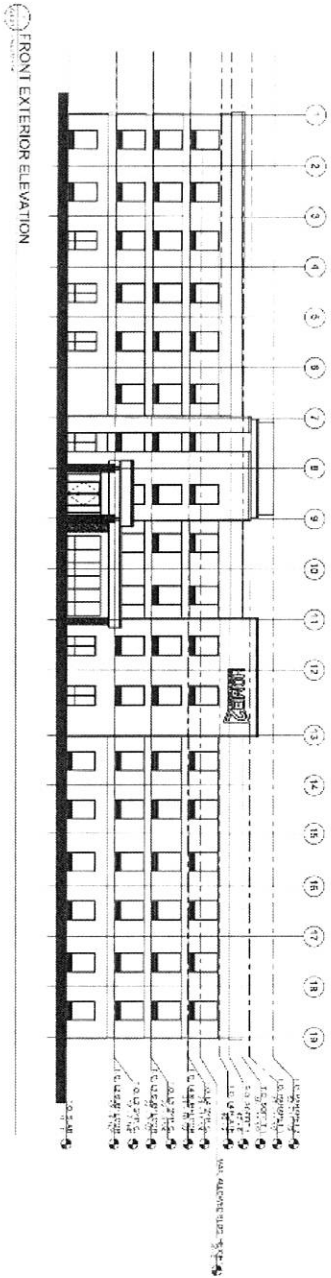


SECTION: BUILDING ELEVATION

- A. F.L.T.S. [Material swatch]
- B. F.L.T.S. & ACCENT BAND [Material swatch]
- C. CHEER RESIN PANEL [Material swatch]
- D. F.L.T.S. [Material swatch]
- E. F.L.T.S. & ACCENT BANDS [Material swatch]
- F. F.L.T.S. [Material swatch]
- G. GLASS STONE [Material swatch]
- H. DECORATIVE STONE [Material swatch]

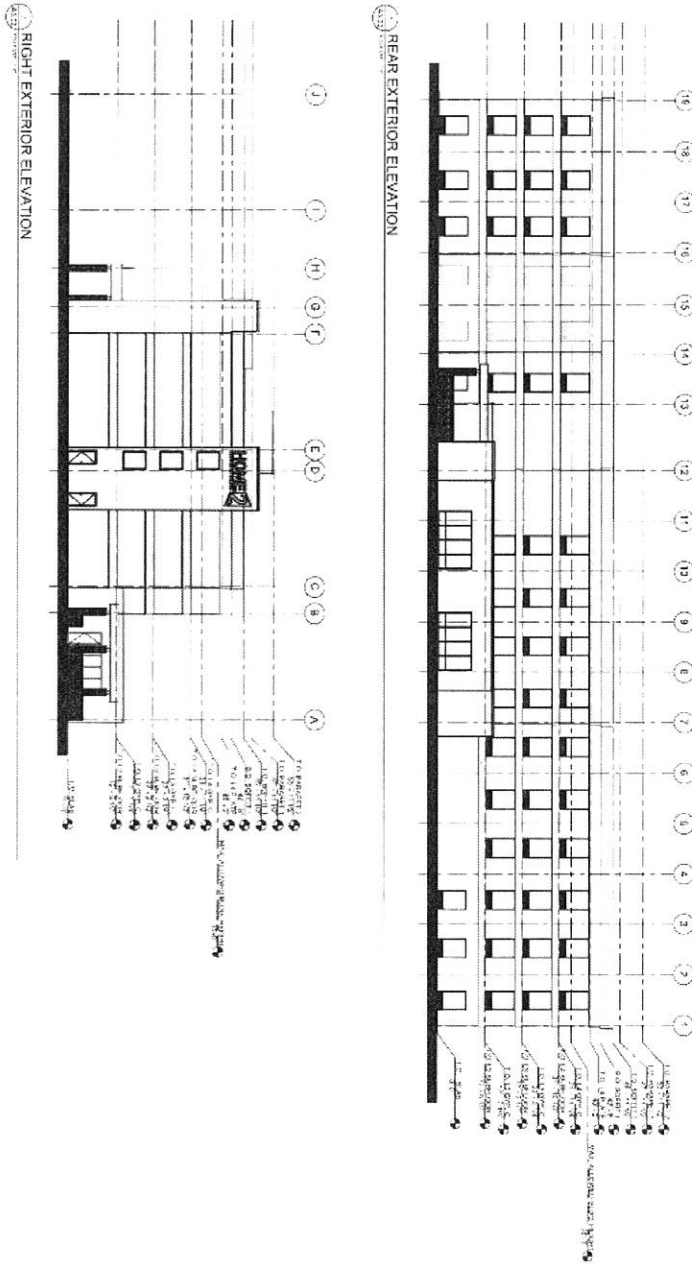
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<p>AX-2</p> <p>SCHEMATIC SET / NOT FOR CONSTRUCTION</p>	<p>HOME2 SUITES</p>	<p>100 C. STATE STREET, SUITE 100 EAGLE, ID 82401 208.845.0022 140000473000</p>		<p>PROJECT: HOME2 SUITES SHEET: AX-2 DATE: 02/18/21</p>
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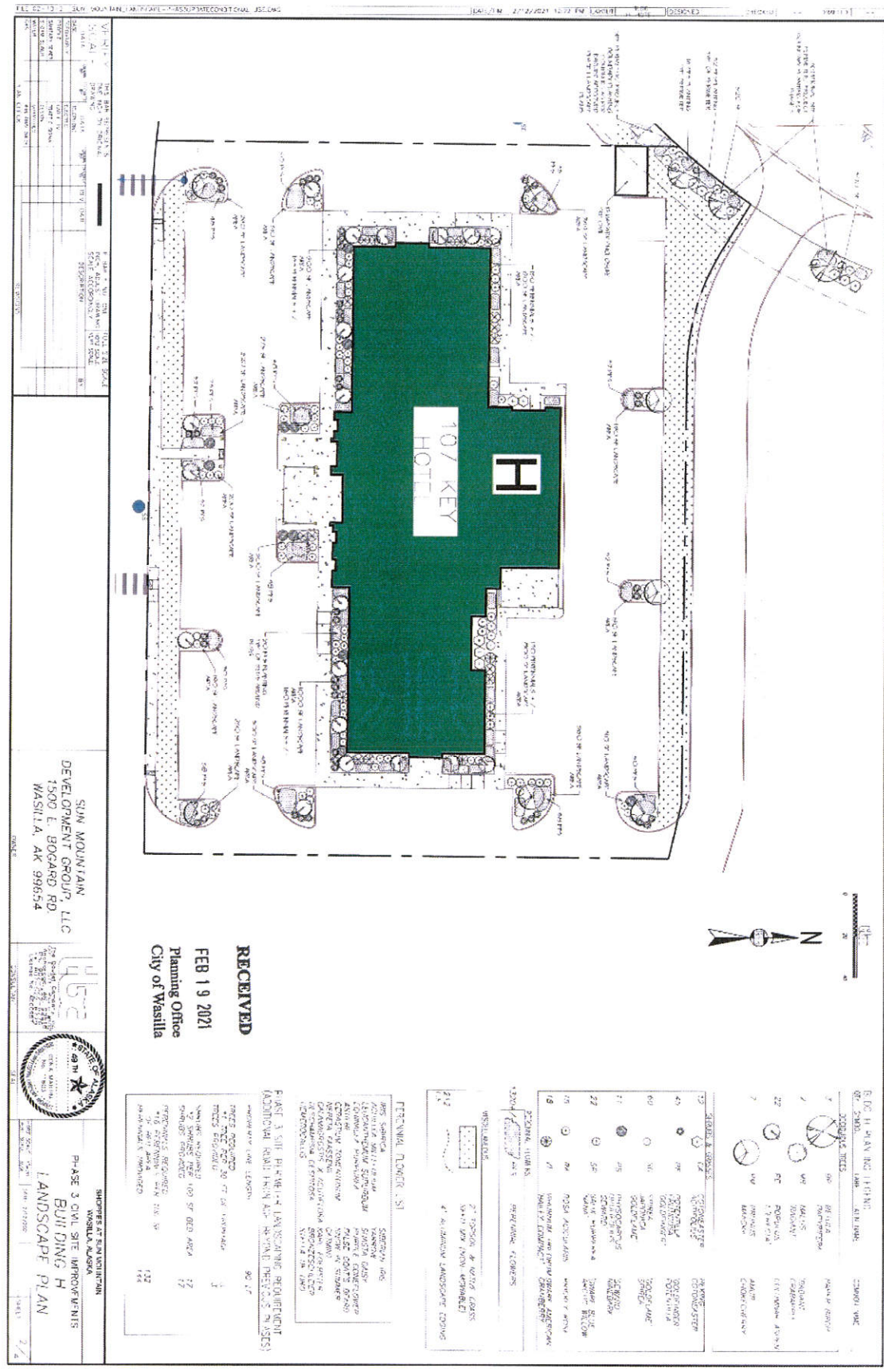
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<p>DATE: 02/19/2021 TIME: 10:00 AM BY: [Signature]</p>	<p>PROJECT: WASILLA HOME2 SUITES</p>	<p>CLIENT: WASILLA HOME2 SUITES</p>	<p>ARCHITECT: DG GROUP ARCHITECTURE PLLC</p>	<p>SCHEMATIC SET - NO. 1 FOR CONSTRUCTION</p> <p>A3.01</p>
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A3.02	<p>WASILLA HOME2 SUITES</p> 	<p>DG GROUP ARCHITECTURE PLLC</p> <p>10000 W. BUCKLEBUSH DRIVE, SUITE 100, WASHINGTON, DC 20007</p> <p>TEL: 202-462-1000</p> <p>WWW.DGGROUP.COM</p>		<p>DATE: 02/18/21</p> <p>PROJECT: WASILLA HOME2 SUITES</p> <p>SCALE: AS SHOWN</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p>
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LEGEND

SYMBOL	DESCRIPTION
Circle with cross-hatch	BRUSH
Circle with diagonal lines	SMALL SHRUBS
Circle with horizontal lines	MEDIUM SHRUBS
Circle with vertical lines	LARGE SHRUBS
Circle with dots	SMALL TREES
Circle with larger dots	MEDIUM TREES
Circle with even larger dots	LARGE TREES
Circle with horizontal lines and dots	SMALL TREES
Circle with vertical lines and dots	MEDIUM TREES
Circle with diagonal lines and dots	LARGE TREES
Circle with horizontal lines and dots	SMALL TREES
Circle with vertical lines and dots	MEDIUM TREES
Circle with diagonal lines and dots	LARGE TREES

NO.	SYMBOL	DESCRIPTION	QUANTITY
1	Circle with cross-hatch	BRUSH	100
2	Circle with diagonal lines	SMALL SHRUBS	200
3	Circle with horizontal lines	MEDIUM SHRUBS	150
4	Circle with vertical lines	LARGE SHRUBS	100
5	Circle with dots	SMALL TREES	300
6	Circle with larger dots	MEDIUM TREES	150
7	Circle with even larger dots	LARGE TREES	100
8	Circle with horizontal lines and dots	SMALL TREES	200
9	Circle with vertical lines and dots	MEDIUM TREES	150
10	Circle with diagonal lines and dots	LARGE TREES	100

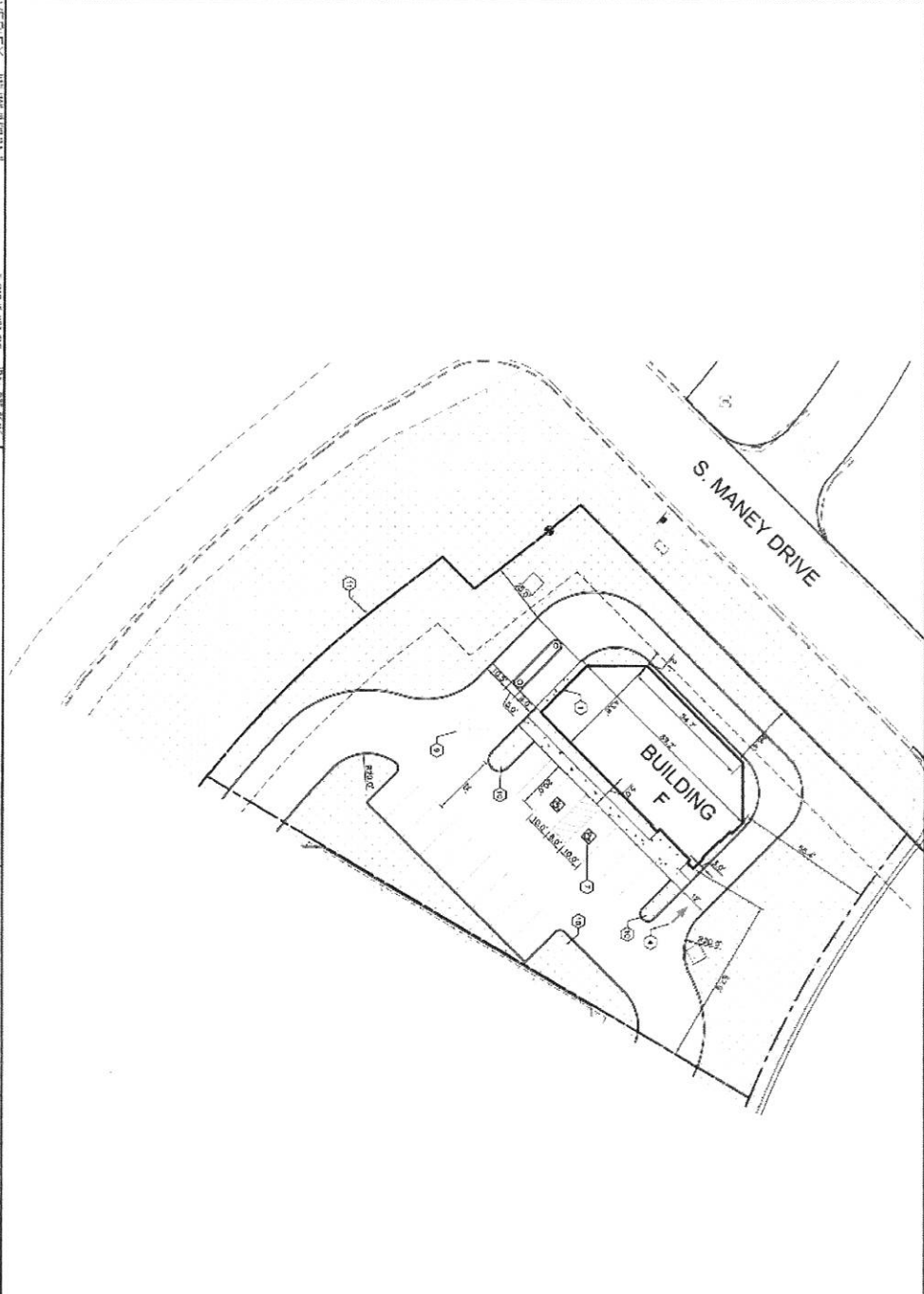
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SUN MOUNTAIN
 DEVELOPMENT GROUP, LLC
 1300 E. BOGARD RD
 WASILLA, AK 99654



PHASE 3 CIVIL SITE IMPROVEMENTS
 LANDSCAPE PLAN

PROJECT NAME	CVL SITE IMPROVEMENTS BUILDING F
OWNER	DEVEL OPARENT GROUP, LLC 1500 E. BOGARD RD. WASILLA, AK 99804
DATE	2/19/2021
DRAWN BY	WJL
CHECKED BY	WJL
SCALE	AS SHOWN
REVISIONS	



SLAN MOUNTAIN
DEVELOPMENT GROUP, LLC
1500 E. BOGARD RD.
WASILLA, AK 99804

RSC CONSULTANTS
RSC CONSULTANTS
1001 W. 2nd Avenue, Suite 100
Wasilla, Alaska 99801
(907) 865-8800
www.rsc-ak.com

CVL SITE IMPROVEMENTS
BUILDING F
SITE PLAN

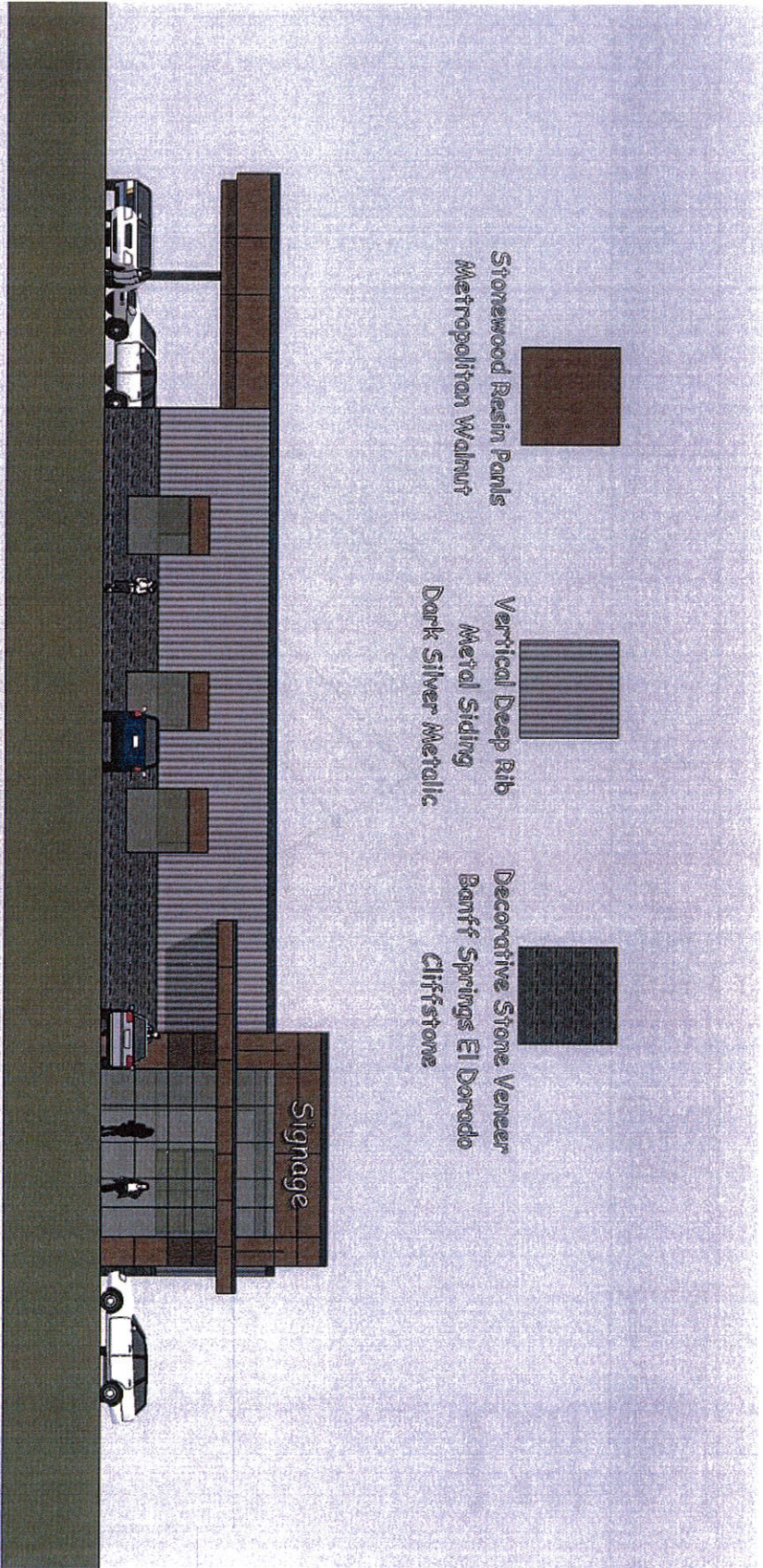
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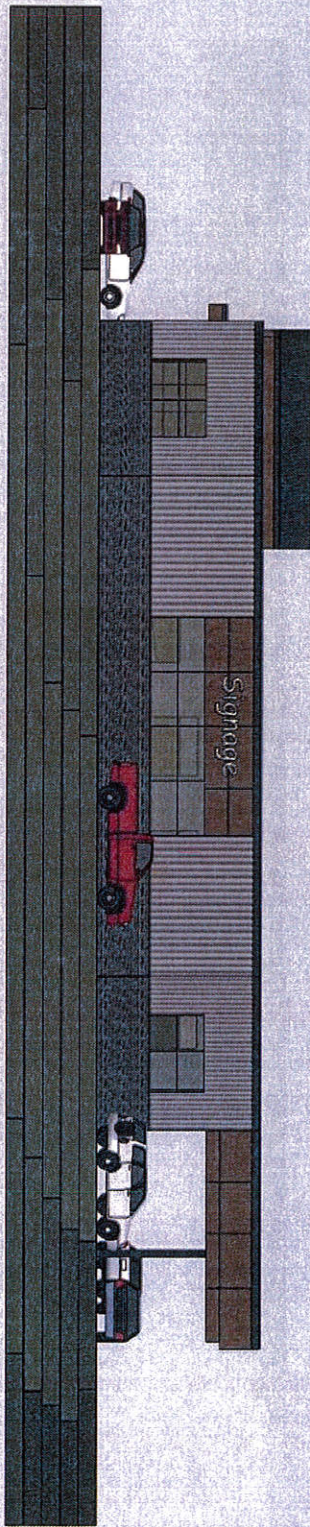
SHEET 1 OF 1

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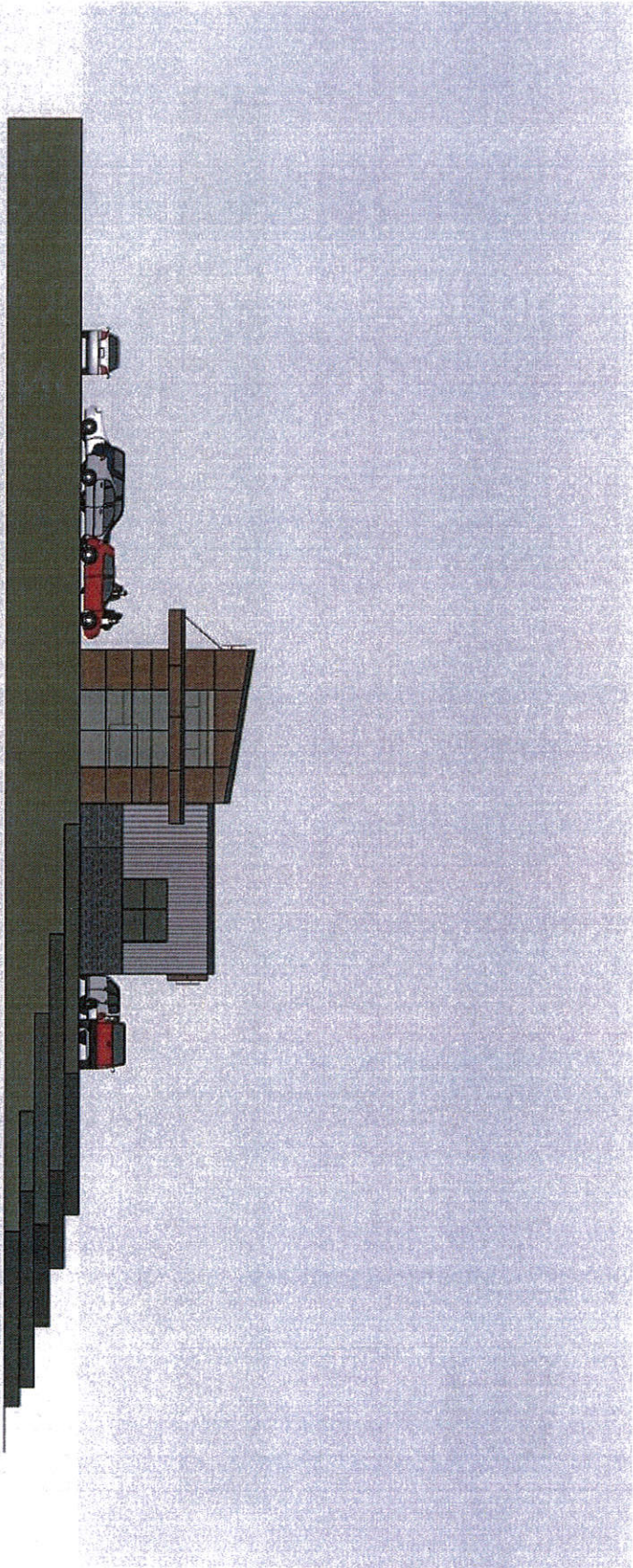
SITE PLAN NOTES:
1. 1/2" DIA. MANHOLE AT 325
2. ACCESSIBLE SPACES

KEY NOTES:
1. 1/2" DIA. MANHOLE
2. MANHOLE
3. MANHOLE
4. TRAFFIC SIGNAGE (R99)
5. MANHOLE
6. MANHOLE
7. ACCESSIBLE PARKING SPACES (R99)
8. MANHOLE
9. TRAFFIC SIGNAGE (R99)
10. LANDSCAPE (R99)
11. CONTINGENCY LOT LINE (R99)

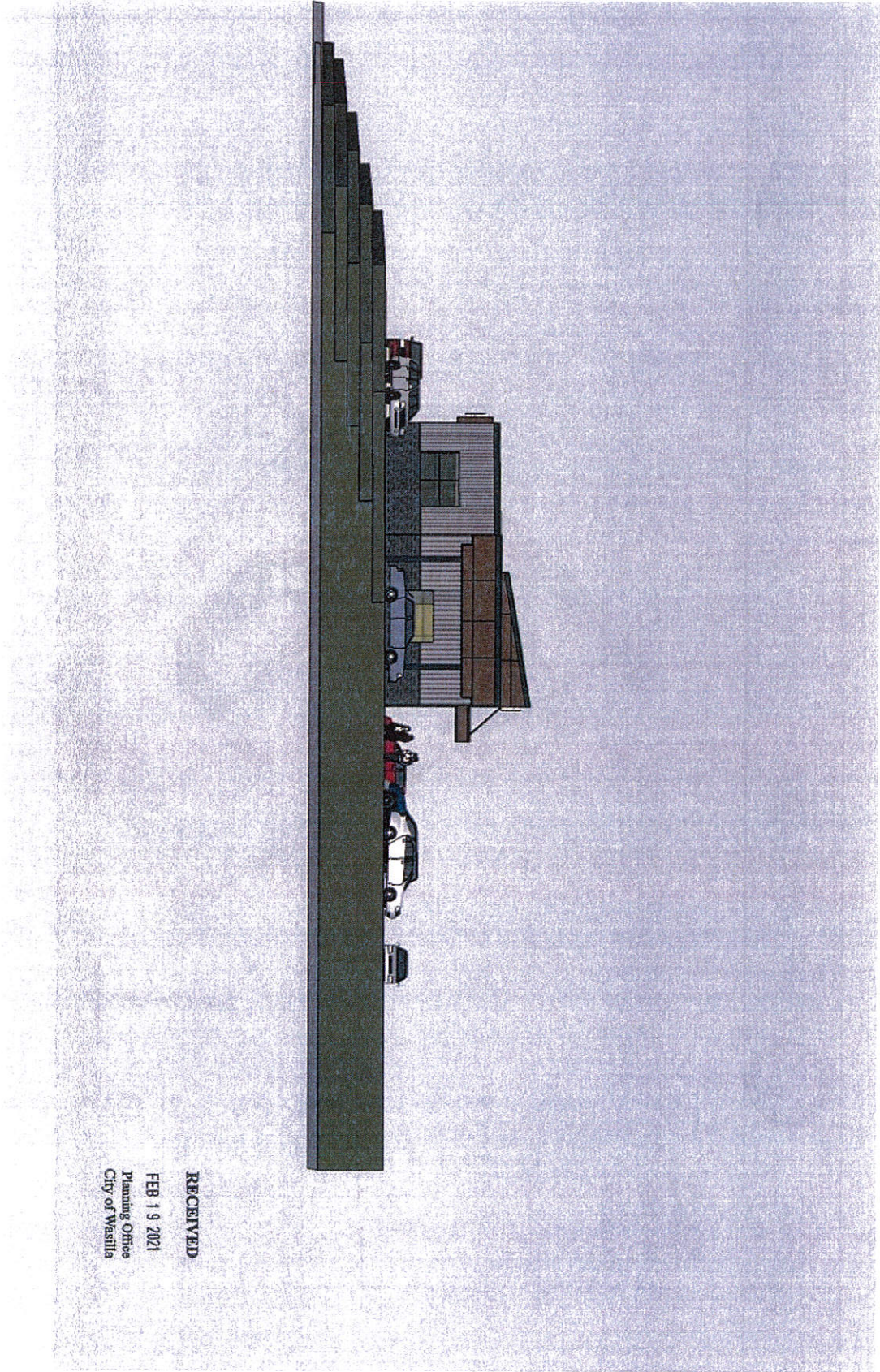




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