



MAYOR
Bert L. Cottle

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION
Claudia Pinard, Seat A
Debra Barrett, Seat B
Jessica Dean, Seat C
Loren Means, Seat D
Glenda Ledford, Seat E

**CITY OF WASILLA
PLANNING COMMISSION MEETING AGENDA
WASILLA CITY COUNCIL CHAMBERS**

Wasilla City Hall, 290 E. Herning Avenue, Wasilla, AK 99654 / 907-373-9020 phone

SPECIAL MEETING **5 P.M.** **MAY 26, 2015**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. REPORTS
 - A. City Deputy Administrator
 - B. City Public Works Director
 - C. City Attorney
 - D. City Planner
- VI. PUBLIC PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)
- VII. CONSENT AGENDA
 - A. Minutes of April 9, 2015 special meeting
Minutes of April 14, 2015 regular meeting
- VIII. NEW BUSINESS (*five minutes per person*)
 - A. Public Hearing
 1. Item: **Land Clearing Waiver #15-02** (Reso. #15-06)
Request: Approval to clear 100% of the vegetation on Lot B3, which is more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to create a 17 lot subdivision that will be developed with 16 residential duplex buildings (32 housing units).

Applicant: Richard Button, C.E., S.E., Benteh EEIS, Agent for
Knik Tribal Council
Owner: Knik Tribal Council
Total Area: 9.21 acres +/-
Location: Lot B3, Township 17 North, Range 1 West, Section 4;
Northeast corner of N. Lucas Road and W. Cache
Drive
Zoning: Rural Residential (RR)
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

2. Item: **Land Clearing Waiver #15-03** (Reso. #15-07)
Request: Approval to clear 85% of the vegetation on Tract A,
which is 15% more than the 70% clearing allowed in
WMC 16.33.050(A)(2) in order to improve the athletic
fields. Note: Approximately 78% of the parcel was
previously cleared and the Borough is requesting
approval to clear an additional 7% of the remaining
vegetation.

Applicant: Robert Bechtold, Project Manager, Matanuska-
Susitna Borough Capital Projects Department
Owner: Matanuska-Susitna Borough School District
Total Area: 19.28 acres +/-
Location: 801 N. Wasilla-Fishhook Road – Tract A, Iditarod
Elementary Subdivision
(Athletic fields are located between Iditarod
Elementary and Wasilla High School. Access to fields
is via Wasilla High School main entrance off Bogard
Road.)
Zoning: Commercial (C)
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

3. Item: **Land Clearing Waiver #15-04** (Reso. #15-08)
Request: Approval to allow 74% of Tract A3 to remain cleared
of vegetation, which is 4% more than the 70%
clearing allowed in WMC 16.33.050(A)(2) in order to
develop a Panda Express restaurant. Note: This lot
was cleared of 100% of the vegetation by a previous
owner.

Applicant: Wende Wilber, AICP, PTP, ECI/Hyer, Inc., Agent for
CFT Development/Panda Express Restaurant Group
Owner: Blue Rock Assets LLC

Total Area: 0.58 acres +/-
Location: 1491 E. Parks Highway
Tract A3, Olson 1999 Addition Subdivision
Zoning: Commercial (C)
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log
- C. Matanuska-Susitna Borough Planning Commission agenda

XI. AUDIENCE COMMENTS (*three minutes per person*)

XII. STAFF COMMENTS

XIII. COMMISSION COMMENTS

XIV. ADJOURNMENT

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SPECIAL MEETING

I. CALL TO ORDER

The special meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Thursday, April 9, 2015, in Council Chambers of City Hall, Wasilla, Alaska by Glenda Ledford, Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

- Claudia Pinard, Seat A (arrived at 6:33 PM)
- Debra Barrett, Seat B
- Jessica Dean, Seat C
- Loren Means, Seat D (via teleconference)
- Glenda Ledford, Seat E

Staff in attendance were:

- Mr. Archie Giddings, Public Works Director
- Ms. Tina Crawford, City Planner
- Ms. Tahirih Revet, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Barrett led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as amended to remove the minutes of March 5, 2015, special meeting.

V. REPORTS

A. City Deputy Administrator

No report given.

B. City Public Works Director

No report given.

C. City Attorney

No report given.

D. City Planner

No report given.

VI. PUBLIC PARTICIPATION *(Three minutes per person for items not on agenda)*

No one stepped forward to make a comment.

VII. CONSENT AGENDA

A. ~~Minutes of March 5, 2015, special meeting~~

VIII. NEW BUSINESS *(five minutes per person)*

A. Committee of the Whole

MOTION: Commissioner Dean moved to enter into the Committee of the Whole at 6:04 PM.

Entered into the Committee of the Whole for the following item:

- 1. MEA transmission line discussion.

Ms. Julie Estey, Director of Public Relations for MEA, provided a presentation on the status of the transmission line project.

Mr. Dan Beardsley, Dryden & LaRue, Inc., provided additional information and more detail regarding costs to the suggested routes.

Discussion moved to the Commission.

MOTION: Commissioner Dean moved to exit the Committee of the Whole at 7:19 PM.

X. UNFINISHED BUSINESS

No unfinished business.

XI. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

XII. AUDIENCE COMMENTS *(three minutes per person)*

No comments.

XIII. STAFF COMMENTS

No comments.

XIV. COMMISSION COMMENTS

Commissioner Dean thanked the MEA representatives for the presentation provided tonight.

Chair Ledford thanked the MEA representatives for their presentation provided tonight.

XV. ADJOURNMENT

The regular meeting adjourned at 7:20 PM.

GLENDA LEDFORD, Chairman Date

ATTEST:

TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2015.

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REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, April 14, 2015, in Council Chambers of City Hall, Wasilla, Alaska by Glenda Ledford, Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

- Debra Barrett, Seat B
- Jessica Dean, Seat C
- Loren Means, Seat D (arrived at 6:01 PM)
- Glenda Ledford, Seat E

Commissioner absent and excused was:

- Claudia Pinard, Seat A

Staff in attendance were:

- Mr. Archie Giddings, Public Works Director
- Ms. Tina Crawford, City Planner
- Ms. Lyn Carden, Deputy Administrator
- Ms. Tahirih Revet, Planning Clerk

III. PLEDGE OF ALLEGIANCE

- A. Commissioner Barrett led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as amended.

V. REPORTS

- A. City Deputy Administrator

Ms. Carden stated she and the Mayor were in Juneau last week and provided a summary of the meetings that they attended and the lack of state funding for capital projects.

- B. City Public Works Director

Mr. Giddings provided more information on the capital grants that were not approved by the State to pay for the City paving projects.

- C. City Attorney

No report given.

D. City Planner

Ms. Crawford stated that the Downtown Overlay District is scheduled for introduction to the City Council on April 27, 2015 and the public hearing on May 11, 2015.

VI. PUBLIC PARTICIPATION (*Three minutes per person for items not on agenda*)

No one stepped forward to provide comment.

VII. CONSENT AGENDA

A. Minutes of March 5, 2015, special meeting

GENERAL CONSENT: Minutes were approved as presented.

VIII. NEW BUSINESS (*five minutes per person*)

A. Public Hearing

1. Item: Land Clearing Waiver #15-01 (Reso. #15-04)
Request: Approval to clear 91 percent of the lot in order to develop an office/warehouse building.
Applicant: Pat Eder, Architect, Design Company
Owner: Igor Pavlus, Precision Homes LLC
Total Area: 1.25 acres +/-
Location: 1212 W. Mystery Avenue (SW corner Lucus/Mystery)
Lot 4, Discovery Hill Subdivision, Phase II
Zoning: Industrial (I)

a. City Staff

Ms. Crawford provided a summary of the request for the land clearing waiver.

b. Applicant

Mr. Pat Eder, Architect, The Design Company, provided a report on the applicant's development and reason for the request for a land clearing waiver.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

Chair Ledford opened the public hearing.

With no one present, Chair Ledford closed the public hearing.

d. Applicant

No further comments by Mr. Eder.

MOTION: Commissioner Dean moved to approve Land Clearing Waiver #15-01 (Reso. #15-04), as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Land Clearing Waiver #15-01 (Reso. #15-04), passed unanimously.

- B. **Resolution Serial No. 15-05:** Supporting a 45 mile per hour urban design section within the city of Wasilla for the Knik-Goose Bay Road reconstruction project.

Mr. Giddings proved a summary on the reason for the request to support the change in speed limit.

Discussion moved to the Commission.

Chair Ledford opened the public hearing.

With no one present, Chair Ledford closed the public hearing.

Discussion moved to the Commission

MOTION: Commissioner Means moved to approve Resolution Serial No. 15-05, as presented.

VOTE: The motion to approve Resolution Serial No. 15-05, passed unanimously.

X. UNFINISHED BUSINESS

No unfinished business.

XI. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

XII. AUDIENCE COMMENTS (*three minutes per person*)

No comments.

XIII. STAFF COMMENTS

Mr. Giddings stated that the task force suggested that ATVs aren't banned but will look at making restrictions as far as use.

Ms. Carden stated that the larger businesses of ATVs sales were invited to participate in the task force.

XIV. COMMISSION COMMENTS

Commissioner Means asked about annexation.

Ms. Carden stated that there is a property owner south of City boundary that has asked about being annexed into the City and the City is going through the beginning stages of the process.

Chair Ledford asked if Commission attendance at the neighborhood annexation meetings would be helpful.

Ms. Carden they the Commissioners would be welcome but that we always have a representative from the appropriate staff departments to answer questions.

XV. ADJOURNMENT

The regular meeting adjourned at 6:28 PM.

GLENDAL LEDFORD, Chairman Date

ATTEST:

TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2015.



I. SUMMARY FACTS:

Applicant: Richard Button, C.E., S.E., Benteh EEIS

Land Owner(s): Knik Tribal Council

Proposal: Approval to clear 100% of the vegetation on Lot B3, which is more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to create a 17 lot subdivision that will be developed with 16 residential duplex buildings (32 housing units). After construction of the homes, 67-85% of the lots will be re-vegetated with grass, shrubs, and trees.

Location: Northeast corner of N. Lucas Road and W. Cache Drive
Lot B3, Township 17 North, Range 1 West, Section 4

Parcel size: 9.21 acres±

Zoning District: Rural Residential (RR)

Future Land Use: Mixed Use/Transitional

Surrounding Zoning: North: Rural Residential
South: Rural Residential
East: Rural Residential
West: Rural Residential

II. STAFF RECOMMENDATION:

Staff recommends approval of this request with conditions.

III. SUMMARY OF REQUEST

Pursuant to WMC 16.33.050(A)(2), the Planning Commission may approve clearing vegetation from more than 70 percent of the lot area. The applicant is requesting approval to clear 100% of the vegetation on Lot B3, which is more than is allowed in WMC 16.33.050(A)(2). As lots are developed within the subdivision, grass, shrubs, and trees will be planted in a phased manner as shown on Sheet L10.1. After all vegetation is installed, approximately 67 – 85% of each lot will be covered in vegetation (see Sheet 10.0 for details.)

In order to provide a buffer between the residential units and Lucas Road, staff is recommending a condition that a 20’ wide strip of existing vegetation be preserved along the western property boundary and a 25’ wide strip of existing vegetation be preserved along the lot lines of proposed Lots 8 and 9, Lots 7 and 9, Lots 5 and 6, and Lots 3 and 4.

IV. APPLICABLE PROVISIONS:

WMC 16.33.050, Land Clearing Restrictions:

- A. No lot with an area equal to or greater than seven thousand two hundred (7,200) square feet may be cleared of native vegetation, except as permitted in this subsection.**
 - 2. After the issuance of a permit for a use of a lot under this title, up to seventy (70) percent of the lot area may be cleared for development, with the clearing of any larger area being subject to prior commission approval.**

V. ISSUES REGARDING CODE

Staff reviewed this request for a waiver to the land clearing standards required in WMC 16.33.050(A)(2). Since, this section of the Code does not list specific criteria for the Planning Commission to consider, staff reviewed the request to determine whether it appeared to be consistent with the intent of the landscaping requirements in Title 16.

VI. CONCLUSION AND RECOMMENDATION

Based on the landscape plan and supporting information submitted by the applicant, staff has determined that the request is consistent with the intent of the landscaping requirements in Title 16 and recommends that the Planning Commission approve the requested waiver to the land clearing requirements with the following conditions:

- 1. Retain a 20' wide strip of natural vegetation/trees along the western property line (Lucus Road), except for the proposed driveway areas and retain a 25' wide strip of vegetation/trees along the lot lines of proposed Lots 8 and 9, Lots 7 and 9, Lots 5 and 6, and Lots 3 and 4.
- 2. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the site plan date stamped May 1, 2015, attached as Exhibit A to Resolution Serial No. 15-06, as required in WMC 16.33.060.
- 3. The developer and/or lessee of the site must ensure that the right-of-way abutting the subject property along Lucas Road and Cache Drive is maintained with grass in perpetuity consistent with WMC 16.33.060.



May 1, 2015

City of Wasilla Planning Department
290 E Herning Ave.
Wasilla, AK 99654

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MAY 01 2015

Planning Office
City of Wasilla

Project: 214014.5020 – BENTEH – KTC Yuyan Subdivision Landscaping
Attn: Tina Crawford

Dear Ms. Crawford:

The Yuyan Subdivision has been redesigned with 17 lots instead of the 10 lots originally planned. The redesign will allow 32 housing units in 16 duplexes to be constructed instead of the original 20 housing units in 10 duplexes. There were several reasons for this change and they should be discussed here to help support the request for modification of landscape requirements.

One of the Knik Tribal Council's prime directives is to supply affordable housing to its members. This housing wants to be "Alaskan" in nature. For urban environments this means detached housing with as much space around them as possible given the financial constraints of the project. Duplexes and smaller lots are a good compromise. The Knik Tribal Council is investing in a Class "A" well and a water distribution system to make this development possible. It is designating the area remaining on lot 17, which contains the well, pump house and water tanks as a private park for the subdivision. The park will be developed as the subdivision is completed.

Complicating the subdivision redesign was the taking approximately 34,000 square feet by the State of Alaska for the North Lucas Road Improvements due to be constructed during the summer of 2016. This is effectively taking almost 2,000 square feet from each lot which could have been used for the utility easements required to serve the lots. There is a 15 foot wide easement for the water main along North Lucas Road. The utilities are currently reviewing the Yuyan Subdivision Plat and have requested an additional fifteen foot wide easement along North Lucas Road. The two easements will require the removal of 30 feet of natural vegetation from the North Lucas (west) side of lots 1, 4, 5, 7 and 8.

While the lot sizes are generous by near town Anchorage standards they do present challenges to development due to the areas set aside for onsite septic systems and easements. On lots 1, 2, 3, 4, 15, 16 and 17 there are some hills and slopes. Developing these lots to support housing requires regrading which will require the removal of all existing trees and bushes. The impact of the DOT taking over 34,000 square feet, the utility easements, room for driveways, houses, septic systems and site grading eliminates almost all existing vegetation from these lots. The area that is left are the set asides for alternate septic systems on lots 7 and 8. With the relatively small size of these areas and the tendency of small groups of existing trees left standing to blow down Knik Tribal Council would prefer to clear the lots and revegetate.

Knik Tribal Council (KTC) requests an exemption from the 16.33.050.A.2 requirement of the landscaping standards. This requirement limits the area that can be cleared of existing trees and bushes to 70% of the lot area. KTC's requests permission to clear and re-grade 100% of the area of the Yuyan Subdivision. To summarize the points in the previous discussion:

1. The 20,000 square foot size of the lots is fully used to provide space for the house, the driveway, the on-site septic system, and space for a replacement septic field and utility easements.

City of Wasilla Planning Department
Project: 214014.5020 – BENTEH – KTC Yuyan Subdivision Landscaping
May 1, 2015

2. The smaller lot size allows the construction of more housing units lowering unit cost and helps the tribe create more housing units for its members.
3. The location of the subdivision near the city center and makes it ideal for a higher density development. The higher density/smaller lot size limits the options for maintaining existing natural vegetation.
4. Much of the natural vegetation along North Lucas Road has to be removed for utility easements.
5. The existing topography on several of the lots with existing vegetation must be modified to create building sites and this will require the removal of all vegetation from several of the lots.

We propose the following actions to mitigate the removal of the natural vegetation:

1. The planting of over 400 moderate to fast-growing trees along property lines and subdivision boundaries in addition to the new trees required by the City of Wasilla landscaping code 16.33.020A and B for each lot.
2. The planting of over 2,000 rooted cuttings among the trees along property lines and subdivision boundaries.
3. All areas not landscaped will be hydro-seeded with grass.
4. Type "C" Landscape areas with trees and shrubs are sloped at 4 to 1. This area will be covered with wood chips to provide stability and minimize erosion.
5. Plantings will be installed and maintained by KTC summer interns during the dry part of summer. A temporary irrigation/water system will be installed to keep new plantings hydrated.

If you have questions or comments please call.

Sincerely,



Richard C. Button, C.E., S.E.

RCB/jlj

Attachments

KTC YUYAN SUBDIVISION DEVELOPMENT

WASILLA, ALASKA

KTC YUYAN SUBDIVISION			
DWG#	TITLE	REV#	DATE
GENERAL			
G1.0	COVER SHEET AND PROJECT INDEX	B	04-28-15
CIVIL: GENERAL			
C5.0	SITE PLAN	A	04-28-15
C5.1	SITE PLAN WITH PHOTO	A	04-28-15
CIVIL: ACCESS			
C7.4	ACCESS DRIVEWAYS, PARKING AREAS	B	04-28-15
CIVIL: LANDSCAPING			
L10.0	MASTER LANDSCAPING PLAN & LOT COVER INFORMATION	A	04-28-15
L10.1	LANDSCAPING PLAN - PHASE I, II & III	A	04-28-15
L10.2	PROPOSED UTILITY EASEMENTS	A	04-28-15
L11.0	EXISTING COVER WITH LOTS SUPERIMPOSED	A	04-28-15
L11.1	EXISTING COVER	A	04-28-15
L11.2	PHOTOS - P1 - P4	A	04-28-15
L11.3	PHOTOS - P5 - P8	A	04-28-15
L11.4	PHOTOS - P9 - P11	A	04-28-15
L12.0	LANDSCAPING SECTIONS & DETAILS	A	04-28-15
L12.1	LANDSCAPING SECTIONS & DETAILS	A	04-28-15
L12.2	LANDSCAPING SECTIONS & DETAILS	A	04-28-15
L13.0	TYPICAL DUPLEX PLANTING	A	04-28-15
L20.0	PLANTING DETAILS	A	04-28-15
L20.1	PLANTING SCHEDULE	A	04-28-15
CIVIL: UTILITIES			
U7.1	SCHEMATIC - PROPOSED SEPTIC SYSTEM	B	04-28-15

OWNER

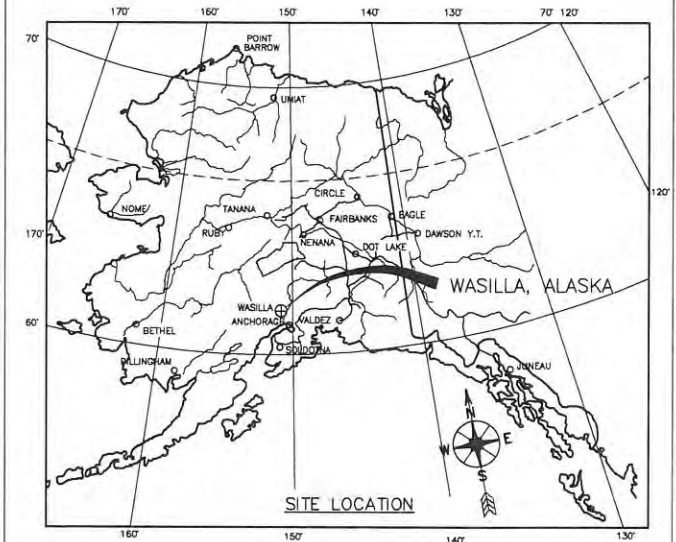
KNIK TRIBAL COUNCIL
 951 EAST BOGARD, SUITE 101
 WASILLA, ALASKA 99654
 PHONE: (907) 258-3231
 CONTACT - LORI CANADY

ARCHITECTURAL / STRUCTURAL / CIVIL / LANDSCAPING

BENTEH-EEIS CONSULTING ENGINEERS, INC.
 P.O. BOX 92169
 ANCHORAGE, ALASKA 99509
 PHONE: (907) 258-3231
 CONTACT - RICK BUTTON

SURVEYING / CONSULTING

DENALI NORTH SURVEYING AND ENGINEERING
 P.O. BOX 874577
 WASILLA, AK 99687
 PHONE: (907) 373-1110
 CONTACT - WAYNE WHALEY



SITE LOCATION
STATE MAP

SYMBOLS

<p> SECTION CUT SECTION IDENTIFICATION SHEET WHERE DETAIL IS DRAWN</p> <p> DETAIL SECTION IDENTIFICATION SHEET WHERE DETAIL IS DRAWN</p> <p> INTERIOR ELEVATION(S) SECTION IDENTIFICATION SHEET WHERE DETAIL IS DRAWN</p> <p> EXTERIOR ELEVATION</p> <p> REVISION CLOUD AROUND REVISION</p>	<p> WINDOW TYPE</p> <p> DOOR NUMBER DETAIL</p> <p> EMERGENCY LIGHTS</p> <p> ILLUMINATED EXIT SIGN</p> <p> FIRE EXTINGUISHER</p>
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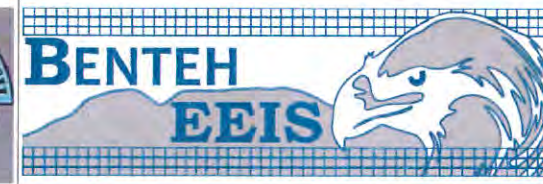
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MAY 01 2015

Planning Office
City of Wasilla

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No.	DATE	DESCRIPTION	DWN.	CHK'D	D. ENG.	P. ENG.	P. MGR.	CLIENT
B	04-28-15	PLANNING COMMISSION ISSUE	CJ	RB	RB	RB	RB	
A	03-25-15	CLIENT REVIEW	CJ	JS	RB	RB	RB	
ISSUES / REVISIONS								



PLANNING COMMISSION

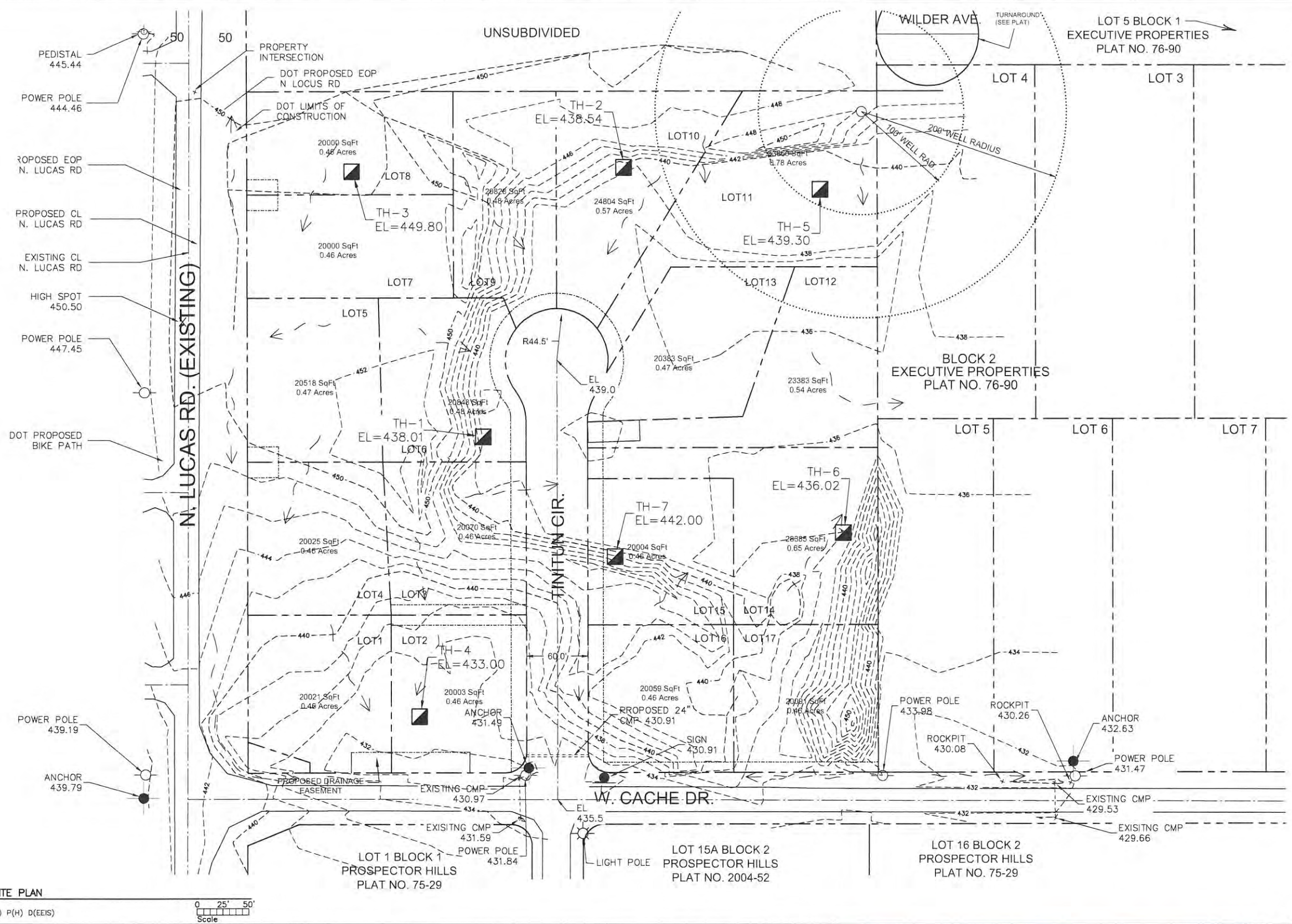
TITLE
KTC YUYAN SUBDIVISION DEVELOPMENT

COVER SHEET AND PROJECT INDEX

GENERAL

DATE 03-25-15	E.E.I.S. DWG. NO.	REVISION
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	G1.0	B

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---	451	MINOR CONTOUR PROPOSED
---		PROPERTY LINE
---		EDGE OF ROAD
---		EASEMENT
---		ROAD CENTERLINE
---		EXISTING TRAIL

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 MAY 01 2015
 Planning Office
 City of Wasilla

2.1 YUYAN SITE PLAN
 S(600) G(A) P(H) D(EEIS)
 Scale: 0 25' 50'

No.	DATE	DESCRIPTION	ISSUES / REVISIONS	DWN.	CHK'D	D. ENG.	P. ENG.	P. MGR.	CLIENT
A	04-28-15	PLANNING COMMISSION ISSUE		CJ	JS	RB	RB	RB	



PLANNING COMMISSION
 TITLE: KTC YUYAN SUBDIVISION DEVELOPMENT
 SITE PLAN
 CIVIL

DATE: 04-28-15
 SCALE: AS NOTED
 REVISION: C5.0 A

BENTEH JOB#: 214014
 CLIENT DOC#

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-----451-----	MINOR CONTOUR PROPOSED
-----	PROPERTY LINE
-----	EDGE OF ROAD
-----	EASEMENT
-----	ROAD CENTERLINE
-----	EXISTING TRAIL

RECEIVED
 MAY 01 2015
 Planning Office
 City of Wasilla

DWG.No.	TITLE	REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	ISSUES / REVISIONS	DWN.	CHK'D	D.	ENG	P.	ENG	P.	MGR	CLIENT
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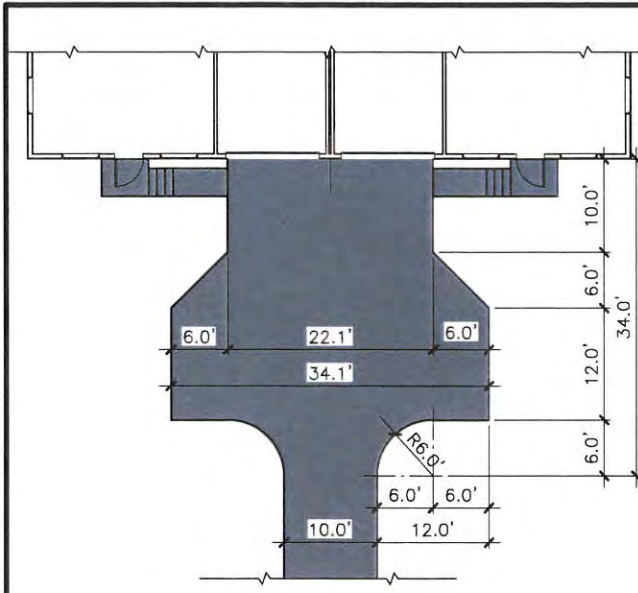


PLANNING COMMISSION
 TITLE KTC YUYAN SUBDIVISION DEVELOPMENT
 SITE PLAN WITH PHOTO
 CIVIL

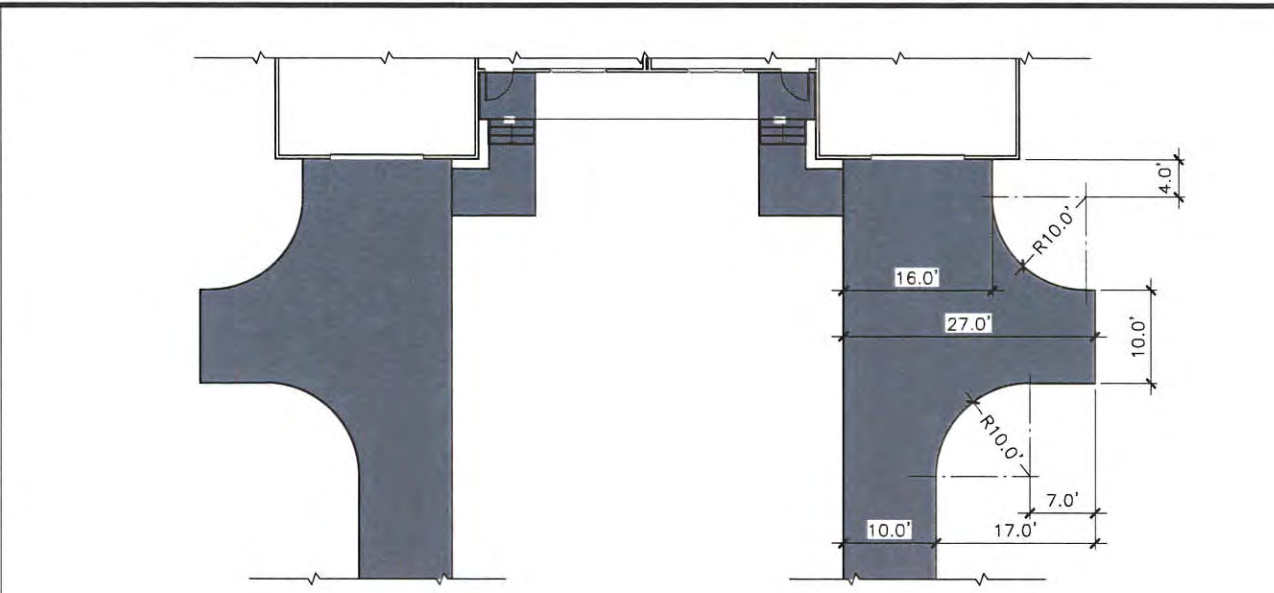
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 BENTEH JOB# 214014
 CLIENT DOC#

REVISION
 C5.1 A

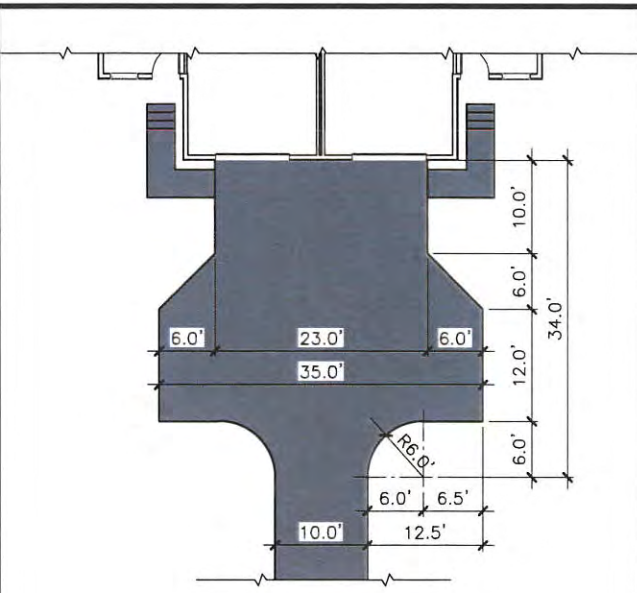
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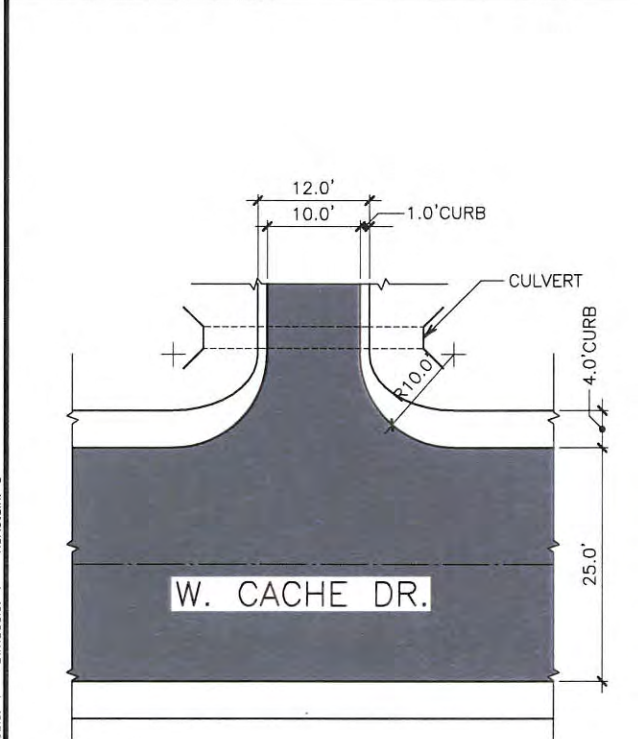
1.1 TYPICAL 1-STORY/1 BED ROOM DRIVEWAY
 S(120) G(A) P(H) D(EEIS)
 Scale: 0 5' 10'



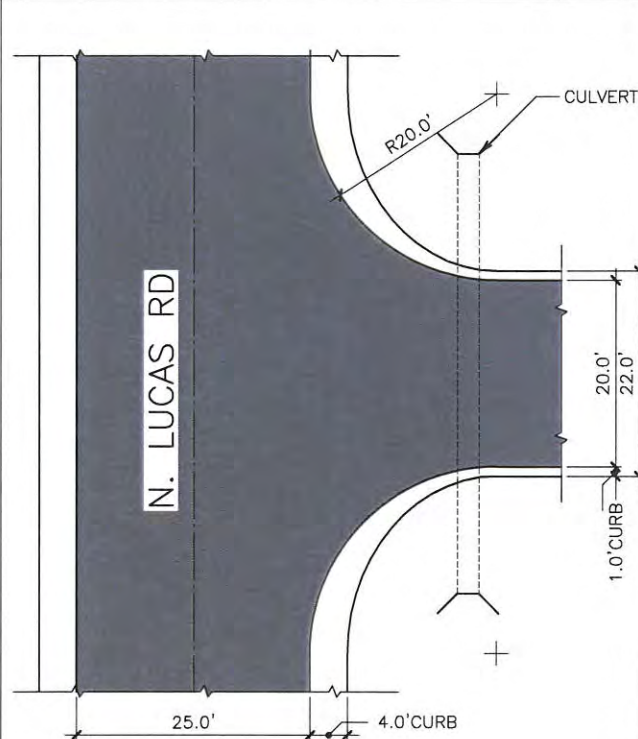
1.2 TYPICAL 1-STORY/3 BED ROOM DUPLEX DRIVEWAY
 S(120) G(A) P(H) D(EEIS)
 Scale: 0 5' 10'



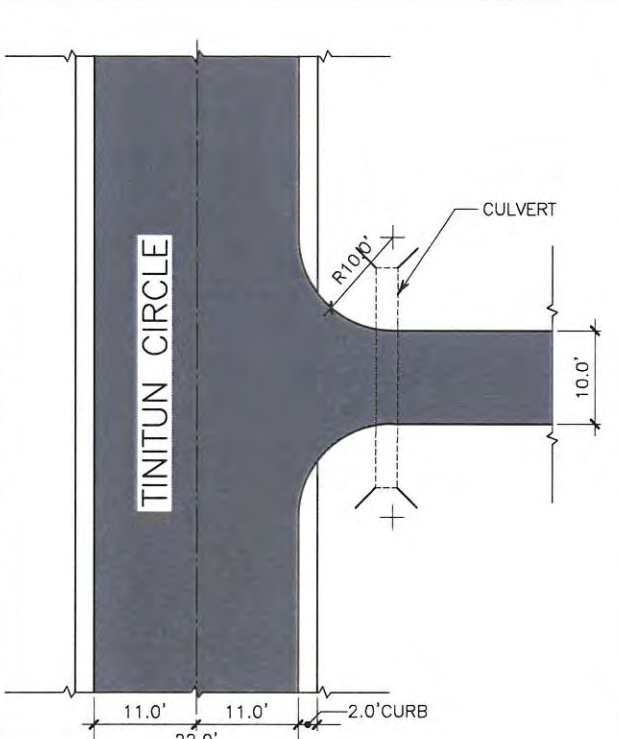
1.4 TYPICAL 2-STORY/3 BED ROOM DUPLEX DRIVEWAY
 S(120) G(A) P(H) D(EEIS)
 Scale: 0 5' 10'



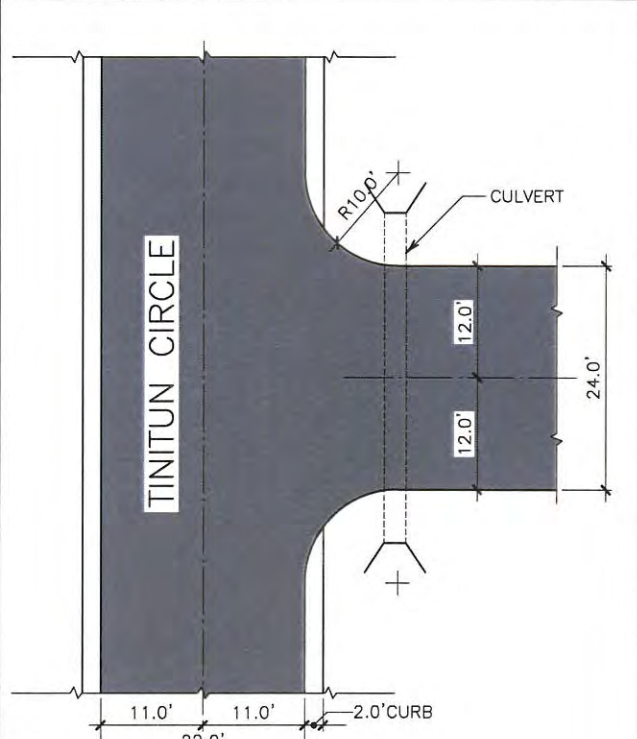
2.1 TYPICAL W. CACHE DR. ACCESS
 S(120) G(A) P(H) D(EEIS)
 Scale: 0 5' 10'



2.2 TYPICAL N. LUCAS DR. ACCESS
 S(120) G(A) P(H) D(EEIS)
 Scale: 0 5' 10'



2.3 TYPICAL TINTUN CIRCLE ACCESS
 S(120) G(A) P(H) D(EEIS)



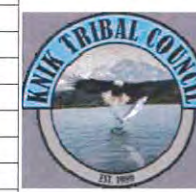
2.4 TINTUN CIRCLE LOTS 12, 13 AND 14 ACCESS
 S(120) G(A) P(H) D(EEIS)

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DWG.No.	TITLE
	REFERENCE DRAWINGS

No.	DATE	DESCRIPTION	ISSUES / REVISIONS
B	04-28-15	PLANNING COMMISSION ISSUE	
A	03-25-15	CLIENT REVIEW	

DWN.	CHK'D	D. ENG	P. ENG	P. MGR	CLIENT
CJ	RB	RB	RB	RB	
CJ	JS	RB	RB	RB	

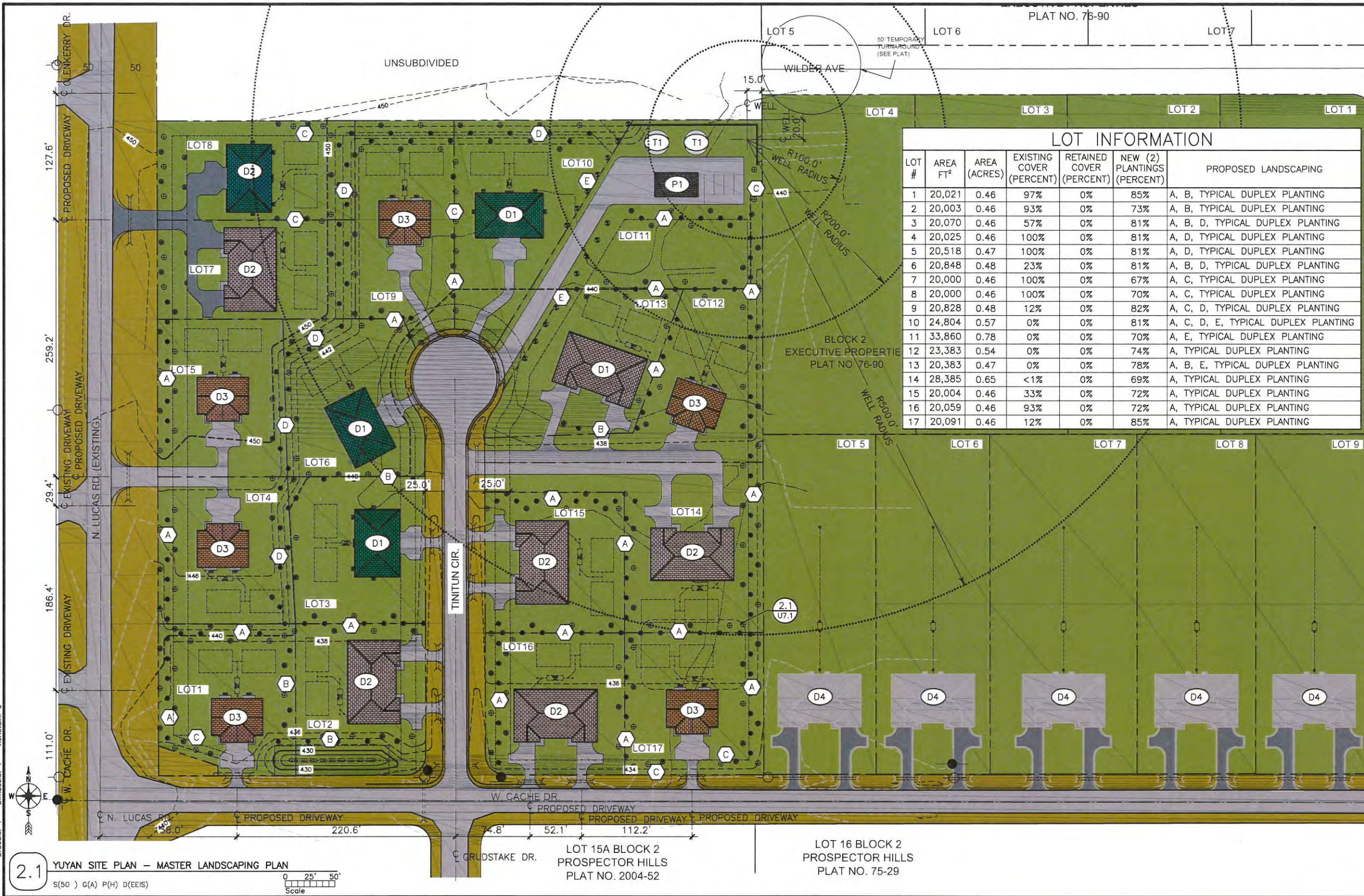


PLANNING COMMISSION
 TITLE: KTC YUYAN SUBDIVISION DEVELOPMENT
 ACCESS DRIVEWAYS, PARKING AREAS
 CIVIL

DATE: 03-25-15
 SCALE: AS NOTED
 REVISION: C7.4 B

BENTEH JOB# 214014
 CLIENT DOC#

File Name: F:\ACAD\2014\214014.0000 KTC DUPLEX KTC DUPLEX\ROAD AND UTILITY\SUBDIVISION LANDSCAPING\L10.0 MASTER LANDSCAPING PLAN & LOT COVER INFORMATION.dwg
 Plots/Ver. NCS 4.0.ctb - Page Setup: 1 - VnaRetain: 0
 DimScale: 1 - L1Scale: 1



LOT INFORMATION						
LOT #	AREA FT ²	AREA (ACRES)	EXISTING COVER (PERCENT)	RETAINED COVER (PERCENT)	NEW (2) PLANTINGS (PERCENT)	PROPOSED LANDSCAPING
1	20,021	0.46	97%	0%	85%	A, B, TYPICAL DUPLEX PLANTING
2	20,003	0.46	93%	0%	73%	A, B, TYPICAL DUPLEX PLANTING
3	20,070	0.46	57%	0%	81%	A, B, D, TYPICAL DUPLEX PLANTING
4	20,025	0.46	100%	0%	81%	A, D, TYPICAL DUPLEX PLANTING
5	20,518	0.47	100%	0%	81%	A, D, TYPICAL DUPLEX PLANTING
6	20,848	0.48	23%	0%	81%	A, B, D, TYPICAL DUPLEX PLANTING
7	20,000	0.46	100%	0%	67%	A, C, TYPICAL DUPLEX PLANTING
8	20,000	0.46	100%	0%	70%	A, C, TYPICAL DUPLEX PLANTING
9	20,828	0.48	12%	0%	82%	A, C, D, TYPICAL DUPLEX PLANTING
10	24,804	0.57	0%	0%	81%	A, C, D, E, TYPICAL DUPLEX PLANTING
11	33,860	0.78	0%	0%	70%	A, E, TYPICAL DUPLEX PLANTING
12	23,383	0.54	0%	0%	74%	A, TYPICAL DUPLEX PLANTING
13	20,383	0.47	0%	0%	78%	A, B, E, TYPICAL DUPLEX PLANTING
14	28,385	0.65	<1%	0%	69%	A, TYPICAL DUPLEX PLANTING
15	20,004	0.46	33%	0%	72%	A, TYPICAL DUPLEX PLANTING
16	20,059	0.46	93%	0%	72%	A, TYPICAL DUPLEX PLANTING
17	20,091	0.46	12%	0%	85%	A, TYPICAL DUPLEX PLANTING

LINE TYPE LEGEND

- 450--- MAJOR CONTOUR EXISTING
- 451--- MINOR CONTOUR EXISTING
- 450--- MAJOR CONTOUR PROPOSED
- 451--- MINOR CONTOUR PROPOSED
- PROPERTY LINE
- EDGE OF ROAD
- EASEMENT
- ROAD CENTERLINE

- STRUCTURE TYPES:**
- EXISTING DUPLEX:**
- (D4) 1 STORY / 3 BEDROOM / 2 BATH
- PROPOSED DUPLEX:**
- (D1) 1 STORY / 1 BEDROOM / 1 BATH (1000 GALLON SEPTIC TANK)
 - (D2) 1 STORY / 3 BEDROOM / 2 BATH (2000 GALLON SEPTIC TANK)
 - (D3) 2 STORY / 3 BEDROOM / 2.5 BATH (2000 GALLON SEPTIC TANK)
 - (P1) PROPOSED PUMP HOUSE
 - (T1) PROPOSED POTABLE WATER STORAGE TANKS

- PLANTING TYPES:**
- (A) SEE 2.1/L12.0 - 2,483 LIN. FT.
 - (B) SEE 2.3/L12.0 - 435 LIN. FT.
 - (C) SEE 2.1/L12.1 - 668 LIN. FT.
 - (D) SEE 2.3/L12.1 - 764 LIN. FT.
 - (E) SEE 2.1/L12.2 - 301 LIN. FT.

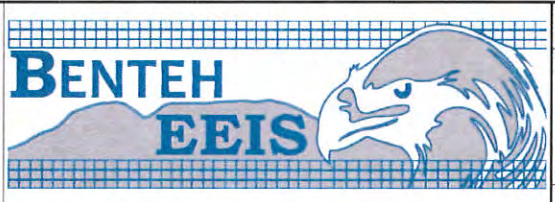
TREE TYPE LEGEND

TYPE	COUNT
BIRCH	110
CANADA RED	105
TAMARACK	205
TOWERING ASPEN	16
TOTAL:	436

NOTE: 1) TOTAL DOES NOT INCLUDE LOT SPECIFIC PLANTINGS - SEE 2.1/L13.0
 2) INCLUDES AREA OF TREES, SHRUBS, AND GRASS

2.1 YUYAN SITE PLAN - MASTER LANDSCAPING PLAN
 S(50) G(A) P(H) D(EEIS)
 Scale: 0 25' 50'

DWG.No.	TITLE	DATE	DESCRIPTION	DWN.	CHK'D	D. ENG	P. ENG	P. MGR	CLIENT
A	04-28-15	PLANNING COMMISSION ISSUE		CJ	JS	RB	RB	RB	
ISSUES / REVISIONS									



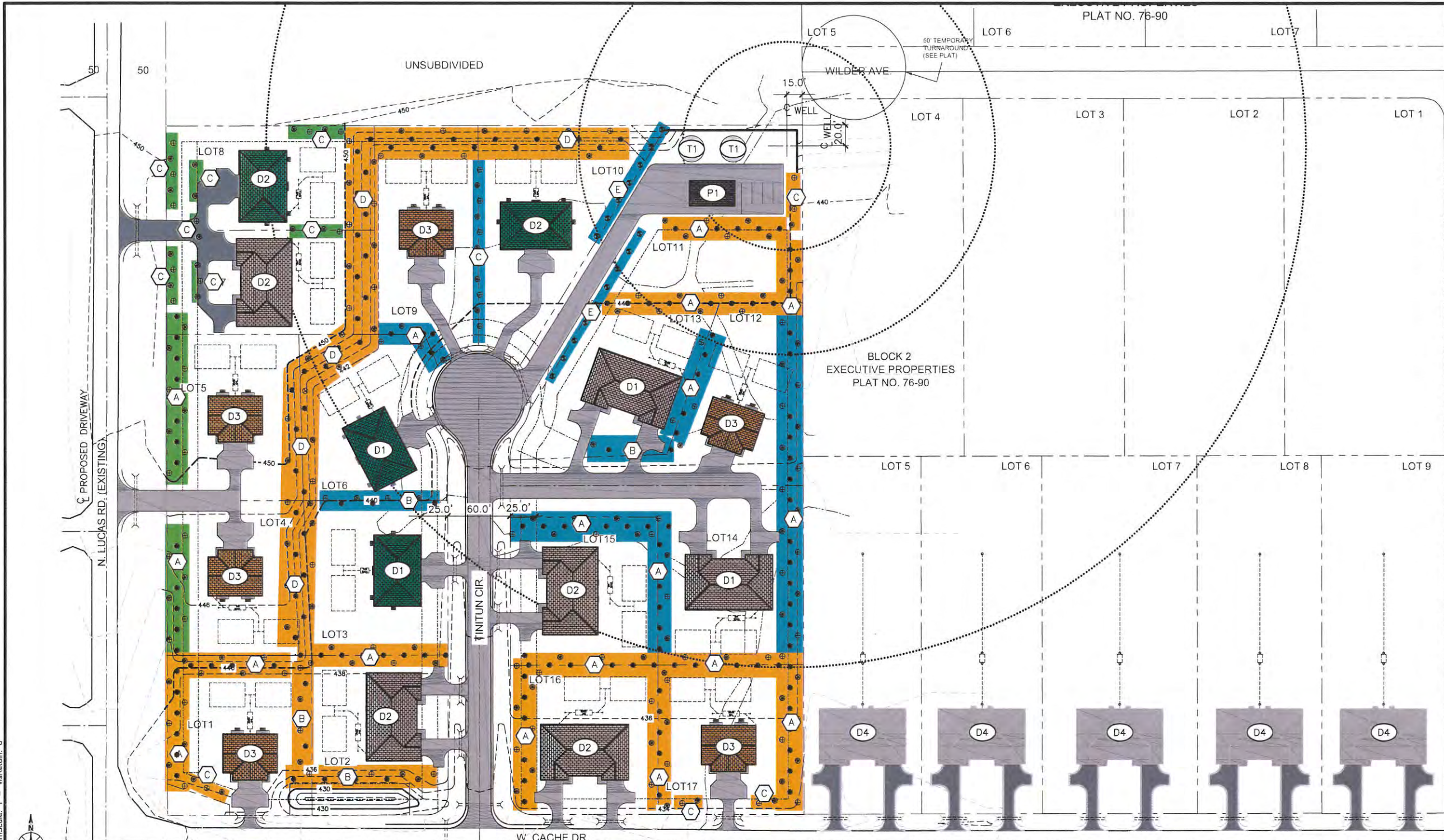
PLANNING COMMISSION
 TITLE: KTC YUYAN SUBDIVISION DEVELOPMENT
 MASTER LANDSCAPING PLAN & LOT COVER INFORMATION LANDSCAPING

DATE: 04-28-15
 SCALE: AS NOTED

REVISION: L10.0 A

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File Name: F:\ACAD\2014\214014.0000 KTC DUPLEX KTC DUPLEX SHEETS ROAD AND UTILITY SUBDIVISION LANDSCAPING\10.1 LANDSCAPING PLAN - PHASE I, II & III.dwg
 Plot Style: NCS_10.ctb
 Page Setup: 1
 DimScale: 1
 LinScale: 0
 Page: 1 of 1



LINE TYPE LEGEND

--- 450 ---	MAJOR CONTOUR EXISTING
--- 451 ---	MINOR CONTOUR EXISTING
--- 450 ---	MAJOR CONTOUR PROPOSED
--- 451 ---	MINOR CONTOUR PROPOSED
---	PROPERTY LINE
---	EDGE OF ROAD
---	EASEMENT
---	ROAD CENTERLINE

STRUCTURE TYPES:

EXISTING DUPLEX:

(D4)	1 STORY / 3 BEDROOM / 2 BATH
------	------------------------------

PROPOSED DUPLEX:

(D1)	1 STORY / 1 BEDROOM / 1 BATH
(D2)	1 STORY / 3 BEDROOM / 2 BATH
(D3)	2 STORY / 3 BEDROOM / 2.5 BATH
(P1)	PROPOSED PUMP HOUSE
(T1)	PROPOSED POTABLE WATER STORAGE TANKS

PLANTING TYPES:

(A)	SEE 2.1/L12.0 - 2,483 LIN. FT.
(B)	SEE 2.3/L12.0 - 435 LIN. FT.
(C)	SEE 2.1/L12.1 - 668 LIN. FT.
(D)	SEE 2.3/L12.1 - 764 LIN. FT.
(E)	SEE 2.1/L12.2 - 301 LIN. FT.

TREE TYPE LEGEND

TYPE	COUNT
(Symbol)	BIRCH 110
(Symbol)	CANADA RED 105
(Symbol)	TAMARACK 205
(Symbol)	TOWERING ASPEN 16
TOTAL: 436	

NOTE: 1) TOTAL DOES NOT INCLUDE LOT SPECIFIC PLANTINGS - SEE 2.1/L13.0
 2) INCLUDES AREA OF TREES, SHRUBS, AND GRASS

PHASES OF LANDSCAPING:

(Orange)	PHASE I (SUMMER/FALL 2015)
(Blue)	PHASE II (SUMMER/FALL 2016)
(Green)	PHASE III (SUMMER/FALL 2017)

2.1 YUYAN SITE PLAN - PHASES I, II & III
 S(50) G(A) P(H) D(E)EIS
 Scale: 0 25' 50'

DWG.No.	TITLE	DATE	DESCRIPTION	CHK'D	D. ENG	P. ENG	P. MGR	CLIENT
A	04-28-15	PLANNING COMMISSION ISSUE		CJ	JS	RB	RB	RB
No.	DATE	ISSUES / REVISIONS		DWN.	CHK'D	D. ENG	P. ENG	P. MGR



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PLANNING COMMISSION

TITLE
KTC YUYAN SUBDIVISION DEVELOPMENT

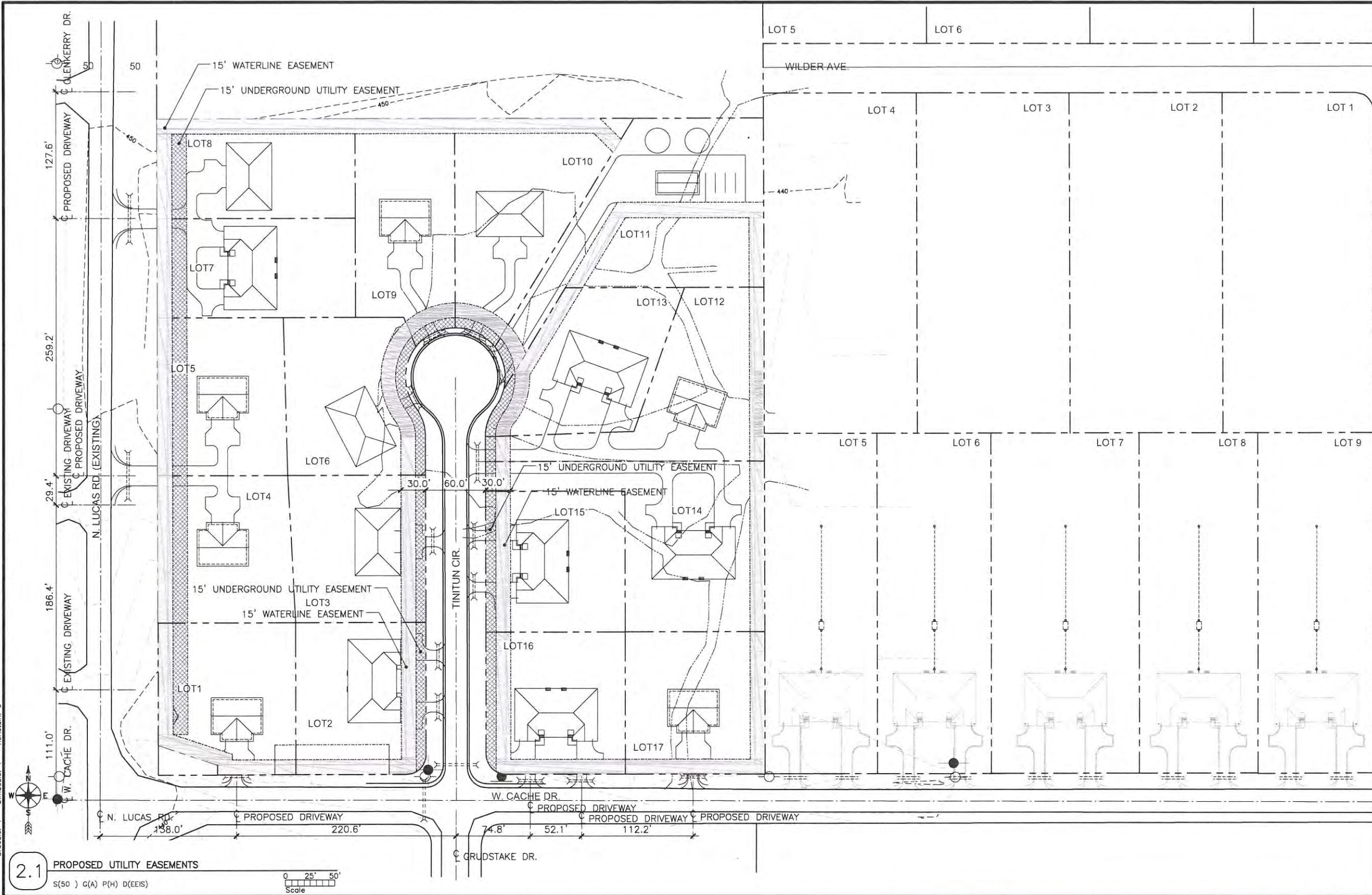
LANDSCAPING PLAN - PHASE I, II & III

LANDSCAPING

DATE	04-28-15	REVISION	
SCALE	AS NOTED		
BENTEH JOB# 214014		CLIENT DOC#	

L10.1 A

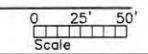
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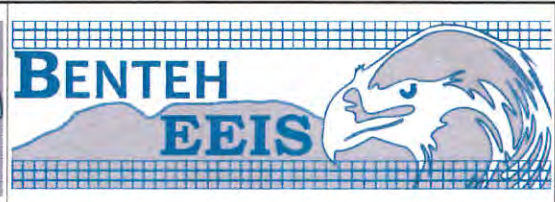
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---451---	MINOR CONTOUR EXISTING
---450---	MAJOR CONTOUR PROPOSED
---451---	MINOR CONTOUR PROPOSED
---	PROPERTY LINE
---	EDGE OF ROAD
---	EASEMENT
---	ROAD CENTERLINE

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2.1 PROPOSED UTILITY EASEMENTS
 S(50) G(A) P(H) D(EEIS)



DWG.No.	TITLE	REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	DWN.	CHK'D	D. ENG	P. ENG	P. MGR	CLIENT
			A	04-28-15	PLANNING COMMISSION ISSUE	CJ	JS	RB	RB	RB	
					ISSUES / REVISIONS						



PLANNING COMMISSION
 TITLE: KTC YUYAN SUBDIVISION DEVELOPMENT
 PROPOSED UTILITY EASEMENTS
 LANDSCAPING

DATE	04-28-15	EES DWG. NO.	
SCALE	AS NOTED	EES DWG. NO.	

BENTEH JOB# 214014 CLIENT DOC#

REVISION: **A**

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LINE TYPE LEGEND	
-----450-----	MAJOR CONTOUR EXISTING
-----451-----	MINOR CONTOUR EXISTING
-----450-----	MAJOR CONTOUR PROPOSED
-----451-----	MINOR CONTOUR PROPOSED
-----	PROPERTY LINE
-----	EDGE OF ROAD
-----	EASEMENT
-----	ROAD CENTERLINE
-----	EXISTING TRAIL

2.1 YUYAN SITE PLAN
 S(600) G(A) P(H) D(EEIS)
 Scale: 0 25' 50'

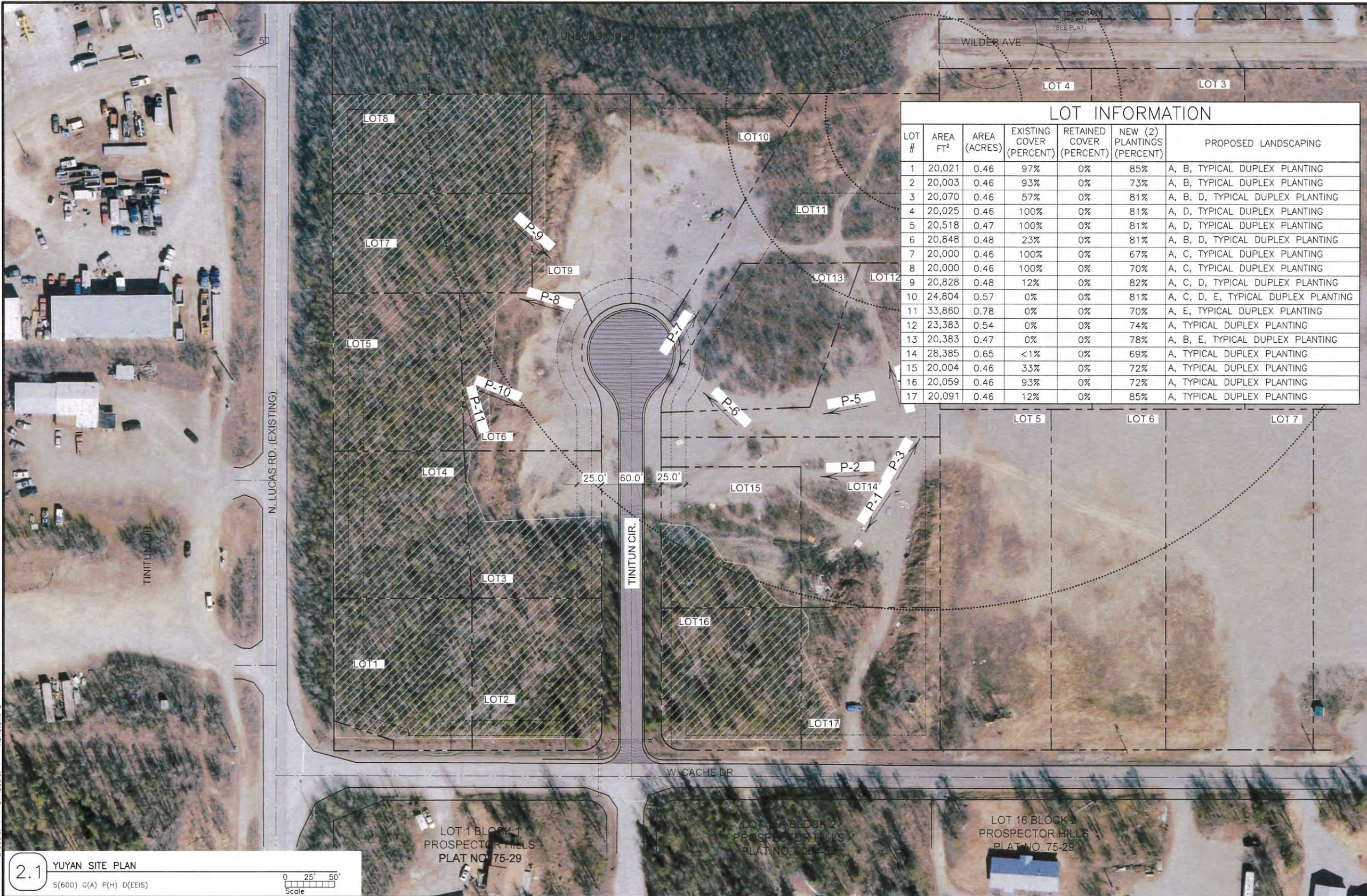
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DWG.No.	TITLE	REFERENCE DRAWINGS	No.	DATE	ISSUES / REVISIONS	DWN.	CHK'D	D. ENG	P. ENG	P. MGR	CLIENT
			A	04-28-15	PLANNING COMMISSION ISSUE	JS	RB	JS	RB	RB	



PLANNING COMMISSION
 TITLE: KTC YUYAN SUBDIVISION DEVELOPMENT
 EXISTING COVER WITH LOTS SUPERIMPOSED
 LANDSCAPING
 DATE: 04-28-15
 SCALE: AS NOTED
 BENTEH JOB#: 214014
 CLIENT DOC#:
 REVISION: L11.0 A

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LOT INFORMATION						
LOT #	AREA FT ²	AREA (ACRES)	EXISTING COVER (PERCENT)	RETAINED COVER (PERCENT)	NEW (2) PLANTINGS (PERCENT)	PROPOSED LANDSCAPING
1	20,021	0.46	97%	0%	85%	A, B, TYPICAL DUPLEX PLANTING
2	20,003	0.46	93%	0%	73%	A, B, TYPICAL DUPLEX PLANTING
3	20,070	0.46	57%	0%	81%	A, B, D, TYPICAL DUPLEX PLANTING
4	20,025	0.46	100%	0%	81%	A, D, TYPICAL DUPLEX PLANTING
5	20,518	0.47	100%	0%	81%	A, D, TYPICAL DUPLEX PLANTING
6	20,848	0.48	23%	0%	81%	A, B, D, TYPICAL DUPLEX PLANTING
7	20,000	0.46	100%	0%	67%	A, C, TYPICAL DUPLEX PLANTING
8	20,000	0.46	100%	0%	70%	A, C, TYPICAL DUPLEX PLANTING
9	20,828	0.48	12%	0%	82%	A, C, D, TYPICAL DUPLEX PLANTING
10	24,804	0.57	0%	0%	81%	A, C, D, E, TYPICAL DUPLEX PLANTING
11	33,860	0.78	0%	0%	70%	A, E, TYPICAL DUPLEX PLANTING
12	23,383	0.54	0%	0%	74%	A, TYPICAL DUPLEX PLANTING
13	20,383	0.47	0%	0%	78%	A, B, E, TYPICAL DUPLEX PLANTING
14	28,385	0.65	<1%	0%	69%	A, TYPICAL DUPLEX PLANTING
15	20,004	0.46	33%	0%	72%	A, TYPICAL DUPLEX PLANTING
16	20,059	0.46	93%	0%	72%	A, TYPICAL DUPLEX PLANTING
17	20,091	0.46	12%	0%	85%	A, TYPICAL DUPLEX PLANTING

- LINE TYPE LEGEND**
- 450----- MAJOR CONTOUR EXISTING
 - 451----- MINOR CONTOUR EXISTING
 - 450----- MAJOR CONTOUR PROPOSED
 - 451----- MINOR CONTOUR PROPOSED
 - PROPERTY LINE
 - EDGE OF ROAD
 - EASEMENT
 - ROAD CENTERLINE
 - EXISTING TRAIL
- P-X → INDICATES DIRECTION AND PHOTOGRAPH NUMBER

2.1 YUYAN SITE PLAN
 S(600) G(A) P(H) D(EEIS)
 Scale: 0 25' 50'

No.	DATE	DESCRIPTION	CHK'D	D. ENG	P. ENG	P. MGR	CLIENT
A	04-28-15	PLANNING COMMISSION ISSUE	CJ	JS	RB	RB	RB



PLANNING COMMISSION
 TITLE: KTC YUYAN SUBDIVISION DEVELOPMENT
 EXISTING COVER
 LANDSCAPING
 DATE: 04-28-15
 SCALE: AS NOTED
 REVISION: L11.1 A

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1.1 PHOTO 1
S(1) G(A) P(H) D(EEIS) N.T.S.



1.3 PHOTO 2
S(1) G(A) P(H) D(EEIS) N.T.S.



2.1 PHOTO 3
S(1) G(A) P(H) D(EEIS) N.T.S.



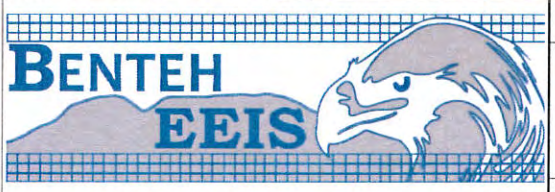
2.3 PHOTO 4
S(1) G(A) P(H) D(EEIS) N.T.S.

NOTES (FOR THIS SHEET)
N1 SAMPLE TEXT

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City of Wasilla

File Name: F:\ACAD\2014\214014.0000 KTC DUPLICATIONS\ROAD AND UTILITY\SUBDIVISION LANDSCAPING\L11.2 PHOTOS - P1 - P4.dwg
 PlotStyle: NCS 4.0.ctb
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DWG.No.	TITLE	No.	DATE	DESCRIPTION	DWN.	CHK'D	D. ENG	P. ENG	P. MGR	CLIENT
	REFERENCE DRAWINGS									
		A	04-28-15	PLANNING COMMISSION ISSUE	CJ	JS	RB	RB	RB	
				ISSUES / REVISIONS						



BENTEH JOB# 214014 CLIENT DOC#

PLANNING COMMISSION
 TITLE: KTC YUYAN SUBDIVISION DEVELOPMENT
 PHOTOS - P1 - P4
 LANDSCAPING

DATE: 04-28-15
 SCALE: AS NOTED
 REVISION: A

FEIS DWG. NO. L11.2

NOTES (FOR THIS SHEET)
 (N1) SAMPLE TEXT



1.1 PHOTO 5
 S(1) G(A) P(H) D(E)EIS) N.T.S.



1.3 PHOTO 6
 S(1) G(A) P(H) D(E)EIS) N.T.S.



2.1 PHOTO 7
 S(1) G(A) P(H) D(E)EIS) N.T.S.

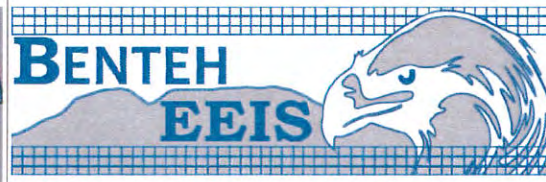


2.3 PHOTO 8
 S(1) G(A) P(H) D(E)EIS) N.T.S.

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File Name: F:\ACAD\2014\214014.0000 KTC DUPLEX\KTC DUPLEX\sheets\ROAD AND UTILITY\SUBDIVISION LANDSCAPING\L11.3 PHOTOS - P5 - P8.dwg
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DWG.No.	TITLE	REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	DWN.	CHK'D	D. ENG	P. ENG	P. MGR	CLIENT
			A	04-28-15	PLANNING COMMISSION ISSUE	CJ	JS	RB	RB	RB	
					ISSUES / REVISIONS						



PLANNING COMMISSION
 TITLE KTC YUYAN SUBDIVISION DEVELOPMENT
 PHOTOS - P5 - P8
 LANDSCAPING

DATE 04-28-15
 SCALE AS NOTED

BENTEH JOB# 214014
 CLIENT DOC#

EEIS DWG. NO. [Barcode]
 EEIS DWG. NO. L11.3

REVISION A

File Name: F:\ACAD\2014\214014.0000 KTC DUPLICATIONS\KTC DUPLICATIONS\ROAD AND UTILITY\SUBDIVISION LANDSCAPING\L11.4 PHOTOS - P9 - P11.dwg
PlotStyle: NCS 4.0.ctb
Page Setup: L11.4.ctb
DimScale: 1
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1.1 PHOTO 9
S(1) G(A) P(H) D(EEIS) N.T.S.



1.3 PHOTO 10
S(1) G(A) P(H) D(EEIS) N.T.S.

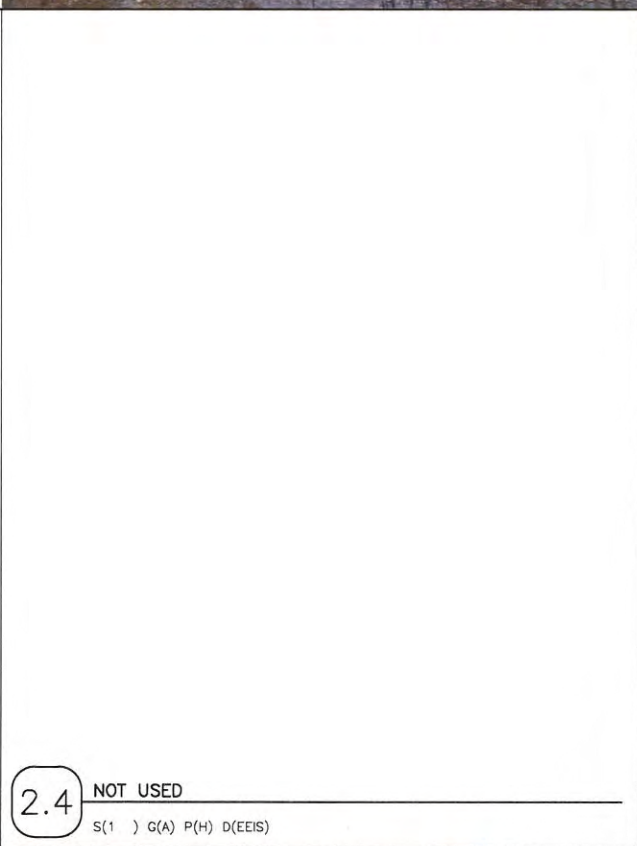
NOTES (FOR THIS SHEET)
N1 SAMPLE TEXT



2.1 PHOTO 11
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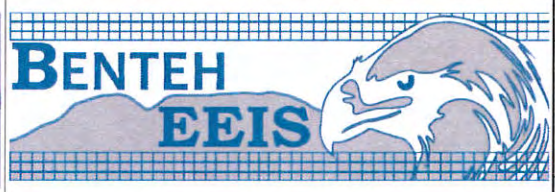
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S(1) G(A) P(H) D(EEIS)



2.4 NOT USED
S(1) G(A) P(H) D(EEIS)

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MAY 01 2015
Planning Office
City of Wasilla

DWG.No.	TITLE	No.	DATE	DESCRIPTION	DWN.	CHK'D	D. ENG	P. ENG	P. MGR	CLIENT	ENGINEERING APPROVALS				
	REFERENCE DRAWINGS	A	04-28-15	PLANNING COMMISSION ISSUE							CJ	JS	RB	RB	RB



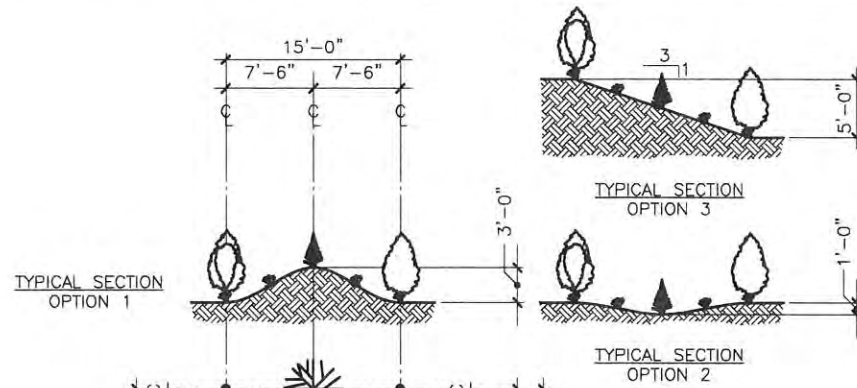
PLANNING COMMISSION
TITLE KTC YUYAN SUBDIVISION DEVELOPMENT
PHOTOS - P9 - P11
LANDSCAPING

DATE 04-28-15
SCALE AS NOTED

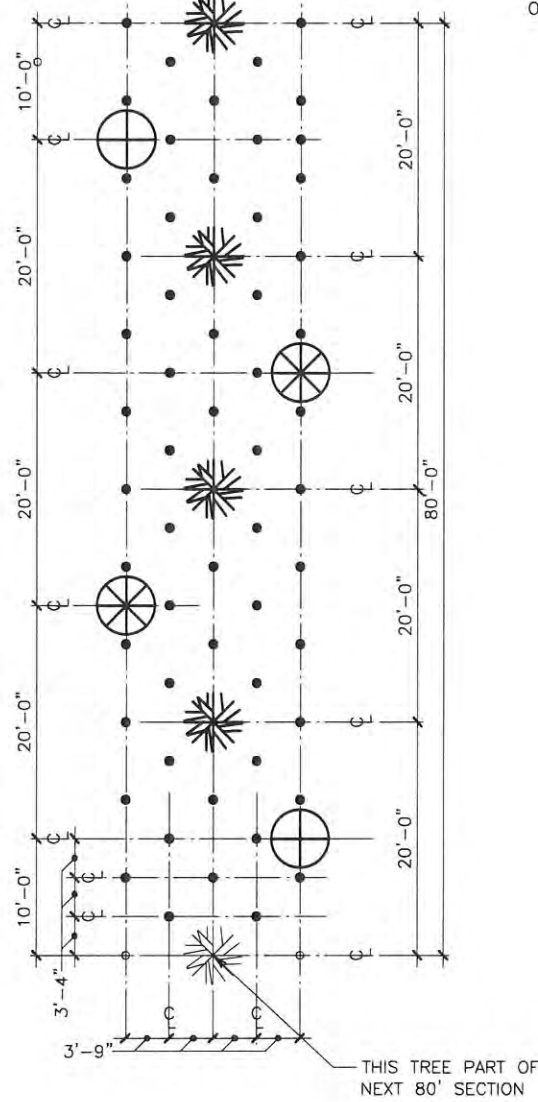
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E.E.I.S. DWG. NO. [Barcode]

REVISION A

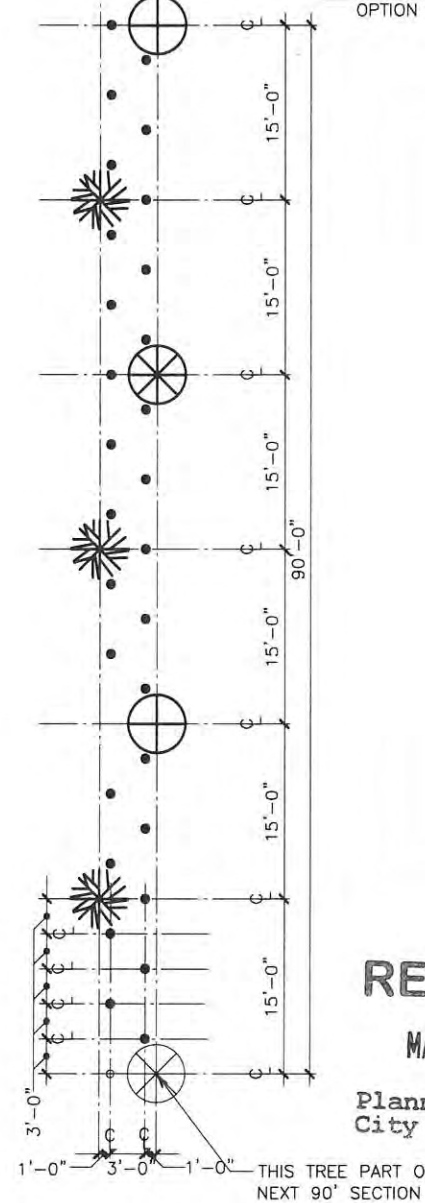
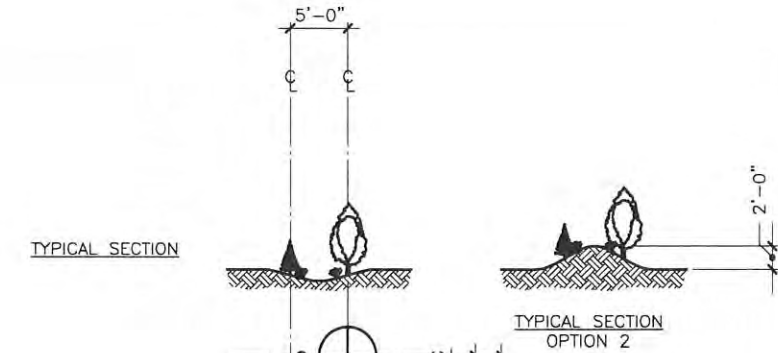
File Name: F:\ACAD\2014\214014.0000 KTC DUPLICATION\KTC DUPLICATION\ROAD AND UTILITY\SUBDIVISION LANDSCAPING\L12.0 LANDSCAPING SECTIONS & DETAILS.dwg
 PlotStyle: NCS 4.0.ctb - Page Setup: 0
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PLANTING SCHEDULE SCHEME (A)					
SYMBOL	#	COMMON NAME	BOTANICAL NAME	CALIBER	HEIGHT
⊗ PLAN ELEV	2	BIRCH	BETULA POPYRIFERA	1"	6.0'
⊕ PLAN ELEV	2	CANADA RED	PRUNUS VIRGINIANA	1"	5.0'
⊗ PLAN ELEV	4	TAMARACK	LARIX LARICINA	0.75"	3.0'
⊗ PLAN ELEV	0	TOWERING ASPEN	POPULUS TREMULA	1"	5.0'
TREE COUNT / 80 FT:		8			
● PLAN ELEV	7	SHRUB/BUSH			
SHRUB COUNT / 10 FT:		7			



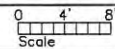
PLANTING SCHEDULE SCHEME (B)					
SYMBOL	#	COMMON NAME	BOTANICAL NAME	CALIBER	HEIGHT
⊗ PLAN ELEV	1	BIRCH	BETULA POPYRIFERA	1"	6.0'
⊕ PLAN ELEV	2	CANADA RED	PRUNUS VIRGINIANA	1"	5.0'
⊗ PLAN ELEV	3	TAMARACK	LARIX LARICINA	0.75"	3.0'
⊗ PLAN ELEV	0	TOWERING ASPEN	POPULUS TREMULA	1"	5.0'
TREE COUNT / 90 FT:		6			
● PLAN ELEV	5	SHRUB/BUSH			
SHRUB COUNT / 15 FT:		5			



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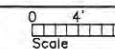
2.1 TYPICAL SCREENING PLANTING - SCHEME A

S(96) G(A) P(H) D(E)EIS)

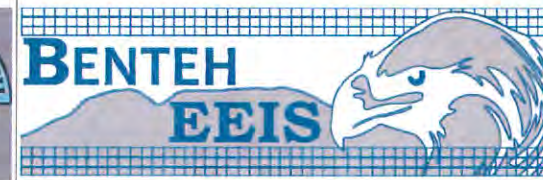


2.3 TYPICAL SCREENING PLANTING - SCHEME B

S(96) G(A) P(H) D(E)EIS)



DWG.No.	TITLE	No.	DATE	DESCRIPTION	DWN.	CHK'D	D. ENG	P. ENG	P. MGR	CLIENT
		A	04-28-15	PLANNING COMMISSION ISSUE	CJ	JS	RB	RB	RB	
				ISSUES / REVISIONS						



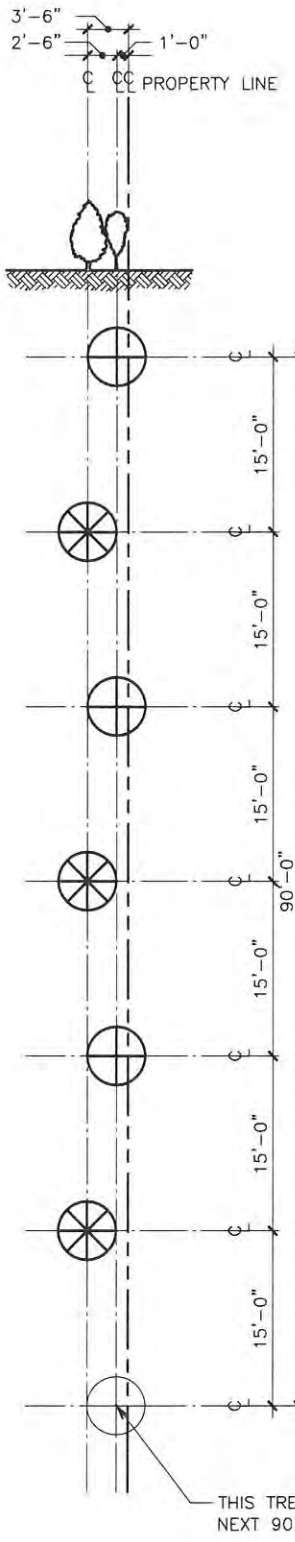
PLANNING COMMISSION
 TITLE: KTC YUYAN SUBDIVISION DEVELOPMENT
 LANDSCAPING SECTIONS & DETAILS
 LANDSCAPING

DATE: 04-28-15
 SCALE: AS NOTED

REVISION: L12.0 A

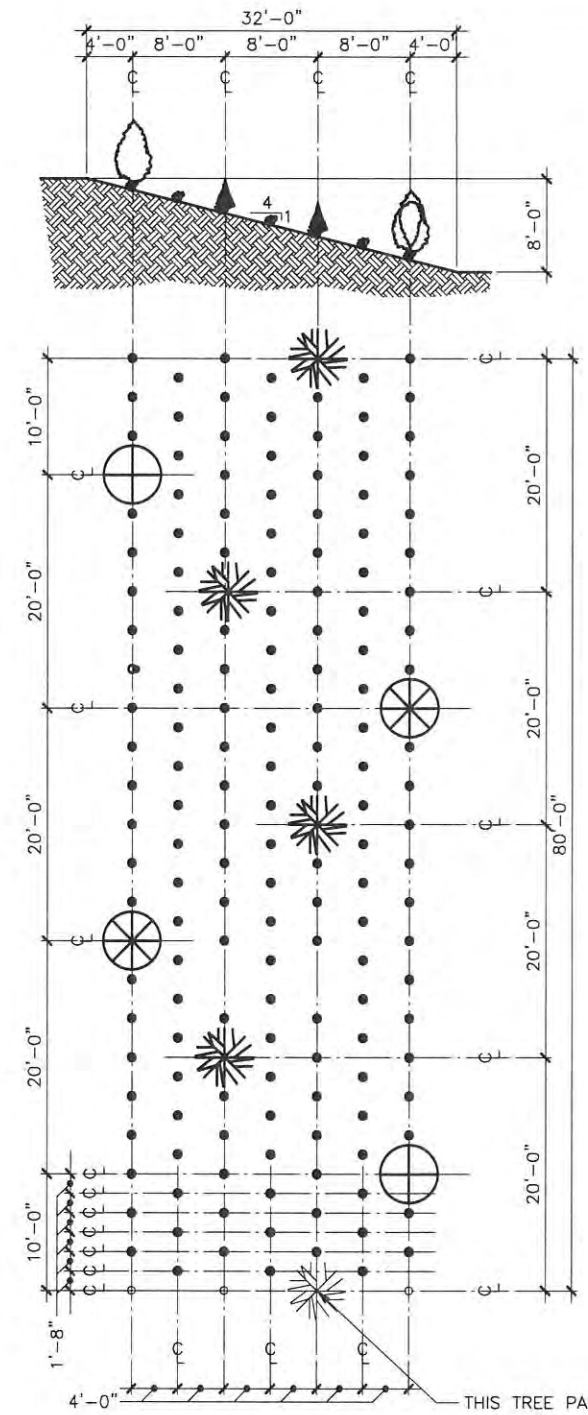
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TYPICAL SECTION



PLANTING SCHEDULE SCHEME C						
SYMBOL	#	COMMON NAME	BOTANICAL NAME	CALIBER	HEIGHT	
⊗ PLAN ELEV	3	BIRCH	BETULA Papyrifera	1"	6.0'	
⊕ PLAN ELEV	3	CANADA RED	PRUNUS VIRGINIANA	1"	5.0'	
✱ PLAN ELEV	0	TAMARACK	LARIX LARICINA	0.75"	3.0'	
⊙ PLAN ELEV	0	TOWERING ASPEN	POPULUS TREMULA	1"	5.0'	
TREE COUNT / 90 FT:		6				
● PLAN ELEV	0	SHRUB/BUSH				

PLANTING SCHEDULE SCHEME D						
SYMBOL	#	COMMON NAME	BOTANICAL NAME	CALIBER	HEIGHT	
⊗ PLAN ELEV	2	BIRCH	BETULA Papyrifera	1"	6.0'	
⊕ PLAN ELEV	2	CANADA RED	PRUNUS VIRGINIANA	1"	5.0'	
✱ PLAN ELEV	4	TAMARACK	LARIX LARICINA	0.75"	3.0'	
⊙ PLAN ELEV	0	TOWERING ASPEN	POPULUS TREMULA	1"	5.0'	
TREE COUNT / 80 FT:		8				
● PLAN ELEV	20	SHRUB/BUSH				
SHRUB COUNT / 10 FT:		20				



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2.1 TYPICAL SCREENING PLANTING - SCHEME C
 S(96) G(A) P(H) D(E)IS
 Scale 0 4 8'

2.3 TYPICAL SCREENING PLANTING - SCHEME D
 S(96) G(A) P(H) D(E)IS
 Scale 0 4 8'

DWG.No.	TITLE	DESCRIPTION	DWN.	CHK'D	D. ENG	P. ENG	P. MGR	CLIENT
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		ISSUES / REVISIONS	ENGINEERING APPROVALS					

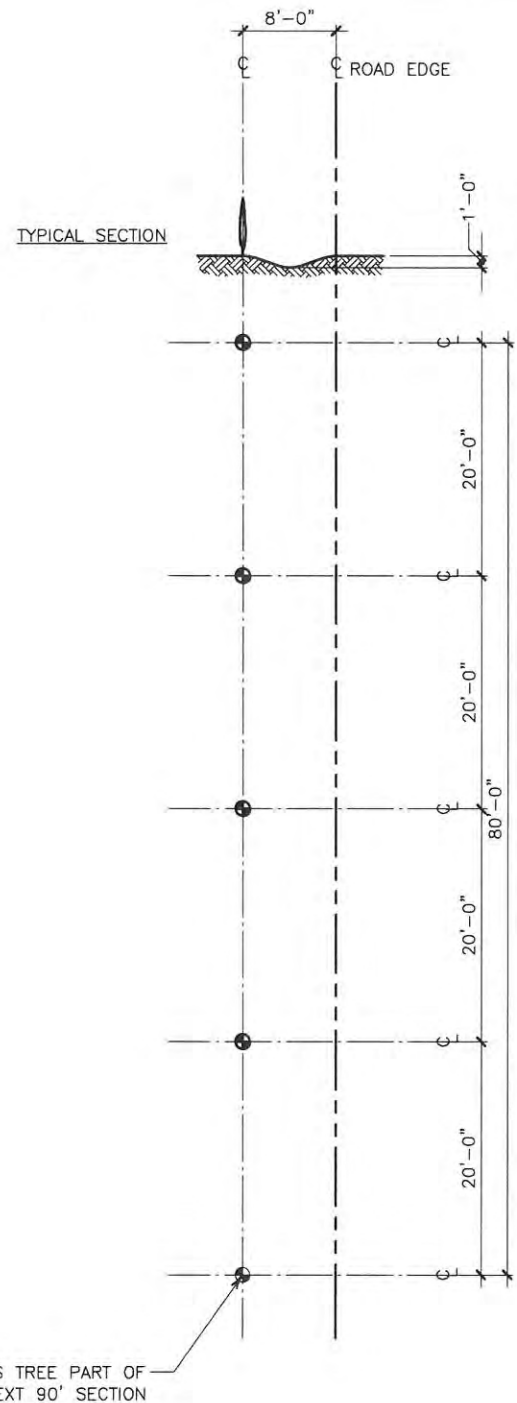


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 LANDSCAPING

DATE: 04-28-15
 SCALE: AS NOTED

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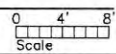
REVISION: L12.1 A



PLANTING SCHEDULE SCHEME (E)						
SYMBOL	#	COMMON NAME	BOTANICAL NAME	CALIBER	HEIGHT	
⊗ PLAN ⊙ ELEV	0	BIRCH	BETULA POPYRIFERA	1"	6.0'	
⊕ PLAN ⊙ ELEV	0	CANADA RED	PRUNUS VIRGINIANA	1"	5.0'	
☼ PLAN ⊙ ELEV	0	TAMARACK	LARIX LARICINA	0.75"	3.0'	
⊗ PLAN ⊙ ELEV	4	TOWERING ASPEN	POPULUS TREMULA	1"	5.0'	
TREE COUNT / 80 FT:		4				
● PLAN ⊙ ELEV	0	SHRUB/BUSH				

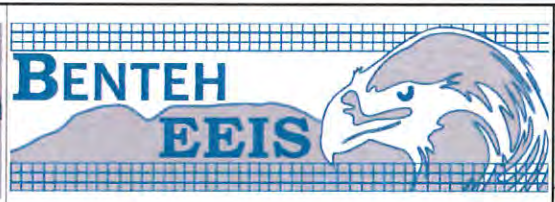
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2.1 TYPICAL SCREENING PLANTING -- SCHEME E
S(96) G(A) P(H) D(E)EIS



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ISSUES / REVISIONS										



PLANNING COMMISSION
TITLE: KTC YUYAN SUBDIVISION DEVELOPMENT
LANDSCAPING SECTIONS & DETAILS
LANDSCAPING

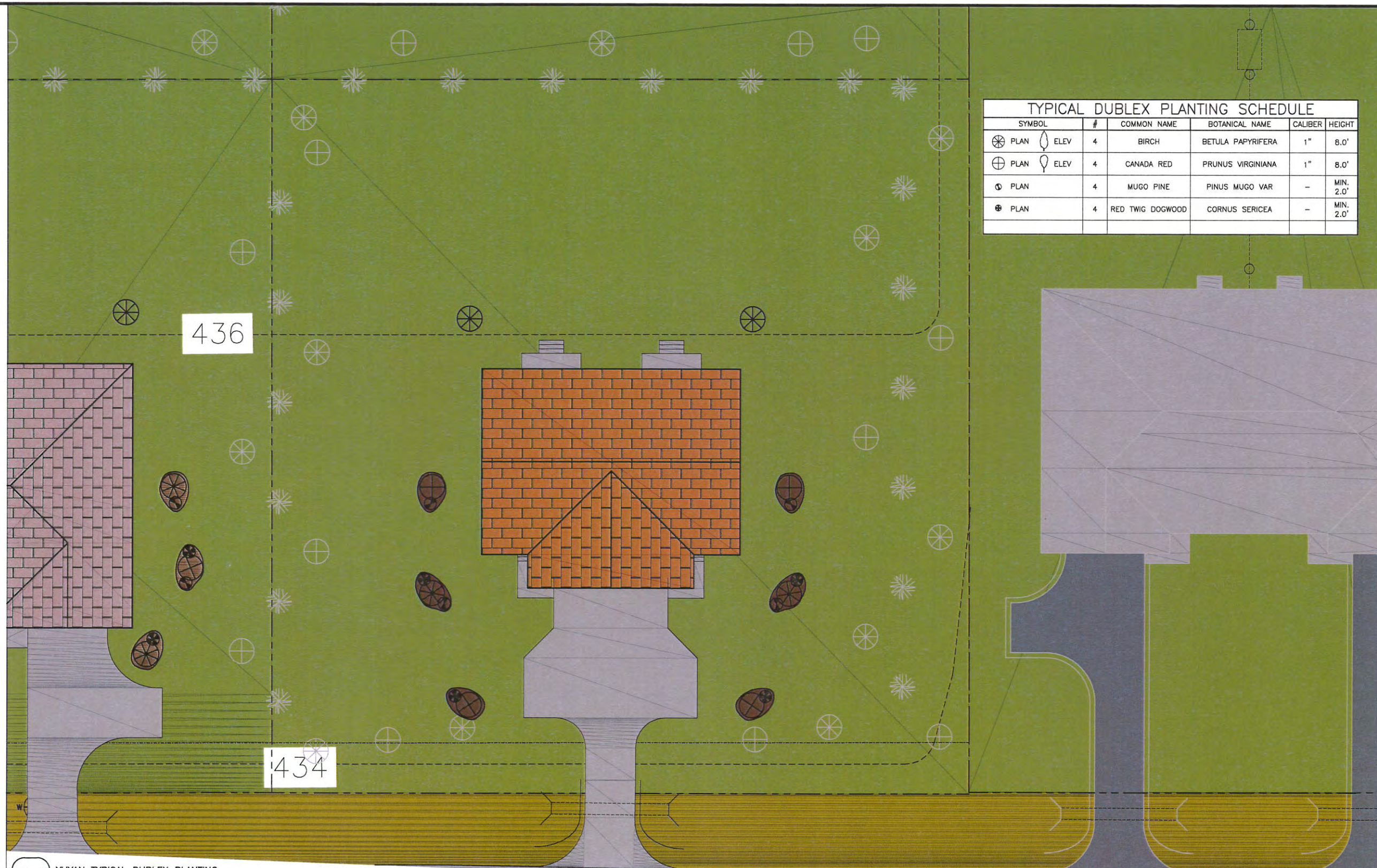
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REVISION: A

L12.2

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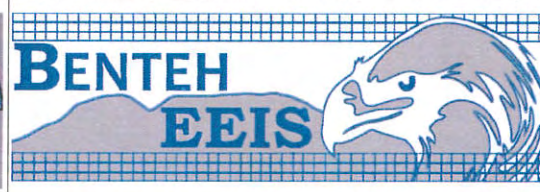
SYMBOL	#	COMMON NAME	BOTANICAL NAME	CALIBER	HEIGHT
⊗ PLAN ELEV	4	BIRCH	BETULA Papyrifera	1"	8.0'
⊕ PLAN ELEV	4	CANADA RED	PRUNUS VIRGINIANA	1"	8.0'
⊙ PLAN	4	MUGO PINE	PINUS MUGO VAR	-	MIN. 2.0'
⊗ PLAN	4	RED TWIG DOGWOOD	CORNUS SERICEA	-	MIN. 2.0'

---450---	MAJOR CONTOUR EXISTING
---451---	MINOR CONTOUR EXISTING
---450---	MAJOR CONTOUR PROPOSED
---451---	MINOR CONTOUR PROPOSED
---	PROPERTY LINE
---	EDGE OF ROAD
---	EASEMENT
---	ROAD CENTERLINE

2.1 YUYAN TYPICAL DUPLEX PLANTING
 S(10) G(A) P(H) D(EEIS)
 Scale: 0 5' 10'

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				ISSUES / REVISIONS						



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 TYPICAL DUPLEX PLANTING
 LANDSCAPING

DATE: 04-28-15
 SCALE: AS NOTED
 EGIS DWG. NO.:
 EGIS DWG. NO.:
 REVISION: A

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