

**Amy Otto-Buchanan**

---

**From:** Christina Sherman <chrissysherman@gmail.com>  
**Sent:** Thursday, February 25, 2021 8:17 AM  
**To:** MSB Platting  
**Subject:** WM Construction LLC, Green Acres Master Plan

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good morning,

I am writing regarding the WM Construction LLC's petition to create 35 lots as part of the Green Acres Master Plan set to be addressed on March 4 at the Platting Board hearing.

I am writing to voice my concerns as a neighbor living on Hidden Ranch Loop. The proposal calls for 35 lots within a 11.06 acres. This number of lots is far more than any other subdivision in the area. All of the other subdivisions in the area are split into 15-20 lots. Splitting this size acreage into 35 lots is inconsistent with the neighborhood and will create significant traffic congestion and noise and other concerns to place so many lots in a small area. I have less concerns if it were a proposal for fewer lots 15-20 which would be consistent with the other subdivisions in the neighborhood.

Thank you for considering my concerns. Please let me know if you have any questions.

~Christina Sherman

**ITEM # 6A    3/4/2021  
GREEN ACRES  
PAGE 1 OF 1  
HANDOUT #1**

Matanuska-Susitna Borough  
Platting Division  
350 East Dahlia Ave  
Palmer, AK 99645

Reference: WM Construction, LLC  
Green Acres Master Plan

From: James Turner  
1153 East Hidden Ranch Loop  
Palmer, AK 99645

I, like others in my subdivision, greatly object to the Green Acres Master Plan of 35 lots on 11 acres. This way too many lots and will make that area a very condensed neighborhood; adding to an already problematic traffic issue on Felton Street that has been going on in our neighborhood for a number of years. Putting that many more residents in an area that is already having traffic issues is only adding to the problem and would decrease property values of the people already living in this area.

The lot sizes should not be allowed to be less than ½ acre. The same as all of the other lots in this area keeping with the feel and size of the already existing subdivision.

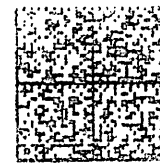
Signed;

James Turner 02/25/2021  
James Turner

Rena Turner 2/25/2021  
Rena Turner

ITEM # 6A 3/4/2021  
GREEN ACRES  
PAGE 1 OF 1  
HANDOUT #2

MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645



US POSTAGE & PITNEY BOWE  
ZIP 99645 \$ 000.51  
02 471  
0000368428 FEB 10 202

RECEIVED

MAR 01 2021

PLATTING

55348B07L001 87  
TYNAN APRIL A REV TR  
1160 E HIDDEN RANCH LOOP  
PALMER AK 99645

FIRST CLASS

9964538312 H007



**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough **Platting Board** will consider the following:

**PETITIONER/OWNER: WM CONSTRUCTION LLC**

**REQUEST:** The request is to create 35 lots, by a three-phase master plan, from Tax Parcel C30, to be known as **GREEN ACRES MASTER PLAN**, containing 11.06 acres +/- . The plat is located north of E. Helen Drive and east of S. Felton Street, within the city limits of Palmer (Tax ID # 117N02E05C030); within the SW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. Community Council: NA and in Assembly District #2 Stephanie Nowers

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **March 4, 2021**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 961-7872.

To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting). Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.

☐ No Objection ☒ Objection ☒ Concern

Name: April Tynan Address: 1160 E. Hidden Ranch Loop

Comments: Palmer, AK 99645-8312

(907) 717-5491

daisy @ daisy@gci.net

See ATTACHED

Matanuska-Susitna Borough  
Platting Division  
350 East Dahlia Avenue  
Palmer, Alaska 99645

Reference: WM Construction, LLC  
Green Acres Master Plan

From: April A. Tynan  
1160 East Hidden Ranch Loop  
Palmer, AK 99645

I greatly object to the Green Acres Master plan. Thirty-five lots on 11.06 acres is too many! The lots are probably less than a fifth of an acre. That is a very condensed neighborhood.

I live on the corner of East Hidden Ranch Loop and South Felton, lot 1. The proposal is a nightmare! I moved here to enjoy the peace and charm of Palmer. All the beautiful trees that I see from my windows will be scrapped down and the land leveled. The traffic on Felton, already a serious consideration, will be a nightmare.

What is the timeline for the completion of this project? Myself and my neighbors will be listening to big trucks and construction noises for several years.

Half acre lots with at least a 10-foot privacy buffer along South Felton should be a minimum requirement, no more than 14 houses considering buffer, roads, easements, etc. As written, this condensed housing area will ruin the nature of the present neighborhoods and greatly devalue the existing homes.

*April Tynan*

*daisy@sei.net*  
*(907) 717-8491*

## Amy Otto-Buchanan

---

**From:** Dan Sadler <dan.dansadler@gmail.com>  
**Sent:** Tuesday, March 2, 2021 2:29 PM  
**To:** MSB Platting  
**Subject:** Comments for the Platting Board regarding the GREEN ACRES MASTER PLAN

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

My Wife and I join others in the Hidden Ranch Sub Division to OBJECT to the request to create 35 lots from Tax Parcel 30, known as GREEN ACRES MASTER PLAN.

Listed below are some of the reasons why we think this plan, as proposed, is not a good idea and we wish to object to the plan, as proposed.

- ° 35 housing units is much denser than any of the newer streets in the neighborhood creating overcrowding on E. Robert-Green Loop.
- ° There will be inadequate parking spaces available for a typical 2 car family and lack of residential storage space for a shed or snowmachine storage.
- ° Property values based on incomparable sized lots will be inconsistently devalued by the planned property lot values.
- ° E. Robert Green Loop entrances both access S. Felton St. within the same block making congestion inevitable.
- ° S. Felton St. is too narrow and provides the only access to E. Robert-Green Loop.
- ° S. Felton St. does not have pedestrian side walks or Bicycle paths on either side of the roadway causing a hazardous exposure to pedestrian and bicyclists.
- ° E. Helen Dr. to E. Moore Rd. has a very narrow and steep gradient hill that is difficult for ordinary passenger vehicles and school buses to navigate from the end of S. Felton St. which would be the route of choice for access to the Glenn Hwy and Service road.
- ° High traffic movement at certain times of the day would make for difficult congestion on E. Robert-Green Loop.

/s/Dan K. Sadler  
/s/Hannah N. Sadler  
1357 E Hidden Ranch Loop  
Palmer, AK 99645  
(907) 748-7199

**ITEM # 6A    3/4/2021**  
**GREEN ACRES**  
**PAGE 1 OF 1**  
**HANDOUT #4**

**ITEM # 6A    3/4/2021**  
**GREEN ACRES**  
**PAGE 1 OF 1**  
**HANDOUT #5**

**Amy Otto-Buchanan**

---

**From:** Nathan Riedel <nathan.riedel@yahoo.com>  
**Sent:** Wednesday, March 3, 2021 11:05 AM  
**To:** MSB Platting  
**Cc:** Virginia Riedel  
**Subject:** March 4th Platting Meeting, Green Acres Maser Plan.

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good Morning,

My name is Nathan Riedel, my family and I are Palmer residents living at 1283 E Hidden Ranch Loop. We moved to Alaska in 2016 through a military transfer and upon my retirement from active duty in the Air Force, decided to stay in the area because we feel in love with Palmer's charm. We take pride in our neighborhood, our community and Palmer.

As a part of the Hidden Ranch Loop, I am writing to express my strong opposition to the proposed rezoning and development of property at Tax Parcel C30 (to be known at Green Acres Master Plan). The proposed "Green Acres Master Plan" homes and lot sizes are not consistent with existing or newly constructed properties within the adjacent neighborhoods.

Our opposition is also based on these potential/probable negative effects:

- \* Increased traffic congestion adding to an already dangerous situation at the stop sign at S Felton and Hidden Ranch Loop;

- \* Averaging 2 cars per home suggests 70 additional vehicles traversing daily through the S Felton.
  - \* Local neighborhood traffic will disproportionately surge during morning and evening rush hours,
  - \* High speeds and lack of compliance at the existing stop signs along S Felton has been a growing issue, this will only amplify

- \* Safety concerns;

- \* The lack of sidewalks for pedestrians to travel on this portion of S Felton.
  - \* A significant increase in vehicle traffic and population within the neighborhood will likely increase crime in the area.

- \* The loss of neighborhood and community character'.

- \* The proposed plots and future homes not consistent with existing single family homes in the neighborhood

- \* A decrease in the market value of existing homes in the area.

- \* The existing homes in the area have a tax evaluation above \$300k with homes selling in the \$300k - \$400k range.

- \* The proposed plots are less than half the size of existing lots, suggesting a tax evaluation of sub \$200k.

- \* The increased inventory of homes in the neighborhood will drive the prices even lower.

- \* The destruction of green space and mature trees as well as driving wildlife out of the area.

- \* As construction continues in the area, the decrease of wildlife's ability to move in the area hasn't gone unnoticed.

- \* The subdivision's name is misleading!

- \* "Green Acres" sounds wonderful, like a subdivision built next to a beautiful golf course, with large homes on estates of lush green grass flowing in the Palmer winds.

- \* With this proposal there won't be much of a yard to grow anything green, let alone a "Acres" of it!

**Amy Otto-Buchanan**

---

**From:** Noel Kopperud <kopp907@gmail.com>  
**Sent:** Wednesday, March 3, 2021 11:35 AM  
**To:** MSB Platting; Amy Otto-Buchanan  
**Subject:** Green Acres public comment letter&exhibit  
**Attachments:** Green Acres letter and exhibit to MSB.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

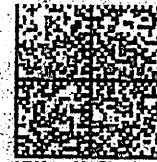
Hello Amy,

Please see my attached letter and exhibit for Green Acres subdivision, case #2021-006. I am providing this letter to become a part of the Platting Board's packet/record for its meeting on Green Acres scheduled for 3/4/2021.

Thank you,  
Noel Kopperud

**ITEM # 6A    3/4/2021**  
**GREEN ACRES**  
**PAGE 1 TO 6**  
**HANDOUT #6**

MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645



U.S. POSTAGE >> PITNEY BOWES  
ZIP 99645 \$000.51<sup>0</sup>  
02 4W  
0000368428 FEB 10 2021

55704000L002 49  
KOPPERUD, NOEL H  
PO BOX 4470  
PALMER AK 99645-4470

FIRST CLASS

996454470 BC43  
**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough Platting Board will consider the following:

**PETITIONER/OWNER: WM CONSTRUCTION LLC**

**REQUEST:** The request is to create 35 lots, by a three-phase master plan, from Tax Parcel C30, to be known as **GREEN ACRES MASTER PLAN**, containing 11.06 acres +/- The plat is located north of E. Helen Drive and east of S. Felton Street, within the city limits of Palmer (Tax ID # 117N02E05C030); within the SW 1/4 Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. Community Council: NA and in Assembly District #2 Stephanie Nowers

The Matanuska-Susitna Borough Platting Board will hold a public hearing in the Assembly Chambers at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed Subdivision. The public hearing is scheduled for March 4, 2021, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. All public comments are due one (1) day prior, by 12:00 p.m. To request additional information please contact the Platting Technician, Amv Otto-Buchanan at (907) 861-7872.

To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting). Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.

[ ] No Objection [X] Objection [ ] Concern

PO Box 4470 Palmer, AK 99645

Name: Noel Kopperud Address: (Owner, Promissory Point Lots 1 & 2)

Comments:

Please see attached letter and exhibit.



March 3, 2021

From: Noel Kopperud, P.O. Box 4470, Palmer, Alaska 99645  
To: Members of the Matanuska-Susitna Borough Platting Board  
Subject: Comments on Proposed Green Acres Subdivision Master Plan, Case # 2021-006

I am submitting this memorandum to express my concerns on the pending plat for the Green Acres Subdivision, located within the City of Palmer. I own two large parcels of land that are adjacent to the southern perimeter of the proposed development (Promissory Point Lots 1 and 2).

### THE DRAINAGE PLAN IS INADEQUATE

I think the stormwater drainage plan is inadequate, and that it is likely water from the subdivision is going to overflow onto my adjacent property. The stormwater plan concentrates drainage water from intensely developed upland lots and the subdivision roadway, which will then be diverted downhill to one small infiltration site on the boundary of subdivision lots 14 and 15. The hardscape, City-required curb, gutter, sidewalk, and pavement will combine with very dense housing development to assure that the 11-acre tract will generate an extreme increase in the amount of surface water. I fear that, what will actually happen, is that there will be no drainage infiltration during the eight months of the year that the ground is frozen. The overflow of diverted private surface water will be discharged on to the public sewer line right-of-way that runs in front of the planned infiltration zone. The drainage plan only shows that water escaping the infiltration zone will flow eastward and out of the subdivision.

The problem is compounded by the fact that the drainage plan provides no practical room to construct an alternate solution to deal with a failure of the infiltration scheme. My adjacent land is currently dry and in full use. I will suffer damages if Green Acres cannot contain its drainage within the subdivision boundaries.

### THE LEGAL REQUIREMENT

The basic City of Palmer performance standard for managing surface water drainage is:

"It shall be the responsibility of the owner or contractor to assure that discharge of roof or *surface runoff is disposed of without affecting the adjacent property. Surface drainage across lot lines is prohibited.*" PMC 15.16.R401.3 (emphasis added).

The Palmer code specifically mandates that the developer must design a drainage system which guarantees site drainage will not impact adjacent properties:

" ... special attention shall be given to proper drainage so that the removal of surface waters will not adversely affect neighboring properties." PMC 17.62.010 (D)(4)

## IMPACT OF INEFFECTIVE DRAINAGE

The grading & drainage map for Green Acres, with arrows showing the expected direction of water flow, is attached as Exhibit A. I have specially marked the exhibit to show the direction of water overflowing from Green Acres on to my adjacent property (Promissory Point Lot 1).

The recently-constructed bike path along Margaret Drive (New Glen Highway frontage road from Lucas substation south behind the Noisy Goose restaurant) forms a dike or levee that will act to contain any overflow runoff water that is diverted from Green Acres downhill to the east. As Exhibit A confirms, the collected runoff water is going to flow south, along the Palmer sewer outfall main and bike path and then onto my property. The water will probably gather near the small lowland portion of Green Acres lots 14 and 15, which lie below the larger upland bluff areas of those two lots.

## ENGINEERING REVIEW AND PLATTING CHANGES ARE NEEDED

I have written to the City of Palmer Planning Commission and asked that approval of the Green Acres Plat be placed on hold until the City obtains an independent engineering review of the drainage plan for the subdivision. The developer has substantial onsite drainage options. The subdivision design shows no effort to accomplish water retention or maintain porosity on the upland areas. From a platting standpoint, for example, revisions could be made to the proposed current plat design to add a secondary reserve absorption or stormwater impoundment area, which would be identified by easements on the lower portions on lots 14 and 15, and elsewhere within the subdivision.

Consideration should also be given to adding appropriate plat notes that would prohibit lot owners from onsite clearing or drainage discharge that would render any designated reserve areas useless. The drainage plan changes must be made at this point in the review process, since it is evident that, once the lots pass into private ownership, the City of Palmer will have no adequate onsite space to construct anything to stop Green Acres water from overflowing onto my property.

## SUMMARY

I do not object to the development of the Green Acres tract. The previous owner of that property refused to provide any easement for water or sewer utilities. As a result, I provided an easement along my adjacent north boundary line to accommodate extension of those utilities running to the west, even though my property was already burdened with municipal water and sewer lines running along its east side. Under the circumstances, I will not accept the further burden of dealing with runoff water from Green Acres.

Sincerely,  
Noel Kopperud



## Amy Otto-Buchanan

---

**From:** Craig Hanson <ceh@hlsalaska.com>  
**Sent:** Thursday, March 4, 2021 8:50 AM  
**To:** Amy Otto-Buchanan  
**Cc:** Fred Wagner  
**Subject:** Re: Another public objection to Green Acres  
**Attachments:** 20-242 GEOTECH- REVISED REPORT.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Amy, Fred,

Attached is a report from Simon with which we are addressing the concerns expressed by Kopperud.

The Kopperud property is the low point of this entire area so their concern is certainly warranted. Simon's report includes an explanation with calculations that shows we have sized our infiltrator using a standard method of the DOT and and then again using the new Subdivision Construction Manual's methodology... and then made it bigger.

Included in the report is also a revised Drainage Plan:

1. On this we have now added an additional drainage easement below the one we are going to construct to retain the ability to build another one if the first should eventually fail for some reason.
2. We have also added an earthen containment dyke to the relevant corner which will be constructed prior to recording

We have been very aware of the drainage issue here all along and were pro-active in our design from the outset. The original plan was in fact sufficient by engineering standards.

The additional changes made here (additional drainage easement area and construction of a berm) will certainly help and we are confident this should sufficiently address the concern.

Respectfully,  
Craig Hanson, RLS  
Hanson Land Solutions, LLC  
305 E. Fireweed Ave.  
Palmer, AK 99645  
(907) 746-7738

On 3/3/2021 11:41 AM, Amy Otto-Buchanan wrote:

---

**From:** Noel Kopperud <kopp907@gmail.com>  
**Sent:** Wednesday, March 3, 2021 11:35 AM  
**To:** MSB Platting <Platting@matsugov.us>; Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Subject:** Green Acres public comment letter&exhibit

[EXTERNAL EMAIL - CAUTION: Do not open un  
Hello Amy,

**ITEM # 6A     3/4/2021**  
**GREEN AC MSP**  
**PAGE 1 TO 5**  
**HANDOUT #7**

Please see my attached letter and exhibit for Green Acres subdivision, case #2021-006. I am providing this letter to become a part of the Platting Board's packet/record for its meeting on Green Acres scheduled for 3/4/2021.

Thank you,  
Noel Kopperud

**HANSON LAND SOLUTIONS**  
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES  
305 E. FIREWEED AVE. PALMER, AK 99645



March 3, 2021

Fred Wagner, PLS  
MSB Platting Officer  
350 E Dahlia Ave  
Palmer, Alaska 99645

Green Acres Subdivision

Dear Mr. Wagner,

Please reference the attached calculations sheets submitted in response to the community input. System as designed has a infiltration area of 600 sf. (two 6 ft wide trenches 50 ft long). Design intent was to infiltrate the water as fast as it accumulated at the infiltrator site and detention of water was not intended. Original design was completed using what is called the Rational Method.

Also attached is a re-calculation based on the method used in the 2020 SCM, which gives basically the same results. In the new SCM, drainage volume is calculated using IDF curves in Figure D-1 and Hyetographs in Table D-2. Under these new design parameters the peak runoff amount, while greater than the effective infiltration rates are of the system 1200 sf, (utilizing the trench wall infiltration per the ADEC "5-wide" system method) can be detained by the system as designed. The excess runoff amount for this peak hour that the infiltrator is not anticipated to be capable of immediately absorbing into the soil is 1,580 cubic feet. Assuming a porosity percentage of 40% in the drain rock this would require a detention trench of 12 ft x 50 ft x 6.6 ft deep to detain this excess peak flow. This volume required for the detention is smaller than the design depth of 8 ft shown in the project plans.

Additionally, to accommodate the understandable concern, our revised drainage plan has been modified to show an additional drainage easement area to be provided that is sufficient to hold an entirely new infiltrator in case the original one becomes ineffective. Additionally, the drainage plan now specifies that a 2' height berm will be built downstream from the infiltrator area creating a closed basin that exceeds the total calculated 24 hour storm event runoff from a 10 year storm using the numbers outlined in the SCM.

The overarching emphasis is that our infiltration sizing follows standard engineering procedure.

Respectfully,

  
Simon Gilliland, PE  
Hanson Land Solutions  
305 E, Fireweed Ave.  
Palmer, AK 99645  
(907)746-7738







## DRAINAGE CALCULATIONS

### GREEN ACRES SUBDIVISION

A SUBDIVISION OF

A PORTION OF SE1/4 SW1/4 SECTION 5, T17N R2E SM, ALASKA; WARRANTY DEED 2020-023299-0

### INFILTRATOR SIZING CALCULATIONS PER RATIONAL METHOD

Date: **03/03/2021** \*updated notes

Project #: **20-242**

Inputs:

#### DESIGN STORM

**1.92** in. **10** - yr, 24 hr storm event see [https://hdsc.nws.noaa.gov/hdsc/pfds/pfds\\_map\\_ak.html](https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_ak.html)

#### SOILS DATA

**GP** Soil type  
**1** min/in. - Percolation rate, standard chart values  
**2** min/in. - Percolation rate, assumed values

\* Runoff based on assumed negligible time of concentration

	Project Basin area		Runoff values	
Region 1		Acres sf, calculated	0.04	cfs, Average runoff
	<b>105,000</b>	sf Assum. 3000 sf per lot	3,696	cf, Runoff volume
	<b>B</b>	USDA soil class	62	sf, required for Average runoff
	<b>Lawn</b>	Surface type		
	<b>2-6%</b>	Average slope		
	<b>0.22</b>	Runoff coeff.		
Region 2		Acres sf, calculated	0.16	cfs, Average runoff
	<b>87,500</b>	sf Assum. 2500 sf per lot	13,580	cf, Runoff volume
	<b>B</b>	USDA soil class	226	sf, required for Average runoff
	<b>Roof</b>	Surface type		
	<b>&gt;6%</b>	Average slope		
	<b>0.97</b>	Runoff coeff.		
Region 3		Acres sf, calculated	0.13	cfs, Average runoff
	<b>80,865</b>	sf Assum. 1200 sf driveway / lot	11,127	cf, Runoff volume
	<b>B</b>	USDA soil class	185	sf, required for Average runoff
	<b>Pavement</b>	Surface type		3665 Elephant ear
	<b>2-6%</b>	Average slope		35200 Road 1257 ft x 28 ft
	<b>0.86</b>	Runoff coeff.		Assum. 800 sf drwy per lot 28000 Driveways total
Region 4		Acres sf, calculated	0.05	cfs, Average runoff
	<b>162,235</b>	sf	4,672	cf, Runoff volume
	<b>B</b>	USDA soil class	78	sf, required for Average runoff
	<b>Forest</b>	Surface type		
	<b>&gt;6%</b>	Average slope		
	<b>0.18</b>	Runoff coeff.		

Note: Total drainage area used was 10 acres (435,600 sf) which is the North-South dimension of the property and East-West from the East property line to the roughly the top of the backslope for the existing Felton constructed road.

Principle for ADEC "5-wide" system used to reduce absorption area required; principle assumes trench wall absorption and reduces area required by up to a factor of 0.5 with deep drain rock.





## DRAINAGE CALCULATIONS

### GREEN ACRES SUBDIVISION

A SUBDIVISION OF

A PORTION OF SE1/4 SW1/4 SECTION 5, T17N R2E SM, ALASKA; WARRANTY DEED 2020-023299-0

#### INFILTRATOR SIZING CALCULATIONS PER IDF CURVE METHOD, (2020 MSB SCM)

Date: **03/03/2021** \*updated notes

Project #: **20-242**

#### DESIGN STORM

**1.92** in. **10** - yr, 24 hr storm event see [https://hdsc.nws.noaa.gov/hdsc/pfds/pfds\\_map\\_ak.html](https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_ak.html)

**0.44** in/hr, Peak rainfall based on new MSB Subdivision Construction Manual: 1.28" event per MSB

#### SOILS DATA

**GP** Soil type

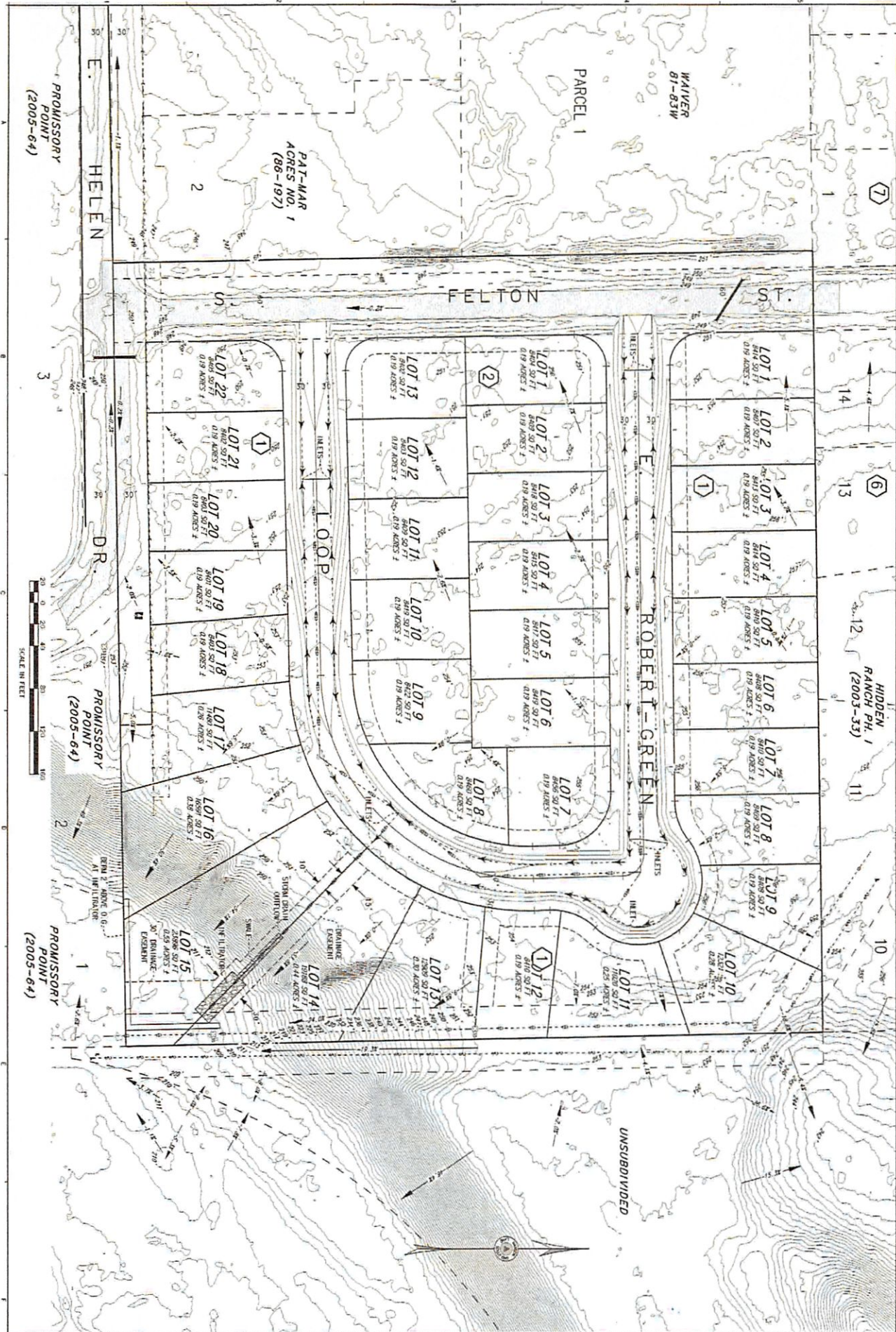
**1** min/in. - Percolation rate, standard chart values

**1** min/in. - Percolation rate, assumed

\* Runoff based on assumed negligible time of concentration

Project Basin area			Runoff values	
	Acres	sf, calculated	0.04	cfs, Average runoff
<b>105,000</b>	sf	Assum. 3000 sf per lot	0.24	cfs, Peak runoff based on MSB Manual
<b>A</b>	USDA soil class		3,696	cf, Runoff volume
<b>Lawn</b>	Surface type		31	sf, required for Average runoff
<b>2-6%</b>	Average slope		169	sf, required for Peak runoff
<b>0.22</b>	Runoff coeff.			
	Acres	sf, calculated	0.16	cfs, Average runoff
<b>87,500</b>	sf	Assum. 2500 sf per lot	0.86	cfs, Peak runoff based on MSB Manual
<b>B</b>	USDA soil class		13,580	cf, Runoff volume
<b>Roof</b>	Surface type		113	sf, required for Average runoff
<b>&gt;6%</b>	Average slope		622	sf, required for Peak runoff
<b>0.97</b>	Runoff coeff.			
	Acres	sf, calculated	0.13	cfs, Average runoff
<b>80,865</b>	sf	Assum. 1200 sf driveway / lot	0.71	cfs, Peak runoff based on MSB Manual
<b>B</b>	USDA soil class		11,127	cf, Runoff volume
<b>Pavement</b>	Surface type		93	sf, required for Average runoff
<b>2-6%</b>	Average slope		510	sf, required for Peak runoff
<b>0.86</b>	Runoff coeff.			
	Acres	sf, calculated	0.05	cfs, Average runoff
<b>162,235</b>	sf	Assum. 1200 sf driveway / lot	0.30	cfs, Peak runoff based on MSB Manual
<b>B</b>	USDA soil class		4,672	cf, Runoff volume
<b>Forest</b>	Surface type		39	sf, required for Average runoff
<b>&gt;6%</b>	Average slope		214	sf, required for Peak runoff
<b>0.18</b>	Runoff coeff.			
	Acres, Combined area		0.33	cfs, Cumulative average runoff
<b>435,600</b>	sf, Combined area		1.81	cfs, Peak runoff based on MSB Manual
			28,403	cf, Runoff volume
			237	sf, Cumulative required for Average runoff
			1,516	sf, Cumulative required for Peak runoff w/o retention





PROMISSORY  
POINT  
(2005-64)

PROMISSORY  
POINT  
(2005-64)

PROMISSORY  
POINT  
(2005-64)

DATE: 02-24-2010  
DESIGNER: BEN  
SCALE: 1"=40'  
REVISION DATE:  
03-25-21

PALMER, ALASKA  
GREEN ACRES  
SITE PLAN - DESIGN  
GRADING-DRAINAGE PLAN

NOTES:  
1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 1' INTERVAL AND PRESENT THE  
DESIGNED TOP OF THE SUBBASE (24" NFS) AND THE DITCH BACKSLOPES.  
2. THE 1" BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREIN WERE DERIVED FROM PUBLISHED DATA OF  
THE METANAKSA SUSTAINABLE FORESTRY/HAZARDOUS PROJECTS OF 2011/2012.  
3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITIONING  
CONSTRAINED WITH AN GPS SOLUTION OF A GPS STATIC OCCUPATION.  
4. THE HORIZONTAL DATUM IS NAD83 (EPSG 3140)



REVISIONS:  
C-21  
SHEET 3 OF 27

## **Title 43 White Board February 2021**

- 1) Previous item 43.15.016 Preliminary Plat Submittal and Approval. Discuss requiring drainage arrows on entire parcel and asking for topo on all subdivisions for all sizes of lots.

**6/20/2019 Platting Board placed this item on hold for clarification, if necessary, after the assembly adopts the new Subdivision Construction Manual. Unanimous**

**Update: SCM adopted August 2020, Staff recommends this item be removed from the whiteboard.**

- 2) Previous Item 43.15.051(G) Final Plat Submitted. Should we add something for a Basis of Bearings being GPS Observations?

**8/1/2019 Platting Board agreed to put on hold for staff and surveyors to suggest wording without telling surveyors how to do their job. No vote taken**

- 3) Previous Item 43.20.100(F)(1)(b)(i) Since a plat of four lots or less outside of a road service area can be divided with only legal access, should that access be proven constructible?

**10/17/2019 Platting Board discussion suggested this white board item be referred to staff for wording. No vote taken**

Update: Staff has since found that MSB 43.20.120, Legal Access, (B) requires the applicant to prove that the proposed access can be constructed practically and economically within the legal access documented.

Therefore, if legal access must be constructible to the original subdivision, then the answer is already in code.

**Staff recommends this item be removed from the whiteboard.**

- 4) Previous Item 43.20.300 Lot and Block Design. (E) Flag Lots. P.U.E. overlay for Common Access Easement (C.A.E.) not only for Flag Lots. Need to define C.A.E.  
**8/18/2020 Assembly adopted the 2020 Subdivision Construction Manual with wording for common access easements. Staff recommends this item be removed from the whiteboard.**

- 5) Previous Item MSB 43.20.300(E)(4)(b)(i) Lot and Block Design. To discuss the 2.5-acre size requirement. (G. LoRusso)

**12/5/2019 Platting Board moved to allow staff time for review and provide proposed wording. P. Cottini suggested sketches be provided when it comes back to the board. J. Shadrach questioned whether the size requirement is being reviewed or the fact that the requirement for public use easements on these flag lots. D. Vau Dell suggested the motion was about a confusion on the size and brought up a couple of items about flag portions dissimilar in size. Chair J. Rausa stated staff heard everything that was discussed and they will provide wording in the future. Unanimous**

- 6) Previous Item 43.20.300(E)(7) Fix wording to limit the number of Flag Lots to be 10% of smaller subdivisions as intended.

**12/5/2019 Platting Board moved to table this item for staff thought and review. Unanimous**

- 7) Previous Item Should we eliminate or reduce the subdivision of land within flood plains or flood hazard areas?

**12/5/2019 Platting Board moved to table whiteboard items concerning items 7 through 10 for staff review and provide proposed wording. Unanimous**

- 8) Previous Item Should Erosion Hazards and Drainage Management portions of former Title 27 be included into Title 43, in whole or in part?

**12/5/2019 Platting Board moved to table whiteboard items concerning item 7 through 10 for staff review and provide proposed wording. Unanimous**

- 9) Previous Item Flood hazard infrastructure should not be allowed in private road subdivisions because Homeowner Associations do not consistently assess enough funds to maintain infrastructure due to "acts of God" resulting in a failure of the infrastructure. This discussion is the result of a seminar at the Alaska Planning Conference in 2019 concerning the need for infrastructure to be maintained or it can become a hazard during flood events.

**12/5/2019 Platting Board approved to table items 7 through 10 for staff review and provide proposed wording. Unanimous**



- 10) Previous Item Should we require Dam/Levee Failure Inundation Zones on preliminary plats.  
**12/5/2019 Platting Board approved to table items 7 through 10 for staff review and provide proposed wording. Unanimous**
- 11) Previous Item Amend Title 43 to incorporate new road classification names when they are adopted.  
**12/5/2019 Platting Board moved to table this item until the new road classification names are adopted. Unanimous**
- 12) Previous Item Discuss waiving the additional fees for a plat when we request a ROW or easement dedication that is not otherwise needed. Maybe the RSA could pay the additional costs over the short plat fees? The Platting Board would still have to hear the case, which would mean more postage for public noticing.  
**12/5/2019 Platting Board moved to request staff create a resolution for the Platting Board to review later. Unanimous**
- 13) Add cutbanks to MSB 43.20.281(A)(1)(b) (C. Holler)
- 14) Add changes to 43.35.003 to make Platting Officer Appeals require the appellant to be an interested party.
- 15) Add changes to 43.35.003 to make Platting Officer Appeal procedure mimic the Platting Board Reconsideration procedures.
- 16) Allowing fee dedication of ROW that already have a PUE or some other form of public easement to not require a fee?
- 17) Should changes to a Master Plan's phase lines be considered minor alterations and be placed in MSB 43.15.049(G). Should a change be made to MSB 43.15.016(H)(6). Is it disruptive to the community to know that construction may commence more than 2 times for a two phase Master Plan that has turned into a four phase Master Plan?
- 18) 43.20.60 & 43.10.60 (P. Cottini, C. Hanson, R. Hoffman) Suggest requiring building setbacks from proposed alignments shown on the Official Streets and Highways plan instead of requiring dedication of right-of-way. Reason: these two codes were never intended to be used for the takings of private property for MSB ROW purposes. The LRTP and the OSHP are not "set in stone" and are only suggested

wish list for future MSB connector ROWs. These colored lines on these two drawings have not had any basic engineering review to see if future roads could even be built in these alignments. Suggest modifying these two codes from using the LRTP or OSHP in order to Take private property that may never be used for road construction.

- 19) 43.15.016(A)(4) (P. Cottini, C. Hanson, R. Hoffman) What does as-builtting and showing driveways, sewage systems (septic pipes), wells, above ground utilities and excavations within 100 feet of the subdivision boundary do for the MSB? What problem are we solving by having this in the Title 43 code? What does the MSB do with this data? This will put the surveyors in a Trespass situation if they are not able to get permission to access the adjoining private property. Suggest changing this to showing on the preliminary plat only the road improvement within existing road ROW's or PUE's within 100 feet of the proposed subdivision boundary. The wells and septic pipe locations are not necessary as the project engineer determines if each proposed lots have adequate useable area.
- 20) 43.20.060(D)-(P. Cottini, C. Hanson, R. Hoffman) Specifically the connections to existing stub right-of-ways that might be 1320' or more away from the closest lot that is being created. Most often the connection to an existing stub right-of-way is the typical depth of the lots being created, i.e. + or - 300' for 1 acre lots. They support interconnectivity, however it sure feels like a MSB takings when the stub connection is 1320' long and just happens to be a "line" on a LRTP or OSHP map without any basic "engineering" to see if a road could be built there. The MSB should be purchasing these wish list routes, not "taking" them, just their opinion. Maybe we should have some length limit on these stub connections, maybe 660'?
- 21) 43.10.060(C) (P. Cottini, C. Hanson, R. Hoffman) Specifically the words "and other applicable "statues and ordinances." This is what Mr. Vaudell is using to justify holding the IFC codes over the MSB Title 43 codes, when the IFC code is in conflict with Title 43 code. Specifically the need for a second access out at 30 lots (IFC) not 83 lots (1991 SCM) or 100 lots (2020 SCM). Suggested language: "When Title 43 or the 2020 SCM is in conflict with other "statutes or ordinances", Title 43 codes or the MSB 2020 SCM shall apply."

- 22) 43.20.281(E)(1)(c) Open Space (G. LoRusso) Currently open space cannot be resubdivided in any way, shape, or form. A suggestion to change that wording to allow for an increase in size or a reduction in size as long as the current requirements for open space are followed.
- 23) .43.20.300 Lot and Block Design. Discuss existing flag lots and if they are resubdivided or combined into a new subdivision; how do the rules apply?