

AGENDA

MATANUSKA-SUSITNA BOROUGH PLATTING BOARD AGENDA

PLATTING BOARD

LaMarr Anderson
Pio Cottini
Dennis Vau Dell
Wilfred Fernandez
John Shadrach
Dan Bush
Alan Leonard
Barabara Doty, Alternate
Amanda Salmon, Alternate



PLATTING DIVISION

Fred Wagner, Platting Officer
Amy Otto-Buchanan, Platting Technician
Cheryl Scott, Platting Technician
Sloan Von Gunten, Platting Div. Specialist

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

**APRIL 1, 2021
REGULAR MEETING
1:00 P.M.**

Ways to participate in Platting Board meetings:

IN PERSON: Should you wish to testify in person, please adhere to the 6-foot distance between yourself and others. It is required that you wear a mask if you attend in person in all Mat-Su Borough Buildings.

IN WRITING: You can submit written comments by email to platting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

TELEPHONIC TESTIMONY: (Audio only)

Attention: For those using the telephonic system, please be advised that we have had technical difficulties. The preference for public participation is in-person or submission of written comments. Once public comments are closed, all public participation is also closed. To ensure your concerns are heard, it is best to present them in-person.

- Dial 1-855-225-1887; with Conference ID 8573#; You will hear "Joining conference" when you are admitted to the meeting. (If the system is down, you will need to attend the meeting in person to participate)
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press *3; you will hear "Your hand has been raised."
- When it is your turn to testify you will hear "Your line has been unmuted."
- State your name for the record, spell your last name and your mailing address, and provide your testimony.
- If you cannot access the telephonic system please call the Mat-Su Borough Platting's main phone line for directions. 907-861-7874

1. CALL TO ORDER

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

- A. March 4, 2021

3. AUDIENCE PARTICIPATION & PRESENTATIONS

- A. PERSONS TO BE HEARD** (Three minutes per person for Items not scheduled for public hearing)

4. UNFINISHED BUSINESS

(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- Platting Board Chair to read the Ex-Parte & Interest Memo.

A. ROBERT WALDEN / BENJAMIN & BARBARA EATON: The request is to divide Lot 35, Hewitt-Whiskey Lakes Alaska, Plat #66-41 into four lots to be known as **BLW**, containing 43.34 acres +/- . Access to this property is by water. The property is located northwest of Willow (Tax ID #6140000L035); lying within the N ½ Section 18, Township 22 North, Range 11 West, Seward Meridian, Alaska. In the Skwentna (Inactive) Community Council and Assembly District #7: Tam Boeve

- Platting Board Chair to read the Ex-Parte & Interest Memo.

B. JERRY HARMAN: This notice is to advise you of an upcoming hearing on a case that was continued from the October 20, 2020 platting board hearing. The request is to create 50 lots and 1 utility tract with a 2-phase Master Plan from Parcel C8 (Parcel C, Waiver 2004-26-PWm) to be known as **STELLA RIDGE**, containing 60.0 acres +/- . The interior roads proposed to provide access to all the lots will now be public instead of private. The property is located approximately a ½ mile west of N. Wasilla-Fishhook Road and directly north of E. Pamela Drive (Tax ID #18N01E18C008); lying within the SW ¼ Section 18, Township 18 North, Range 1 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6: Jesse Sumner.

- Platting Board Chair to read the Ex-Parte & Interest Memo.

C. AXEL BODNAR AND SARAH FORSS: The request is to create 34 lots from Tax Parcel A29, to be known as **WOLF RIDGE**, containing 40 acres +/- . The plat is located south of E. Tex-Al Drive and west of N. Engstrom Road (Tax ID # 118N01E16A029); within the SE ¼ E ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6: Jesse Sumner.

- Platting Board Chair to read the Ex-Parte & Interest Memo.

D. TRACY & KATHRYN MOFFITT: The request is to create eight lots from Tax Parcels C7, C9, C11 and remainder Tract D-1 of H. Adams Subdivision, Plat No. 71-37, to be known as **FARM OVERLOOK**, containing 167.4 acres +/- . The plat is located south of E. Marsh Road and north of E. Scott Road (Tax ID #s 118N02E29C007, C009, C011 and 53001000T00D-1); within Sections 29 and 32, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Great Palmer Community Council and Assembly District #1: Tim Hale.

- Platting Board Chair to read the Ex-Parte & Interest Memo.

E. NORTHGATE ALASKA: The request is to create 49 lots and one tract from Lots 1 & 2, Northgate Alaska Subdivision, Plat No. 2020-92, to be known as **NORTHGATE ALASKA 2021 MASTER PLAN**, containing 59 acres +/- . The plat is located south of E. Seldon Road, east of N. Tait Drive, north and west of E. Bogard Road (Tax ID #s 58047000L001/L002); within Section 31, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and Assembly District #3: George McKee.

- Platting Board Chair to read the Ex-Parte & Interest Memo.

F. CEDAR PARK PROPERTIES, LLC: The request is to create 83 lots and two open space tracts, by a five-phase Master Plan, from Tract J, Cedar Hills, Unit #2, Phase 1, Plat No. 2000-66 and Tracts 1, 2 & 3, Cedar Hills Unit #2, Phase 1, Plat No. 2017-15, to be known as **CEDAR PARK MASTER PLAN**, containing 90.2 acres +/- . The plat is located north of E. Marsh Road, west of N. Glenn Highway and south of N. Palmer-Fishhook Road, (Tax ID #s 54991000T00J, 57618000T001/T002/T003); within Section 29, Township 18 North, Range 02 East, Seward Meridian, Alaska. Parcels are within the city limits of Palmer and Assembly District #2: Stephanie Nowers.

7. ITEMS OF BUSINESS & MISCELLANEOUS

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (if needed)

- Definition: Law. To hear and settle an issue or a question regarding code.

B. Upcoming Platting Board Agenda Items (Staff: Fred Wagner & Clerk: Sloan Von Gunten)

- Introduction for the April 15, 2021 Platting Board Hearing (Informational Only – Subject to change)
 - Willow Creek Airpark MSP, Case 2021-031

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **April 1, 2021** in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting. Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
MARCH 4, 2021**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 4, 2021, at the Matanuska-Susitna Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The Meeting was called to order at 1:00 p.m. by Chair LaMarr Anderson.

1. CALL TO ORDER**A. ROLL CALL AND DETERMINATION OF QUORUM (by Administrative Specialist)**

Platting Board members present and establishing a quorum:

Mr. Pio Cottini, District Seat #1
Mr. LaMarr Anderson, District Seat #2, Chair
Mr. John Shadrach, District Seat #3
Mr. Dan Bush, District Seat #4
Mr. Dennis Vau Dell, District Seat #5
Mr. Wilfred Fernandez, District Seat #6, Vice Chair
Mr. Alan Leonard, District Seat #7

Platting Board members absent and excused were:

Ms. Barbara Doty, Alternate
Vacant, Alternate

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Sloan Von Gunten, Platting Administrative Specialist
Ms. Amy Otto-Buchanan, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Board Member Dennis Vau Dell.

C. APPROVAL OF THE AGENDA

Chair Anderson inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objection.

2. APPROVAL OF MINUTES

Chair Anderson inquired if there were any changes to the minutes for February 4, 2021.

- Change wordage on page 2 regarding point of order.

GENERAL CONSENT: The minutes for February 4, 2021 were approved with changes, without objections.

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)***A. Persons to Be Heard** *(There are no persons to be heard)***4. UNFINISHED BUSINESS: Quasi-Judicial Matters**
(There is no Unfinished Business)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
MARCH 4, 2021****5. RECONSIDERATIONS/APPEALS***(There are no Reconsiderations/Appeals)***6. PUBLIC HEARINGS: Quasi-Judicial Matters**

Platting 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.

- A. **GREEN ACRES MASTER PLAN:** 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: N/A and Assembly District #2 Stephanie Nowers. (Owner/Petitioner: WM Construction LLC; Surveyor: Hanson; Staff: Amy Otto-Buchanan)

Chair Anderson:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record; there was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 100 public hearing notices were mailed out on February 10, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-006.
- Staff recommends approval of the case with findings of fact and conditions.
- Would like to add two additional recommendations.
- Answered questions from the platting board.

Chair Anderson invited the petitioner and/or the petitioner's representative to give a brief overview.

Mr. Craig Hanson, the petitioner's representative, declined an overview.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their objection to the subdivision project. Has concerns on the lot size and the development of the land. Would like to see large lots and buffers in this subdivision: Ms. April Tynan.

The following person spoke regarding their concerns about the development and the lot size. Concerned about the property value going down and the increased traffic count: Mr. Nathan Riedel.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
MARCH 4, 2021**

The following person spoke regarding their concerns about the property density and the FAA Runway that is not noted on the vicinity map: Ms. Gale Barnett.

The following person spoke regarding their concerns about the traffic safety and the property value declining: Ms. Bobbi Luben.

Chair Anderson:

- There being no one else to be heard, the chair closed the public hearing.
- Invited the petitioner or their representative to provide their comments.

Mr. Craig Hanson, the petitioner's representative, and Mr. Simon Gilliland, the petitioner's Engineer, gave a brief summary of the project and clarified concerns on the property development and drainage. Answered questions from the platting board.

Chair Anderson forgot to read the description at the start of the case. Read the case title and description in to the record.

Chair Anderson moved to the Platting Board for a motion.

MAIN

MOTION: Platting Member Fernandez moved to approve the preliminary plat for Green Acres Master Plan, with 7 recommendations adding #8 and #9. The motion was seconded by Platting Member Cottini.

RECOMMENDATIONS:

- Add #8: Add an additional drainage easement and show on final plat.
- Add #9: Provide proof of construction of the earthen containment dike.

Discussion ensued by the platting board, staff, and DPW on sub-collector, residential, and minor collector roads regarding traffic count.

MAIN

VOTE: The motion passed with all in favor. There are 7 findings of fact.

TIME: 2:01 P.M.

CD: 01:00:14

7. ITEMS OF BUSINESS & MISCELLANEOUS

MOTION: Platting Member Cottini moved to suspend the rules to go into a special session on Title 43 White Board List till 4:00 p.m. The motion was seconded by Platting Member Fernandez.

VOTE: The motion to suspend the rules passed with all 6 in favor (Fernandez, Cottini, Bush, Leonard, Anderson, Shadrach) and 1 against (Vau Dell).

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
MARCH 4, 2021****A. Special Meeting Session on Title 43 White Board List**

- The platting board opened the session on the white board list.
- Mr. Fred Wagner, the Platting Officer, gave a starting overview of what has been done from 2019 and started on the 2020 white board list.

Item #1: Fred Wagner, the Platting Officer, presented item #1.
Gave an explanation on removing this item from the white board list.

Discussion ensued between the platting board members, surveyors, and staff regarding item #1.

Item #2: Fred Wagner, the Platting Officer, presented item #2.
Gave an explanation on removing this item from the white board list.

Discussion ensued between the platting board members, surveyors, and staff regarding item #2.

Item #3: Fred Wagner, the Platting Officer, presented item #3.

Discussion ensued between the platting board members, surveyors, and staff regarding item #3.

Fred Wagner, will be working on item #3 re-write with staff and surveyors. Item #3 is on hold.

TIME: 2:36 P.M.

CD: 01:34:45

BREAK

TIME: 2:46 P.M.

CD: 01:45:09

Item #4: Fred Wagner, the Platting Officer, presented item #4.

Discussion ensued between the platting board members, surveyors, and staff regarding item #4.

Fred Wagner, will show the changes to item #4 next time the white board list is worked on.

Item #5: Fred Wagner, the Platting Officer, presented item #5.

Discussion ensued between the platting board members, surveyors, and staff regarding item #5.

Fred Wagner, will show the changes and the re-write on item #5 next time the white board list is worked on.

Item #6: Fred Wagner, the Platting Officer, presented item #6.

Discussion ensued between the platting board members, surveyors, and staff regarding item #6.

Fred Wagner, will work on the re-write for item #6.

Chair Anderson moved for the Platting Board to go back into regular session.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
MARCH 4, 2021**

The Platting Board approved going back into regular session by general consent.

Item #1:

MOTION: Platting Member Shadrach moved to remove white board list item #1. The motion was seconded by Platting Member Leonard.

VOTE: The motion passed with 6 in favor (Cottini, Bush, Leonard, Shadrach, Anderson, Fernandez) and 1 against (Vau Dell).
Removed item #1 from the white board list.

Discussion on making motions for the white board list and wordage for Item #2.

Item #2:

MOTION: Platting Member Cottini moved to approve white board list item #2, Adding onto Basis of Bearings. The motion was seconded by Platting Member Fernandez.

Discussion on Item #2.

VOTE: The motion failed.
Removed item #2 from the white board list.

Items #3, #4, #5, #6:

MOTION: Platting Member Vau Dell moved to table white board list items #3, #4, #5, and #6 for staff review and write up. The motion was seconded by Platting Member Leonard.

VOTE: The motion passed with all in favor by general consent.
Staff will be re-writing and reviewing items #3, #4, #5, and #6.

8. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (*if needed*)
- B. Upcoming Platting Board Agenda Items

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on April 1, 2021. We will continue session on Title 43 white board list after the April 1st meeting.

Ms. Von Gunten recognized Mr. Hatley for his service, as he has resigned his position. Ms. Barbara Doty is the new platting board alternate. Updated the board on APA Conference.

9. BOARD COMMENTS

- Platting Member Leonard had no comments.
- Platting Member Fernandez had no comments.
- Platting Member Cottini had no comments.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
MARCH 4, 2021**

- Platting Member Bush had no comments.
- Platting Member Vau Dell commented on making motions & his attitude.
- Platting Member Shadrach had no comments.
- Platting Member Anderson thanked staff and the board for their work.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 4:13p.m. (CD: 03:12:00)

LAMARR ANDERSON,
Platting Board Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 1, 2021

ABBREVIATED PLAT: **BLW**

LEGAL DESCRIPTION: **SEC 18, T22N, R11W, SEWARD MERIDIAN, AK**

PETITIONER: **BENJAMIN & BARBARA EATON**

SURVEYOR: **ALL POINTS NORTH, LLC**

ACRES: 43.34 PARCELS: 4

REVIEWED BY: CHERYL SCOTT CASE: 2021-020

REQUEST

The request is to create four lots from Lot 35, Hewitt-Whiskey Lakes Alaska, Plat #66-41 to be known as BLW, containing 43.34 acres more or less. This property is remote and access is by water. Located northwest of Willow, lying within the NW ½ Section 18, Township 22 North, Range 11 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Maps

Exhibit A

COMMENTS

Department of Public Works
Planning
ADF&G
Enstar
MTA
GCI

Exhibit B
Exhibit C
Exhibit D
Exhibit E
Exhibit F
Exhibit G

DISCUSSION:

The proposed lots range in size from 10.23 acres to 11.61 acres +/- . Access to this remote subdivision is by water (Hewitt Lake) consistent with MSB 43.20.100, *Access Required*. Hewitt Lake is approximately 2.9 miles long and is connected to the Yentna River system via Hewitt Creek to the south, which makes it accessible by floatplane and river boat. The proposed lots have more than the required 125' of lake frontage as required by MSB 43.20.340, *Lot Dimensions*. There is no depth to width ratio requirement for lots greater than 10 acres per MSB 43.20.300. The proposed lots are exempt from submission of useable area verification when lot sizes are greater than 400,000 sf (9.183 ac) and a detailed topographic narrative is provided per MSB 43.20.281(A)(1)(i). Topographic contours and As-Built information are shown on the preliminary plat as required by MSB 43.15.016.

Comments:

Department of Public works has no comment. **(Exhibit B)**

Planning has no comments. **(Exhibit C)**

ADF&G has no comments or concerns. **(Exhibit D)**

Enstar has no comments or recommendations. **(Exhibit E)**

MTA has no comments. **(Exhibit F)**

GCI has no comments or objections. **(Exhibit G)**

No other comments received at the time of this staff report from any outside agencies, borough departments or the public.

CONCLUSION:

The preliminary plat for BLW is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plat Submittal and Approval*. Access exists to the proposed lots consistent with MSB 43.20.100, *Access Required*. Lake Frontage requirements are consistent with MSB 43.20.340 *Lot Dimensions*. Useable area verification is not required for lots greater than 400,000 sf in lieu of a topographic narrative pursuant to MSB 43.20.281. There were no objections received from any outside agencies, borough departments or the public.

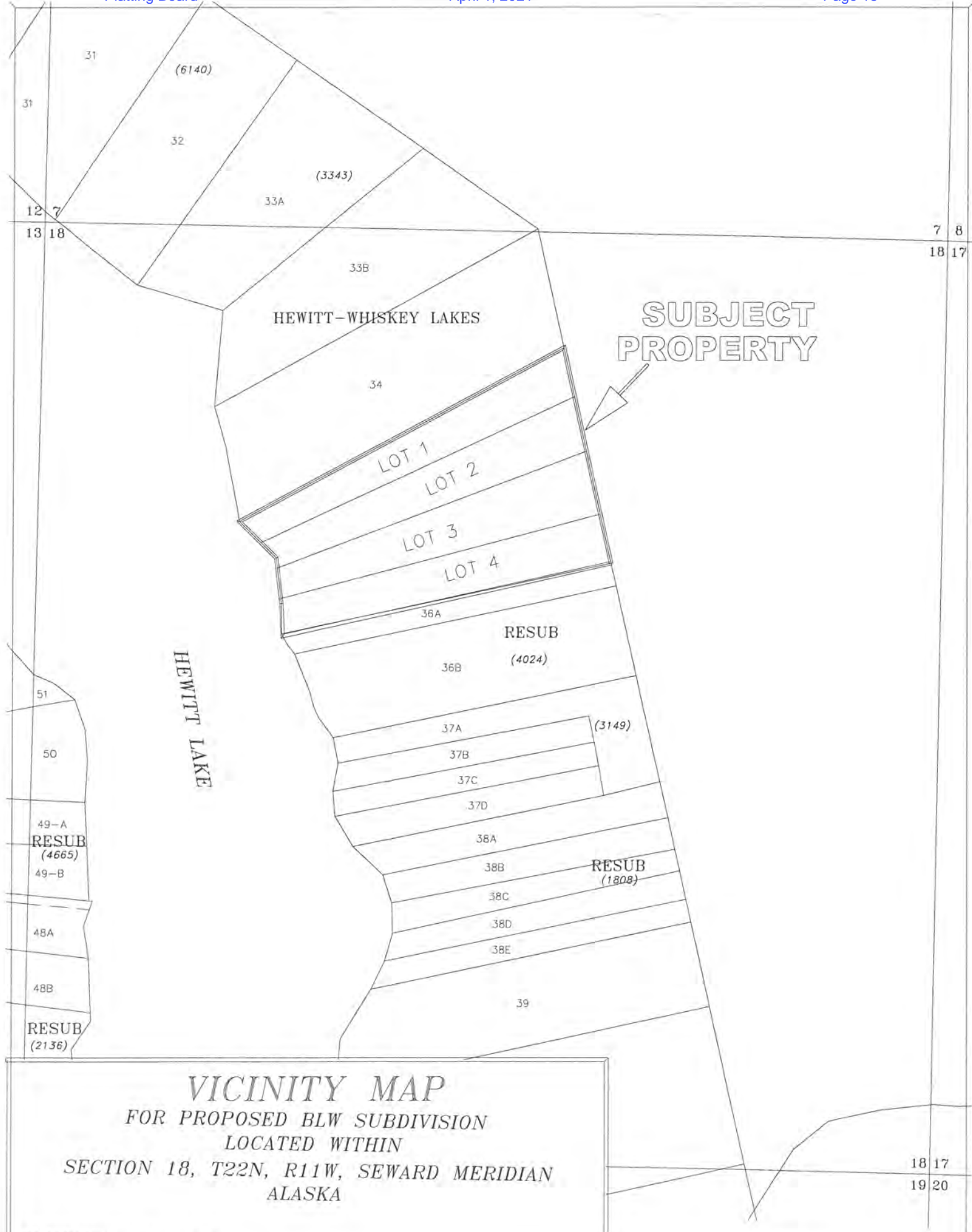
FINDINGS OF FACT:

1. The plat of BLW is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plat Submittal and Approval*.
2. Frontage requirements are consistent with MSB 43.20.340, *Lot Dimensions*.
3. Useable area verification is not required for lots greater than 400,000sf in lieu of a topographic narrative per MSB 43.20.281, *Area*.
4. Topographic contours and As-Built information provided is consistent with MSB 43.15.016 and MSB 43.20.281.
5. Access exists to the proposed lots via Hewitt Lake consistent with MSB 43.20.100 *Access Required*.
6. No objections received from any borough departments, outside agencies or the public.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Recommended motion: “I move to approve the preliminary plat of BLW, located within Section 18, Township 22 North, Range 11 West, Seward Meridian, Alaska contingent on the following staff recommendations:”

1. Pay mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days of plat recordation per MSB 43.15.053(E) and submit Beneficiary Acknowledgement, if applicable.
3. Taxes and special assessments must be paid in full through the year of recording, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Show all easements of record on the final plat.
5. Submit recording fees, payable to DNR.
6. Submit final plat in full compliance with Title 43.

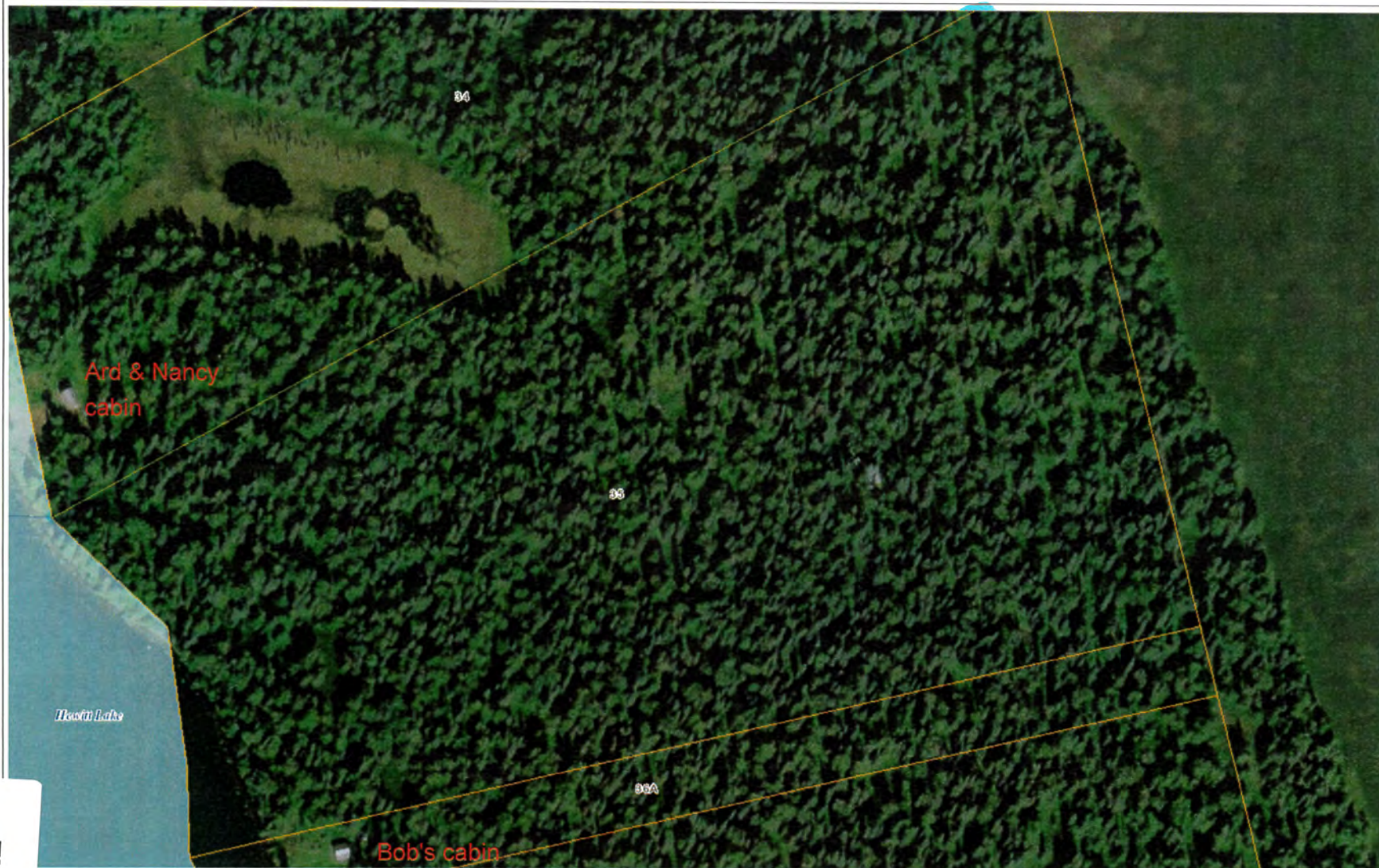


VICINITY MAP
 FOR PROPOSED BLW SUBDIVISION
 LOCATED WITHIN
 SECTION 18, T22N, R11W, SEWARD MERIDIAN
 ALASKA

SKWENTNA 04 MAP



L35 ESRI World imagery



Legend

- Road Mileposts
- Roads
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Ramp
 - Primitive Road
 - Private Road
- + Alaska Railroad
- ▬ Mat-Su Borough Boundary
- ▬ Incorporated Cities
- Address Numbers
- ▬ Parcels
- ▬ Government Lot Lines
- ▬ ROW and Easements
 - ▬ ROW Road
 - ▬ ROW RR
 - ▬ ROW Easement
 - ▬ Section line easement
- ▬ Lakes and Rivers
- ▬ Streams
- ▬ 100 year Flood Zone
- ▬ Section Lines

1: 4,514



Notes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

0 0.07 0.14 Miles







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Esri/DeLorme Geographics Group Ltd.



BLW Subdivision

Hewitt-Whiskey Lake northwest of Willow

Legend

-  Cubby's Marketplace
-  Lake
-  Susitna Valley High School
-  Townsite Food Mart Inc
-  Willow
-  Willow, Alaska

Whiskey Lake Hewitt Lake

Susitna North Susitna

Willow Willow

3

Houson Ho
N 996

20 mi

EXHIBIT A-4

Google Earth
Imagery © 2021 Europa Technologies
© 2021 Europa Technologies

Cheryl Scott

From: Jamie Taylor
Sent: Thursday, March 4, 2021 7:09 PM
To: Cheryl Scott
Subject: RE: RFC BLW (CS)

No comment.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
 t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, February 18, 2021 1:04 PM
To: george.horton@alaska.gov; james.walker2@alaska.gov; sarah.wilber@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC BLW (CS)

All ~

Below is a link to a Request for Comments for BLW Subdivision, MSB Case #2021-020. Property is remote and access is by water.

Comments are due by March 10, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/EgteC6J3n4VDs4uljhpeTdIB_M80kLJMCQuawDBmTr_zyg?e=vJhdUk

Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Cheryl Scott

Cheryl Scott

From: Adam Bradway
Sent: Thursday, March 4, 2021 10:16 AM
To: Cheryl Scott
Cc: Leda Borys
Subject: RE: RFC BLW (CS)

Cheryl,

I have no comments to make on this plat. Thank you for the opportunity to comment.

Adam Bradway

Matanuska-Susitna Borough: Planner II
 E Dahlia Ave, Palmer, Alaska
 (907) 861-8608

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, February 18, 2021 1:04 PM
To: george.horton@alaska.gov; james.walker2@alaska.gov; sarah.wilber@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC BLW (CS)

All ~

Below is a link to a Request for Comments for BLW Subdivision, MSB Case #2021-020. Property is remote and access is by water.

Comments are due by March 10, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/cheryl_scott_matsugov_us/EgteC6J3n4VDs4uljhpeTdIB_M80kLJMCQuawDBmTr_zyg?e=vJhdUk

Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Cheryl Scott
 Platting Technician

Cheryl Scott

From: Wilber, Sarah E E (DFG) <sarah.wilber@alaska.gov>
Sent: Thursday, February 18, 2021 2:19 PM
To: Cheryl Scott
Subject: RE: RFC BLW (CS)

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

Hi Cheryl,

No comments or concerns at this time.

Thanks!

Sincerely,

Sarah E. E. Wilber

Habitat Biologist III
 ADF&G Habitat Section, Palmer Office
 Office: 907-861-3206
 Fax: 907-861-3232

[*ADF&G Habitat Section Permits Link*](#)

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, February 18, 2021 1:04 PM
To: Horton, George C (DNR) <george.horton@alaska.gov>; Walker, James H (DNR) <james.walker2@alaska.gov>; Wilber, Sarah E E (DFG) <sarah.wilber@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC BLW (CS)

All ~

Below is a link to a Request for Comments for BLW Subdivision, MSB Case #2021-020. Property is remote and access is by water.

Comments are due by March 10, 2021.



ENSTAR Natural Gas Company
 A DIVISION OF SEMCO ENERGY
 Engineering Department, Right of Way Section
 401 E. International Airport Road
 P. O. Box 190288
 Anchorage, Alaska 99519-0288
 (907) 277-5551
 FAX (907) 334-7798

February 23, 2021

Matanuska-Susitna Borough, Platting Division
 350 East Dahlia Avenue
 Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural gas company has reviewed the following preliminary plats and has no comments or recommendations.

- **Farm Overlook**
 (MSB Case # 2021-022)
- **Wolf Ridge**
 (MSB Case # 2021-021)
- **BLW Subdivision**
 (MSB Case # 2021-020)
- **Northgate Alaska 2021 Master Plan**
 (MSB Case # 2021-023)
- **Cedar Park Master Plan**
 (MSB Case # 2021-025)

If you have any questions, please feel free to contact me at (907) 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

Skylar Shaw
 ROW & Compliance Technician
 ENSTAR Natural Gas Company

Cheryl Scott

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, February 23, 2021 3:51 PM
To: Cheryl Scott
Subject: RE: RFC BLW (CS)

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

Hello,

MTA has reviewed the plat for BLW Subdivision. MTA has no comments.

Thank you,

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, February 18, 2021 1:04 PM
To: george.horton@alaska.gov; james.walker2@alaska.gov; sarah.wilber@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC BLW (CS)

All ~

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Comments are due by March 10, 2021.

Cheryl Scott

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, March 11, 2021 4:19 PM
To: Cheryl Scott
Cc: OSP Design Group
Subject: RE: RFC BLW (CS)
Attachments: 1. RFC BLW (CS).pdf; 2. Preliminary Plat BLW.PDF

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

Cheryl,

In review GCI has no comments or objections to the plat, attached is the signed plat.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Thursday, February 18, 2021 1:04 PM
To: george.horton@alaska.gov; james.walker2@alaska.gov; sarah.wilber@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mta-telco.com; OSP Design Group <ospdesign@gci.com>; Tam Boeve <Tamboevedistrict7@gmail.com>
Subject: RFC BLW (CS)

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Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: BENJAMIN A. EATON
22486 COLUMBIA GLACIER LOOP
EAGLE RIVER, AK 99577

OWNERSHIP CERTIFICATE

We, the undersigned, hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision.

Owner: BARBARA S. EATON
22486 COLUMBIA GLACIER LOOP
EAGLE RIVER, AK 99577

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this ____ day of _____, 2020,
For:
My commission expires: _____
Notary Public: _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this ____ day of _____, 2020,
For:
My commission expires: _____
Notary Public: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I certify that this subdivision plat has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the platting authority by:

Plat Resolution Number: _____ Dated: _____
And that this plat has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, State of Alaska, in which the plat is located.
Planning and Land Use Director
Attest: Platting Clerk

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through _____ against the property included in the subdivision hereon, have been paid.

Borough Tax Collection Official: _____
Dated: _____

SURVEYOR

Max A. Schillinger
All Points North LLC
P.O. Box 4207,
17600 E. Rambling Rd.
Palmer, AK. 99645
907-746-4185

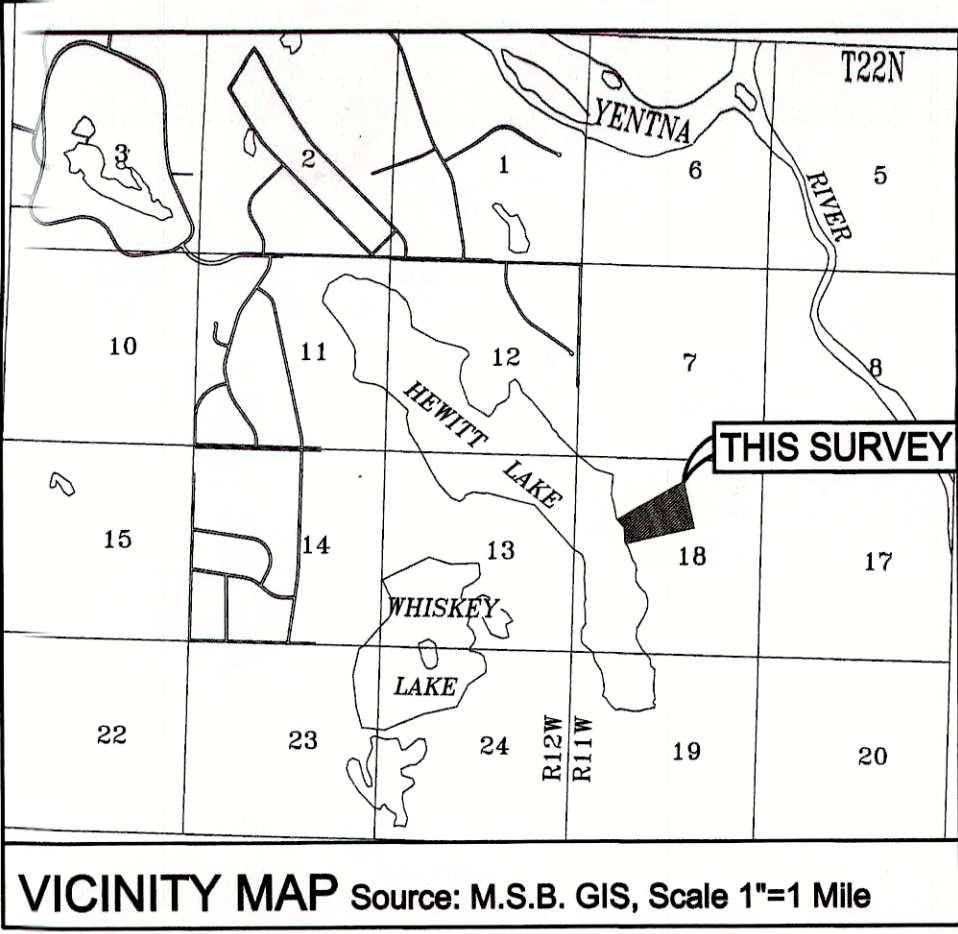
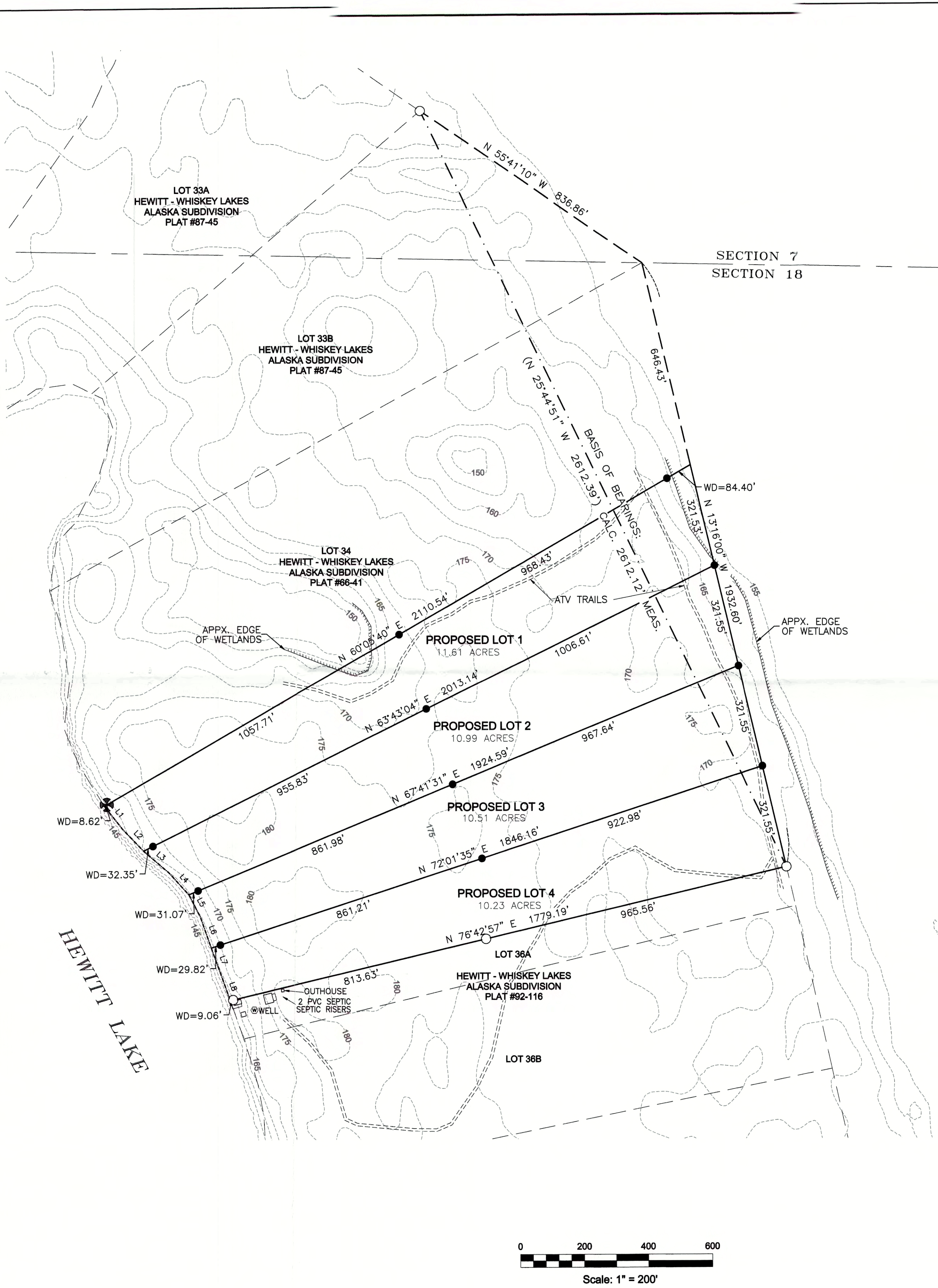


SIGNED FOR TWR PURPOSES ONLY

SURVEYORS STATEMENT

I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: _____



LEGEND

- Found A.D.L. monument
- Other found monument
- Set: 5/8" rebar, 30" long, with plastic cap marked "SCHILLINGER LS 12039"
- 5' contours per 2010 Fugro IFSAR data.

NOTES

- There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
- No individual water supply system or sewage disposal system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska Department of Environmental Conservation, which governs those systems.

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 38°18'40" W | 90.59' |
| L2 | N 43°54'38" W | 95.22' |
| L3 | N 49°35'29" W | 103.02' |
| L4 | N 42°05'14" W | 93.23' |
| L5 | N 27°14'57" W | 77.83' |
| L6 | N 19°19'18" W | 103.05' |
| L7 | N 19°54'37" W | 98.01' |
| L8 | N 19°30'57" W | 76.33' |

RECEIVED
FEB 03 2021
PLATTING

Agenda Copy

Agenda Copy

PRELIMINARY PLAT OF
BLW EATON SUBDIVISION
A SUBDIVISION OF LANDS DESCRIBED AS LOT 35,
HEWITT-WHISKEY LAKES ALASKA SUBDIVISION,
PLAT #66-41 P.R.D. *ARD*
CONTAINING 43.34 ACRES, WITHIN THE SECTION 18
TOWNSHIP 22 NORTH, RANGE 11 WEST, SEWARD MERIDIAN
Pinchuge PALMER RECORDING DISTRICT, ALASKA

6B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 1, 2021**

PRELIMINARY PLAT: **STELLA RIDGE MASTER PLAN**
LEGAL DESCRIPTION: **SEC 18, T18N, R1E, SEWARD MERIDIAN, AK**
PETITIONER: **JERRY HARMAN**
SURVEYOR/ENGINEER: **HANSON LAND SOLUTIONS**
ACRES: 60.0 PARCELS: 51
REVIEWED BY: CHERYL SCOTT CASE: 2020-098

REQUEST

The request is to create 50-lots and one utility tract in a 2-phase Master Plan from Tax Parcel C8 to be known as **Stella Ridge**, containing 60.0 acres+/- . The property is located west of Wasilla-Fishhook Road and directly north of Pamela Drive within the SW ¼ Section 18, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS:

| | |
|------------------------------|------------------|
| Vicinity Maps | Exhibit A |
| Phase Map | Exhibit B |
| Soils Report | Exhibit C |
| Project Overview Maps | Exhibit D |
| As-Built Information | Exhibit E |
| Topographic Map | Exhibit F |
| Drainage Map | Exhibit G |
| Road Plans & Profile | Exhibit H |
| Surveyor Letter w/attachment | Exhibit I |
| OSHP | Exhibit J |

COMMENTS:

| | |
|----------------------------|------------------|
| Department of Public Works | Exhibit K |
| Planning | Exhibit L |
| Firecode | Exhibit M |
| Land & Resource Management | Exhibit N |
| MEA & MTA | Exhibit O |
| Enstar | Exhibit P |
| Public | Exhibit Q |

DISCUSSION: The preliminary plat for Stella Ridge Master Plan was originally scheduled for public hearing on 8/20/2021 but Platting Staff requested a continuance to allow 21-day

public noticing. The preliminary plat was again continued from the 9/3/2020 public hearing at the request of the petitioner's representative to reconsider the design and public comments and then continued at the 10/1/2020 public hearing due to development challenges.

The proposed subdivision is a 2-phase master plan creating 50 lots and 1 utility tract. **(Exhibit B)**. The road names need to be consistent with MSB 11.20, *Street Names and Address*. **(Recommendation #5)**

Lot and Block Design/Frontage: The 50 lots range in size from .92 acres to 1.55 acres +/- . All lots meet the width to depth ratio of 3:1 for lots under 2 acres and block lengths are less than 3,000 feet. Lot and Block design standards are consistent with MSB 43.20.300. The proposed utility tract is .64 acres with no on-lot water or septic systems. Lots designated for utility purposes with no on-lot sewer shall have no minimum lot size per MSB 43.20.281(D).

Each lot has a minimum of 60' of road frontage, or 45' when on a cul-de-sac pursuant to MSB 43.20.320 *Frontage*.

Useable Area: The engineer's report provided by Hanson Land Solutions includes testhole logs, sieve analysis and a testhole location map at **Exhibit C**. The investigation included 18 testholes excavated to a minimum of 12 feet deep and no groundwater was encountered. The soils were determined to be a sand-silt mixture classified under the Uniform Soils Classification System as SM. This type of soil requires a sieve analysis or percolation test per MSB 43.20.281. A sieve analysis was submitted for each testhole. Eighteen soil samples were tested and it was determined that the soils are adequate for on-site wastewater disposal. All lots contain sufficient overall area with 10,000 sq. ft. of useable building area and 10,000 sq. ft. of useable septic area meeting all useable area requirements in MSB 43.20.281.

Topographic and As-Built Info: Topographic contours and As-Built information were provided within and outside the boundary as required by MSB 43.15.016 at **Exhibit E & F**. There are no existing structures or improvements shown on the As-Built.

Drainage: Hanson Land Solutions provided a drainage plan, meeting the Subdivision Construction Manual standards **(Exhibit G)**. The drainage plan shows the drainage along the proposed roads and general drainage patterns within and directly adjacent to the subdivision. The plan also shows proposed culverts and infiltration points. The drainage plan is subject to field modification and improvement during the road construction work.

Access: Hanson Land Solutions provided road plans & profile for the interior streets and Pamela Drive at **Exhibit H**. Currently, E. Pamela Drive is a borough maintained street constructed to residential collector standard from Wasilla-Fishhook Road to Eldorado Drive. Pamela Drive provides access to the proposed subdivision and will require certification or upgrade to residential collector standard from Eldorado Drive to proposed D&S Drive. The interior streets of D & S Drive and Eastwind Drive proposed construction to residential standard. Residential standard streets Average Daily Traffic (ADT) count is 200 trips. The preliminary plat shows 32 lots accessing Eastwind Drive, which calculates to an ADT of 192

trips allowing streets constructed to residential standard. Restricting access for Lots 1-9, Block 1 to D&S Drive keeps the ADT for Eastwind Drive below the 200-trip threshold. A plat note is required on the final plat limiting access for Lots 1-9, Block 1 to D&S Drive. **(Recommendation #6)** Construction of Harman Way is not required, as it is not providing physical access to any lots. A 60' radius temporary cul-de-sac on Harmon Way shown on final plat is recommended. **(Recommendation #7)** All access requirements will be met with the construction of the interior streets and certification or upgrade to Pamela Drive in accordance with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

MSB 43.20.060(D) states subdivisions shall provide through connecting right-of-way of residential collector standard minimum to unsubdivided parcels, where feasible, to improve interconnectivity and/or public safety unless shown by the petitioner to be unnecessary. Hanson Land Solutions provided a letter at **Exhibit I** stating additional through connecting right-of-way is not necessary because the adjacent parcels have existing right-of-way. Tax Parcel C3 to the west has access via the section line easements (Soto Rd) along the west boundary and Carney Road right-of-way on the northwest corner. Tract A-1, Foxwood Addition #1 Subdivision to the east has existing constructed access from Wildwood Drive, Starwood Drive, Windflower Drive and unconstructed Briarwood Lane. The petitioner is providing access to Tax Parcel B5 to the north via Harman Way to be dedicated on this plat. Staff notes B5 also has access to a public use easement on the southeast corner. The MSB Official Streets and Highways Plan (OSHP) at **Exhibit J** shows a future minor collector connection from Carney Road to Tex-Al Drive. This future connection provides an additional access point for Tax Parcels C3, B5 and Tract A-1, Foxwood, Addition #1. The topographic information at **Exhibit I-2** shows the relatively flat and constructible areas along the section line easements of Soto Road, Carney Road right-of-way and the Carney Road/Tex-Al Drive potential future connection area.

COMMENTS:

Department of Public Works comments:

- Certify or upgrade Pamela Drive to Residential Collector standard from Eldorado to proposed D&S Drive
- Remove existing driveway on Pamela
- Drainage Plan: Place cross culverts outside of curve returns – requires less culvert and reduces likelihood of culvert ends being crushed, only need 2 cross culverts at 4-way intersection, may need drainage easements
- If Lots 1-9, Block 1 are restricted to D&S Drive for access, both roads will only need to be constructed to residential standards
- OSHP shows a future minor collector corridor connecting Carney Road to Tex-Al Drive, for which a 50' wide ROW will need to be acquired along the northern boundary of this parcel. SCM B03 suggests labeling a "Proposed Road Corridor" with a 25' building setback on the final plat. **(Exhibit K)** *Staff notes road construction and drainage is addressed in Recommendation #8 and a 25' structural setback is shown on the preliminary plat.*

Planning recommends that subdivisions be designed to allow for interconnectivity and accommodations to comply with the Official Streets & Highway Plan (OSHP). The applicant provided a stub road and a 25' setback to E. Carney Road identified in the OSHP. They encourage stub ROW's to undeveloped parcels to the east and west. In addition, this parcel contains wetlands and any development in that area may require a permit for US Army Corps of Engineers. **(Exhibit L)** *Staff notes the surveyor provided a letter addressing existing alternate access providing interconnectivity.*

Firecode is concerned that Harman Way is not connected to anything. The other two access points are too close to be considered separate. **(Exhibit M)** *Staff notes proposed Harman Road is to allow for a connection to a future corridor between E. Carney Road and Tex-Al, shown on the OSHP and access to an unsubdivided parcel. The proposed roads onto Pamela Drive meet the intersection spacing requirements of the SCM.*

Land & Resource Management has no objection to the proposed subdivision or private roads. They support that Tract A is noted on the plat for utility use with only rights-of-way and easements being dedicated to the Borough. **(Exhibit N)** *Staff notes private roads are no longer proposed and the property owners are dedicating all rights-of-way to the borough and grant all easements to the use shown.*

MEA & MTA requested a 15' wide utility easement along all road rights-of-way as shown on MEA's drawing. **(Exhibit O)** *Staff notes the 15' utility easements are shown on the preliminary plat.*

Enstar has no comments or recommendations. **(Exhibit P)**

Public Comments: (Exhibit Q)

Pierre & Crystal Loncle, owners of Lot 1, Block 1 Fishhook Acres, objects to this subdivision. They are concerned about increased traffic and the aquifer and soils not supporting the additional homes. **(Exhibit Q-1)**

John Torwick, owner of Lot 18, Block 1, Foxwood, objects to this subdivision. He is concerned about increased traffic, safety, impact on under-maintained Pamela Drive and low lands being filled affecting the high water table. **(Exhibit Q-2)**

Gretchen Watson, owner of Lot 2, Block 1, Fishhook Acres, objects to this subdivision. She is concerned about late noticing, 1 pm start time of meeting, land use, cohesiveness of neighborhood, additional homes affecting water wells, increase in tax obligation, spring fed wetland, flooding of culverts and increased traffic. **(Exhibit Q-3)**

Sandra Christian of Lot 2, Block 3, Fishhook Acres, Addition #1, is concerned about land use, increased traffic, water table and other property subdividing. **(Exhibit Q-4)**

Jeff & Shannon Huber, owner of Parcel A13 on Birch Park Circle, has concerns with this subdivision. They are concerned about ambiguity in the public information packet, flawed basis with road standard requirement, lack of setbacks, traffic safety, impact of subsurface aquifers and water wells and covenants and restrictions. **(Exhibit Q-5)**

John & Amanda Meising of Lot 1, Block 3, Fishhook Acres, Addition #1 submitted comments dated 8/20/2020 noting several concerns with this subdivision. They are concerned about flooding on roadway, groundwater runoff, animal displacement, increase in residents, noise, crime, size of lots, effects on aquifers, water supply, septic water accumulation, higher taxes, construction schedule, utility work, cell phone service, on-site water/sewage plant, trash service, mail service, lack of privacy, development during Covid crisis, land use and approval of this subdivision encouraging more subdivisions. They suggest Town hall meetings between the property owner, developer and residents to encourage discussion of information, opinions and concerns. Additional comments received 9/1/2020 from Mr. & Mrs. Meising reiterating their opposition and concerns to the proposed subdivision. **(Exhibit Q-6)**

Coe & Avonlea Guthrie, owner of Tax Parcel C9, objects to this subdivision. They are concerned about fresh water supply, increase traffic, welfare and safety, construction and future expansion. A development of this magnitude will drastically change the integrity and dynamics of this community. Lots containing 3-5 acres would maintain the rural community that the property owners of Pamela Drive prefer. **(Exhibit Q-7)**

Corey and Stephanie Haase, owners of Tax Parcel C10, object to this subdivision. Their concerns include lot sizes, water table, septic systems, road safety, maintenance, construction plans, wetland development and Army Corps of Engineers inspections. This proposal shows a lack of regard for the environment and current infrastructure. Were the proposal to include larger lots that fit in the surrounding community and environment, you would find far less resistance. **(Exhibit Q-8)**

There were no further comments received from borough departments, outside agencies or the public at the time of this staff report.

CONCLUSION

The preliminary plat for Stella Ridge Master Plan is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plat Submittal and Approval*. This plat creates 50 lots and one utility tract. A professional engineer stated all the proposed lots contain the required useable septic and useable building area. The subdivision meets all frontage, lot design and access requirements. Road construction standard and drainage plans meet the requirements of the Subdivision Construction Manual. There were no objections from Borough Departments or outside agencies. The public submitted six objections and several concerns.

FINDINGS of FACT:

1. The plat of Stella Ridge Master Plan is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plat Submittal and Approval*.

2. Lot sizes and block lengths are consistent MSB 43.20.300, *Lot and Block Design*.
3. Frontage to all lots are consistent with MSB 43.20.320, *Frontage*.
4. A professional engineer stated all lots have the required useable building area and useable septic area in compliance with MSB 43.20.281 *Area*.
5. As-built and topographic information provided in accordance with MSB 43.15.016 *Preliminary Plat Submittal and Approval*.
6. All access requirements pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access* and MSB 43.20.140 *Physical Access* will be met with the construction of interior roads and certification or upgrade of Pamela Drive.
7. Residential streets Average Daily Traffic (ADT) count is 200 trips per the 1991 Subdivision Construction Manual. Proposed construction to residential standard for Eastwind Drive meets the requirements of the SCM with an ADT of 192 trips from 32 lots restricting access from Lots 1-9, Block 1 to D&S Drive.
8. OSHP shows a future Carney Road/Tex-Al Drive Corridor along the northern boundary of the proposed subdivision. The petitioner provided a 60' wide right-of-way to this future corridor and 25' structural setback from the future corridor.
9. Streets named on subdivision plats are subject to MSB 11.20, *Street Names and Address Numbers*. Road names and Subdivision name require approval from the Platting Assistant.
10. There were no objections from Borough departments or outside agencies. The public submitted six objections and several concerns.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Recommended motion: "I move to approve the preliminary plat of Stella Ridge Master Plan, located within Section 18, Township 18 North, Range 1 East, Seward Meridian, Alaska contingent on the following staff recommendations:"

1. Submit the mailing and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days, prior to recording the plat per MSB 43.15.053(E).
3. Submit an affidavit from any holders of beneficial interest, if any, to be recorded with the plat.

4. Taxes and special assessments must be paid in full through the year of recording prior to recording the plat, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Obtain Platting approval of street names in accordance with MSB 11.20.
6. Provide plat note limiting access from Lots 1-9, Block 1 to D & S Drive unless Eastwind Drive is constructed to residential subcollector standard or higher supporting additional traffic counts in accordance with the 1991 Subdivision Construction Manual.
7. Show a 60' radius temporary cul-de-sac on Harman Way on the final plat.
8. Construct D & S Drive, Eastwind Drive, Eastwind Lane and Eastwind Loop to residential standards unless otherwise determined. Upgrade or certify Pamela Drive to Residential Collector standard from Eldorado Drive to D&S Drive unless otherwise determined:
 - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff for each phase. Submit the No Engineer Left Behind for final road inspection.
 - b. Provide verification of roadways per MSB 43.20.140(A)(2)(a) & (b).
 - c. Provide DPW acceptance of the roads to Platting staff.
 - d. Address DPW's comments on Drainage Plan and submit updated drainage plan if needed.
9. Submit recording fee, payable to DNR (State of Alaska, Department of Natural Resources).
10. Submit final phase plats in full compliance with Title 43.

ADD NO 2
(6708)

LOT 2 PHASE 2

LOT 5
PHASE
LOT 6

| | | | |
|---------|--|--|--|
| FOXWOOD | | | |
| (1418) | | | |

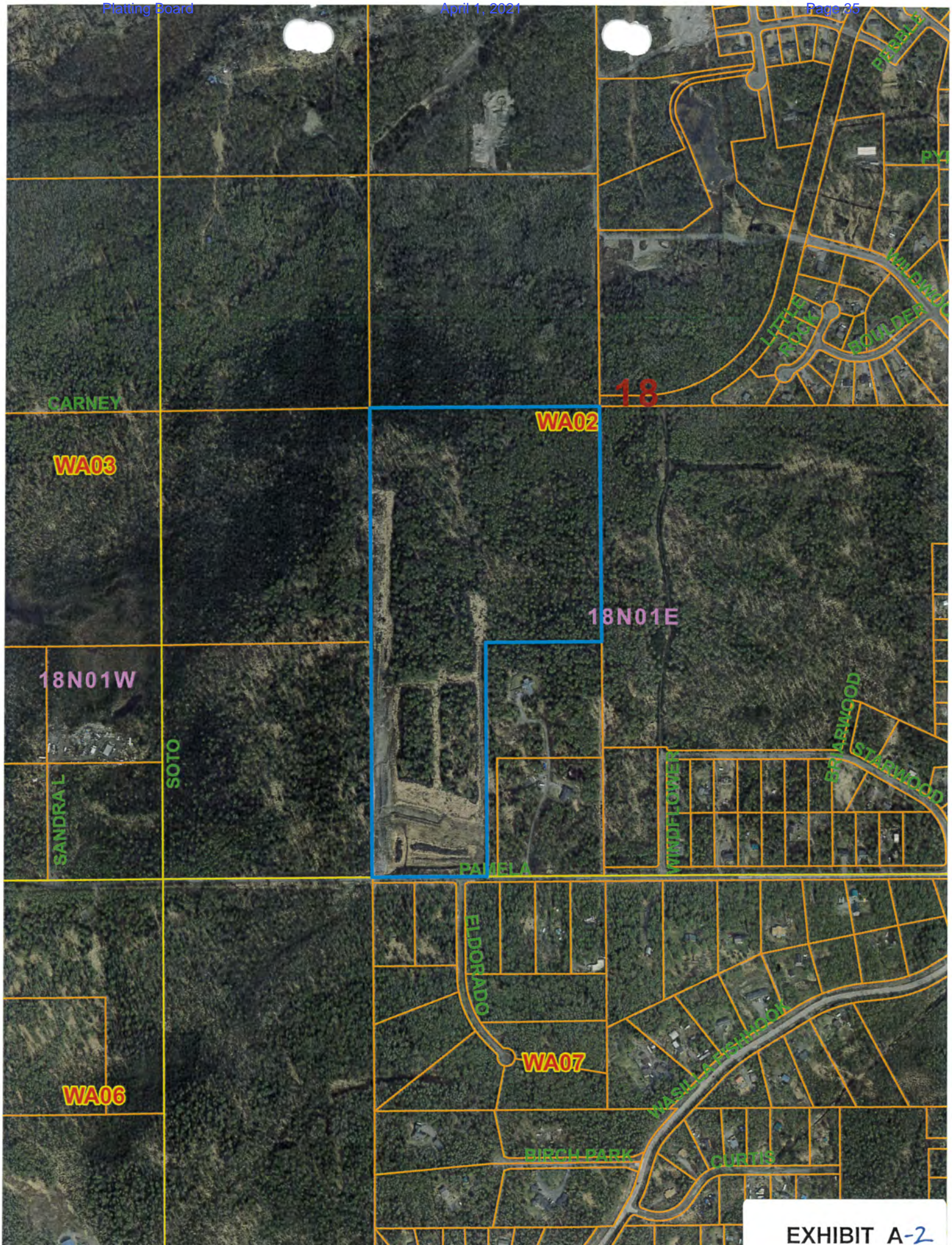
FISHHOOK ACRES
(6601)

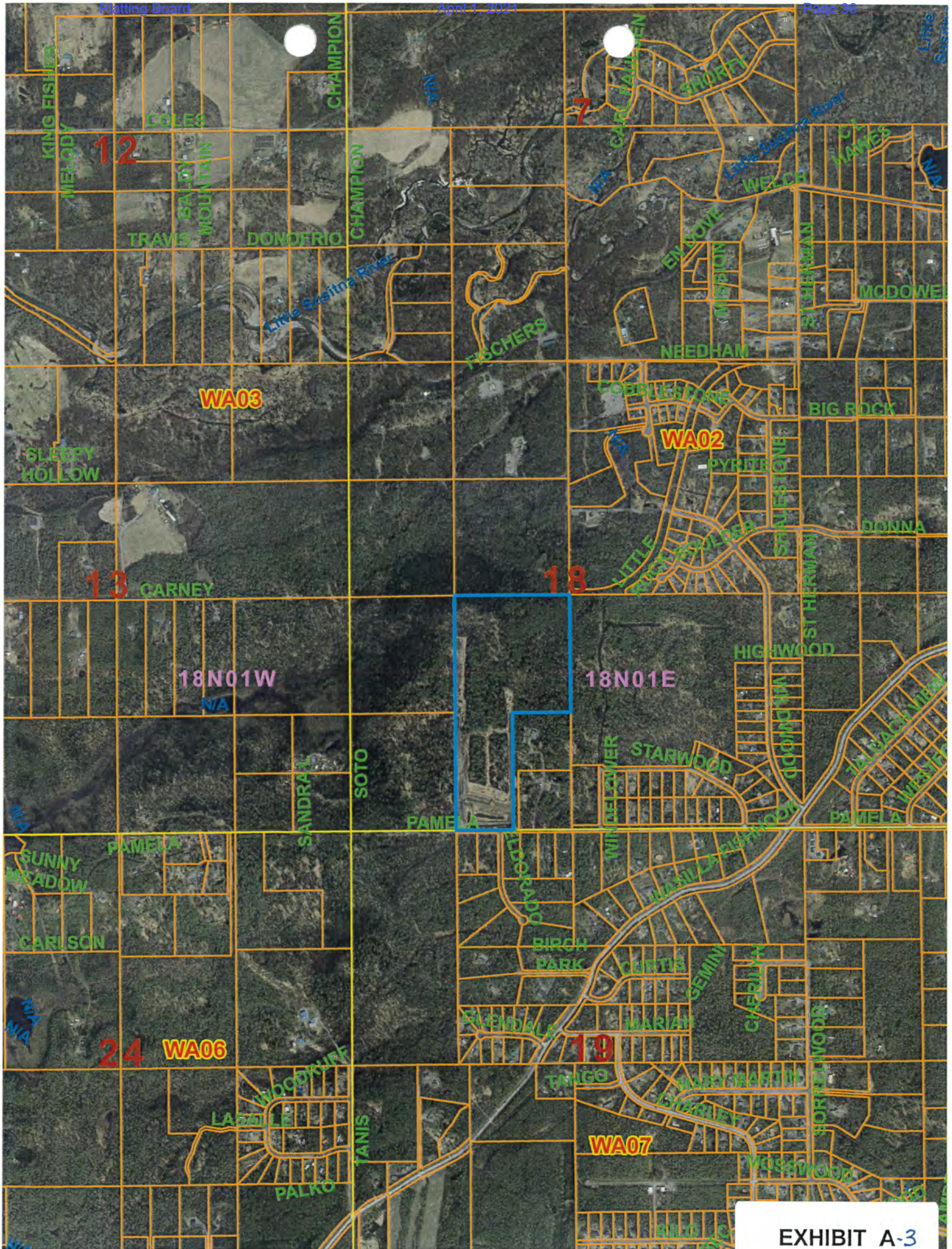
| | |
|-----------------|---|
| COOPER WOODS PH | 4 |
|-----------------|---|

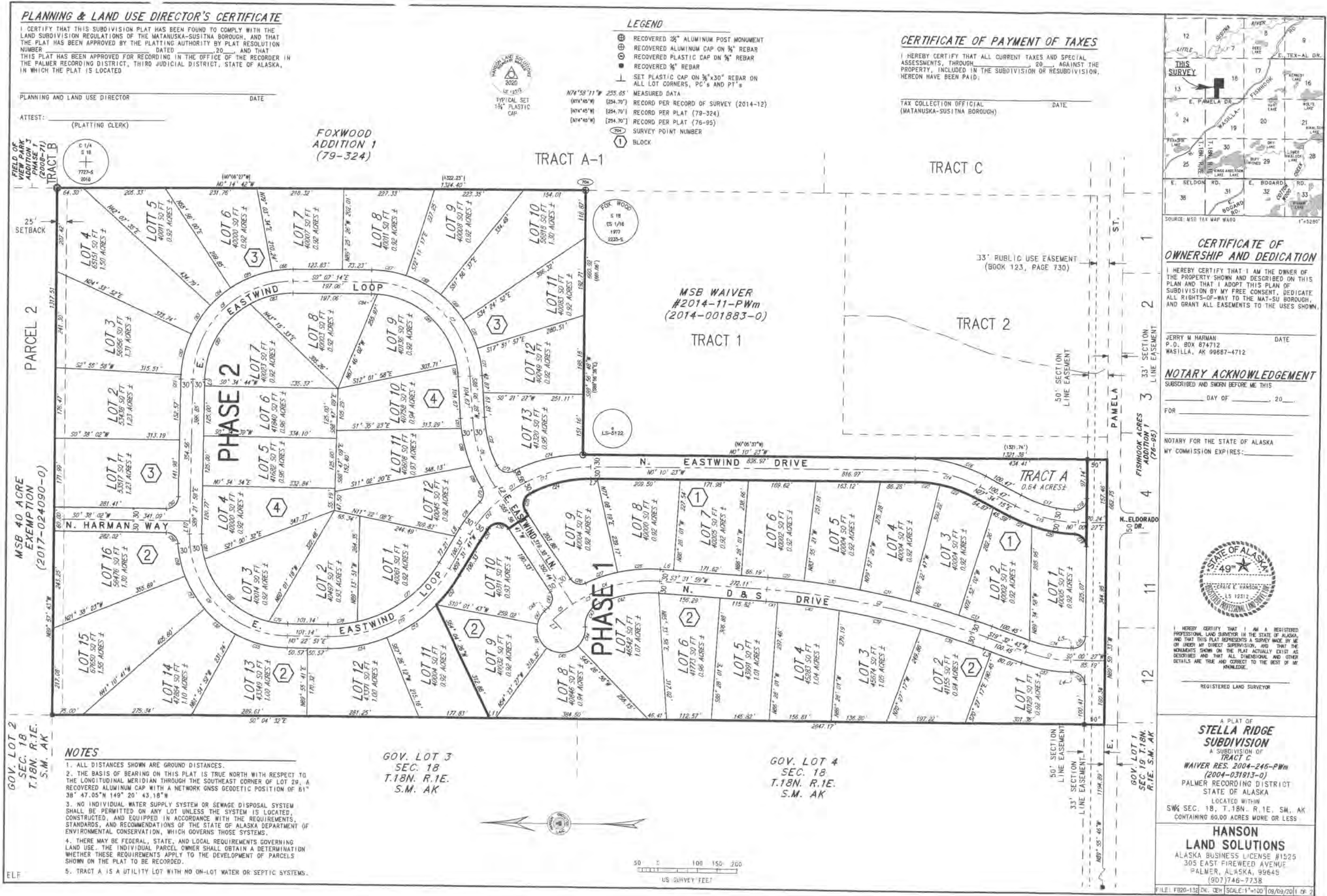
| | | | | |
|-----------|---|---|---|---|
| 5 | 6 | 7 | 8 | 9 |
| TRI-LAKES | | | | |

EXHIBIT A-

WASILLA 02 MAP







HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
 305 E. Fireweed Ave. Palmer, AK 99645



RECEIVED
 JUL 01 2020
PLATTING

USEABLE AREA CERTIFICATION

PAMELA ACRES, aka STELLA RIDGE

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: GEOMETRY

- ☒ All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- ☒ Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- ☐ Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- ☒ The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ The useable area consists entirely of land sloping less than 25% or will be at final certification.
- ☒ The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- ☒ The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- ☒ The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- ☒ The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- ☒ Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- ☐ Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- ☐ Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

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305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

- ☐ Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:
- (GW) TEST HOLES: (GP) TEST HOLES:
(SW) TEST HOLES: (SP) TEST HOLES:
- ☒ Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:
- (GM) TEST HOLES: (SM) TEST HOLES: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18,
- ☐ Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:
- ☐ Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

GROUND WATER INVESTIGATION

- ☒ No groundwater was encountered in any of the Test Holes
- ☐ Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:
- ☐ Monitoring Test Holes May through October: TEST HOLES:
☐ Soil Mottling or Staining Analysis: TEST HOLES:
- ☐ Depth to seasonal high water is a min. of 8' TEST HOLES:
- ☐ Depth to seasonal high water is less than 8'
- ☐ Fill will be required ☐ A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

- ☐ Additional Fill required to ensure 8" of coverage above water table Lots:
- ☐ The following special considerations preclude the reasonable creation of 8" of water table clearance and a standard septic design will be provided and constructed:
- ☐ Re-Grading will be required to eliminate slopes in excess of 25% Lots:
- ☒ No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Useable Septic Area".

Simon Gilliland

Simon Gilliland P.E.

Professional Engineer

6/15/20

Date



GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

[illegible]



MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

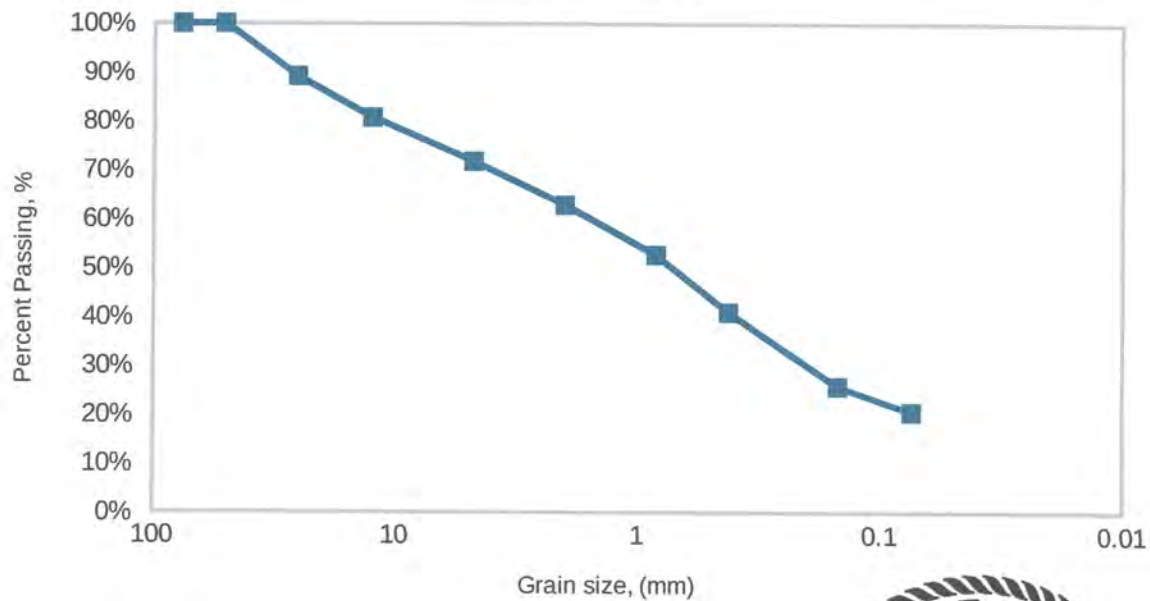
Date Sampled: 05/27/2020
Date Started: 05/29/2020
Date Completed: 06/15/2020

| | |
|---------------|------|
| TH- | 1 |
| Sample depth: | 8 ft |

Project #: 20-132

| Sieve | Percent Passing | | | | | | | | | |
|-------|-----------------|------|-----|------|-----|-----|-----|-----|------|-------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH-1 | 100% | 100% | 89% | 81% | 72% | 63% | 53% | 41% | 26% | 20.6% |

Mechanical Analysis



Soil Classification: SM

PI= 0

Non-plastic

Simon Gilliland

Simon Gilliland P.E.
Professional Engineer

6/15/20


Date



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| | | | | |
|------------------|---|----------------------|--------------|-----------------|
| Parcel: | TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING | TEST HOLE NO. | Date: | 05/27/20 |
| Insp. By: | SIMON GILLILAND | 2 | Job # | 20-132 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | | | | | | | | | | | |
|---|-------------|---|--|------|------------|----------|----------------|----------|------|-------------|--|--|--|--|--|--|--|--|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | | | | | | | | | | | |
| 2ft | | | | | | | | | | | | | | | | | | |
| 3ft | | | | | | | | | | | | | | | | | | |
| 4ft | | | | | | | | | | | | | | | | | | |
| 5ft | | | PERCOLATION TEST | | | | | | | | | | | | | | | |
| 6ft | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | | | | | | | | | | |
| 7ft | SM | SILTY SANDS, SAND-SILT MIXTURES | 1 | | | | | | | | | | | | | | | |
| 8ft | | | 2 | | | | | | | | | | | | | | | |
| 9ft | | | 3 | | | | | | | | | | | | | | | |
| 10ft | | | 4 | | | | | | | | | | | | | | | |
| 11ft | | | 5 | | | | | | | | | | | | | | | |
| 12ft | | | 6 | | | | | | | | | | | | | | | |
| | | | 7 | | | | | | | | | | | | | | | |
| | | | 8 | | | | | | | | | | | | | | | |
| | | | 9 | | | | | | | | | | | | | | | |
| | | | 10 | | | | | | | | | | | | | | | |
| | | | 11 | | | | | | | | | | | | | | | |
| | | | 12 | | | | | | | | | | | | | | | |
| 13ft | | | Perc. Hole Diam. (in.): Test Run Between: ft and ft Deep | | | | | | | | | | | | | | | |
| 14ft | | |  | | | | | | | | | | | | | | | |
| 15ft | | | | | | | | | | | | | | | | | | |
| 16ft | | | | | | | | | | | | | | | | | | |
| 17ft | | | | | | | | | | | | | | | | | | |
| 18ft | | | | | | | | | | | | | | | | | | |
| 19ft | | | | | | | | | | | | | | | | | | |
| 20ft | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| Depth 12ft Total Depth of Test Hole None Depths where Seeps encountered None Depths where Ground Water encountered None Depths where Impermeable Soil (Silt / Clay / Bedrock encountered No Monitor Tube Installed? | | | COMMENTS: | | | | | | | | | | | | | | | |
| | | | WATER LEVEL MONITORING <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Date</th> <th style="width: 80%;">WATER LEVEL</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table> | | | | | | Date | WATER LEVEL | | | | | | | | |
| Date | WATER LEVEL | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
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MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

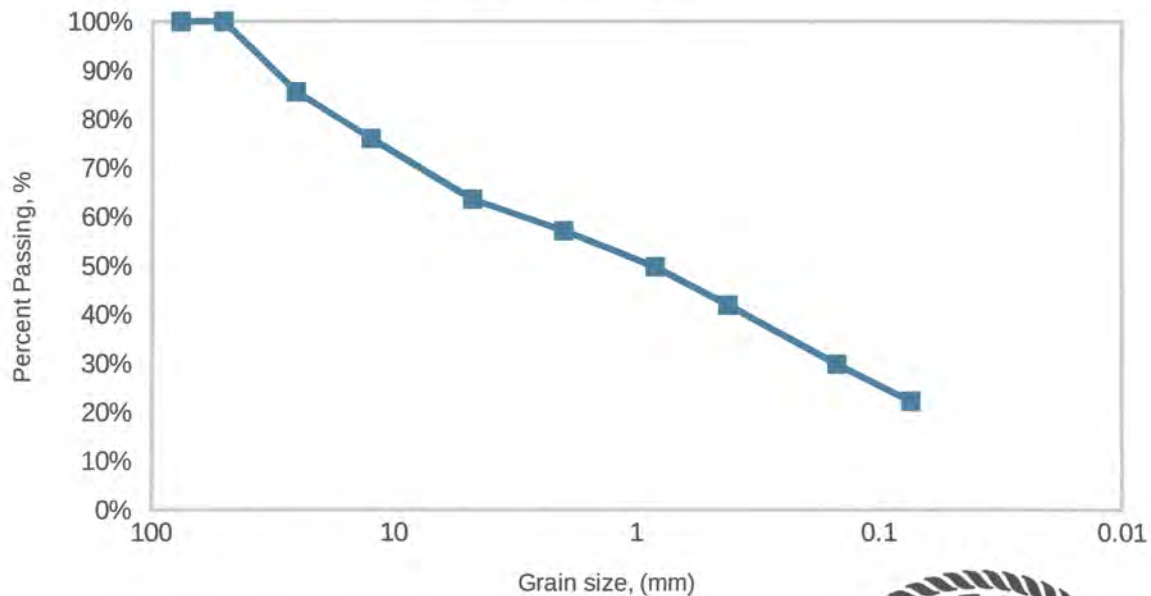
Date Sampled: 05/27/2020
Date Started: 05/29/2020
Date Completed: 06/15/2020

| | |
|---------------|------|
| TH- | 2 |
| Sample depth: | 8 ft |

Project #: 20-132

| Sieve | Percent Passing | | | | | | | | | |
|-------|-----------------|------|-----|------|-----|-----|-----|-----|------|-------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH- 2 | 100% | 100% | 86% | 76% | 64% | 57% | 50% | 42% | 30% | 22.1% |

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland

Simon Gilliland P.E.
Professional Engineer

6/15/20

Date





MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

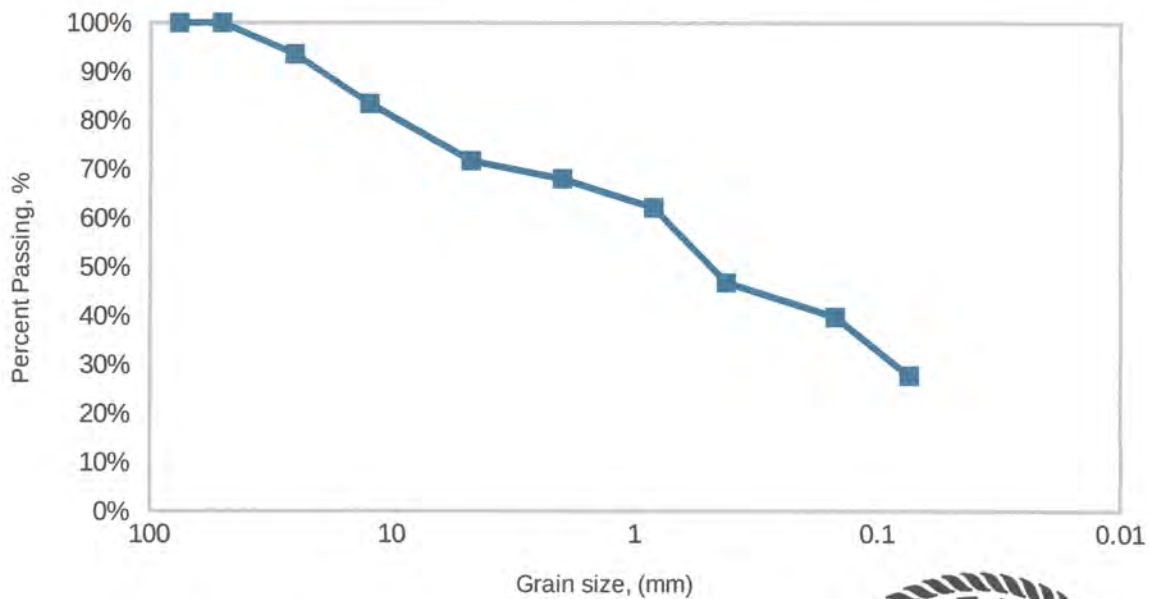
Date Sampled: 05/27/2020
Date Started: 05/29/2020
Date Completed: 06/15/2020

| | |
|---------------|-------|
| TH- | 3 |
| Sample depth: | 10 ft |

Project #: 20-132

| Sieve | Percent Passing | | | | | | | | | |
|-------|-----------------|------|-----|------|-----|-----|-----|-----|------|-------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH- 3 | 100% | 100% | 94% | 83% | 72% | 68% | 62% | 47% | 40% | 27.7% |

Mechanical Analysis



Soil Classification: SM

PI= 0

Non-plastic

Simon Gilliland
Simon Gilliland P.E.
Professional Engineer


6/15/20
Date



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| | | | | |
|------------------|---|----------------------|--------------|-----------------|
| Parcel: | TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING | TEST HOLE NO. | Date: | 05/27/20 |
| Insp. By: | SIMON GILLILAND | 4 | Job # | 20-132 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | |
|-------------------------------|--|---|---|-------------|------------|----------|----------------|----------|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | |
| 2ft | | | | | | | | |
| 3ft | | | | | | | | |
| 4ft | | | | | | | | |
| 5ft | | | | | | | | |
| 6ft | | | PERCOLATION TEST | | | | | |
| | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| 7ft | SM | SILTY SANDS, SAND-SILT MIXTURES | 1 | | | | | |
| 8ft | | | 2 | | | | | |
| 9ft | | | 3 | | | | | |
| 10ft | | | 4 | | | | | |
| 11ft | | | 5 | | | | | |
| 12ft | | | 6 | | | | | |
| | | | 7 | | | | | |
| | | | 8 | | | | | |
| | | | 9 | | | | | |
| | | | 10 | | | | | |
| | | | 11 | | | | | |
| | | | 12 | | | | | |
| 13ft | | | Perc. Hole Diam. (in.): | | | | | |
| 14ft | | | Test Run Between: | | | | | |
| 15ft | | | ft and ft Deep | | | | | |
| 16ft | | |  | | | | | |
| 17ft | | | | | | | | |
| 18ft | | | | | | | | |
| 19ft | | | | | | | | |
| 20ft | | | | | | | | |
| | | | COMMENTS: | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Depth | | | WATER LEVEL MONITORING | | | | | |
| 12ft | Total Depth of Test Hole | | Date | WATER LEVEL | | | | |
| None | Depths where Seeps encountered | | | | | | | |
| None | Depths where Ground Water encountered | | | | | | | |
| None | Depths where Impermeable Soil (Silt / Clay / Bedrock encountered | | | | | | | |
| No | Monitor Tube Installed? | | | | | | | |



MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

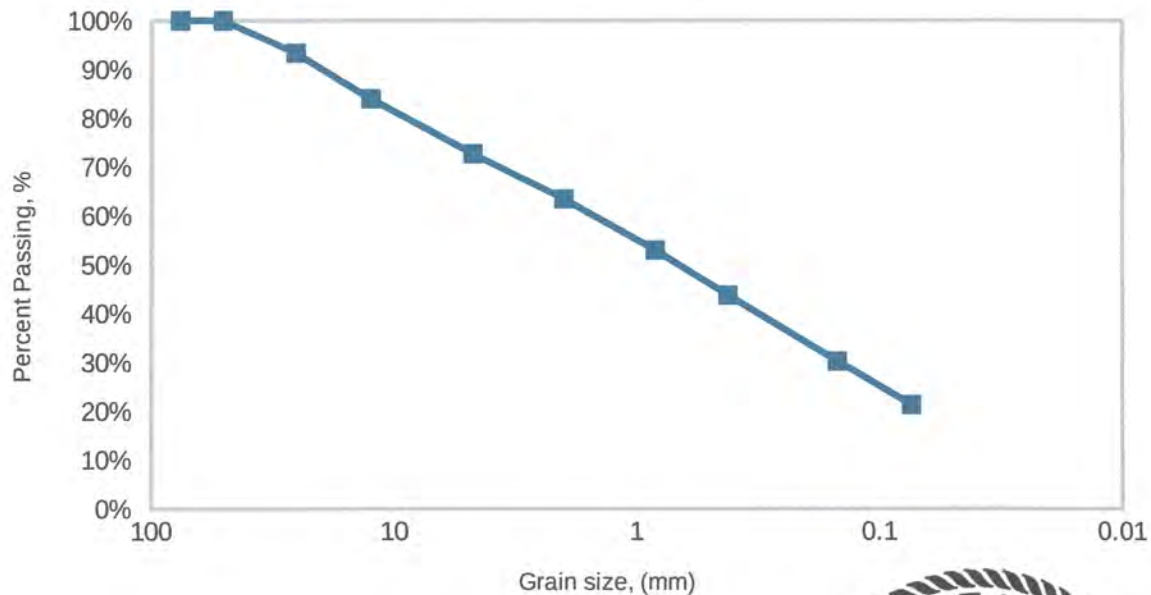
Date Sampled: 05/27/2020
Date Started: 05/29/2020
Date Completed: 06/15/2020

| | |
|---------------|------|
| TH- | 4 |
| Sample depth: | 8 ft |

Project #: 20-132

| Sieve | Percent Passing | | | | | | | | | |
|-------|-----------------|------|-----|------|-----|-----|-----|-----|------|-------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH- 4 | 100% | 100% | 93% | 84% | 73% | 63% | 53% | 44% | 30% | 21.2% |

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland
Simon Gilliland P.E.
Professional Engineer


6/15/20
Date



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| | | | | |
|-----------|--|---------------|-------|----------|
| Parcel: | TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING | TEST HOLE NO. | Date: | 05/27/20 |
| Insp. By: | SIMON GILLILAND | 5 | Job # | 20-132 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | |
|-------------------------------|--|---|---|-------------|------------|----------|----------------|----------|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | |
| 2ft | | | | | | | | |
| 3ft | SM | SILTY SANDS, SAND-SILT MIXTURES | PERCOLATION TEST | | | | | |
| 4ft | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| 5ft | | | 1 | | | | | |
| 6ft | | | 2 | | | | | |
| 7ft | | | 3 | | | | | |
| 8ft | | | 4 | | | | | |
| 9ft | | | 5 | | | | | |
| 10ft | | | 6 | | | | | |
| 11ft | | | 7 | | | | | |
| 12ft | | | 8 | | | | | |
| | | | 9 | | | | | |
| | | | 10 | | | | | |
| | 11 | | | | | | | |
| | 12 | | | | | | | |
| 13ft | | | Perc. Hole Diam. (in.): | | | | | |
| 14ft | | | Test Run Between: | | | | | |
| 15ft | | | ft | and | ft | Deep | | |
| 16ft | | |  | | | | | |
| 17ft | | | | | | | | |
| 18ft | | | | | | | | |
| 19ft | | | | | | | | |
| 20ft | | | | | | | | |
| | | | | | | | | |
| | | | COMMENTS: | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Depth | | | WATER LEVEL MONITORING | | | | | |
| 12ft | Total Depth of Test Hole | | Date | WATER LEVEL | | | | |
| None | Depths where Seeps encountered | | | | | | | |
| None | Depths where Ground Water encountered | | | | | | | |
| None | Depths where Impermeable Soil (Silt / Clay / Bedrock encountered | | | | | | | |
| No | Monitor Tube Installed? | | | | | | | |



MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

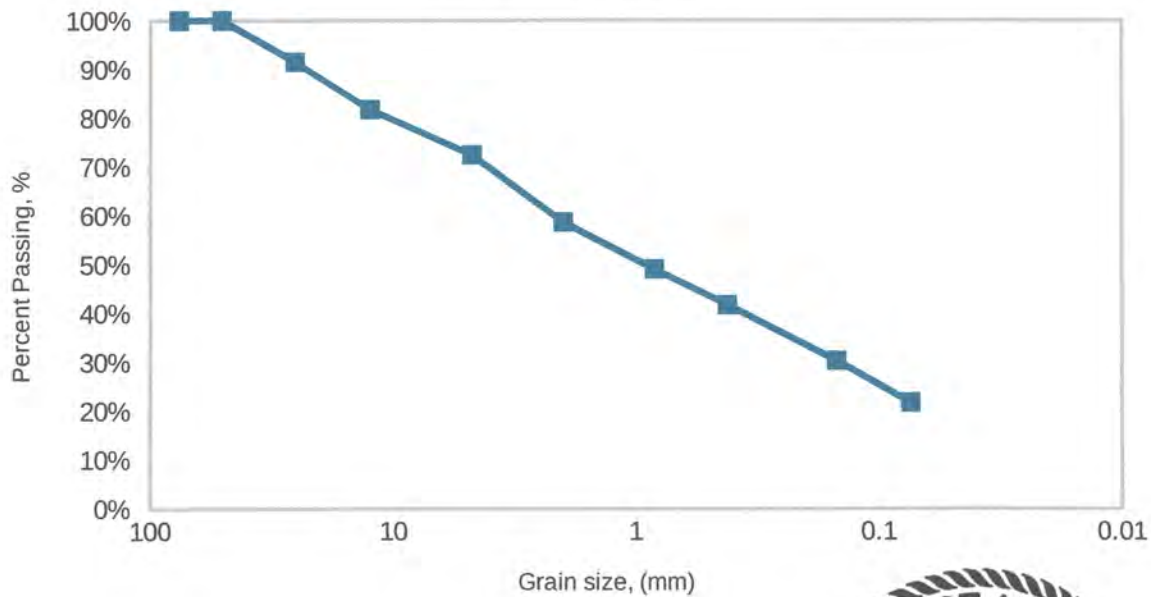
Date Sampled: 05/27/2020
Date Started: 06/01/2020
Date Completed: 06/15/2020

| | |
|---------------|------|
| TH- | 5 |
| Sample depth: | 8 ft |

Project #: 20-132

| Sieve | Percent Passing | | | | | | | | | |
|-------|-----------------|------|-----|------|-----|-----|-----|-----|------|-------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH- 5 | 100% | 100% | 91% | 82% | 72% | 59% | 49% | 42% | 30% | 21.7% |

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland
Simon Gilliland P.E.
Professional Engineer


6/15/20
Date



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| | | | | |
|------------------|---|----------------------|--------------|-----------------|
| Parcel: | TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING | TEST HOLE NO. | Date: | 05/27/20 |
| Insp. By: | SIMON GILLILAND | 6 | Job # | 20-132 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|--|----------------|---|--------------------------|------|--------------------------------|------|---------------------------------------|-------------------|--|----|-------------------------|--|---------|------|------------|----------|------------------------|----------|------|-------------|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|----|--|--|--|--|--|----|--|--|--|--|--|----|--|--|--|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2ft | ML | INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3ft | SM | SILTY SANDS, SAND-SILT MIXTURES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12ft | | | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6" style="text-align: center;">PERCOLATION TEST</th> </tr> <tr> <th style="width: 10%;">Reading</th> <th style="width: 10%;">Date</th> <th style="width: 10%;">Gross Time</th> <th style="width: 10%;">Net Time</th> <th style="width: 10%;">Depth to Water</th> <th style="width: 10%;">Net Drop</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table> | | | | | PERCOLATION TEST | | | | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | 1 | | | | | | 2 | | | | | | 3 | | | | | | 4 | | | | | | 5 | | | | | | 6 | | | | | | 7 | | | | | | 8 | | | | | | 9 | | | | | | 10 | | | | | | 11 | | | | | | 12 | | | |
| PERCOLATION TEST | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13ft | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Perc. Hole Diam. (in.):</td> <td></td> </tr> <tr> <td colspan="3">Test Run Between:</td> </tr> <tr> <td style="width: 20%;">ft</td> <td style="width: 20%;">and</td> <td style="width: 60%;">ft Deep</td> </tr> </table> | | | | | Perc. Hole Diam. (in.): | | | Test Run Between: | | | ft | and | ft Deep | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Perc. Hole Diam. (in.): | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Test Run Between: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ft | and | ft Deep | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19ft | | | <div style="text-align: center;">  </div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Depth</th> <th></th> </tr> </thead> <tbody> <tr> <td>12ft</td> <td>Total Depth of Test Hole</td> </tr> <tr> <td>None</td> <td>Depths where Seeps encountered</td> </tr> <tr> <td>None</td> <td>Depths where Ground Water encountered</td> </tr> <tr> <td>None</td> <td>Depths where Impermeable Soil (Silt / Clay / Bedrock encountered</td> </tr> <tr> <td>No</td> <td>Monitor Tube Installed?</td> </tr> </tbody> </table> | | | Depth | | 12ft | Total Depth of Test Hole | None | Depths where Seeps encountered | None | Depths where Ground Water encountered | None | Depths where Impermeable Soil (Silt / Clay / Bedrock encountered | No | Monitor Tube Installed? | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">WATER LEVEL MONITORING</th> </tr> <tr> <th style="width: 20%;">Date</th> <th style="width: 80%;">WATER LEVEL</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table> | | | | | WATER LEVEL MONITORING | | Date | WATER LEVEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Depth | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12ft | Total Depth of Test Hole | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| None | Depths where Seeps encountered | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| None | Depths where Ground Water encountered | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| None | Depths where Impermeable Soil (Silt / Clay / Bedrock encountered | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No | Monitor Tube Installed? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WATER LEVEL MONITORING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Date | WATER LEVEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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COMMENTS:



MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

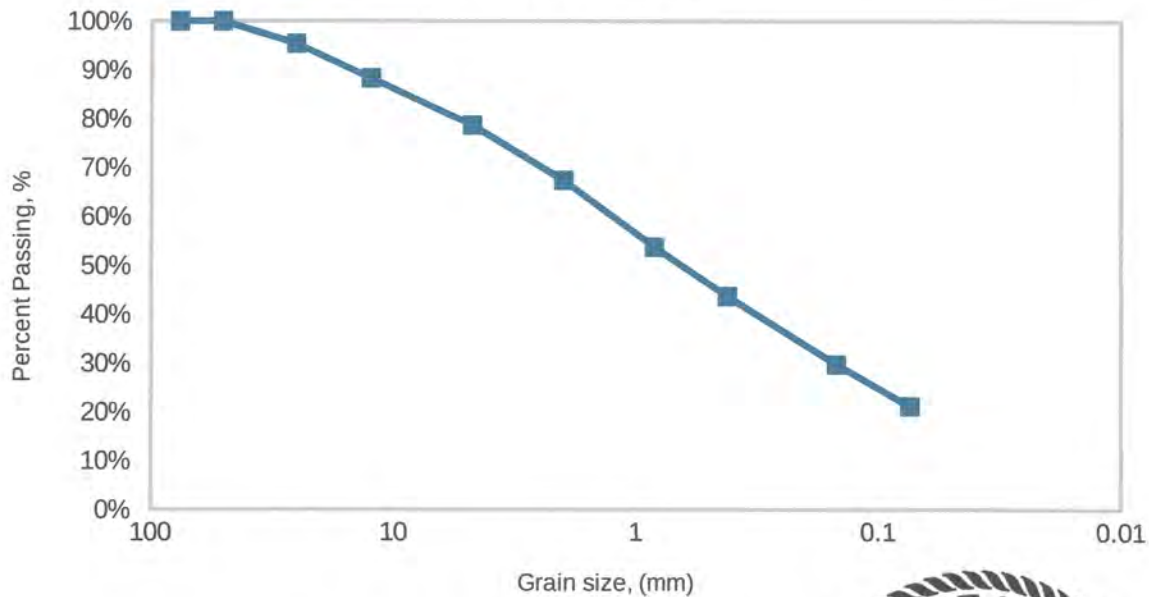
Date Sampled: 05/27/2020
Date Started: 06/01/2020
Date Completed: 06/15/2020

| | |
|---------------|------|
| TH- | 6 |
| Sample depth: | 8 ft |

Project #: 20-132

| Sieve | Percent Passing | | | | | | | | | |
|-------|-----------------|------|-----|------|-----|-----|-----|-----|------|-------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH- 6 | 100% | 100% | 95% | 88% | 79% | 67% | 54% | 44% | 30% | 21.1% |

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland
Simon Gilliland P.E.
Professional Engineer


6/15/20
Date



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| | | | | |
|------------------|---|----------------------|--------------|-----------------|
| Parcel: | TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING | TEST HOLE NO. | Date: | 05/27/20 |
| Insp. By: | SIMON GILLILAND | 7 | Job # | 20-132 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | |
|-------------------------------|--|---|---|------|-------------|----------|----------------|----------|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | |
| 2ft | | | | | | | | |
| 3ft | | | | | | | | |
| 4ft | | | | | | | | |
| 5ft | | | | | | | | |
| 6ft | | | PERCOLATION TEST | | | | | |
| | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| 7ft | SM | SILTY SANDS, SAND-SILT MIXTURES | 1 | | | | | |
| 8ft | | | 2 | | | | | |
| 9ft | | | 3 | | | | | |
| 10ft | | | 4 | | | | | |
| 11ft | | | 5 | | | | | |
| 12ft | | | 6 | | | | | |
| | | | 7 | | | | | |
| | | | 8 | | | | | |
| | | | 9 | | | | | |
| | | | 10 | | | | | |
| | | | 11 | | | | | |
| | | | 12 | | | | | |
| 13ft | | | Perc. Hole Diam. (in.): | | | | | |
| 14ft | | | Test Run Between: | | | | | |
| 15ft | | | ft and ft Deep | | | | | |
| 16ft | | |  | | | | | |
| 17ft | | | | | | | | |
| 18ft | | | | | | | | |
| 19ft | | | | | | | | |
| 20ft | | | | | | | | |
| | | | COMMENTS: | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | WATER LEVEL MONITORING | | | | | |
| | | | Date | | WATER LEVEL | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Depth | | | | | | | | |
| 12ft | Total Depth of Test Hole | | | | | | | |
| None | Depths where Seeps encountered | | | | | | | |
| None | Depths where Ground Water encountered | | | | | | | |
| None | Depths where Impermeable Soil (Silt / Clay / Bedrock encountered | | | | | | | |
| No | Monitor Tube Installed? | | | | | | | |



MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

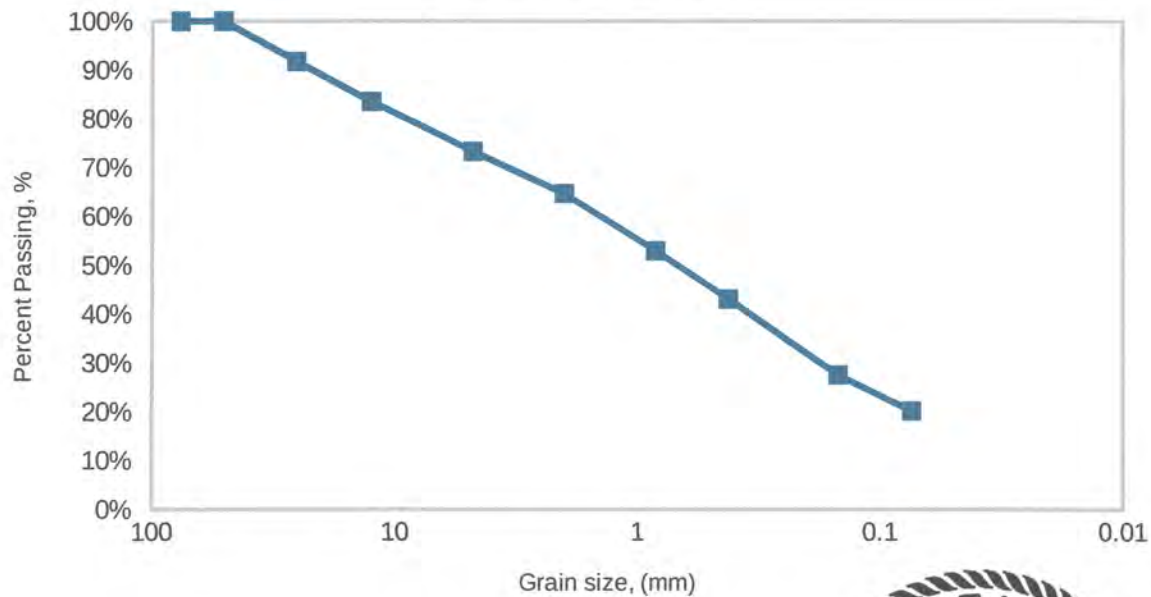
Date Sampled: 05/27/2020
Date Started: 06/01/2020
Date Completed: 06/15/2020

| | |
|---------------|------|
| TH- | 7 |
| Sample depth: | 8 ft |

Project #: 20-132

| Sieve | Percent Passing | | | | | | | | | |
|-------|-----------------|------|-----|------|-----|-----|-----|-----|------|-------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH- 7 | 100% | 100% | 92% | 83% | 73% | 65% | 53% | 43% | 27% | 20.1% |

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland

Simon Gilliland P.E.

Professional Engineer

Date



GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

EXHIBIT C-17



MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

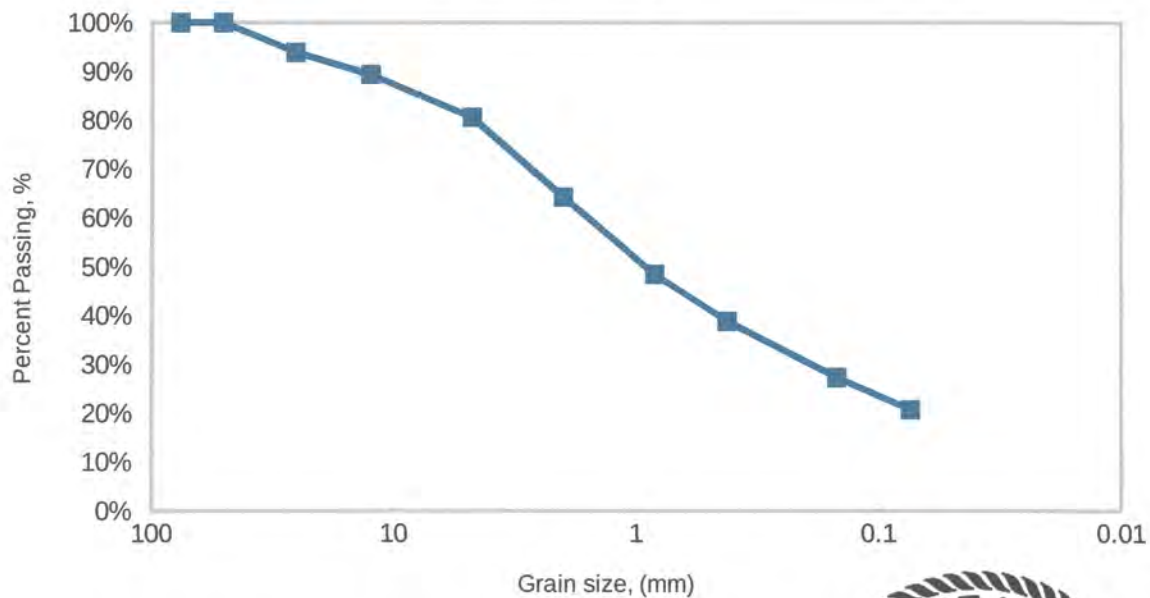
Date Sampled: 05/27/2020
Date Started: 06/01/2020
Date Completed: 06/15/2020

| | |
|---------------|------|
| TH- | 8 |
| Sample depth: | 8 ft |

Project #: 20-132

| Sieve | Percent Passing | | | | | | | | | |
|-------|-----------------|------|-----|------|-----|-----|-----|-----|------|-------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH- 8 | 100% | 100% | 94% | 89% | 81% | 64% | 48% | 39% | 27% | 20.7% |

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland

Simon Gilliland P.E.
Professional Engineer


6/15/20
Date



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| | | | | |
|------------------|---|----------------------|--------------|-----------------|
| Parcel: | TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING | TEST HOLE NO. | Date: | 05/27/20 |
| Insp. By: | SIMON GILLILAND | 9 | Job # | 20-132 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2ft | ML | INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3ft | SM | SILTY SANDS, SAND-SILT MIXTURES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6" style="text-align: center;">PERCOLATION TEST</th> </tr> <tr> <th style="width: 10%;">Reading</th> <th style="width: 10%;">Date</th> <th style="width: 10%;">Gross Time</th> <th style="width: 10%;">Net Time</th> <th style="width: 10%;">Depth to Water</th> <th style="width: 10%;">Net Drop</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table> | | | PERCOLATION TEST | | | | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | 1 | | | | | | 2 | | | | | | 3 | | | | | | 4 | | | | | | 5 | | | | | | 6 | | | | | | 7 | | | | | | 8 | | | | | | 9 | | | | | | 10 | | | | | | 11 | | | | | | 12 | | | | | | Perc. Hole Diam. (in.): Test Run Between: <div style="display: flex; justify-content: space-between; width: 100%;"> ft and ft Deep </div> | | |
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| None | Depths where Ground Water encountered | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| None | Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

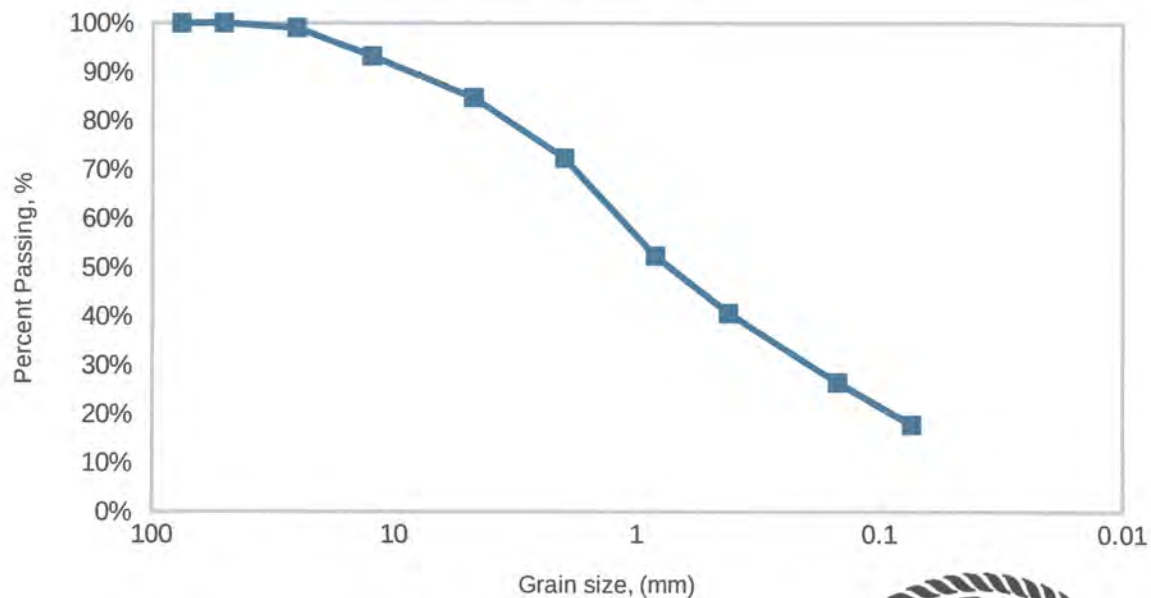
Date Sampled: 05/27/2020
 Date Started: 06/01/2020
 Date Completed: 06/15/2020

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Project #: 20-132

| Sieve | Percent Passing | | | | | | | | | |
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| TH-9 | 100% | 100% | 99% | 93% | 85% | 72% | 52% | 41% | 26% | 17.8% |

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland

Simon Gilliland P.E.
 Professional Engineer

6/15/20
 Date



GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | | |
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| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | | |
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MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

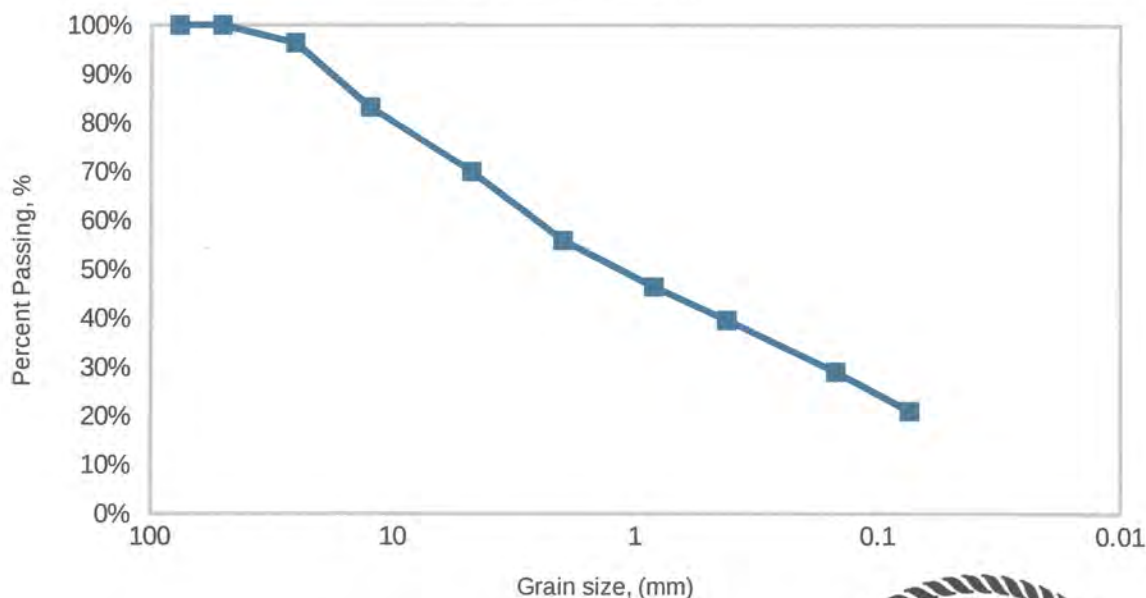
Date Sampled: 05/27/2020
Date Started: 06/01/2020
Date Completed: 06/15/2020

| | |
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| TH- | 10 |
| Sample depth: | 8 ft |

Project #: 20-132

| Sieve | Percent Passing | | | | | | | | | |
|--------|-----------------|------|-----|------|-----|-----|-----|-----|------|-------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH- 10 | 100% | 100% | 96% | 83% | 70% | 56% | 46% | 40% | 29% | 20.9% |

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland
Simon Gilliland P.E.
Professional Engineer

6/15/20
Date





MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

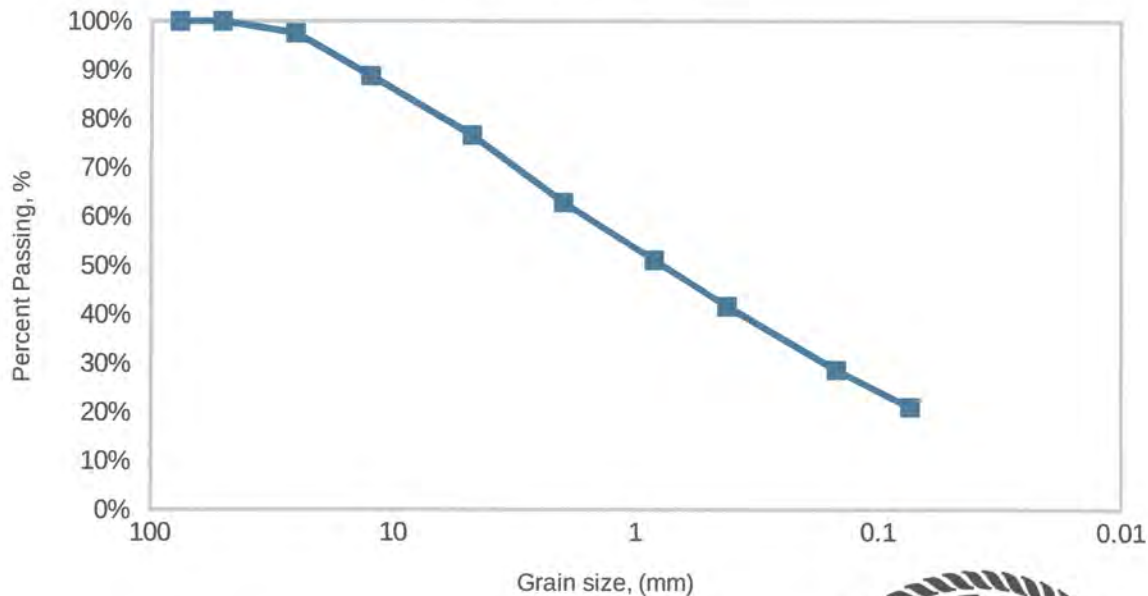
Date Sampled: 05/27/2020
Date Started: 06/01/2020
Date Completed: 06/15/2020

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|---------------|------|
| TH- | 11 |
| Sample depth: | 8 ft |

Project #: 20-132

| Sieve | Percent Passing | | | | | | | | | |
|--------|-----------------|------|-----|------|-----|-----|-----|-----|------|-------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH- 11 | 100% | 100% | 98% | 89% | 77% | 63% | 51% | 42% | 28% | 20.9% |

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic


Simon Gilliland
Simon Gilliland P.E.
Professional Engineer

6/15/20
Date



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

| GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG | | | | | |
|---|--|--|---------------|-------|----------|
| Parcel: | TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING | | TEST HOLE NO. | Date: | 05/27/20 |
| Insp. By: | SIMON GILLILAND | | 12 | Job # | 20-132 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table> | | | PERCOLATION TEST | | | | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | 1 | | | | | | 2 | | | | | | 3 | | | | | | 4 | | | | | | 5 | | | | | | 6 | | | | | | 7 | | | | | | 8 | | | | | | 9 | | | | | | 10 | | | | | | 11 | | | | | | 12 | | | | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Perc. Hole Diam. (in.):</td> </tr> <tr> <td colspan="2">Test Run Between:</td> </tr> <tr> <td style="text-align: center;">ft</td> <td style="text-align: center;">and ft Deep</td> </tr> </table> | | Perc. Hole Diam. (in.): | | Test Run Between: | | ft | and ft Deep |
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| Perc. Hole Diam. (in.): | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| COMMENTS: | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">WATER LEVEL MONITORING</th> </tr> <tr> <th>Date</th> <th>WATER LEVEL</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table> | | WATER LEVEL MONITORING | | Date | WATER LEVEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Depth | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12ft | Total Depth of Test Hole | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| None | Depths where Seeps encountered | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| None | Depths where Ground Water encountered | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| None | Depths where Impermeable Soil (Silt / Clay / Bedrock encountered | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No | Monitor Tube Installed? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

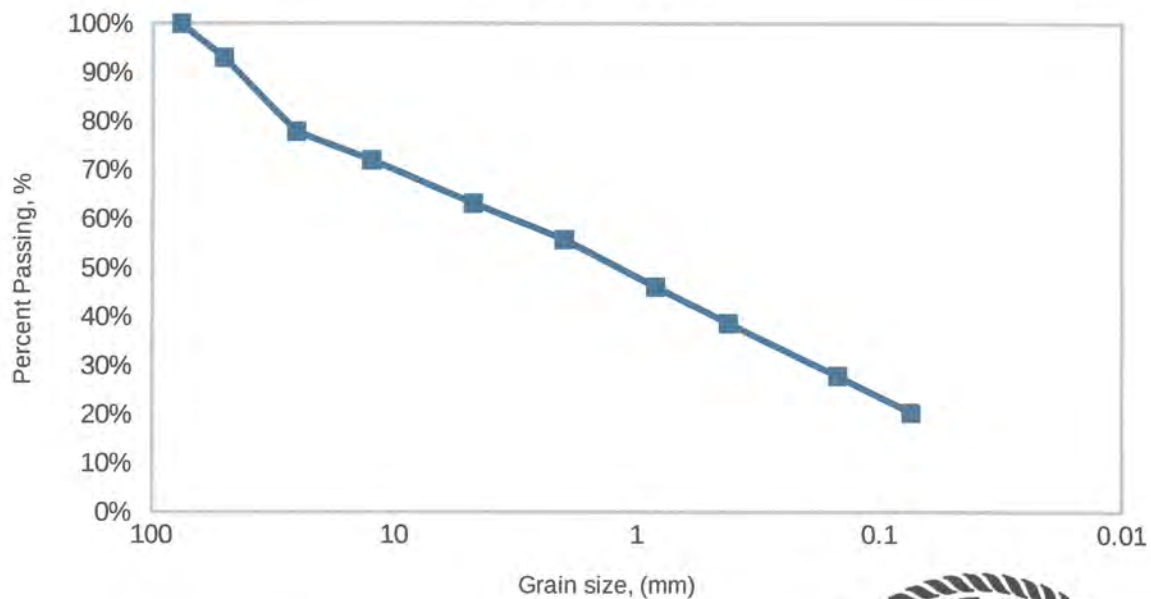
Date Sampled: 05/27/2020
Date Started: 06/01/2020
Date Completed: 06/15/2020

| | |
|---------------|------|
| TH- | 12 |
| Sample depth: | 8 ft |

Project #: 20-132

| Sieve | Percent Passing | | | | | | | | | |
|--------|-----------------|-----|-----|------|-----|-----|-----|-----|------|-------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH- 12 | 100% | 93% | 78% | 72% | 63% | 56% | 46% | 39% | 28% | 20.3% |

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland
Simon Gilliland P.E.
Professional Engineer

6/15/20
Date





MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

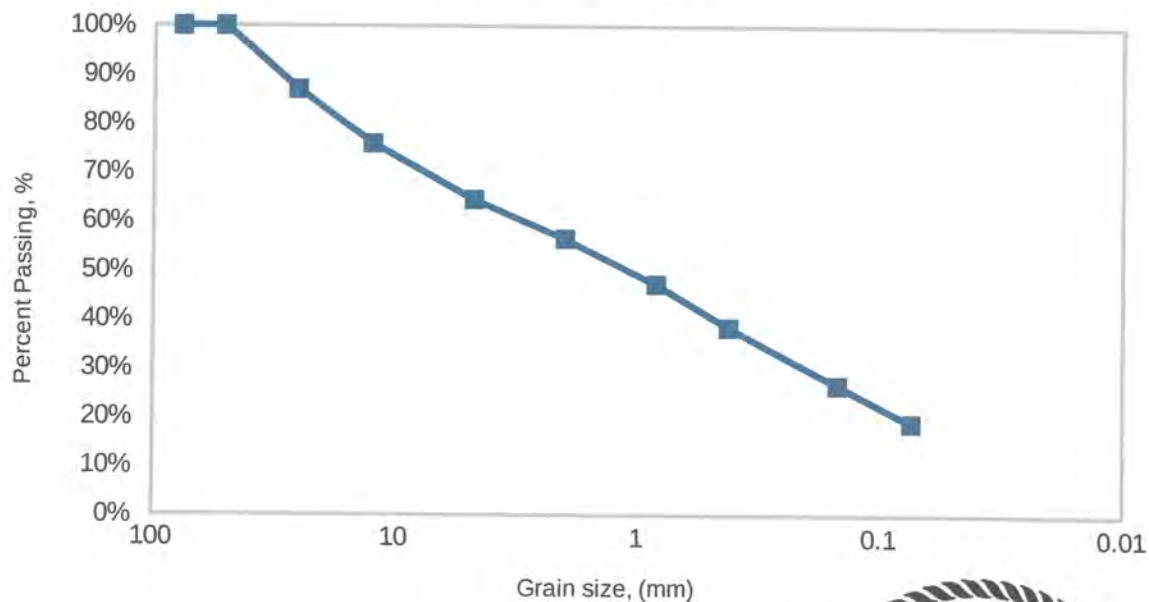
Date Sampled: 05/28/2020
Date Started: 06/02/2020
Date Completed: 06/15/2020

| | |
|---------------|------|
| TH- | 13 |
| Sample depth: | 8 ft |

Project #: 20-132

| Sieve | Percent Passing | | | | | | | | | |
|--------|-----------------|------|-----|------|-----|-----|-----|-----|------|-------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH- 13 | 100% | 100% | 87% | 76% | 64% | 56% | 47% | 38% | 27% | 18.9% |

Mechanical Analysis



Soil Classification: SM

PI= 0

Non-plastic

Simon Gilliland

Simon Gilliland P.E.
Professional Engineer

6/15/20
Date




HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

| GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG | | | | | |
|---|--|--|---------------|-------|----------|
| Parcel: | TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING | | TEST HOLE NO. | Date: | 05/28/20 |
| Insp. By: | SIMON GILLILAND | | 14 | Job # | 20-132 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | |
|-------------------------------|--|---|------------------------|--|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | |
| 2ft | SM | SILTY SANDS, SAND-SILT MIXTURES | | |
| 3ft | | | | |
| 4ft | | | | |
| 5ft | | | | |
| 6ft | | | | |
| 7ft | | | | |
| 8ft | | | | |
| 9ft | | | | |
| 10ft | | | | |
| 11ft | | | | |
| 12ft | | | | |
| 13ft | | | | |
| 14ft | | | | |
| 15ft | | | | |
| 16ft | | | | |
| 17ft | | | | |
| 18ft | | | | |
| 19ft | | | | |
| 20ft | | | | |
| Depth | | | | |
| 12ft | Total Depth of Test Hole | | | |
| None | Depths where Seeps encountered | | | |
| None | Depths where Ground Water encountered | | | |
| None | Depths where Impermeable Soil (Silt / Clay / Bedrock encountered | | | |
| No | Monitor Tube Installed? | | | |

| PERCOLATION TEST | | | | | |
|------------------|------|------------|----------|----------------|----------|
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| 1 | | | | | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |
| 8 | | | | | |
| 9 | | | | | |
| 10 | | | | | |
| 11 | | | | | |
| 12 | | | | | |

| | | |
|-------------------------|-----|---------|
| Perc. Hole Diam. (in.): | | |
| Test Run Between: | | |
| ft | and | ft Deep |



| | |
|-----------|--|
| COMMENTS: | |
| | |
| | |
| | |

| WATER LEVEL MONITORING | |
|------------------------|-------------|
| Date | WATER LEVEL |
| | |
| | |
| | |
| | |



MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

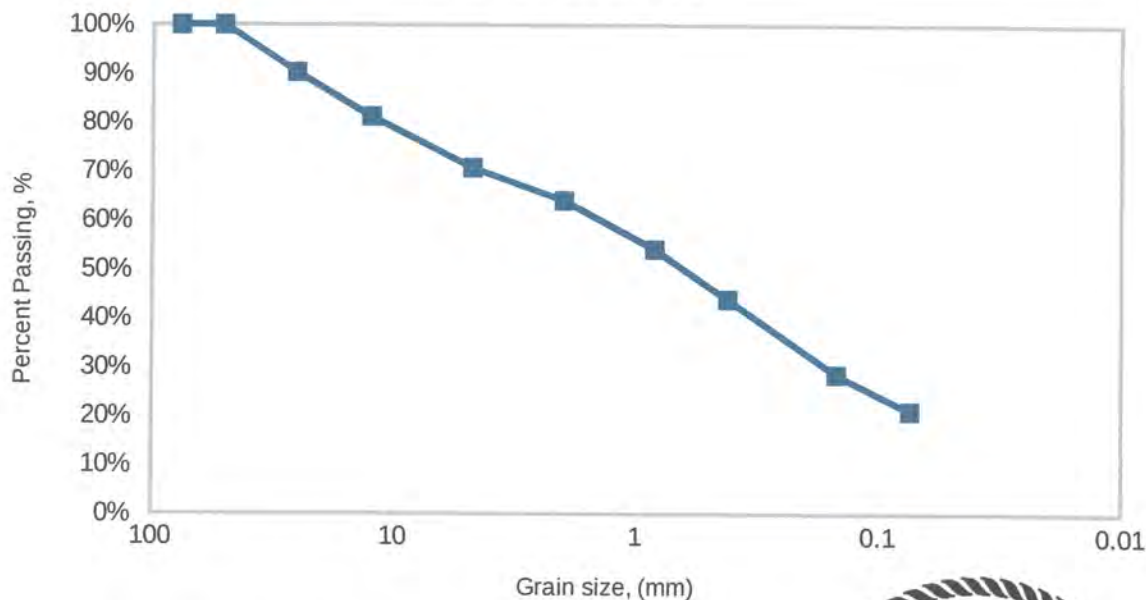
Date Sampled: 05/28/2020
Date Started: 06/02/2020
Date Completed: 06/15/2020

TH- 14
Sample depth: 8 ft

Project #: 20-132

| Sieve | Percent Passing | | | | | | | | | |
|--------|-----------------|------|-----|------|-----|-----|-----|-----|------|-------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH- 14 | 100% | 100% | 90% | 81% | 71% | 64% | 54% | 44% | 29% | 21.0% |

Mechanical Analysis



Soil Classification: SM

PI= 0

Non-plastic

Simon Gilliland

Simon Gilliland P.E.
Professional Engineer


6/15/20
Date



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
 305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| | | | | |
|------------------|---|----------------------|--------------|-----------------|
| Parcel: | TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING | TEST HOLE NO. | Date: | 05/28/20 |
| Insp. By: | SIMON GILLILAND | 15 | Job # | 20-132 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|----------------|----------|--------------------------|------|--------------------------------|---------|---------------------------------------|------------|---|----------------|-------------------------|--|--|------------------------|--|------|-------------|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|----|--|--|--|--|--|----|--|--|--|--|--|----|--|--|--|--|--|--|--|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2ft | SM | SILTY SANDS, SAND-SILT MIXTURES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6" style="text-align: center;">PERCOLATION TEST</th> </tr> <tr> <th style="width: 10%;">Reading</th> <th style="width: 10%;">Date</th> <th style="width: 10%;">Gross Time</th> <th style="width: 10%;">Net Time</th> <th style="width: 10%;">Depth to Water</th> <th style="width: 10%;">Net Drop</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table> | | | PERCOLATION TEST | | | | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | 1 | | | | | | 2 | | | | | | 3 | | | | | | 4 | | | | | | 5 | | | | | | 6 | | | | | | 7 | | | | | | 8 | | | | | | 9 | | | | | | 10 | | | | | | 11 | | | | | | 12 | | | | | | Perc. Hole Diam. (in.): Test Run Between: ft and ft Deep | |
| PERCOLATION TEST | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| COMMENTS: | | |  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Depth</th> <th></th> </tr> </thead> <tbody> <tr><td>12ft</td><td>Total Depth of Test Hole</td></tr> <tr><td>None</td><td>Depths where Seeps encountered</td></tr> <tr><td>None</td><td>Depths where Ground Water encountered</td></tr> <tr><td>None</td><td>Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered</td></tr> <tr><td>No</td><td>Monitor Tube Installed?</td></tr> </tbody> </table> | | | Depth | | 12ft | Total Depth of Test Hole | None | Depths where Seeps encountered | None | Depths where Ground Water encountered | None | Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered | No | Monitor Tube Installed? | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">WATER LEVEL MONITORING</th> </tr> <tr> <th style="width: 30%;">Date</th> <th style="width: 70%;">WATER LEVEL</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table> | | WATER LEVEL MONITORING | | Date | WATER LEVEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Depth | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| None | Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No | Monitor Tube Installed? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Date | WATER LEVEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

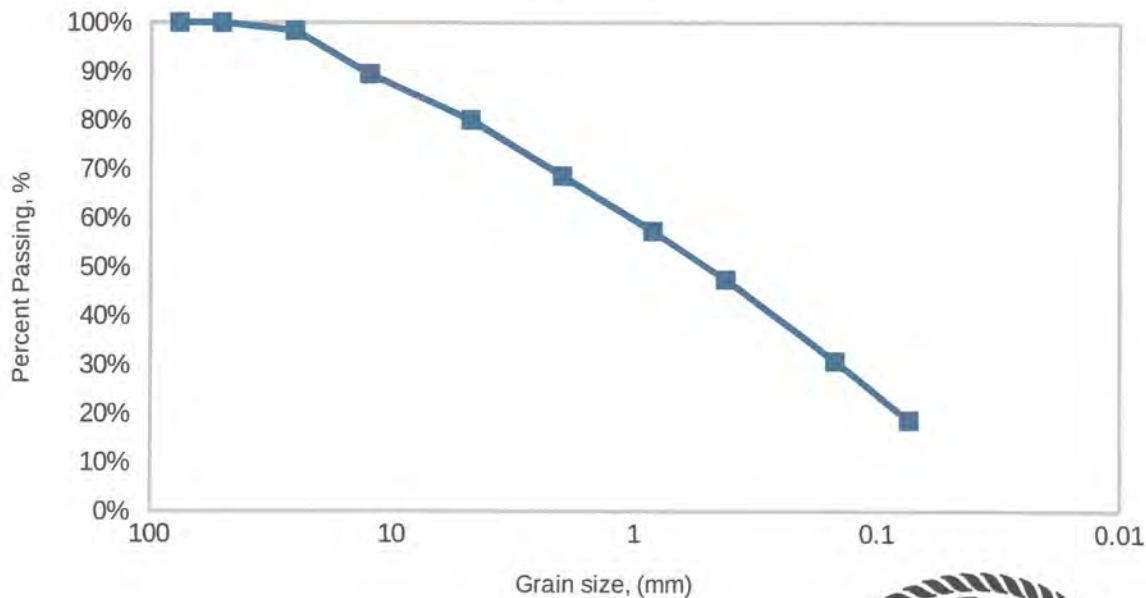
Date Sampled: 05/28/2020
Date Started: 06/02/2020
Date Completed: 06/15/2020

| | |
|---------------|------|
| TH- | 15 |
| Sample depth: | 8 ft |

Project #: 20-132

| Sieve | Percent Passing | | | | | | | | | |
|--------|-----------------|------|-----|------|-----|-----|-----|-----|------|-------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH- 15 | 100% | 100% | 98% | 89% | 80% | 69% | 57% | 47% | 31% | 18.6% |

Mechanical Analysis



Soil Classification: SM

PI= 0

Non-plastic

Simon Gilliland
Simon Gilliland P.E.
Professional Engineer


6/15/20
Date



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| | | | | |
|-----------|--|---------------|-------|----------|
| Parcel: | TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING | TEST HOLE NO. | Date: | 05/28/20 |
| Insp. By: | SIMON GILLILAND | 16 | Job # | 20-132 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 6ft | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table> | | PERCOLATION TEST | | | | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | 1 | | | | | | 2 | | | | | | 3 | | | | | | 4 | | | | | | 5 | | | | | | 6 | | | | | | 7 | | | | | | 8 | | | | | | 9 | | | | | | 10 | | | | | | 11 | | | | | | 12 | | | | | |
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TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

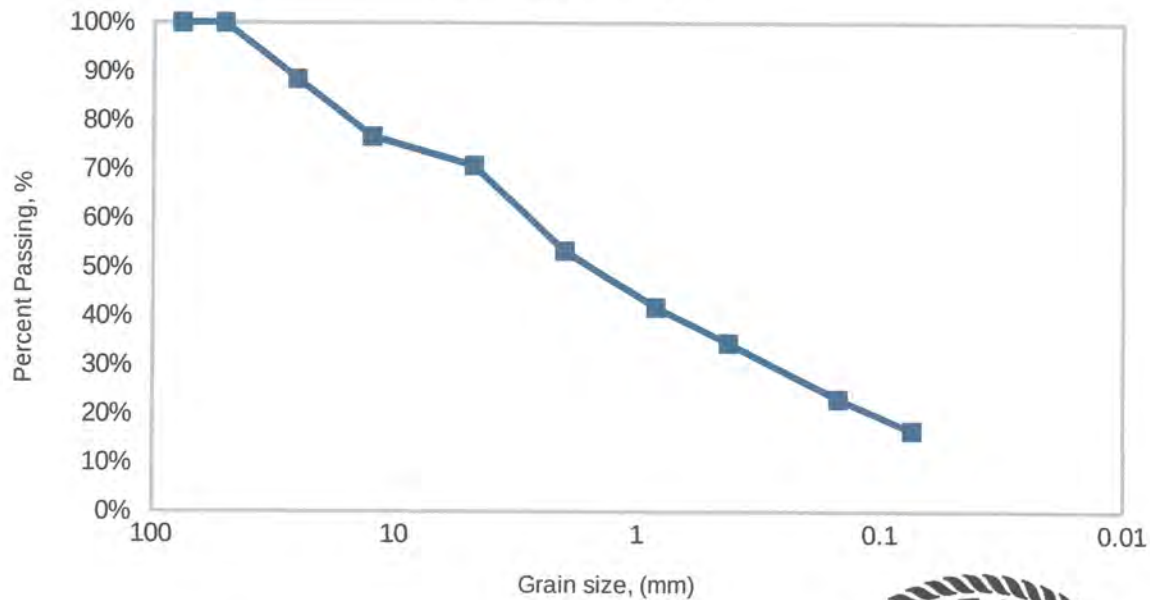
Date Sampled: 05/28/2020
Date Started: 06/04/2020
Date Completed: 06/15/2020

| | |
|---------------|------|
| TH- | 16 |
| Sample depth: | 8 ft |

Project #: 20-132

| Sieve | Percent Passing | | | | | | | | | |
|--------|-----------------|------|-----|------|-----|-----|-----|-----|------|-------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH- 16 | 100% | 100% | 88% | 77% | 71% | 53% | 42% | 34% | 23% | 16.6% |

Mechanical Analysis



Soil Classification: SM

PI= 0 Non-plastic

Simon Gilliland

Simon Gilliland P.E.
Professional Engineer


6/15/20
Date



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| | | | | |
|------------------|---|----------------------|--------------|-----------------|
| Parcel: | TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING | TEST HOLE NO. | Date: | 05/28/20 |
| Insp. By: | SIMON GILLILAND | 17 | Job # | 20-132 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | |
|-------------------------------|----|---|---|------|------------|----------|----------------|----------|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | |
| 2ft | | | | | | | | |
| 3ft | | | | | | | | |
| 4ft | | | | | | | | |
| 5ft | | | | | | | | |
| 6ft | SM | SILTY SANDS, SAND-SILT MIXTURES | PERCOLATION TEST | | | | | |
| 7ft | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| 8ft | | | 1 | | | | | |
| 9ft | | | 2 | | | | | |
| 10ft | | | 3 | | | | | |
| 11ft | | | 4 | | | | | |
| 12ft | | | 5 | | | | | |
| | | | 6 | | | | | |
| | | | 7 | | | | | |
| | | | 8 | | | | | |
| | | | 9 | | | | | |
| | | | 10 | | | | | |
| | 11 | | | | | | | |
| | 12 | | | | | | | |
| 13ft | | | Perc. Hole Diam. (in.): | | | | | |
| | | | Test Run Between: | | | | | |
| | | | | ft | and | | ft Deep | |
| 14ft | | |  | | | | | |
| 15ft | | | | | | | | |
| 16ft | | | | | | | | |
| 17ft | | | | | | | | |
| 18ft | | | | | | | | |
| 19ft | | | | | | | | |
| 20ft | | | | | | | | |
| | | | | | | | | |

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

| Depth | |
|-------|--|
| 12.5 | Total Depth of Test Hole |
| None | Depths where Seeps encountered |
| None | Depths where Ground Water encountered |
| None | Depths where Impermeable Soil (Silt / Clay / Bedrock encountered |
| No | Monitor Tube Installed? |

| WATER LEVEL MONITORING | |
|------------------------|-------------|
| Date | WATER LEVEL |
| | |
| | |
| | |
| | |



MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

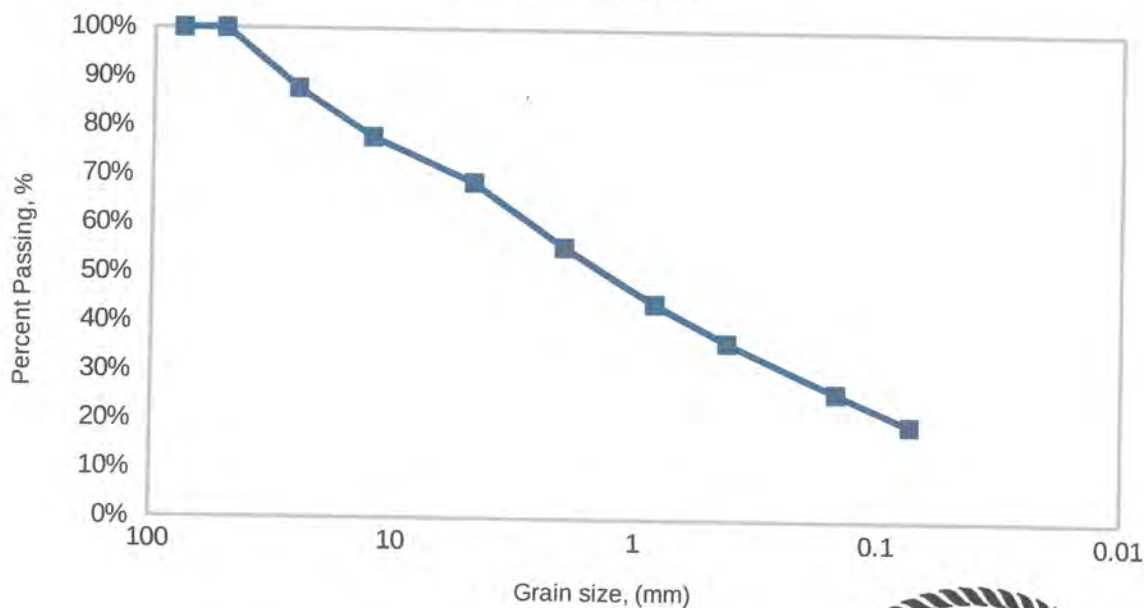
Date Sampled: 05/28/2020
Date Started: 06/04/2020
Date Completed: 06/15/2020

| | |
|---------------|------|
| TH- | 17 |
| Sample depth: | 8 ft |

Project #: 20-132

| Sieve | Percent Passing | | | | | | | | | |
|--------|-----------------|------|-----|------|-----|-----|-----|-----|------|-------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH- 17 | 100% | 100% | 88% | 78% | 69% | 56% | 44% | 36% | 26% | 19.6% |

Mechanical Analysis



Soil Classification: SM

PI= 0

Non-plastic

Simon Gilliland

Simon Gilliland P.E.
Professional Engineer

6/15/20
Date





MECHANICAL GRAIN SIZE ANALYSIS REPORT

PAMELA ACRES

A SUBDIVISION OF

TRACT C WAIVER RES. 2004-246-PWm, PALMER RECORDING DISTRICT

Mechanical Analysis

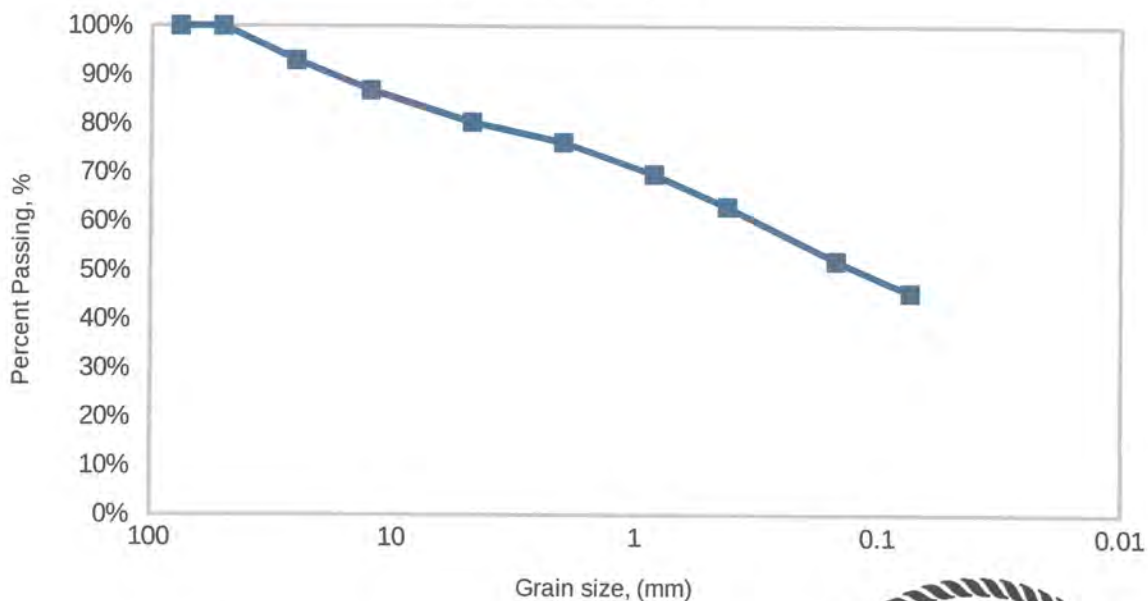
Date Sampled: 05/28/2020
Date Started: 06/04/2020
Date Completed: 06/15/2020

TH- 18
Sample depth: 8 ft

Project #: 20-132

| Sieve | Percent Passing | | | | | | | | | |
|--------|-----------------|------|-----|------|-----|-----|-----|-----|------|-------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH- 18 | 100% | 100% | 93% | 87% | 80% | 76% | 70% | 63% | 52% | 45.5% |

Mechanical Analysis



Soil Classification: SM

PI= 3 LL= 20 PL= 17

Simon Gilliland

Simon Gilliland P.E.
Professional Engineer

6/15/20
Date

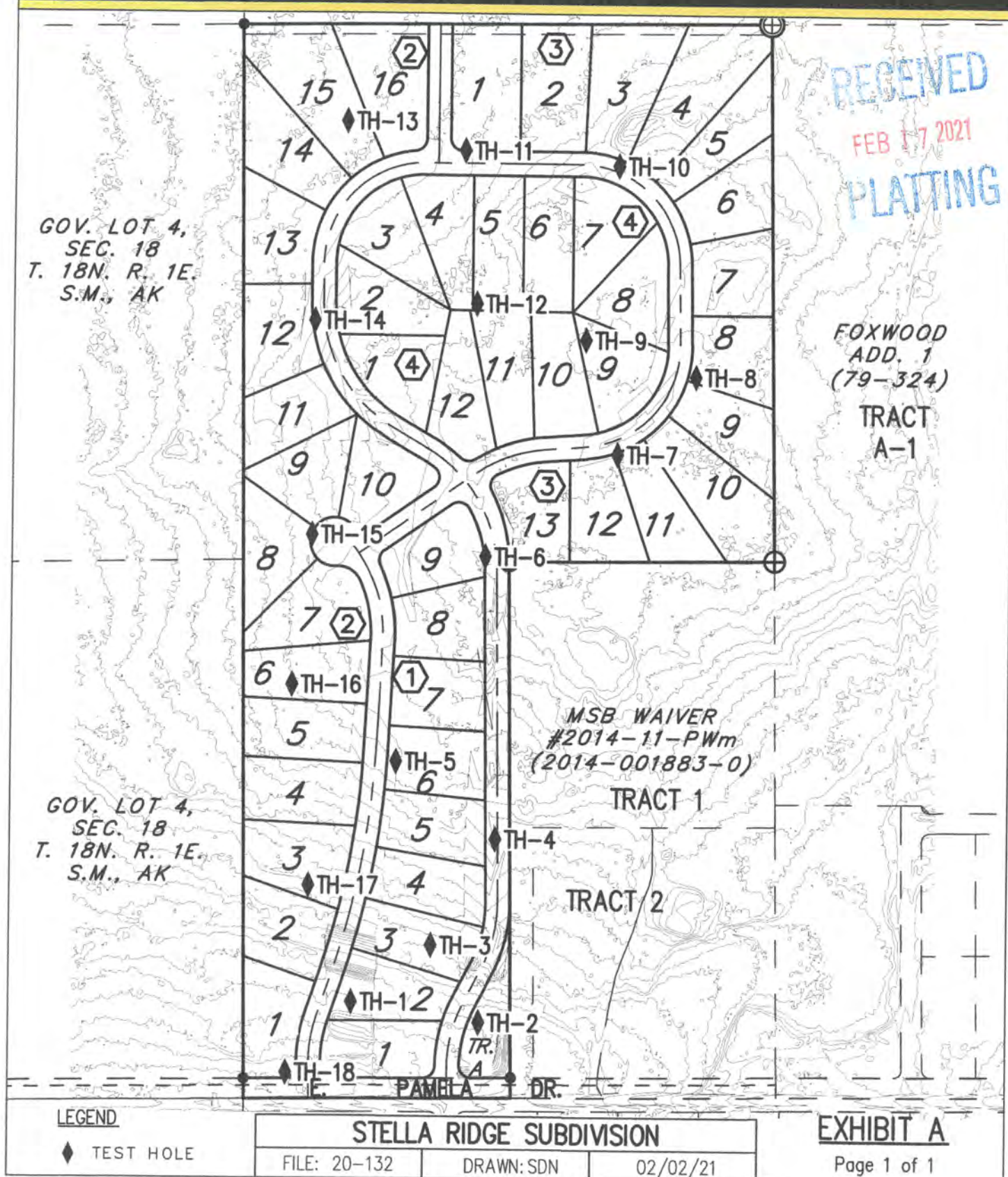


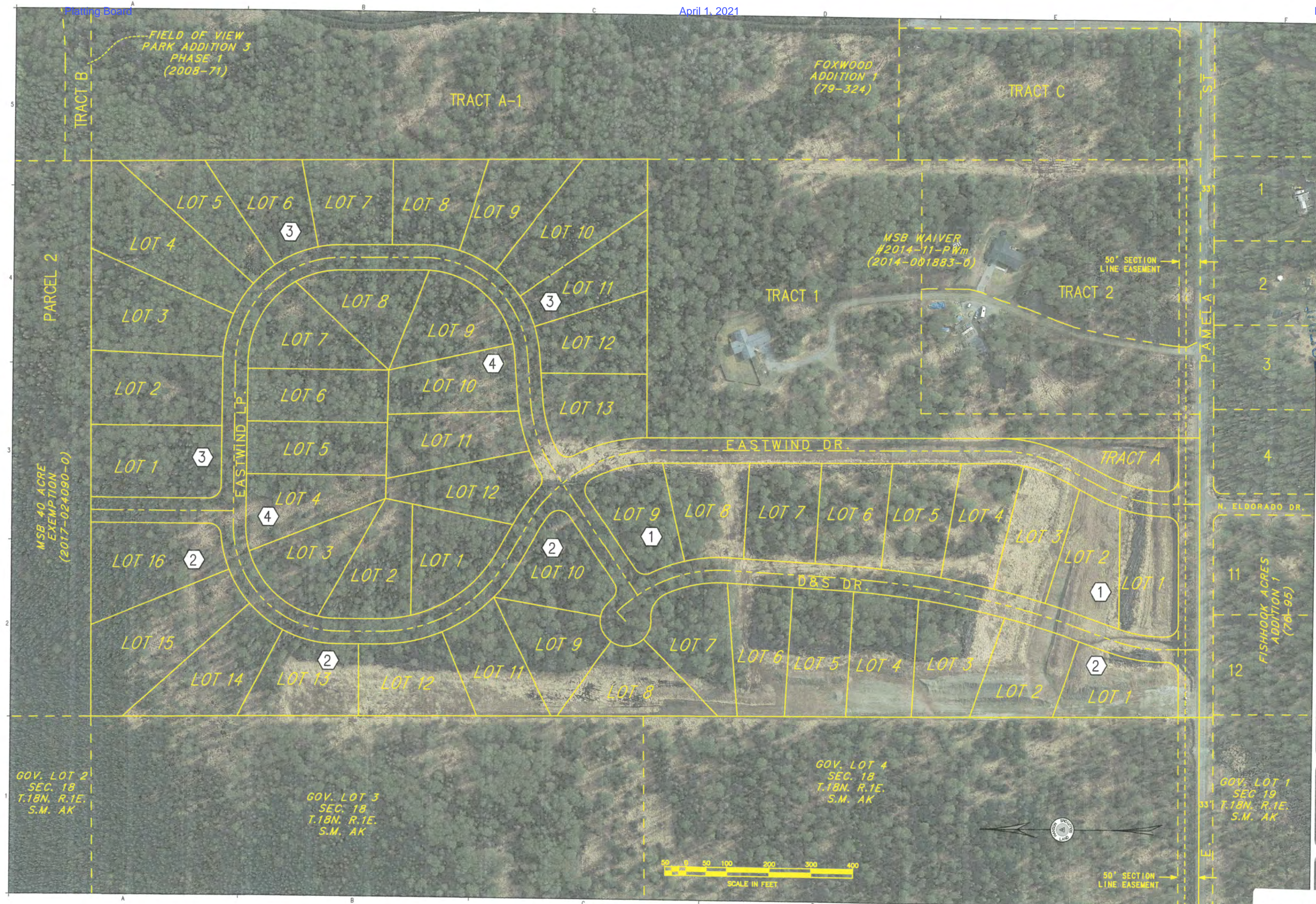
HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP





HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLICLY AVAILABLE DATA OF THE ALASKA SURVEYING BUREAU, IMAGE PROJECT OF 2016/2017.
2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2003.0)

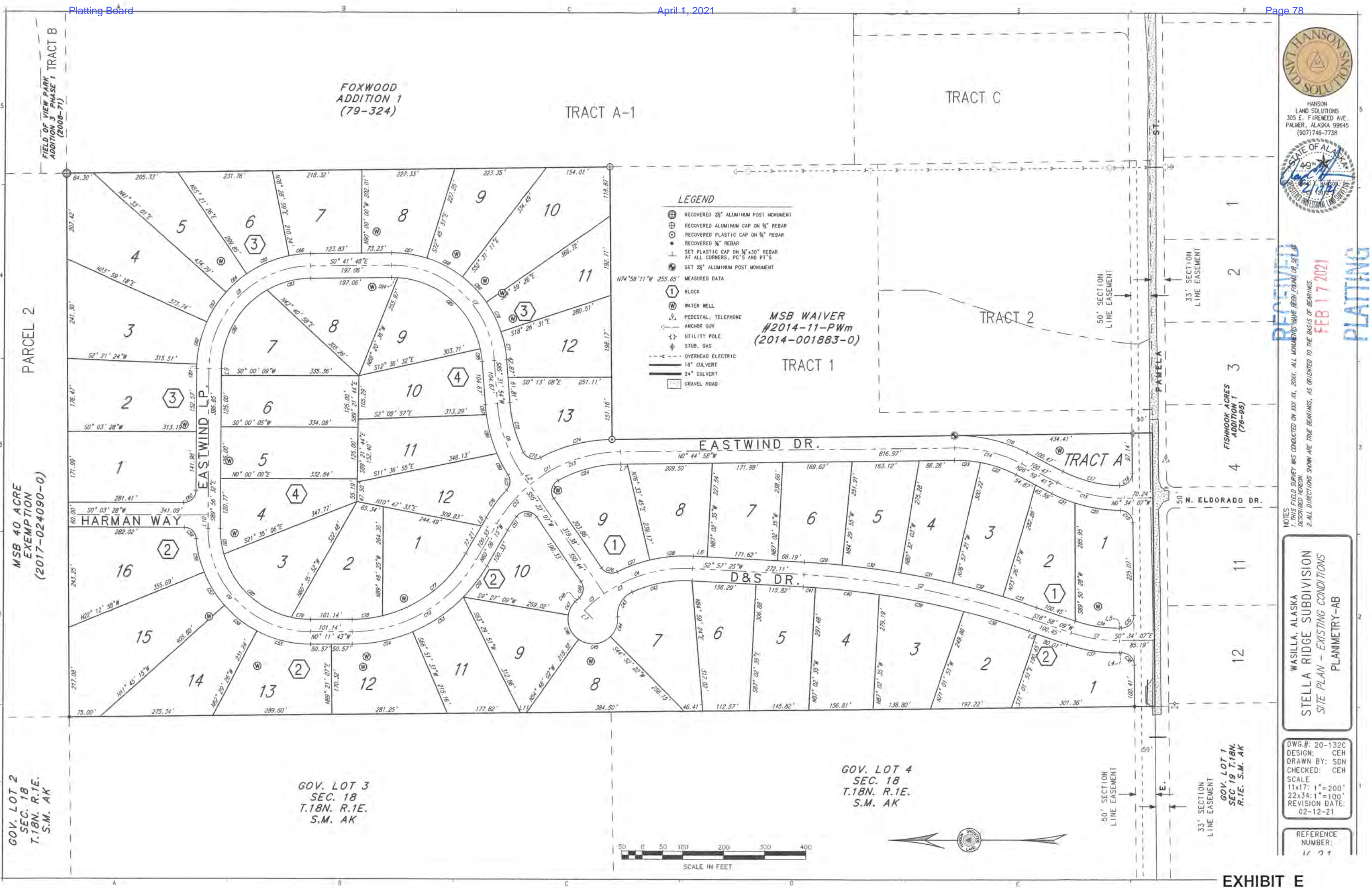
WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
02-10-21

REFERENCE
NUMBER:
V-2.0

REC'D
FEB 17 2021
PLANNING

EXHIBIT D



NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON JULY 19, 2021. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

RECEIVED
FEB 17 2021
PLATTING

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
02-12-21

REFERENCE
NUMBER:
11 21



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



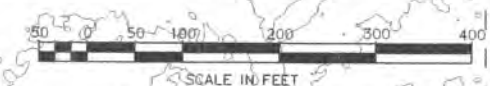
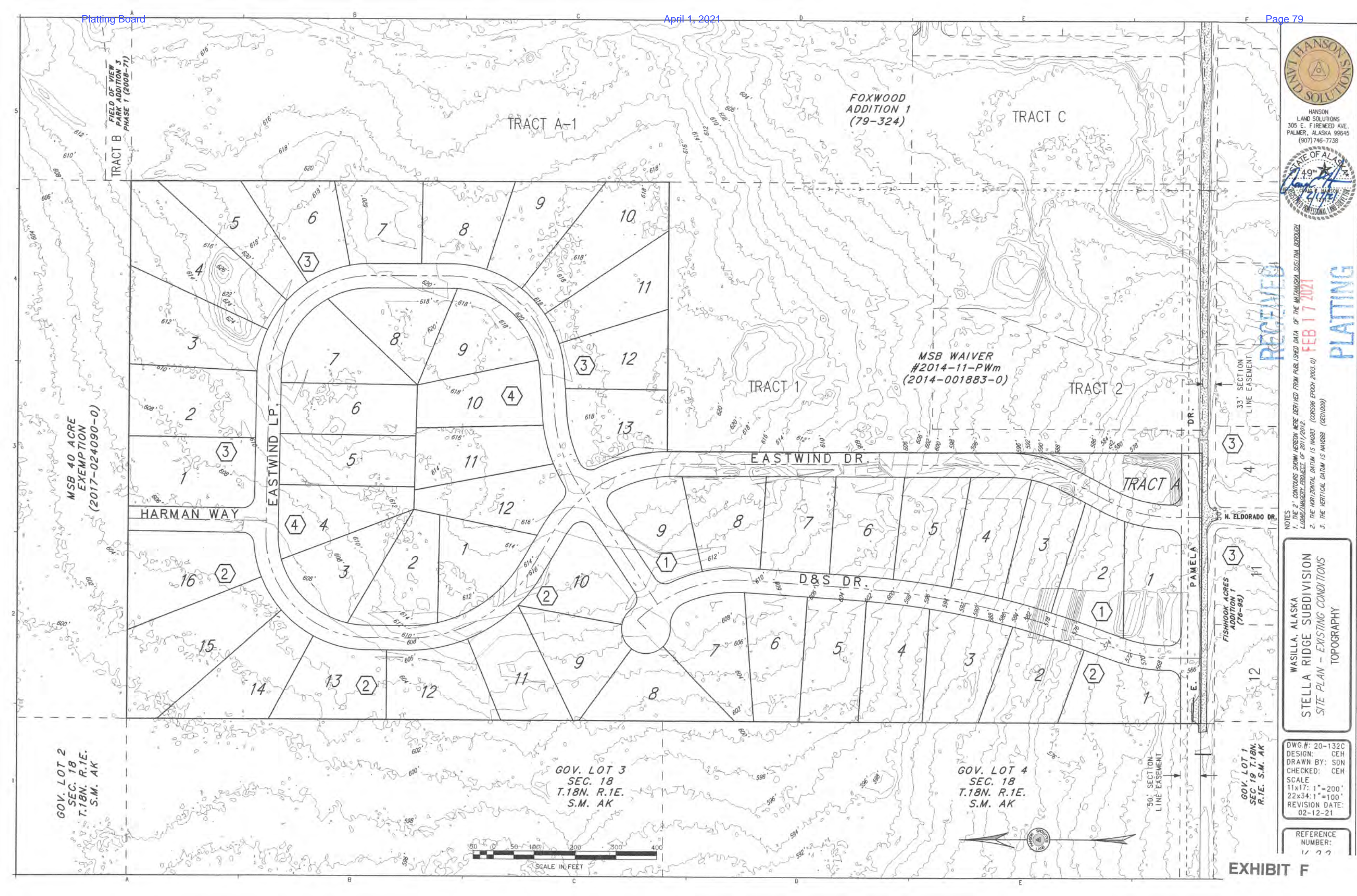
NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA DISTRICT BOROUGH
LAND/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (GCSN93 EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)

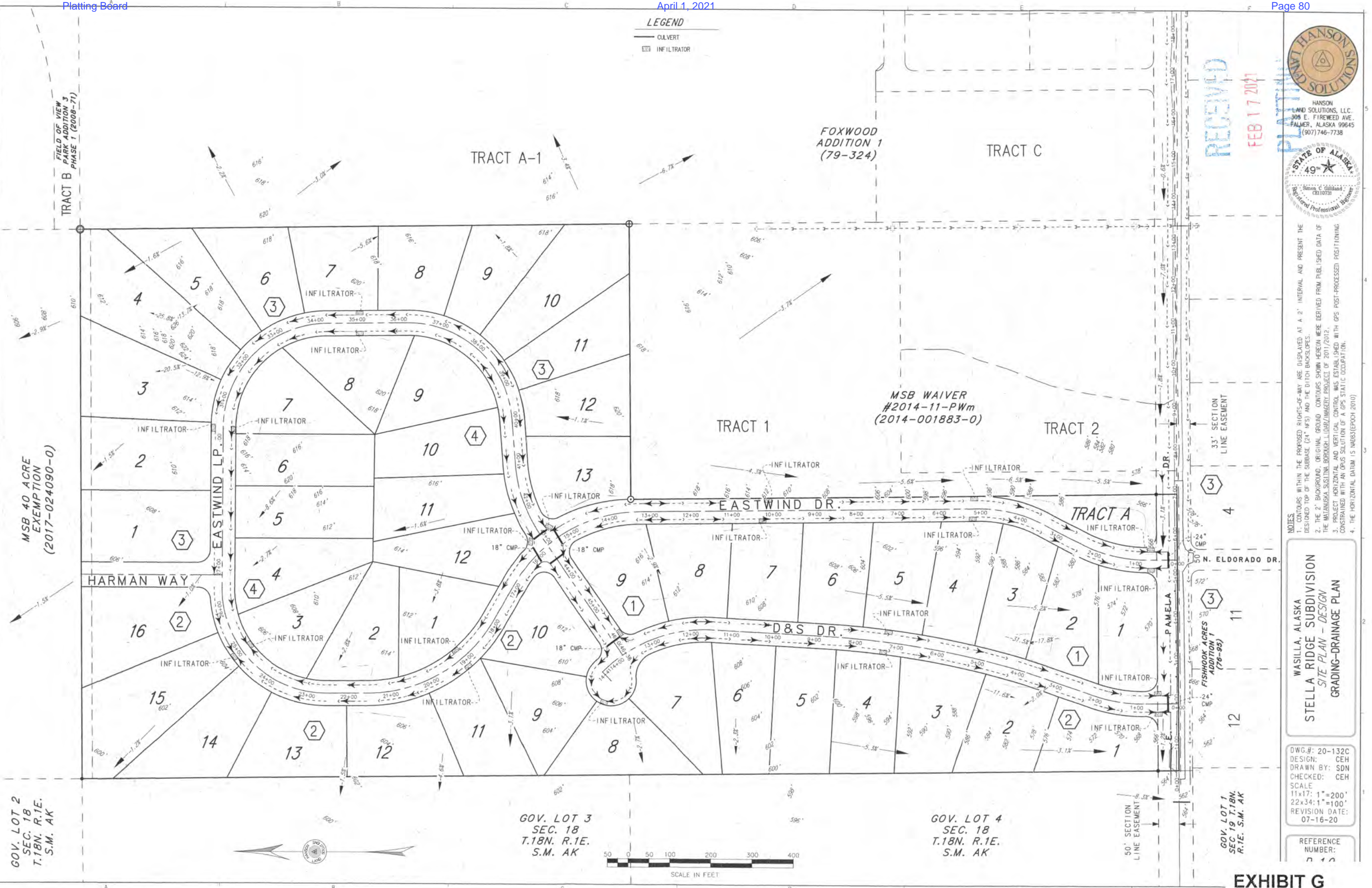
WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
02-12-21

REFERENCE
NUMBER:
1 / 22

EXHIBIT F





NOTES:
1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE DESIGNED TOP OF THE SUBBASE (24" NPS) AND THE DITCH BACKSLOPES.
2. THE 2' BACKGROUND, ORIGINAL GROUND, CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUBSISTINA BOROUGH LIBRARY/IMAGERY PROJECT OF 2011/2012.
3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITIONING CONFINED WITH AN OPUS SOLUTION OF A GPS STATIC OCCUPATION.
4. THE HORIZONTAL DATUM IS NAD83(EPOCH 2010)

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
SITE PLAN - DESIGN
GRADING-DRAINAGE PLAN

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
07-16-20

REFERENCE
NUMBER:
212



PLAN SET

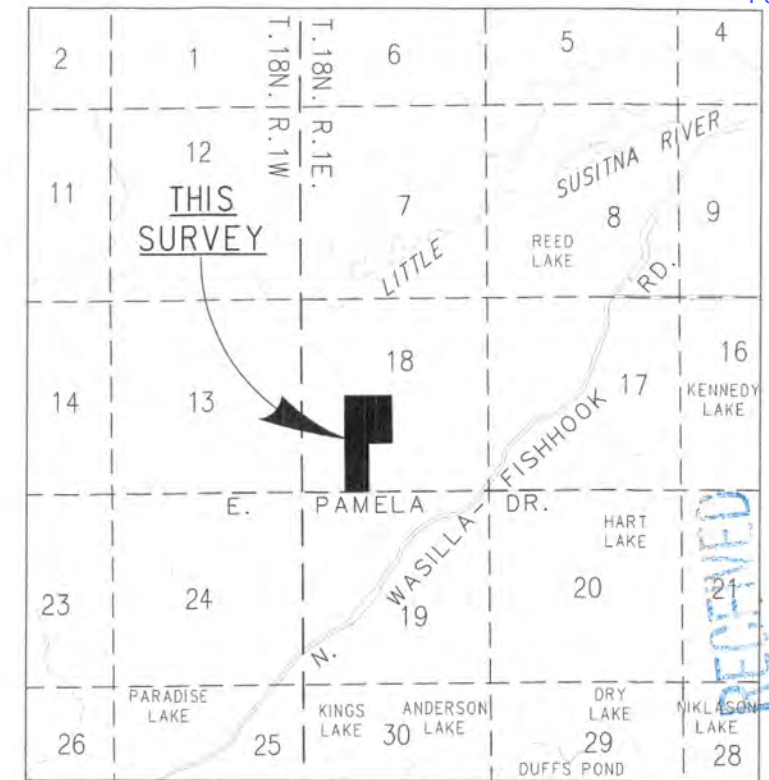
STELLA RIDGE

SHEETS

1. G-1.0 COVER SHEET
2. D-1.0 SITE PLAN DESIGN - DRAINAGE PLAN
3. C-1.0 TYPICAL SECTIONS
- 4-17. C-2.0 - C-2.13 PLAN AND PROFILE

LEGEND

- RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- RECOVERED ALUMINUM CAP ON 3/4" REBAR
- RECOVERED PLASTIC CAP ON 3/4" REBAR
- RECOVERED 3/4" REBAR
- MEASURED DATA
- BLOCK
- GRAVEL ROAD/DRIVEWAY
- CULVERT
- INFILTRATOR
- PEDESTAL, TELEPHONE
- ANCHOR GUY
- UTILITY POLE
- SIGN, PUBLIC
- OVERHEAD ELECTRIC



SOURCE: MSB TAX MAP WA00 SCALE 11x17: 1"=5280'
22x34: 1"=2640'

MSB WAIVER
#2014-11-PWm
(2014-001883-0)

FIELD OF VIEW
PARK ADDITION 3
PHASE 1 (2008-71)

FOXWOOD
ADDITION 1
(79-324)

TRACT A-1

TRACT 1

TRACT 2

TRACT A

MSB 40 ACRE
EXEMPTION
(2017-024090-0)

GOV. LOT 2
SEC. 18
T.18N. R.1E.
S.M. AK

GOV. LOT 3
SEC. 18
T.18N. R.1E.
S.M. AK

GOV. LOT 4
SEC. 18
T.18N. R.1E.
S.M. AK

GOV. LOT 1
SEC. 19 T.18N.
R.1E. S.M. AK



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PLATTING

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PROJECT OVERVIEW

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
07-16-20

REFERENCE
NUMBER:

EXHIBIT H-1



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



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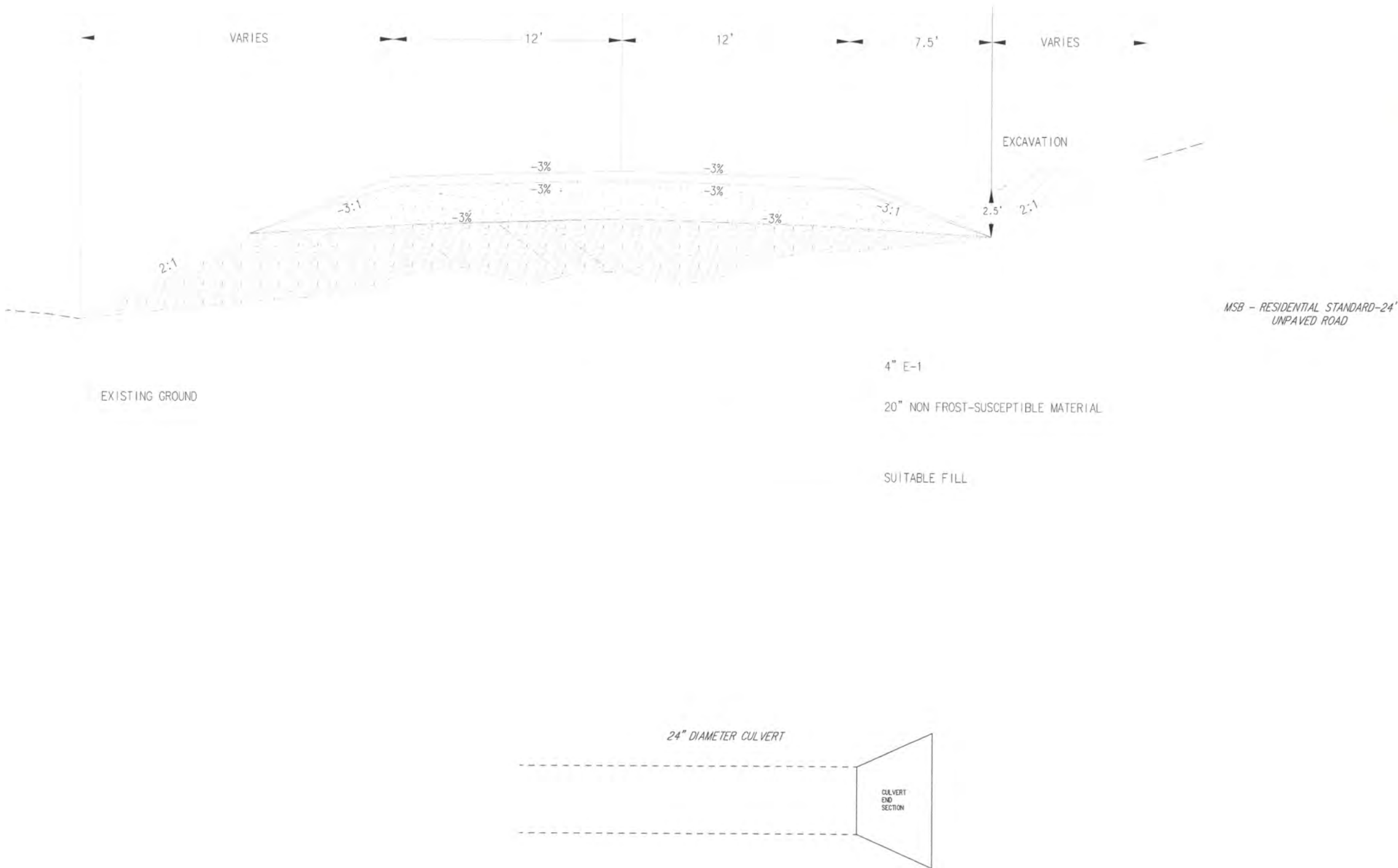
PLATING

NOTES
1. ROAD CONSTRUCTION TO FOLLOW MSB
SUBDIVISION CONSTRUCTION MANUAL RESIDENTIAL
STANDARDS.

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
TYPICAL SECTIONS

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=XXX'
22x34: 1"=XXX'
REVISION DATE:
06-26-20

REFERENCE
NUMBER:

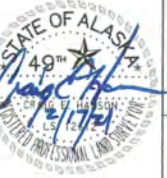


GOV. LOT 4
SEC. 18
T. 18N. R. 1E.

GOV. LOT 1
SEC. 19
T. 18N. R. 1E.

MSB WAIVER
#2014-11-PWm
(2014-001883-0)

RECEIVED
FEB 17 2021
PLATTING



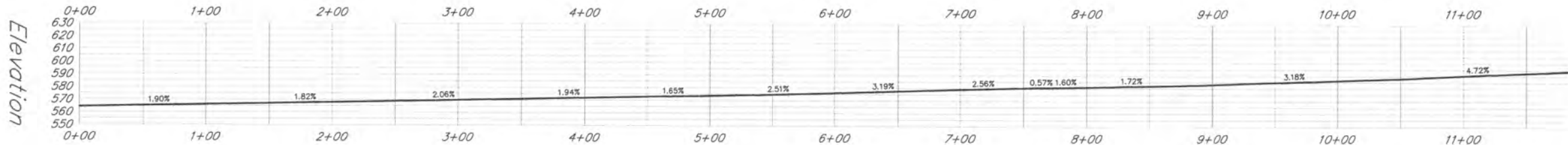
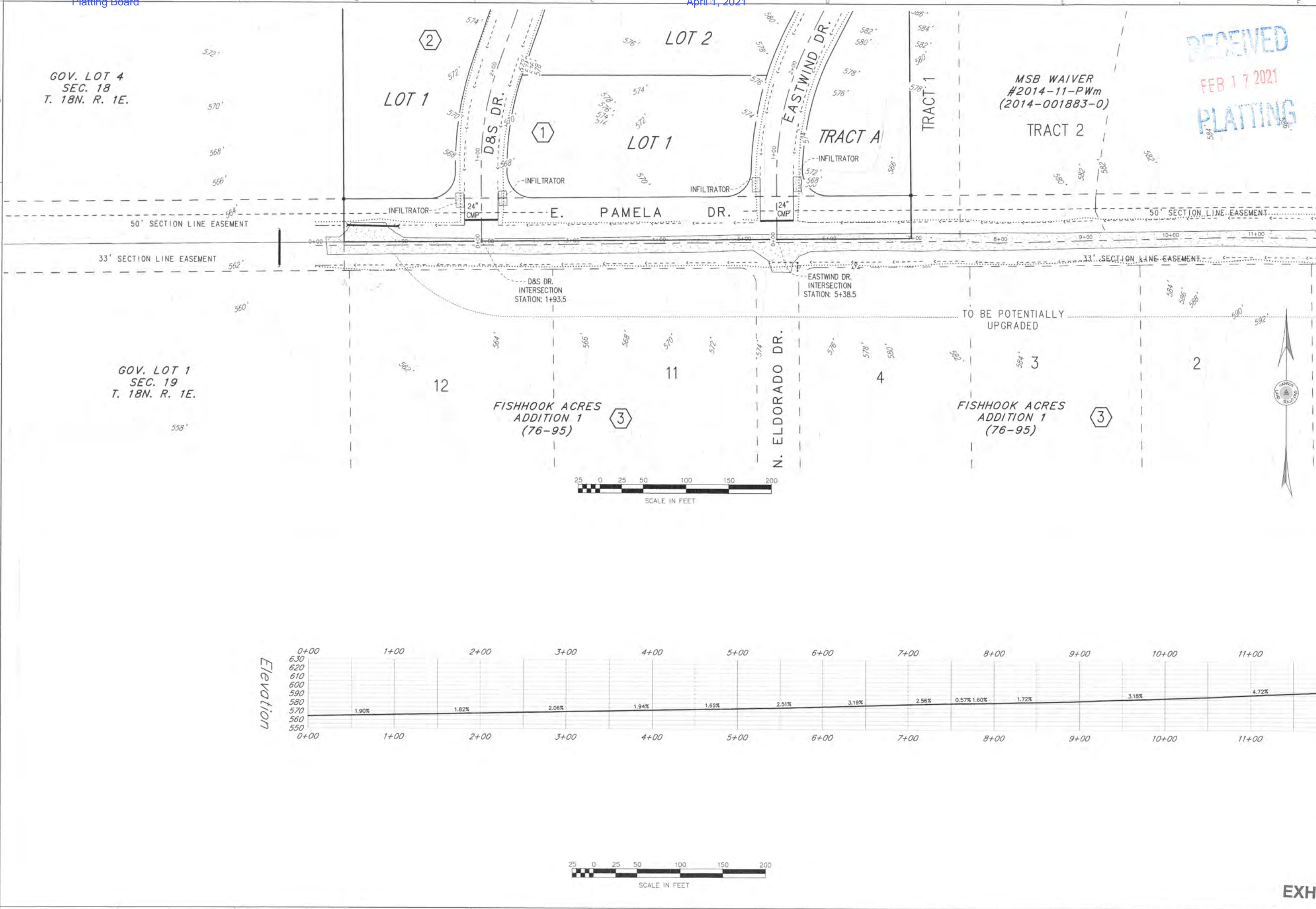
NOTES
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

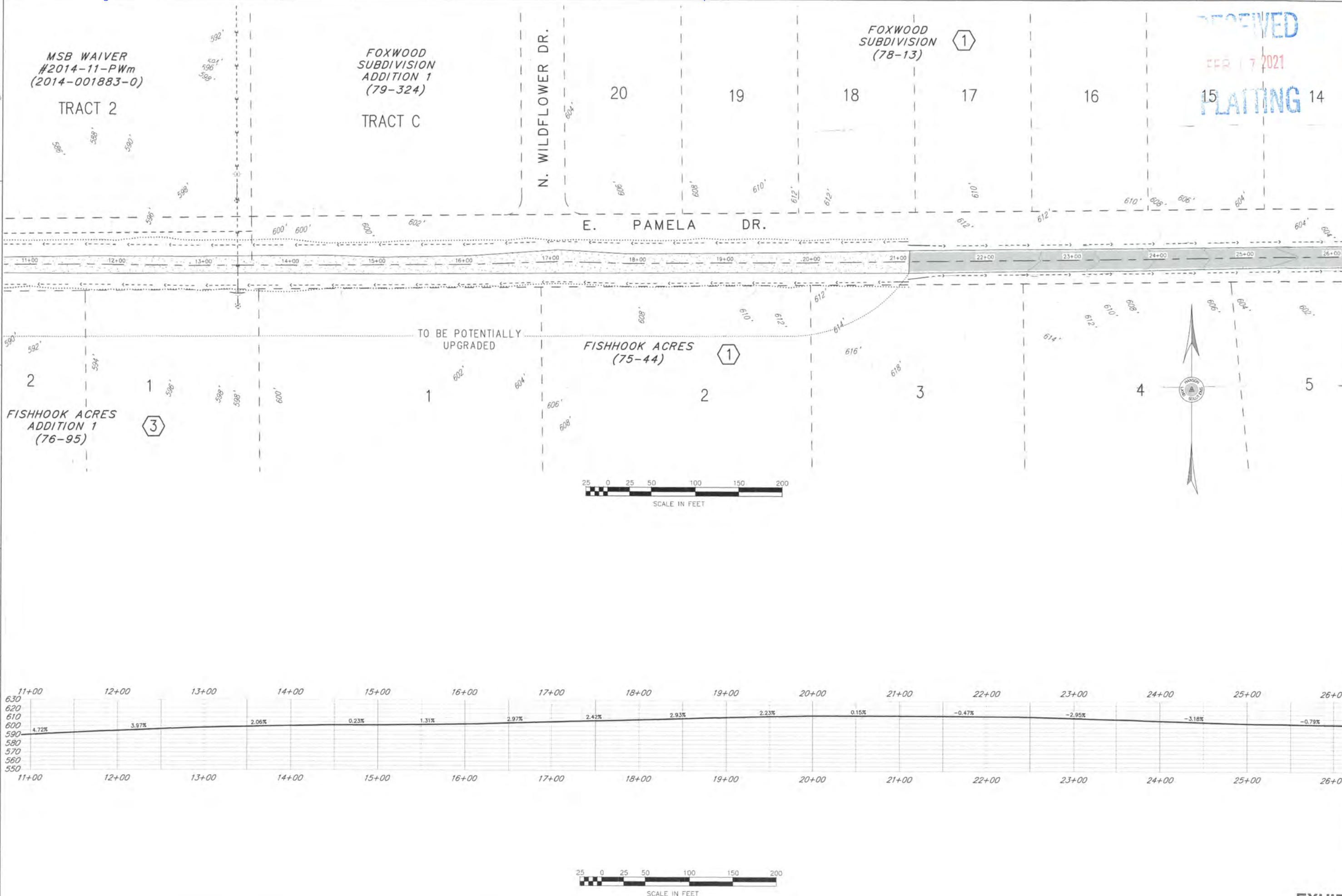
WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
E. PAMELA DRIVE

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=100'
22x34: 1"=50'
REVISION DATE:
02-02-21

REFERENCE
NUMBER:

EXHIBIT H-3





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FEB 17 2021
PLATTING

HANSON LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738

STATE OF ALASKA
49th
CRAIG E. HANSON
LS 12312
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES

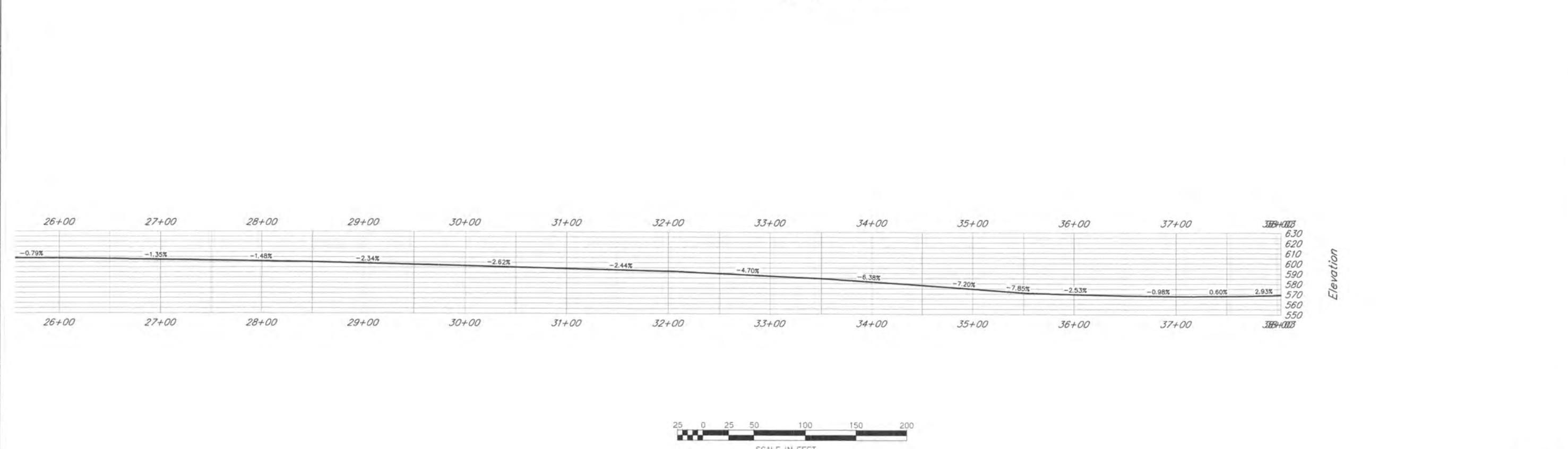
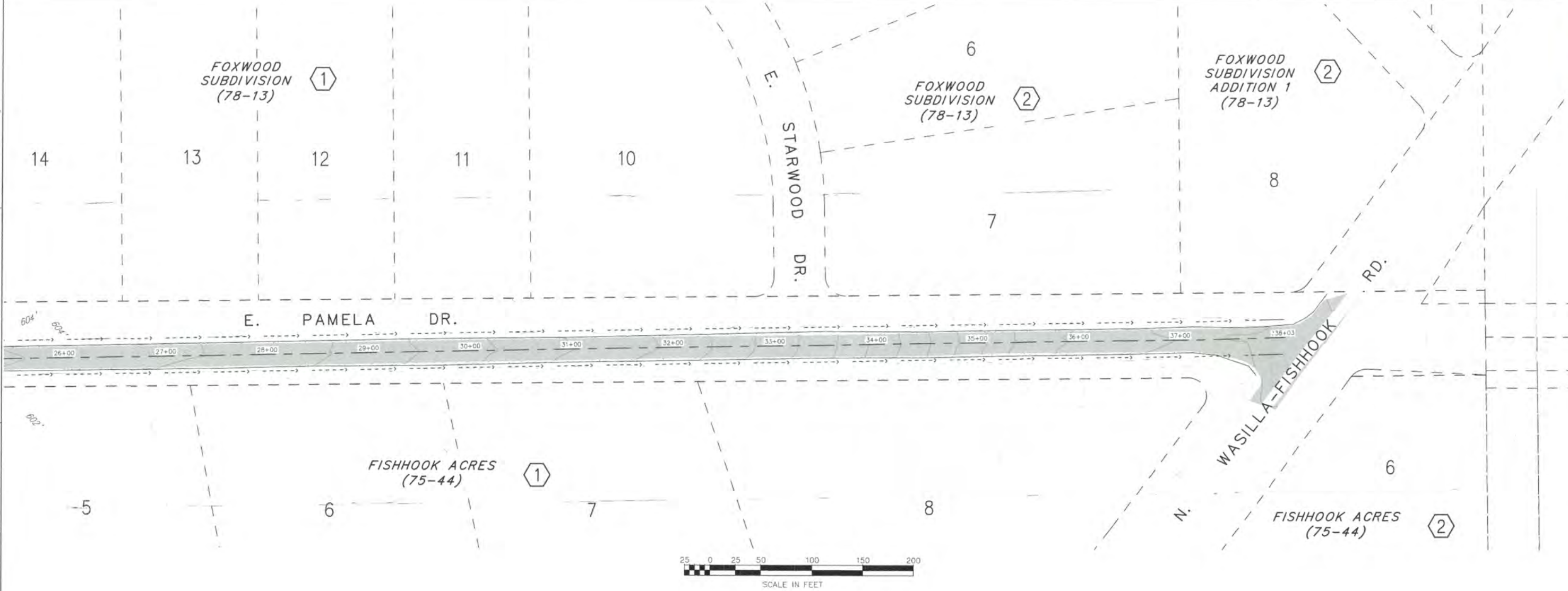
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.

2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
E: PAMELA DRIVE

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=100'
22x34: 1"=50'
REVISION DATE:
02-02-21

REFERENCE
NUMBER:

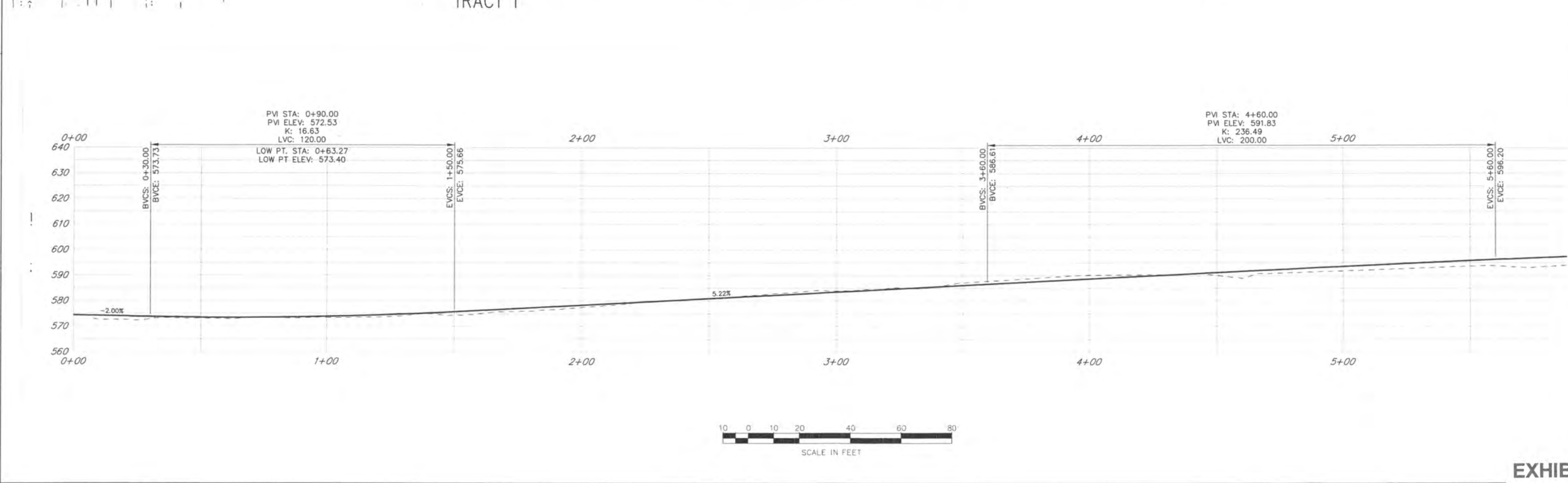
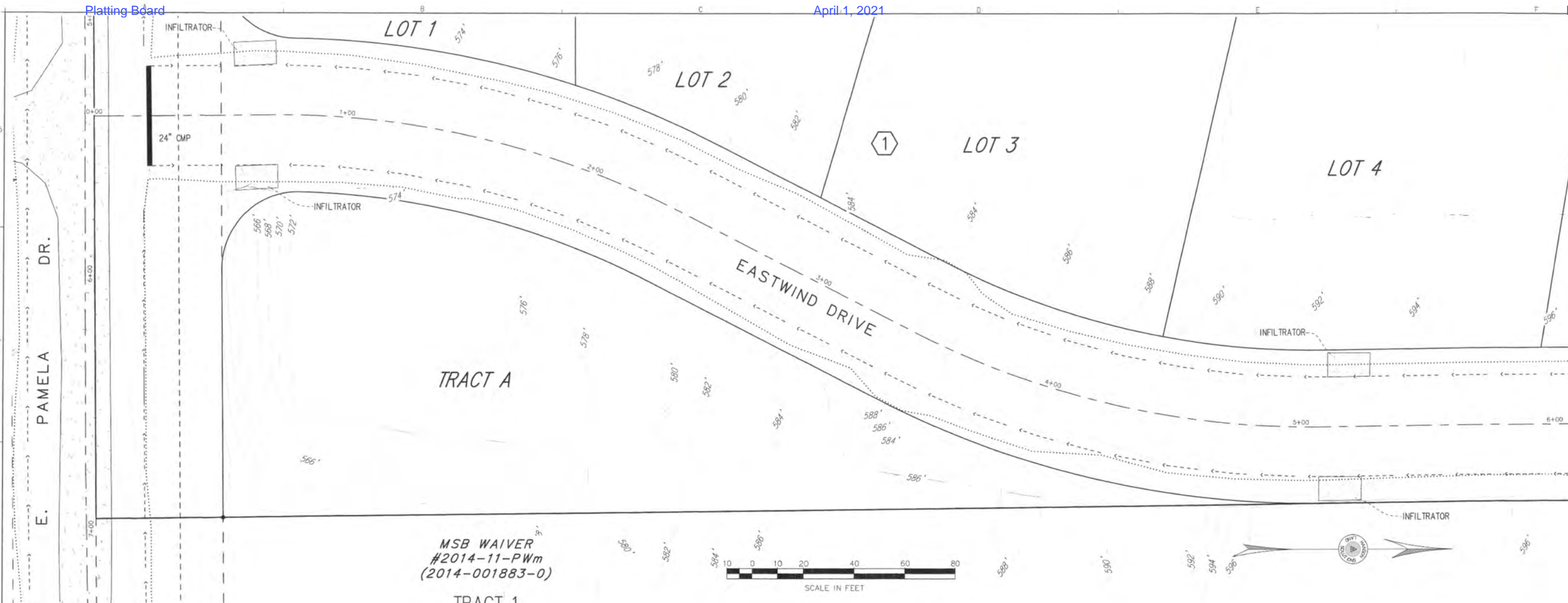


NOTES:
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
E. PAMELA DRIVE

DWG. #: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE:
11x17: 1"=100'
22x34: 1"=50'
REVISION DATE:
02-02-21

REFERENCE
NUMBER:
1-2-2

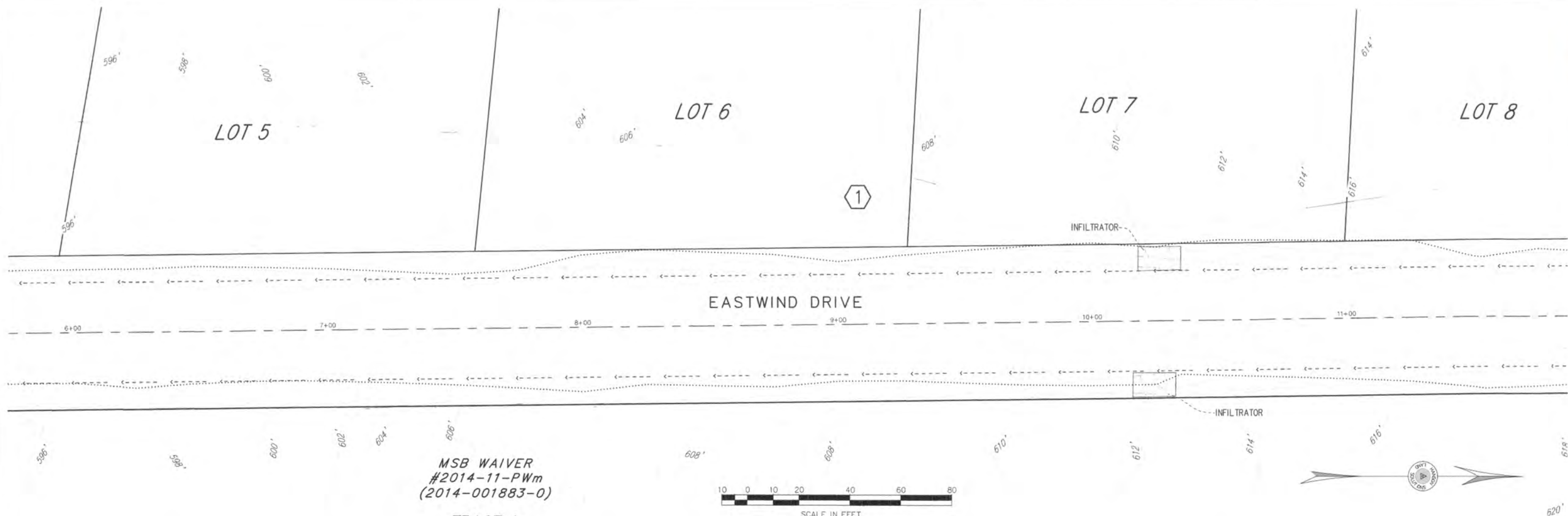


NOTES
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
 STELLA RIDGE SUBDIVISION
 PLAN AND PROFILE - DESIGN
 EASTWIND DRIVE

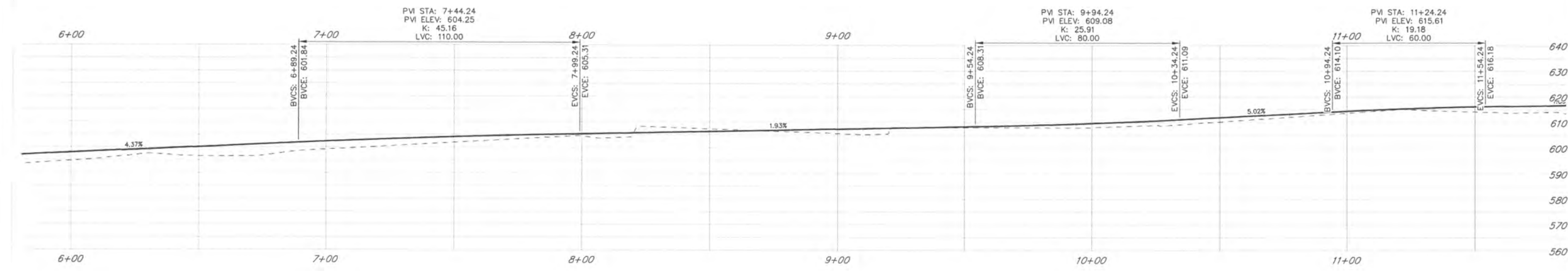
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 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11x17: 1"=40'
 22x34: 1"=20'
 REVISION DATE:
 02-02-21

REFERENCE
 NUMBER:



MSB WAIVER
#2014-11-PWm
(2014-001883-0)

TRACT 1

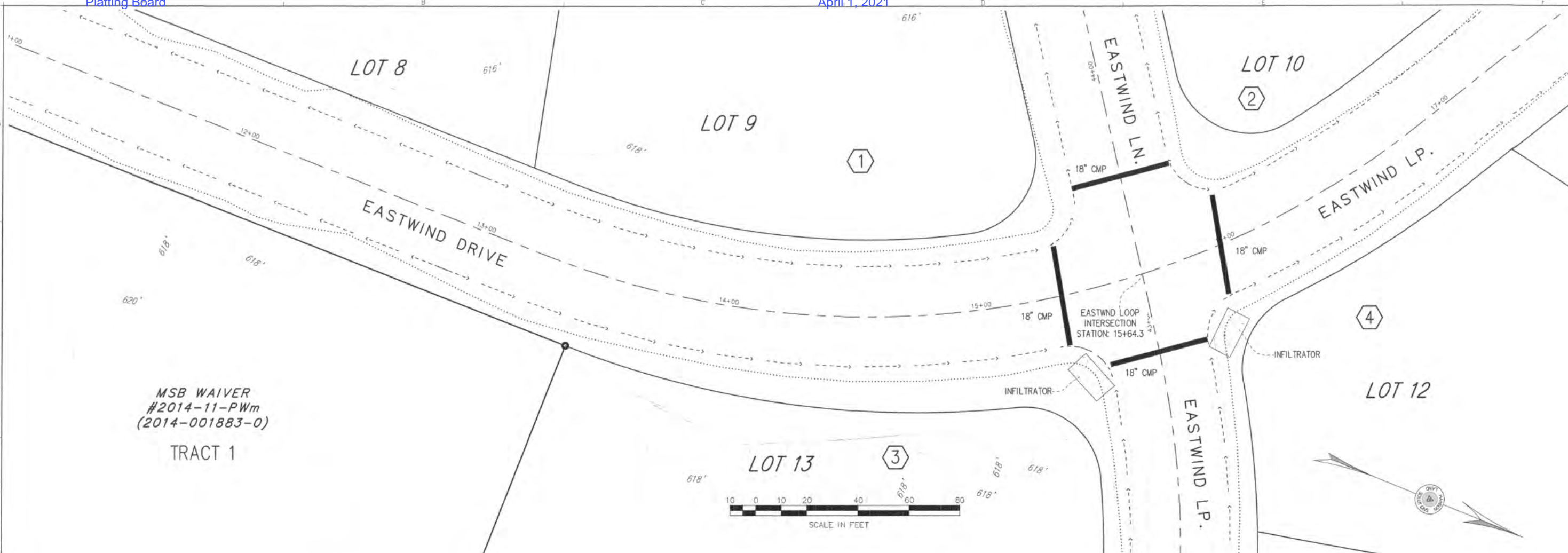


NOTES:
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

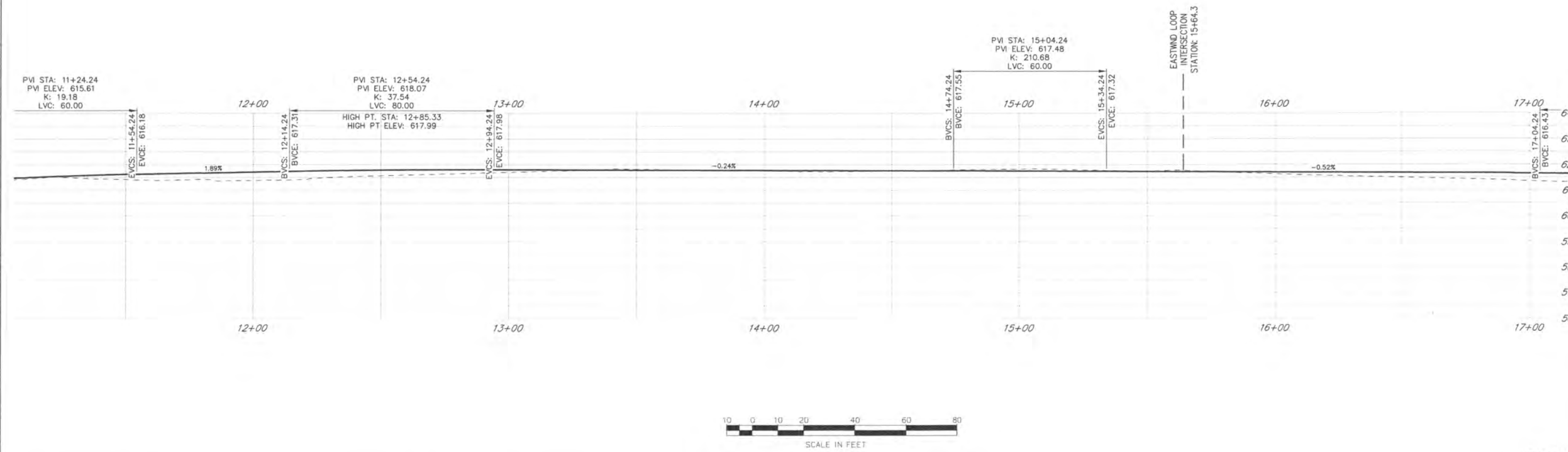
WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
EASTWIND DRIVE

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE:
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
02-02-21

REFERENCE
NUMBER:
224



MSB WAIVER
#2014-11-PWm
(2014-001883-0)
TRACT 1



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738

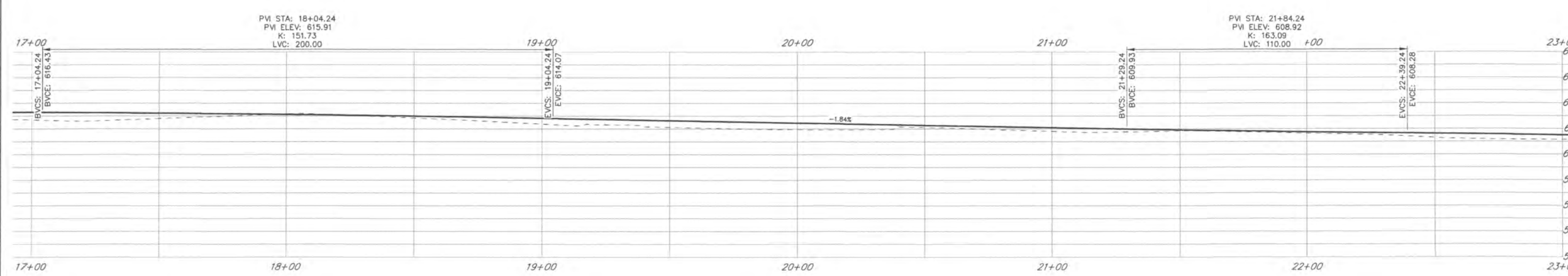
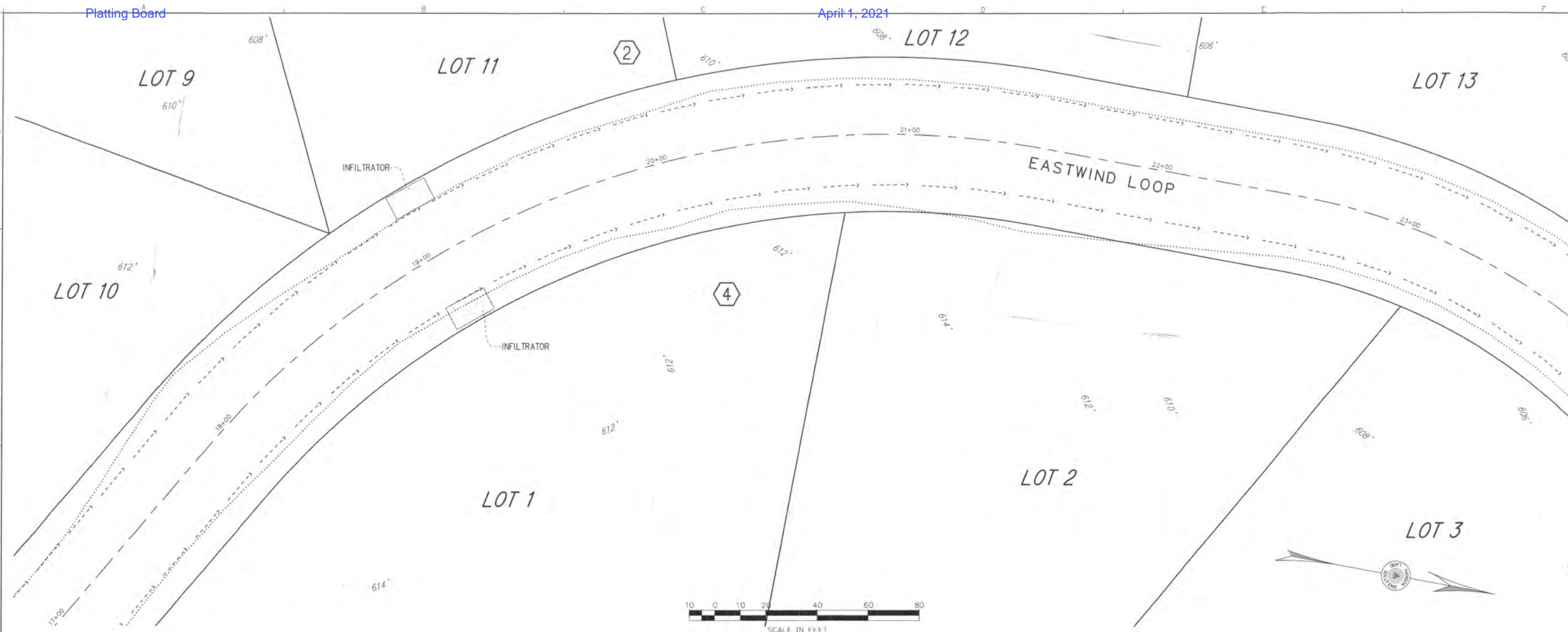


NOTES
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2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
EASTWIND DRIVE

DWG. #: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
02-02-21

REFERENCE
NUMBER:
25



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738

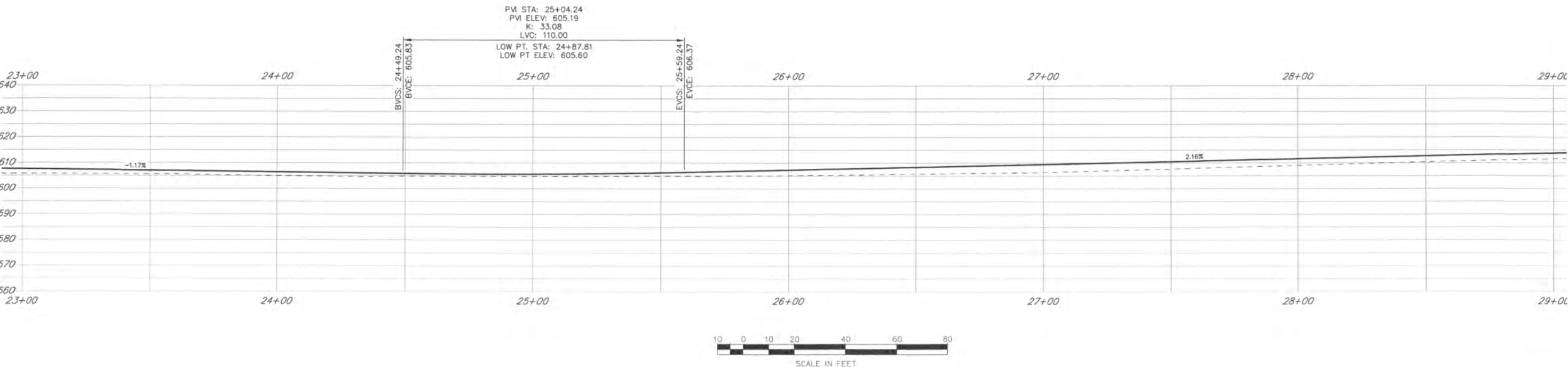
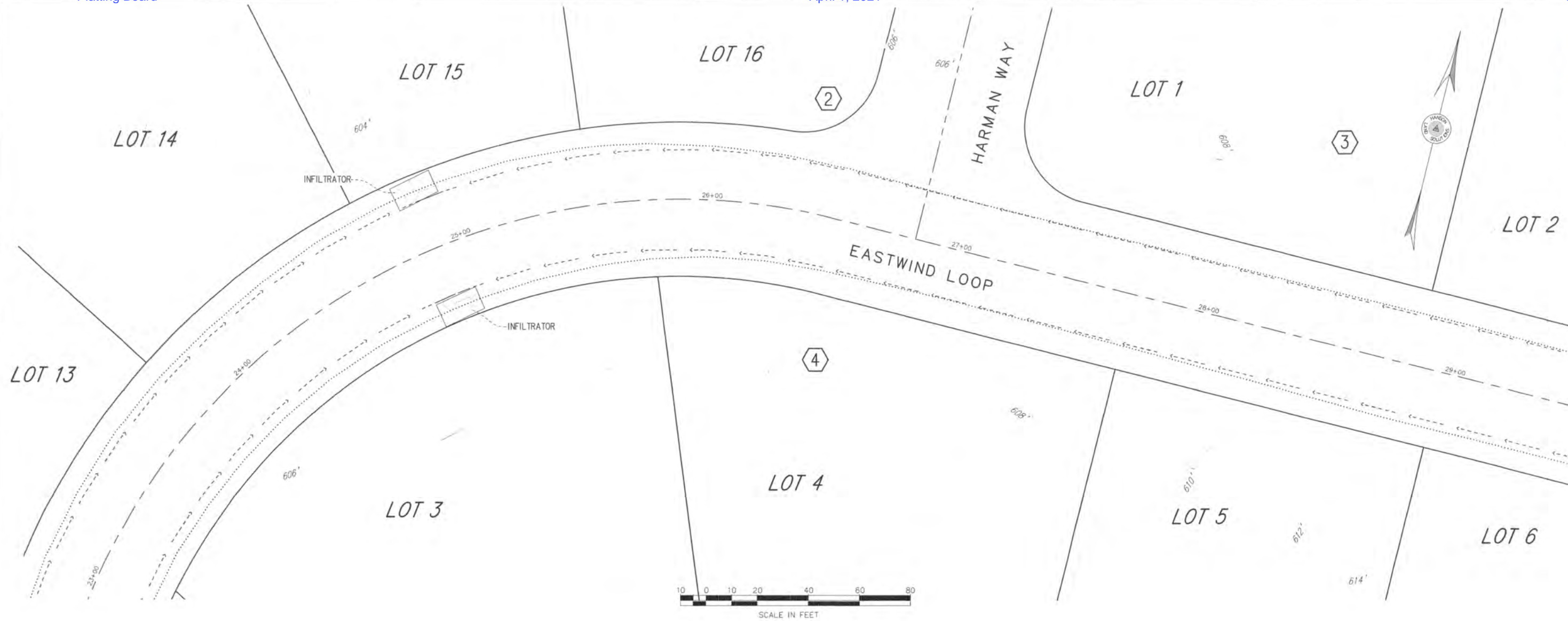


NOTES
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2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
EASTWIND LOOP

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
02-02-21

REFERENCE
NUMBER:



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907)746-7738

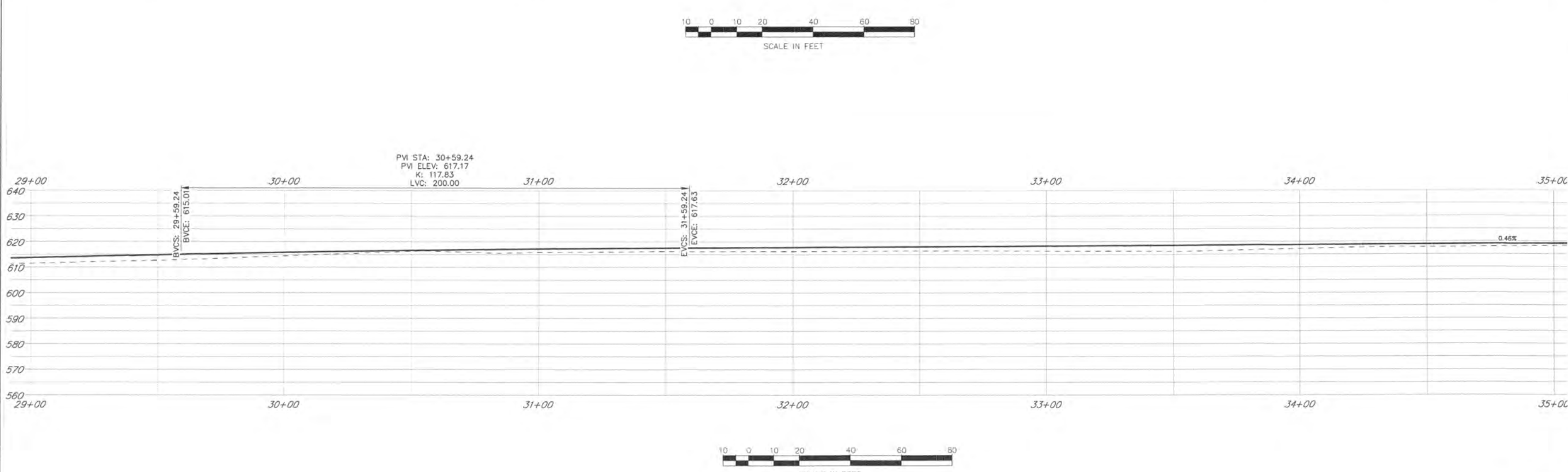
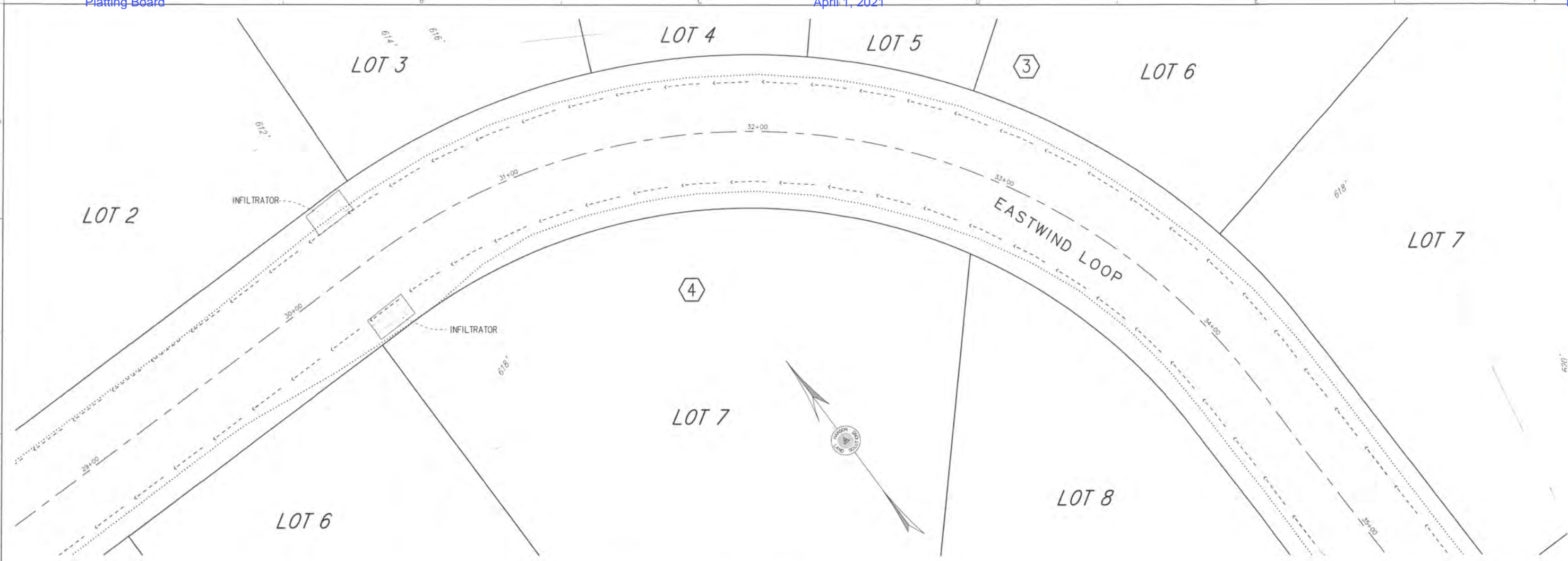


NOTES
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
EASTWIND LOOP

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
02-02-21

REFERENCE
NUMBER:
C-27



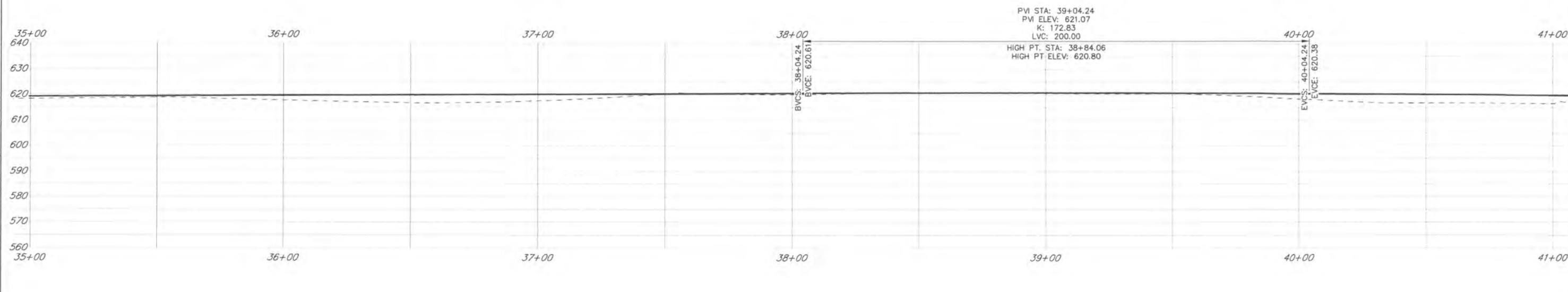
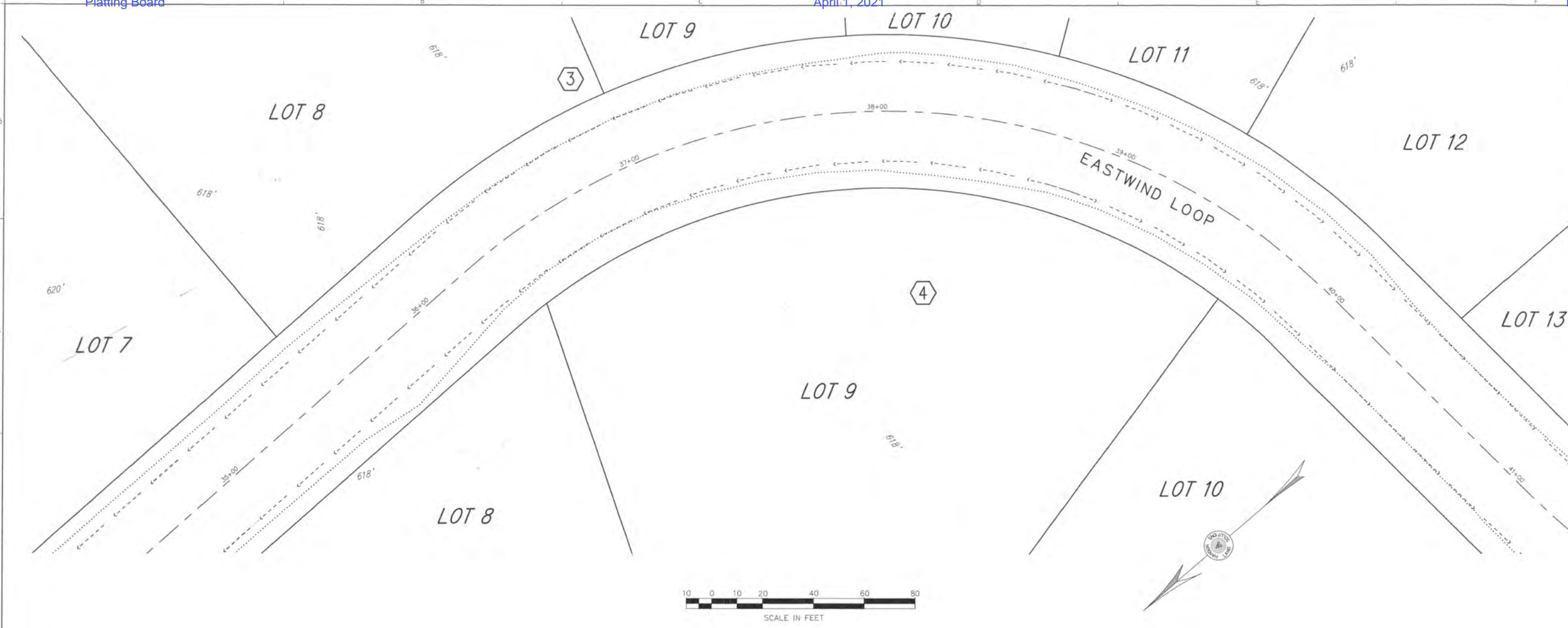
NOTES

1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA, SUSITNA, BOROUGH, LIDAR/IMAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
EASTWIND LOOP

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
02-02-21

REFERENCE
NUMBER:
5 2 2



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738

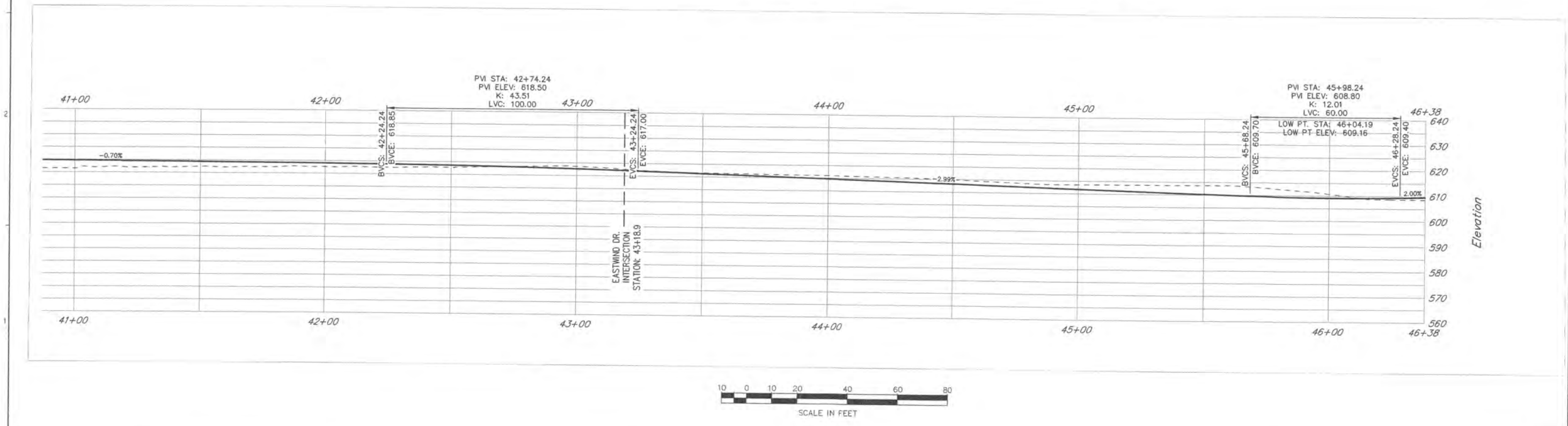
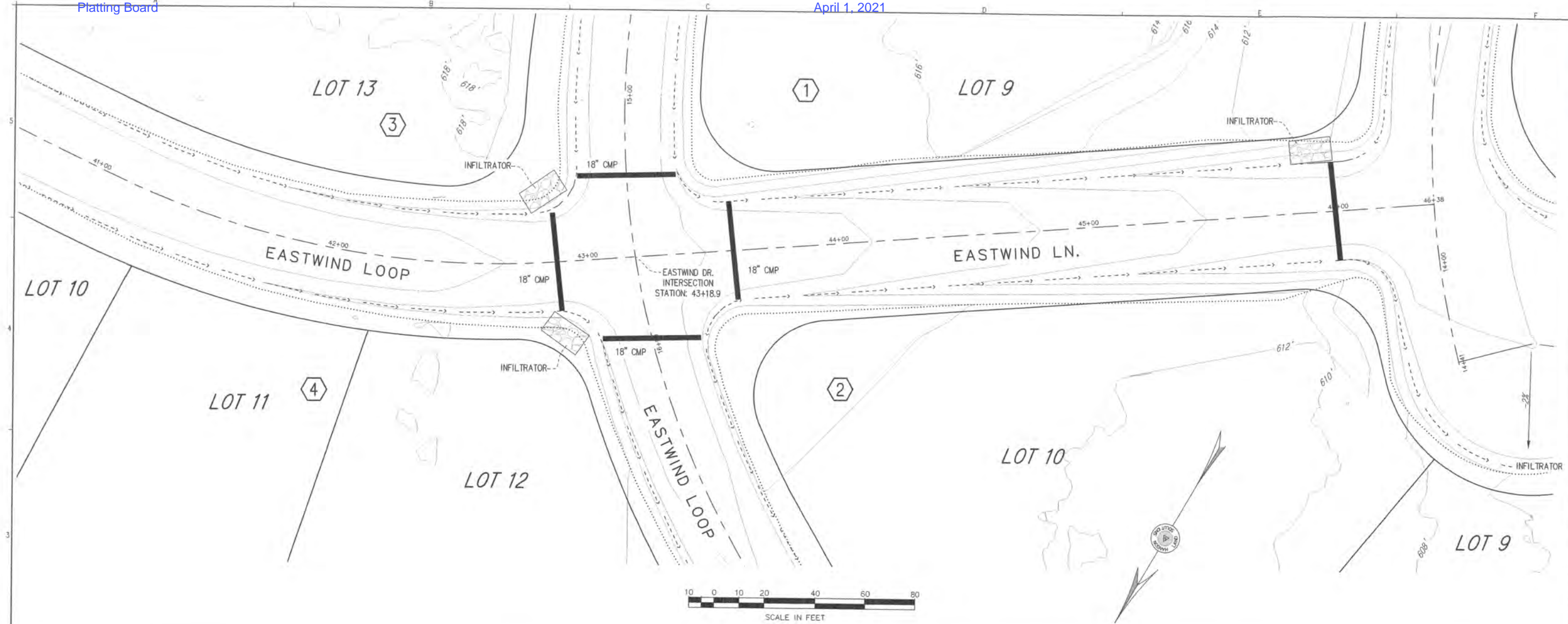


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WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
EASTWIND LOOP

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
02-02-21

REFERENCE
NUMBER:

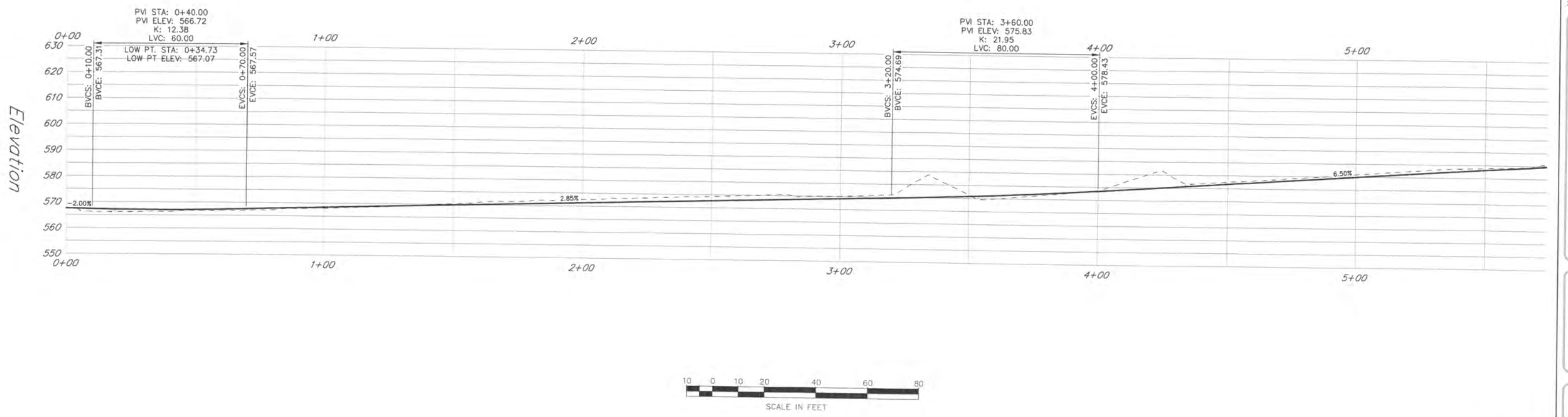
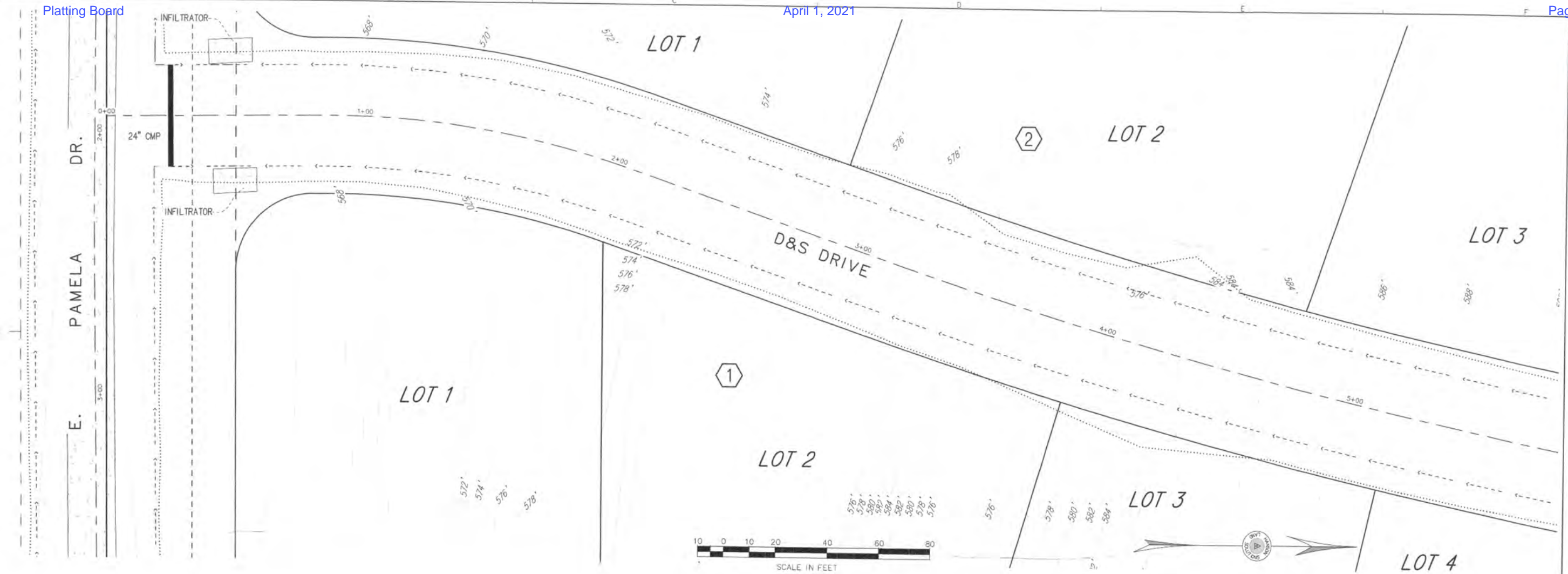


NOTES
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 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
 STELLA RIDGE SUBDIVISION
 PLAN AND PROFILE - DESIGN
 EASTWIND LOOP

DWG.#: 20-132C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11x17: 1"=40'
 22x34: 1"=20'
 REVISION DATE:
 02-02-21

REFERENCE
 NUMBER:
 C-2.10



NOTES
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WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
D&S DRIVE

DWG.#: 20-132C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
02-02-21

REFERENCE
NUMBER:
C-211



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738

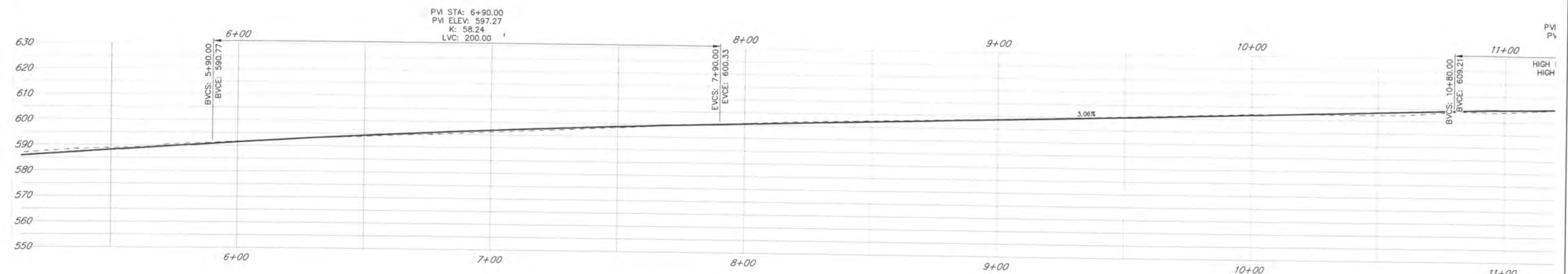
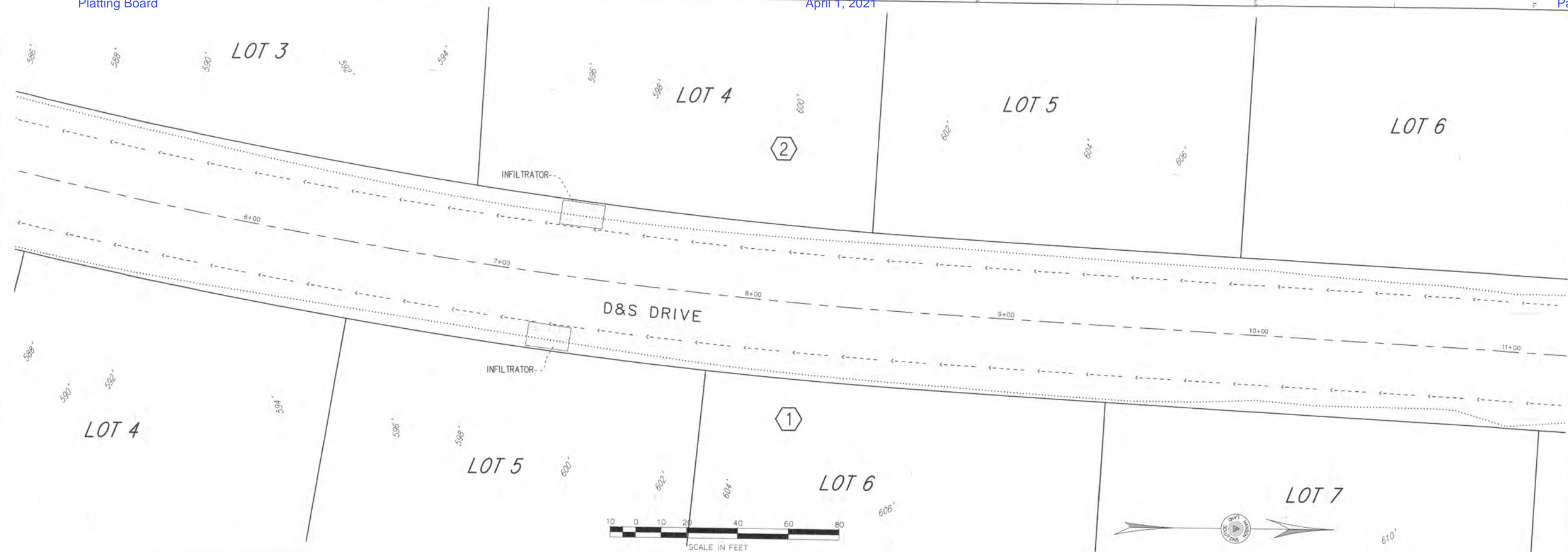


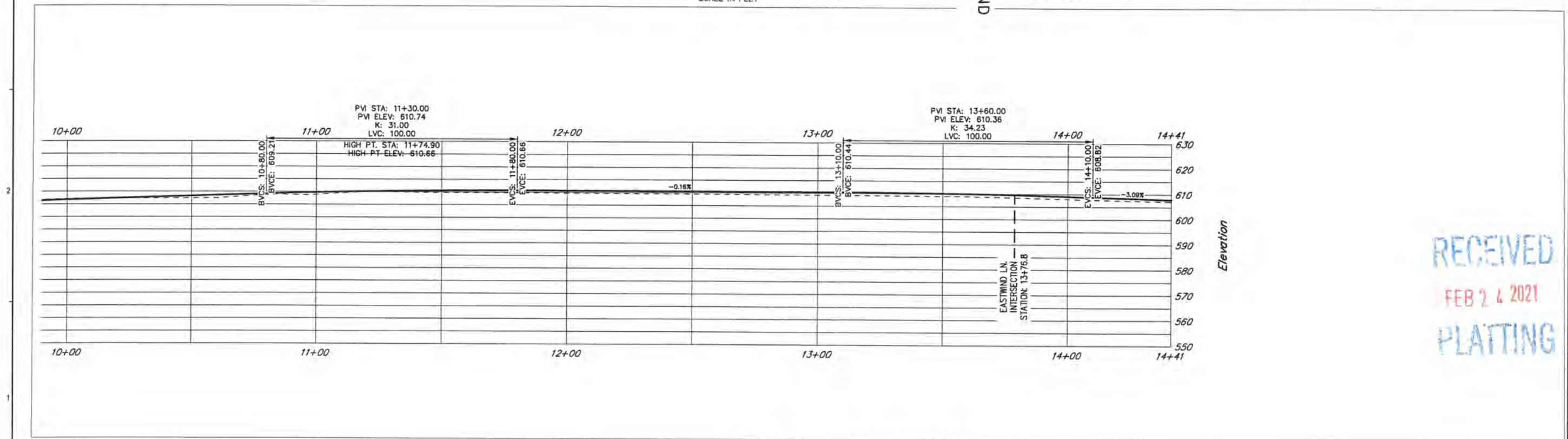
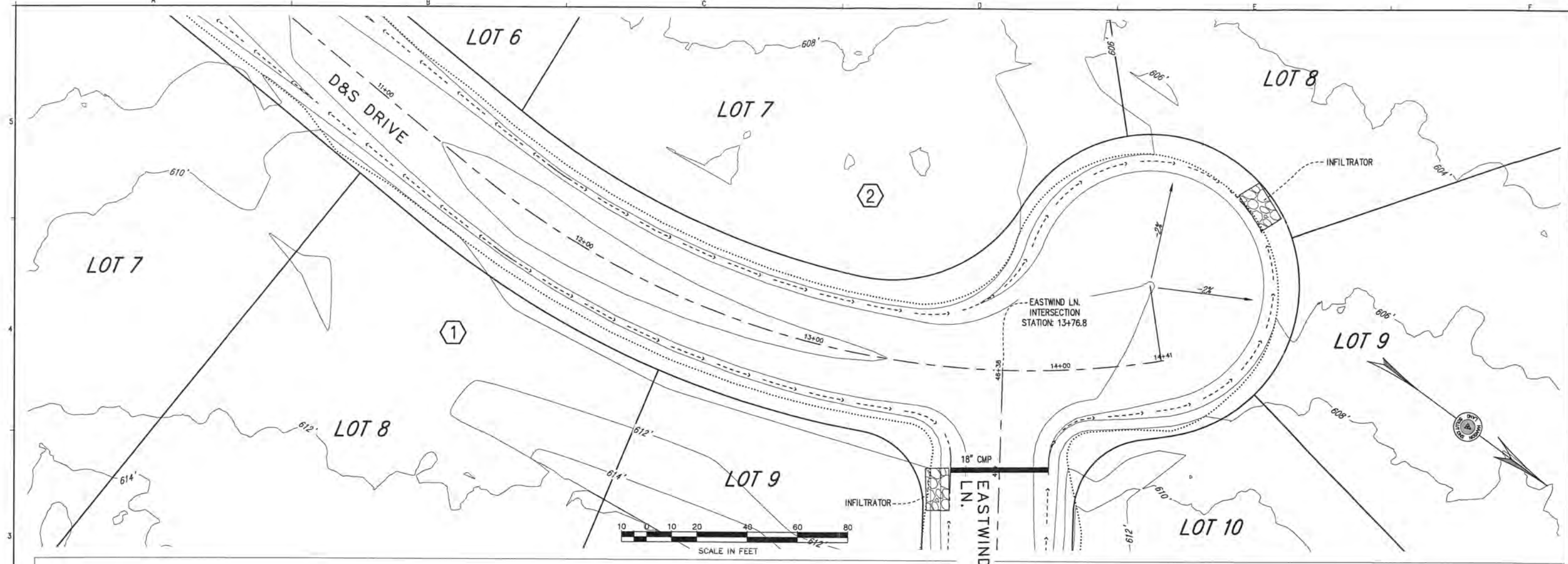
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WASILLA, ALASKA
STELLA RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
D&S DRIVE

DWG.#: 20-132C
DESIGN: CEH
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22x34: 1"=20'
REVISION DATE:
02-02-21

REFERENCE
NUMBER:
C-212





HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



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DESIGN: CEH
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CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
02-02-21

REFERENCE
NUMBER:
C-2.13

RECEIVED
FEB 26 2021
PLATTING

Cheryl Scott

From: Craig Hanson <ceh@hlsalaska.com>
Sent: Monday, August 3, 2020 12:42 PM
To: Cheryl Scott
Subject: 20-132 Stella Ridge

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

Cheryl,

Regarding the need for a connections from Stella Ridge :

1. Connection has been provided to Lot B5 to the north of Stella Ridge
2. Lot C3 to the west already has access via an 88' wide public easement along it's entire west boundary in addition to access in the northwest corner onto the E. Carney Road Right-of-way. This currently provides for 2 separate access routes to a parcel of land that could in fact be subdivided entirely in accordance with MSB code with only 1 access point. Once Carney road is extended to its anticipated connection in the Field of View Park to the east, lot C3 will have access along the entire length of both it's westerly and northerly boundaries.
3. Tract A-1 (Foxwood Addition #1) to the east of Stella Ridge: this parcel currently has access to N. Wildwood Drive, E. Starwood Drive and N. Windflower Drive. , and N. Briarwood Lane., as well as to the MSB owned extension of E. Carney road. Access via 5 existing road Rights-of-Way on 3 of the 4 sides of this parcel provides ample inter-connectivity opportunity should this parcel ever be developed.

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

On 8/3/2020 10:53 AM, Cheryl Scott wrote:

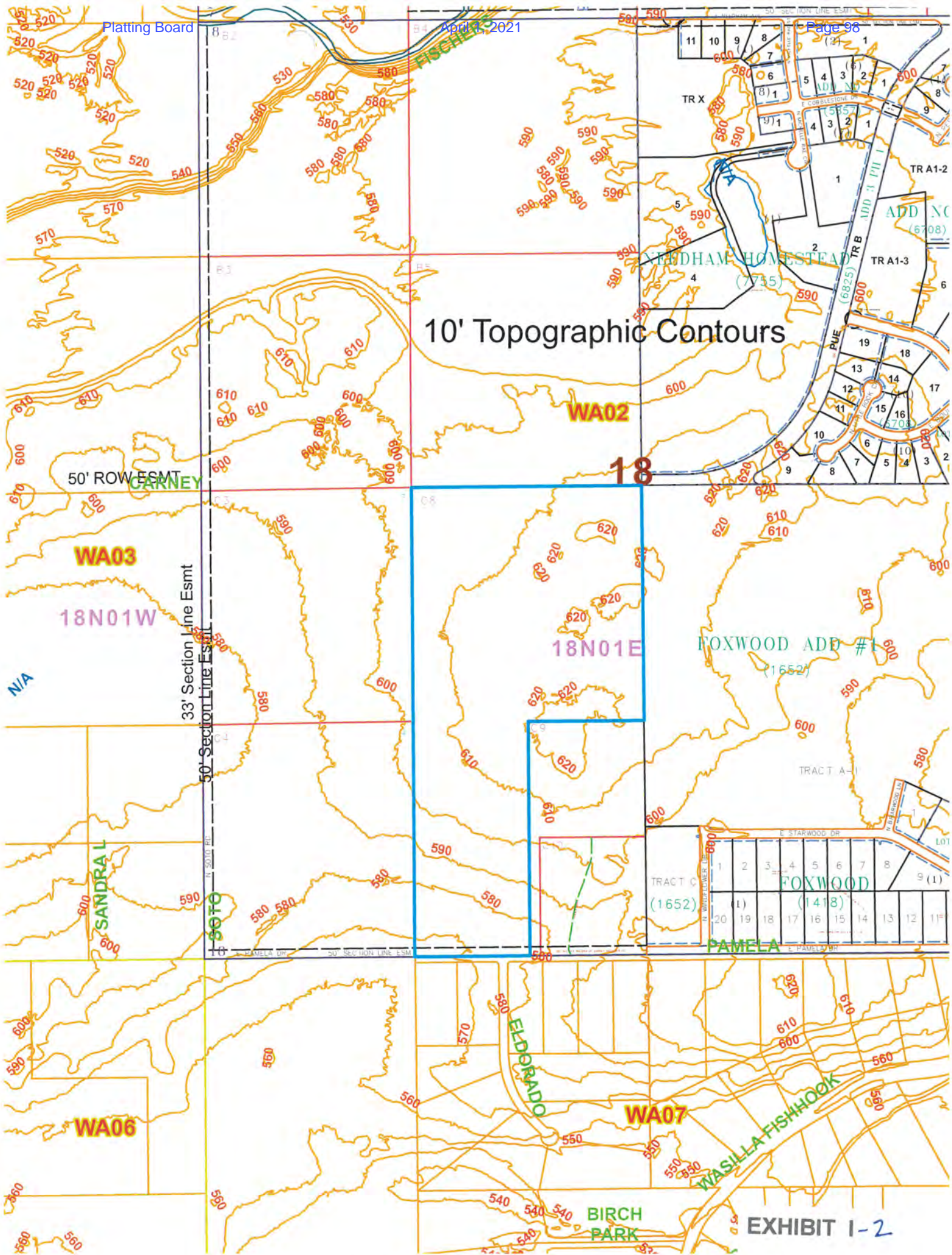
Good morning Craig –

I'm working on the staff report for Stella Ridge. Were you going to submit something addressing MSB 43.20.060(D) to add to staff report?

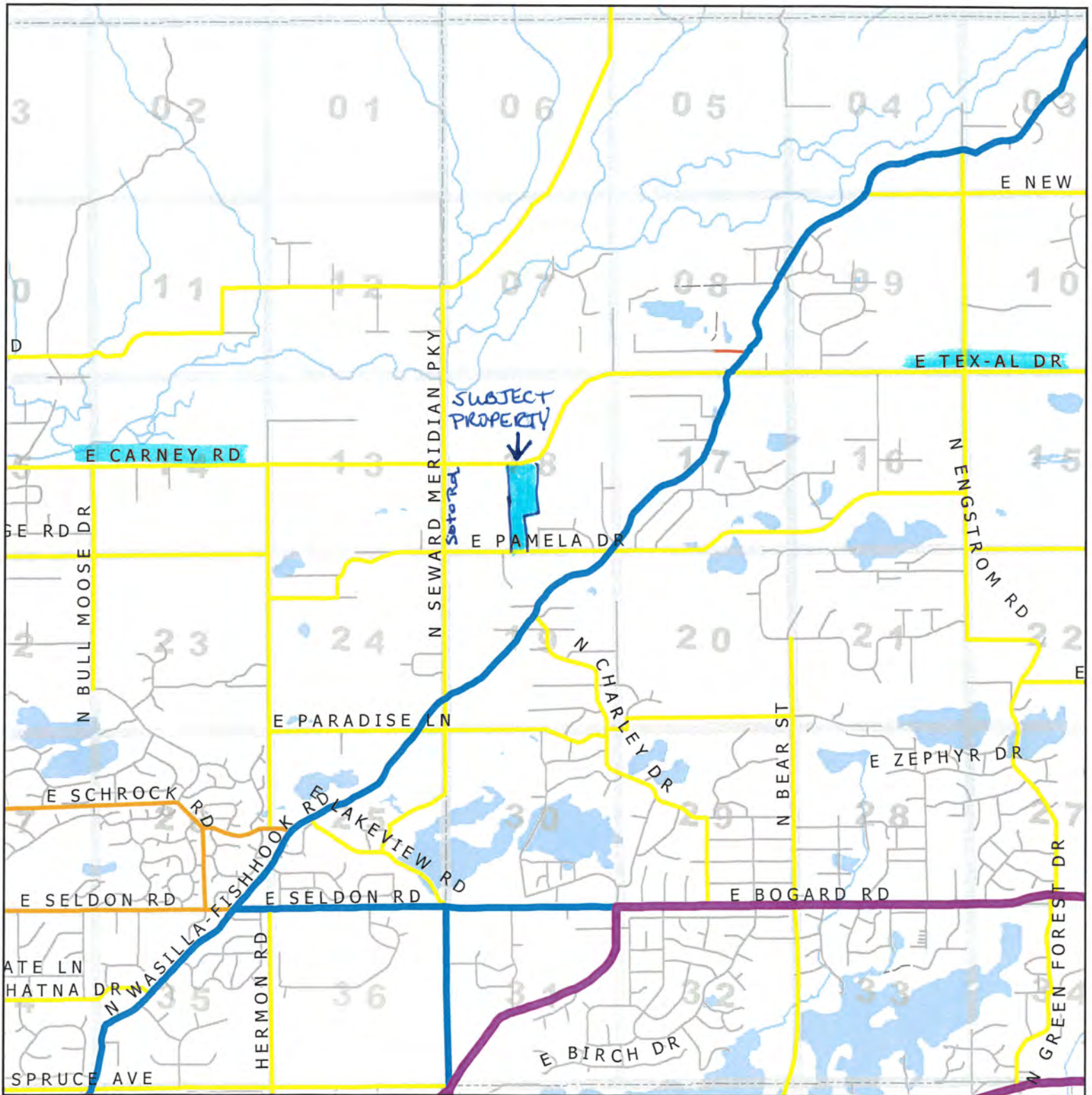
Thanks,

Cheryl Scott
Platting Technician
(907)861-8692
cheryl.scott@matsugov.us

10' Topographic Contours



OSHP



yellow-minor collector

EXHIBIT J

Cheryl Scott

From: Jamie Taylor
Sent: Thursday, August 20, 2020 10:51 AM
To: Cheryl Scott
Subject: RE: RFC Stella Ridge (CS)

On second count, if lots 1 – 9 block 1 are restricted to D&S Drive for access, it looks like 31 lots will use Eastwind Drive and 19 lots will use D&S Drive. Therefore, Eastwind Drive will only need to be constructed to Residential standard.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Jamie Taylor
Sent: Wednesday, July 29, 2020 5:35 PM
To: Cheryl Scott <Cheryl.Scott@matsugov.us>
Subject: RE: RFC Stella Ridge (CS)

- Certify or upgrade Pamela Drive to Residential Collector standard from Eldorado Drive to proposed D&S Drive.
- Remove existing driveway on Pamela.
- Drainage Plan:
 - Place cross culverts outside of curve returns – requires less culvert and reduces likelihood of culvert ends being crushed
 - Probably only need 2 cross culverts at 4-way intersection
 - May need drainage easements where runoff will leave the roadside ditches
- Construct Eastwind Drive to Residential Subcollector standard
- OSHP shows a future minor collector corridor connecting Carney Road to Tex-Al Drive, for a which a 50-foot wide ROW will need to be acquired along the northern boundary of this parcel. SCM B03 suggests labeling a "Proposed Road Corridor" with a 25-foot building setback on the final plat. Request this be added to the plat to preserve the future corridor.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

Cheryl Scott

From: Cheryl Scott
Sent: Thursday, July 30, 2020 8:49 AM
To: Cheryl Scott
Subject: RFC Stella Ridge (CS) comments

From: Kim Sollien <Kim.Sollien@matsugov.us>
Sent: Tuesday, July 28, 2020 10:00 AM
To: Cheryl Scott <Cheryl.Scott@matsugov.us>
Subject: RE: RFC Stella Ridge (CS) DRAFT comments

Planning Comments

Transportation:

The Planning Division encourages a connected road system wherever possible. Better connectivity can improve mobility, accessibility, reduce traffic congestion, and reduce the need to improve arterial roadways. The Planning Division recommends that subdivisions be designed to allow connectivity through to adjoining parcels and to make accommodations to comply with the Long Range Transportation Plan and the Official Streets and Highways Plan.

MSB 43.20.060 (D) states that subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and/or public safety.

The applicant provided a stub right-of-way (ROW) to connect to a future minor collector, East Carney Road identified in the OSHP. Planning would encourage the applicant to also provide a stub ROW to the undeveloped parcels to the east and west of Stella ridge to support future road network connectivity.

Planning requested a 30' ROW or a 25' setback be added due to the Carney Road connection on the OSHP. The petitioner provided a 25' setback on the preliminary plat; we have no objections with the setback.

Wetlands

This parcel also contains spring fen wetlands. Because of the wetlands on the parcel, the applicant should be aware they may need to apply for a permit from the US Army Corps of Engineers to develop this parcel. Activities that require a permit: placing fill in wetlands, work in navigable waters, clearing or removing existing vegetation.

Kim Sollien
Planning Services Manager

Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer AK 99645
907-861-8514

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Friday, July 10, 2020 5:00 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; earl.almdale@gmail.com;

Cheryl Scott

From: Taunnie Boothby
Sent: Wednesday, July 29, 2020 8:19 AM
To: Karol Riese; Kim Sollien; Don Cuthbert
Cc: Cheryl Scott
Subject: RE: RFC Stella Ridge 50-lot subdivision in Wasilla-Fishhook area 18N01E18 DUE: July 29, 2020

1. No mapped Special Flood Hazard Area on this parcel
2. Wetlands are present on this parcel. Please consult with the USACE for development.

Taunnie L. Boothby, CFM, Planner II
 Matanuska-Susitna Borough
 Planning Department
 907-861-8526
taunnie.boothby@matsugov.us

-----Original Appointment-----

From: Karol Riese <Karol.Riese@matsugov.us>
Sent: Monday, July 13, 2020 8:13 AM
To: Karol Riese; Kim Sollien; Taunnie Boothby
Subject: RFC Stella Ridge 50-lot subdivision in Wasilla-Fishhook area 18N01E18 DUE: July 29, 2020
When: Monday, July 27, 2020 12:00 AM to Tuesday, July 28, 2020 12:00 AM (UTC-09:00) Alaska.
Where:

Cheryl Scott

From: Fire Code
Sent: Tuesday, July 21, 2020 2:43 PM
To: Cheryl Scott
Subject: RE: RFC Stella Ridge (CS)

Cheryl,

The concern here is Harman Way has nothing to connect to. The other two access points are too close to be considered separate. Is there a connectivity plan for Harman Way?



Donald Cuthbert
Fire Marshal
 Fire & Life Safety Division
 Central Mat-Su Fire Department
 (907) 861-8030
FireCode@matsugov.us

From: Cheryl Scott <Cheryl.Scott@matsugov.us>

Sent: Friday, July 10, 2020 5:00 PM

To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; earl.almdale@gmail.com; retirees@mtaonline.net; pamela.j.melchert@usps.gov; Micah Schoming <MSchoming@crweng.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanaska.com; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>

Subject: RFC Stella Ridge (CS)

All ~

The link below will take you to a request for comments for creating a subdivision in Wasilla-Fishhook area. RSA #28 Gold Trail.

Comments due July 29, 2020.

NOTE: Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

**MATANUSKA-SUSITNA BOROUGH****Community Development****Land & Resource Management**

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7869 • Fax (907) 861-8635

RECEIVED
JUL 20 2020
PLATTING**MEMORANDUM**

DATE: July 20, 2020
TO: Fred Wagner, Platting Officer
FROM: Land & Resource Management *NSC*
SUBJECT: Preliminary Plat Comments / Case #2020-098

Platting Tech: Cheryl Scott
Public Hearing: August 20, 2020
Applicant / Petitioner: Jerry Harman
TRS: 18N01E18
Tax ID: 18N01E18C008
Subd: Stella Ridge
Tax Map: WA 02

Comments:

- Land Management has no objection to the proposed subdivision or private roads.
- Land Management supports that Tract A is noted on the plat for utility use with only rights of way and easements being dedicated to the Borough.

Cheryl Scott

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Tuesday, July 28, 2020 8:59 AM
To: Cheryl Scott
Subject: RE: RFC Stella Ridge (CS)
Attachments: 20200728_090445.pdf

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

Hello,

MEA comments to include a 15 feet wide utility easement along all road right-of-way's as shown on the attached drawing.

Thank you.

Tammy Simmons, SR/WA
 Right of Way Technician
 907-761-9276

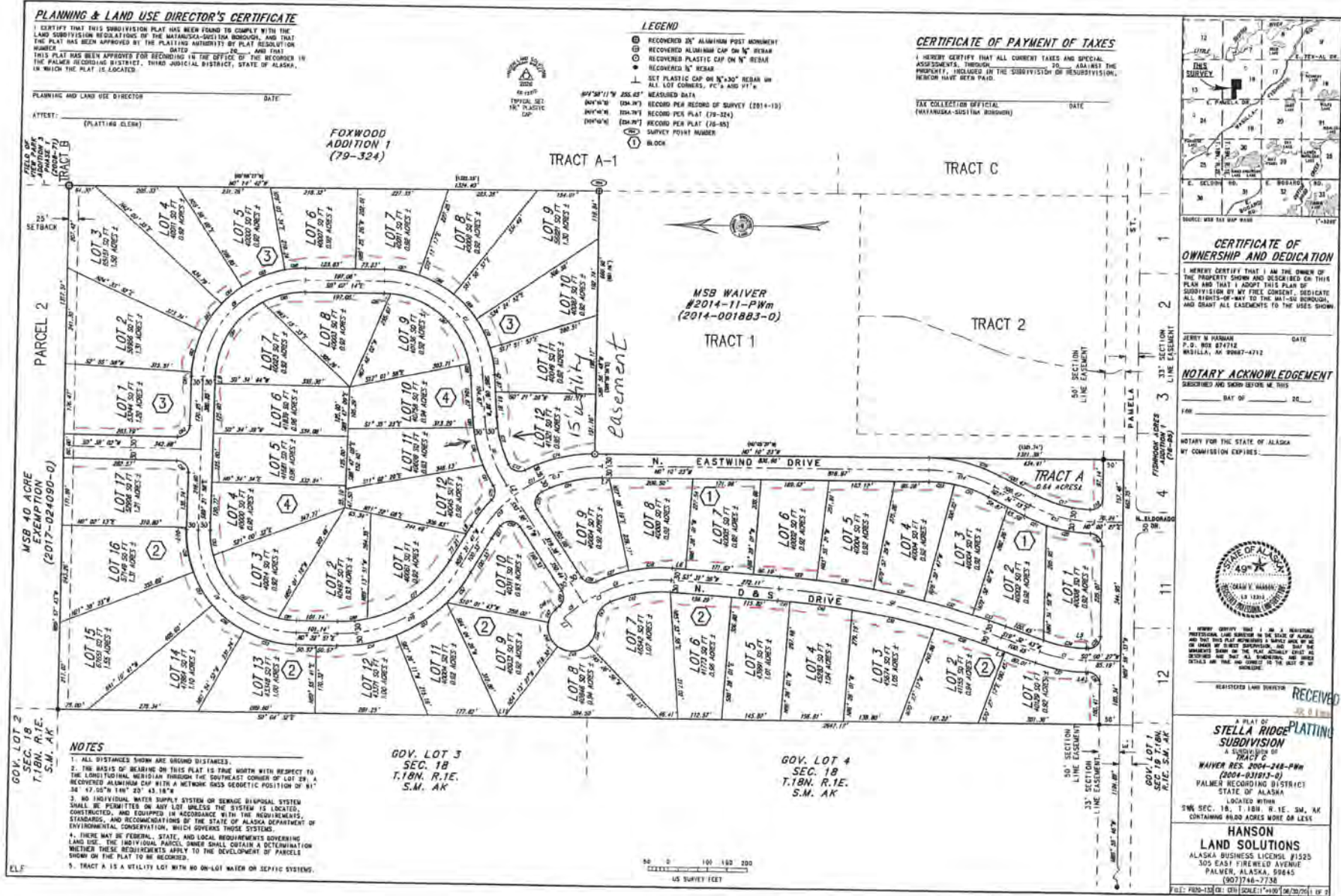
From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Friday, July 10, 2020 5:00 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; earl.almdale@gmail.com; retirees@mtaonline.net; pamelaj.melchert@usps.gov; Micah Schoming <MSchoming@crweng.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@enstarnaturalgas.com; row@mta-telco.com; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Stella Ridge (CS)

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All ~

The link below will take you to a request for comments for creating a subdivision in Wasilla-Fishhook area. RSA #28 Gold Trail.



Cheryl Scott

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, July 17, 2020 2:35 PM
To: Cheryl Scott
Subject: RE: RFC Stella Ridge (CS)

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

Hi Cheryl,

MTA has reviewed the plat for Stella Ridge. MTA would like to request a 15' utility easement on both sides of all the roads within Stella Ridge.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
 office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Cheryl Scott <Cheryl.Scott@matsugov.us>
Sent: Friday, July 10, 2020 5:00 PM
To: Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; earl.almdale@gmail.com; retirees@mtaonline.net; pamelaj.melchert@usps.gov; Micah Schoming <MSchoming@crweng.com>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Jude Bilafer <Jude.Bilafer@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Joseph Metzger <Joseph.Metzger@matsugov.us>; Eileen Probasco <Eileen.Probasco@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com; Jesse Sumner <jessesumnerdistrict6@gmail.com>
Subject: RFC Stella Ridge (CS)

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ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
 Engineering Department, Right of Way Section
 401 E. International Airport Road
 P. O. Box 190288
 Anchorage, Alaska 99519-0288
 (907) 277-5551
 FAX (907) 334-7798

July 28, 2020

Matanuska-Susitna Borough, Platting Division
 350 East Dahlia Avenue
 Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural gas company has reviewed the following Preliminary plats and has no comments or recommendations.

- **RFC Stella Ridge**
(MSB Case # 2020-098)
- **Suslositna Place**
(MSB Case # 2020-100)
- **New Hope Estates Master Plan Revised**
(MSB Case # 2020-012)
- **Uptown Estates Master Plan**
(MSB Case # 2020-101)
- **Sky Ranch at Pioneer Peak**
(MSB Case # 2020-105)
- **T 194**
(MSB Case # 2020-102)

If you have any questions, or if this line is or is going to be abandoned, please feel free to contact Skylar Shaw at 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

Andrew Fraiser
 Supervisor of ROW and Permitting
 ENSTAR Natural Gas Company

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



56601B01L001
LONCLE PIERRE ARMAND
LONCLE CRYSTAL LYNN
4200 E PAMELA DR
WASILLA AK 99654

25

RECEIVED
AUG 14 2020
PLATTING
FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: JERRY HARMAN

REQUEST: The request is to create 50 lots and 1 utility tract from Tax Parcel C8 (Parcel C, Waiver 2004-26-PWm) to be known as **STELLA RIDGE**, containing 60.0 acres +/- . Interior private roads will be constructed to provide access to all lots. The plat is located approximately ½ mile west of Wasilla-Fishhook Road and north of E. Pamela Drive (Tax ID # 18N01E18C008); within the SW ¼ Section 18, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Fishhook and in Assembly District #6 Jesse Sumner

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 **August 20, 2020**, starting at **1:00 p.m.** Please follow all public mandates in regards to COVID-19. 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. 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. **All public comments are due one (1) day prior, by 12:00 p.m. (noon).** To request additional information please contact the Platting Technician, **Cheryl Scott** at (907) 861-8692. Please do not send comments or questions directly to the 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.

The public can now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

☐ No Objection ☒ Objection ☒ Concern

Name: Pierre & Crystal Loncle Address: 4200 E. Pamela Drive Wasilla AK 99654

Comments: Concerns: ① Amount of additional traffic on E. Pamela Drive and at intersection of Wasilla Fishhook Rd. ② Water wells in this area are marginal producers - will aquifer supply an additional 60 homes? ③ Soil in this area is rich in non permeable clay - will local ground conditions create a problem for 60 new septic systems?

Case # 2020-098 CS

Note: Vicinity Map Located on Reverse Side

EXHIBIT Q - I

Cheryl Scott

From: John E. Torwick <John.Torwick@mea.coop>
Sent: Friday, August 14, 2020 9:03 AM
To: MSB Platting
Subject: Stella Ridge

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

Owner: Jerry Harman

Request: Stella Ridge

I object to the request.

This subdivision would greatly impact the small under maintained road feeding E Pamela, not to mention increase traffic at the intersection of Pamela and Wasilla Fishhook. This intersection hosts a number of traffic accidents every year and also poses a danger to school busses due to the extra traffic already.

This subdivision also will create an issue with its high water table and the low lands that will be filled, the borough needs to consider all things, not just tax revenue.

Again I John Torwick, residing at 4325 E Pamela Ln object to this request.

John Torwick
907-690-1336

Cheryl Scott

From: Gretchen Watson <gretchgreg11@gmail.com>
Sent: Thursday, August 13, 2020 2:12 PM
To: MSB Platting; Jesse Sumner
Subject: Stella Ridge Meeting 8/20/20 Conf#7854 (Harmon)

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

To, Platting Board

I am writing to you today as a current resident located at 4300 E Pamela Dr.
Please take this as an official comment related to the upcoming meeting on Aug 20, 2020 in response to the planned subdivision petition (Tax ID #18N01E18C008).

As a current resident we are objecting to the planned development based on the following reasons:

- Little to Late notice about the planning of this project, thus not allowing current residents enough time to evaluate, respond & attend meeting notice. This meeting is scheduled to start at 1pm in the afternoon when most residents are at work.
- Current residents have purchased their 2+acres lots in order to escape the bustle of city life which includes the dreaded subdivision lifestyle. This project will not result in a cohesive neighborhood based on similar structures and use of land.
- The Pamela Dr. neighbors already experience "low producing" water wells. The addition of a massive number of new builds on one parcel will greatly affect the water production of current residents.
- New homes of this quantity may increase the Tax obligations for all who reside in the immediate area.
- There appears to be a Spring Fed Wetland to be considered and the South side of Pamela which already floods from culvert activity across from this site. This activity would increase with the installation of 50 additional parcels/homes.
- The current Pamela Dr area already experiences heavy traffic patterns on an unpaved roadway. The additional homes will result in even more traffic congestion, thus causing accessibility concerns.

Please consider these concerns when approving such a petition.

Thank you

Gretchen Watson
813-310-5258

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



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 BRISTOL INC
 4150 E PAMELA DR
 WASILLA, AK 99654

4

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: JERRY HARMAN

REQUEST: The request is to create 50 lots and 1 utility tract from Tax Parcel C8 (Parcel C, Waiver 2004-26-PWm) to be known as **STELLA RIDGE**, containing 60.0 acres +/- . Interior private roads will be constructed to provide access to all lots. The plat is located approximately ½ mile west of Wasilla-Fishhook Road and north of E. Pamela Drive (Tax ID # 18N01E18C008); within the SW ¼ Section 18, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council: Fishhook and in Assembly District #6 Jesse Sumner

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 **August 20, 2020**, starting at **1:00 p.m.** **Please follow all public mandates in regards to COVID-19.** 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**. 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. **All public comments are due one (1) day prior, by 12:00 p.m. (noon).** To request additional information please contact the Platting Technician, **Cheryl Scott** at (907) 861-8692. Please do not send comments or questions directly to the 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.

The public can now participate in person at the Borough Building. To view the agenda or meeting packet please go to the following link: <https://www.matsugov.us/boards/platting>

☐ No Objection ☐ Objection ☒ Concern

Name: Sandra G Christian Address: 4100 East Pamela Drive wasilla AK

Comments: I am deeply concerned that if this proposal gets passed it will be just like (Turners Coener) (Palmer fishhook) it wants such small lots and so many structures on a one lane dirt Rd. It will destroy the water table which is already changed since the earth quake. Traffic will be a night mare - If it passes other

Case # 2020-098 CS

Note: Vicinity Map Located on Reverse Side

Property in same area will do the same - Please do not let this happen as proposed. Please

EXHIBIT Q-4

Cheryl Scott

From: Jeffrey Huber <jhuber@mtaonline.net>
Sent: Tuesday, August 18, 2020 3:28 PM
To: MSB Platting
Subject: 8/20/20 Public Hearing #6C - Stella Ridge Subdivision - Public Comments for Submittal

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

MSB Platting Board:

I am submitting these comments and concerns in advance of the public hearing scheduled for 8/20/20 regarding **Case #2020-098, Stella Ridge Plat, SEC18, T18N, R1E, SEWARD MERIDIAN, AK**. I am an interested land-owner in the area, with a primary residence located nearby on E. Birch Park Circle and adjoining property located on Eldorado Drive, which is immediately south of the proposed subdivision.

In general, my comments surround these key issues:

- 1) Ambiguity in the public information packet regarding proposed restrictions in the new proposed subdivision;
- 2) Flawed basis;
- 3) Lack of setbacks;
- 4) Traffic safety issues;
- 5) Impact on subsurface aquifers in the area and the potential impact to my drinking water well;
- 6) Covenants and restrictions

1) Ambiguity with regard to the Plan provided in the Public Information Packet (6C)

This concern related to the fact that some documents refer to restricting access to Lots 1-9 **BLOCK 1** via D&S Drive, whereas some documents refer to this same restriction being applied to Lots 1-9 **BLOCK 2**. My belief based upon the intent of the restriction is that the restriction should apply to those lists in **BLOCK 1**. That is, to effectively limit road access to both Blocks (Lots 1-9) to D&S Drive, leaving Eastwind Drive as the primary access to Lots 10-17 (BLOCK 2), and all of BLOCKS 3 & 4. Given the configuration of the proposed subdivision, any such restriction noted for Lots 1-9 in BLOCK 2 are meaningless, as those lots are already served by D&S Drive (prima facie).

2) Flawed Plan basis

More substantively, it appears the need for the above restriction is to limit the number of lots served by either D&S Drive or Eastwind Drive - the motivation being to limit the Standards to which these roads are constructed to. It appears this will lower costs to the Petitioner, allow for minimum Lot Size and maximum Lot Density, therefore perhaps contributing to the profitability of this endeavor. Notwithstanding the ambiguity noted above, I believe this approach to be flawed and not in the best interest of the public nor adjoining neighbors.

Specifically, the use of two North-South access roads results in the construction of Eastwind Drive directly adjacent to the Property Line of adjacent Lot #C-9 as shown on Exhibit A-1. Many existing homeowners in this area (myself included) place a large value on having large, private lots, with not only privacy but also quiet homes with adequate separation from primary traffic lanes. The placement of Eastwind Drive directly abutted to the property line of adjacent Lot # C-9 is an unnecessary and significant impact to the owners/residents of Lot #C-9. There certainly exists an alternate approach that would better respect the impact to neighboring properties yet likely satisfy the objectives of the Petitioner.

For example, if D&S and Eastwind Drives were combined into a single north-south access road, it would not only eliminate the need for restrictions, but would also provide for a reasonable buffer for the existing homeowners in Lot C-9. The Fire Department has already noted (in the Information Packet Materials) that they consider D&S Drive and Eastwind Drive to be too close to be considered separate access into the subdivision therefore two roads serve no purpose in the interest of public safety. Rather than requiring "proof of EMS access" as requested in the Plan Review Findings and Recommendation, I request that the Petitioner consider a single - more appropriately constructed - access into the subdivision. This would not only eliminate the need to justify the proposed configuration and to provide "proof" of *minimum* EMS access suitability, it would also simplify construction, reduce road maintenance costs for the subdivision (fewer road footage to maintain), and most importantly develop this area more consistently within the spirit of the regulations, as opposed to finding a workaround. I believe public safety (i.e. EMS access) would also be enhanced by a properly constructed main thoroughfare into the subdivision.

In laypersons terms, building a second road that *directly* abuts a neighbors property - wholly in service of staying under a certain classification of road construction i.e. minimizing costs - is terribly bad form and a grave injustice to said neighbors. Please consider a single access road for the subdivision that is respectful of the neighbors in Lot #C-9. Barring that, I strongly advocate for a minimum setback between the east edge of Eastwind Drive and the property line in question.

3) Lack of Setbacks

Except for the north flank of the proposed development, there appear to be no setbacks provided for to ensure adequate separation of structures between lots within the subdivision. More importantly, there appear to be no setbacks provided to ensure adequate separation between structures between this subdivision and adjacent tracts. Some setback requirement would be in the general public interest and is therefore recommended, despite any potential impacts to proposed Lot Density.

4) Traffic Safety Issues

The surrounding community and infrastructure is currently designed based upon a population density commensurate with a rural community. Specifically, Wasilla Fishhook Road and Pamela Drive are narrow, single-lane roads that simply are not designed to serve high-density neighborhoods and new developments. The high population density proposed by the Petitioner introduces traffic safety risks without any available plan of improvements, either by the Petitioner or the MSB.

Indeed, preliminary work on this subdivision appears to have *already* introduced a large number of construction vehicles along Pamela Drive who regularly exceed posted speed limits. During the hearing I hope to inquire regarding the legality of commencement of construction before the Public Hearing Process has concluded.

In addition, the Plan provides for no sidewalks or road shoulders, meaning that Pedestrians (especially Children) have no safe means of foot travel in the area.

5) Drinking Water/Aquifers

This area is located outside of areas served by public water/wastewater utilities. As such, developments such as these where a high population density is promulgated present a risk to existing neighbors who rely on the subsurface aquifers for their drinking water supply. The Petitioner should provide proof that the proposed development poses no risk to existing neighbors' drinking water supplies. The existing surrounding area has been historically limited to large, multi-acre lots where the risk of water resource impacts due to population density had been mitigated by the low densities themselves.

6) Covenants

Many of the existing, multi-acre lots have covenants and restrictions to ensure a reasonable standard of living for the community as well as to help ensure property values are not degraded due to a property owner maintaining their property in a substandard fashion. Given the high population density of the proposed development, the risk for such impacts to the community are even higher. Therefore, the need for covenants and restrictions is higher to help ensure the value and standard of living for the neighborhood is not adversely impacted. Such covenants/restrictions should include topics such as junk-cars, completion of housing construction in a timely manner, livestock/animal control, etc.

Please acknowledge receipt of this email.

Sincerely,

Jeff and Shannon Huber
E. Birchpark Circle
(907)373-1116

STELLA RIDGE COMMENTS

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Good Afternoon Assembly,

We are John and Amanda Meising - both property owners, voters and MSB employees. I am a school teacher at John Shaw Elementary and my husband, the former President of the Tanaina Community Council, works for Hazmat disposal at the solid waste facility on 49th State Road.

We chose to purchase, develop, and improve our property on E. Pamela because of its demographic, large lot sizes, sense of privacy, and existing neighborhood. On a quiet evening we can sit on our porch swing and hear the train passing through the station in Wasilla while watching the moose pass through our property. We encouraged limited growth on E. Pamela by extending the main electrical service, upgraded phone and internet service, getting nearly 100% positive feedback formalizing the Enstar LID, and providing safe, secure, and lighted CBU postal delivery boxes all the while preserving the contour and continuity of our property and surrounding neighborhood.

Since the initial deforestation and SWPPP excavation work at the proposed site, E. Pamela has had a flooded roadway and lack of control of groundwater runoff, but most notably is the animal displacement occurring. No longer do the moose travel as frequently nor have given birth on our property - which they had done at least three times prior. We now give refuge to at least a half dozen wild rabbits and unfortunately our cranes and bald eagles are gone; thus we conclude that their permanent nests and habitat have been destroyed.

If approved "as is" our lifestyles will arbitrarily change - Starting with simple things like from the time we leave for work to simply walking our dog. Sadie is freerange, along with a number of other residents' dogs, which is common practice on E. Pamela. Stella Ridge will force their displacement as well. Larger issues like noise and crime will follow too.

EXHIBIT Q-6a

May we suggest a series of Townhall meetings between the property owner, developer, and with all the residents of our end of E. Pamela included prior to any approval or construction - to encourage an open dialogue, keep us informed, and our opinions and concerns discussed.

So we ask the assembly if this project goes forward, will the developer show respect to the existing residents as a good way to start - 3 to 5 acre lots with 11-15 homes or even 2.5 acre lots with 20-22 homes would be preferable and in proportion with existing surroundings for expansion. Why are the proposed lots so small when this state is so big? We don't want developers, perhaps motivated by the accumulation of wealth and greed, to dictate our existing lifestyles; most developers do not live in or become a part of what they create or perhaps will consequently destroy here. We like living secluded in the woods and with nature.

We want to know what short & long term social, ecological and environmental impact studies have been performed? If any.

A number of questions and concerns we and other residents have are:

*Regardless of lot sizes, what are the guarantees of finding water? Many have tried and failed. In an effort to safeguard our well we have followed the guidelines with the State of Alaska to record our well logs, output production rates and clarity results. Should any approval for development be given without finding usable potable water first? And if found, have any studies been performed to show what drawdown effects happen to existing aquifers? Not to mention the septic water accumulation effect.

*Will building permits and inspections be contingent throughout all phases construction? Who has approved of the excavation thus far?

* What's our long term upside? Noise? Crime? Higher taxes?- as of Aug. 1st a one acre borough lot of Gail Drive is valued at \$38 -42K with a

resident generating \$3400 to \$3850 in yearly taxes - what happens to our property values & taxes? We won't be able to afford such a hike or does the developer have a plan to subsidize existing residents for such increases from the revenue generated from the sale of the proposed properties and residential structures?

* How long will construction take? Who will designate start and stop times? We would prefer no working on weekends, holidays, or into the evenings.

* Will a security guard be present because construction site crime is high?

* Will our property be restored after overhead and underground utility work?

* Who will be responsible for outages and disruptions to existing services - like electrical surges to modern appliances, tv's, refrigerators, modems, routers or computers? Or relighting gas pilot lights in appliances?

* Will a new cell phone tower be included inside the project? Cell phone service is lacking on our end of E. Pamela and a lot of residents congregate at the current CBU mailboxes to make their calls.

* Will the developer provide a water/sewage treatment plant as part of the project? Designated trash service? Will he provide a private cluster box and hire another subcontractor to guarantee delivery?

* Should a project of this size be considered during this covid crisis? The cluster box position is a small example of how further risk of contamination is possible. Secondly, if combined with ours will the developer match height, style, and provide lightning and security cams as well?

* Will this be a community targeting elder care, assisted living, or retirees? Will it cater to homeowners or renters? Speaking for the majority of residents - we are an older demographic with no younger children...what

happens when the four wheelers and snow machines fire up -- will our yards and utility easements be respected? They are for our use and allow utility provider access for maintenance and care - not private individuals.


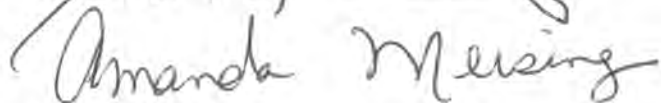
* What will follow if this development is approved? Who else will want to do the same? Where and when would it end? We, as residents, may look to moving as a solution to our problems, perhaps out of the Mat-Su borough.

* What other benefits does a development, as this is proposed, do for existing home and property owners? Extend Borough maintenance, provide paved roads and add another internet provider? Maybe street lights? If so, who chooses their location?

In conclusion to borrow a phrase - "Let us redefine progress to mean that just because we can do a thing, it does not necessarily mean that we must do that thing."

Thank you for your attention and consideration,

John and Amanda Meising

4150 E. POWELL DR.
WASILLA, AK 99654

John Meising -- An opposition to Stella Ridge.

Good afternoon Assembly,

I'm speaking to you again in opposition to the development known as Stella Ridge. I trust you read my previously submitted written statement from the Aug. 20th meeting reflecting the same.

Thank you for allowing me to express the thoughts for a group of residents who are simply scared. Scared of what is happening to our existing way of life and neighborhood. We are hoping that YOU, this Assembly, will help bring balance by factoring in the human equation and allow all concerned to reach an equitable solution regarding the proposed Stella Ridge.

We as residents chose where and how we live. We like the privacy and seclusion of our large wooded lots and closeness to nature. Now, not by an act of God or wildfire, one man is already threatening that existence and in exchange only offering the return of greater tax revenues to the MSB and leaving us residents to deal with the aftermath and the problems with rapid growth.

Since the initial deforestation and SWPPP groundwork commenced, flooding of the existing roadway and on a number of other properties has occurred. Also ruining the natural habitats and forcing the relocation of several species of animals such as our bald eagles, cranes, rabbits and territorial moose traveling through.

Deforestation and reshaping the natural land contours continues prior to approval by this Assembly and without a most crucial factor, the location of viable water sources to support this proposal. Why should this Assembly give any consideration or favorable decision without any proof of viable water sources and the testing of how such a draw would affect our existing water wells' clarity and production rates?

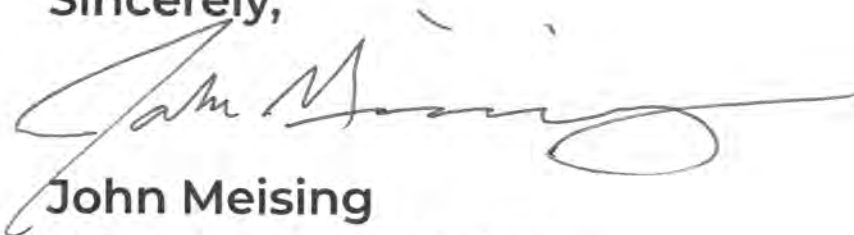
We are scared and gravely concerned about how one man can ruin everything we have built without any consideration given to our needs and showing respect for what we want. Offering three to five acres lots would be a great concession.

Upon reflection it's clear why a trapped animal either cowers or strikes back when cornered and perhaps how good people can be capable of desperate or duplicitous actions. We are good people, following procedure, who now request that our concerns be met and addressed.

We plead and implore this Assembly to consider the negative impact this development, as proposed, has caused already, the threat it imposes on us now, and what is yet to come. Like years of unrestricted construction, noise, and vandalism. Please consider redefining progress as just because we can do a thing does not mean we must do that thing and simply approve this proposal because it meets a standard of criteria.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "John Meising". The signature is fluid and cursive, with a large loop at the end.

John Meising

4150 E. Pamela Drive

Wasilla, Alaska 99654-0430

Amanda Meising -- An opposition to Stella Ridge.

Good afternoon Assembly,

I wanted to express my concerns for the large residential neighborhood being proposed for East Pamela tentatively called Stella Ridge.

While I do not oppose progress on our road I am concerned with a few factors that such a large housing development will create for our quiet, relatively secluded neighborhood.

1. The center of the road is in dispute and as a result the MSB will not be improving E. Pamela beyond its current condition until that situation is resolved, the increased road traffic from the proposed Stella Ridge, on a section of unmaintained borough dead-end road seems unwarranted.

2. The increase of people poses the potential increase for crime, the risk of vandalism, and the unknown number of ATV'S and Snow Machines which will undoubtedly be driven on our utility easements thus causing the destruction of property creating rutting and erosion.

3. The observance of the speed limit on our road is already hard to manage. with the proposed inclusion of 50 families adding traffic and wear and tear on our roads, what measure will be in place to make our road safer and speed limits observed?

4. Is more lighting on the street being considered for safety, if so who determines the location and maintenance for said lighting.

5. Lot sizes should reflect the existing neighborhood. 3 to 5 acre lots seem reasonable. This is the Valley, not Anchorage. People moving out of the Anchorage area are drawn to the Valley because we offer larger lot sizes and more room to move around than they are accustomed to. We don't want another Byler fiasco.

6. Since the earthquake in November of 2018 our water table and aquifer has dramatically changed. We have had to redesign our water system from whole house reverse osmosis filtration to a 1500 gallon, tri filter, bulk storage system. With all the testing that has been done on behalf of Stella Ridge, what, if any, proof of viable water has been submitted and if so what are the results of the long term draw from the aquifer.

Thank you for your time and attention.

Sincerely,


Amanda D. Meising

4150 E. Pamela Drive

Wasilla, Alaska 99654-0430

Coe & Avonlea Guthrie
4135 E Pamela Drive
Wasilla, Alaska 99654

September 2nd, 2020

Matanuska-Susitna Borough Platting Board
350 E Dahlia Avenue
Palmer, Alaska 99645

Subject: Stella Ridge Subdivision Proposal

To Whom It May Concern,

We, Coe and Avonlea Guthrie, the owners of Section 18, Lot C9, most directly affected by the proposed Stella Ridge subdivision, would like to voice our objection to the subdivision in its current proposed form. Our property is directly adjacent to the Stella Ridge subdivision, bordering it on two sides.

We live and work in our community, endeavoring to contribute meaningfully to the Mat-Su borough; Coe as a Lineman for Matanuska Electric Association, and Avonlea as a realtor with Double Eagle Real Estate & Investments. We have two school-age children.

We appreciate the opportunity to address our concerns and objections to the platting board.

We believe the issues of greatest concern to be the following:

- Fresh Water Supply
 - The quantity of water required for basic living needs, landscaping, and any other of the multitude of water uses of 50 new homes will be astronomical. We are gravely concerned that providing the water for these homes, directly adjacent to lots C9 and C10, will endanger the fresh-water wells on the aforementioned properties. Have any studies been done concerning the impact on the water table and the effect on existing wells from this increase in demand?
 - How will wastewater from the 50 new homes be handled so that there is no contamination of the fresh-water supply of lots C9 and C10?
- Increased Traffic Load
 - The addition of 50 new households will easily double or triple the current traffic load. Is the Mat-Su Borough prepared to make the necessary provisions to

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EXHIBIT Q - 7a

accommodate the increased road maintenance and repair? How are these provisions going to affect property taxes of existing homeowners?

- The increased traffic load will further congest the intersection of Wasilla-Fishhook Road, East Pamela Drive, and West Pamela Drive. This is a serious safety concern on an already busy and dangerous road- especially in the winter months. Is there a plan in place to address the additional needed traffic control on Wasilla-Fishhook?

- General Welfare and Safety

- With the addition of 50 new households on East Pamela Drive alone (not to mention the other new developments spanning the length of Wasilla-Fishhook) how is the additional burden to first responders being addressed?
- With construction site theft being at what seems to be an all-time high, how does the Borough intend to mitigate the increased crime and risk to current homeowners?
- Fifty new homes will mean an increased number of school-aged children. Are the area's schools equipped to handle this growth sufficiently?
- With a minimum of 4 lots and a road bordering our property alone, not to mention other properties, how does the developer intend to delineate property boundaries? If the development moves forward, we feel that a fence installed by the developer would show good faith and decency, given the likely infringement on other's properties.

- Construction Concerns

- Assuming that the qualifications for an adequate SWPPP for the Mat-Su Borough have been met, we, nevertheless, are concerned that the damage to our property from storm water drainage and erosion, both short and long term, have not been addressed.
- What, if any, limitations are there in regards to working hours for new construction of this development?

- Future expansion

- We noticed that there is also clearing going on Foxwood Add #1, Tract A-1. Is this going to be a second phase of Stella Ridge? Or perhaps a partnership between corporations that will further exacerbate the concerns previously addressed?

In closing, the greater majority of properties off of East Pamela Drive are larger lots. This provides the residents with a rural community and lifestyle, which is why many of us have chosen to make this area our home- rather than purchasing homes on smaller lots in more developed neighborhoods. A subdivision of the magnitude of Stella Ridge, will drastically change the integrity and dynamics of this community. While we support and respect the rights of a property owner to use his property as he sees fit, we believe that the development of Stella

Ridge, as proposed, will bring only adverse ramifications to the existing community and its residents that the owner may not fully understand, not being a full-time resident of the area himself. Subdividing this 60 acre parcel into 3-5 acre lots would allow the developer to make a nice profit, while still maintaining the rural community feel that the property owners of East Pamela Drive have chosen to be a part of, and raise their families in.

We thank you for your time, consideration, and response to these matters.

Sincerely,
Coe & Avonlea Guthrie

EXHIBIT Q - 7c

To whom it may concern:

This letter is to address our objection to the proposed Stella Ridge Master Plan for Section 18, T18N, R1E, Seward meridian, Alaska as it currently stands. As the owners of lot C10, we have been negatively impacted already by the work already underway for the subdivision.

We moved to 4165 E Pamela Dr when we wanted to start our hobby farm and felt that our previous neighborhood, while zoned for the animals we wanted, was not conducive to friendly neighborhood relations where lots only averaged an acre and a half. It is important to us that we are good neighbors and avoid conflict where possible. Pushing a city-like subdivision into a rural neighborhood only breeds conflict where none need be. This is why we chose purposefully to move to a secluded 10-acre plot. Stella Ridge will be in direct view of our farm, which includes (besides the usual dogs and cats) horses, goats, turkeys, and chickens (including roosters) with all the smells and sounds associated with those animals. Our current neighborhood is appealing because of its large, heavily treed, private lots that allow for the kind of privacy that makes for happy neighbors. Stella Ridge will change that permanently. But the change to the neighborhood feel is really only a small anecdotal portion of our concerns with this new subdivision. Our biggest concern is the fact that our neighborhood as it stands now does not have the infrastructure to support a development of this density.

- Water table and septic concerns with a development of this size
 - We have serious concerns about the water table despite the dubious report that indicated no groundwater found on the proposed property in locations we know to have existing groundwater. While we are having our well tested and recorded so we can recoup any costs of having to redrill a well should our aquifer fail after this subdivision goes in, redrilling is no guarantee of finding water. Residents of the subdivision behind us off of Boulder Dr, have to haul their water in. If we over burden our aquifer with a 50-home subdivision, this is not an unlikely scenario. This is a huge concern for our home value and resale opportunities.
 - As one of the two developed properties most adjacent to the proposed development we can attest to the fact that we have never been able to dig more than 5 feet anywhere on our property without hitting groundwater. Every project we have done requires a great deal of fill. MTA has been unable to fully bury our line from the electric pole to our home because the water table is so high, they can not successfully keep it buried. And we have been present when workers on the proposed subdivision have hit groundwater issues while working next to our property.
- Road safety and maintenance
 - Wasilla-Fishhook itself is a small, winding road with no shoulder. I doubt any plans to update the road will be complete before the subdivision goes in and additional road burdens are placed on that highway.
 - The intersection of Wasilla-Fishhook and Pamela Dr has very limited visibility due to the extreme angle at which the roads meet. This is a location prone to accidents and the further burden of 50-150 vehicles traversing it daily will be a public hazard.
 - Pamela Dr becomes a one lane road after the pavement ends. In the winter, drivers often have to wait for others to come through before they can pass and get to their homes. Every winter we pull multiple vehicles out of the ditch in front of our property because they tried to pull over to let someone else pass.

- Pamela Dr has serious issues with the stability of its surface during spring melt-off. The road is difficult to traverse when we have heavy spring melt-offs to the point that the borough has taken to installing rubber matting in an effort to make the road passable until it dries out.
- The location of the proposed Eastwind Dr. is concerning as the placement of the road seems to be superfluous to creating the neighborhood. It will prevent any buffer between our property and the visibility of the proposed neighborhood. If the goal is to make an additional entrance to the subdivision for EMS, that purpose seems defeated as there remains a severe bottleneck with only one exit where phase one and two meet.
- Additionally, the location of the only two exits still depend on Pamela Dr, a poor road at best, for an exit and every single property will be coming and going directly in front of our property. We will also have the pleasure of having additional traffic coming and going past our property along the Eastwind Dr location. So much for a quiet, peaceful country life.
- Will there be sidewalks installed for pedestrian use? Where will families and children be able to safely walk on all these small, shoulderless, one lane roads with an additional 50-150 vehicles using them?
- Will there be added bus routes and traffic in the neighborhood now?
- Will there be additional streetlight placed for safety? If so, that, combined with the lights of the new homes, creates a light pollution problem for our property.
- General Concerns
 - What is the timeframe for this proposal? Heavy equipment is currently working 7 days a week. While this is understandable and necessary for development, how long will we be living in a construction zone? 2 years? 5 years? 10 years?
 - What is the plan if homes do not sell? While we have not yet fully felt any negative impact from the failing economy in the real estate world, that impact is coming. Will these homes simply be built and then sit vacant?
 - Has the Army Corps of engineers been out to inspect the wetlands yet? Heavy equipment is hard at work while that is waiting to be done and habitats are being lost.

We are not against responsible development and never thought or expected that this property would go undeveloped, but the lack of regard for the environment and current infrastructure this proposal shows is what leads us to object to it as it currently stands. All of the problems with this subdivision can be traced back to the sheer density of the proposal in an area that can not safely support it. This proposal seems ill-conceived at best and devoid of conscience at worst. Were the proposal to include larger lots that fit in with the surrounding community and environment you would find far less resistance. Please consider the effect and precedent it would set on the standard of living in the Fishhook community before approving it as is.

Thank you for your time,

Corey and Stephanie Haase

4165 E Pamela Dr

907-357-6570

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____, DATED _____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____
(PLATTING CLERK)

FOXWOOD
ADDITION 1
(79-324)

TRACT A-1

TRACT C

LEGEND

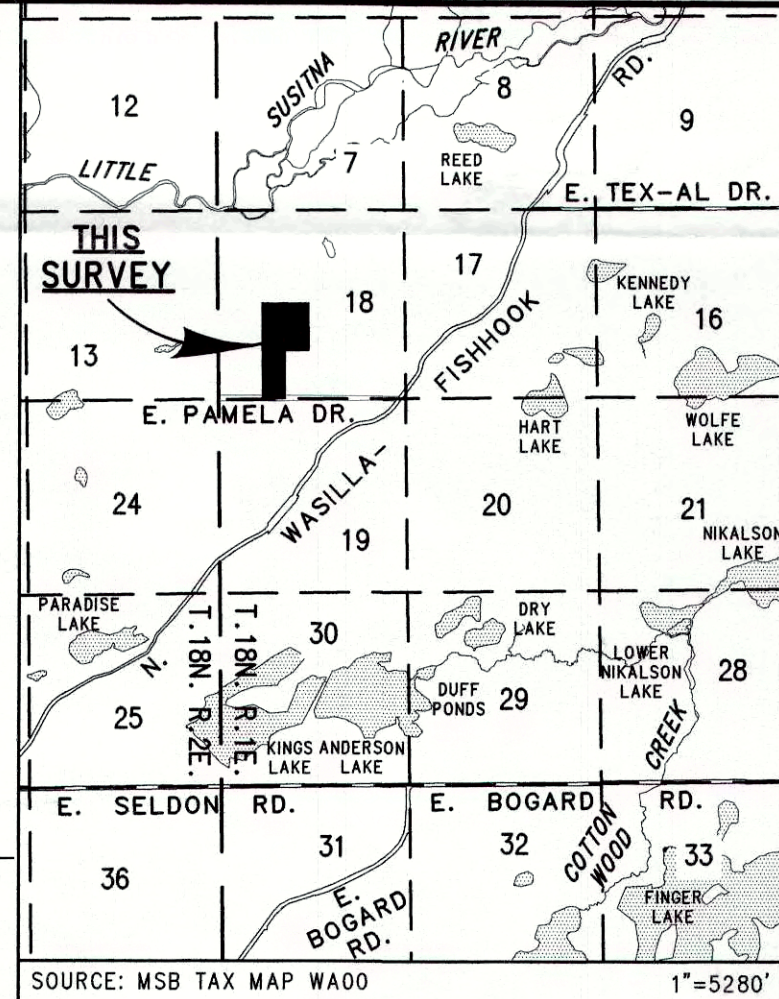
- ⊕ RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- ⊙ RECOVERED ALUMINUM CAP ON 3/8" REBAR
- RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED 3/8" REBAR
- ⊥ SET PLASTIC CAP ON 3/8"x30" REBAR ON ALL LOT CORNERS, PC'S AND PT'S
- MEASURED DATA
- RECORD PER RECORD OF SURVEY (2014-12)
- RECORD PER PLAT (79-324)
- RECORD PER PLAT (76-95)
- SURVEY POINT NUMBER
- BLOCK

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL
(MATANUSKA-SUSITNA BOROUGH)

DATE _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USES SHOWN.

JERRY M. HARMAN
P.O. BOX 874712
WASILLA, AK 99687-4712

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____



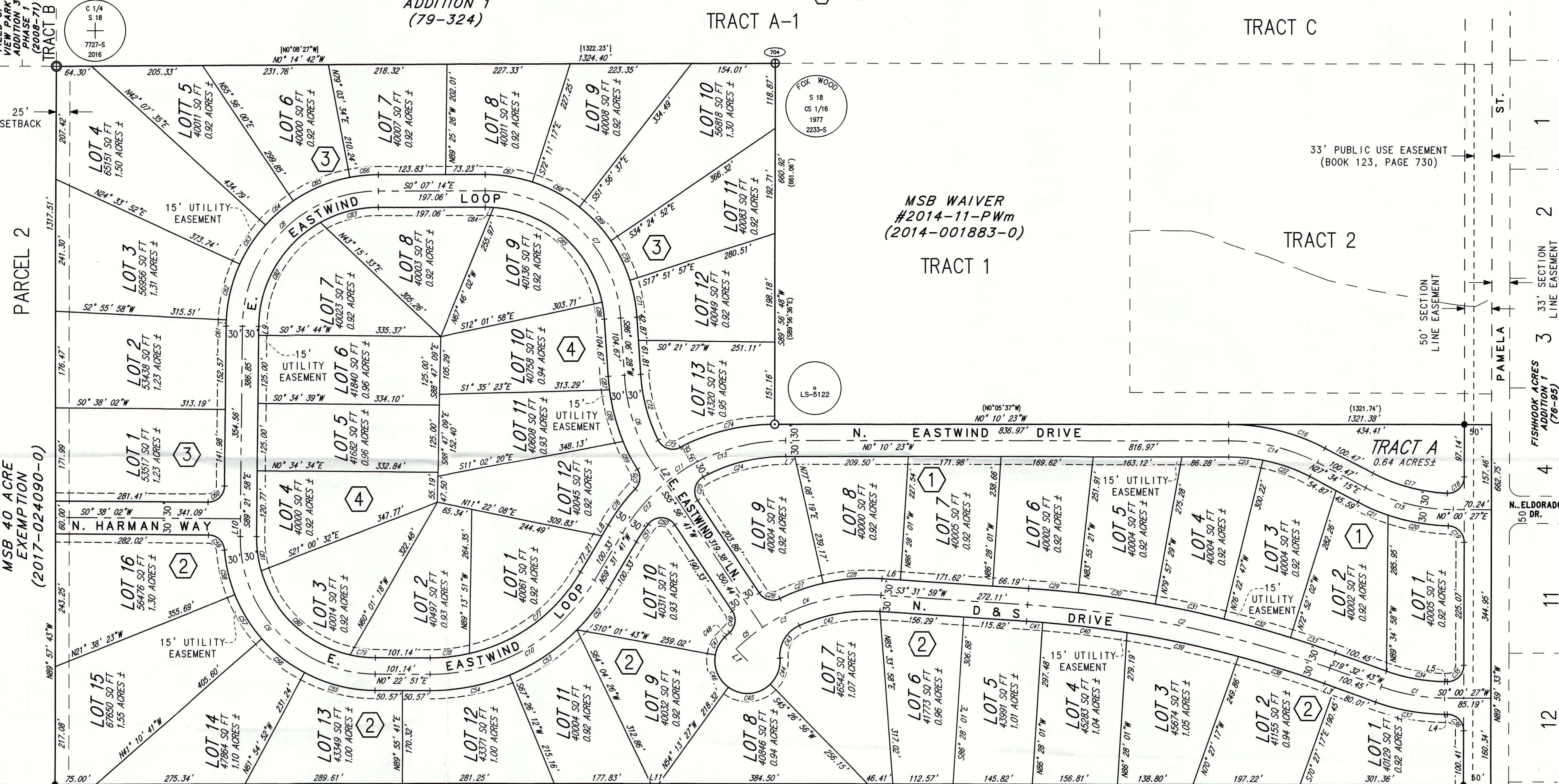
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR

RECEIVED
FEB 17 2021
A MASTER PLAN OF
STELLA RIDGE
SUBDIVISION
A SUBDIVISION OF
TRACT C
WAIVER RES. 2004-246-PWM
(2004-031913-0)
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW 1/4 SEC. 18, T.18N. R.1E. SM, AK
CONTAINING 60.00 ACRES MORE OR LESS

HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)746-7738

FILE: FB20-132 CK: CEH SCALE: 1"=100' 02/02/21 1 OF 2

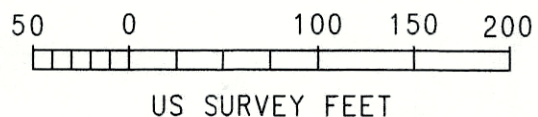


NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 29, A RECOVERED ALUMINUM CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 38' 47.05"N 149° 20' 43.18"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- TRACT A IS A UTILITY LOT WITH NO ON-LOT WATER OR SEPTIC SYSTEMS.

GOV. LOT 3
SEC. 18
T.18N. R.1E.
S.M. AK

GOV. LOT 4
SEC. 18
T.18N. R.1E.
S.M. AK



FILE: FB20-132 CK: CEH SCALE: 1"= 02/02/21 2 OF 2

6C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 1, 2021

PRELIMINARY PLAT: WOLF RIDGE

LEGAL DESCRIPTION: SEC 16, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: AXEL BODNAR & SARAH FORSS

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 40 ± PARCELS: 34

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-021

REQUEST: The request is to create 34 lots from Tax Parcel A29, to be known as **WOLF RIDGE**, containing 40 acres +/- . The plat is located south of E. Tex-Al Drive and west of N. Engstrom Road; within the NE ¼ SE ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. Petitioner will be constructing N. Engstrom Road south from E. Tex-Al Drive to E. Wolf Creek Road and dedicating and constructing interior streets.

EXHIBITS

Vicinity Map and Aerial Photos
Topographical Map & As-Built
Plan & Profile
Soils Report
Traffic Count Analysis

EXHIBIT A – 4 pgs
EXHIBIT B – 3 pgs
EXHIBIT C – 17 pgs
EXHIBIT D – 13 pgs
EXHIBIT E – 2 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Planning
Development Services
Department of Emergency Services
Utilities
Public

EXHIBIT F – 1 pg
EXHIBIT G – 1 pg
EXHIBIT H – 1 pg
EXHIBIT I – 2 pgs
EXHIBIT J – 3 pgs
EXHIBIT K – 2 pgs

DISCUSSION: The proposed subdivision is south of E. Tex-Al Drive. Petitioner will be constructing the 83' wide Section Line Easement south (N. Engstrom Road) to access the subdivision. Petitioner will construct N. Engstrom Road from the intersection of E. Tex-Al Drive south to the intersection of E. Wolf Creek Road, thus providing two accesses for the proposed subdivision. Petitioner will be dedicating and constructing interior streets for access to all 34 lots (see **Recommendation #3**). All streets within the subdivision will have adjoining 15' wide utility easements. Petitioner has provided stub road access to the two parcels (Tax Parcel A9 and A11) to the west and also to Tax Parcel D4 to the south. Plan and Profile for the interior streets and the construction of N. Engstrom Road is at **Exhibit C**.

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit D**. Simon Gilliland, PE, Hanson Land Solutions, provided testhole logs and a testhole location map for the eight testholes, which were excavated to 12'. Sieve analysis for Testhole #1 and #2 are included. No groundwater was encountered in any of the testholes. Mr. Gilliland concludes all lots with an area less than 400,000 sf all contain sufficient overall area; all have at least 10,000 sf of useable building areas and all lots have at least 10,000 sf of contiguous useable septic area.

Street Construction: Plan and Profile of all proposed construction is at **Exhibit C**. Grading and drainage plan is at **Exhibit C-2**. Traffic Count Analysis at **Exhibit E**.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

Comments:

Department of Public Works Operations & Maintenance (**Exhibit F**) wants submittal of ADT calculations for intersections within the subdivision and at every intersection out to existing collector streets or higher classification (Engstrom & Tex-Al and Aspen Ridge Road & Engstrom). Engstrom is on the OSHP as a future minor collector, so while the potential ADT may only require a Residential or Residential Subcollector street, the vertical alignment and intersection grades should be designed to meet Residential Collector street standards (see **Recommendation #3d**). See Traffic Count Analysis at Exhibit at **Exhibit E**. Drainage report will be required prior to pre-construction conference.

Planning Division (**Exhibit G**) notes the proposed development resides within the Wolf Lake Airport Aviation Activity Notice Area, see MSB 17.10.110 Aviation Activity Notice Area. N. Engstrom Road is classified by the OSHP as a future minor collector road. Planning Division recommends that traffic from the proposed subdivision lots access N. Engstrom Road by residential roads where possible (see **Recommendation #5**).

Development Services Division (**Exhibit H**) suggests a plat note be added restricting direct access to N. Engstrom Road corridor from any proposed lot. N. Engstrom Road is a minor collector corridor through this location on the Official Streets and Highway Plan (see **Recommendation #5**).

Department of Emergency Services (**Exhibit I**) notes this plan creates more than 30 lots with only one access road. The request doesn't specify whether or not E. Lamar R Road will be extended to meet this subdivision, that leaves this request without a second access. The IFC Appendix D calls for a second access. Section D107 attached. *Staff notes this subdivision will have two accesses as N. Engstrom Road will be constructed from E. Tex-Al Drive to E. Wolf Creek Road.*

Utilities: (**Exhibit J**) MTA respectfully requests the 15' wide MEA easement be changed to a 15' wide utility easement. Enstar has no comments, recommendations or objections. GCI has no comments or objections. MEA did not respond.

Public: (**Exhibit K**) Wendy Hudzinski, one of three owners of the private runway to the north of the subject parcel, has a concern that the Grouse Ridge Airpark was not shown on the map. Planes may be flying over Block 1, Lots 5, 6 & 7. This information should be given to any potential buyers. Lisa Miresse, a

homeowner in Vail Estates is “extremely opposed to this plan. We already have traffic issues trying to get onto Bogard from Engstrom due to all of the new homes and lack of egress. Filtering traffic through yet another neighborhood is not the resolution to any of these issues.”

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #28 Gold Trail; MSB Community Development, Assessments, or Pre-Design Division; or MEA.

CONCLUSION: The preliminary plat of Wolf Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There was one objection and one concern to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

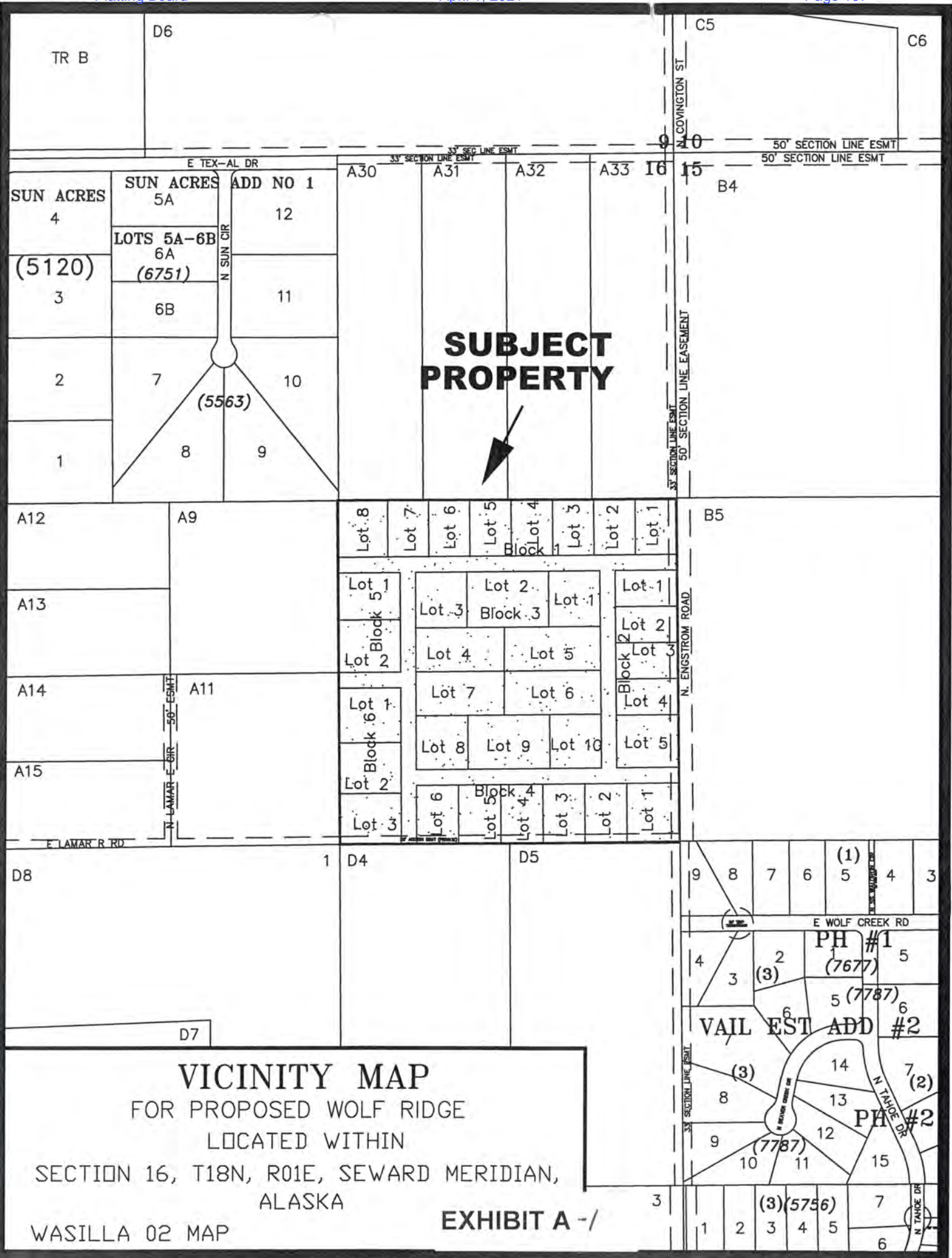
1. The plat of Wolf Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(3). All lots have the required useable septic area and building area.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot will have the required frontage pursuant to MSB 43.20.320.
5. Petitioner is constructing N. Engstrom Road from the intersection of E. Tex-Al Drive south to E. Wolf Creek Road, for two accesses to the subdivision.
6. Petitioner submitted a traffic count analysis.
7. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #28 Gold Trail; MSB Community Development, Assessments, or Pre-Design Division; or MEA.
8. There were no objections from any federal or state agencies, or Borough departments.
9. There was one objection and one concern from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Wolf Ridge, Section 16, Township 18 North, Range 01E East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Construct N. Engstrom Drive, interior streets and cul-de-sacs to residential and residential subcollector standards:

- a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the No Engineer Left Behind for final road inspection.
 - b. Provide DPW acceptance of the roads to Platting staff.
 - c. Street names shall be approved by Platting Assistant.
 - d. Design vertical alignment and intersection grades for N. Engstrom Drive to meet residential collector standards.
4. Pay postage and advertising fees.
 5. Add plat note that lots will have no direct access onto N. Engstrom Road.
 6. Submit recording fees, payable to Department of Natural Resources (DNR).
 7. Submit final plat in full compliance with Title 43.



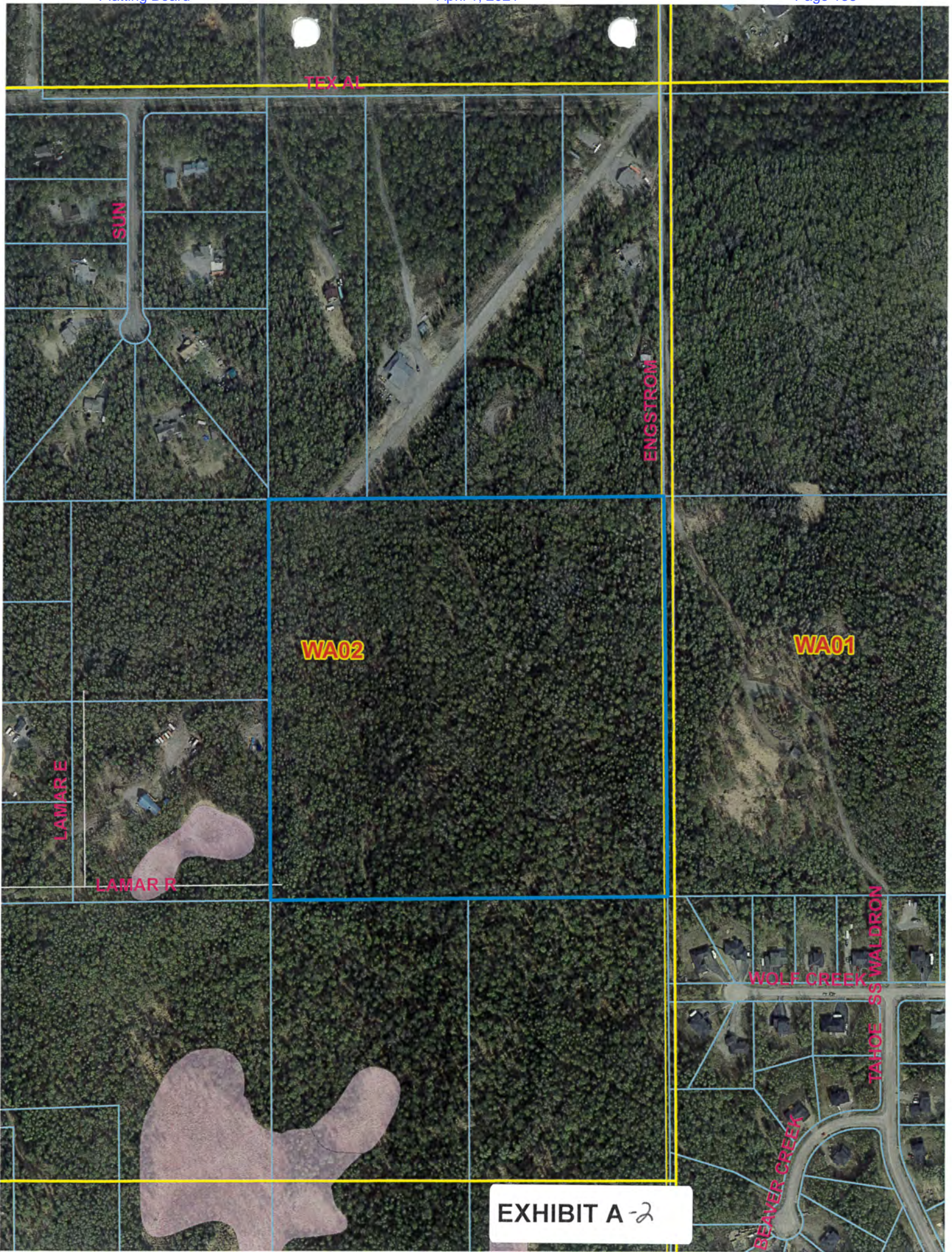
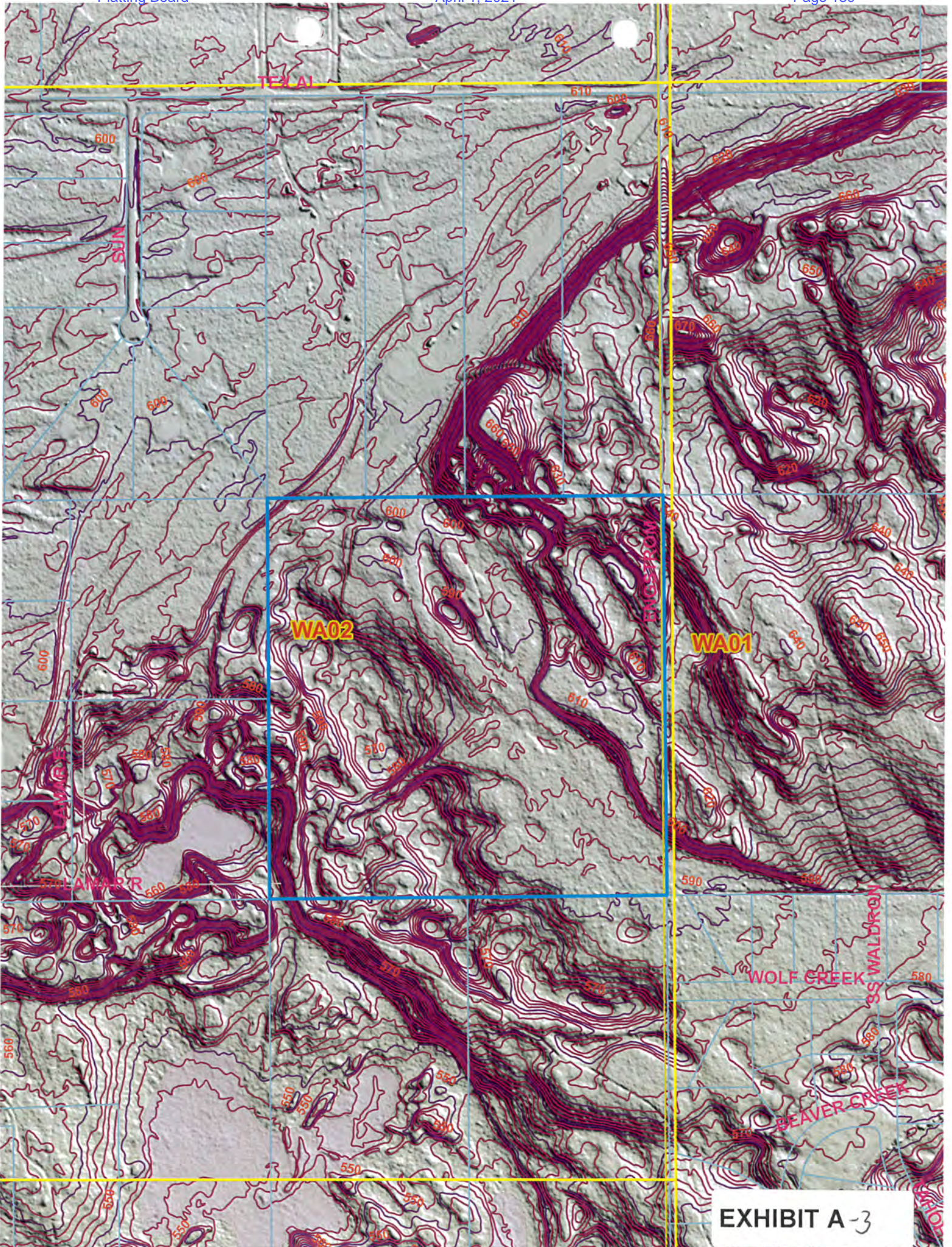
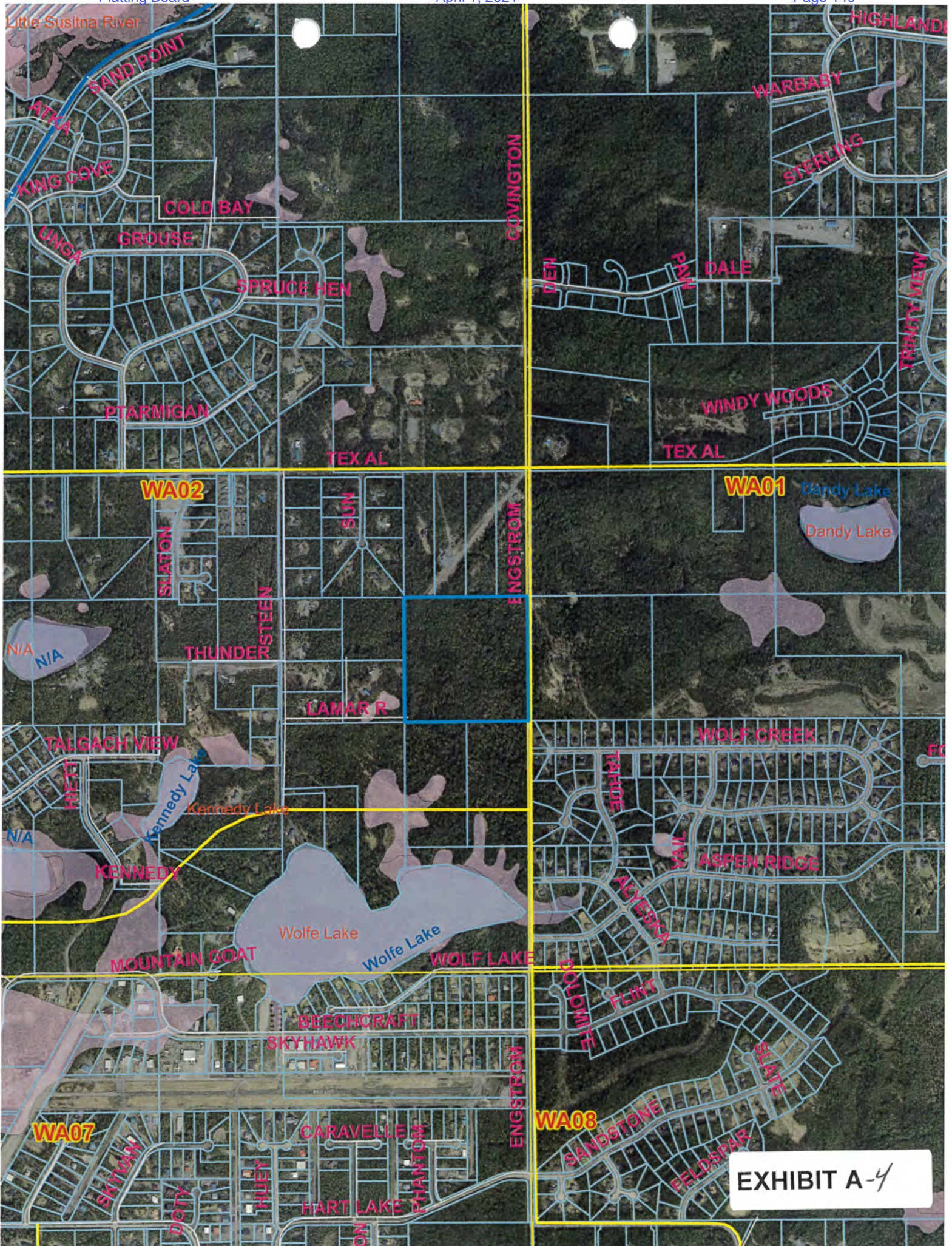


EXHIBIT A-2





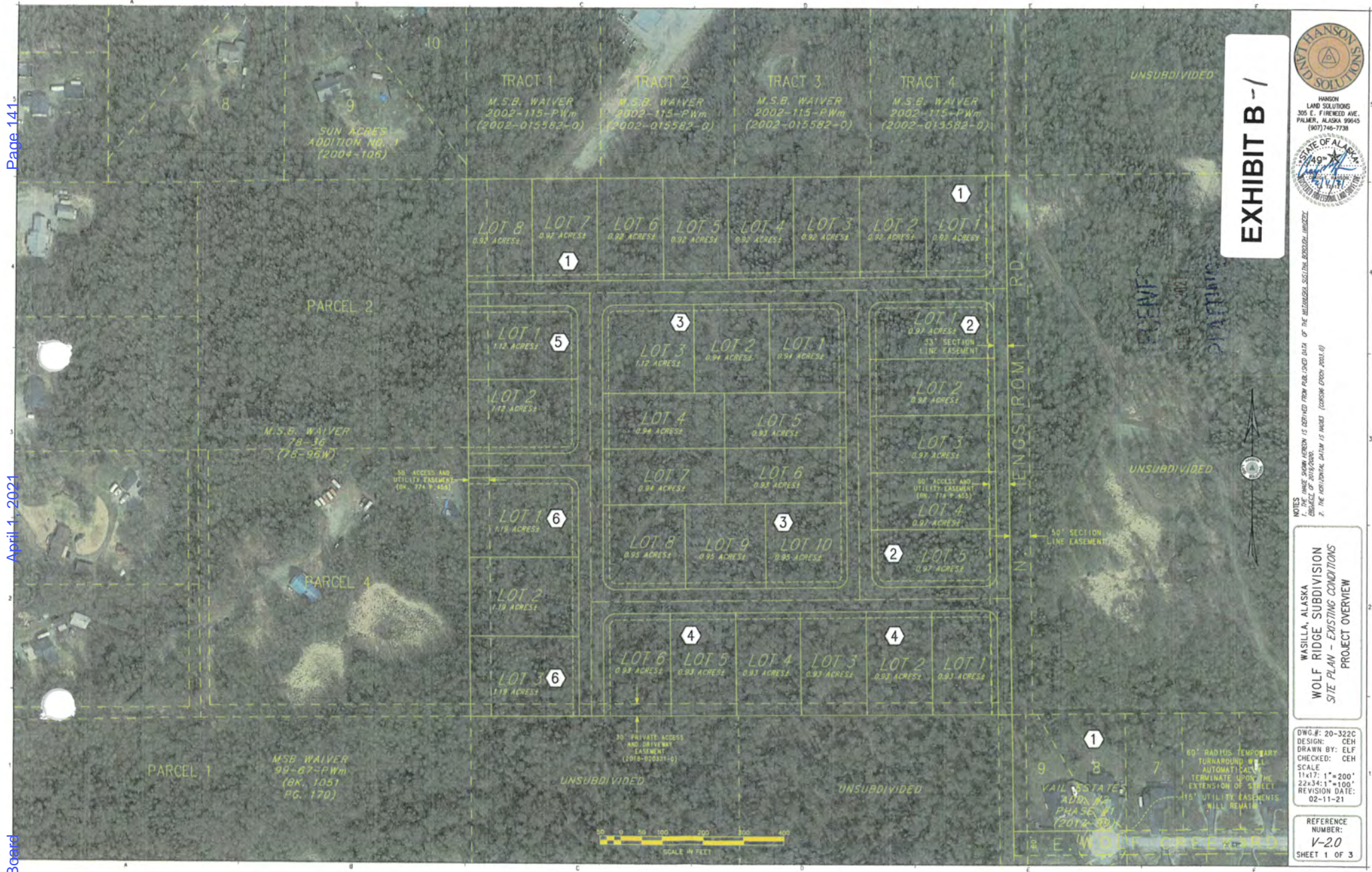


EXHIBIT B-1



NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MEASURED SECTION BOUNDARY MONUMENT.
2. THE HORIZONTAL DATUM IS NAD83 (GCSN EPOCH 2011.0)

WASILLA, ALASKA
WOLF RIDGE SUBDIVISION
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 20-322C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE: 1"=200'
11-17; 1"=200'
22-34; 1"=100'
REVISION DATE: 02-11-21
REFERENCE NUMBER: V-20
SHEET 1 OF 3

10

8

9

SUN ACRES
ADDITION NO. 1
(2004-106)

TRACT 1

M.S.B. WAIVER
2002-115-PWm
(2002-015582-0)

TRACT 2

M.S.B. WAIVER
2002-115-PWm
(2002-015582-0)

TRACT 3

M.S.B. WAIVER
2002-115-PWm
(2002-015582-0)

TRACT 4

M.S.B. WAIVER
2002-115-PWm
(2002-015582-0)

UNSUBDIVIDED

RECEIVED
FEB 12 2021
PLATTIN

EXHIBIT B-2



HANSON
LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738



COPIES
THIS FIELD SURVEY WAS CONDUCTED ON JANUARY 8, 2004. ALL MONUMENTS HAVE BEEN FOUND ON SET AS
RECORDED HEREON

WASILLA, ALASKA
WOLF RIDGE SUBDIVISION
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 20-322C
DESIGN: CEN
DRAWN BY: ELF
CHECKED: CEN
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
02-11-21

REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 3

LEGEND

- 1074 58777 255.05
- RECOVERED ALUMINUM POST MONUMENT
 - RECOVERED ALUMINUM CAP ON 1/2" P.
 - RECOVERED PLASTIC CAP ON 1/2" REBAR
 - MEASURED DATA
 - PEDESTAL, ELECTRIC
 - GAS STUB
 - GRAVEL ROAD/DRIVEWAY
 - SIGN, PRIVATE

| CURVE TABLE | | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CURVE LENGTH | CHORD BEARING | TANGENT |
| C1 | 42.12 | 30.00 | 90°00'00" | 42.43 | S44°14'15"W | 30.00 |
| C2 | 47.12 | 30.00 | 90°00'00" | 42.43 | N45°45'45"W | 30.00 |
| C3 | 42.12 | 30.00 | 90°00'00" | 42.43 | S44°14'15"W | 30.00 |
| C4 | 47.12 | 30.00 | 90°00'00" | 42.43 | N45°45'45"E | 30.00 |
| C5 | 47.12 | 30.00 | 90°00'00" | 42.43 | N44°14'15"E | 30.00 |
| C6 | 47.12 | 30.00 | 90°00'00" | 42.43 | N45°45'45"W | 30.00 |
| C7 | 46.88 | 30.00 | 89°41'22" | 42.31 | S44°23'54"W | 29.88 |
| C8 | 47.12 | 30.00 | 90°00'00" | 42.43 | S44°14'15"W | 30.00 |
| C9 | 47.12 | 30.00 | 90°00'00" | 42.43 | N45°45'45"W | 30.00 |
| C10 | 46.96 | 30.00 | 89°41'22" | 42.31 | S44°23'34"W | 29.88 |
| C11 | 47.29 | 30.00 | 90°00'00" | 42.54 | S45°30'00"E | 30.14 |
| C12 | 47.12 | 30.00 | 90°00'00" | 42.43 | N45°27'07"W | 30.00 |
| C13 | 47.12 | 30.00 | 90°00'00" | 42.43 | N44°33'53"E | 30.00 |
| C14 | 47.29 | 30.00 | 89°18'38" | 42.54 | S45°30'00"E | 30.14 |

760. Δ^{H} + ENGSTROM + RD.

50' SECTION

UNSUBDIVIDED

MAIL ESTATES
ADD #2
PHASE #1

F WOLF CREEK RD

80' RADIUS TEMPORARY
TURNAROUND WILL
AUTOMATICALLY
TERMINATE UPON THE
EXTENSION OF STREET
--15' UTILITY EASEMENTS
WILL REMAIN

UNSUBDIVIDED

UNSUBDIVIDED

PARCEL 1

MSB WAIVER
99-67-PWm
(BK. 1051
PG. 170)

PARCEL 4

M.S.B. WAIVER
78-36
(78-96W)

PARCEL 2

50' ACCESS AND
UTILITY EASEMENT-
(BK. 774 P. 455)

30' PRIVATE ACCESS
AND DRIVEWAY
EASEMENT
(2018-020321-0)



SUN ACRES
ADDITION NO. 1
(2004-106)
9

TRACT 1
M.S.B. WAIVER
2002-115-PWm
(2002-015582-0)

TRACT 2
M.S.B. WAIVER
2002-115-PWm
(2002-015582-0)

TRACT 3
M.S.B. WAIVER
2002-115-PWm
(2002-015582-0)

TRACT 4
M.S.B. WAIVER
2002-115-PWm
(2002-015582-0)

UNSUBDIVIDED

PARCEL 2

M.S.B. WAIVER
78-36
(78-96W)

PARCEL 4

PARCEL 1
MSB WAIVER
99-67-PWm
(BK. 1051
PG. 170)

30' PRIVATE ACCESS
AND DRIVEWAY
EASEMENT
(2018-020321-0)

UNSUBDIVIDED



UNSUBDIVIDED

ENGSTROM RD.

UNSUBDIVIDED

RECEIVED
FEB 12 2021
PLA



EXHIBIT B - 3



HANSON
LAND SOLUTIONS
305 E. FRIEDLAND AVE.
PALMER, ALASKA 99645
(907) 746-1738



NOTES:
1. CONTIGUOUS SPRAWL MAPS WERE DERIVED FROM PUBLICLY AVAILABLE DATA OF THE MUNICIPAL SOLUTIONS DIVISION.
2. THE VERTICAL DATUM IS NAD83 (GEOID 2011.0).
3. THE HORIZONTAL DATUM IS NAD83 (GEOID 2011.0).

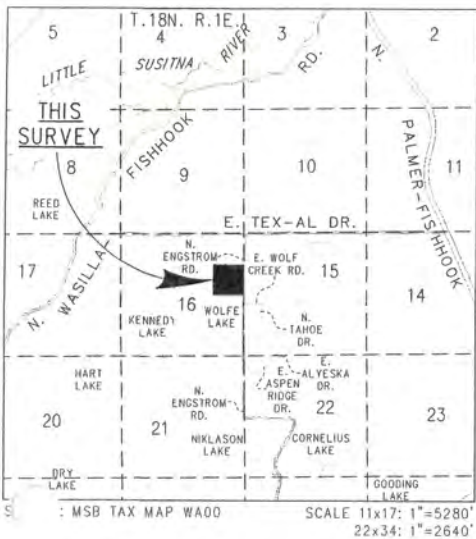
WASILLA, ALASKA
WOLF RIDGE SUBDIVISION
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG #: 20-322C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
1"=160'
22'x34'1"=80'
REVISION DATE:
02-11-21

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3

VAIL ESTATES
ADD. #2
PHASE #1
(2017-99) 7

9



PLAN SET **FOLSOM ACRES**

SHEETS

1. G-1.0 COVER SHEET
2. D-1.0 SITE PLAN DESIGN - DRAINAGE PLAN
3. C-1.0 TYPICAL SECTIONS
- 4-17. C-2.1 - C-2.14 PLAN AND PROFILE

LEGEND

- ⊕ RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- ⊕ RECOVERED ALUMINUM CAP ON 3/4" REBAR
- ⊕ RECOVERED PLASTIC CAP ON 3/4" REBAR
- 74° 58' 11" W 255.65' MEASURED DATA
- ① BLOCK
- ▭ GRAVEL ROAD/DRIVEWAY
- ▭ INFILTRATOR
- ▭ CULVERT
- ⬆ SIGN, PRIVATE
- ⬆ METER, GAS
- ⬆ PEDESTAL, ELECTRIC



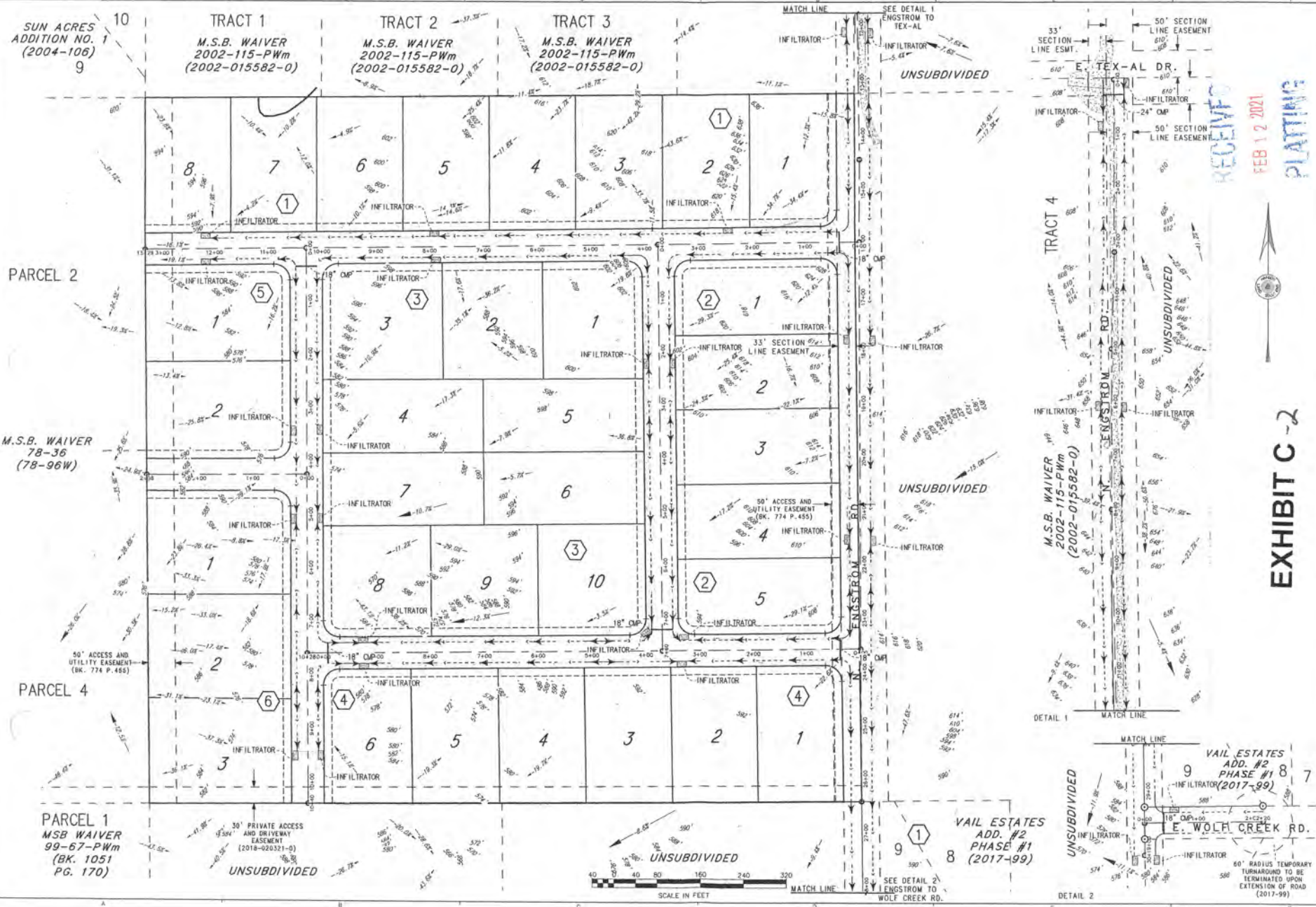


EXHIBIT C-2

HANSON
LAND SOLUTIONS, LLC.
305 E. FIFTH AVE.
FAIRBANKS, ALASKA 99701
(907) 746-7738

STATE OF ALASKA
Professional Engineer
No. 8141
Exp. 12/31/2021

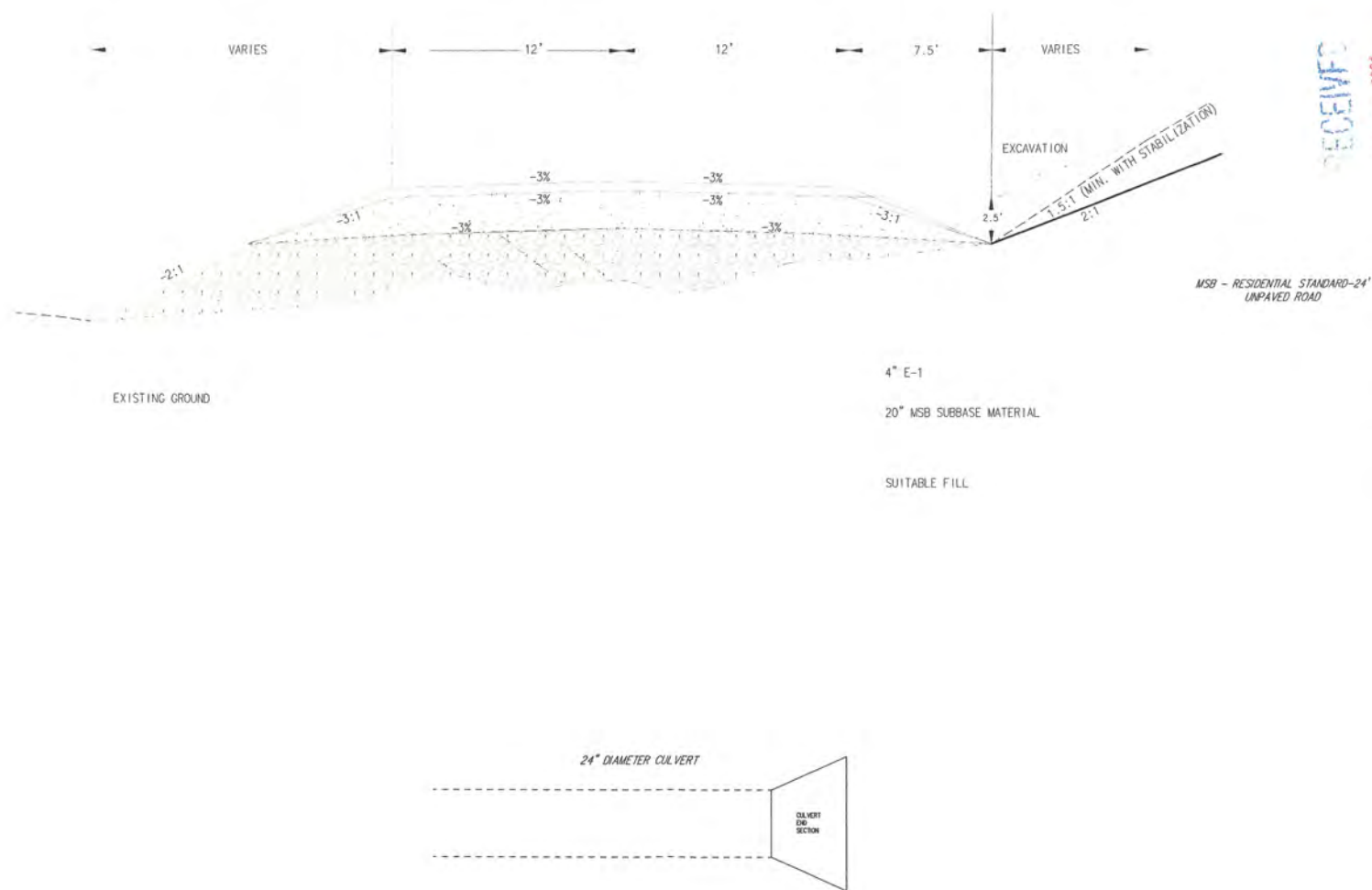
NOTES:

1. THE PROPOSED PLAT-IF ANY ARE SUBMITTED AT A 2" INTERVAL AND PRESENT THE DESIGNATED TOP OF THE SURFACE (200' AFS) AND THE DITCH BACKLOGS.
2. THE 2" BACKLOGS, ORIGINAL, GRADUATED, CONTAINS SHOWN HEREIN WERE DERIVED FROM AERIAL DATA OF THE ALASKA STATE AERIAL PHOTOGRAPHIC PROJECT OF 2017/2012.
3. ALL EASEMENTS, RIGHTS, AND OTHER INTERESTS ARE ESTABLISHED WITH GPS POST-PROCESSED POSITIONING DATA.
4. THE PROPOSED PLAT IS NON-RECURRING.

WASILLA, ALASKA
WOLF RIDGE SUBDIVISION
SITE PLAN - DESIGN
GRADING-DRAINAGE PLAN

DWG. #: 20-322C
DESIGNER: CEH
DRAWN BY: SON
CHECKED: CEH
SCALE
1"=160'
22-3/4"=1"=80'
REVISION DATE:
02-11-21

REFERENCE
NUMBER:
D-1.0
SHEET 2 OF 17



RECEIVED
FEB 12 2021
PLATTING

EXHIBIT C-3

HANSON
LAND SOLUTIONS
305 E. FIRKED AVE.
PALMER, ALASKA 99645
(907) 746-7738

NOTES

1. ROAD CONSTRUCTION TO FOLLOW MSB
SUBDIVISION CONSTRUCTION MANUAL RESIDENTIAL
STANDARDS.

WASILLA, ALASKA
WOLF RIDGE SUBDIVISION
TYPICAL SECTIONS

DWG #: 20-322C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=XXX'
22x34: 1"=XXX'
REVISION DATE:
02-10-21

REFERENCE
NUMBER:
C-1.0
SHEET 3 OF 17

MSB WAIVER
2007-096-PWm
(2007-019476-0)

PARCEL 1A

50' SECTION
LINE EASEMENT

50' SECTION
LINE EASEMENT

50' SECTION
LINE EASEMENT

50' SECTION
LINE EASEMENT

UNSUBDIVIDED

N. COVINGTON ST.

N. ENGSTROM RD.

MSB WAIVER
1999-10-PWm
(BK. 1012 P. 377)

PARCEL 4

33' SECTION
LINE EASEMENT

33' SECTION
LINE EASEMENT

33' SECTION
LINE EASEMENT

33' SECTION
LINE EASEMENT

MSB WAIVER
2002-115-PWm
(2002-015582-0)

TRACT 4

E. TEX-AL DR.

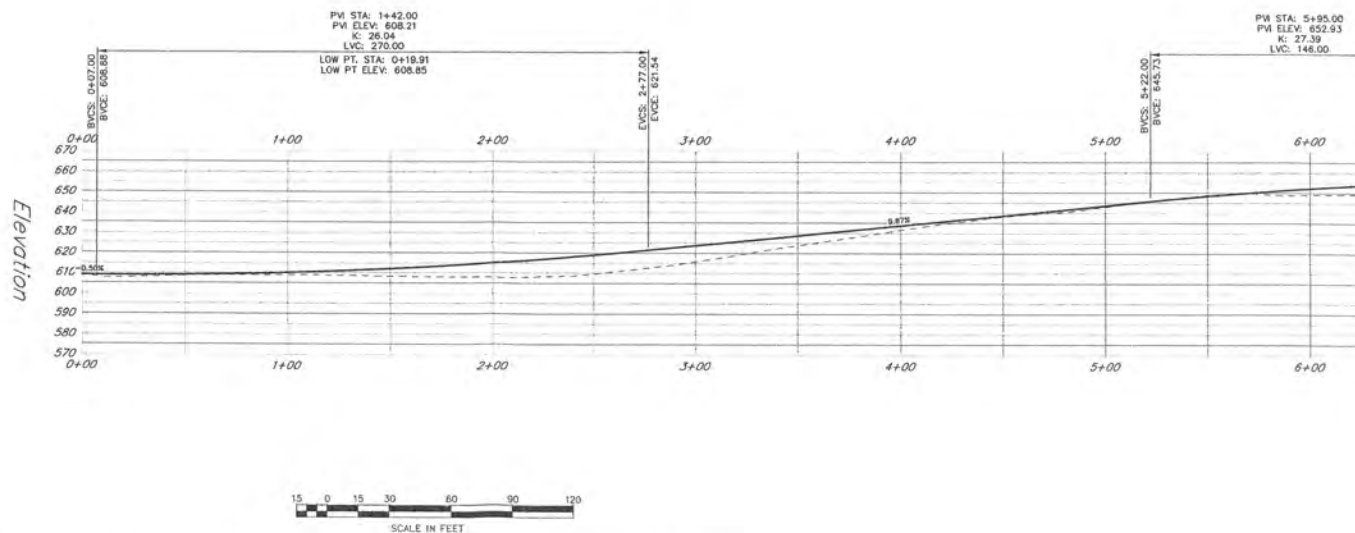


EXHIBIT C-4

RECEIVED
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PLATTING

NOTES:

1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE ALASKA, SUSITNA, BOROUGH, LIDABE/MAGERY, REGISTRY OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2" CONTOUR INTERVAL

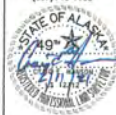
WASILLA, ALASKA
WOLF RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
N. ENGSTROM ROAD

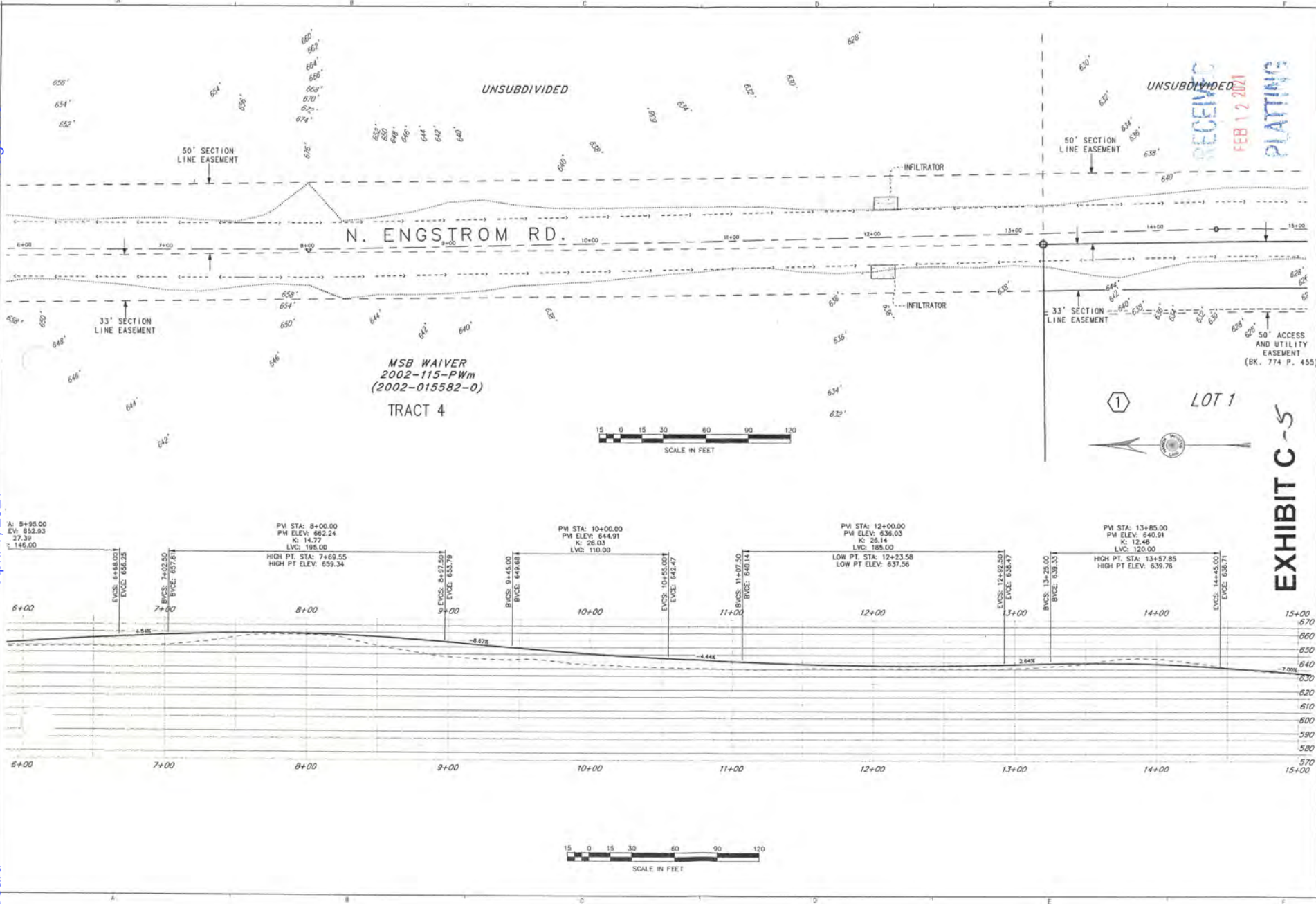
DWG.#: 20-322C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
1"=17.1' 1"=80'
22+34: 1"=90'
REVISION DATE:
02-10-21

REFERENCE
NUMBER:
C-21
SHEET 4 OF 17



HANSON
LAND SOLUTIONS
305 E. FIROK AVE.
PALMER, ALASKA 99645
(907)746-7738





HANSON
LAND SOLUTIONS
305 E. FINEWOOD AVE.
PALMER, ALASKA 99645
(907) 746-7738

STATE OF ALASKA
49° 00' 00" N
151° 00' 00" W
2007 NATIONAL MAP

NOTES:
1. THIS 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM
PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BIOLOGICAL LAND/MANAGER
PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2'
CONTOUR INTERVAL

EXHIBIT C-5

WASILLA, ALASKA
WOLF RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
N. ENGSTROM ROAD

DWG.#: 20-322C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=60'
22x34: 1"=30'
REVISION DATE:
02-10-21

REFERENCE
NUMBER:
C-2.2
SHEET 5 OF 17

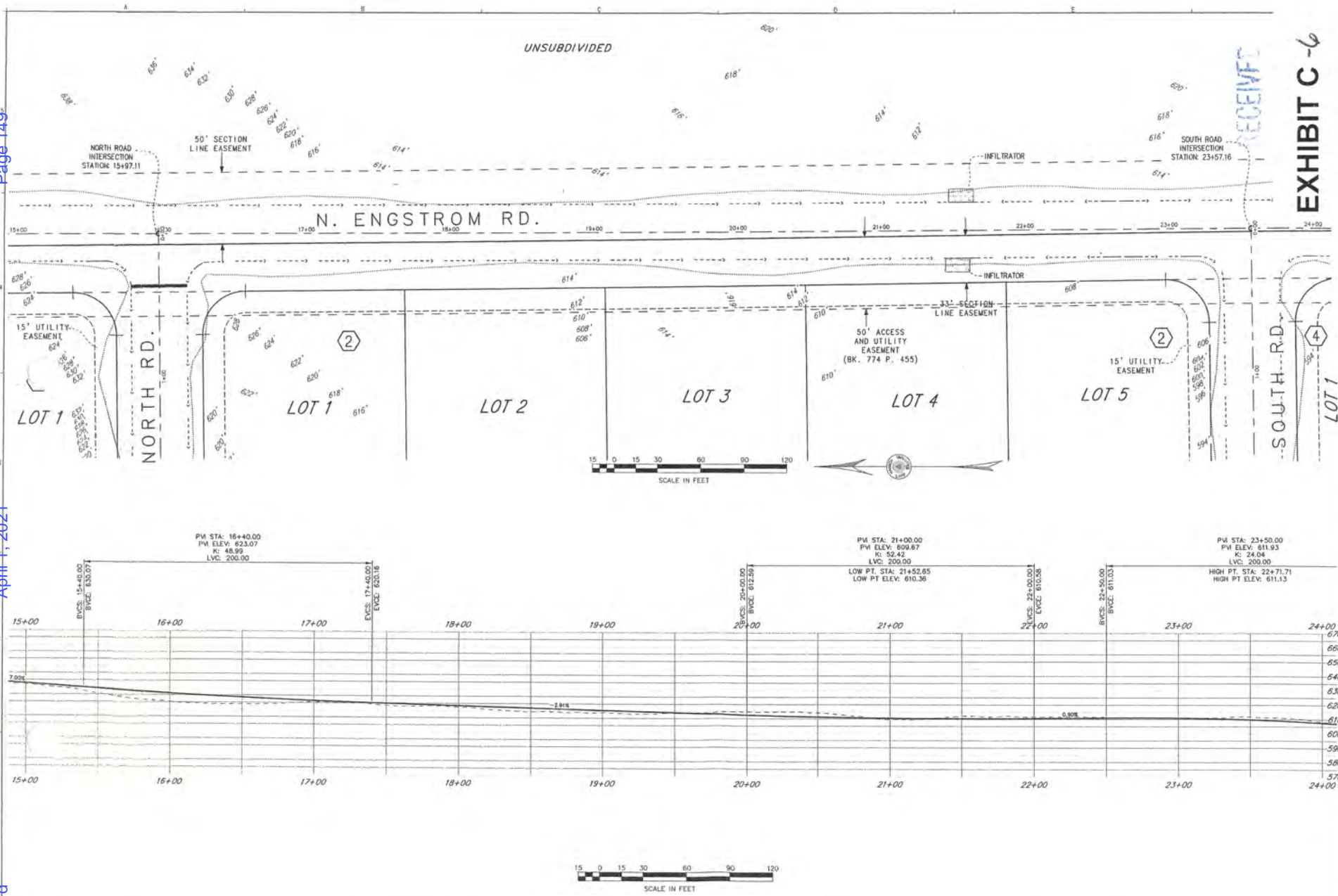


EXHIBIT C-6



NOTES:
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE EROSION/LIDAR/IMAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
WOLF RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
N. ENGSTROM ROAD

DWG #: 20-322C
DESIGN: CEH
DRAWN BY: SON
CHECKED: CEH
SCALE
1"=17': 1"=80'
22x34: 1"=90'
REVISION DATE:
02-10-21

REFERENCE
NUMBER:
C-2.3
SHEET 6 OF 17



REFERENCE
NUMBER:
C-2.4
SHEET 7 OF 17



UNSUBDIVIDED

50' SECTION
LINE EASEMENT

N. ENGSTROM RD.

18" CMP

50' ACCESS
AND UTILITY
EASEMENT
(BK. 774 P. 455)

NORTH RD.

2

LOT 1

15' UTILITY
EASEMENT

CONNECTOR ROAD
INTERSECTION
STATION 3+74.84

CONNECTOR RD.

EXHIBIT C-2



HANSON
LAND SOLUTIONS
305 E. FIREWED AVE.
PALMER, ALASKA 99645
(907) 746-7738

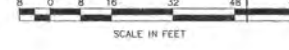
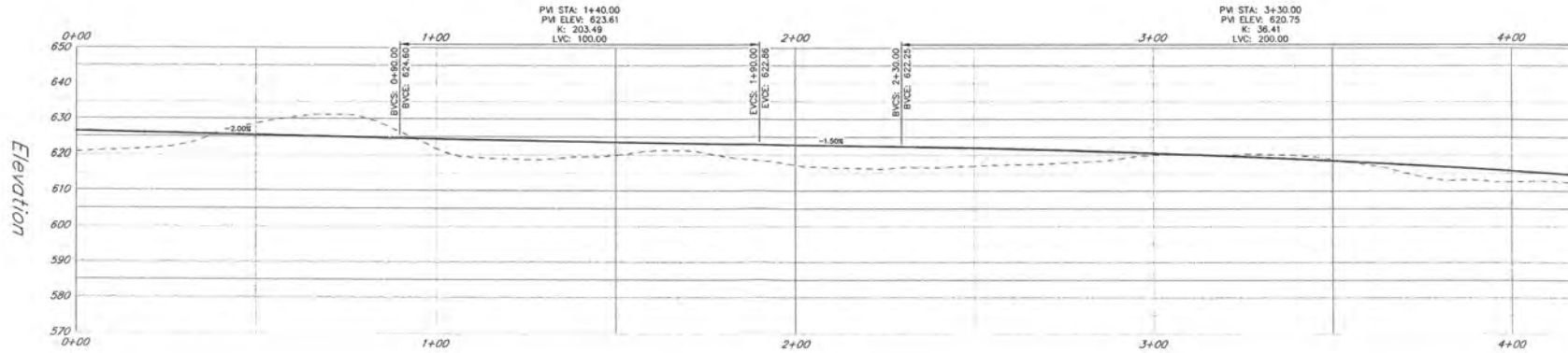


NOTES:
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM
PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGH LIDAR/IMAGERY
PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2'
CONTOUR INTERVAL

WASILLA, ALASKA
WOLF RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
NORTH ROAD

DWG #: 20-322C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE:
1"=17.1' 1"=32'
22x34: 1"=16'
REVISION DATE:
02-10-21

REFERENCE
NUMBER:
C-2.5
SHEET 8 OF 17



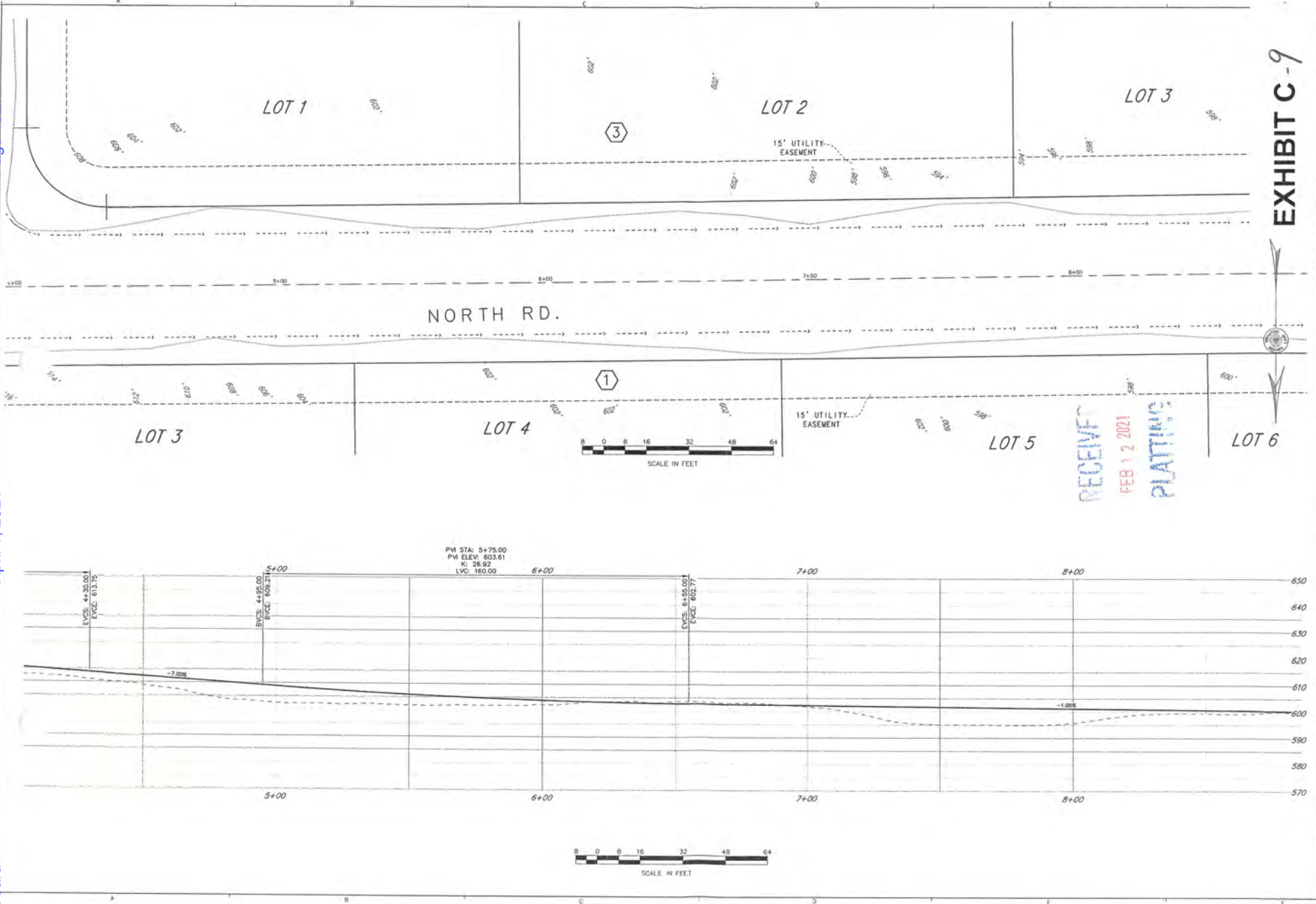


EXHIBIT C-9



NOTES:
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MANUSKIA, SUSITNA, EREDUGH, LUDAB/MAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
WOLF RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
NORTH ROAD

DWG #: 20-322C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
1"=17' 1"=32'
22x34: 1"=16'
REVISION DATE:
02-10-21

REFERENCE
NUMBER:
C-2.6
SHEET 9 OF 17

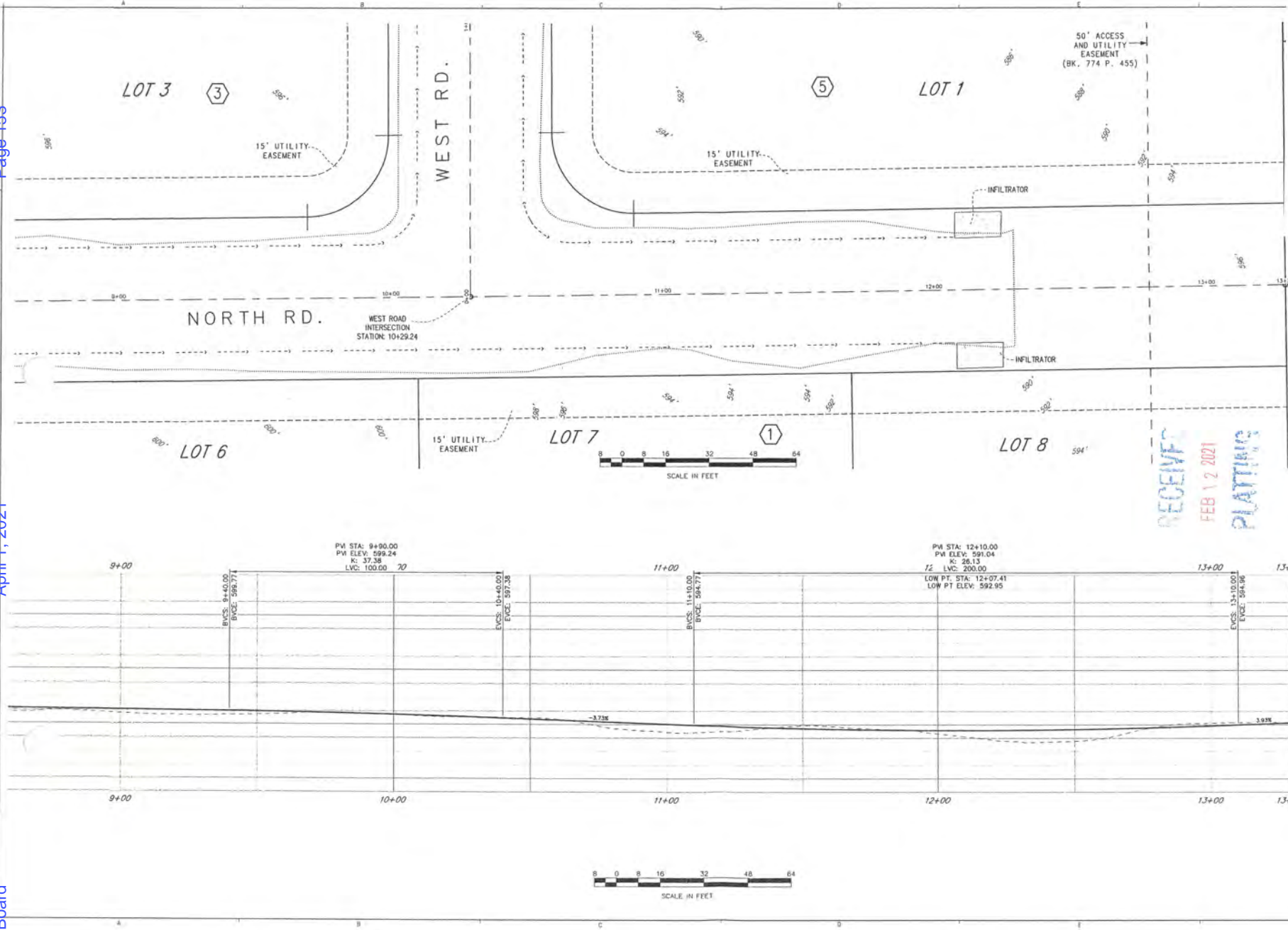


EXHIBIT C -10



HANSON
LAND SOLUTIONS
305 E. FINEWOOD AVE.
PALMER, ALASKA 99643
(907) 746-7738



NOTES:
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE WILKINSON, SUSITNA, RUSKOGA, LUDER, LAGER, PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2" CONTOUR INTERVAL

WASILLA, ALASKA
WOLF RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
NORTH ROAD

DWG.#: 20-322C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE:
1"=17', 1"=32',
22"=34', 1"=6'
REVISION DATE:
02-10-21

REFERENCE
NUMBER:
C-2.7
SHEET 10 OF 17

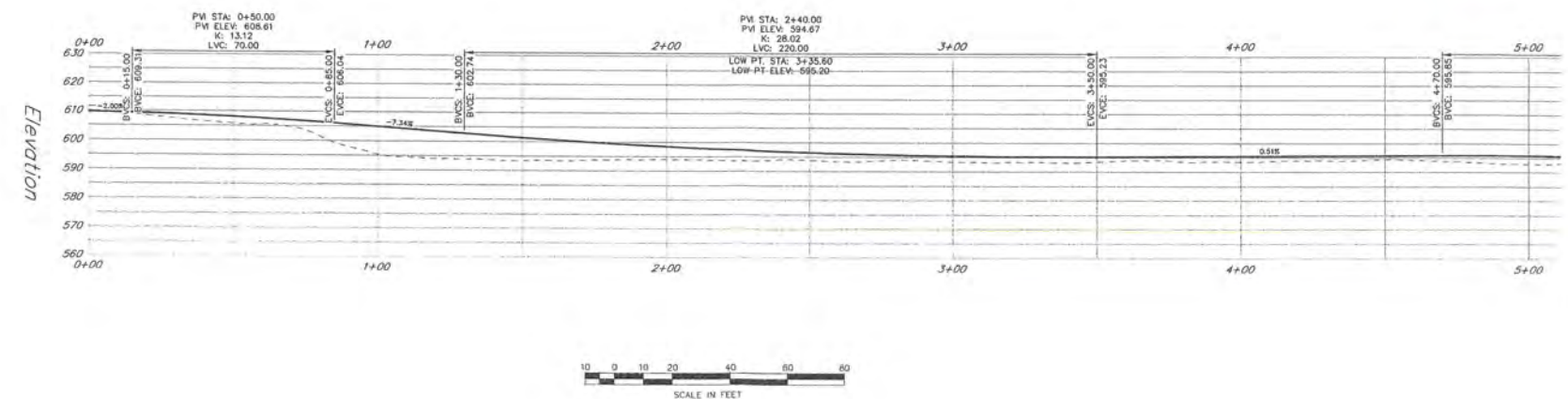
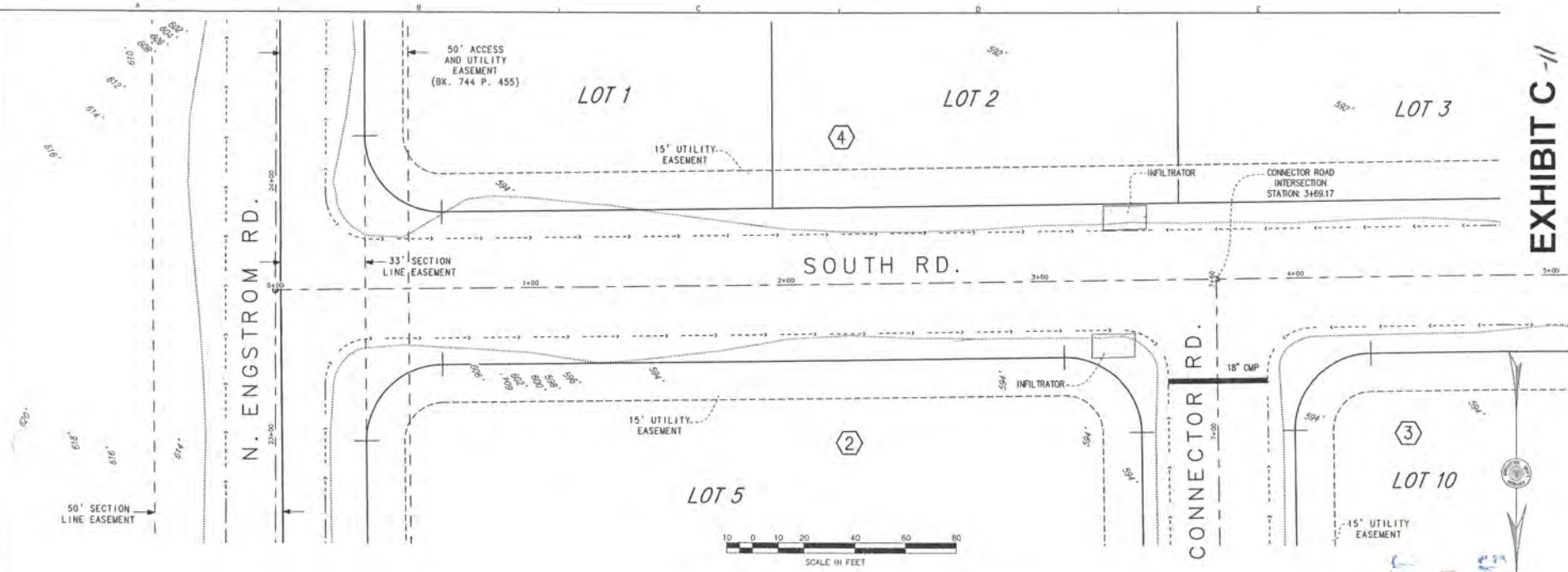


EXHIBIT C-11



HANSON
LAND SOLUTIONS
305 E. FINEWOOD AVE.
PALMER, ALASKA 99645
(907) 460-7738



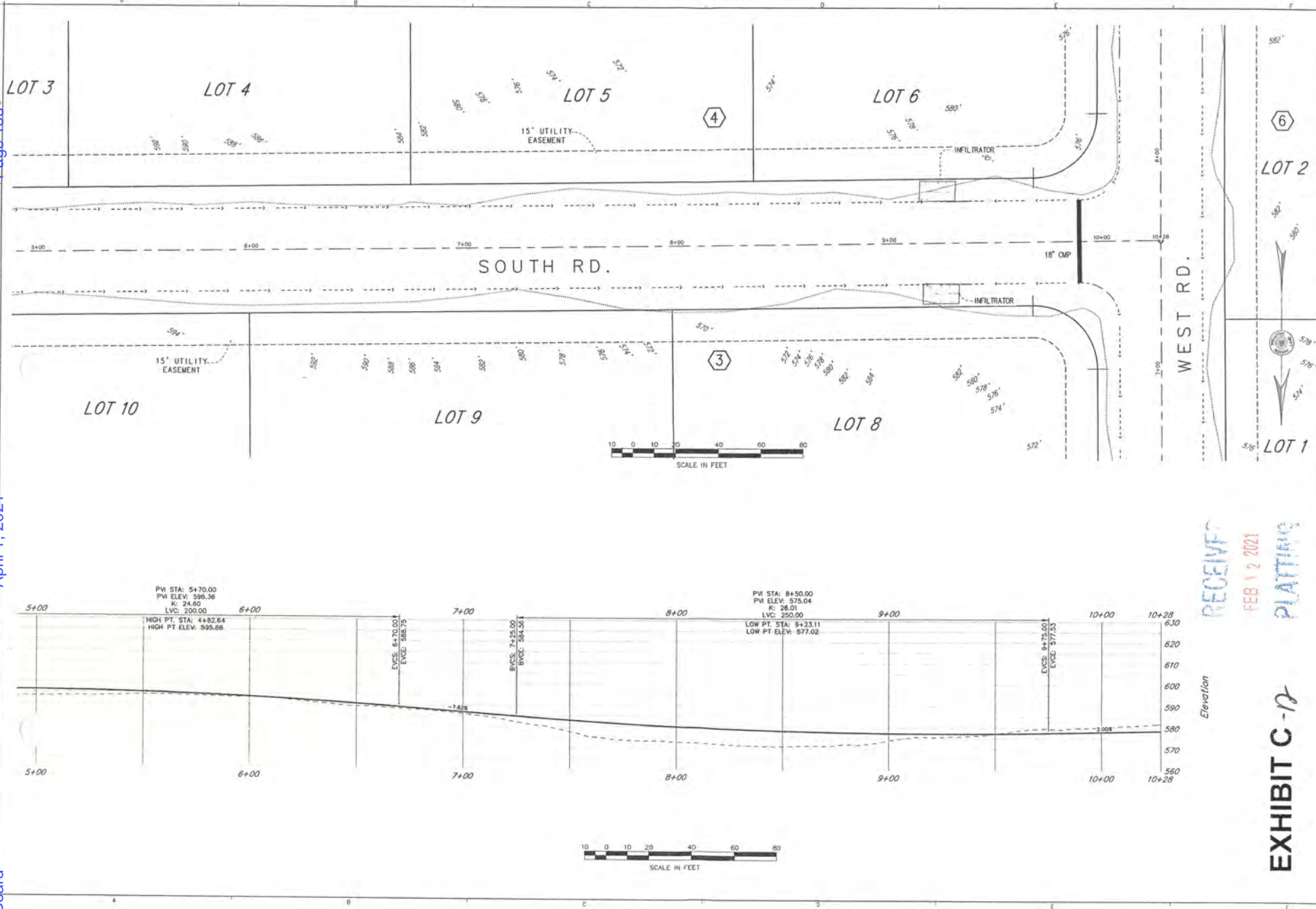
STATE OF ALASKA
49th LEGISLATURE
1st CHANCE V. BALDWIN
JAN 12 2019
LEGISLATIVE COUNCIL

NOTES:
 1. ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM THE 2" CITY OF THE METROPOLITAN BUREAU OF ENGINEERING, L.L.B. PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA
 WOLF RIDGE SUBDIVISION
 PLAN AND PROFILE - DESIGN

DWG.#: 20-322C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11x17: 1"=40'
 22x34: 1"=20'
 REVISION DATE:
 02-10-21

REFERENCE
 NUMBER:
 C-2.8
 SHEET 11 OF 17



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EXHIBIT C-2

HANSON
LAND SOLUTIONS
305 E. FIREWED AVE.
PALMER, ALASKA 99645
(907) 746-7738

STATE OF ALASKA
DAVID Y. HANSON
LICENSE NO. 151912
02/01/2019 TO 02/01/2024

NOTES:

1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOGOSHOUL LIDAR/IMAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
WOLF RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN

SOUTH ROAD

DWG #: 20-322C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
1"=10'
22x34: 1"=20'
REVISION DATE:
02-10-21

REFERENCE
NUMBER:
C-2.9
SHEET 12 OF 17

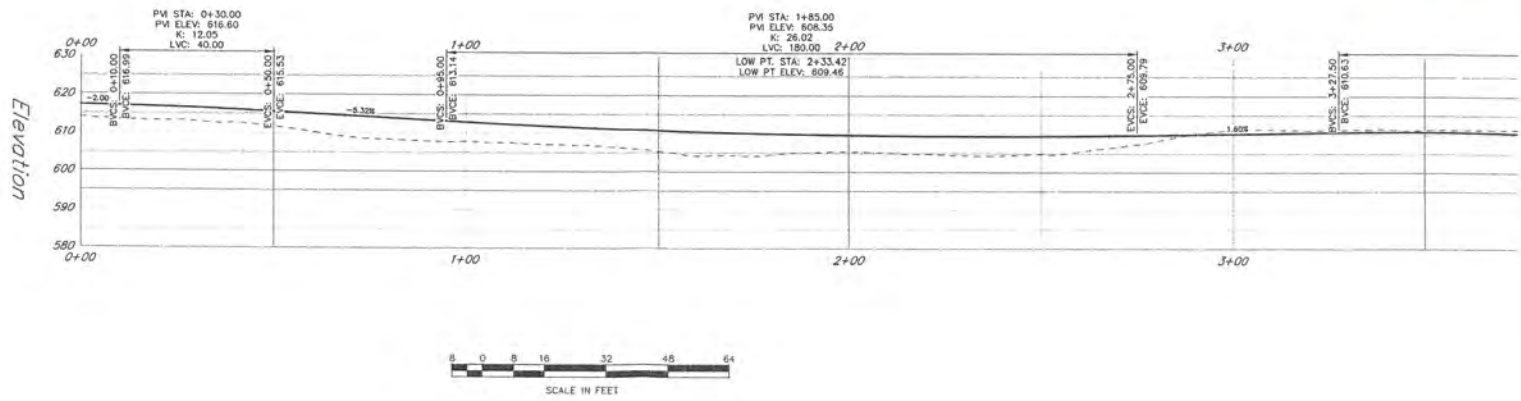
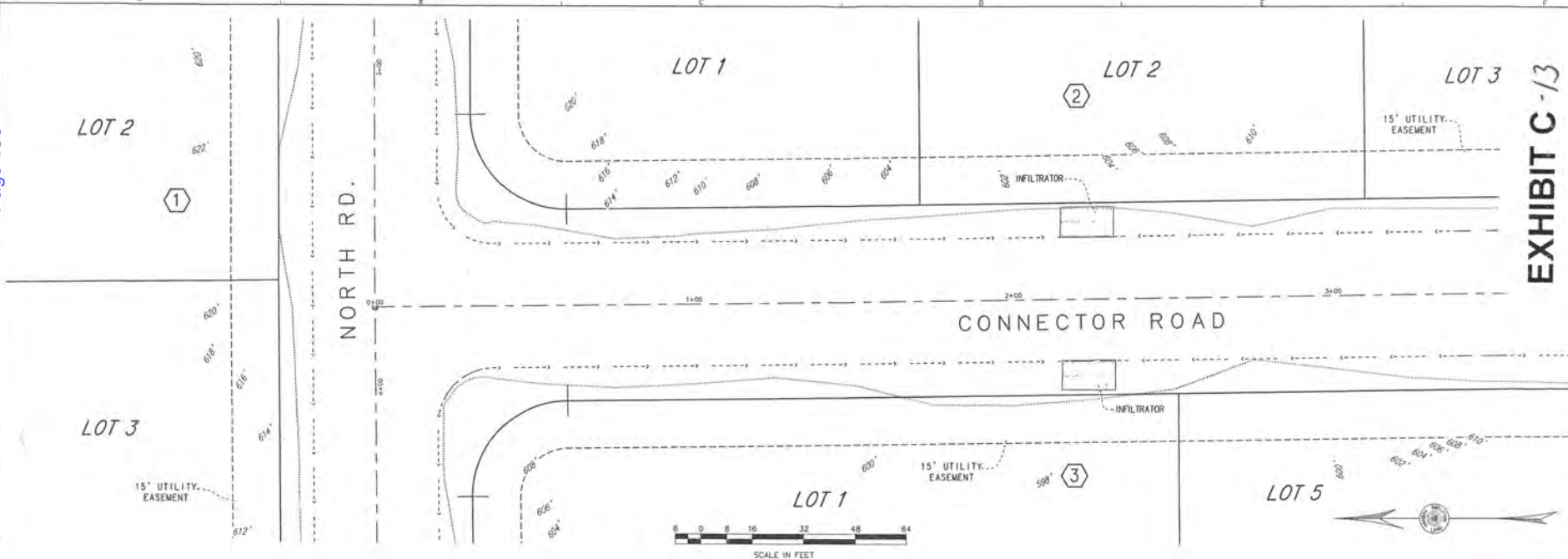


EXHIBIT C-13



HANSON
LAND SOLUTIONS
305 E. FURNACE AVE.
PALMER, ALASKA 99645
(907) 746-7738

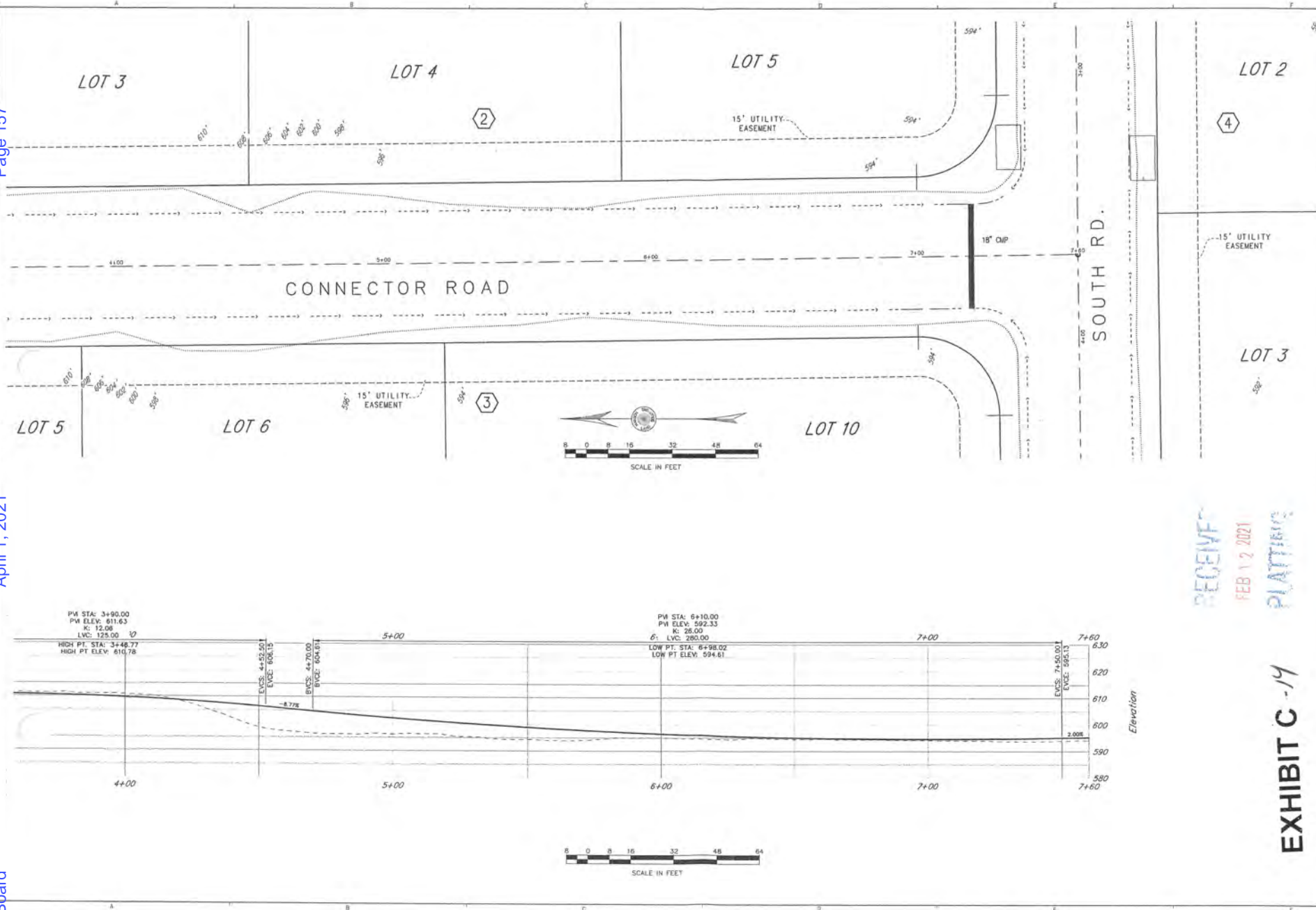


NOTES
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM
PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH, LIARD/HASLEY
PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2'
CONTOUR INTERVAL

WASILLA, ALASKA
WOLF RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
CONNECTOR ROAD

DWG. # 20-322C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
1"=32'
22x34:1"=16'
REVISION DATE:
02-10-21

REFERENCE
NUMBER:
C-2.10
SHEET 13 OF 17



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PLATTING

EXHIBIT C-14



HANSON
LAND SOLUTIONS
305 E. FIREWED AVE.
PALMER, ALASKA 99645
(907) 746-7738

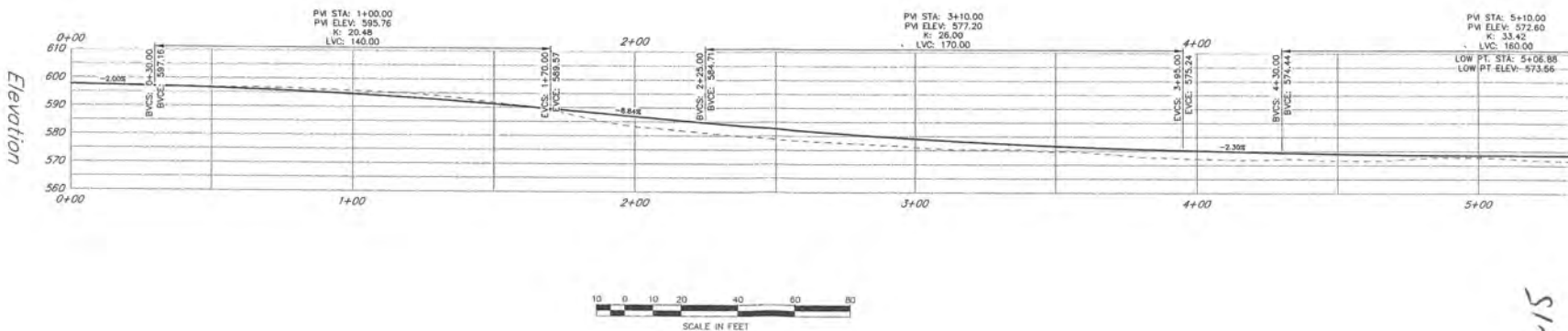
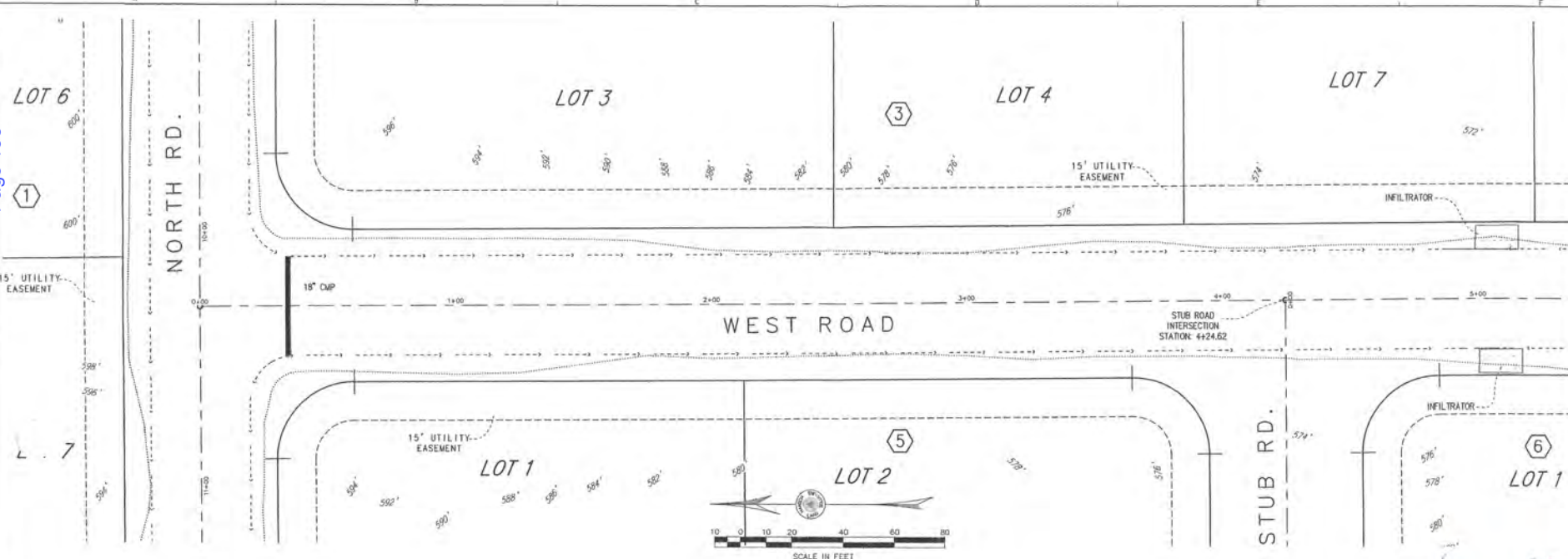


NOTES
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM
PUBLISHED DATA OF THE WILKINS, SUSILNA, BODDICH, LIDAR/IMAGERY
PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE 0' DISPLAYED AT 2'
CONTOUR INTERVAL

WASILLA, ALASKA
WOLF RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
CONNECTOR ROAD

DWG. #: 20-322C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE:
1"=17', 1"=32'
22x34, 1"=18'
REVISION DATE:
02-10-21

REFERENCE
NUMBER:
C-2.11
SHEET 14 OF 17



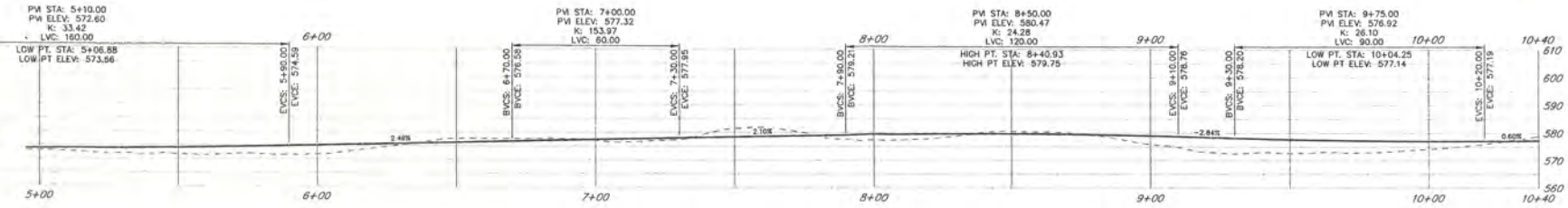
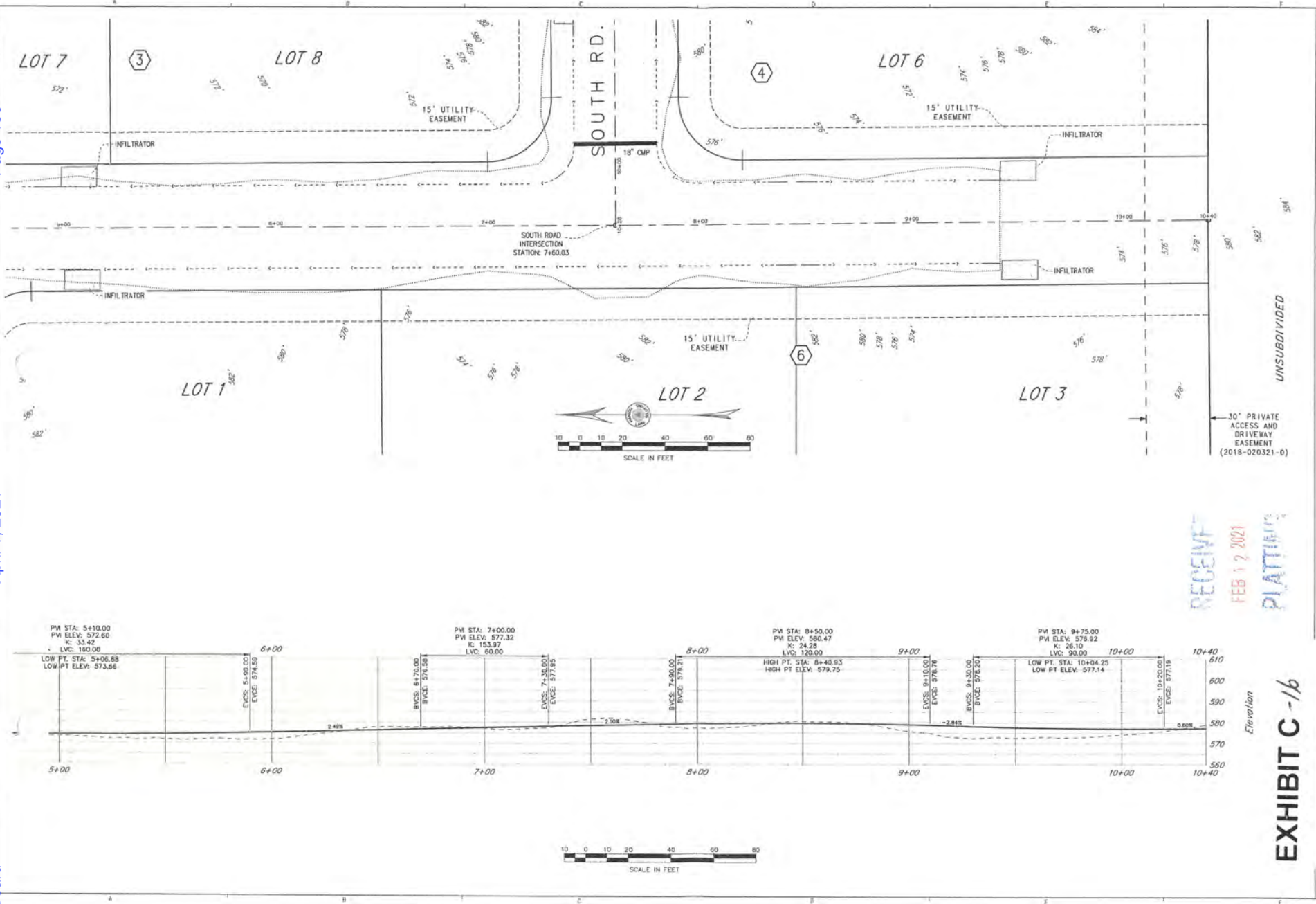
NOTES:
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGH LOCALITY, PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA
WOLF RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
WEST ROAD

DWG.#: 20-322C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
1"=17', 1"=40'
22x34: 1"=20'
REVISION DATE:
02-11-21

REFERENCE
NUMBER:
C-2.12
SHEET 15 OF 17

EXHIBIT C-15



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EXHIBIT C-16

HANSON
LAND SOLUTIONS
305 E. FIREBIRD AVE.
PALMER, ALASKA 99645
(907) 746-7738

STATE OF ALASKA
49th STAR
JANUARY 6, 2021
L.S. 12314
COUNTY OF MATANUSKA

NOTES:
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM
PUBLISHED DATA OF THE MATANUSKA, SUSITNA, ELDORADO, LILLOOET, LAGUNA
PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2"
CONTOUR INTERVAL

WASILLA, ALASKA
WOLF RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
WEST ROAD

DWG. # 20-3325C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
1"=17': 1"=40'
22x34: 1"=20'
REVISION DATE:
02-11-21

REFERENCE
NUMBER:
C-2.13
SHEET 16 OF 17

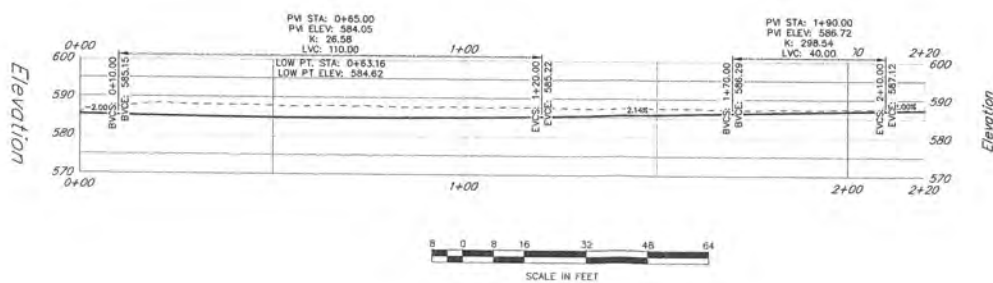
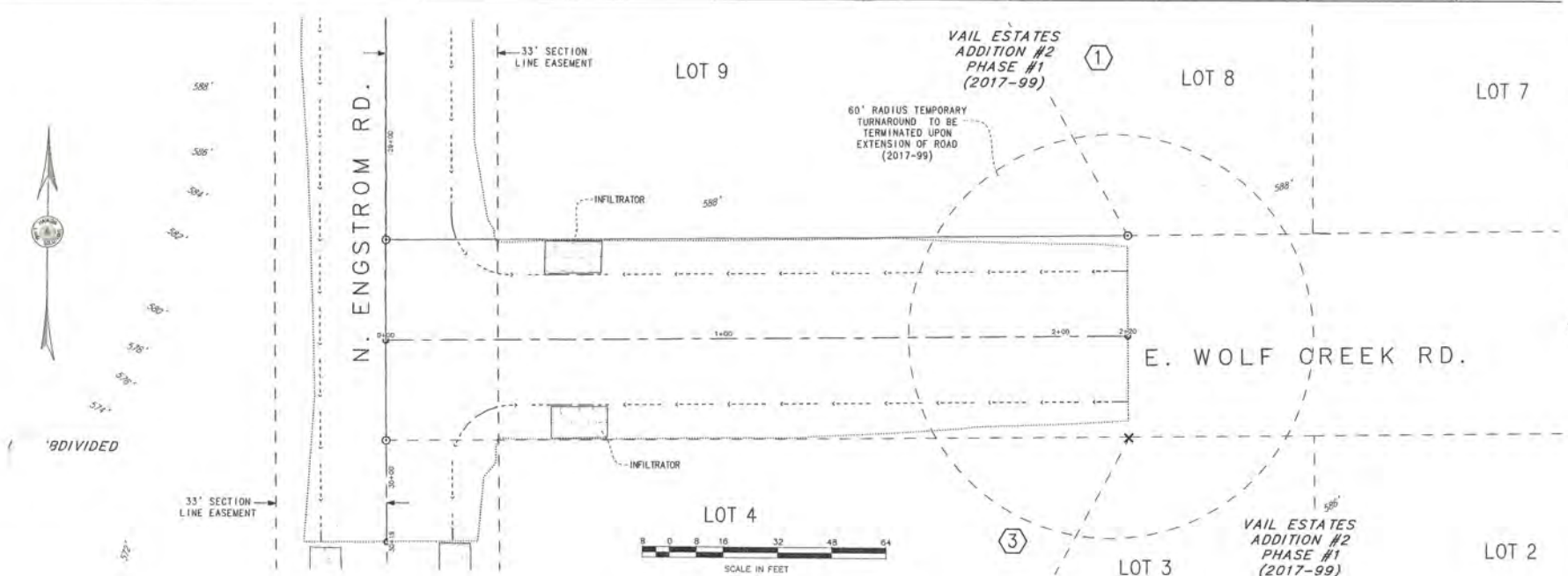


EXHIBIT C-17



WASILLA
LINE SOLUTIONS
305 E. FIRCHED AVE.
PALMER, ALASKA 99645
(907) 746-7738



NOTES
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE WILANUSKA, SUSITNA, EROGHO, LUDAB, IMAGERY PROJECT OF 2017/2018.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

WASILLA, ALASKA
WOLF RIDGE SUBDIVISION
PLAN AND PROFILE - DESIGN
WOLF CREEK ROAD EXTENSION

DWG # 20-322C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
1"=17.7' = 32'
32x34:1"=16"
REVISION DATE:
02-10-21

REFERENCE
NUMBER:
C-2.14
SHEET 17 OF 17

HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645



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USEABLE AREA CERTIFICATION

WOLF RIDGE SUBDIVISION

A SUBDIVISION OF

SE1/4 NE1/4, SEC 16, T18N R1E, SM, ALASKA

INTRODUCTION TO INVESTIGATION

The following report outlines parameters and conclusions of an investigation into the suitability of the proposed subdivision lots for supporting construction and on-site waste-water treatment. Consideration is limited to only those lots containing less than 400,000 square feet of area and the report specifically addresses parameters set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.

INDIVIDUAL LOTS: GEOMETRY

- ☒ All lots within this proposed subdivision are composed of at least 40,000 square feet in total area.

EXCEPTIONS:

- ☒ Lots of 40,000 square feet minimum maintain the 3-to-1 lot configuration ratio per Title 43.20.300(B).

- ☐ Lots of 40,000 square feet minimum maintain an average width of at least 125 ft but exceed the 3-to-1 ratio due to unusable wetlands and/or natural ground slope exceeding 25 percent.

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is outside of lands dedicated to Public Use and lands reserved by Mat-Su Borough Improvement Setbacks, including boundary and water/wetland setbacks.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ All land recognized as suitable for Building Area is characterized by slopes and soils upon which construction is possible.

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

- ☒ All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.
- ☒ The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- ☒ The useable area consists entirely of land sloping less than 25% or will be at final certification.
- ☒ The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- ☒ The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh
- ☒ The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well
- ☒ The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

- ☒ Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated
- ☐ Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- ☐ Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

HANSON LAND SOLUTIONS
SURVEYING, ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

- ☒ Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:

(GW) TEST HOLES: 3, 4, 5, 8

(GP) TEST HOLES: 6, 7

(SW) TEST HOLES:

(SP) TEST HOLES:

- ☒ Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:

(GM) TEST HOLES: 1, 2

(SM) TEST HOLES:

- ☐ Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:

- ☐ Bedrock, Clay, or other impermeable stratum was encountered.

TEST HOLES:

GROUND WATER INVESTIGATION

- ☒ No groundwater was encountered in any of the Test Holes
- ☐ Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

☐ Monitoring Test Holes May through October:

TEST HOLES:

☐ Soil Mottling or Staining Analysis:

TEST HOLES:

- ☐ Depth to seasonal high water is a min. of 8'

TEST HOLES:

- ☐ Depth to seasonal high water is less than 8'

☐ Fill will be required

☐ A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

- ☐ Additional Fill required to ensure 8' of coverage above water table

Lots:

- ☐ The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:

- ☐ Re-Grading will be required to eliminate slopes in excess of 25%

Lots:

- ☒ No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".

Simon Gilliland

Simon Gilliland P.E.

Professional Engineer

2/1/21
Date



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| | | | | |
|-----------|---|---------------|-------|----------|
| Parcel: | SE1/4 NE1/4, SEC 16, T18N R1E, SM, ALASKA | TEST HOLE NO. | Date: | 01/27/21 |
| Insp. By: | SIMON GILLILAND | 1 | Job # | 20-322 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|---|--|------|--------------------------|------|--------------------------------|------------------|---------------------------------------|----------|--|----|-------------------------|---|------|------------|----------|----------------|----------|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|----|--|--|--|--|--|----|--|--|--|--|--|----|--|--|--|--|--|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6ft | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table> | | | | | | PERCOLATION TEST | | | | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | 1 | | | | | | 2 | | | | | | 3 | | | | | | 4 | | | | | | 5 | | | | | | 6 | | | | | | 7 | | | | | | 8 | | | | | | 9 | | | | | | 10 | | | | | | 11 | | | | | | 12 | | | | | |
| PERCOLATION TEST | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reading | Date | Gross Time | | | | | | | Net Time | Depth to Water | Net Drop | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7ft | GW-GM | WELL-GRADED GRAVELS, GRAVEL-SAND MIX, MODERATE FINES, SILTY SANDS, SAND-SILT MIXTURES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Depth</td> <td></td> </tr> <tr> <td>12ft</td> <td>Total Depth of Test Hole</td> </tr> <tr> <td>None</td> <td>Depths where Seeps encountered</td> </tr> <tr> <td>None</td> <td>Depths where Ground Water encountered</td> </tr> <tr> <td>None</td> <td>Depths where Impermeable Soil (Silt / Clay / Bedrock encountered</td> </tr> <tr> <td>No</td> <td>Monitor Tube Installed?</td> </tr> </table> | | | Depth | | 12ft | Total Depth of Test Hole | None | Depths where Seeps encountered | None | Depths where Ground Water encountered | None | Depths where Impermeable Soil (Silt / Clay / Bedrock encountered | No | Monitor Tube Installed? | <div style="text-align: center;">  </div> <p>COMMENTS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> <tr><td colspan="2"> </td></tr> </table> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Depth | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12ft | Total Depth of Test Hole | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| None | Depths where Seeps encountered | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| None | Depths where Ground Water encountered | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| None | Depths where Impermeable Soil (Silt / Clay / Bedrock encountered | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No | Monitor Tube Installed? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">WATER LEVEL MONITORING</th> </tr> <tr> <th>Date</th> <th>WATER LEVEL</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table> | | | WATER LEVEL MONITORING | | Date | WATER LEVEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WATER LEVEL MONITORING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Date | WATER LEVEL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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MECHANICAL GRAIN SIZE ANALYSIS REPORT

WOLF RIDGE SUBDIVISION

A SUBDIVISION OF

SE1/4 NE1/4, SEC 16, T18N R1E, SM, ALASKA

Mechanical Analysis

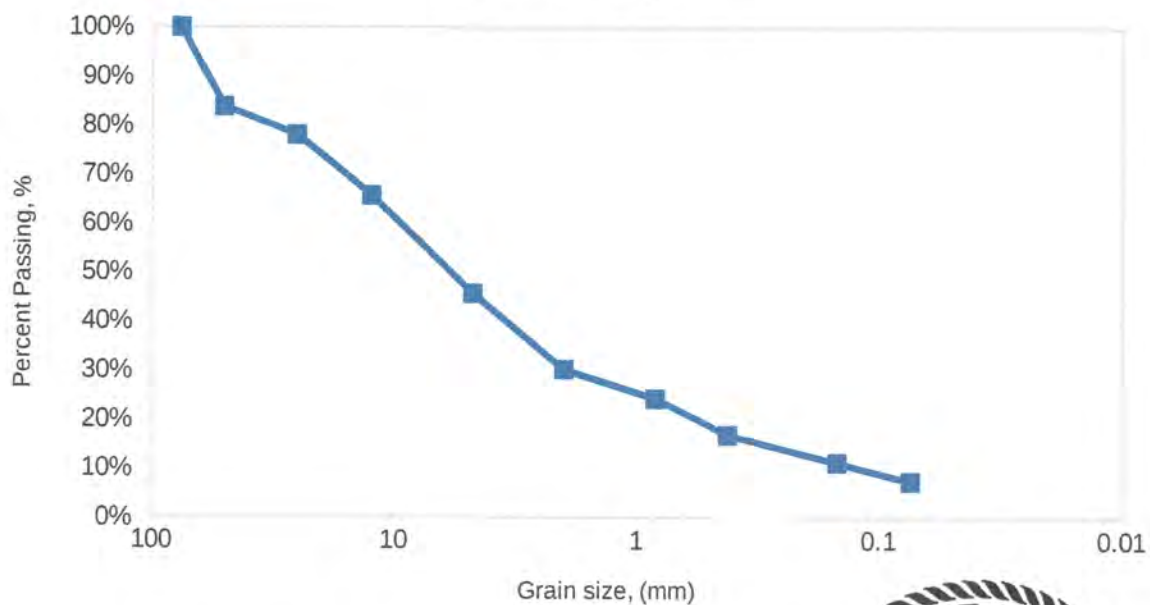
Date Sampled: 01/27/2021
Date Started: 01/28/2021
Date Completed: 02/01/2021

| | |
|---------------|------|
| TH- | 1 |
| Sample depth: | 6 ft |

Project #: 20-322

| Sieve | Percent Passing | | | | | | | | | |
|-------|-----------------|-----|-----|------|-----|-----|-----|-----|------|------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH- 1 | 100% | 84% | 78% | 66% | 46% | 30% | 24% | 17% | 11% | 7.3% |

Mechanical Analysis



Soil Classification: GW-GM

PI= LL= PL= Non-Plastic

Simon Gilliland
Simon Gilliland P.E.
Professional Engineer

2/1/21
Date




EXHIBIT D - 4

HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| | | | | |
|------------------|--|----------------------|--------------|-----------------|
| Parcel: | SE1/4 NE1/4, SEC 16, T18N R1E, SM, ALASKA | TEST HOLE NO. | Date: | 01/27/21 |
| Insp. By: | SIMON GILLILAND | 2 | Job # | 20-322 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | |
|-------------------------------|--|---|---|-------------|------------|----------|----------------|----------|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | |
| 2ft | | | | | | | | |
| 3ft | GW-GM | WELL-GRADED GRAVELS, GRAVEL-SAND MIX, MODERATE FINES, SILTY SANDS, SAND-SILT MIXTURES | PERCOLATION TEST | | | | | |
| 4ft | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| 5ft | | | 1 | | | | | |
| 6ft | | | 2 | | | | | |
| 7ft | | | 3 | | | | | |
| 8ft | | | 4 | | | | | |
| 9ft | | | 5 | | | | | |
| 10ft | | | 6 | | | | | |
| 11ft | | | 7 | | | | | |
| 12ft | | | 8 | | | | | |
| | | | 9 | | | | | |
| | | | 10 | | | | | |
| | 11 | | | | | | | |
| | 12 | | | | | | | |
| 13ft | | | Perc. Hole Diam. (in.): | | | | | |
| 14ft | | | Test Run Between: | | | | | |
| 15ft | | | ft | and | ft | Deep | | |
| 16ft | | |  | | | | | |
| 17ft | | | | | | | | |
| 18ft | | | | | | | | |
| 19ft | | | | | | | | |
| 20ft | | | | | | | | |
| | | | | | | | | |
| COMMENTS: | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Depth | | | WATER LEVEL MONITORING | | | | | |
| 12ft | Total Depth of Test Hole | | Date | WATER LEVEL | | | | |
| None | Depths where Seeps encountered | | | | | | | |
| None | Depths where Ground Water encountered | | | | | | | |
| None | Depths where Impermeable Soil (Silt / Clay / Bedrock encountered | | | | | | | |
| No | Monitor Tube Installed? | | | | | | | |



MECHANICAL GRAIN SIZE ANALYSIS REPORT

WOLF RIDGE SUBDIVISION

A SUBDIVISION OF

SE1/4 NE1/4, SEC 16, T18N R1E, SM, ALASKA

Mechanical Analysis

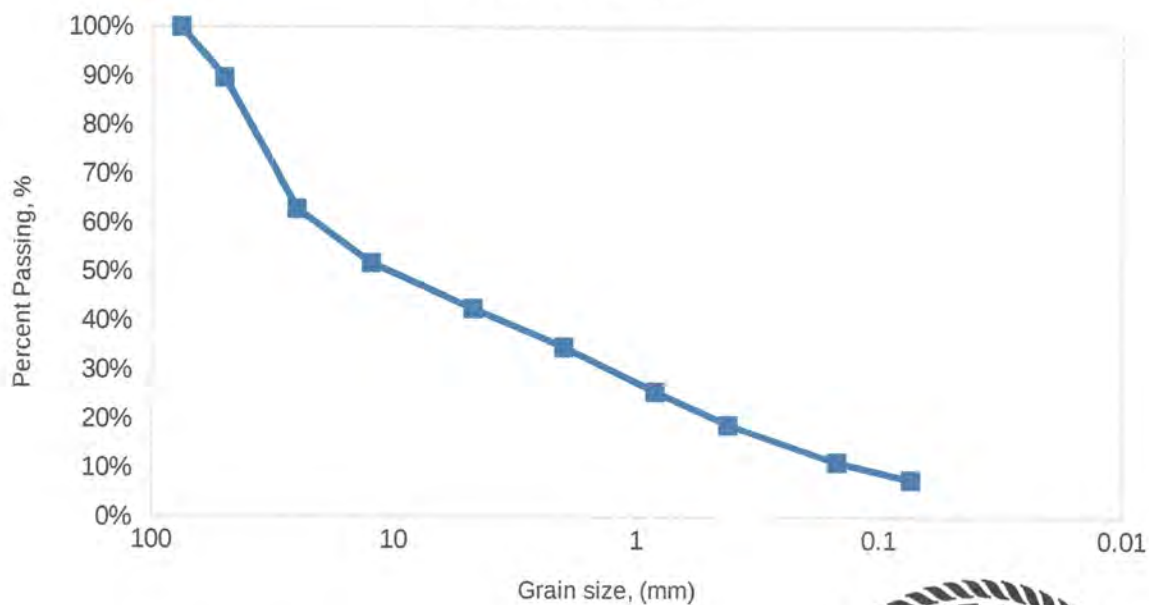
Date Sampled: 01/27/2021
Date Started: 01/28/2021
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| | |
|---------------|------|
| TH- | 2 |
| Sample depth: | 6 ft |

Project #: 20-322

| Sieve | Percent Passing | | | | | | | | | |
|-------|-----------------|-----|-----|------|-----|-----|-----|-----|------|------|
| | 3" | 2" | 1" | 1/2" | #4 | #10 | #20 | #40 | #100 | #200 |
| TH- 2 | 100% | 90% | 63% | 52% | 42% | 35% | 26% | 19% | 11% | 7.6% |

Mechanical Analysis



Soil Classification: GW-GM

PI= LL= PL= Non-Plastic

Simon Gilliland
Simon Gilliland P.E.
Professional Engineer

2/1/21
Date



HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

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| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | |
|-------------------------------|----|--|---|------|------------|----------|----------------|----------|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | |
| 2ft | | | | | | | | |
| 3ft | GW | WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES. | PERCOLATION TEST | | | | | |
| 4ft | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| 5ft | | | 1 | | | | | |
| 6ft | | | 2 | | | | | |
| 7ft | | | 3 | | | | | |
| 8ft | | | 4 | | | | | |
| 9ft | | | 5 | | | | | |
| 10ft | | | 6 | | | | | |
| 11ft | | | 7 | | | | | |
| 12ft | | | 8 | | | | | |
| | | | 9 | | | | | |
| | | | 10 | | | | | |
| | 11 | | | | | | | |
| | 12 | | | | | | | |
| 13ft | | | Perc. Hole Diam. (in.): | | | | | |
| | | | Test Run Between: | | | | | |
| | | | | ft | and | | ft Deep | |
| 14ft | | |  | | | | | |
| 15ft | | | | | | | | |
| 16ft | | | | | | | | |
| 17ft | | | | | | | | |
| 18ft | | | | | | | | |
| 19ft | | | | | | | | |
| | | | | | | | | |
| 20ft | | | | | | | | |
| | | | COMMENTS: | | | | | |


| Depth | |
|-------|--|
| 12ft | Total Depth of Test Hole |
| None | Depths where Seeps encountered |
| None | Depths where Ground Water encountered |
| None | Depths where Impermeable Soil (Silt / Clay / Bedrock encountered |
| No | Monitor Tube Installed? |

| WATER LEVEL MONITORING | |
|------------------------|-------------|
| Date | WATER LEVEL |
| | |
| | |
| | |
| | |

HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| | | | | |
|-----------|---|---------------|-------|----------|
| Parcel: | SE1/4 NE1/4, SEC 16, T18N R1E, SM, ALASKA | TEST HOLE NO. | Date: | 01/27/21 |
| Insp. By: | SIMON GILLILAND | 4 | Job # | 20-322 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | |
|-------------------------------|----|--|---|------|------------|----------|----------------|----------|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | |
| 2ft | | | | | | | | |
| 3ft | | | | | | | | |
| 4ft | | | | | | | | |
| 5ft | GW | WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES. | PERCOLATION TEST | | | | | |
| 6ft | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| 7ft | | | 1 | | | | | |
| 8ft | | | 2 | | | | | |
| 9ft | | | 3 | | | | | |
| 10ft | | | 4 | | | | | |
| 11ft | | | 5 | | | | | |
| 12ft | | | 6 | | | | | |
| 13ft | | | 7 | | | | | |
| 14ft | | | 8 | | | | | |
| 15ft | | | 9 | | | | | |
| 16ft | | | 10 | | | | | |
| 17ft | 11 | | | | | | | |
| 18ft | 12 | | | | | | | |
| | | | Perc. Hole Diam. (in.): Test Run Between: ft and ft Deep | | | | | |
| | | |  | | | | | |
| | | | COMMENTS: | | | | | |
| 19ft | | | | | | | | |
| 20ft | | | | | | | | |


| Depth | |
|-------|---|
| 12ft | Total Depth of Test Hole |
| None | Depths where Seeps encountered |
| None | Depths where Ground Water encountered |
| None | Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered |
| No | Monitor Tube Installed? |

| WATER LEVEL MONITORING | |
|------------------------|-------------|
| Date | WATER LEVEL |
| | |
| | |
| | |
| | |

HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| | | | | |
|------------------|--|----------------------|--------------|-----------------|
| Parcel: | SE1/4 NE1/4, SEC 16, T18N R1E, SM, ALASKA | TEST HOLE NO. | Date: | 01/27/21 |
| Insp. By: | SIMON GILLILAND | 5 | Job # | 20-322 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | |
|-------------------------------|--|--|---|-------------|------------|----------|----------------|----------|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | |
| 2ft | | | | | | | | |
| 3ft | | | | | | | | |
| 4ft | | | | | | | | |
| 5ft | | | | | | | | |
| 6ft | GW | WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES. | PERCOLATION TEST | | | | | |
| 7ft | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| 8ft | | | 1 | | | | | |
| 9ft | | | 2 | | | | | |
| 10ft | | | 3 | | | | | |
| 11ft | | | 4 | | | | | |
| 12ft | | | 5 | | | | | |
| | | | 6 | | | | | |
| | | | 7 | | | | | |
| | | | 8 | | | | | |
| | 9 | | | | | | | |
| | 10 | | | | | | | |
| | 11 | | | | | | | |
| | 12 | | | | | | | |
| 13ft | | | Perc. Hole Diam. (in.): | | | | | |
| 14ft | | | Test Run Between: | | | | | |
| 15ft | | | ft | and | ft | Deep | | |
| 16ft | | |  | | | | | |
| 17ft | | | | | | | | |
| 18ft | | | | | | | | |
| 19ft | | | | | | | | |
| 20ft | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | COMMENTS: | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Depth | | | WATER LEVEL MONITORING | | | | | |
| 12ft | Total Depth of Test Hole | | Date | WATER LEVEL | | | | |
| None | Depths where Seeps encountered | | | | | | | |
| None | Depths where Ground Water encountered | | | | | | | |
| None | Depths where Impermeable Soil (Silt / Clay / Bedrock encountered | | | | | | | |
| No | Monitor Tube Installed? | | | | | | | |

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| | | | | |
|-----------|---|---------------|-------|----------|
| Parcel: | SE1/4 NE1/4, SEC 16, T18N R1E, SM, ALASKA | TEST HOLE NO. | Date: | 01/27/21 |
| Insp. By: | SIMON GILLILAND | 6 | Job # | 20-322 |

[illegible]


GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| | | | | |
|-----------|---|---------------|-------|----------|
| Parcel: | SE1/4 NE1/4, SEC 16, T18N R1E, SM, ALASKA | TEST HOLE NO. | Date: | 01/27/21 |
| Insp. By: | SIMON GILLILAND | 7 | Job # | 20-322 |

EXHIBIT D-11

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| | | | | |
|-----------|---|---------------|-------|----------|
| Parcel: | SE1/4 NE1/4, SEC 16, T18N R1E, SM, ALASKA | TEST HOLE NO. | Date: | 01/27/21 |
| Insp. By: | SIMON GILLILAND | 8 | Job # | 20-322 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | |
|---|----|--|---|------|-------------|----------|----------------|----------|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | |
| 2ft | | | | | | | | |
| 3ft | | | | | | | | |
| 4ft | | | | | | | | |
| 5ft | | | | | | | | |
| 6ft | GW | WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES. | PERCOLATION TEST | | | | | |
| 7ft | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| 8ft | | | 1 | | | | | |
| 9ft | | | 2 | | | | | |
| 10ft | | | 3 | | | | | |
| 11ft | | | 4 | | | | | |
| 12ft | | | 5 | | | | | |
| | | | 6 | | | | | |
| 13ft | | | 7 | | | | | |
| 14ft | | | 8 | | | | | |
| 15ft | | | 9 | | | | | |
| 16ft | | | 10 | | | | | |
| 17ft | 11 | | | | | | | |
| 18ft | 12 | | | | | | | |
| | | | Perc. Hole Diam. (in.): | | | | | |
| | | | Test Run Between: | | | | | |
| | | | ft and | | ft Deep | | | |
| | | |  | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | COMMENTS: | | | | | |
| 19ft | | | | | | | | |
| 20ft | | | | | | | | |
| | | | | | | | | |
| Depth | | | WATER LEVEL MONITORING | | | | | |
| 12ft Total Depth of Test Hole | | | Date | | WATER LEVEL | | | |
| None Depths where Seeps encountered | | | | | | | | |
| None Depths where Ground Water encountered | | | | | | | | |
| None Depths where Impermeable Soil (Silt / Clay / Bedrock encountered | | | | | | | | |
| No Monitor Tube Installed? | | | | | | | | |

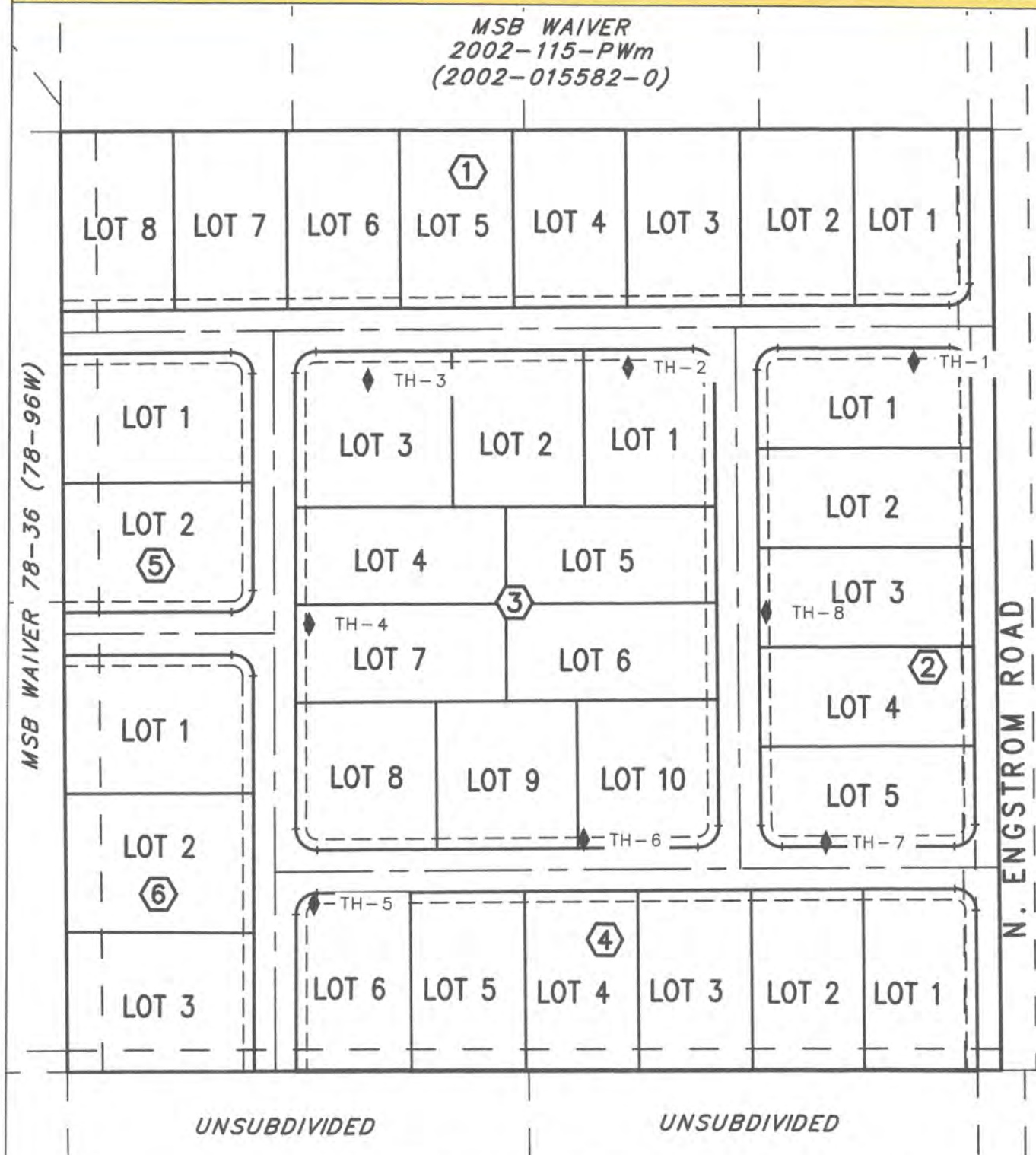
HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP

MSB WAIVER
2002-115-PWm
(2002-015582-0)



LEGEND

◆ TEST HOLE

WOLF RIDGE SUBDIVISION

FILE: 20-322

DRAWN: SCG

02/11/2021

EXHIBIT A

Page 1 of 1

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



March 9, 2021

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

Wolf Ridge Subdivision

Dear Mr. Wagner,

Please reference the attached calculation tables with regards to ADT counts within the proposed subdivision and the anticipated exit routes.

Table A: Existing ADT Counts at Adjacent Intersections

| Road Intersection | Average Daily Traffic (ADT) |
|--|-----------------------------|
| E. Tex-Al Dr. and N. Covington St. | 330 |
| N. Tahoe Dr. and E. Wolf Creek Rd. | 210 |
| N. Tahoe Dr. and N. Beaver Creek Cir. | 330 |
| E. Alyeska Dr. and N. Tahoe Dr. | 500 |
| E. Aspen Ridge Rd. and E. Alyeska Dr. | 1,200 |
| N. Engstrom Rd. and E. Aspen Ridge Rd. | 1,300 |

Based on the current plan to connect E Tex-Al Dr down to E Wolf Creek Rd it is anticipated that roughly 50% of the traffic generated from the subdivision will travel each direction depending on destination. Generic travel times to anticipated general destination locations utilizing Google Maps were analyzed and supplemented with travel times based on posted speed limits and assumed delays for intersection stopping for those roads not yet constructed or within the Google Maps database. It is anticipated that traffic head for Palmer and Anchorage will always head south towards E Wolf Creek Rd and that the majority of the traffic bound for Wasilla will head north towards Tex-Al. For the proposed subdivision the travel times to Wasilla was faster going north to Tex-Al for destinations west of the Parks and Palmer-Wasilla Hwy intersection which encompasses the majority of Wasilla. With a proposed plat of 34 lots this adds an additional 340 total ATD; 170 ADT in each direction. See Table B below showing these updated totals.

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

Table B: Anticipated Future ADT Counts at Adjacent and Created Intersections

| Road Intersection | Average Daily Traffic (ADT) |
|--|-----------------------------|
| Existing Intersections | - |
| E. Tex-Al Dr. and N. Covington St. | 500 |
| N. Tahoe Dr. and E. Wolf Creek Rd. | 380 |
| N. Tahoe Dr. and N. Beaver Creek Cir. | 500 |
| E. Alyeska Dr. and N. Tahoe Dr. | 670 |
| E. Aspen Ridge Rd. and E. Alyeska Dr. | 1,370 |
| N. Engstrom Rd. and E. Aspen Ridge Rd. | 1,470 |
| New Intersections | - |
| North Road and N Engstrom Rd | 255 |
| North Road and East Connector | 150 |
| North Road and West Road | 50 |
| South Road and N Engstrom Rd | 255 |
| South Road and East Connector | 150 |
| South Road and West Road | 40 |
| N. Engstrom Rd. and E. Wolf Creek Rd. | 170 |

Respectfully,

Simon Gilliland

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



Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, March 4, 2021 7:07 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Wolf Ridge #21-021

Submit ADT calculations for intersections within the subdivision and at every intersection out to existing collector streets or higher classification (Engstrom & Tex-Al and Aspen Ridge Road & Engstrom). Engstrom is on the OSHP as a future minor collector, so while the potential ADT may only require a Residential or Residential Subcollector street, the vertical alignment and intersection grades should be designed to meet Residential Collector street standards.

Drainage report will be required prior to pre-construction conference.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, February 16, 2021 5:11 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; davemtp@mtaonline.net; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; mearow@matanuska.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Wolf Ridge #21-021

The following link contains a Request for Comments for Wolf Ridge. Comments are due by March 10, 2021. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EqabhnbpvNJAKWJmUTNwi_1B0yZfG1K5spNYczS1RKsl1w?e=G4D2qj

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan

From: Kelsey Anderson
Sent: Monday, March 8, 2021 11:51 AM
To: Amy Otto-Buchanan
Cc: Adam Bradway; Leda Borys
Subject: RE: RFC Wolf Ridge #21-021

PA2021021

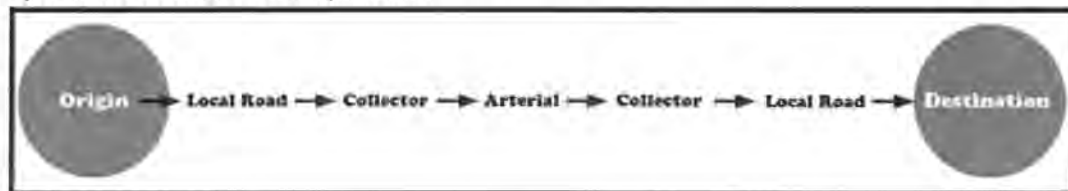
Comments:

Overlay District:

As a note, the proposed Wolf Ridge subdivision resides within the Wolf Lake Airport Aviation Activity Notice Area. See Borough Code 17.10.110 *Aviation Activity Notice Area*.

Transportation:

N. Engstrom Road is classified by Official Streets and Highways Plan as a future minor collector road. The Matanuska-Susitna Borough Planning Division recommends that traffic from the proposed subdivision lots access N. Engstrom Road by residential roads where possible.



Kelsey Anderson
 Matanuska-Susitna Borough: Planner II
 907-861-8525

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, February 16, 2021 5:11 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; earl.almdale@gmail.com; davemtp@mtaonline.net; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; mearow@matanuska.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Wolf Ridge #21-021

Amy Otto-Buchanan

From: Andy Dean
Sent: Thursday, February 18, 2021 1:40 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Wolf Ridge #21-021

Hello Amy,

A plat note should be included restricting direct access to Engstrom Road corridor from any proposed lot. Engstrom Road is a minor collector corridor through this location on the OSHP.

Sincerely,



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, February 16, 2021 5:11 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; davemtp@mtaonline.net; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; mearow@matanuska.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Wolf Ridge #21-021

The following link contains a Request for Comments for Wolf Ridge. Comments are due by March 10, 2021. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EqabnhbPvNJAKWJmUTNwi_IB0yZfGIK5spNYczS1RKsl1w?e=G4D2qj

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Fire Code
Sent: Tuesday, February 23, 2021 10:51 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Wolf Ridge #21-021
Attachments: D 107.docx

Amy,
This request creates more than 30 lots with only one access road. Since the request doesn't specify whether or not Lamar Rd. will be extended to meet this subdivision that leaves this request without a second access. The International Fire Code adopted by the State of Alaska and the Matsu Borough in appendix D (also adopted) calls for a second access. I have attached the appropriate section for you.



Donald Cuthbert
Fire Marshal
Fire & Life Safety Division
Central Mat-Su Fire Department
(907) 861-8030
FireCode@matsugov.us

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, February 16, 2021 5:11 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; earl.almdale@gmail.com; davemtp@mtaonline.net; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; mearow@matanuska.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Wolf Ridge #21-021

The following link contains a Request for Comments for Wolf Ridge. Comments are due by March 10, 2021. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EqabhnbpvNJAKWJmUTNwi_1B0yZfGIK5spNYczS1RKsl1w?e=G4D2qj

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
Platting Technician

EXHIBIT I - I

SECTION D107 ONE- OR TWO- FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential develop- ments. Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, March 9, 2021 3:26 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Wolf Ridge #21-021
Attachments: Agenda Plat.pdf; RFC Packet.pdf

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

Amy,

In review GCI has no comments or objections to the plat, attached is the signed plat.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

m: 907-744-5166 | w: www.gci.com

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>

Sent: Tuesday, February 16, 2021 5:11 PM

To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; davemtp@mtaonline.net; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; mearow@matanuska.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>

Subject: RFC Wolf Ridge #21-021

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

The following link contains a Request for Comments for Wolf Ridge. Comments are due by March 10, 2021. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EqabhnbpVnJAKWJmUTNwi_IB0yZfGIK5spNYczS1RKsl1w?e=G4D2qj

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

EXHIBIT J - /



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
 Engineering Department, Right of Way Section
 401 E. International Airport Road
 P. O. Box 190288
 Anchorage, Alaska 99519-0288
 (907) 277-5551
 FAX (907) 334-7798

February 23, 2021

Matanuska-Susitna Borough, Platting Division
 350 East Dahlia Avenue
 Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural gas company has reviewed the following preliminary plats and has no comments or recommendations.

- **Farm Overlook**
 (MSB Case # 2021-022)
- **Wolf Ridge**
 (MSB Case # 2021-021)
- **BLW Subdivision**
 (MSB Case # 2021-020)
- **Northgate Alaska 2021 Master Plan**
 (MSB Case # 2021-023)
- **Cedar Park Master Plan**
 (MSB Case # 2021-025)

If you have any questions, please feel free to contact me at (907) 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

Skylar Shaw
 ROW & Compliance Technician
 ENSTAR Natural Gas Company

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, February 17, 2021 8:55 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Wolf Ridge #21-021

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

Good morning,

MTA has reviewed the plat for Wolf Ridge. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
 office: 907-761-2599 | www.mtasolutions.com



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, February 16, 2021 5:11 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; earl.almdale@gmail.com; davemtp@mtaonline.net; mschoming@crweng.com; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; mearow@matanuska.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Wolf Ridge #21-021

The following link contains a Request for Comments for Wolf Ridge. Comments are due by **March 10, 2021**. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EqabhnbpvNJAKWJmUTNwi_IB0yZfGik5spNYczS1RKsl1w?e=G4D2qj

Amy Otto-Buchanan

From: Wendy Hudzinski <whudzinski@gmail.com>
Sent: Sunday, March 14, 2021 3:50 PM
To: MSB Platting
Subject: Wolf Ridge

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

I received your notification in the mail pertaining to the proposed Wolf Ridge owned by Axel Bodnar and Sarah Forss. One concern I have is there is a FAA approved private runway named Grouse Ridge Airpark that is not shown on your map. According to your map, I believe the planes will be flying over Block 1 Lot 5, 6 and 7. This is definitely something I would want to know about if I was going to purchase these lots. Planes can be loud and I think this should be drawn on your map and this information should be given to any potential buyers. If buyers are unfamiliar with runways, one might think this is a road instead. I am asking this, so there are not issues in the future.

Wendy Hudzinski
One of the three owners of the private runway.

57677B01L007

46

RECEIVED

MAR 17 2021

PLATTING
FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: AXEL BODNAR AND SARAH FORSS

REQUEST: The request is to create 34 lots from Tax Parcel A29, to be known as **WOLF RIDGE**, containing 40 acres +/- . The plat is located south of E. Tex-Al Drive and west of N. Engstrom Road (Tax ID # 118N01E16A029); within the SE ¼ E ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6: Jesse Sumner.

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 **April 1, 2021**, starting at 1 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. 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) 861-7872.

To view the agenda or meeting packet please go to the following link: 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: Lisa Miresse Address: 5680 N. Tahoe Drive

Comments: We are extremely opposed to this plan. We already have traffic issues trying to get onto Bagard from Engstrom due to all of the new homes & lack of Egress. Filtering traffic through yet another neighborhood is NOT the resolution to any of these issues.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR

DATE

ATTEST: _____
(PLATTING CLERK)

9
SUN ACRES
ADDITION NO. 1
(2004-106)



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR

PARCEL 2

M.S.B. WAIVER
78-36
(78-96W)

PARCEL 4

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE EAST 1/4 CORNER OF SECTION 16, (POINT 706) AN ALUMINUM POST MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61°38'59.96"N 149°16'09.92"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

PARCEL 3

MSB WAIVER
99-67-PWm
(BK. 1051
PG. 170)

TRACT 1
M.S.B. WAIVER
2002-115-PWm
(2002-015582-0)

TRACT 2
M.S.B. WAIVER
2002-115-PWm
(2002-015582-0)

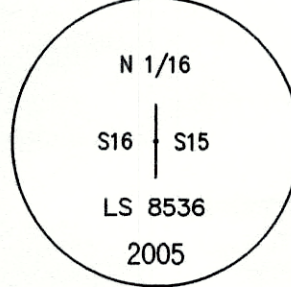
TRACT 3
M.S.B. WAIVER
2002-115-PWm
(2002-015582-0)

TRACT 4
M.S.B. WAIVER
2002-115-PWm
(2002-015582-0)

UNSUBDIVIDED

TAX COLLECTION OFFICIAL
(MATANUSKA-SUSITNA BOROUGH)

DATE



| CURVE TABLE | | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD LENGTH | CHORD BEARING | TANGENT |
| C1 | 47.12 | 30.00 | 90°00'00" | 42.43 | S44° 52' 49"W | 30.00 |
| C2 | 47.12 | 30.00 | 90°00'00" | 42.43 | N45° 07' 11"W | 30.00 |
| C3 | 47.12 | 30.00 | 90°00'00" | 42.43 | S44° 52' 49"W | 30.00 |
| C4 | 47.12 | 30.00 | 90°00'00" | 42.43 | S45° 07' 11"E | 30.00 |
| C5 | 47.12 | 30.00 | 90°00'00" | 42.43 | N44° 52' 49"E | 30.00 |
| C6 | 47.12 | 30.00 | 90°00'00" | 42.43 | N45° 07' 11"W | 30.00 |
| C7 | 46.96 | 30.00 | 89°41'22" | 42.31 | S45° 02' 08"W | 29.84 |
| C8 | 47.12 | 30.00 | 90°00'00" | 42.43 | S44° 52' 49"W | 30.00 |
| C9 | 47.12 | 30.00 | 90°00'00" | 42.43 | N45° 07' 11"W | 30.00 |
| C10 | 46.96 | 30.00 | 89°41'22" | 42.31 | S45° 02' 08"W | 29.84 |
| C11 | 47.29 | 30.00 | 90°18'38" | 42.54 | S44° 57' 52"E | 30.16 |
| C12 | 47.12 | 30.00 | 90°00'00" | 42.43 | N44° 48' 33"W | 30.00 |
| C13 | 47.12 | 30.00 | 90°00'00" | 42.43 | N45° 11' 27"E | 30.00 |
| C14 | 47.29 | 30.00 | 90°18'38" | 42.54 | S44° 57' 52"E | 30.16 |

TYPICAL SET
1 1/4" PLASTIC
CAPTYPICAL
RECOVERED
PLASTIC CAP

UNSUBDIVIDED

LEGEND

- ⊕ RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- ⊕ RECOVERED ALUMINUM CAP ON 5/8" REBAR
- ⊕ SET PLASTIC CAP ON 5/8" REBAR AT ALL LOT CORNERS, PC'S AND PT'S
- RECOVERED PLASTIC CAP ON 5/8" REBAR

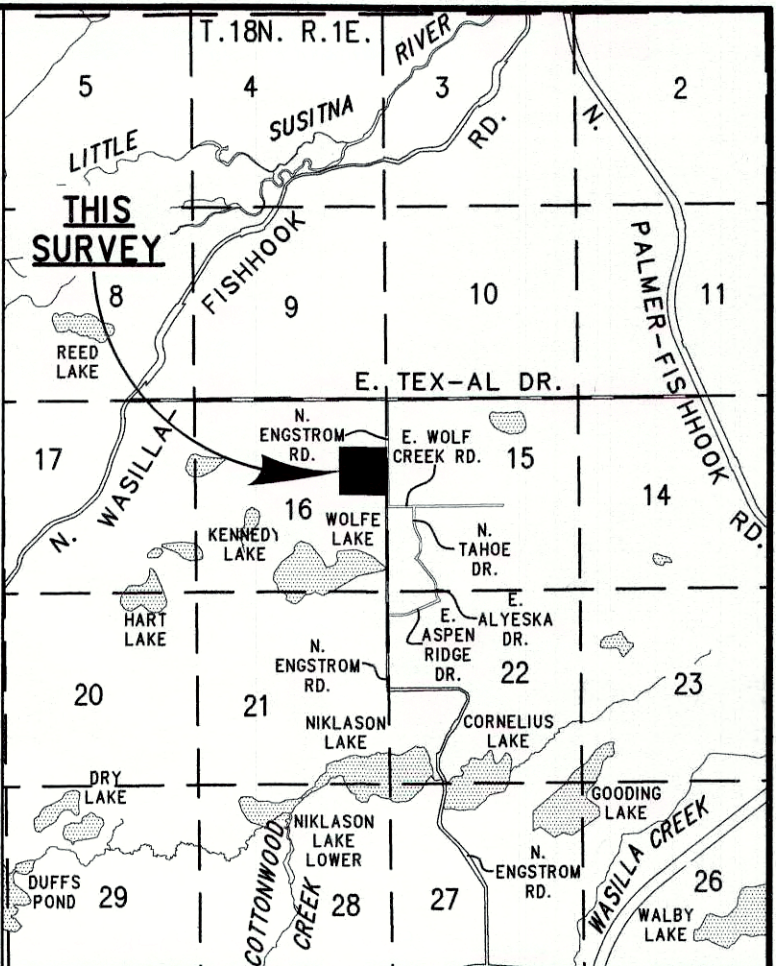
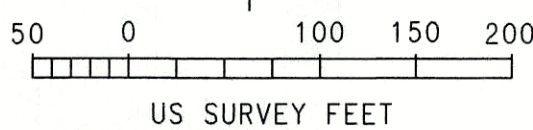
N74°58'11"W 255.65' MEASURED DATA
(N74°45'W) (254.70') RECORD PER PLAT (2004-106)
[N90°00'00"W] [219.97'] RECORD PER PLAT (2017-99)
[706] SURVEY POINT NUMBER

BLOCK NUMBER

VAIL ESTATES
ADD. #2
PHASE #1
(2017-99)

60' RADIUS TEMPORARY
TURNAROUND WILL
AUTOMATICALLY
TERMINATE UPON THE
EXTENSION OF STREET
15' UTILITY EASEMENTS
WILL REMAIN

E. WOLF CREEK RD.



SOURCE: MSB TAX MAP WA00 1"=5280'

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

AXEL BODNAR
6831 E LAMAR RD.
WASILLA, AK 99654

DATE

SARAH FORSS
6831 E LAMAR RD.
WASILLA, AK 99654

DATE

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS

____ DAY OF _____, 20____.

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

RECEIVED
FEB 12 2021
PLATTING

Agenda Copy

A PLAT OF
**WOLF RIDGE
SUBDIVISION**
A SUBDIVISION OF
SE 1/4 NE 1/4
WARRANTY DEED
2018-020322-0

PALMER RECORDING DISTRICT
STATE OF ALASKA

LOCATED WITHIN
NE 1/4 SEC. 16, T.18N. R.1E. SM, AK
CONTAINING 40.00 ACRES MORE OR LESS

**HANSON
LAND SOLUTIONS**

ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907) 746-7738

FILE: FB20-322 OK: CEH SCALE: 1"=100' 02/11/21 1 OF 1

6D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 1, 2021

PRELIMINARY PLAT: FARM OVERLOOK

LEGAL DESCRIPTION: SECs 29 & 32, T18N, R02E, SEWARD MERIDIAN AK

PETITIONERS: TRACY & KATHRYN MOFFITT

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 167.4 ± PARCELS: 8

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-022

REQUEST: The request is to create eight lots from Tax Parcels C7, C9, C11 and remainder Tract D-1, of H. Adams Subdivision, Plat No. 71-37, to be known as **FARM OVERLOOK**, containing 167.4 acres +/-, The plat is located south of E. Marsh Road and north of E. Scott Road; within Sections 29 and 32, Township 18 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

Soils Report

EXHIBIT B – 7 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance

EXHIBIT C – 2 pgs

Planning

EXHIBIT D – 1 pg

Utilities

EXHIBIT E – 5 pgs

ADOT&PF

EXHIBIT F – 2 pgs

Public

EXHIBIT G – 2 pgs

DISCUSSION: The proposed subdivision is west and south of E. Marsh Road and north and east of E. Scott Road. Petitioner will be granting a common access area for common access for Parcel 1 and Parcel 2. Parcel 2 is a 26 acres flag lot, with a 60' wide flag pole as required by MSB 43.20.300(E). Parcels #4-#8 have access onto E. Marsh Road. Both E. Scott Road and E. Marsh Road are owned and maintained by ADOT&PF.

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging three new testholes, dug to 14.5', 17.5' and 18', review of seven existing testholes, review of the provided topography information, review of aerial imagery and other observations on site. Testhole location map and testhole logs are attached. The project site forms a large incomplete rectangle with three rectangular portions missing at the southeast corner and along the western boundary. The area forming the southwest corner lies north and east of E. Scott Road. A prominent ridge feature bisects much of the west end of the parent parcel and much of the eastern remainder tract consists of fenced cow pasture or open farm field. Steep slopes exist primarily along the sides of the ridge within the northwestern fourth. Total elevation differential is approximately 62'. Steep areas with slopes

exceeding 25% have been delineated on the attached drawing. Parent parcels contains minor cleared and landscaped areas around and supporting several residential structures with related outbuildings and driveway access fronting onto existing E. Scott road, at the west end and onto E. Marsh Road near the northeastern corner. The central areas are mostly hay fields or pastures, or otherwise remain in native or near native state. Existing native vegetation consists of tall grasses interspersed between clusters of young and mature birch and cottonwood with some sparse willow. One new testhole was dug on proposed Parcel #2 to evaluate existing soils conditions and two new testholes were dug on the lots labeled Parcels #5, #6, & #7. Near surface soils logged in the testholes included a thin organic mat over a thick layer of silty loess topsoils extending down to 6' to 10', which is typical for the area. Receiving soils were consistently clean sands with gravels, extending down to as much as 18'. No groundwater was encountered. Based on the available soils and water table information, topography, MSB code and observations on site, each of the proposed lots labeled Parcel #2, #5, #6 and #7 will each contain over 10,000 sf of contiguous useable septic area and 10,000 sf of additional useable building area. The remaining four proposed large tracts are each over 4000,000 sf (9.183 acres) and do not require useable area verification. No new roads are proposed or needed. Drainage will not be significantly affected by any access improvements and the portions of the project near the rights-of-way run to existing ditches and drainage structures or naturally low areas. No new drainage easements are anticipated. General existing drainage patterns have been indicated on the attached drawing.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) would like clarification on the soils report. SP-GP is not a soil classification under the Unified Soils Classification System. *Curt Holler, PE, Holler Engineering, provided explanation of SP and GP soils and the combination of SP-GP at Exhibit C-1.*

Planning (**Exhibit D**) notes E. Marsh Road and E. Scott Road are classified as minor collector roads in the Official Streets and Highways Plan (OSHP). E. Marsh Road is projected to be extended westward to the west border of Section 29. MSB does not recommend direct access onto minor collector roads. If a residential-level road is not possible to allow for access throughout the parcels to E. Marsh Road, then the proposed 60' driveway (flag pole of proposed Parcel #6) should act as a common access for Parcels #5, #6 and #7 to limit the number of driveways onto a minor collector. N. Hemmer Road is projected to act as a major collector road on the OSHP. As this route is developed, it will join E. Scott Road along the western border of proposed Parcel #3 and along the proposed access point for Parcels #1 and #2. It is recommended these projected uses be considered in the design of this plat. Some of the proposed parcels contain a complex of wetlands. If development is to occur across these wetlands, a permit to develop wetlands may be needed from the US Army Corps of Engineers. In addition, development near wetlands should adhere to The Best Management Practices for Development Around Water Bodies, which maintains a 75' setback and other recommended BMP activities to apply to wetland properties as well as waterfronts.

Utilities: (**Exhibit E**) MTA has no comments. Enstar has no comments, recommendations or objections. MEA requests the 15' wide utility easement be increased to 20' wide utility easement on Page 2 of the plat (see **Exhibit F-4**) (see **Recommendation #4**). GCI has no comments or objections.

ADOT&PF: (Exhibit F) ADOT&PF objects to the plat as presented. The petitioner must establish internal circulation between E. Marsh Road and E. Scott Road. Currently, this plat leave these large parcels without secondary accesses, which is a significant concern for future development. The internal circulation doesn't need to be developed at present, but it needs to be dedicated for future use.

Public: (Exhibit G) Gregory Heath, owner of Lot 3A, Block 12, Cedar Hills Unit 2 Phase 1, to the northeast has a concern: "What is the proposed use of these lots? And what restrictions will be put in place for future usage?" Marissa Gordon, owner of Lot 4, Block 11, Cedar Hills Unit 1, to the northeast has a concern: "I am unable to attend. I am curious about the long term plan for these eight parcels, particularly Parcel #* since it is behind my house. I'm wondering out of concern for my property value."

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Greater Palmer; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, Pre-Design Division or Development Services.

CONCLUSION: The preliminary plat of Farm Overlook is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities, with the exception of ADOT&PF. There were no objections to the plat from the public in response to the Notice of Public Hearing; two concerns were received. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Farm Overlook is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(3). All lots have the required useable septic area and building area. The parcels greater than 400,000 sf did not require useable area verification, as topographic information was supplied by the surveyor.
3. No road construction is required, as all lots have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E) Flag lots.
5. Driveways for the parcels will be obtained through ADOT&PF, as both E. Scott Road and E. Marsh Road are ADOT&PF owned and maintained.
6. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Greater Palmer; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments, Pre-Design Division or Development Services.
7. There were no objections from any federal or state agencies, or Borough departments, with the exception of ADOT&PF.
8. There were no objections from the public in response to the Notice of Public Hearing; two concerns were received.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Farm Overlook, Sections 29 and 32, Township 18 North, Range 02E East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Increase the 15' wide utility easement on Parcels #1 and #2 to 20' wide utility easement, as requested by MEA.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.

PARCEL 4

PARCEL 8

TRACT 1-C

(2081)
TRACT 2

PARCEL 2

Common Access Area

PÄRCEL 3

(1309)

STANGI

FOX EST
(7870)

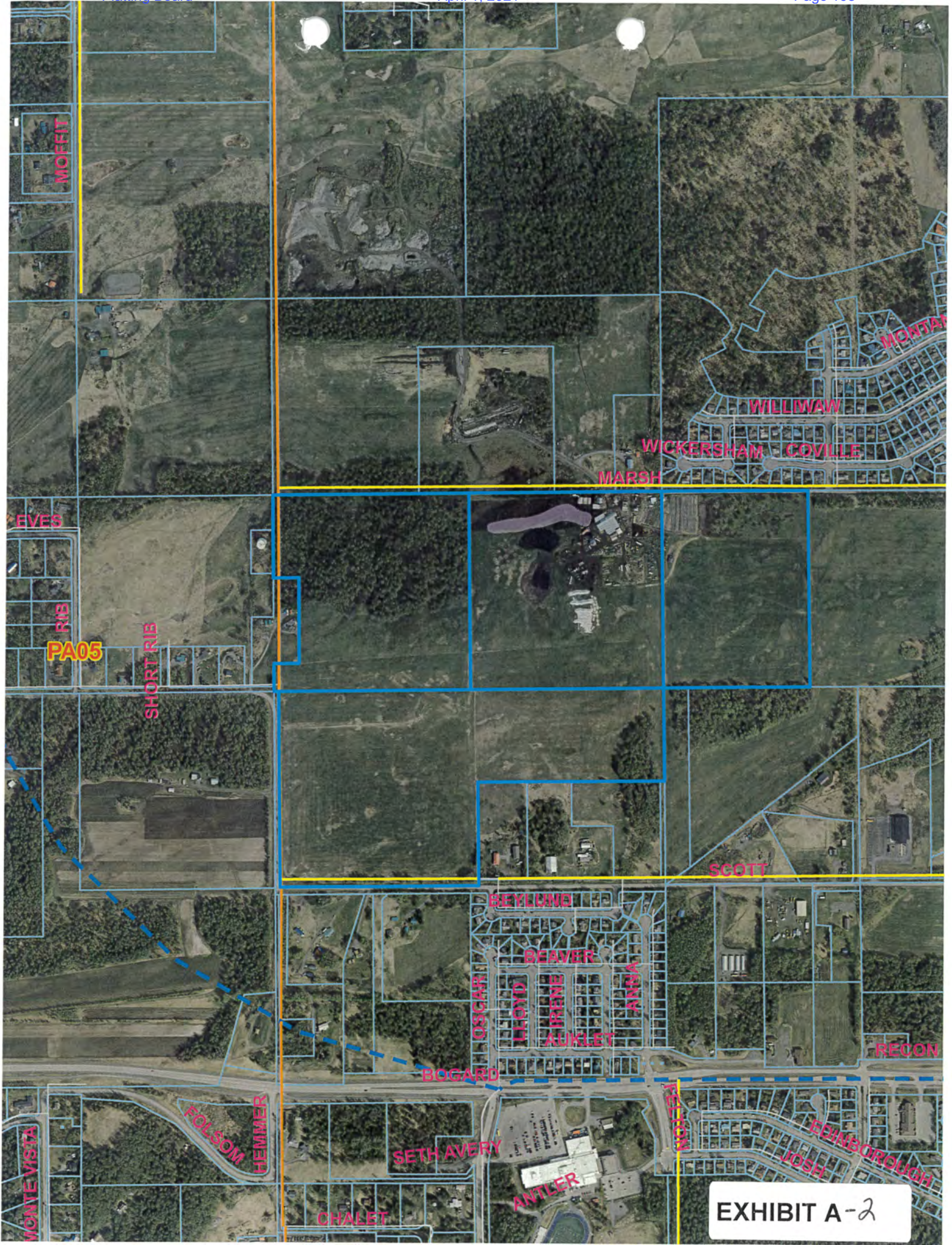
FOR PROPOSED FARM OVERLOOK
LOCATED WITHIN

SECs 29 & 32, T18N, R02E, SEWARD MERIDIAN,
ALASKA

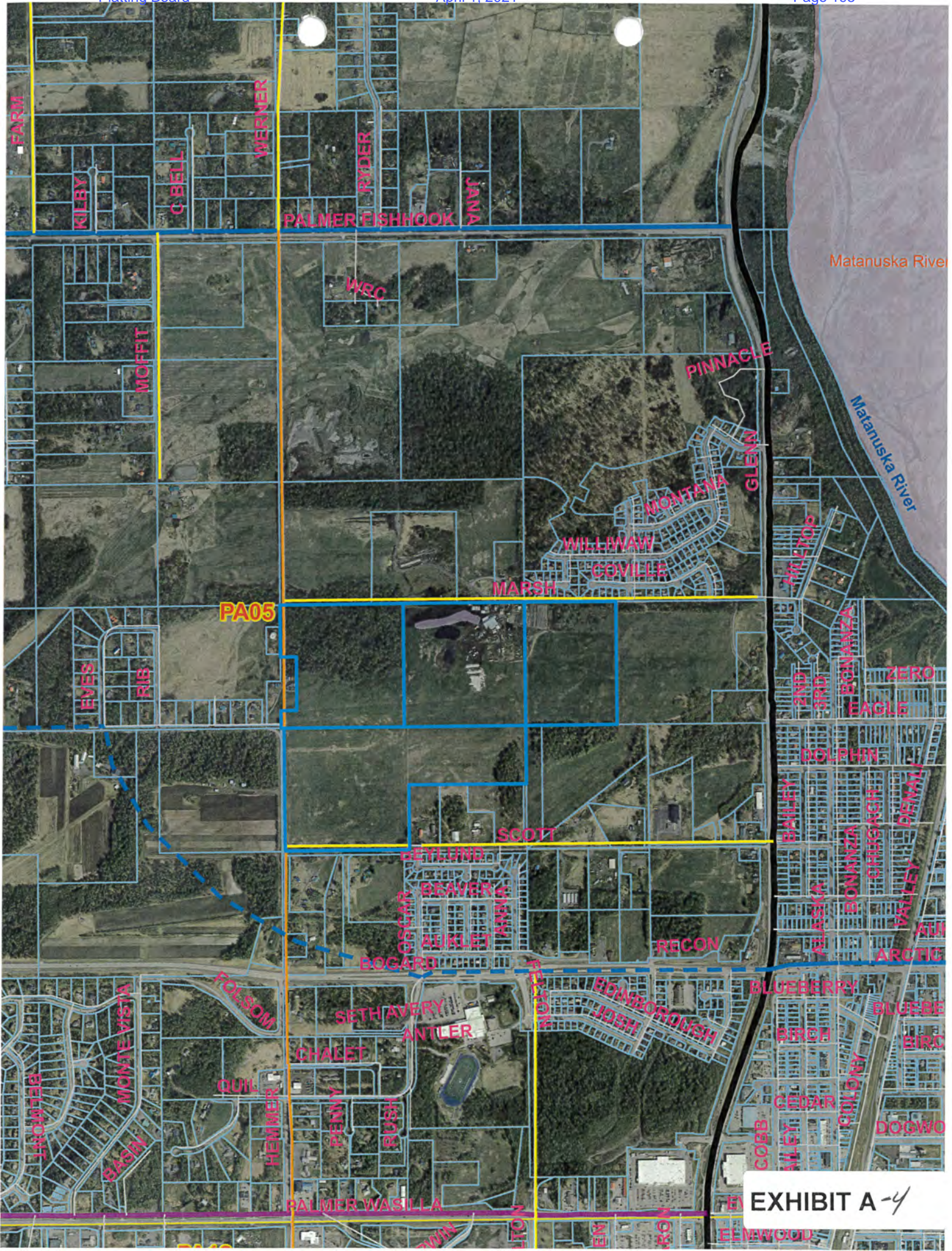
PALMER 05 MAP

EXHIBIT A-1

TR B
FRED MEYER
(7482)









HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

3375 N Sarns Dr. Wasilla, Alaska 99654 • 376-0410

February 12, 2021

Fred Wagner
MSB Platting Officer
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED

FEB 12 2021

PLATTING

Re: *Farm Overlook Subdivision*; Useable Areas
HE #20091

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 8 new lots from four existing parcels totaling 168 acres. Our soils evaluation included logging three new testholes on the parent parcel, review of the provided topography information, review of aerial imagery and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a large incomplete rectangle with three rectangular portions missing at the southeast corner and along the western boundary. The area forming the southwest corner lies north and east of E Scott Road. A prominent ridge feature bisects much of the west end of the parent parcel, and much of the eastern remainder tract consists of fenced cow pasture or open farm field. Steep slopes exist primarily along the sides of the ridge within the northwestern fourth of the area. The total elevation differential indicated from the provided topographical map is approximately 62'. Steep areas within the project with slopes exceeding 25% have been delineated on the attached drawing.

Soils & Vegetation. The parent parcel contains minor cleared and landscaped areas around and supporting several residential structures with related outbuildings and driveway access fronting onto existing E. Scott road, at the west end, and onto Marsh Road near the northeastern corner. All of these improvements are shown on the attached drawing. The central areas consist mostly of hay fields or pasture, or otherwise remain in their native or near native state. Existing native vegetation consists primarily of tall grasses interspersed between clusters of young and mature birch and cottonwood trees with some sparse willow trees throughout. One new testhole was dug on proposed Parcel 2 to evaluate existing soils condition, and two new testholes were dug on the lots labeled as Parcels 5, 6 & 7. Near surface soils logged in the testholes included a thin organic mat over a thick layer of silty loess topsoils extending down to 6' or 10', which is typical for

the area. Receiving soils under the silts were consistently clean sands with gravels extending down to as much as 18'. A copy of the testhole logs and the location/topography map is attached.

Groundwater. Groundwater was not encountered in any of the testholes, which were dug to depths of 14.5', 17.5' and 18'. Groundwater is not expected to be a limiting factor for any of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, easements, setbacks to an existing water well, steep areas and related setbacks, and setbacks to existing structures. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***each of the new proposed lots labeled Parcel 2, 5, 6, and 7 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. The remaining 4 proposed large tracts are each over 400,000 square feet in size and do not require useable area verification.***

Drainage Plan and Roads. No new roads are proposed or needed. Drainage will not be significantly affected by any access improvements, and the portions of the project near the ROW run to existing ditches and drainage structures or natural low areas. No new drainage easements are anticipated. General existing drainage patterns have been indicated on the attached drawing.

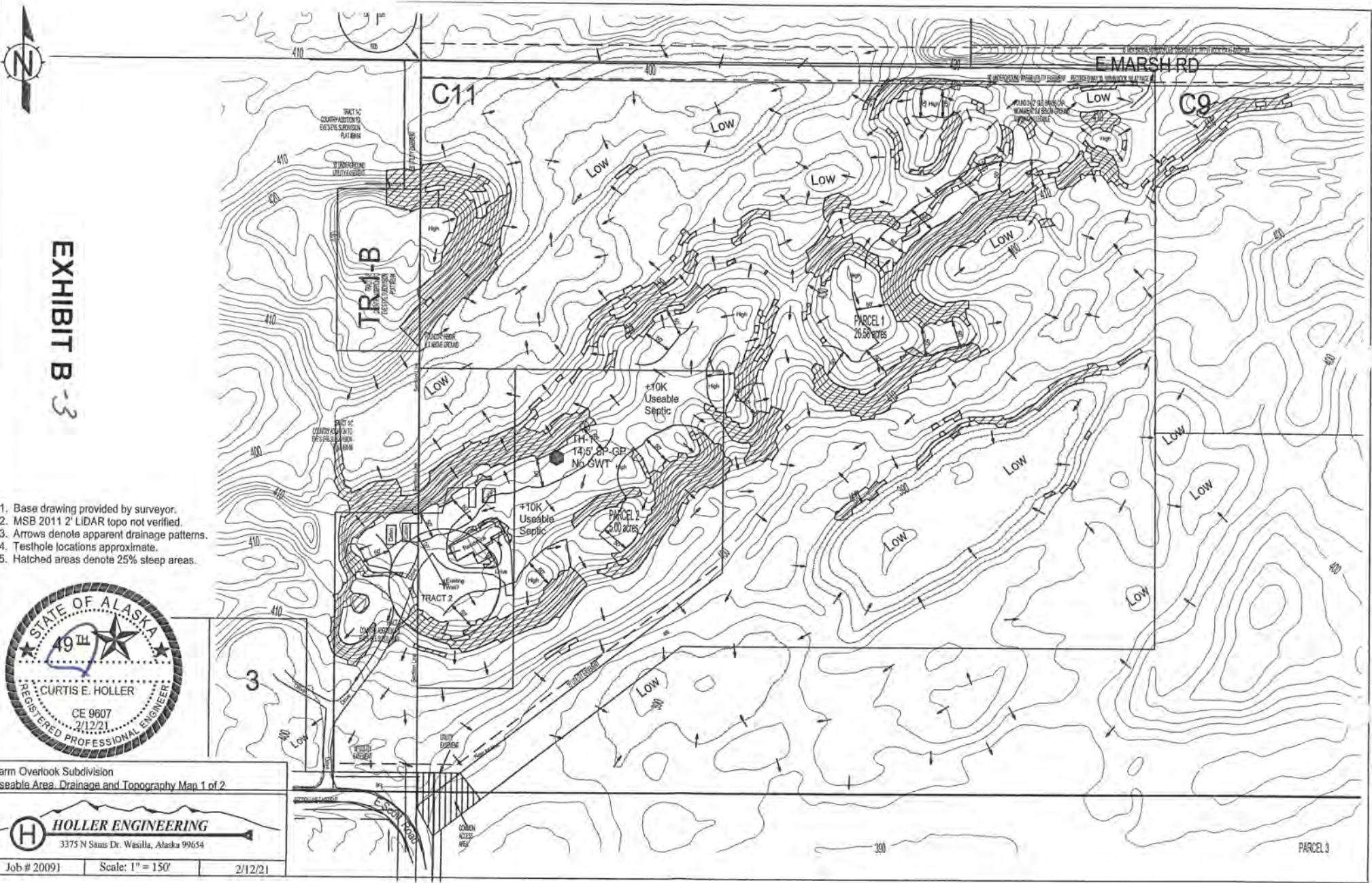
Please do not hesitate to call with any other questions you may have.

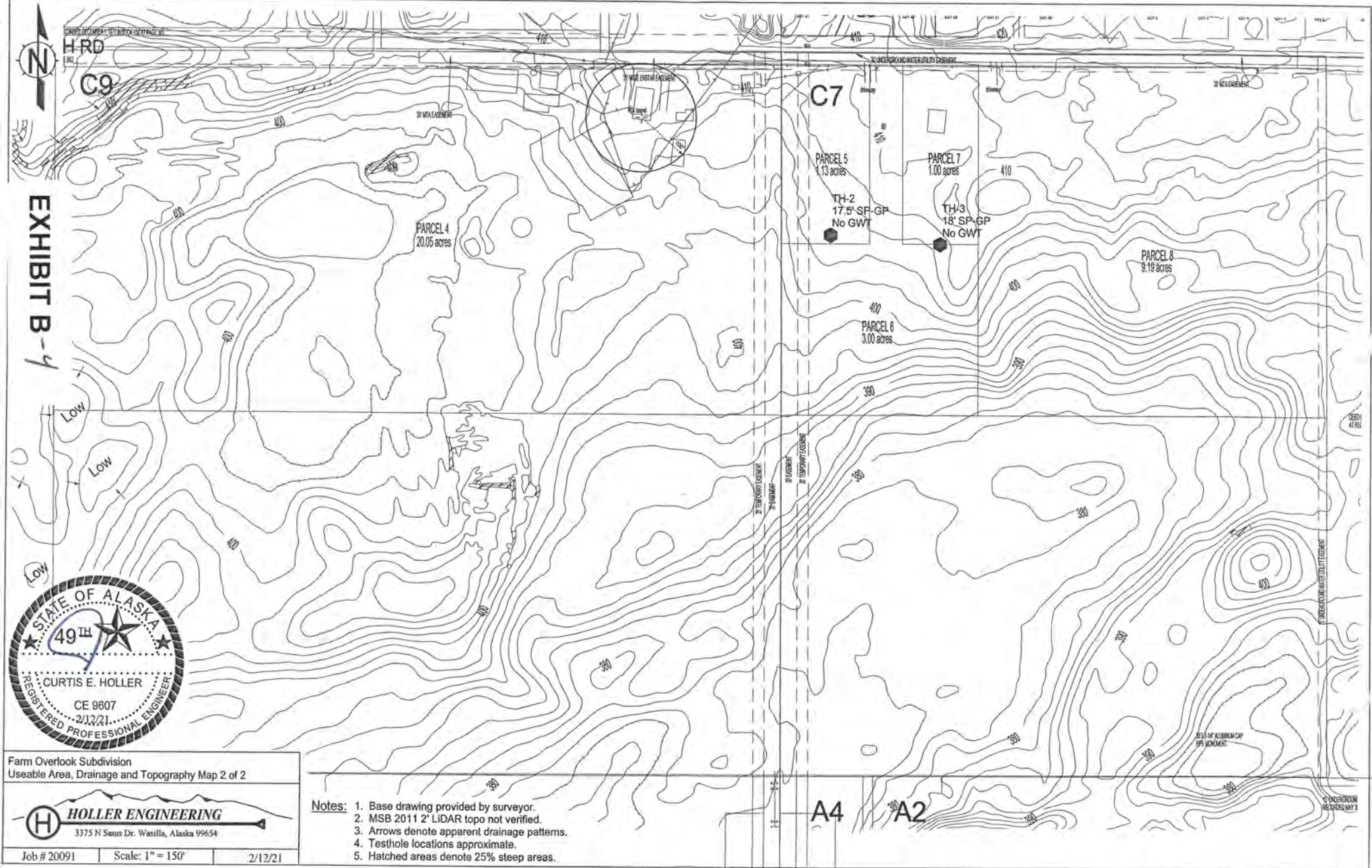
Sincerely,

Curtis Holler, PE

c: T. Moffitt, w/attachments








HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 3

Performed For: MOFFITT FAMILY

Legal Description: Farm Overlook


| Depth, feet | Soil Type | Slope | Site Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------|---|--|-----------------------------------|----------------|----------|------------|----------|----------------|----------|--------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 1 | OL, Turf, grasses | | See attached testhole & topo map. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | SM-ML, loess, soft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 7 | SP-GP w/ silt, varies to | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | SP-GP trace silt, olive gray | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | SP-GP, olive gray, medium coarse sands, sloughs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | No Groundwater | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | No Impermeables | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | | PERCOLATION TEST <table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | N/A visual analysis only | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| N/A visual analysis only | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 20 | | - PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | | - TEST RUN BETWEEN <u> </u> FT AND <u> </u> FT DEPTH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | - COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | - PERFORMED BY: J. Wilkins | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

DATE: 8/21/20
EXHIBIT B-5


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 3

Performed For: MOFFITT FAMILY

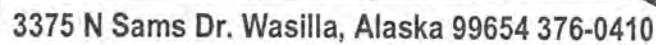
Legal Description: Farm Overlook

Seal



| Depth, feet | Soil Type | Slope | Site Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1 | OL, turf, form field, frost | | See attached testhole & topo map. <div style="text-align: center;"> ↑ N ↓ </div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Loess, ML, light brown | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 4 | SM, varies to SM-ML, dense, stands well | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 9 | | WAS GROUNDWATER ENCOUNTERED? - <u>No</u> | Slope | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | | IF YES, AT WHAT DEPTH? - <u>N/A</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | | DEPTH AFTER MONITORING? - <u>N/A</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | SP-GP, olive gray, rock to 5", few 10" boulders, medium coarse sands, one 14" boulder | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | | PERCOLATION TEST <table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | N/A visual analysis only | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| N/A visual analysis only | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 14 | | PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | | TEST RUN BETWEEN <u> </u> FT AND <u> </u> FT DEPTH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | | COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | No Groundwater | _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | No Impermeables | _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | | PERFORMED BY: J. Wilkins | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | | DATE: <u>1/06/21</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | | _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

EXHIBIT B -6



Legal Description: Farm Overlook

EXHIBIT B-7

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, March 4, 2021 7:18 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Farm Overlook #21-022

I would like clarification on the soils report: SP-GP is not a soil classification under the Unified Soils Classification System.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, February 17, 2021 4:23 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Farm Overlook #21-022

The following link contains a Request for Comments for Farm Overlook, Case #21-022. Comments are due by March 11, 2021. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Eh2n4u_rX45Ng-MNrW_gGV8BsKwBf2zlzW3XYYh4vosC5A?e=jldaTC

Please open in Chrome or copy & paste. Opening in Microsoft creates viewing issues.

Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us
861-7872

Amy Otto-Buchanan

From: Amy Otto-Buchanan
Sent: Friday, March 5, 2021 1:44 PM
To: 'Holler Engineering'; Jamie Taylor
Cc: Gary LoRusso
Subject: RE: DPW Comments on Farm Overlook

Thanks, Curt. Jamie, do you want Curt to change the soils report? Do you want to change your comments? Let me know. Thanks, A.

From: Holler Engineering <holler@mtaonline.net>
Sent: Friday, March 5, 2021 12:52 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>
Cc: Gary LoRusso <garyl@mtaonline.net>
Subject: Re: DPW Comments on Farm Overlook

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

Hi Amy & Jamie- Certainly: SP (or more properly gravelly sand) contains more sand than gravel. GP contains more gravel than sand, in each case by weight and you don't count rocks over 3". SP-GP is just shorthand for saying it is about 50% sand and 50% gravel, which there is no USCS designator for but happens quite frequently in our area of the world. Other USCS parameters actually require use of a dual-designation when you are near the dividing lines, so that is why it has traditionally been used. In most cases the mixed soils vary somewhat, if it appears to be on average slightly more sand, then it is SP-GP; if slightly more gravel then GP-SP. It is a way to fine tune your description, simply read it SP to GP. The description can be further tuned by reference to the fine fraction, such as with slight/heavy trace silt etc. These descriptors (and other qualities such as density and color) are important when we are dealing with native soils which do vary. If you are just processing one sieve sample in the lab, it is less important and it will generally fall neatly into a category. Hope this helps, Curt

From: Amy Otto-Buchanan
Sent: Friday, March 05, 2021 9:05 AM
To: Holler Engineering ; Gary LoRusso
Subject: DPW Comments on Farm Overlook

FYI

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Thursday, March 4, 2021 7:18 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Subject: RE: RFC Farm Overlook #21-022

I would like clarification on the soils report: SP-GP is not a soil classification under the Unified Soils Classification System.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

Amy Otto-Buchanan

From: Kelsey Anderson
Sent: Thursday, March 11, 2021 1:57 PM
To: Amy Otto-Buchanan
Cc: Theodore Eischeid; Leda Borys
Subject: RE: RFC Farm Overlook #21-022

FARM OVERLOOK, PA20210022

Comments:

Transportation:

E. Marsh Rd and E. Scott Rd are classified minor collector roads in the Official Streets and Highways Plan (OSHP), and E. Marsh Rd. is projected to be extended westward to the west border of Section 29 of Township 18N, Range 2E. The Matanuska-Susitna Borough does not recommend direct access onto minor collector roads. If a residential-level road is not possible to allow for access throughout the parcels to E. Marsh Rd, then the proposed 60' driveway should act as common access for Parcels 5, 6, and 7 limit the number of driveways onto a minor collector.

N. Hemmer Rd is projected to act as a major collector road by OSHP. As this route is developed, it will join E. Scott Rd alongside the western border of the proposed Parcel 3 and along the proposed access point for Parcels 1 and 2. Access points onto major collector roads, particularly for residential use, should be limited. It is recommended that these projected uses be considered in the design of this plat.

Wetlands:

Some of the proposed parcels contains a complex of wetlands. IF development is to occur across these wetlands, a permit to develop wetlands may need to be obtained from the U.S. Army Corps of Engineers. In addition, owners developing near wetlands should adhere to The Best Management Practices for Development Around Water Bodies which maintains a 75' setback and other recommended BMP activities to apply to wetlands properties as well as waterfront.



Kelsey Anderson

Matanuska-Susitna Borough: Planner II
 907-861-8525

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Wednesday, March 3, 2021 10:57 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Farm Overlook #21-022
Attachments: 20210303_110736.pdf

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

MEA comments to extend the 15' wide utility easement on page 2 of the plat to a 20' utility easement.

Please see attached.

Tammy Simmons, SR/WA
 Right of Way Technician
 907-761-9276

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, February 17, 2021 4:23 PM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Farm Overlook #21-022

CAUTION: This email originated from outside of the MEA.coop organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The following link contains a Request for Comments for Farm Overlook, Case #21-022. Comments are due by March 11, 2021. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Eh2n4u_rX45Ng-MNrW_gGV8BsKwBf2zlw3XYYh4vosC5A?e=jldaTC

Please open in Chrome or copy & paste. Opening in Microsoft creates viewing issues.

Amy Otto-Buchanan
 Platting Technician
amy.otto-buchanan@matsugov.us
 861-7872

EXHIBIT E -/



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
 Engineering Department, Right of Way Section
 401 E. International Airport Road
 P. O. Box 190288
 Anchorage, Alaska 99519-0288
 (907) 277-5551
 FAX (907) 334-7798

February 23, 2021

Matanuska-Susitna Borough, Platting Division
 350 East Dahlia Avenue
 Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural gas company has reviewed the following preliminary plats and has no comments or recommendations.

- **Farm Overlook**
 (MSB Case # 2021-022)
- **Wolf Ridge**
 (MSB Case # 2021-021)
- **BLW Subdivision**
 (MSB Case # 2021-020)
- **Northgate Alaska 2021 Master Plan**
 (MSB Case # 2021-023)
- **Cedar Park Master Plan**
 (MSB Case # 2021-025)

If you have any questions, please feel free to contact me at (907) 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

Skylar Shaw
 ROW & Compliance Technician
 ENSTAR Natural Gas Company

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, February 18, 2021 1:56 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Farm Overlook #21-022

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

Hello,

MTA has reviewed the plat for Farm Overlook. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
 office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, February 17, 2021 4:23 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Farm Overlook #21-022

The following link contains a Request for Comments for Farm Overlook, Case #21-022. Comments are due by March 11, 2021. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, March 9, 2021 3:14 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Farm Overlook #21-022
Attachments: Agenda Plat Pg 1.pdf; Agenda Plat Pg 2.pdf; Agenda Plat Pg 3.pdf; RFC Packet.pdf

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

Amy,

In review GCI has no comments or objections to the plat, attached is the signed plat.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

m: 907-744-5166 | w: www.gci.com

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, February 17, 2021 4:23 PM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; timhaledistrict1@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Farm Overlook #21-022

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/Eh2n4u_rX45Ng-MNrW_gGV8BsKwBf2zlzW3XYyh4vosC5A?e=jldaTC

Please open in Chrome or copy & paste. Opening in Microsoft creates viewing issues.

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

March 11, 2021

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has no comments:

- **Tax Map GB10, Sec 04, T15N, R03W (Hanson Land Solutions & Olson)**
- **Cedar Park Master Plan (Cedar Park Prop)**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **Brasil Springs Survey, Plat #70-41 (Sorenson & Rodes)**
 - All lots must use internal access. No direct access will be granted to Palmer-Fishhook for individual lots.
 - We recommend the petitioner dedicate access for the lots to Olivewood Drive. This could provide secondary access to the lots in the future.
- **Farm Overlook (Moffitt)**
 - We object to the plat as presented. The petitioner must establish internal circulation between Marsh Road and Scott Road. Currently, this plat leaves these large parcels without secondary accesses, which is a significant concern for future development. The internal circulation doesn't need to be developed at present, but it needs to be dedicated for future use.
- **Northgate Alaska 2021 Master Plan (Northgate Alaska)**
 - As per our comments on 7/30/2020 and 11/05/2020, no direct access will be granted to Seldon Road. All access must be via Stoney Hollow Drive, Tait Drive, and Northgate
- **Tax Map WA09, Sec 02, T17N, R01E (Frydenlund)**
 - All lots must use internal access. No direct access will be granted to Palmer-Wasilla Highway for individual lots.
- **Westwood Shores, Plat #85-92 (Hanson Land Solutions & Kennerson)**

EXHIBIT F - /

- No direct access will be granted to Palmer-Wasilla Highway. All lots must access Westwood Drive.
- **Tax Map GB08, Sec 34, T16N, R03W (Miller & Beckman)**
 - No direct access will be granted to Knik-Goose Bay Road. The lot must access via Ella Louise Circle.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property and dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or melanie.nichols@alaska.gov.

Sincerely,



Melanie Nichols
Mat-Su Area Planner

cc:

Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB PD&E Manager
Danika Simpson, Property Management Supervisor, Right of Way
Allen Kemplen, Mat-Su Core Area Planner

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



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 HEATH PHYLLIS M
 745 S WILLIOWAW DR
 PALMER, AK 99645-7013

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 MAR 1 4 2021
 PLATTING

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: TRACY & KATHRYN MOFFITT

REQUEST: The request is to create eight lots from Tax Parcels C7, C9, C11 and remainder Tract D-1 of H. Adams Subdivision, Plat No. 71-37, to be known as **FARM OVERLOOK**, containing 167.4 acres +/- . The plat is located south of E. Marsh Road and north of E. Scott Road (Tax ID #s 118N02E29C007, C009, C011 and 53001000T00D-1); within Sections 29 and 32, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Great Palmer Community Council and Assembly District #1: Tim Hale.

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 **April 1, 2021**, starting at 1 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. 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) 861-7872.

To view the agenda or meeting packet please go to the following link: 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: Gregory Heath Address: 745 South Willowaw Drive

Comments: What is the proposed use of these lots?
And what restrictions will be put in
place for future usage?

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



52752B11L004
GORDON MARISSA A
760 W COVILLE CIR
PALMER AK 99645-7003

92

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MAR 17 2021

PLATTING

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

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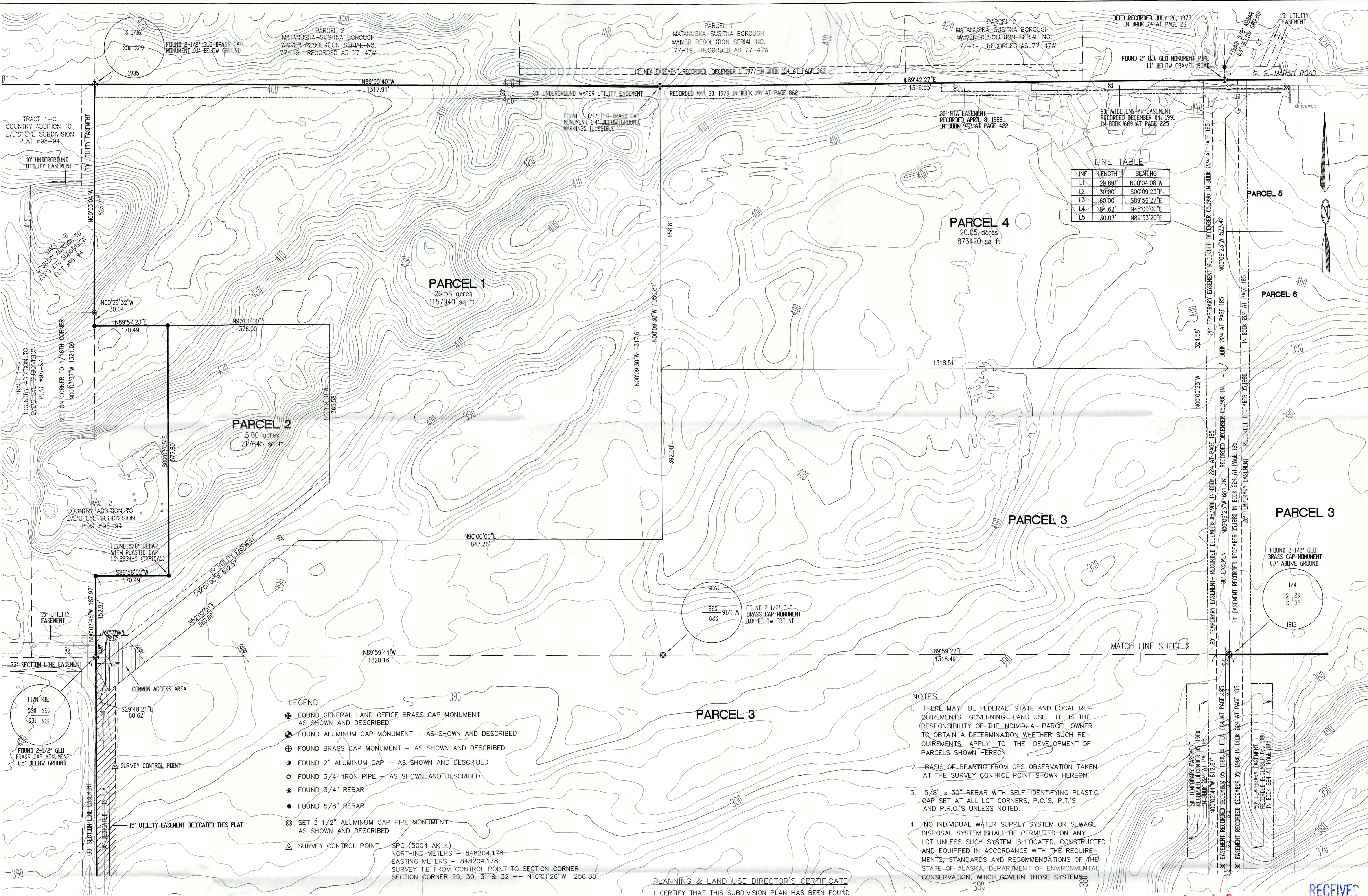
For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board 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) 861-7872.

To view the agenda or meeting packet please go to the following link: 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: Marissa Gordon Address: 760 W Coville Cir.

Comments: I am unable to attend. I am curious about the long term plan for these 8 parcels particularly parcel 8 since it is behind my house. I'm wondering out of concern for my property value.



CERTIFICATE OF OWNERSHIP & DEDICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE STATE OF ALASKA AND GRANT ALL EASEMENTS TO THE USE SHOWN.

TRACY A. MOFFITT DATE
12551 E. MARSH ROAD
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS____
DAY OF _____, 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

KATHRYN A. MOFFITT DATE
12551 E. MARSH ROAD
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS____
DAY OF _____, 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

LEGEND

- ✱ FOUND GENERAL LAND OFFICE BRASS-CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
- ⊕ FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
- FOUND 2" ALUMINUM CAP - AS SHOWN AND DESCRIBED
- FOUND 3/4" IRON PIPE - AS SHOWN AND DESCRIBED
- FOUND 5/4" REBAR
- FOUND 5/8" REBAR
- ⊙ SET 3 1/2" ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
- △ SURVEY CONTROL POINT - SPC (5004 AK 4)
NORTHING METERS - 848204.178
EASTING METERS - 848204.178
SURVEY TIE FROM CONTROL POINT TO SECTION CORNER
SECTION CORNER 29, 30, 31 & 32 - N10°01'26"W 256.88'

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE BOROUGH TAX COLLECTION OFFICIAL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE

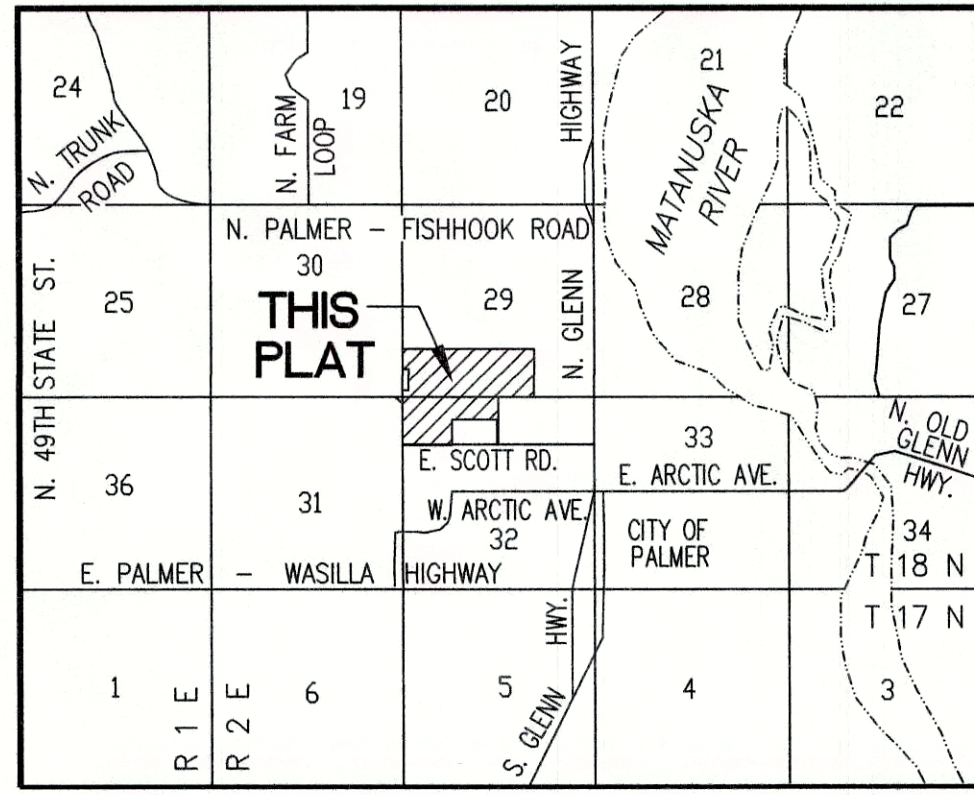


NOTES

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- BASIS OF BEARING FROM GPS OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
- 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- EASEMENTS OF RECORD NOT SHOWN HERON:
a) M.T.A EASEMENT RECORDED AUGUST 15, 1977 AT BOOK: 145, PAGE: 995
b) M.E.A EASEMENT RECORDED AUGUST 14, 2019 AT INSTRUMENT NO. 2019-017344-0

VICINITY MAP

SCALE 1" = 1 MILE



Agenda Copy
A PLAT OF

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FEB 12 2021

FARM OVERLOOK PLATTING

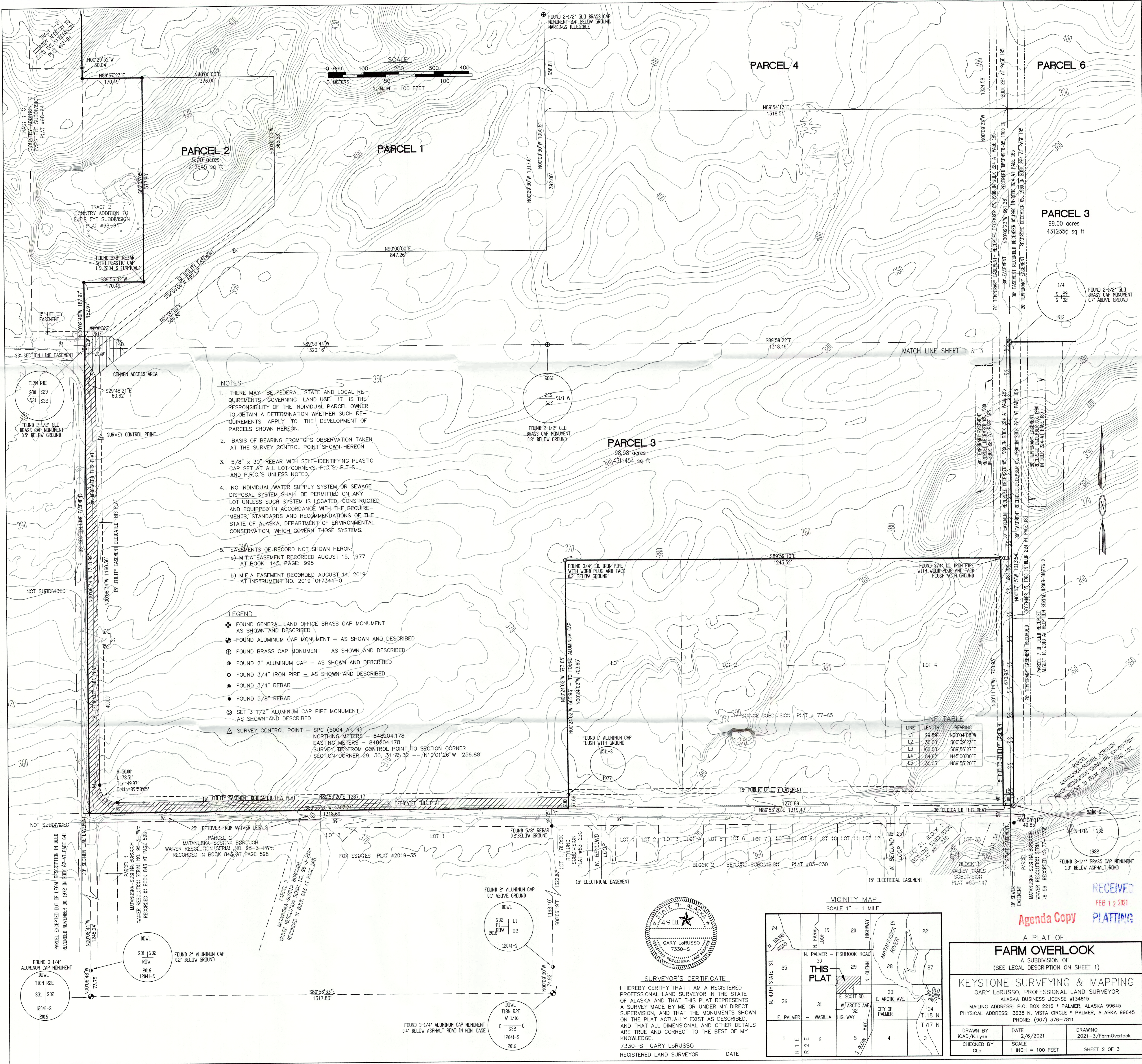
A SUBDIVISION OF

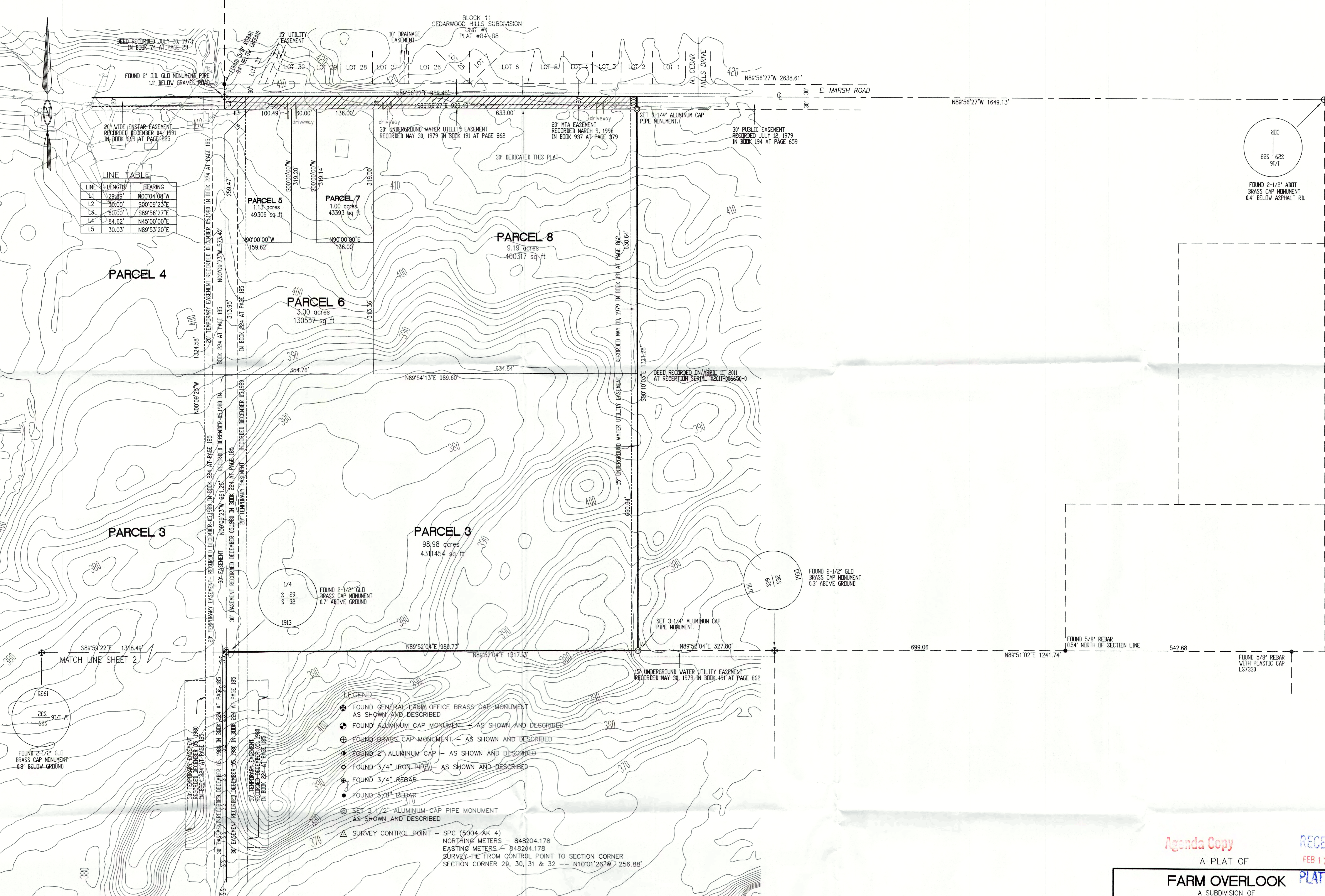
THAT PORTION OF THE SW1/4 SE1/4 OF SECTION 29, T. 18 N., R. 02 E., SEWARD MERIDIAN, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER OF THE SE 1/4 OF SAID SECTION, THENCE WEST 1650.0 FEET TO A POINT OF BEGINNING; THENCE WEST 990.0 FEET; THENCE NORTH 1320.0 FEET; THENCE EAST 990.0 FEET; THENCE SOUTH 1320.0 FEET TO THE POINT OF BEGINNING;
AND
THAT PORTION OF THE SW1/4 SW1/4 OF SECTION 32, T. 18 N., R. 02 E., SEWARD MERIDIAN, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA; EXCEPT THEREFROM TRACT 2 COUNTRY ADDITION TO EVE'S EYE SUBDIVISION, ACCORDING TO PLAT #98-94, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA;
AND
THE SE1/4 SW1/4 OF SECTION 29, T. 18 N., R. 02 E., ALSO KNOWN AS TRACTS D & E OF H. ADAMS PROPERTIES ACCORDING TO PLAT #64-13, EXCEPTING THEREFROM TRACT F OF THE REPLAT OF TRACTS D & E, H. ADAMS PROPERTIES, ACCORDING TO PLAT #71-37, ALL LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA;
AND
THE SE1/4 SW1/4 OF SECTION 29, T. 18 N., R. 02 E., SEWARD MERIDIAN, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
WITHIN SECTIONS 29 & 32 T. 18 N., R. 2 E.
SEWARD MERIDIAN, ALASKA
CONTAINING 167.4 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 376-7811

| | | |
|-------------------------|----------------------------|---------------------------------|
| DRAWN BY ICAD/K.Lyne | DATE 2/6/2021 | DRAWING: 2021-3/FarmOverlook |
| CHECKED BY GLO | SCALE 1 INCH = 100 FEET | SHEET 1 OF 3 |





NOTES

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- BASIS OF BEARING FROM GPS OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
- 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- EASEMENTS OF RECORD NOT SHOWN HERON:
 - M.T.A. EASEMENT RECORDED AUGUST 15, 1977 AT BOOK: 145, PAGE: 995
 - M.E.A. EASEMENT RECORDED AUGUST 14, 2019 AT INSTRUMENT NO. 2019-017344--0

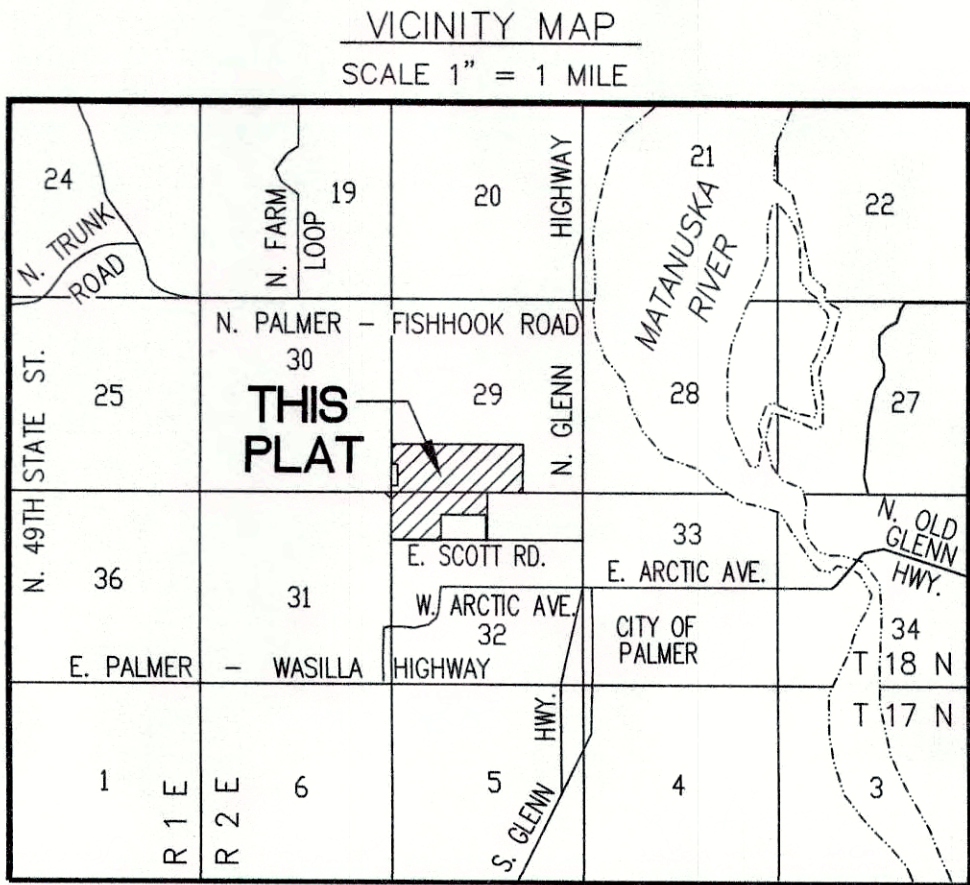


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR

DATE _____



Agenda Copy

RECEIVED

A PLAT OF

FEB 12 2021

FARM OVERLOOK

A SUBDIVISION OF

THAT PORTION OF THE SW1/4 SE1/4 OF SECTION 29, T. 18 N., R. 02 E., SEWARD MERIDIAN, LOCATED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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PHONE: (907) 376-7811

DRAWN BY

ICAD/K.Lyne

DATE

2/7/2021

CHECKED BY

Glo

SCALE

1 INCH = 100 FEET

DRAWING:

2021-3/FarmOverlook

SHEET 3 OF 3

6E

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 1, 2021**

PRELIMINARY PLAT: NORTHGATE ALASKA 2021 MASTER PLAN

LEGAL DESCRIPTION: SEC 31, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: NORTHGATE ALASKA

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 59 ± PARCELS: 50

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-023

REQUEST: The request is to create 49 lots and one tract from Lots 1 & 2, Northgate Alaska Subdivision, Plat No. 2020-92, to be known as **NORTHGATE ALASKA 2021 MASTER PLAN**, containing 59 acres +/- . The plat is located south of E. Seldon Road, east of N. Tait Drive, north and west of E. Bogard Road; within Section 31, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
Traffic Count

EXHIBIT A – 4 pgs
EXHIBIT B – 25 pgs
EXHIBIT C – 1 pg

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Planning
Development Services
Department of Emergency Services
Utilities
US Army Corps of Engineers
ADOT&PF

EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 1 pg
EXHIBIT H – 5 pgs
EXHIBIT I – 1 pg
EXHIBIT J – 2 pgs

DISCUSSION: The proposed subdivision is south of E. Seldon Road and east of N. Tait Drive. Access for the subdivision will be from E. Alfred's Drive off of N. Tait Drive and N. Northgate Place off of E. Seldon Road. Northgate Alaska Church has an existing approved driveway off of N. Tait Drive. Petitioner is dividing the two parcels by a two-phase master plan. Phase 1 will redraw the lot lines between Lot 1 and Lot 2 of Northgate Alaska Subdivision; Phase 2 will create the 49 lots from Tract B (the reconfigured Lot 2). Petitioner will be constructing interior streets to Borough residential street standards (see ***Recommendation #3***). The proposed streets do exist; however, they are not up to Borough standards. Petitioner will be dedicating the Public Use Easements of E. Frontier Plaza Drive and N. Northgate Place. All streets within the subdivision will have adjoining 15' wide utility easements. Petitioner is dedicating a stub road for access to Tax Parcel A19 to the south

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging three new testholes, review of the numerous existing testholes, review of the provided topography information, review of aerial imagery and other observations on site. Testhole location map and testhole logs are attached. The project site forms a large irregular/incomplete trapezoid shape south of E. Seldon Road and east of N Tait Drive. The majority of the parcels are relatively level; minor and infrequent steep slopes exceeding 25% exist and are shown on the attached map. These slopes are limited to man-made berms from an earlier project. The southernmost border abuts the base of a steep +30' rise. Total elevation differential is approximately 18'. The parent parcels contain minor cleared and landscaped area around and supporting several structures and related outbuildings with drive access fronting onto existing N. Tait Drive. The area of Phase 2 was previously cleared and used as hay fields and pasture until 2005. Existing native vegetation consists of tall grasses interspersed with young and mature bird and cottonwood with some sparse willow and young spruce. Eighteen proximate testholes were dug during earlier work and three new testholes were dug. Near surface soils included a thin organic mat over a layer of silty loess topsoils extending to 1' to 3'. Receiving soils are typically clean sands and gravels extending to either 12' or 15'. Groundwater was encountered in previously dug Testhole #28 at a depth of 10' in the form of seeps; this testhole is located just off of the parent parcels. Based on the available soils and water table information, topography, MSB code and observations on site, each of the proposed 49 lots will each contain over 10,000 sf of contiguous useable septic area and 10,000 sf of additional useable building area. Remainder Tract A is each over 4000,000 sf (9.183 acres) and does not require useable area verification.

Community Water System: This project will install distribution piping to connect to an existing successful Class A/non-transient community public water system. The system is presently active and approved by ADEC. Draft design of the water system distribution line layout and service connection points are shown on the attached map. Main lines will be 8", 6" or 4", to be installed during road work.

Roads and Drainage: The proposed lots will be accessed from approximately 3,422' of new roads, including two cul-de-sac bulbs and four intersections. Drainage along these new roads will be directed via ditches to existing natural courses, low areas or to several rock filled infiltration points. Seven drainage easements are shown on the attached map to accommodate natural drainage patterns, provide infiltration and minimal storage. Four 18" culverts are planned for installation as shown. General existing drainage patterns have been indicated on the attached drawing.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

Comments:

Department of Public Works Operations & Maintenance (**Exhibit D**) requests submittal of Average Daily Traffic (ADT) calculations for intersections within the subdivision and at every intersection out to existing streets or higher classification (E. Alfred's Drive at N. Tate Drive and N. Northgate Place at E. Seldon Road) (see Traffic Count at **Exhibit C**). Show the Public Use Easement for E. Frontier Plaza Drive. *Staff notes this will be addressed on final plat.* Submit drainage report prior to preconstruction conference.

Planning Division (**Exhibit E**) notes the Borough generally defers to ADOT&PF regarding access onto state roads. Seldon Road and Bogard Road (accessed by way of E. Frontier Plaza Drive) are both arterial

level roads. These roads are designed for mobility and higher speed traffic. Planning Division recommends traffic from the proposed subdivision access onto minor collectors and residential roads (Tait Drive) when possible.

Development Services Division (**Exhibit F**) suggests a plat note stating no direct access from N. Tait Drive from Lot 1 Block 1. N. Tait Drive is currently a minor collector (see **Recommendation #5**).

Department of Emergency Services (**Exhibit G**) notes this subdivision requires a second access, which would be satisfied if N. Northgate Place were extended to Seldon Road. *Staff notes N. Northgate Place is constructed to the intersection of E. Frontier Plaza Drive. Phase 2 will construct E. Alfred's Drive to the intersection N. Northgate Place and N. Northgate Place will be constructed south from the intersection of E. Frontier Plaza Drive.*

Utilities: (Exhibit H) MTA has no comments. Enstar has no comments, recommendations or objections. GCI has no comments or objections. MEA did not respond.

US Army Corps of Engineers: (Exhibit I) No waters of the US are located within the boundaries of the proposed subdivision; no Department of Army permit is not required.

ADOT&PF: (Exhibit J) ADOT&PF notes no direct access will be granted to E. Seldon Road. All access must be via Stoney Hollow Drive (now E. Frontier Plaza Drive), N. Tait Drive and N. Northgate Place (see **Recommendation #6**).

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council North Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Community Development, Assessments, Pre-Design Division or Development Services; or MEA.

CONCLUSION: The preliminary plat of Northgate Alaska 2021 Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Northgate Alaska 2021 Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(3). All lots have the required useable septic area and building area.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot will have the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council North Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #25

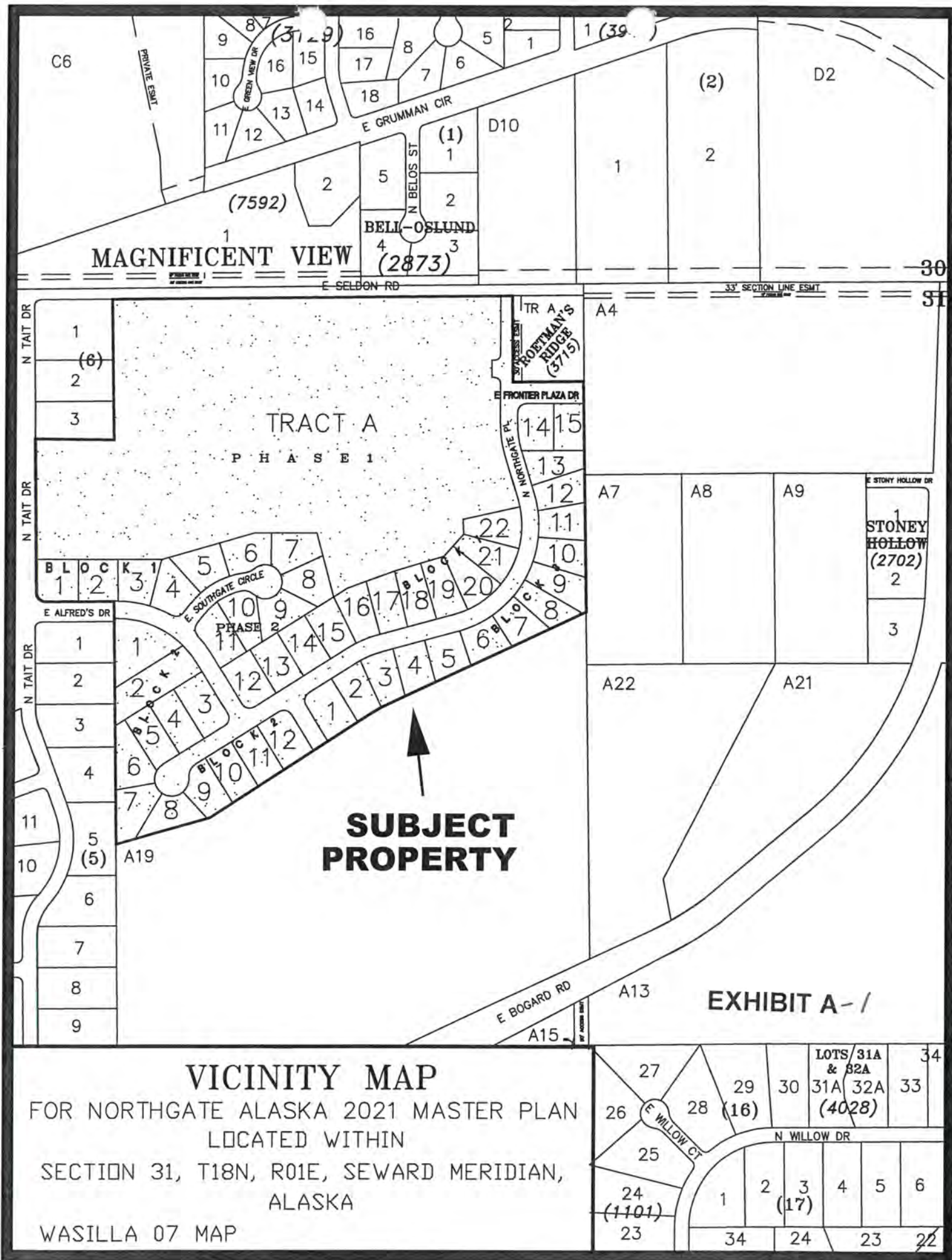
Bogard; MSB Community Development, Assessments, Pre-Design Division or Development Services; or MEA.

6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Northgate Alaska 2021 Master Plan, Section 31, Township 18 North, Range 01E East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, for each phase plat, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest, for each phase plat
3. Construct interior streets and cul-de-sacs to residential street standards:
 - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit the No Engineer Left Behind for final road inspection.
 - b. Provide DPW acceptance of the roads to Platting staff.
 - c. Street names shall be approved by Platting Assistant.
4. Pay postage and advertising fees.
5. Add a plat note to state no direct access from Lot 1 Block 1 onto N. Tait Drive.
6. Add a plat note to state no direct access to E. Seldon Road.
7. Submit recording fees, payable to Department of Natural Resources (DNR), for each phase plat.
8. Submit each final phase plat in full compliance with Title 43.





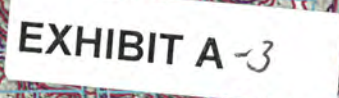




EXHIBIT A-4



February 12, 2021

Fred Wagner
MSB Platting Officer
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED

FEB 12 2021

PLATTING

Re: *Northgate Subdivision*; Useable Areas, Roads and Drainage
HE #21002

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 49 new lots one existing parcel totaling 59 acres. Our soils evaluation included logging three new testholes on the parent parcel, review of numerous existing testholes, review of the provided topography information, review of aerial imagery and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an irregular/incomplete trapezoid shape south of E. Seldon Road and east of N. Tait Drive, being the undeveloped late phases of an incomplete master plan started in 2004. The majority of the parent parcel lays relatively level with only a few minor raised areas shown on the attached map. Minor and infrequent steep slopes exceeding 25% exist as shown on the attached sketch. Such slopes are however typically limited to man-made berms from the earlier project or limited to clearing and minor grading. The southernmost border of the parent parcel abuts the base of a steep +30' rise. The total elevation differential indicated from the provided topographical map is approximately 18'.

Soils & Vegetation. The parent parcel contains minor cleared and landscaped areas around and supporting several structures and related outbuildings with driveway access fronting onto existing N Tait Drive. Much of the area to be formed into small lots was previously cleared or partially cleared, for use as hay fields or pasture up until 2005. Some areas remain in their native or near native state. Existing native vegetation consists primarily of tall grasses interspersed between clusters of young and mature birch and cottonwood trees with some sparse willow and young spruce trees throughout. Eighteen proximate testholes had been dug during the earlier work, and 3 new testholes were dug recently on the parcel to evaluate existing soils conditions. Near surface soils included a thin organic mat over a layer of silty loess topsoils extending down 1' to 3'. Receiving soils under the topsoils were typically clean sands and gravels extending down to either 12' or to 15'. A copy of the testhole logs and the location/topography map is attached.

Groundwater. Groundwater was encountered in one previously dug testhole, labeled testhole 28, at a depth of 10' in the form of seeps; this hole is actually located just off of the parent parcel. Groundwater was not encountered in any other testhole, including in local low areas. The testholes were dug to depths of 12' to 15'. Groundwater is not expected to be a limiting factor for any of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, easements, setbacks to existing water wells, steep areas, and setbacks to existing structures. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***each of the 49 new proposed lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. The remainder Tract A will contain more than 400,000 square feet of area and does not require useable area verification.***

Community Water System. This project will need to install distribution piping to connect to an existing, successful Class A / non-transient community public water system. One active and three other potential well sources have previously been developed, as well as large storage tanks. The system is presently active and approved by ADEC. The draft design for water system distribution line layout and service connection points are shown on the attached map. Main lines will be 8", 6" or 4" HDPE, to be installed during road work.

Roads and Drainage. The proposed lots will be accessed from approximately 3,422' of new roads, including 2 cul-de-sac bulbs and 4 intersections. Sandy gravel materials adequate to construct the roads can readily be mined from existing soils within the new ROW. Drainage along these new roads will be directed via ditches to existing natural courses, low areas or to several rock filled infiltration points. Seven drainage easements are shown on the attached map to accommodate natural drainage patterns, provide infiltration and minimal storage. Four 18" culverts are planned for installation as shown on the attached drawing. General existing drainage patterns have also been indicated on the attached map. As always, the drainage plan is subject to field modification and improvement during construction.

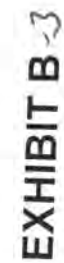
Please do not hesitate to call with any other questions you may have.

Sincerely,

Curtis Holler, PE

c: JRK Group LLC, w/attachments

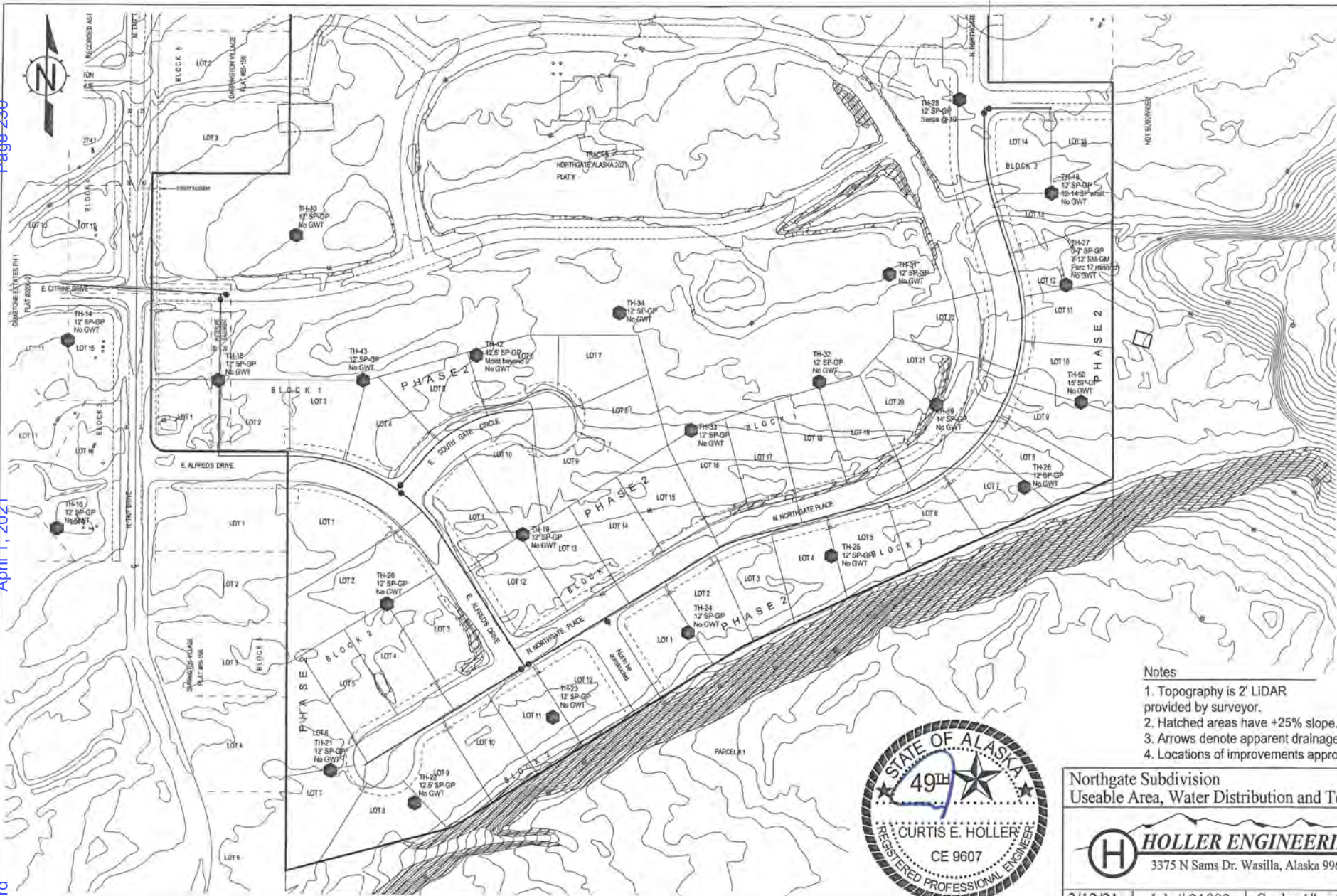




2. Arrows denote apparent drainage patterns.
3. — = 5 x 5 x 15 rock infiltration point.
4. Culvert sizes as labeled.

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

| | | |
|---------|-------------|------------------|
| 2/12/21 | Job # 21002 | Scale: 1" = 175' |
|---------|-------------|------------------|



Notes

1. Topography is 2' LiDAR provided by surveyor.
2. Hatched areas have +25% slope.
3. Arrows denote apparent drainage patterns.
4. Locations of improvements approximate.



Northgate Subdivision
Useable Area, Water Distribution and Topography



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654

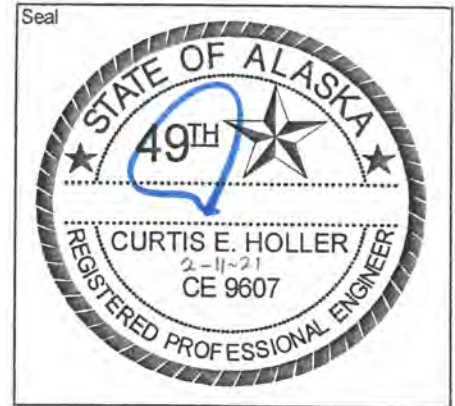
2/12/21 Job # 21002 Scale: 1" = 175'

EXHIBIT B-4



Legal Description: Gemstone Estates (within N1/2 S31 T18N R1E)

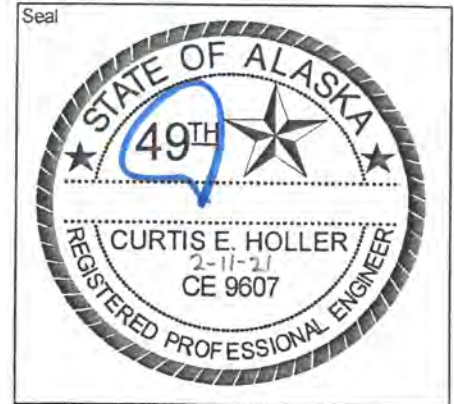
EXHIBIT B-5



Legal Description: Gemstone Estates (within N1/2 S31 T18N R1E)

THLOG(with OL)Garnstone 12/13/04

EXHIBIT B-6



Legal Description: Gemstone Estates (within N1/2 S31 T18N R1E)

Site Plan

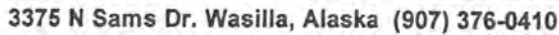
↑
N
|

See attached testhole
location/topo map and letter

| | |
|-------|--|
| Slope | |
|-------|--|

[illegible]

- PERFORMED BY: L. Holler DATE: 11-23-04



Legal Description: Gemstone Estates (within N1/2 S31 T18N R1E)

Soil Type

Site Plan

↑
N
I

See attached testhole
location/topo map and letter

Slope

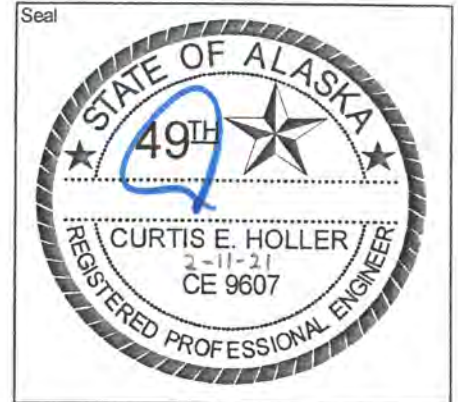
N/A

No Gut

PERCOLATION TEST

[illegible]

DATE: 11-23-09



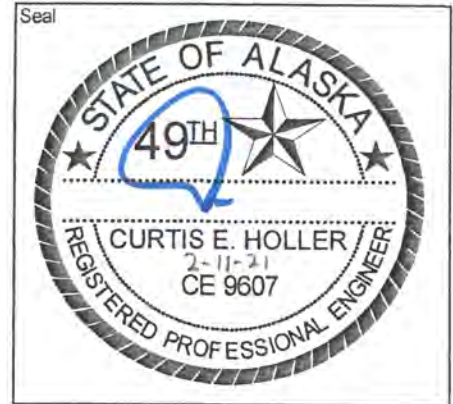
Legal Description: Gemstone Estates (within N1/2 S31 T18N R1E)

See attached testhole
location/topo map and letter

No but

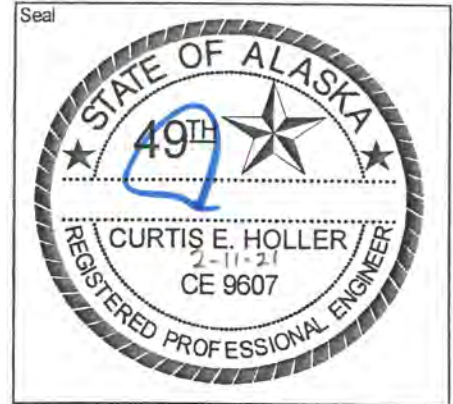
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DATE: 11-23-04



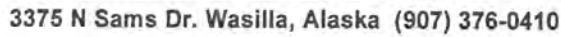
Legal Description: Gemstone Estates (within N1/2 S31 T18N R1E)

| Depth, feet | Soil Type | Slope | Site Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------|--------------------------------|---|---|---|----------|------------|----------|----------------|----------|--|-----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 1 | OL SM-ML, light brown color | | <p style="text-align: center;">See attached testhole location/topo map and letter</p> <p style="text-align: right;">↑ N ↓</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | SP-6P ± 50% w/TRACE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | SILT. Rocks to 4". | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | OCC'L to 7" SEVERAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | THIN BANDS OF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | PEARL PEBBLES. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | MODERATE SLOUGH. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | NO GWT | | | <p>WAS GROUNDWATER ENCOUNTERED?</p> <p>- <u>No</u></p> <p>IF YES, AT WHAT DEPTH?</p> <p>- <u>N/A</u></p> <p>DEPTH AFTER MONITORING?</p> <p>- <u>N/A</u></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | | <p style="text-align: center;">PERCOLATION TEST</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr><td></td><td>N/A</td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table> | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 14 | | <p>PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____</p> <p>TEST RUN BETWEEN _____ FT AND _____ FT DEPTH</p> <p>Comments: _____</p> <p>_____</p> <p>_____</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | | <p>PERFORMED BY: L. Holler DATE: 11-23-04</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



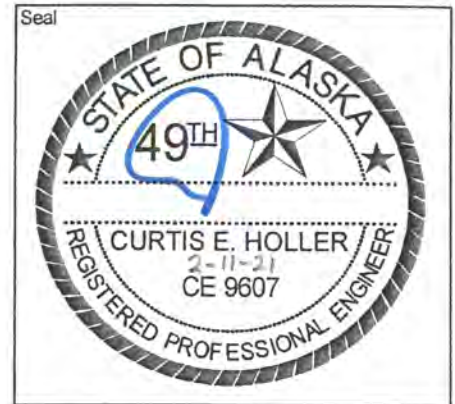
Legal Description: Gemstone Estates (within N1/2 S31 T18N R1E)

EXHIBIT B-11



Legal Description: Gemstone Estates (within N1/2 S31 T18N R1E)

EXHIBIT B-12



Legal Description: Gemstone Estates (within N1/2 S31 T18N R1E)

EXHIBIT B-13


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska (907) 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 27 of 47

Performed For: Aaron Scott / Keystone Surveying

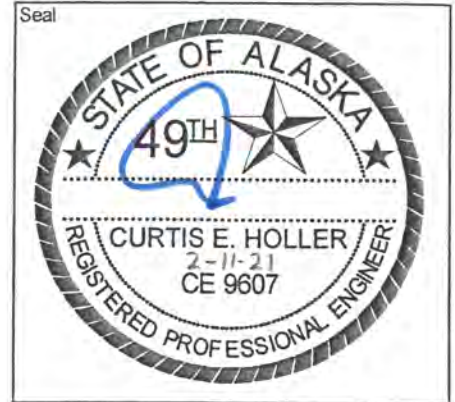
Legal Description: Gemstone Estates (within N1/2 S31 T18N R1E)


| Depth, feet | Soil Type | Slope | Site Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1 | OL SM-ML, light brown color | | See attached testhole location/topo map and letter ↑ N ↓ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | SP-LP w/ TRACE SILT Rocks to 6" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | SM-ML, some CEMENTING AT 7' to 8'. Rocks to 4". DENSE. | WAS GROUNDWATER ENCOUNTERED? - <u>No</u> IF YES, AT WHAT DEPTH? - <u>N/A</u> DEPTH AFTER MONITORING? - <u>N/A</u> | Slope | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | No GWT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | PERCOLATION TEST <table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td>SOAK</td> <td>11-23-04</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1</td> <td></td> <td>16:08:05</td> <td>22.0 MIN</td> <td>-6 1/16"</td> <td>2 1/16"</td> </tr> <tr> <td>2</td> <td></td> <td>16:32:30</td> <td>22.0 MIN</td> <td>-5 4/16"</td> <td>1 6/16"</td> </tr> <tr> <td>3</td> <td>✓</td> <td>16:56:31</td> <td>22.0 MIN</td> <td>-5 5/16"</td> <td>1 5/16"</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | SOAK | 11-23-04 | | | | | 1 | | 16:08:05 | 22.0 MIN | -6 1/16" | 2 1/16" | 2 | | 16:32:30 | 22.0 MIN | -5 4/16" | 1 6/16" | 3 | ✓ | 16:56:31 | 22.0 MIN | -5 5/16" | 1 5/16" | | | | | | | | | | | | |
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SOAK | 11-23-04 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | | 16:08:05 | 22.0 MIN | -6 1/16" | 2 1/16" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | | 16:32:30 | 22.0 MIN | -5 4/16" | 1 6/16" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | ✓ | 16:56:31 | 22.0 MIN | -5 5/16" | 1 5/16" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 14 | PERCOLATION RATE <u>17</u> (min/inch) PERC HOLE DIAMETER <u>6"</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | TEST RUN BETWEEN <u>7</u> FT AND <u>8</u> FT DEPTH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | Comments: _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | PERFORMED BY: <u>L. Holler</u> DATE: <u>11-23-04</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Legal Description: Gemstone Estates (within N1/2 S31 T18N R1E)

EXHIBIT B-15



Legal Description: Gemstone Estates (within N1/2 S31 T18N R1E)

EXHIBIT B-16



HOLLER ENGINEERING

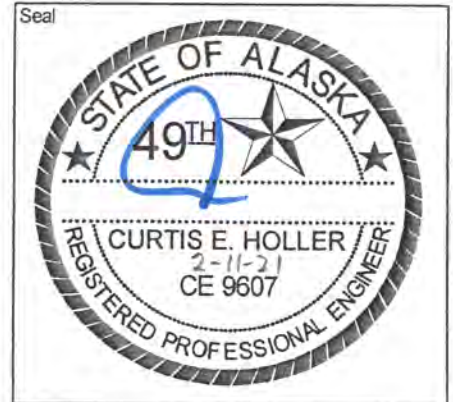
3375 N Sams Dr. Wasilla, Alaska (907) 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 32 of 47

Performed For: Aaron Scott / Keystone Surveying

Legal Description: Gemstone Estates (within N1/2 S31 T18N R1E)

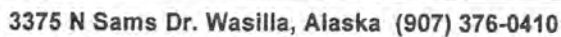


| Depth, feet | Soil Type | Slope | Site Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1 | OL SM-ML, light brown color | | <p>See attached testhole location/topo map and letter</p> <p>↑ N ↓</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 3 | SP-GP ± 50%. CLEAN to | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | W/VERY SLIGHT TRACE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | SILT. Rocks to 3" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | OCC' to 6", Few to | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | 10". VARIES to | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | SP w/ GRAVEL, CLEAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | to w/VERY SLIGHT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | TRACE SILT. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 12 | NO GWT | | | <p>WAS GROUNDWATER ENCOUNTERED?</p> <p>- <u>No</u></p> <p>IF YES, AT WHAT DEPTH?</p> <p>- <u>N/A</u></p> <p>DEPTH AFTER MONITORING?</p> <p>- <u>N/A</u></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | <table border="1"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td></td> <td>N/A</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table> | | | PERCOLATION TEST | | | | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 18 | <p>- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | <p>- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | <p>- Comments: _____</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | <p>- _____</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | <p>- PERFORMED BY: <u>L. Holler</u> DATE: <u>11-23-04</u></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



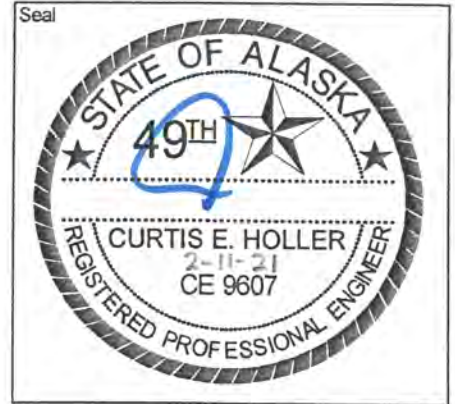
Legal Description: Gemstone Estates (within N1/2 S31 T18N R1E)

EXHIBIT B-18



Legal Description: Gemstone Estates (within N1/2 S31 T18N R1E)

EXHIBIT B-19



SOILS LOG / PERCOLATION TEST

TEST HOLE # 40 of 47

Performed For: Aaron Scott / Keystone Surveying

Legal Description: Gemstone Estates (within N1/2 S31 T18N R1E)

| Depth, feet | Soil Type | Slope | Site Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1 | Sod mat over SM-ML, light brown to brown color | | <p>See attached testhole location/topo map and letter</p> <p style="text-align: center;">↑ N ↓</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 3 | SP, CLEAN, MEDIUM AND SMALLER SANDS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 7 | SP W/ GRAVEL, CLEAN, SEVERAL STONES +10" to 18" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | No GWT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | <p>WAS GROUNDWATER ENCOUNTERED? <u>No</u></p> <p>IF YES, AT WHAT DEPTH? <u>N/A</u></p> <p>DEPTH AFTER MONITORING? <u>N/A</u></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | <p>PERCOLATION TEST</p> <table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td></td> <td>N/A</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table> | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 15 | <p>PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | <p>TEST RUN BETWEEN _____ FT AND _____ FT DEPTH</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | <p>Comments: _____</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | <p>_____</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | <p>PERFORMED BY: <u>L. Holler</u> DATE: <u>11-24-04</u></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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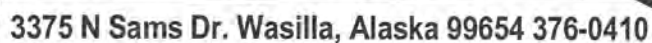
Legal Description: Gemstone Estates (within N1/2 S31 T18N R1E)

| Depth, feet | Soil Type | Slope | Site Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1 | Sod mat over SM-ML, light brown to brown color | | <p style="text-align: center;">See attached testhole location/topo map and letter</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 3 | GW w/ SAND, VARIES to GP w/ SAND. ALL w/ VERY SLIGHT TRACE SILT. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | ROCKS to 5" BANDS OF PEBBLES. MODERATE SLOUGH. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 11 | GP w/ SAND AND w/ HEAVY TRACE SILT. ROCKS to 4" MOIST, NOT WET. | <p>WAS GROUNDWATER ENCOUNTERED? <u>No</u></p> <p>IF YES, AT WHAT DEPTH? <u>N/A</u></p> <p>DEPTH AFTER MONITORING? <u>12-06-04 NO GW</u></p> | <p>Slope</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr><td></td><td>N/A</td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table> | | PERCOLATION TEST | | | | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PERCOLATION TEST | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 13 | NO GW | <p>PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____</p> <p>TEST RUN BETWEEN _____ FT AND _____ FT DEPTH</p> <p>Comments: <u>SET MONITOR TUBE to ± 12'</u></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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Legal Description: Gemstone Estates (within N1/2 S31 T18N R1E)

| Depth, feet | Soil Type | Slope | Site Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1 | Sod mat over SM-ML, light brown to brown color | | <div style="text-align: center;"> <p>See attached testhole location/topo map and letter</p> </div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | SP-GP ± 50% WVERY SLIGHT TRACE SILT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | SP W/ GRAVEL, CLEAN, VARIES TO SP-GP, | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | ROCKS TO 4" OCC'L. TO 6" BANDS OF PEBBLES. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | BELOW 7' MODERATE to HEAVY SLOUGH. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | NO GWT | | | WAS GROUNDWATER ENCOUNTERED? - <u>No</u> IF YES, AT WHAT DEPTH? - <u>N/A</u> DEPTH AFTER MONITORING? - <u>N/A</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td></td> <td>N/A</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table> | | PERCOLATION TEST | | | | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PERCOLATION TEST | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 14 | | - PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____ - TEST RUN BETWEEN _____ FT AND _____ FT DEPTH - Comments: _____ _____ _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | | - PERFORMED BY: L. Holler DATE: 11-24-04 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Legal Description: Northgate Subdivision

Soil Type

sloughs, clean

N/A

See attached testhole & topo map.

Slope

PERCOLATION TEST

[illegible]

DATE: 1-28-2021

EXHIBIT B-23


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 49 of 50

Performed For: JRK Group LLC

Legal Description: Northgate Subdivision

Seal



| Depth, feet | Soil Type |
|-------------|-------------------------|
| 1 | ML, SOFT, LIGHT BRN |
| 2 | |
| 3 | |
| 4 | SP GP, olive GRAY, |
| 5 | most rock < 4", few 12" |
| 6 | sloughs, clean |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |
| 13 | SP GP w/ trace silt |
| 14 | No GWT |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
| 19 | |
| 20 | |
| 21 | |
| 22 | |

Slope

Site Plan

↑
N
↓

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

- No

IF YES, AT WHAT DEPTH?

- N/A

DEPTH AFTER MONITORING?

- N/A

Slope

PERCOLATION TEST

| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
|--------------------------|------|------------|----------|----------------|----------|
| N/A visual analysis only | | | | | |
| | | | | | |
| | | | | | |
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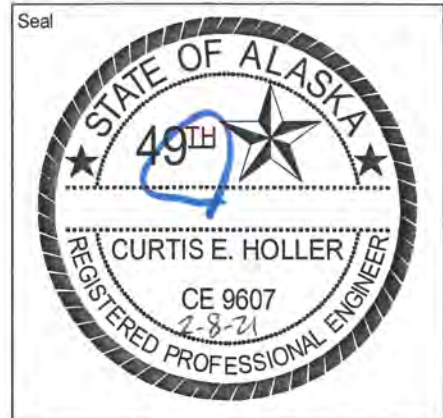
- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

DATE: 1-28-2021
EXHIBIT B -24



SOILS LOG / PERCOLATION TEST

TEST HOLE # 50 of 50

Performed For: JRK Group LLC

Legal Description: Northgate Subdivision

| Depth, feet | Soil Type | |
|-------------|-------------------|-----------------|
| 1 | ML, LIGHT BROWN | |
| 2 | | |
| 3 | | |
| 4 | SP-GP, DUNE GRAY, | |
| 5 | CLEAN, SLOUGHTS | |
| 6 | Rock to 5" few 8" | |
| 7 | | |
| 8 | | |
| 9 | | WAS GROUTED |
| 10 | | IF YES, AT WHAT |
| 11 | | DEPTH AFTER |
| 12 | | |
| 13 | | |
| 14 | | |
| 15 | NO GWT | |
| 16 | | |
| 17 | | |
| 18 | | PERCOLATION |
| 19 | | TEST RUN BY |
| 20 | | COMMENTS |
| 21 | | |
| 22 | | PERFORMED |

Slope

Site Plan

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

[illegible]

Na GWT

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

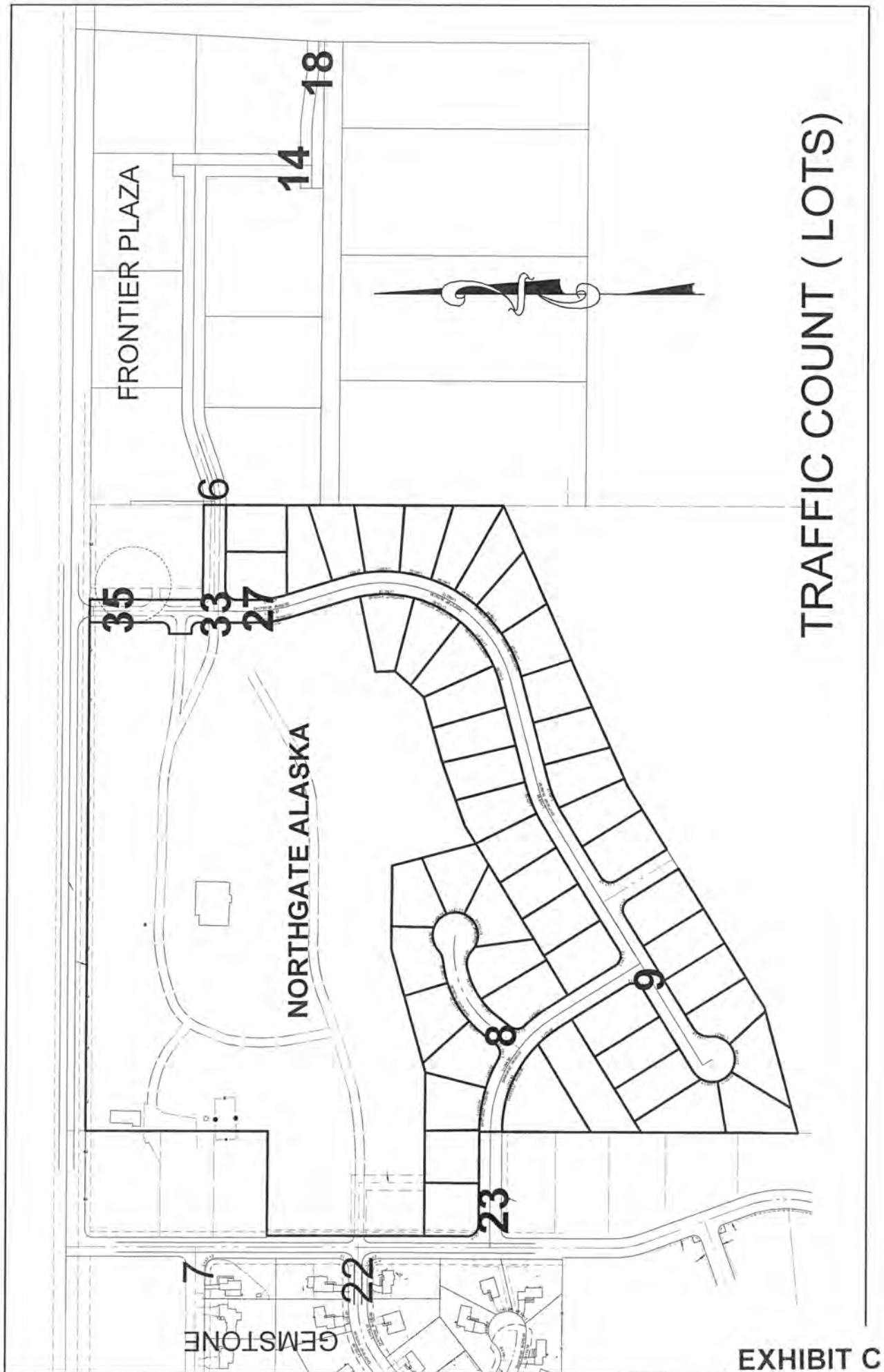
- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

DATE: 1-28-2021

EXHIBIT B-28



Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, March 11, 2021 8:56 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Northgate AK 2021 MSP #21-023

Submit ADT calculations for intersections within the subdivision and at every intersection out to existing collector streets or higher classification (Alfred's Drive @ Tait Drive & Northgate Place @ Seldon).

Show PUE for Frontier Plaza Drive, 2021-0041980.

Submit Drainage Report prior to preconstruction conference.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, February 18, 2021 3:18 PM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; North Lakes Community Council <northlakescommunitycouncil@gmail.com>; davemtp@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Northgate AK 2021 MSP #21-023

The following link contains a Request for Comments for Northgate Alaska 2021 Master Plan. Comments are due by March 11, 2021. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan

From: Adam Bradway
Sent: Tuesday, March 2, 2021 12:12 PM
To: Amy Otto-Buchanan
Cc: Leda Borys; Kelsey Anderson
Subject: RE: RFC Northgate AK 2021 MSP #21-023

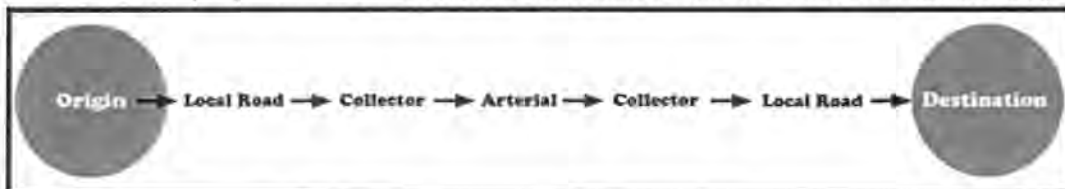
PA2021023

Comments:

Transportation:

The Matanuska-Susitna Borough Planning Division generally defers to the State of Alaska Department of Transportation regarding access onto state roads.

As a note, Seldon Rd and Bogard Rd (accessed by way of Frontier Plaza Dr) are both arterial level roads, these roads are designed for mobility and higher-speed traffic. The Matanuska-Susitna Borough Planning Division recommends that traffic from the proposed subdivision access onto minor collectors and residential roads (Tait Dr) when possible.



Adam Bradway

Matanuska-Susitna Borough: Planner II
 E Dahlia Ave, Palmer, Alaska
 (907) 861-8608

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, February 18, 2021 3:18 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; North Lakes Community Council <northlakescommunitycouncil@gmail.com>; davemtp@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Northgate AK 2021 MSP #21-023

Amy Otto-Buchanan

From: Andy Dean
Sent: Thursday, February 18, 2021 4:33 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Northgate AK 2021 MSP #21-023

Hello Amy,

A plat note needed saying 'No direct access to Tait Drive from Lot 1 Block 1.' Tait Drive is currently a minor collector.

Sincerely,



From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, February 18, 2021 3:18 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; North Lakes Community Council <northlakescommunitycouncil@gmail.com>; davemtp@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Northgate AK 2021 MSP #21-023

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EiHonQeDPdhDi4s3uigPCJcBpggCKFMEZT0bOQE_M1CaMQ?e=0HpcLI

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
Platting Technician

Amy Otto-Buchanan

From: Fire Code
Sent: Tuesday, February 23, 2021 11:12 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Northgate AK 2021 MSP #21-023

Amy,

This request would require a second success to the subdivision. That would be satisfied if Northgate Place were extended to Seldon Road. It looks like a PUE exists there already.



Donald Cuthbert
 Fire Marshal
 Fire & Life Safety Division
 Central Mat-Su Fire Department
 (907) 861-8030
FireCode@matsugov.us

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, February 18, 2021 3:18 PM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; North Lakes Community Council <northlakescommunitycouncil@gmail.com>; davemtp@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Northgate AK 2021 MSP #21-023

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EiHonQeDPdhDi4s3ujgPCJcBpggCKFMEZT0bOQE_M1CaMQ?e=0Hpcll

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan
 Platting Technician
amy.otto-buchanan@matsugov.us



ENSTAR Natural Gas Company
 A DIVISION OF SEMCO ENERGY
 Engineering Department, Right of Way Section
 401 E. International Airport Road
 P. O. Box 190288
 Anchorage, Alaska 99519-0288
 (907) 277-5551
 FAX (907) 334-7798

February 23, 2021

Matanuska-Susitna Borough, Platting Division
 350 East Dahlia Avenue
 Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural gas company has reviewed the following preliminary plats and has no comments or recommendations.

- **Farm Overlook**
 (MSB Case # 2021-022)
- **Wolf Ridge**
 (MSB Case # 2021-021)
- **BLW Subdivision**
 (MSB Case # 2021-020)
- **Northgate Alaska 2021 Master Plan**
 (MSB Case # 2021-023)
- **Cedar Park Master Plan**
 (MSB Case # 2021-025)

If you have any questions, please feel free to contact me at (907) 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

Skylar Shaw
 ROW & Compliance Technician
 ENSTAR Natural Gas Company

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, February 19, 2021 8:13 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Northgate AK 2021 MSP #21-023

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

Good morning,

MTA has reviewed the plat for Northgate. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
 office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, February 18, 2021 3:18 PM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; North Lakes Community Council <northlakescommunitycouncil@gmail.com>; davemtp@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanaska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Northgate AK 2021 MSP #21-023

The following link contains a Request for Comments for Northgate Alaska 2021 Master Plan. Comments are due by March 11, 2021. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, March 9, 2021 2:24 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Northgate AK 2021 MSP #21-023
Attachments: Agenda Plat Pg 1.pdf; Agenda Plat Pg 2.pdf; RFC Packet.pdf

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

Amy,

In review GCI has no comments or objections to the plat, attached is the signed plat.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

m: 907-744-5166 | w: www.gci.com

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Thursday, February 18, 2021 3:18 PM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; George McKee <George.McKee@matsugov.us>; North Lakes Community Council <northlakescommunitycouncil@gmail.com>; davemtp@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Northgate AK 2021 MSP #21-023

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

The following link contains a Request for Comments for Northgate Alaska 2021 Master Plan. Comments are due by March 11, 2021. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EiHonQeDPdhDi4s3uigPCJcBpggCKFMEZT0bOQE_M1CaMQ?e=0HpcLI

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

EXHIBIT H-4

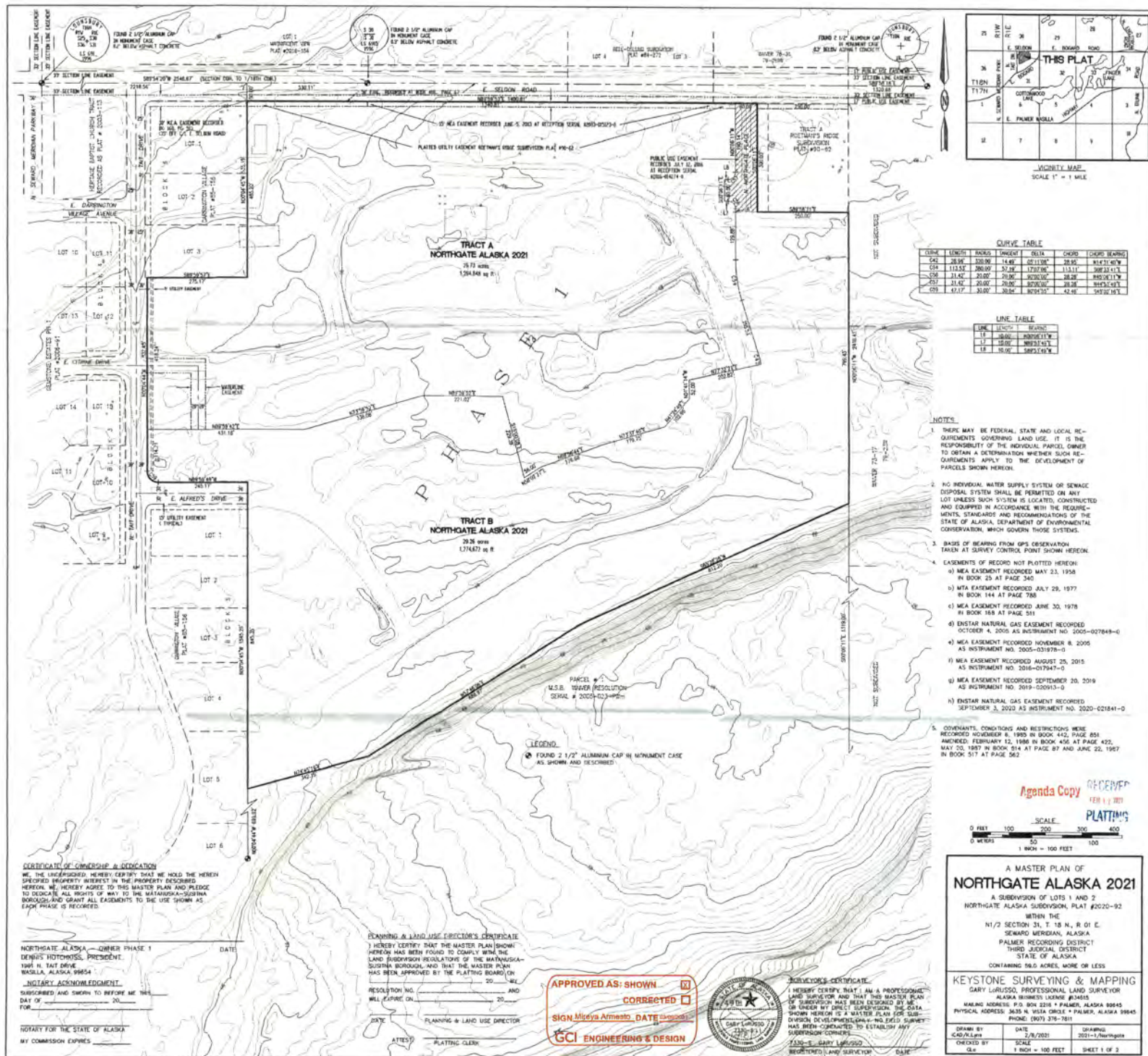
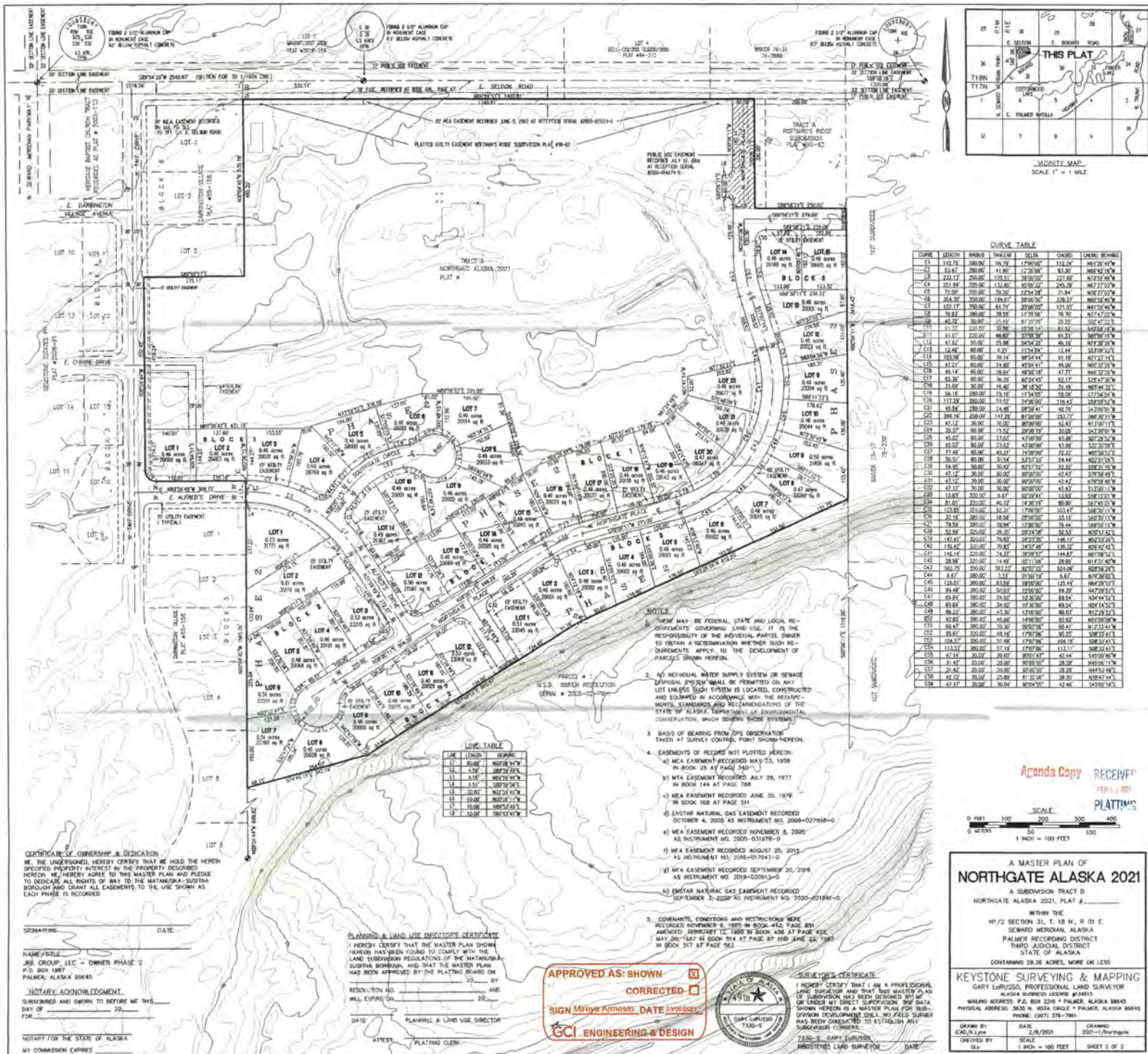


EXHIBIT H-5



Amy Otto-Buchanan

From: Berkner, Jason R CIV USARMY CEPOA (USA) <Jason.R.Berkner@usace.army.mil>
Sent: Friday, March 5, 2021 5:37 PM
To: Amy Otto-Buchanan
Cc: Pagemaster, Reg POA
Subject: POA-2021-00119 (Northgate Alaska 2021 Master Plan); RFC Northgate AK 2021 MSP # 21-023

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

Hi Amy,


In response to the Matanuska-Susitna Borough Platting Division request for comments, we have completed a review of the Northgate Alaska 2021 Master Plan. Our comments are being provided within the context of the U.S. Army Corps of Engineers' (Corps) regulatory authority pursuant to the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act. This action has been assigned Corps file number POA-2021-00119.

We have determined no that waters of the U.S. are located within the boundaries of the proposed subdivision. The proposal will not be done in a navigable water of the United States, and no dredged or fill material, including that incidental to mechanical land clearing, will be discharged in any water of the United States, including wetlands. Therefore, a Department of the Army permit is not required to do this work.

Please feel free to call or email me with any questions. Have a nice weekend.

Thanks,

Jason Berkner
Project Manager
Regulatory Division
U.S. Army Corps of Engineers
PO Box 6898, 2204 3rd St.
JBER, Alaska 99506

 (907)-753-5778

From: Alvarez, Calvin L CIV USARMY CEPOA (USA) <Calvin.L.Alvarez@usace.army.mil>
Sent: Friday, March 5, 2021 4:20 PM
To: Berkner, Jason R CIV USARMY CEPOA (USA) <Jason.R.Berkner@usace.army.mil>
Subject: FW: RFC Northgate AK 2021 MSP #21-023

Hey Jason,

I am going through some of these request for comments and this one is for a 49 lot subdivision. Will you please take a quick look to see if they may need something from us?



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

March 11, 2021

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has no comments:

- **Tax Map GB10, Sec 04, T15N, R03W (Hanson Land Solutions & Olson)**
- **Cedar Park Master Plan (Cedar Park Prop)**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **Brasil Springs Survey, Plat #70-41 (Sorenson & Rodes)**
 - All lots must use internal access. No direct access will be granted to Palmer-Fishhook for individual lots.
 - We recommend the petitioner dedicate access for the lots to Olivewood Drive. This could provide secondary access to the lots in the future.
- **Farm Overlook (Moffitt)**
 - We object to the plat as presented. The petitioner must establish internal circulation between Marsh Road and Scott Road. Currently, this plat leaves these large parcels without secondary accesses, which is a significant concern for future development. The internal circulation doesn't need to be developed at present, but it needs to be dedicated for future use.
- **Northgate Alaska 2021 Master Plan (Northgate Alaska)**
 - As per our comments on 7/30/2020 and 11/05/2020, no direct access will be granted to Seldon Road. All access must be via Stoney Hollow Drive, Tait Drive, and Northgate
- **Tax Map WA09, Sec 02, T17N, R01E (Frydenlund)**
 - All lots must use internal access. No direct access will be granted to Palmer-Wasilla Highway for individual lots.
- **Westwood Shores, Plat #85-92 (Hanson Land Solutions & Kennerson)**

EXHIBIT J -/

- No direct access will be granted to Palmer-Wasilla Highway. All lots must access Westwood Drive.
- **Tax Map GB08, Sec 34, T16N, R03W (Miller & Beckman)**
 - No direct access will be granted to Knik-Goose Bay Road. The lot must access via Ella Louise Circle.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property and dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or melanie.nichols@alaska.gov.

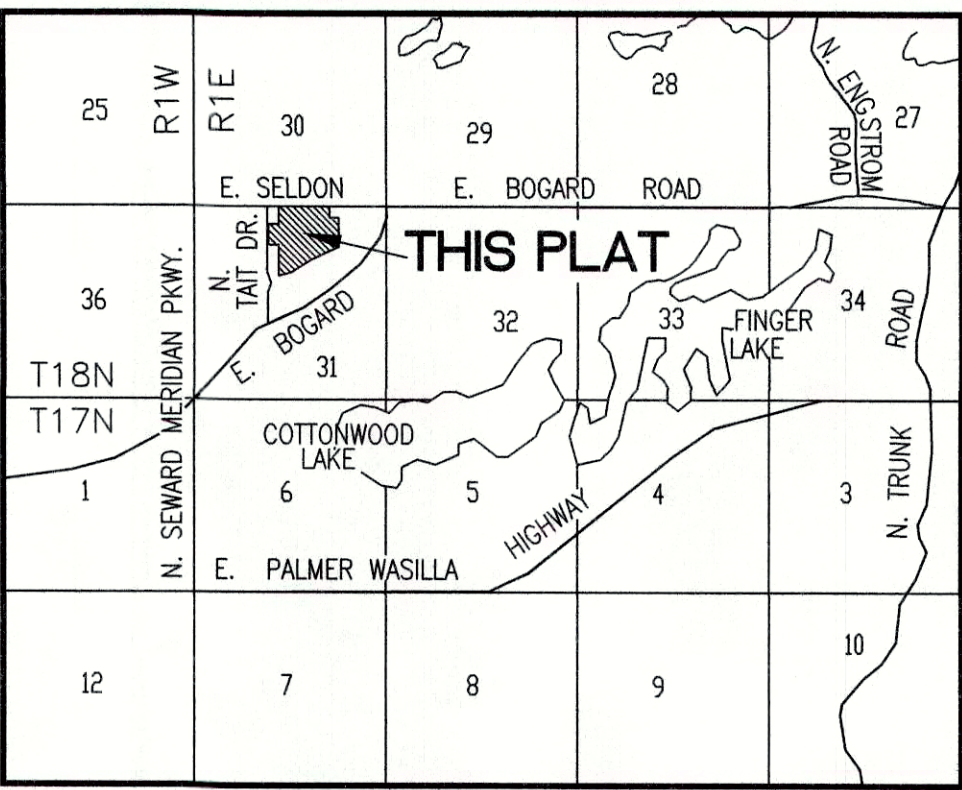
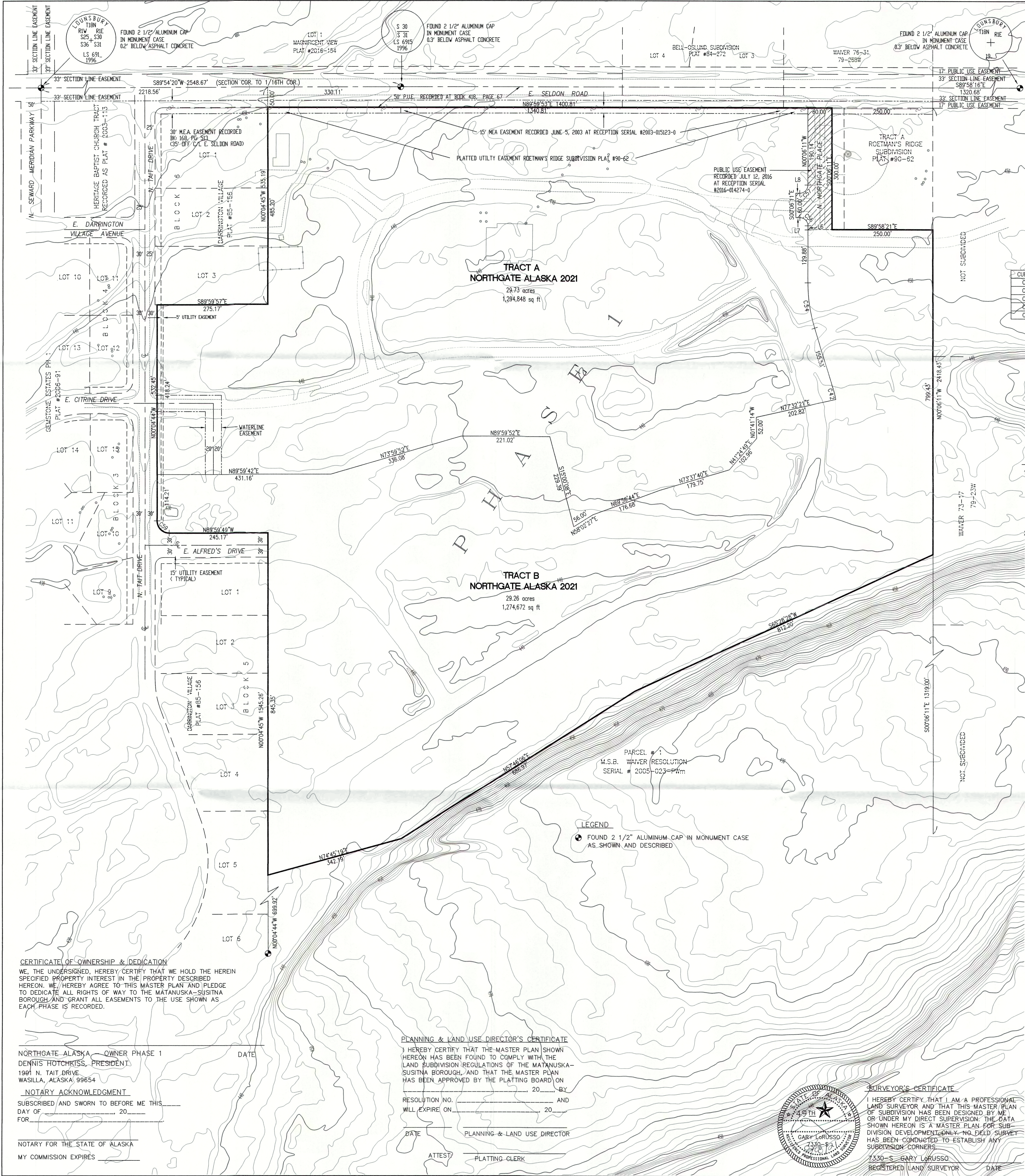
Sincerely,



Melanie Nichols
Mat-Su Area Planner

cc:

Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB PD&E Manager
Danika Simpson, Property Management Supervisor, Right of Way
Allen Kemplen, Mat-Su Core Area Planner



VICINITY MAP
SCALE 1" = 1 MILE

CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD | CHORD BEARING |
|-------|---------|---------|---------|-----------|---------|---------------|
| C42 | 28.96' | 320.00' | 14.49' | 05°11'08" | 28.95' | N14°31'40"W |
| C54 | 113.53' | 380.00' | 57.19' | 17°07'06" | 113.11' | S08°33'41"E |
| C56 | 31.42' | 20.00' | 20.00' | 90°00'00" | 28.28' | N45°06'11"W |
| C57 | 31.42' | 20.00' | 20.00' | 90°00'00" | 28.28' | N44°53'49"E |
| C59 | 47.17' | 30.00' | 30.04' | 90°04'55" | 42.46' | S45°02'16"E |

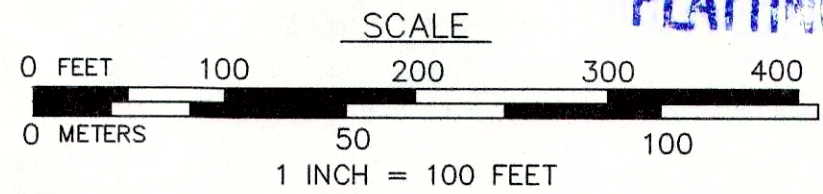
LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L6 | 10.00' | N00°06'11"W |
| L7 | 10.00' | N89°53'49"E |
| L8 | 10.00' | S89°53'49"W |

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
3. BASIS OF BEARING FROM GPS OBSERVATION TAKEN AT SURVEY CONTROL POINT SHOWN HEREON.
4. EASEMENTS OF RECORD NOT PLOTTED HEREON:
a) MEA EASEMENT RECORDED MAY 23, 1958 IN BOOK 25 AT PAGE 340
b) MTA EASEMENT RECORDED JULY 29, 1977 IN BOOK 144 AT PAGE 788
c) MEA EASEMENT RECORDED JUNE 30, 1978 IN BOOK 168 AT PAGE 511
d) ENSTAR NATURAL GAS EASEMENT RECORDED OCTOBER 4, 2005 AS INSTRUMENT NO. 2005-027848-0
e) MEA EASEMENT RECORDED NOVEMBER 8, 2005 AS INSTRUMENT NO. 2005-031978-0
f) MEA EASEMENT RECORDED AUGUST 25, 2015 AS INSTRUMENT NO. 2016-017947-0
g) MEA EASEMENT RECORDED SEPTEMBER 20, 2019 AS INSTRUMENT NO. 2019-020913-0
h) ENSTAR NATURAL GAS EASEMENT RECORDED SEPTEMBER 3, 2020 AS INSTRUMENT NO. 2020-021841-0
5. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED NOVEMBER 6, 1985 IN BOOK 442, PAGE 851 AMENDED: FEBRUARY 12, 1986 IN BOOK 456 AT PAGE 422, MAY 20, 1987 IN BOOK 514 AT PAGE 87 AND JUNE 22, 1987 IN BOOK 517 AT PAGE 562

Agenda Copy RECEIVED
FEB 12 2021
PLATTING



A MASTER PLAN OF
NORTHGATE ALASKA 2021

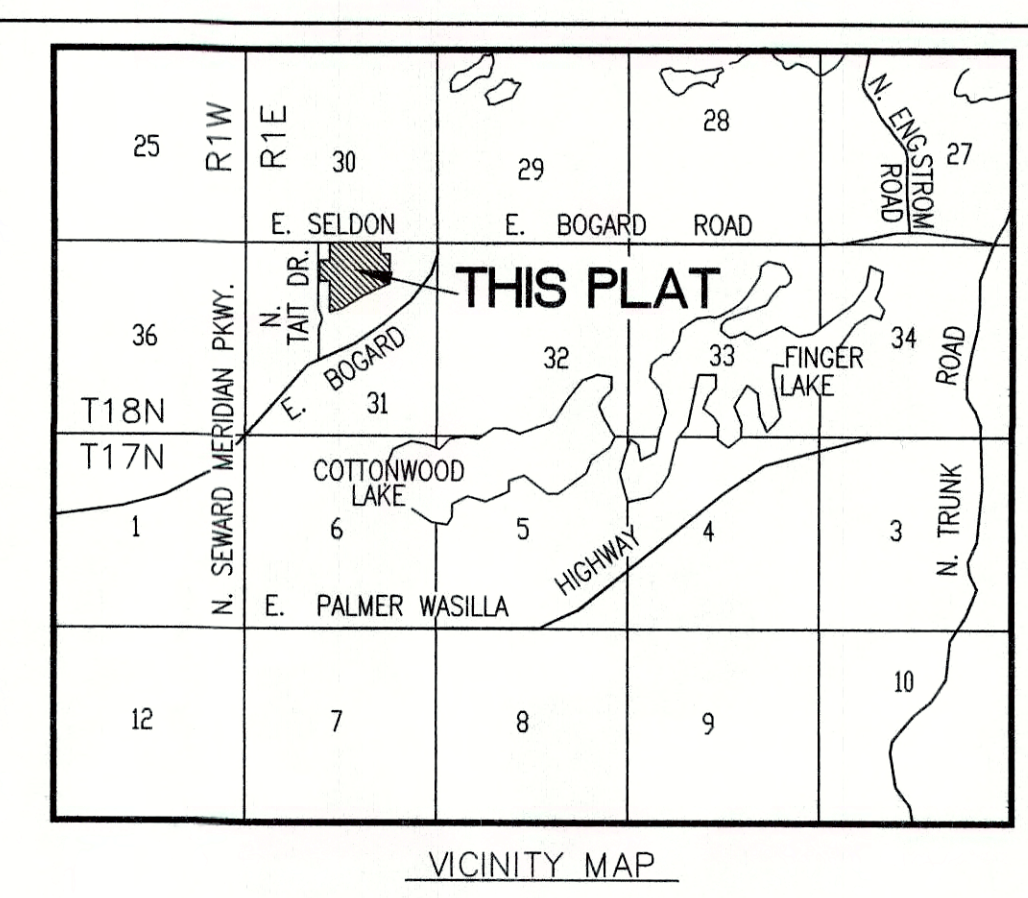
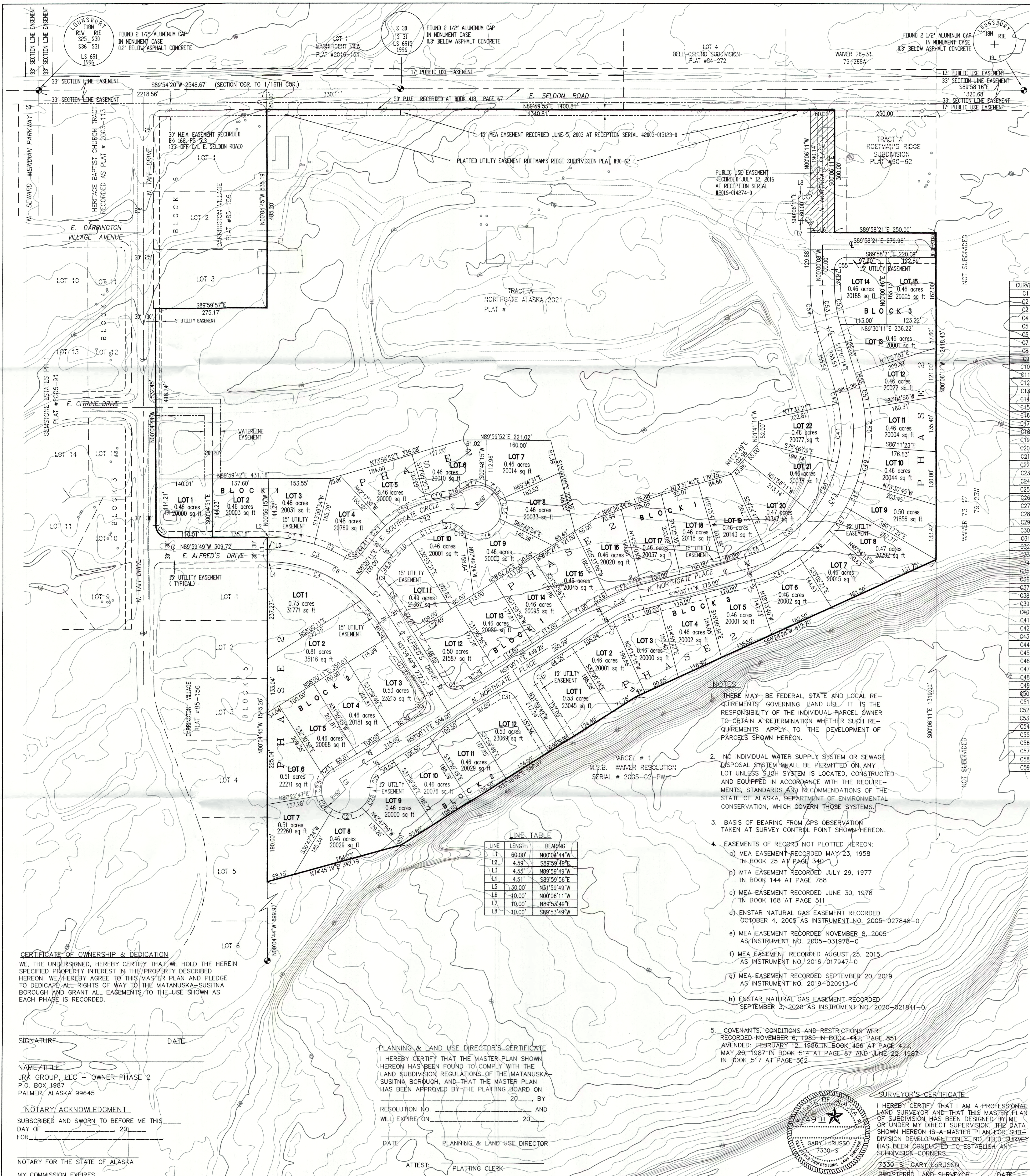
A SUBDIVISION OF LOTS 1 AND 2
NORTHGATE ALASKA SUBDIVISION, PLAT #2020-92

WITHIN THE
N1/2 SECTION 31, T. 18 N., R. 01 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 59.0 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

GARY LORUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 376-7811

| | | |
|-------------------------|----------------------------|-----------------------------|
| DRAWN BY icad/k.lyne | DATE 2/8/2021 | DRAWING 2021-1/Northgate |
| CHECKED BY GLO | SCALE 1 INCH = 100 FEET | SHEET 1 OF 2 |



| CURVE TABLE | | | | | | |
|-------------|---------|---------|---------|-----------|---------|---------------|
| CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD | CHORD BEARING |
| C1 | 112.75' | 380.00' | 56.79' | 17'00"00" | 112.34' | N81°29'49"W |
| C2 | 83.47' | 380.00' | 41.90' | 12'35"06" | 83.30' | N66°42'16"W |
| C3 | 232.13' | 350.00' | 120.51' | 36'00"00" | 227.90' | N70°59'49"W |
| C4 | 251.84' | 320.00' | 132.85' | 45'05"32" | 245.39' | N67°27'03"W |
| C5 | 72.09' | 320.00' | 36.20' | 12°54'28" | 71.94' | N38°27'03"W |
| C6 | 354.30' | 350.00' | 194.01' | 58'00"00" | 339.37' | N60°59'49"W |
| C7 | 122.17' | 350.00' | 61.21' | 20'00"00" | 121.55' | N41°59'49"W |
| C8 | 76.83' | 380.00' | 38.55' | 11'35"06" | 76.70' | N37°47'22"W |
| C9 | 42.72' | 30.00' | 25.89' | 81°35"06" | 39.20' | S02°47'22"E |
| C10 | 61.32' | 220.00' | 30.86' | 15°58'14" | 61.12' | S45°59'18"W |
| C11 | 91.87' | 220.00' | 46.62' | 23°55'39" | 91.21' | S65°56'15"W |
| C12 | 47.92' | 50.00' | 25.98' | 54°54'35" | 46.10' | N74°38'39"W |
| C13 | 12.46' | 60.00' | 6.25' | 11°54'04" | 12.44' | S53°08'23"E |
| C14 | 103.58' | 60.00' | 70.14' | 98°54'44" | 91.19' | N71°27'14"E |
| C15 | 47.21' | 60.00' | 24.90' | 45°04'41" | 46.00' | N00°32'29"W |
| C16 | 49.14' | 60.00' | 26.04' | 46°55'18" | 47.77' | N46°32'29"W |
| C17 | 65.36' | 60.00' | 36.35' | 62°24'45" | 62.17' | S78°47'30"W |
| C18 | 31.69' | 50.00' | 16.40' | 36°18'50" | 31.16' | N65°44'32"E |
| C19 | 58.16' | 280.00' | 29.19' | 11°54'05" | 58.06' | S77°56'54"W |
| C20 | 117.29' | 280.00' | 59.52' | 24°00'00" | 116.43' | S59°59'52"W |
| C21 | 48.84' | 280.00' | 24.48' | 09°59'41" | 48.78' | S43°00'01"W |
| C22 | 266.16' | 250.00' | 147.26' | 61°00'00" | 253.77' | S68°30'11"W |
| C23 | 47.12' | 30.00' | 30.00' | 90°00'00" | 42.43' | N13°00'11"E |
| C24 | 30.37' | 60.00' | 15.52' | 29°00'19" | 30.05' | S43°30'01"W |
| C25 | 45.03' | 60.00' | 23.63' | 43°00'00" | 43.98' | S70°29'52"W |
| C26 | 45.03' | 60.00' | 23.63' | 43°00'00" | 43.98' | S35°30'08"E |
| C27 | 77.49' | 60.00' | 45.21' | 74°00'00" | 72.22' | N85°59'52"E |
| C28 | 56.51' | 60.00' | 30.54' | 53°57'33" | 54.44' | N22°01'06"E |
| C29 | 54.95' | 50.00' | 30.62' | 62°57'52" | 52.22' | S26°31'15"W |
| C30 | 47.12' | 30.00' | 30.00' | 90°00'00" | 42.43' | S78°59'49"E |
| C31 | 47.12' | 30.00' | 30.00' | 90°00'00" | 42.43' | N76°59'49"W |
| C32 | 47.12' | 30.00' | 30.00' | 90°00'00" | 42.43' | S13°00'11"W |
| C33 | 13.93' | 320.00' | 6.97' | 02°29'41" | 13.93' | S59°15'01"W |
| C34 | 81.01' | 320.00' | 40.72' | 14°30'19" | 80.80' | S67°45'01"W |
| C35 | 103.85' | 350.00' | 52.31' | 17°00'00" | 103.47' | S66°30'11"W |
| C36 | 33.16' | 380.00' | 16.59' | 05°00'00" | 33.15' | S60°30'11"W |
| C37 | 79.59' | 380.00' | 39.94' | 12°00'00" | 79.44' | S69°00'11"W |
| C38 | 52.59' | 320.00' | 26.35' | 09°24'58" | 52.53' | N70°17'42"E |
| C39 | 147.41' | 320.00' | 75.03' | 26°23'35" | 146.11' | N52°23'26"E |
| C40 | 139.42' | 320.00' | 70.83' | 24°57'48" | 138.32' | N28°42'45"E |
| C41 | 146.14' | 320.00' | 74.37' | 26°09'57" | 144.87' | N01°08'52"E |
| C42 | 26.96' | 320.00' | 14.49' | 05°11'08" | 26.95' | N14°31'40"W |
| C43 | 562.75' | 350.00' | 363.22' | 92°07'25" | 504.06' | N48°56'29"E |
| C44 | 6.87' | 380.00' | 3.33' | 01°00'19" | 6.87' | N74°30'02"E |
| C45 | 126.01' | 380.00' | 63.59' | 19°00'00" | 125.44' | N64°29'52"E |
| C46 | 99.48' | 380.00' | 50.03' | 15°00'00" | 99.20' | N47°29'52"E |
| C47 | 69.64' | 380.00' | 34.92' | 10°30'00" | 69.54' | N34°44'52"E |
| C48 | 69.64' | 380.00' | 34.92' | 10°30'00" | 69.54' | N24°14'52"E |
| C49 | 86.22' | 380.00' | 43.30' | 13°00'00" | 86.03' | N12°29'52"E |
| C50 | 92.85' | 380.00' | 46.66' | 14°00'00" | 92.62' | N01°00'08"W |
| C51 | 60.47' | 380.00' | 30.30' | 09°07'06" | 60.41' | N12°33'41"W |
| C52 | 95.61' | 320.00' | 48.16' | 17°07'06" | 95.25' | S08°33'41"E |
| C53 | 104.57' | 350.00' | 52.68' | 17°07'06" | 104.18' | S08°33'41"E |
| C54 | 113.53' | 380.00' | 57.19' | 17°07'06" | 113.11' | S08°33'41"E |
| C55 | 47.14' | 30.00' | 30.02' | 90°01'47" | 42.44' | S45°00'46"W |
| C56 | 31.42' | 20.00' | 20.00' | 90°00'00" | 28.28' | N45°06'11"W |
| C57 | 31.42' | 20.00' | 20.00' | 90°00'00" | 28.28' | N44°53'49"E |
| C58 | 42.72' | 30.00' | 25.89' | 81°35'06" | 39.20' | N78°47'44"E |
| C59 | 47.17' | 30.00' | 30.04' | 90°04'55" | 42.46' | S45°02'16"E |

CERTIFICATE OF OWNERSHIP & DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. WE HEREBY AGREE TO THIS MASTER PLAN AND PLEDGE TO DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN AS EACH PHASE IS RECORDED.

SIGNATURE _____ DATE _____

NAME/TITLE _____

JRK GROUP, LLC - OWNER PHASE 2
P.O. BOX 1987
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____ BY _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE MASTER PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE MASTER PLAN HAS BEEN APPROVED BY THE PLATTING BOARD ON _____ 20____ BY _____

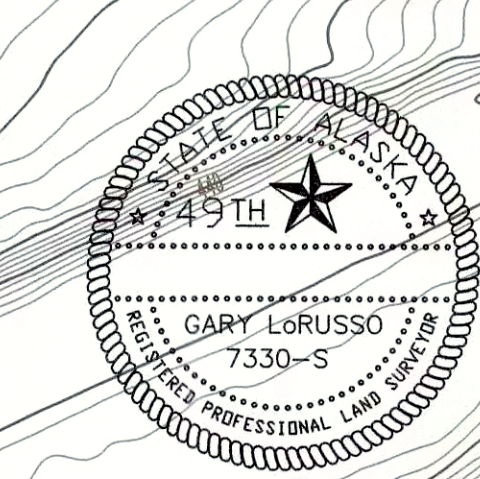
RESOLUTION NO. _____ AND
WILL EXPIRE ON _____ 20____

DATE _____ PLANNING & LAND USE DIRECTOR _____

ATTEST: _____ PLATTING CLERK _____

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 60.00' | N00°06'44"W |
| L2 | 4.58' | S89°59'29"E |
| L3 | 4.55' | N89°59'49"W |
| L4 | 4.51' | S89°59'56"E |
| L5 | 30.00' | N31°59'49"W |
| L6 | 10.00' | N00°06'11"W |
| L7 | 10.00' | N89°53'49"E |
| L8 | 10.00' | S89°53'49"W |

- NOTES
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
3. BASIS OF BEARING FROM GPS OBSERVATION TAKEN AT SURVEY CONTROL POINT SHOWN HEREON.
4. EASEMENTS OF RECORD NOT PLOTTED HEREON:
- a) MEA EASEMENT RECORDED MAY 23, 1958 IN BOOK 25 AT PAGE 340
- b) MTA EASEMENT RECORDED JULY 29, 1977 IN BOOK 144 AT PAGE 788
- c) MEA EASEMENT RECORDED JUNE 30, 1978 IN BOOK 168 AT PAGE 511
- d) ENSTAR NATURAL GAS EASEMENT RECORDED OCTOBER 4, 2005 AS INSTRUMENT NO. 2005-027848-0
- e) MEA EASEMENT RECORDED NOVEMBER 8, 2005 AS INSTRUMENT NO. 2005-031978-0
- f) MEA EASEMENT RECORDED AUGUST 25, 2015 AS INSTRUMENT NO. 2016-017947-0
- g) MEA EASEMENT RECORDED SEPTEMBER 20, 2019 AS INSTRUMENT NO. 2019-020913-0
- h) ENSTAR NATURAL GAS EASEMENT RECORDED SEPTEMBER 3, 2020 AS INSTRUMENT NO. 2020-021841-0
5. COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED NOVEMBER 6, 1985 IN BOOK 442, PAGE 851 AMENDED FEBRUARY 12, 1986 IN BOOK 456 AT PAGE 422, MAY 24, 1987 IN BOOK 514 AT PAGE 87 AND JUNE 22, 1987 IN BOOK 517 AT PAGE 562



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT THIS MASTER PLAN OF SUBDIVISION HAS BEEN DESIGNED BY ME OR UNDER MY DIRECT SUPERVISION. THE DATA SHOWN HEREON IS A MASTER PLAN FOR SUBDIVISION DEVELOPMENT ONLY. NO FIELD SURVEY HAS BEEN CONDUCTED TO ESTABLISH ANY SUBDIVISION CORNERS.

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR

DATE _____

A MASTER PLAN OF
NORTHGATE ALASKA 2021

A SUBDIVISION TRACT B
NORTHGATE ALASKA 2021, PLAT # _____

WITHIN THE
N1/2 SECTION 31, T. 18 N., R. 01 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

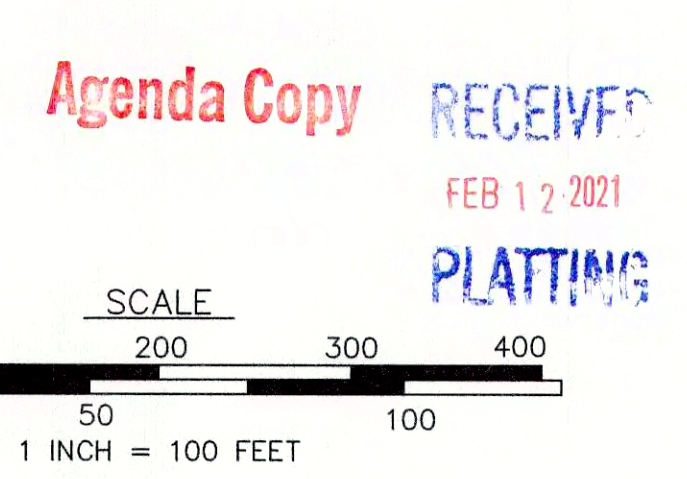
CONTAINING 29.26 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615

MAILING ADDRESS: P.O. BOX 2216 * PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE * PALMER, ALASKA 99645
PHONE: (907) 376-7811

| | | |
|-------------------------|------------------------|------------------------------|
| DRAWN BY ICAD/K.Lyne | DATE 2/8/2021 | DRAWING: 2021-1/Northgate |
| CHECKED BY G.Lo | SCALE 1" = 100 FEET | SHEET 2 OF 2 |



6F

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 1, 2021

PRELIMINARY PLAT: CEDAR PARK MASTER PLAN

LEGAL DESCRIPTION: SEC 29, T18N, R02E, SEWARD MERIDIAN AK

PETITIONERS: CEDAR PARK PROPERTIES, LLC

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 90.2 ± PARCELS: 85

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-025

REQUEST: The request is to create 83 lots and two open space tracts, by a five-phase Master Plan, from Tract J, Cedar Hills, Unit #2, Phase 1, Plat No. 2000-66 and Tracts 1, 2 & 3, Cedar Hills Unit #2, Phase 1, Plat No. 2017-15, to be known as **CEDAR PARK MASTER PLAN**, containing 90.2 acres +/- . The plat is located north of E. Marsh Road, west of N. Glenn Highway and south of N. Palmer-Fishhook Road, within Section 29, Township 18 North, Range 02 East, Seward Meridian, Alaska. Parcels are within the city limits of Palmer.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
Traffic Count

EXHIBIT A – 4 pgs
EXHIBIT B – 26 pgs
EXHIBIT C – 1 pg

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Land and Resource Management Division
Utilities
City of Palmer
ADOT&PF
Public

EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 5 pgs
EXHIBIT G – 4 pgs
EXHIBIT H – 2 pgs
EXHIBIT I – 12 pgs

DISCUSSION: The proposed subdivision is north of E. Marsh Road and west of N. Glenn Highway, within the city limits of Palmer. Streets will be constructed to Borough residential street standards; however, they will be accepted and maintained by the City of Palmer (see **Recommendation #3**). Each street and cul-de-sac has an adjoining 15' wide utility easement. Additional utility easements north from E. Pioneer Parkway are being granted between Block 6. Petitioner is dedicating rights-of-way to adjoining unsubdivided parcels to the north and to the west.

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging 23 new testholes, 12 percolations tests, review of the provided topography information, review of aerial imagery and other observations on site. Testhole location map and testhole logs are attached. The area forms the remainder of the earlier Cedar Hills Master

Plan and differs in its proposed use of individual wells and septic. Site elevation varies throughout with relatively level areas as well as gently rolling hills. Total elevation differential is approximately 76'. Several steep areas with slopes exceeding 25% exists within the project and have been delineated on the attached map. Majority of the parcel consists of tall grasses and young tree growth. Each of the testholes reveal a minimal organic layer over relatively deep silty fine sands. A large portion of the testholes located on the western half contained clean sands and gravels beneath the silty sands and extending down at least 6' past the silty sands. Groundwater was not found in any of the 23 testholes, which were excavated to 16' to 18' deep. Based on the available soils and water table information, topography, MSB code and observations on site, each of the proposed 49 lots will each contain over 10,000 sf of contiguous useable septic area and 10,000 sf of additional useable building area.

Roads and Drainage: The proposed lots will be accessed from approximately 7,570' of new roads, including nine cul-de-sac bulbs, two t-turnarounds and seven intersections. Drainage along these new roads will be directed via ditches or swales to numerous drainage structures supporting existing natural drainage paths. Storage basins with rock filled infiltration points are proposed in 16 areas. General existing drainage patterns and post-development patterns have been indicated on the attached drawing.

Open Space: Pursuant to MSB 43.20.381(E), minimum individual lot area may be reduced up to 25% by the dedication of an equal area of useable open space within the subdivision. Each non-open space lot in which the lot area was reduced, shall have 10,000 sf of contiguous useable septic area. Open space area shall be connected by public access and irrevocably dedicated to the subdivision homeowners. Open space lots cannot be resubdivided. Open space area is exempt from lot configuration; however, the minimum width shall be 20'. Usable open space area shall be a minimum of 30,000 contiguous sf.

Traffic Count: (**Exhibit C**) Map of traffic count representing the number of lots accessed.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met. Pursuant to MSB 43.20.320 Frontage, each lot will have the required frontage.

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) notes the temporary turnaround on N. Cedar Hills Drive should be a cul-de-sac. Submit Average Daily Traffic (ADT) calculations for intersections within the subdivision and at every intersection out to existing collector streets or higher classification (N. Cedar Hills Drive at E. Marsh Road and E. Pioneer Parkway at N. Glenn Highway) to determine required road construction standards. *Staff notes Traffic Count data is at **Exhibit C**.*

Land and Resource Management Division (**Exhibit E**) notes no MSB lands are affected. The Borough acquired Tract 5, Cedar Hills, for construction of future emergency services station to serve the Palmer, Sutton and Butte area. Construction timeline is yet to be determined. No objection to the proposed subdivision.

Utilities: (**Exhibit F**) MTA has no comments. Enstar has no comments, recommendations or objections. GCI has no comments or objections. MEA did not respond.

City of Palmer: (Exhibit G) City of Palmer has reviewed the proposed subdivision. N. Cedar Hills Drive and E. Pioneer Parkway are required to have temporary turnarounds at the north end of N. Cedar Hills Drive and at the west end of E. Pioneer Parkway to meet current City of Palmer development codes. *Staff notes a temporary turnaround at the north end of N. Cedar Hills Drive has been shown on the preliminary plat. E. Pioneer Parkway, from the intersection of N. Cedar Hills Drive west, will be constructed as a t-turnaround. Further construction of E. Pioneer Parkway west would occur at the time the adjoining Lot 1 of Windy Hollow is further subdivided. Staff further notes the streets will need to be approved and accepted by the City of Palmer before recordation of plat (see Recommendation #3).* City Manager and Public Works noted any exemptions or variances must be approved by the City Council. The Planning and Zoning Commission had no comments. Community Development noted lot sizes meet standards. City of Palmer further commented that is recommended that the screening easement continue on throughout future projects in the Cedar Park Master Plan.

ADOT&PF: (Exhibit H) ADOT&PF has no comments.

Public: (Exhibit I) Gregory Heath, owner of Block 12, Lot 4, Cedar Hills Unit 2, Phase 1 notes “currently there is a 15’ wide conservation vegetation easement that runs along the backside of proposed Lots 1, 2, 3. This easement was established when Cedar Hills Unit 2 Phase 1 was built. This easement must remain in place and recognized by any potential builder. No trees should be removed even for platting purposes.” *Staff notes that the 15’ wide screening easement was created on Plat No. 2000-66 for the lots that were created by that plat. The 15’ wide easement did not continue onto the remaining tract. The Master Plan of Cedar Hills was deadfiled and Cedar Park Master Plan is a new platting process. City of Palmer recommends the easement be continued; however, petitioner cannot be compelled to grant the easement, as there is no longer a vehicle for creating screening easements in Title 43.* Mr. Heath provided supplementary documentation from January 28, 1999, expressing concerns from the neighbors when the original Master Plan of Cedar Hills was heard.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; MSB Assessments, Planning, Pre-Design Division or Development Services; or MEA.

CONCLUSION: The preliminary plat of Cedar Park Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Cedar Park Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(3). All lots have the required useable septic area and building area.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot will have the required frontage pursuant to MSB 43.20.320.

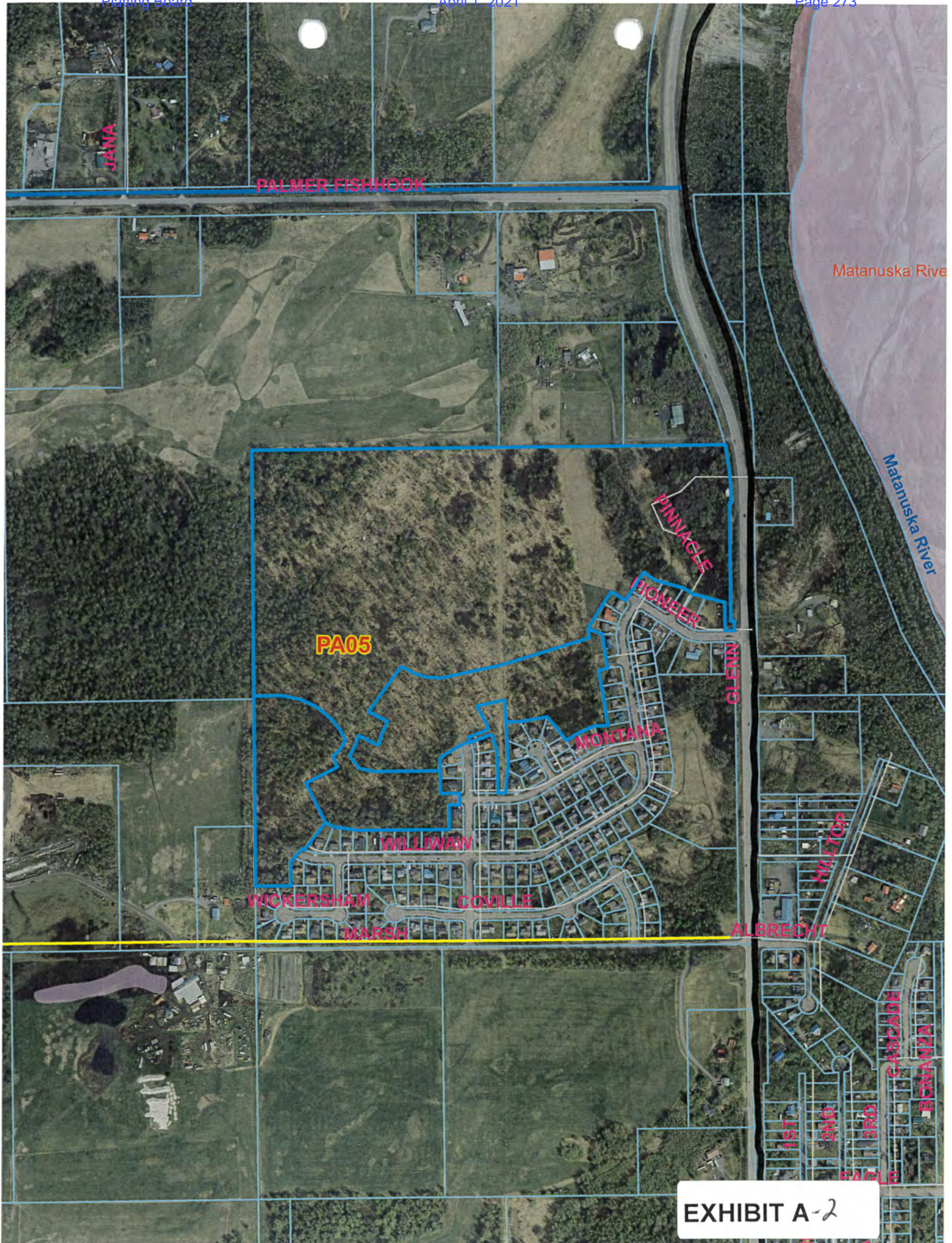
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; MSB Assessments, Planning, Pre-Design Division or Development Services; or MEA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing; one concern regarding the 15' wide screening easement was received.
8. City of Palmer requires the addition of temporary turnarounds at the end of constructed streets that are greater than 151' long.

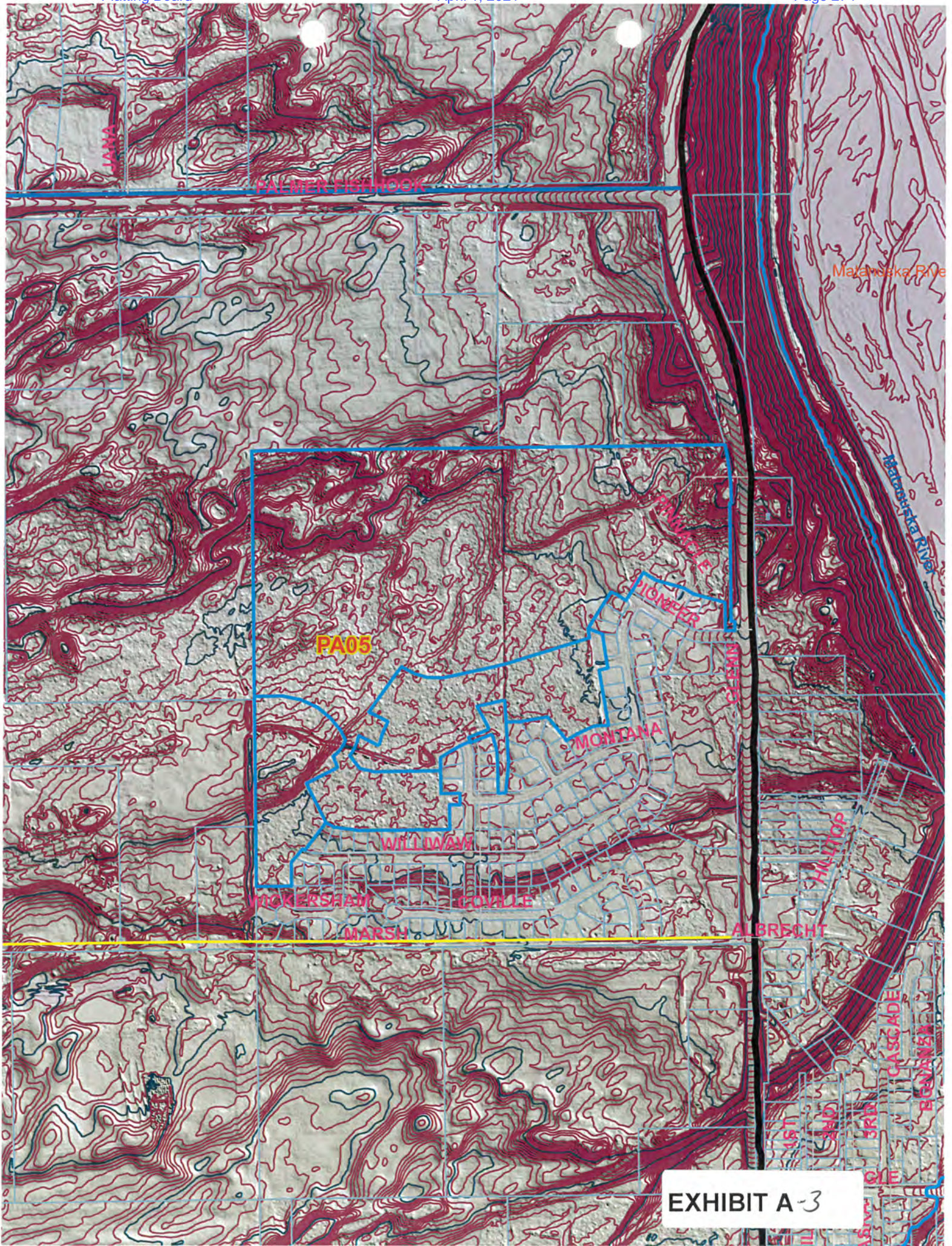
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

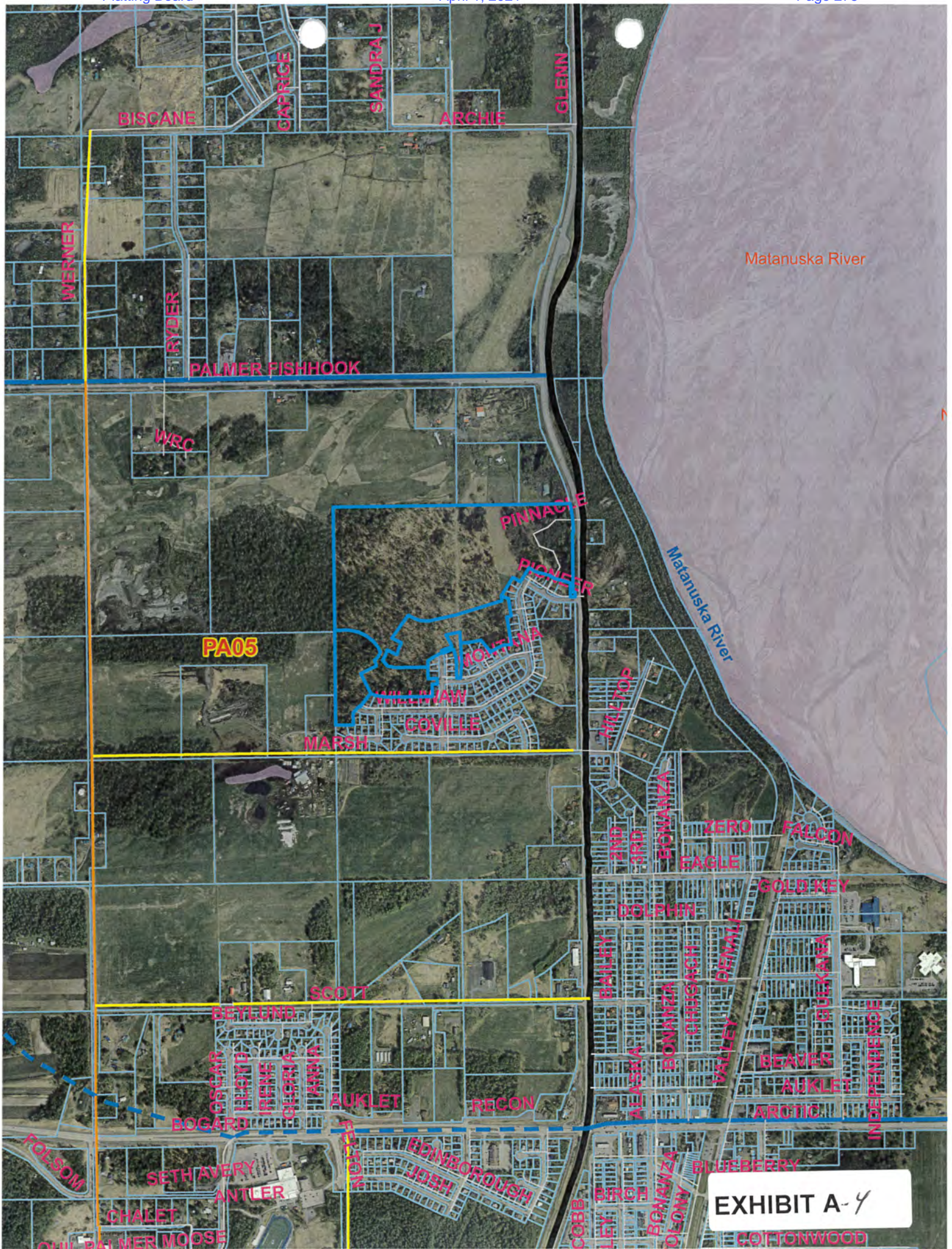
Suggested motion: I move to approve the preliminary plat of Cedar Park Master Plan, Section 29, Township 18 North, Range 02E East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, for each phase plat, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest, for each phase plat.
3. Provide acceptance of streets from City of Palmer. Street names shall be approved by Platting Assistant prior to recording.
4. Pay postage and advertising fees.
5. Add a plat note to state no direct access from Tract Z to N. Glenn Highway.
6. Submit recording fees, payable to Department of Natural Resources (DNR), for each phase plat.
7. Submit each final phase plat in full compliance with Title 43.











HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

February 12, 2021

Fred Wagner
MSB Platting Officer
350 East Dahlia Avenue
Palmer, Alaska 99645

RECEIVED

FEB 12 2021

PLATTING

Re: Cedar Park; Useable Areas, Drainage & Roads
HE #20125

Dear Mr. Wagner:

At the request of the project owner we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 83 new lots and 2 open space lots from three existing tracts with a combined total area of approximately 89 acres. The area forms the remainder of the earlier Cedar Hills master plan, and differs in its proposed use of individual wells and septic. Our soils evaluation included logging 23 new testholes, 12 percolation tests, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rough incomplete rectangle west of N. Glenn Highway and north of E. Marsh Road and the existing Cedar Hills #1 & #2 subdivisions. The site elevation varies throughout with relatively level areas as well as gently rolling hills. The total elevation differential indicated from the provided topographical map is approximately 76'. Several steep areas with slopes exceeding 25% exist within the project and have been delineated on the attached map.

Soils & Vegetation. The majority of the parent parcel consists of tall grasses and young tree growth. Residents report previous fires in the area many years ago which is supported by the prevalence of young growth cottonwood, birch, and willow trees. As shown on the attached drawing, 23 new testholes were dug near common lot lines and areas of interest in order to evaluate existing soils conditions. Additionally 12 percolation tests were performed, all returning suitable, consistent percolation rates varying from 2 to 6 minutes per inch. Each of the new testholes revealed a minimal organic layer over relatively deep silty fine sands, which is typical for much of the surrounding area. A large portion of the testholes located on the western half of the parent parcel contained clean sands and gravels beneath the silty sands and extending down at least 6' past the silt sands. Copies of the relevant testhole logs and the location/topography map are attached.

Groundwater. Groundwater was not found in any of the 23 testholes dug on the parent parcels, which varied in depth from 16' to 18' deep. Groundwater is not expected to be a limiting factor for any of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, steep areas and related setbacks, and setbacks to existing water wells. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***each of the proposed new lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Roads and Drainage. The proposed lots will receive access via approximately 7,570' of new road, including 9 cul-de-sac bulbs, 2 T-turnarounds, and 7 internal intersections. Sandy gravel materials adequate to construct the roads exist on the project site. Drainage along the new roads will be directed via ditches or swales to numerous drainage structures supporting existing natural drainage paths. Storage basins with rock filled infiltration points are proposed in 16 areas. Twelve culverts are planned for installation and are shown on the attached drawing. General existing drainage patterns and post-development patterns have been indicated on the attached map. As always, the drainage plan is subject to field modification and improvement during construction.

Please do not hesitate to call with any questions you may have.

Sincerely,

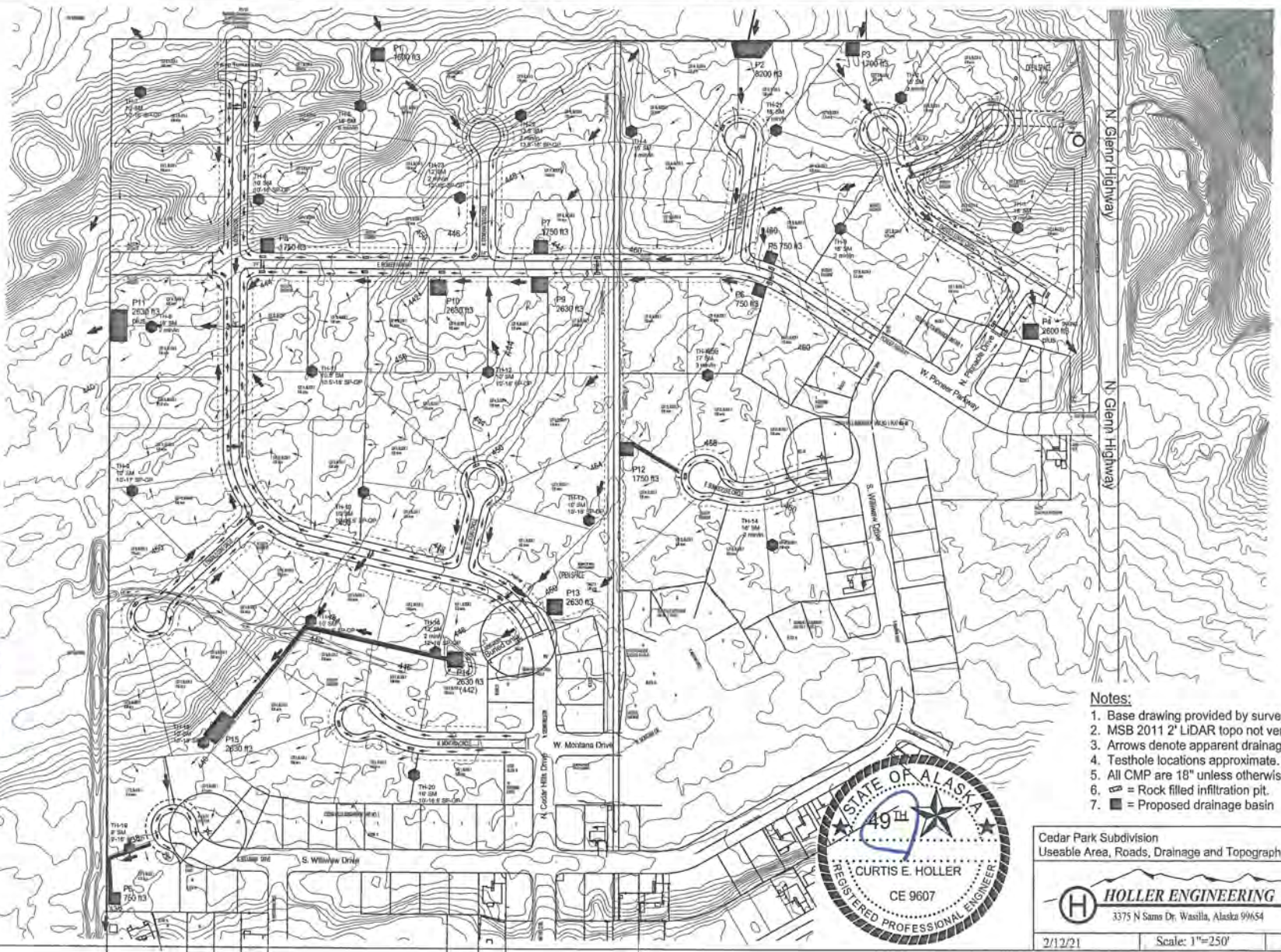
Curtis Holler, PE

c: Cedar Park Properties LLC w/attachments





RECEIVED
FEB 17 2021
PLATTING



- Notes:**
1. Base drawing provided by surveyor.
 2. MSB 2011 2" LIDAR topo not verified.
 3. Arrows denote apparent drainage patterns.
 4. Testhole locations approximate.
 5. All CMP are 18" unless otherwise specified.
 6. = Rock filled infiltration pit.
 7. = Proposed drainage basin



Cedar Park Subdivision
Useable Area, Roads, Drainage and Topography Map

HOLLER ENGINEERING
3375 N Sarno Dr, Wasilla, Alaska 99654

| | | |
|---------|----------------|-------------|
| 2/12/21 | Scale: 1"=250' | Job # 20125 |
|---------|----------------|-------------|

EXHIBIT B-3


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 23

Performed For: Connie Yoshimura

Legal Description: Cedar Park

| Depth, feet | Soil Type | Slope | Site Plan |
|-------------|---|-------|-----------------------------------|
| 1 | OL, dense, black | | See attached testhole & topo map. |
| 2 | SM, varies to SM-ML, light brown, stands well | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |
| 15 | | | |
| 16 | | | |
| 17 | | | |
| 18 | No Groundwater No Impermeables | | |
| 19 | | | |
| 20 | | | |
| 21 | | | |
| 22 | | | |

WAS GROUNDWATER ENCOUNTERED? No
 IF YES, AT WHAT DEPTH? N/A
 DEPTH AFTER MONITORING? N/A

PERCOLATION TEST

| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
|---------|----------|------------|----------|----------------|-----------|
| | 11-20-20 | | | | |
| 1 | | 10:11 | 10 min | 8-2/16" | 3 1/2/16" |
| 2 | | 10:23 | | 8-4/16" | 3 8/16" |
| 3 | | 10:34 | | 8-0/16" | 3 8/16" |
| 4 | | 10:48 | | 7-14/16" | 3 2/16" |
| 5 | | 11:00 | | 7-14/16" | 3 2/16" |

PERCOLATION RATE 3 (min/inch) PERC HOLE DIAMETER 6"
 TEST RUN BETWEEN 4 FT AND 5 FT DEPTH
 COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 PERFORMED BY: J. Wilkins, C. Holler DATE: 11/20/20

EXHIBIT B-4


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 23

Performed For: Connie Yoshimura

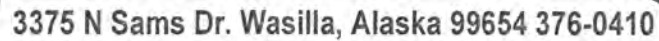
Legal Description: Cedar Park


| Depth, feet | Soil Type | Slope | Site Plan |
|-------------|---|-------|--|
| 1 | OL, dense, dark | | <p style="text-align: center;">See attached testhole & topo map.</p> <p style="text-align: right;">↑ N</p> |
| 2 | SM, varies to SM-ML, light brown, stands well | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |
| 15 | | | |
| 16 | No Groundwater | | |
| 17 | No Impermeables | | |
| 18 | | | |
| 19 | | | |
| 20 | | | |
| 21 | | | |
| 22 | | | |

| PERCOLATION TEST | | | | | |
|------------------|----------|------------|----------|----------------|----------|
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| | 11-20-20 | | | | |
| 1 | | 11:08 | 10 min | 8 1/16" | 4 4/16" |
| 2 | | 11:19 | | 8 7/16" | 3 15/16" |
| 3 | | 11:32 | | 8 1/16" | 3 9/16" |
| 4 | | 11:44 | | 7 14/16" | 3 6/16" |
| 5 | | 11:56 | | 7 13/16" | 3 5/16" |
| | | | | | |
| | | | | | |

- PERCOLATION RATE 3 (min/ft) PERC HOLE DIAMETER 6"
 - TEST RUN BETWEEN 4 FT AND 5 FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 - PERFORMED BY: J. Wilkins; C. Holler DATE: 11/20/20

EXHIBIT B-5



Legal Description: Cedar Park

EXHIBIT B-6


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 23

Performed For: Connie Yoshimura

Legal Description: Cedar Park

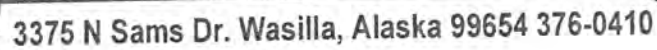

| Depth, feet | Soil Type | Slope | Site Plan |
|-------------|---|-------|-----------------------------------|
| 1 | OL, dense, dark | | See attached testhole & topo map. |
| 2 | SM, varies to SM-ML, light brown, stands well | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | | | |
| 14 | | | |
| 15 | | | |
| 16 | No Groundwater No Impermeables | | |
| 17 | | | |
| 18 | | | |
| 19 | | | |
| 20 | | | |
| 21 | | | |
| 22 | | | |

| PERCOLATION TEST | | | | | |
|------------------|----------|------------|----------|----------------|----------|
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| | 11-20-20 | | | | |
| 1 | | 13:15 | 10 min | 8 12/16" | 4 9/16" |
| 2 | | 13:29 | | 7 14/16" | 3 6/16" |
| 3 | | 13:40 | | 7 14/16" | 3 14/16" |
| 4 | | 13:58 | | 7 8/16" | 2 11/16" |
| 5 | | 14:14 | | 7 2/16" | 2 10/16" |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

- WAS GROUNDWATER ENCOUNTERED? No
 - IF YES, AT WHAT DEPTH? N/A
 - DEPTH AFTER MONITORING? N/A

- PERCOLATION RATE 4 (min/inch) PERC HOLE DIAMETER 6"
 - TEST RUN BETWEEN 4 FT AND 5 FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 - PERFORMED BY: J. Wilkins; C. Holler DATE: 11/20/20

EXHIBIT B-7



Legal Description: Cedar Park

THLOGsubdnew-h2o-no 11/23/2020


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 7 of 23

Performed For: Connie Yoshimura

Legal Description: Cedar Park


| Depth, feet | Soil Type | Slope | Site Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------|---|--|---|--|----------------|----------|----------------|----------|--------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 1 | OL, dense, dark | | <p>See attached testhole & topo map.</p> <p>↑ N ↓</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | SM, varies to SM-ML, Stands well, Olive brown | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 10 | | | | <p>WAS GROUNDWATER ENCOUNTERED? <u>No</u></p> <p>IF YES, AT WHAT DEPTH? <u>N/A</u></p> <p>DEPTH AFTER MONITORING? <u>N/A</u></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | SP-GP, Varies to SP with GP, olive | <p>PERCOLATION TEST</p> <table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____</p> <p>TEST RUN BETWEEN <u>✓</u> FT AND _____ FT DEPTH</p> <p>COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u></p> <p>PERFORMED BY: J. Wilkins</p> <p>DATE: <u>11/20/20</u></p> | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | N/A visual analysis only | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reading | Date | | Gross Time | Net Time | Depth to Water | Net Drop | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| N/A visual analysis only | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 12 | SP with GP, olive | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | gray, medium coarse | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | sands, rock to 3", | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | few 8" +, sloughs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

EXHIBIT B-10

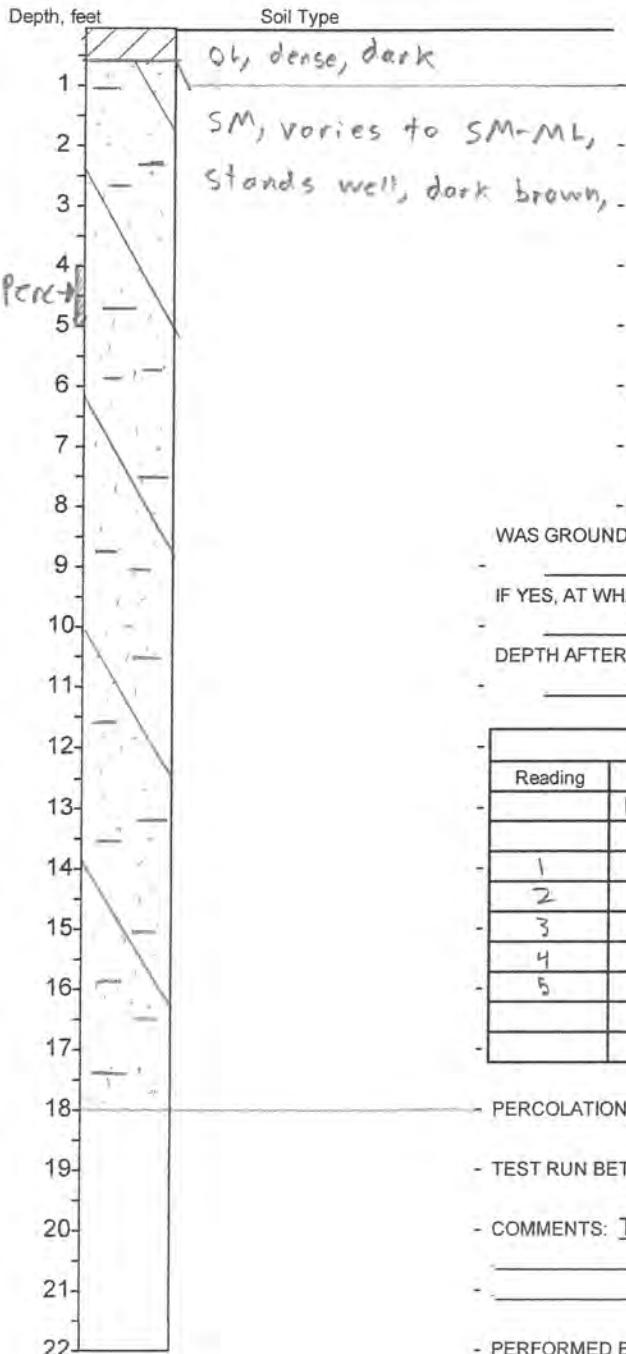

HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 8 of 23

Performed For: Connie Yoshimura

Legal Description: Cedar Park


See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

- No

IF YES, AT WHAT DEPTH?

- N/A

DEPTH AFTER MONITORING?

- N/A

Slope

PERCOLATION TEST

| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
|---------|----------|------------|----------|----------------|----------|
| | 11-20-20 | | | | |
| 1 | | 15:47 | 10 min | 12 9/16" | 6 9/16" |
| 2 | | 15:58 | | 12 2/16" | 6 2/16" |
| 3 | | 16:09 | | 10 12/16" | 4 12/16" |
| 4 | | 16:20 | | 10 2/16" | 5 6/16" |
| 5 | | 16:32 | | 9 14/16" | 4 2/16" |
| | | | | | |
| | | | | | |

- PERCOLATION RATE 2 (min/inch) PERC HOLE DIAMETER 6"

- TEST RUN BETWEEN 4 FT AND 5 FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins; C. Holler

DATE: 11/20/20
EXHIBIT B-11


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 9 of 23

Performed For: Connie Yoshimura

Legal Description: Cedar Park


| Depth, feet | Soil Type | Slope | Site Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------|--------------------------|---|---|--|----------------|----------|----------------|----------|--------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 1 | Ol, dense, dark | | <p>See attached testhole & topo map.</p> <p>↑ N ↓</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | SM, varies to SM-Mb, | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | stands well, dark brown. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | | | | <p>WAS GROUNDWATER ENCOUNTERED? <u>No</u></p> <p>IF YES, AT WHAT DEPTH? <u>N/A</u></p> <p>DEPTH AFTER MONITORING? <u>N/A</u></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | SP-GP, varies to | <p>PERCOLATION TEST</p> <table border="1"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____</p> <p>TEST RUN BETWEEN <u> </u> FT AND <u> </u> FT DEPTH</p> <p>COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u></p> <p>PERFORMED BY: J. Wilkins</p> <p>DATE: <u>11/20/20</u></p> | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | N/A visual analysis only | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reading | Date | | Gross Time | Net Time | Depth to Water | Net Drop | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| N/A visual analysis only | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 12 | SP with GP, olive | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | gray, rock to 3" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | few 8"+ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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EXHIBIT B-12


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 10 of 23

Performed For: Cannie Yoshimura

Legal Description: Cedar Park


| Depth, feet | Soil Type | Slope | Site Plan |
|-------------|--------------------------|--------------|---|
| 1 | gl, dense, dark | | <p>See attached testhole & topo map.</p> <p>↑ N ↓</p> |
| 2 | SM, varies to SM-ML, | | |
| 3 | Stands well, dark brown, | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | SP GP, varies to | <p>Slope</p> | |
| 12 | SP with GP, rock | | |
| 13 | to 6", few 12", | | |
| 14 | few 18", sloughs, | | |
| 15 | medium coarse | | |
| 16 | sands, | | |
| 17 | | | |
| 18 | | | |
| 19 | | | |
| 20 | | | |
| 21 | | | |
| 22 | | | |

| PERCOLATION TEST | | | | | |
|--------------------------|------|------------|----------|----------------|----------|
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| N/A visual analysis only | | | | | |
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- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- _____

- PERFORMED BY: J. Wilkins

DATE: 11/20/20

EXHIBIT B-13


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 11 of 23

Performed For: Connie Yoshimura

Legal Description: Cedar Park


| Depth, feet | Soil Type | Slope | Site Plan |
|-------------|--|-------|-----------------------------------|
| 1 | OL, dense, dark | | See attached testhole & topo map. |
| 2 | SM, varies to SM-Mb, stands well, dark brown, | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | SP-GP, varies to SP with gravel, olive gray, rock to 3", few 7"t, sloughs, medium coarse sands | | |
| 14 | | | |
| 15 | | | |
| 16 | | | |
| 17 | | | |
| 18 | | | |
| 19 | | | |
| 20 | | | |
| 21 | | | |
| 22 | | | |

WAS GROUNDWATER ENCOUNTERED? No
 IF YES, AT WHAT DEPTH? N/A
 DEPTH AFTER MONITORING? N/A

PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN 11 FT AND _____ FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 - _____
 - PERFORMED BY: J. Wilkins DATE: 11/20/20

EXHIBIT B-14


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 12 of 23

Performed For: Connie Yoshimura

Legal Description: Cedar Park


| Depth, feet | Soil Type | Slope | Site Plan |
|-------------|--------------------------|--------------|---|
| 1 | OL, dense, dark | | <p>See attached testhole & topo map.</p> <p>↑ N ↓</p> |
| 2 | SM, varies to SM-ML, | | |
| 3 | stands well, dark brown, | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | SP-CP, olive brown, | <p>Slope</p> | |
| 12 | rock to 3", few 6" | | |
| 13 | sloughs, medium | | |
| 14 | coarse sands | | |
| 15 | | | |
| 16 | | | |
| 17 | | | |
| 18 | | | |
| 19 | | | |
| 20 | | | |
| 21 | | | |
| 22 | | | |

| PERCOLATION TEST | | | | | |
|--------------------------|------|------------|----------|----------------|----------|
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| N/A visual analysis only | | | | | |
| | | | | | |
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| | | | | | |

PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

TEST RUN BETWEEN FT AND FT DEPTH

COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

PERFORMED BY: J. Wilkins

DATE: 11/20/20

EXHIBIT B - 15


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 13 of 23

Performed For: Cannie Yoshimura

Legal Description: Cedar Park

| Depth, feet | Soil Type | Slope | Site Plan |
|-------------|--------------------------|-------|---|
| 1 | OL, dense, dark | | See attached testhole & topo map. <div style="text-align: right;"> ↑ N ↓ </div> |
| 2 | SM, varies to SM-ML, | | |
| 3 | Stands Well, dark brown, | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | SP-GP, varies to | | |
| 12 | SP with GP, olive | | |
| 13 | brown, rock to 3", | | |
| 14 | few 10"+, medium | | |
| 15 | coarse sands | | |
| 16 | | | |
| 17 | | | |
| 18 | | | |
| 19 | | | |
| 20 | | | |
| 21 | | | |
| 22 | | | |

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

Slope

| PERCOLATION TEST | | | | | |
|--------------------------|------|------------|----------|----------------|----------|
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| N/A visual analysis only | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

PERCOLATION RATE _____ (min/inch)

TEST RUN BETWEEN 13 FT AND _____ FT DEPTH

COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

PERFORMED BY: J. Wilkins

PERC HOLE DIAMETER _____

DATE: 11/20/20

EXHIBIT B -16



Legal Description: Cedar Park

Soil Type

$$\uparrow$$

$$N$$

$$I$$

See attached testhole & topo map.

N/A

Slope

| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
|---------|----------|------------|----------|----------------|----------|
| | 11-21-20 | | | | |
| 1 | | 10:12 | 10 min | 12 1/4" / 16" | 6 9/16" |
| 2 | | 10:26 | | 11 9/16" | 5 1/16" |
| 3 | | 10:37 | | 11 8/16" | 5 0/16" |
| 4 | | 10:48 | | 11 6/16" | 4 14/16" |
| 5 | | 11:02 | | 11 4/16" | 4 12/16" |
| | | | | | |
| | | | | | |

DATE: 11/20/20

EXHIBIT B -17


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 15 of 23

Performed For: Connie Yoshimura

Legal Description: Cedar Park

Seal



Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
|----------|-----------------|--------------|---------------|-----------------|-----------------|
| | <u>11-21-20</u> | | | | |
| <u>1</u> | | <u>10:07</u> | <u>10 min</u> | <u>12 9/16"</u> | <u>7 9/16"</u> |
| <u>2</u> | | <u>10:17</u> | | <u>11 3/16"</u> | <u>6 3/16"</u> |
| <u>3</u> | | <u>10:31</u> | | <u>10 1/16"</u> | <u>5 6/16"</u> |
| <u>4</u> | | <u>10:41</u> | | <u>9 8/16"</u> | <u>4 8/16"</u> |
| <u>5</u> | | <u>10:51</u> | | <u>9 10/16"</u> | <u>4 13/16"</u> |
| | | | | | |
| | | | | | |

- PERCOLATION RATE 3 (min/inch) PERC HOLE DIAMETER 6"

- TEST RUN BETWEEN 4 FT AND 5 FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins, E. Holler

DATE: 11/20/20
EXHIBIT B-18


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

Seal


TEST HOLE # 16 of 23

Performed For: Connie Yoshimura

Legal Description: Cedar Park

Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
|---------|----------|------------|----------|----------------|----------|
| | 11-21-20 | | | | |
| 1 | | 11:56 | 10 min | 11 2/16" | 5 2/16" |
| 2 | | 12:08 | | 11 9/16" | 5 9/16" |
| 3 | | 12:20 | | 11 9/16" | 5 9/16" |
| 4 | | 12:31 | | 11 9/16" | 5 9/16" |
| 5 | | 12:44 | | 11 9/16" | 5 9/16" |
| 6 | | 12:56 | | 11 9/16" | 5 9/16" |

PERCOLATION RATE 2 (min/inch) PERC HOLE DIAMETER 6"

- TEST RUN BETWEEN 4 FT AND 5 FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

DATE: 11/21/20
EXHIBIT B-19


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

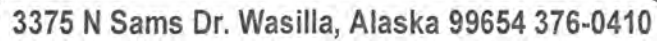
TEST HOLE # 17 of 23

Performed For: Connie Yoshimura

Legal Description: Cedar Park

| Depth, feet | Soil Type | Slope | Site Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------|--|---|---|------------------|----------|--|--|--|--|---------|------|------------|----------|----------------|----------|--------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 1 | OL, dense dark | | See attached testhole & topo map. <div style="text-align: right;"> ↑ N ↓ </div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | SM, varies to SM-ML, dark brown, | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | SP-GP, varies to SP with GP, rock to 2", few 8"x, olive gray, sloughs, medium coarse sands | WAS GROUNDWATER ENCOUNTERED? <u>No</u> IF YES, AT WHAT DEPTH? <u>N/A</u> DEPTH AFTER MONITORING? <u>N/A</u> | Slope <div style="height: 80px; border: 1px solid black;"></div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: center;">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> | | PERCOLATION TEST | | | | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | N/A visual analysis only | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PERCOLATION TEST | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| N/A visual analysis only | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 13 | | PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____ TEST RUN BETWEEN <u>17</u> FT AND _____ FT DEPTH COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u> _____ _____ PERFORMED BY: J. Wilkins DATE: <u>11/21/20</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

EXHIBIT B-20



Legal Description: Cedar Park

THLOGsubdnew-h2o-no 11/23/2020


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 19 of 23

Performed For: Connie Yoshimura

Legal Description: Cedar Park

| Depth, feet | Soil Type | Slope | Site Plan |
|-------------|-------------------------|---|-----------------------------------|
| 1 | OL, dark, druse | | See attached testhole & topo map. |
| 2 | SM, varies to SM-Mb, | | |
| 3 | dark brown, stands well | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | Slope |
| 10 | SP-GP, varies to | WAS GROUNDWATER ENCOUNTERED? <u>No</u> IF YES, AT WHAT DEPTH? <u>N/A</u> DEPTH AFTER MONITORING? <u>N/A</u> | |
| 11 | SP with GP, | | |
| 12 | rock to 3", few | | |
| 13 | 7"+, sloughs, medium | | |
| 14 | coarse sands | | |
| 15 | | | |
| 16 | | | |
| 17 | | | |
| 18 | | | |
| 19 | | | |
| 20 | | | |
| 21 | | | |
| 22 | | | |

| PERCOLATION TEST | | | | | |
|--------------------------|------|------------|----------|----------------|----------|
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| N/A visual analysis only | | | | | |
| | | | | | |
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- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 - _____
 - PERFORMED BY: J. Wilkins DATE: 11/21/20

EXHIBIT B-22


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 20 of 23

Performed For: Connie Yoshimura

Legal Description: Cedar Park


| Depth, feet | Soil Type | Slope | Site Plan |
|-------------|----------------------|---|---|
| 1 | OL, dense, dark | | See attached testhole & topo map. <div style="text-align: right;"> ↑ N ↓ </div> |
| 2 | SM, varies to SM-ML, | | |
| 3 | Stands well, | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | IF YES, AT WHAT DEPTH? N/A | |
| 12 | | DEPTH AFTER MONITORING? N/A | |
| 13 | SP-CP, varies to | See attached testhole & topo map. <div style="text-align: right;"> ↑ N ↓ </div> | |
| 14 | SP with CP, olive | | |
| 15 | gray, rock to 4", | | |
| 16 | few 12" sloughs, | | |
| 17 | medium coarse | | |
| 18 | sands | | |
| 19 | | | |
| 20 | | | |
| 21 | | | |
| 22 | | | |

| PERCOLATION TEST | | | | | |
|--------------------------|------|------------|----------|----------------|----------|
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| N/A visual analysis only | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 - _____
 - PERFORMED BY: J. Wilkins DATE: 11/21/20

EXHIBIT B-23


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 21 of 23

Performed For: Connie Yoshimura

Legal Description: Cedar Park Subdivision


Depth, feet

Soil Type

Slope

Site Plan

N
↑
↓

See attached drawing

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A

Slope

PERCOLATION TEST

| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
|---------|---------|------------|----------|----------------|----------|
| | 12-2-20 | | | | |
| 1 | | 10:57 | 10 min | 11 1/16" | 6 1/16" |
| 2 | | 11:08 | | 11 1/16" | 6 1/16" |
| 3 | | 11:19 | | 10 14/16" | 5 9/16" |
| 4 | | 11:34 | | 9 18/16" | 4 10/16" |
| 5 | | 11:49 | | 9 2/16" | 4 2/16" |
| | | | | | |
| | | | | | |
| | | | | | |

- PERCOLATION RATE 2 (min/inch) PERC HOLE DIAMETER 6"

- TEST RUN BETWEEN 4.5 FT AND 5.5 FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins; C. Holler

DATE: 12-2-20
EXHIBIT B-24


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 22 of 23

Performed For: Connie Yoshimura

Legal Description: Cedar Park Subdivision


| Depth, feet | Soil Type | Slope | Site Plan | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|------------|---|------------------|----------|--|--|--|--|---------|------|------------|----------|----------------|----------|--|---------|--|--|--|--|---|--|-------|--------|---------|---------|---|--|-------|--|----------|---------|---|--|-------|--|----------|---------|---|--|-------|--|----------|---------|---|--|-------|--|----------|---------|---|--|-------|--|----------|---------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 1 | OL | | See attached drawing ↑ N ↓ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | SM, varies to SM-MK, stands well, light brown | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>WAS GROUNDWATER ENCOUNTERED? <u>No</u></p> <p>IF YES, AT WHAT DEPTH? <u>N/A</u></p> <p>DEPTH AFTER MONITORING? <u>N/A</u></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td></td> <td>12-2-20</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1</td> <td></td> <td>11:48</td> <td>19 min</td> <td>6 9/16"</td> <td>2 8/16"</td> </tr> <tr> <td>2</td> <td></td> <td>11:58</td> <td></td> <td>5 14/16"</td> <td>2 6/16"</td> </tr> <tr> <td>3</td> <td></td> <td>12:10</td> <td></td> <td>5 13/16"</td> <td>2 5/16"</td> </tr> <tr> <td>4</td> <td></td> <td>12:21</td> <td></td> <td>5 13/16"</td> <td>2 5/16"</td> </tr> <tr> <td>5</td> <td></td> <td>12:31</td> <td></td> <td>5 13/16"</td> <td>2 5/16"</td> </tr> <tr> <td>6</td> <td></td> <td>12:42</td> <td></td> <td>5 13/16"</td> <td>2 5/16"</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | PERCOLATION TEST | | | | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | | 12-2-20 | | | | | 1 | | 11:48 | 19 min | 6 9/16" | 2 8/16" | 2 | | 11:58 | | 5 14/16" | 2 6/16" | 3 | | 12:10 | | 5 13/16" | 2 5/16" | 4 | | 12:21 | | 5 13/16" | 2 5/16" | 5 | | 12:31 | | 5 13/16" | 2 5/16" | 6 | | 12:42 | | 5 13/16" | 2 5/16" | | | | | | | | | | | | | | | | | | |
| PERCOLATION TEST | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 12-2-20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | | 11:48 | 19 min | 6 9/16" | 2 8/16" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | | 11:58 | | 5 14/16" | 2 6/16" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | | 12:10 | | 5 13/16" | 2 5/16" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | | 12:21 | | 5 13/16" | 2 5/16" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | | 12:31 | | 5 13/16" | 2 5/16" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | | 12:42 | | 5 13/16" | 2 5/16" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 14 | SP-6P, olive gray, medium coarse sands rock to 3", few 7/4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

- PERCOLATION RATE 4 (min/inch) PERC HOLE DIAMETER 6"

- TEST RUN BETWEEN 4 FT AND 5 FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins DATE: _____

EXHIBIT B-25


HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 23 of 23

Performed For: Connie Yoshimura

Legal Description: Cedar Park Subdivision


| Depth, feet | Soil Type | Slope | Site Plan |
|-------------|--|-------|---------------------------------|
| 1 | OL | | See attached drawing N ↑ |
| 2 | SM, varies to SM-MV, stands well, light brown | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| 11 | | | |
| 12 | | | |
| 13 | SP-GP, sloughs, medium coarse sand, rock to 4", few 7" | | |
| 14 | | | |
| 15 | | | |
| 16 | | | |
| 17 | | | |
| 18 | | | |
| 19 | | | |
| 20 | | | |
| 21 | | | |
| 22 | | | |

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

Slope

| PERCOLATION TEST | | | | | |
|------------------|---------|------------|----------|----------------|----------|
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| | 12-2-20 | | | | |
| 1 | | 11:41 | 10 min | 6 10/16" | 4 2/16" |
| 2 | | 11:51 | | 6 7/16" | 3 15/16" |
| 3 | | 12:03 | | 6 5/16" | 3 13/16" |
| 4 | | 12:13 | | 6 4/16" | 3 12/16" |
| 5 | | 12:24 | | 6 2/16" | 3 10/16" |
| 6 | | 12:34 | | 6 1/16" | 3 8/16" |

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER 6"

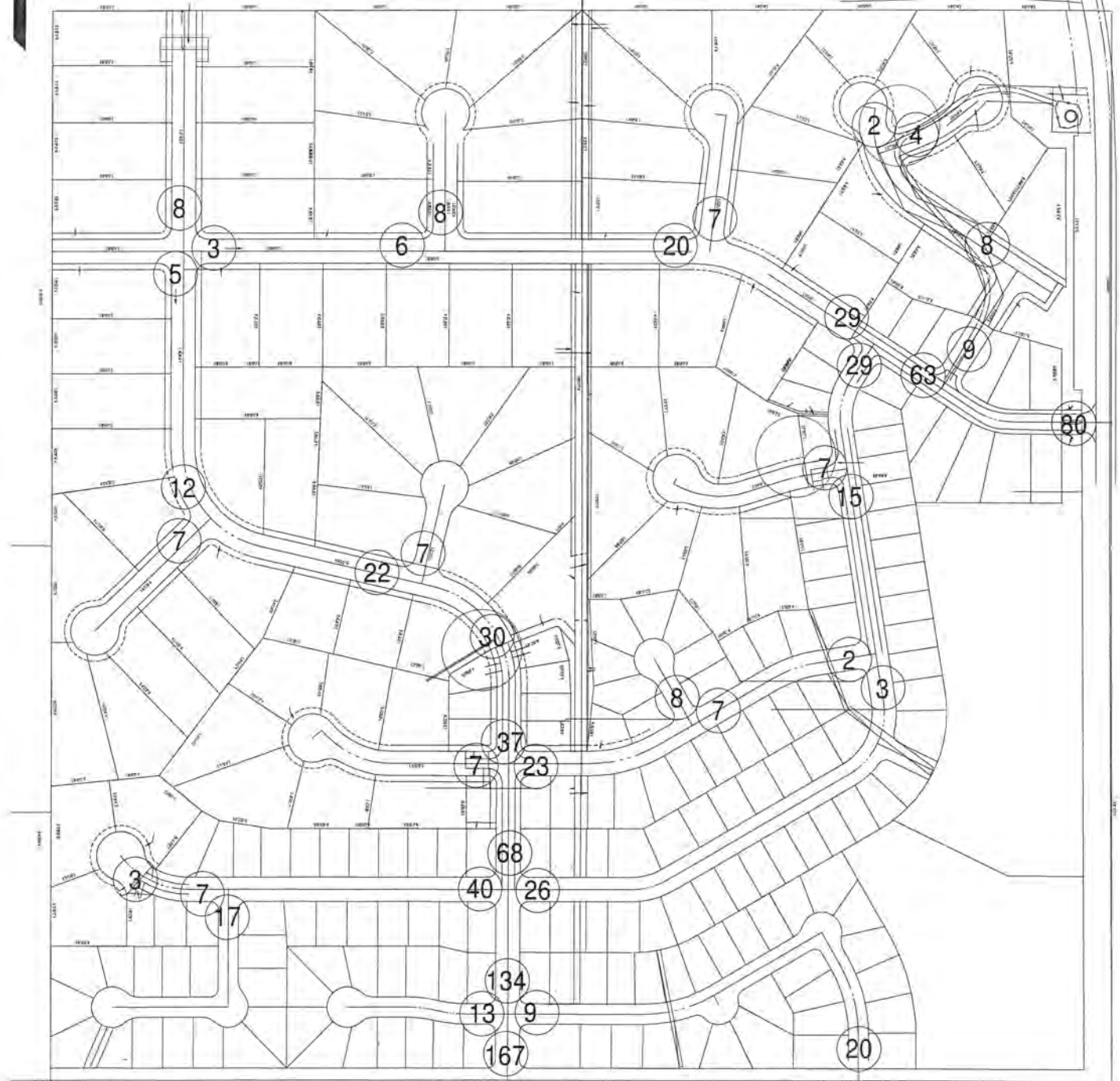
- TEST RUN BETWEEN 4 FT AND 5 FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- _____

- PERFORMED BY: J. Wilkins DATE: 12-2-20

EXHIBIT B-26



Notes:

1. Traffic counts represent number of lots accessing.

Cedar Hills 2020 Subdivision
Traffic Count Map

EXHIBIT C



3/02/21

Scale: Not to Scale

Job # 20125

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, March 11, 2021 9:31 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Cedar Pk MSP #21-025

Temporary turnaround on Cedar Hills Drive should be a cul-de-sac.

Submit ADT calculations for intersections within the subdivision and at every intersection out to existing collector streets or higher classification (Cedar Hills Drive @ Marsh Road and Pioneer Parkway @ Glenn Hwy) to determine required road construction standards.

Jamie Taylor, PE
Civil Engineer
Matanuska-Susitna Borough
Department of Public Works
Operations & Maintenance
t: 907-861-7765 c: 907-355-9810
jamie.taylor@matsugov.us
<http://www.matsugov.us/>

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, February 19, 2021 3:41 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; regpagemaster@usace.army.mil; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; dmeneses@palmerak.org; Brad Hanson <bahanson@palmerak.org>; Nichole Degner <ndegner@palmerak.org>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Cedar Pk MSP #21-025

The following link contains a Request for Comments for Cedar Park Master Plan, Case #2021-025. Comments are due by March 11, 2021. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EoO51pfs9HZIuW0GNeb_tNwBA5wyfOVAPl7zn69BxtxNiQ?e=vxD7N



MATANUSKA-SUSITNA BOROUGH
Community Development
Land & Resource Management

350 East Dahlia Avenue • Palmer, AK 99645
 Phone (907) 861-7869 • Fax (907) 861-8635

MEMORANDUM

DATE: February 22, 2021
 TO: Fred Wagner, Platting Officer
 FROM: Land & Resource Management
 SUBJECT: Preliminary Plat Comments / Case #2021-025

Platting Tech: Amy Otto-Buchanan
 Public Hearing: April 1, 2021
 Applicant / Petitioner: Cedar park Properties, LLC
 TRS: 18N02E29
 Tax ID: 4991000T00J & 7618000TOO1-TOO3
 Subd: Cedar Hills Master Plan
 Tax Map: PA 05

Comments:

- No MSB lands are affected. The Borough acquired Tract 5, Cedar Hills, for construction of future emergency services station to serve the Palmer, Sutton, and Butte area. Construction timeline is yet to be determined.
- No objection to proposed subdivision.



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
 Engineering Department, Right of Way Section
 401 E. International Airport Road
 P. O. Box 190288
 Anchorage, Alaska 99519-0288
 (907) 277-5551
 FAX (907) 334-7798

February 23, 2021

Matanuska-Susitna Borough, Platting Division
 350 East Dahlia Avenue
 Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural gas company has reviewed the following preliminary plats and has no comments or recommendations.

- **Farm Overlook**
 (MSB Case # 2021-022)
- **Wolf Ridge**
 (MSB Case # 2021-021)
- **BLW Subdivision**
 (MSB Case # 2021-020)
- **Northgate Alaska 2021 Master Plan**
 (MSB Case # 2021-023)
- **Cedar Park Master Plan**
 (MSB Case # 2021-025)

If you have any questions, please feel free to contact me at (907) 334-7911 or by email at skylar.shaw@enstarnaturalgas.com.

Sincerely,

Skylar Shaw
 ROW & Compliance Technician
 ENSTAR Natural Gas Company

EXHIBIT F - /

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, February 22, 2021 9:45 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Cedar Pk MSP #21-025

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

MTA has reviewed the plat for Cedar Park. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

MTA | 1740 S. Chugach Street | Palmer, Alaska 99645
office: 907-761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, February 19, 2021 3:41 PM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; regpagemaster@usace.army.mil; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; dmeneses@palmerak.org; Brad Hanson <bahanson@palmerak.org>; Nichole Degner <ndegner@palmerak.org>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; 'OSP Design Group' <ospdesign@gci.com>
Subject: RFC Cedar Pk MSP #21-025

The following link contains a Request for Comments for Cedar Park Master Plan, Case #2021-025. Comments are due by March 11, 2021. Please let me know if you have any questions. Thanks, A.

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, March 9, 2021 1:09 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Cedar Pk MSP #21-025
Attachments: Agenda Plat Pg 1.pdf; Agenda Plat Pg 2.pdf; RFC Packet.pdf

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

Amy,

In review GCI has no comments or objections to the plat, attached is the signed plat.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

m: 907-744-5166 | w: www.gci.com

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, February 19, 2021 3:41 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; regpagemaster@usace.army.mil; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; dmeneses@palmerak.org; Brad Hanson <bahanson@palmerak.org>; Nichole Degner <ndegner@palmerak.org>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Cedar Pk MSP #21-025

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EoO51pfs9HZluW0GNeb_tNwBA5wyfOVAPI7zn69BxtxNiQ?e=vxD7N0

Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us



CERTIFICATE OF OWNERSHIP & DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT. DEDICATE ALL PORTION OF-WAY TO THE MATANGUSA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CEDAR PARK PROPERTIES, LLC DATE
CORINE YOSHIMURE (MEMBER)
361 E. 36TH AVENUE, SUITE 200
ANCHORAGE, ALASKA 99503

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SHOWN TO BEFORE ME THIS
DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

BENEFICIARY

FIRST NATIONAL BANK ALASKA DATE
CORPORATE HEADQUARTERS
105 W. 36TH AVENUE, SUITE 333
P.O. BOX 100720
ANCHORAGE, ALASKA 99510-0720

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SHOWN TO BEFORE ME THIS
DAY OF _____ 20____
FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANGUSA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. _____

DATE: _____ 20____ AND THAT
THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, BY WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR

ATTEST: _____ PLATTING CLERK

EXEMPTION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE _____ BOROUGH TAX COLLECTION OFFICIAL

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM U.S. OBSERVATION TOWER AT THE SURVEY CONTROL POINT SHOWN HEREON.
3. 5/8" x 3/8" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.I.'S AND P&C'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON.
 - a) P&C ALASKA COMMUNICATIONS, INC. RECORDED JANUARY 18, 1979 IN BOOK 8852 (2) AT PAGE 199
 - b) M.E.A. EASEMENT RECORDED DECEMBER 8, 1992 IN BOOK 702 AT PAGE 649
6. TRACTS 1 AND 2 ARE FOR OPEN SPACE.
7. 20' NEA MEASUREMENT RECORDED NOVEMBER 20, 2015 AT RECEPTION SERIAL #0015-22548-0
8. 30' NEA TELECOMMUNICATION EASEMENT RECORDED AT BOOK 16, PAGE 198, P&C SET 2017-10

LEGEND

⊙ FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED

△ SURVEY CONTROL POINT - IPCS (5004 IN. 4)
NEARING METERS 849079.254
EASTING METERS 546022.582
SURVEY THE 39MM SURVEY CONTROL POINT TO
NW CORNER THIS SUBDIVISION --- N80°14'34"W 2243.86'

| CURVE | LENGTH | BEARING | DELTA | CHORD | CHORD BEARING |
|-------|--------|---------|--------|--------|---------------|
| C1 | 43.87 | 80.00 | 21.00 | 46.03 | 84.75177° |
| C2 | 40.88 | 80.00 | 21.00 | 42.95 | 84.75177° |
| C3 | 119.24 | 80.00 | 87.30 | 111.90 | 88.86 |
| C4 | 100.22 | 80.00 | 86.40 | 97.47 | 88.86 |
| C5 | 49.87 | 50.00 | 27.15 | 52.03 | 47.77 |
| C6 | 11.86 | 182.70 | 5.83 | 12.43 | 177.80 |
| C7 | 75.92 | 120.00 | 31.86 | 78.77 | 124.20 |
| C8 | 45.82 | 280.00 | 20.34 | 48.94 | 287.15 |
| C9 | 26.67 | 280.00 | 13.49 | 27.87 | 287.15 |
| C10 | 43.86 | 50.00 | 25.18 | 46.22 | 48.86 |
| C11 | 45.38 | 80.00 | 23.84 | 47.80 | 44.70 |
| C12 | 36.20 | 80.00 | 18.97 | 37.90 | 44.46 |
| C13 | 30.77 | 80.00 | 16.71 | 32.00 | 48.81 |
| C14 | 40.41 | 80.00 | 22.72 | 42.70 | 44.70 |
| C15 | 31.49 | 80.00 | 16.64 | 33.00 | 50.27 |
| C16 | 139.64 | 200.00 | 72.79 | 140.00 | 139.64 |
| C17 | 34.77 | 200.00 | 17.40 | 36.38 | 194.00 |
| C18 | 100.90 | 230.00 | 103.17 | 97.94 | 134.77 |
| C19 | 38.47 | 10.00 | 5.67 | 39.00 | 9.86 |
| C20 | 16.66 | 10.00 | 11.80 | 16.77 | 11.80 |
| C21 | 110.64 | 270.00 | 34.67 | 110.66 | 270.00 |
| C22 | 122.47 | 270.00 | 62.14 | 122.47 | 270.00 |
| C23 | 121.90 | 240.00 | 175.36 | 121.90 | 240.00 |
| C24 | 253.12 | 210.00 | 158.82 | 243.24 | 188.74 |
| C25 | 44.62 | 30.00 | 27.18 | 46.71 | 30.00 |
| C26 | 17.80 | 50.00 | 19.87 | 17.87 | 54.71 |
| C27 | 34.50 | 80.00 | 30.67 | 34.90 | 80.00 |
| C28 | 36.90 | 80.00 | 29.81 | 37.00 | 80.00 |
| C29 | 30.90 | 80.00 | 26.91 | 31.00 | 80.00 |
| C30 | 30.17 | 80.00 | 26.71 | 30.27 | 80.00 |
| C31 | 36.50 | 80.00 | 30.37 | 36.60 | 80.00 |
| C32 | 33.82 | 50.00 | 19.87 | 34.90 | 50.00 |
| C33 | 21.42 | 50.00 | 20.80 | 21.42 | 50.00 |
| C34 | 100.40 | 270.00 | 175.36 | 100.40 | 270.00 |
| C35 | 143.80 | 120.00 | 14.00 | 143.80 | 120.00 |
| C36 | 181.88 | 120.00 | 101.41 | 181.88 | 120.00 |
| C37 | 100.10 | 120.00 | 54.00 | 100.10 | 120.00 |
| C38 | 41.48 | 30.00 | 24.86 | 42.92 | 30.00 |
| C39 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C40 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C41 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C42 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C43 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C44 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C45 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C46 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C47 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C48 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C49 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C50 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C51 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C52 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C53 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C54 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C55 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C56 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C57 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C58 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C59 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C60 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C61 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C62 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C63 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C64 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C65 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C66 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C67 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C68 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C69 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C70 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C71 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C72 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C73 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C74 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C75 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C76 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C77 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C78 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C79 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C80 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C81 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C82 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C83 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C84 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C85 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C86 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C87 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C88 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C89 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C90 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C91 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C92 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C93 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C94 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C95 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C96 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C97 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C98 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C99 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |
| C100 | 40.18 | 30.00 | 24.86 | 41.62 | 30.00 |



| LINE | LENGTH | BEARING |
|------|--------|-------------|
| 1 | 14.74 | N47°14'21"E |
| 2 | 30.00 | N00°00'00"E |
| 3 | 30.00 | N00°00'00"E |
| 4 | 30.00 | N00°00'00"E |
| 5 | 30.00 | N00°00'00"E |
| 6 | 30.00 | N00°00'00"E |
| 7 | 30.00 | N00°00'00"E |
| 8 | 30.00 | N00°00'00"E |
| 9 | 30.00 | N00°00'00"E |
| 10 | 30.00 | N00°00'00"E |
| 11 | 30.00 | N00°00'00"E |
| 12 | 30.00 | N00°00'00"E |
| 13 | 30.00 | N00°00'00"E |
| 14 | 30.00 | N00°00'00"E |
| 15 | 30.00 | N00°00'00"E |
| 16 | 30.00 | N00°00'00"E |
| 17 | 30.00 | N00°00'00"E |
| 18 | 30.00 | N00°00'00"E |
| 19 | 30.00 | N00°00'00"E |
| 20 | 30.00 | N00°00'00"E |
| 21 | 30.00 | N00°00'00"E |
| 22 | 30.00 | N00°00'00"E |
| 23 | 30.00 | N00°00'00"E |
| 24 | 30.00 | N00°00'00"E |
| 25 | 30.00 | N00°00'00"E |
| 26 | 30.00 | N00°00'00"E |
| 27 | 30.00 | N00°00'00"E |
| 28 | 30.00 | N00°00'00"E |
| 29 | 30.00 | N00°00'00"E |
| 30 | 30.00 | N00°00'00"E |

Agenda Copy **RECEIVED**

SURVEYOR'S CERTIFICATE (SEE 1.301)

I HEREBY CERTIFY THAT I AM AN ALASKA PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN ON THE PLAN ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

2335-S CARLY LUNDSTAD
REGISTERED LAND SURVEYOR DATE _____

A PLAT OF

CEDAR PARK

A SUBDIVISION OF TRACT 4 CEDAR HILL SUBDIVISION UNIT NO. 2, PHASE 1, PLAT NO. 2000-86 AND TRACTS 1, 2 AND 3, CEDAR HILLS SUBDIVISION UNIT NO. 2, PHASE 1, PLAT NO. 2017-15, LOCATED WITHIN THE SE1/2 NE1/4 & NE1/2 SE1/4 SECTION 28, T. 18 N., R. 2 E. Seward Meridian, Alaska PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 90.2 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
CARLY LUNDSTAD, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #14615
MAILING ADDRESS: P.O. BOX 2296 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 2818 N. 10TH CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 378-7811

APPROVED AS SHOWN ☒ CORRECTED ☐
SIGN: Carly Lundstad, DATE: 2/19/2021
GCI ENGINEERING & DESIGN

DRAWN BY: Carly Lundstad DATE: 2/19/2021 SHEET: 1 OF 2
CHECKED BY: Carly Lundstad SCALE: 1 INCH = 100 FEET SHEET: 1 OF 2



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
DirectorDavid Meneses
Building InspectorBeth Skow
Library Director**MEMORANDUM - UPDATED**

TO: Fred Wagner, Chief of Platting
FROM: Nichole Degner, Community Development
DATE: March 10, 2021
SUBJECT: Cedar Park Master Plan

☒ Inside City Limits☐ Outside City Limits

We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager: Exemptions requested must be approved by City Council
2. Building Inspector: Need temporary turn-a-rounds at end of north Cedar Hills Dr. and west end of Pioneer Park Way. (I.F.C)
3. Community Development: Lot size meets standards.
4. Fire Chief: See attached comments
5. Public Works: Unless approved by Palmer City Council for an exception or variance, ALL subdivision design and improvements must meet COP code, development standards & standard specifications. -CN
Subdivision does not meet current COP development standards as submitted. Dead end streets need turnaround of cul-de-sac or hammer head "T" turnaround. -GW
6. Planning and Zoning Commission: Commission has no comments.

PALMER FIRE & RESCUE

**Chad Cameron**

Fire Chief

645 E. Cope Industrial Way

Phone: 907-745-3709

Direct: 907-745-3854

Fax: 907-745-5443



March 1, 2021

Nicole Degner
Community Development Specialist
City of Palmer

RE: Cedar Park Master Plan – Fire Chief Comments

In reference to the Cedar Park Master Plan, I have identified area areas of potential concern referencing the 2015 International Fire Code adopted by the City of Palmer's Municipal Code Title 15.44.

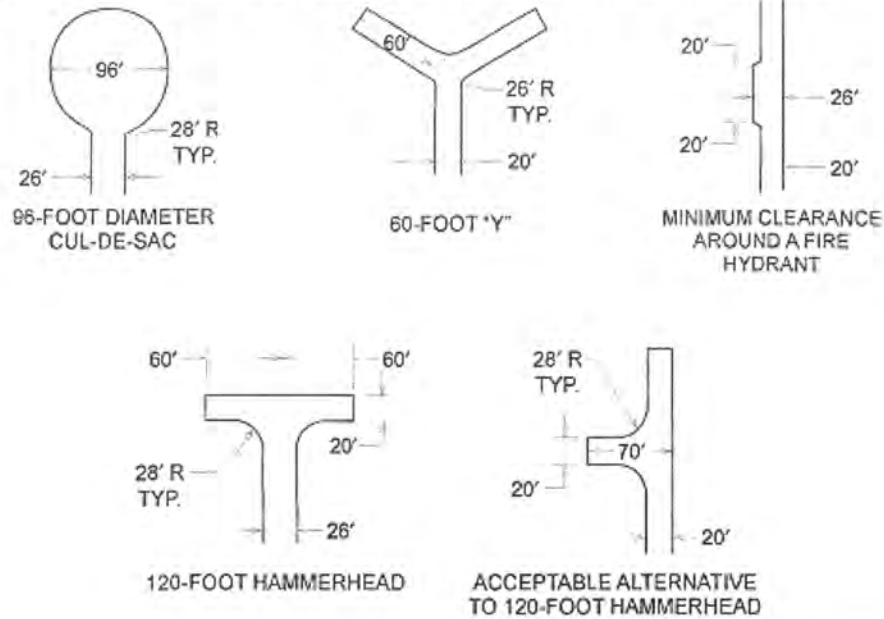
The 2015 International Fire Code Appendix D103.4 Dead ends states:

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with a with and turnaround provisions in accordance with Table D103.4.

Table D103.4 – Requirements for Dead-End Fire Apparatus Access Roads

| LENGTH (feet) | WIDTH (feet) | TURNAROUNDS REQUIRED |
|------------------|-----------------|--|
| 0-150 | 20 | None required |
| 151-500 | 20 | 120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1 |
| 501-750 | 26 | 120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1 |
| Over 750 | | Special approval required |

Figure D103.1 Dead-End Fire Apparatus Access Road Turnaround



The west end of East Pioneer Parkway is listed as 266 feet from the four-way intersection of East Pioneer Parkway and North Cedar Hills Drive. When the section of East Pioneer Parkway is placed, west of the intersection, a turnaround will need to be created to meet the referenced code.

Should you have any questions, I can be reached at 745-3854 or by writing to 645 E. Cope Industrial Way, Palmer, Alaska.

Sincerely,

Chad Cameron
Fire Chief
Palmer Fire & Rescue

CC/jep

City of Palmer

Amy Otto-Buchanan

From: Nichole Degner <ndegner@palmerak.org>
Sent: Thursday, March 18, 2021 11:30 AM
To: Fred Wagner; Amy Otto-Buchanan
Cc: Brad Hanson
Subject: Cedar Park Mater Plan

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

Good morning,

We have one more comment that we would like you to consider for the public hearing on April 1st. It is recommended that the screening easement continue on throughout future projects in the Cedar Park Master Plan. Thank you for your consideration.

Have a great day,

Nichole Degner

Community Development Specialist

City of Palmer, AK

907-761-1306

645 E. Cope Industrial Way, Palmer, AK 99645



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

March 11, 2021

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has no comments:

- Tax Map GB10, Sec 04, T15N, R03W (Hanson Land Solutions & Olson)
- Cedar Park Master Plan (Cedar Park Prop)

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **Brasil Springs Survey, Plat #70-41 (Sorenson & Rodes)**
 - All lots must use internal access. No direct access will be granted to Palmer-Fishhook for individual lots.
 - We recommend the petitioner dedicate access for the lots to Olivewood Drive. This could provide secondary access to the lots in the future.
- **Farm Overlook (Moffitt)**
 - We object to the plat as presented. The petitioner must establish internal circulation between Marsh Road and Scott Road. Currently, this plat leaves these large parcels without secondary accesses, which is a significant concern for future development. The internal circulation doesn't need to be developed at present, but it needs to be dedicated for future use.
- **Northgate Alaska 2021 Master Plan (Northgate Alaska)**
 - As per our comments on 7/30/2020 and 11/05/2020, no direct access will be granted to Seldon Road. All access must be via Stoney Hollow Drive, Tait Drive, and Northgate
- **Tax Map WA09, Sec 02, T17N, R01E (Frydenlund)**
 - All lots must use internal access. No direct access will be granted to Palmer-Wasilla Highway for individual lots.
- **Westwood Shores, Plat #85-92 (Hanson Land Solutions & Kennerson)**

EXHIBIT H - /

- No direct access will be granted to Palmer-Wasilla Highway. All lots must access Westwood Drive.
- **Tax Map GB08, Sec 34, T16N, R03W (Miller & Beckman)**
 - No direct access will be granted to Knik-Goose Bay Road. The lot must access via Ella Louise Circle.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property and dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or melanie.nichols@alaska.gov.

Sincerely,



Melanie Nichols
Mat-Su Area Planner

cc:

Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB PD&E Manager
Danika Simpson, Property Management Supervisor, Right of Way
Allen Kemplen, Mat-Su Core Area Planner

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



U.S. POSTAGE >>> PITNEY BOWES
ZIP 99645 \$ 000.51⁰
02 4W
0000368428 MAR 10 2021

52752B12L004 73
HEATH GREGORY L & PHYLLIS M
745 S WILLIWAW DR
PALMER, AK 99645

RECEIVED
MAR 15 2021
PLATTING

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CEDAR PARK PROPERTIES, LLC

REQUEST: The request is to create 83 lots and two open space tracts, by a five-phase Master Plan, from Tract J, Cedar Hills, Unit #2, Phase 1, Plat No. 2000-66 and Tracts 1, 2 & 3, Cedar Hills Unit #2, Phase 1, Plat No. 2017-15, to be known as **CEDAR PARK MASTER PLAN**, containing 90.2 acres +/- . The plat is located north of E. Marsh Road, west of N. Glenn Highway and south of N. Palmer-Fishhook Road, (Tax ID #s 54991000T00J, 57618000T001/T002/T003); within Section 29, Township 18 North, Range 02 East, Seward Meridian, Alaska. Parcels are within the city limits of Palmer and 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 **April 1, 2021**, starting at 1 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. 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) 861-7872.

To view the agenda or meeting packet please go to the following link: 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: Gregory Heath Address: 745 South Williwaw Drive

Comments: Currently there is a 15 Foot Vegera conservation
Vegetation easement that runs along the
backside of proposed lots - 1, 2, 3. This
easement was established when Cedar Hills
Unit 2 Phase 1 was built. This easement must

Case # 2021-025 AOB

Note: Vicinity map Located on Reverse Side

remain in place and recognized by any
potential builder. No trees should be removed
except for safety purposes.

EXHIBIT 1 - 1

January 28, 1999

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

Re: Comments on Proposed Cedar Hills Unit No. 2 Preliminary Plat

Dear Platting Board Members:

This letter is being sent to your attention by the undersigned residents of Cedar Hills Subdivision. The purpose of the letter is to provide you with our comments in conjunction with the public hearing and related actions to be taken by the Platting Board in regards to the proposed Cedar Hills Unit No. 2 Preliminary Plat as identified in the enclosed notice of public hearing.

The other purpose of this letter is to express our general and other concerns with the proposed development project and related construction. A copy of this letter is also being delivered to the following parties so that our comments and concerns are brought to their attention: Palmer City Council, Palmer Planning & Zoning Commission, Mayor of Palmer, Matanuska-Susitna Borough Assembly, Borough Manager, Frontiersman, Matanuska-Susitna Borough School District and Palmer City Manager.

As you may be aware, the current Cedar Hills Subdivision is comprised of approximately 100 homes. Over the course of the last 3-4 years, the residents of the neighborhood have put up with the noise, debris, and traffic problems resulting from the construction of new homes in the subdivision. The problems have been exacerbated by the nature of the strong winds in the area, which blow both the dust and loose construction materials throughout the neighborhood. An example, is one of the homes recently had a piece of plywood from a neighboring home construction site blown through a bedroom window. Luckily, no one was injured from this incident.

Over the course of the last year or so, numerous residents have contacted both City and Borough officials/staff to ascertain the status of any proposed expansion of the subdivision into the tract to the north of the existing homes. Our purpose was so that we could be informed and play a role in any such development, and to raise our concerns early in the process. On all these occasions we were informed that "nothing was happening yet."

To our surprise, we all recently received a copy of the enclosed Notice of Public Hearing informing us that the Borough Platting Board was going to consider the preliminary plat on

EXHIBIT I-2

January 28, 1999
Page 2

February 4, 1999. This is the first official notice we have received. We have also never been contacted by the developer or any of the developer's representatives.

After receiving this notice, many of us contacted City/Borough staff and learned that discussions had been on-going with the developer for some time. We also learned by chance that the City Planning and Zoning Commission was to meet on the evening of the 18th of January to formalize comments on the preliminary plat. We were able to have a few residents attend that meeting to express some of our concerns, but this was at the last minute and no time was available for formal preparation or serious community input. Further, the action on the plat review was not a public hearing item.

While we are not against the development or expansion of the subdivision, we are concerned about the process to date and the lack of involving the directly affected residents. We are also concerned about certain issues which we feel both the City and Borough should address. Given the size of the proposed development, which could involve more than 300-400 new homes constructed over a period of ten years, we feel that our input should have been solicited earlier, and now, at a minimum, should be given very serious attention.

Our concerns are as follows:

General Concerns:

1. Initially, we would request that the Board postpone addressing this issue at the February 4th meeting, so that our group, the developer and appropriate governmental staff can meet and discuss our concerns. Also, we would request that any rescheduled meeting be in the evening so that "working" residents may attend to personally voice their concerns.
2. A buffer of trees and other vegetation should be mandated between the existing homes and new homes (and perhaps also placed between certain phases of the new homes). This will help address any further exacerbation of the wind problem as a result of the clear cutting of the 100+ acres, help control the dust/silt and flying construction debris problem, and help alleviate construction noise problems. The residents should not be asked to live with 10+ years of additional construction debris being blown onto their properties, and the health concerns related to the additional dust/silt should not be viewed lightly. We understand that a representative of the state DEC may be at the hearing to further discuss the dust and related air quality issues.
3. A plan to address traffic concerns during construction should be established. This is not the piecemeal construction of one house here and there, but rather initially 26 homes in one location and the attendant improvements. We are already faced with construction workers speeding down our roads at all times of the day and construction vehicles blocking portions of the road. There are many young children in this neighborhood who are put at risk as a result of this activity.

EXHIBIT I-3

January 28, 1999
Page 3

4. Post-construction vehicle traffic should also be addressed, including the concept of speed bumps and additional stop signs. Twenty-six new homes alone will bring over fifty new cars on a regular basis into the subdivision. The school district should also consider moving the existing bus stop at the corner of S. Williwaw Drive and the proposed entrance to the new development during the construction period.

5. Assurances should be provided that appropriate comments have been solicited from the Department of Environmental Conservation on the dust and air quality issues, and the State Forestry Division on the 100+ acre timber clear cutting which will occur.

Infrastructure Concerns:

1. There are serious issues raised regarding the water and sewer system capacity. See enclosed letter from Scotty Brooks, City of Palmer. We request that an engineering study be done to further evaluate these concerns, including an analysis of the adequacy of the existing system and the impact of the development on this system with regards to both the existing homes and new homes.

2. We understand the developer is proposing "strip paving" for roads, with no drainage system. The developer should be required, at a minimum to conform to the existing type of roads with drainage culverts and drains.

3. Streetlights should be on concrete footings.

4. Cleared lots should be required to be immediately revegetated to help with dust problems.

5. The developer should be required to contain building materials. No outside storage should be allowed.

6. Roofing installation should be confined to the summer months to prevent the winds from blowing roof shingles off.

Legal Concerns:

A. City Ordinance Requirements

1. Under MSB Title 16, Sec. 16.10.060(c), the platting board is required to make a finding that any application conform to Title 16 and other applicable statutes and ordinances. Under Section 16.20.040(B), the City of Palmer has design and construction standard authority, which has been delegated to the City from the Borough. Accordingly, any finding by the platting board must ensure that the City design and construction standards are satisfied.

EXHIBIT I-4

January 28, 1999

Page 4

2. Although required by Chapter 16.20.020 of the Palmer City ordinances, the City Planning and Zoning Commission failed to "take into consideration the general requirements of the community, the particular requirements of the neighborhood, and the best use of the land to be subdivided." The record indicates that the City staff only provided a few paragraph analysis, which did not address these requirements (copy of staff record enclosed).

3. Chapter 16.20.010 of the Palmer City ordinances requires subdivisions to conform to the "general plan," which includes the City comprehensive plan and any preliminary comprehensive plan reports adopted by the City Council. The record fails to indicate that this requirement was addressed by the City Planning and Zoning Commission.

4. Under Chapter 16.20.030(E) of the Palmer City ordinances, the Planning and Zoning Commission is required to submit the preliminary plat to the City Council for action. This has not yet occurred, and that fact, coupled with the complete lack of public input in this process, seriously questions the public's involvement in the design of a major subdivision within City limits.

B. Borough Ordinance Requirements

1. MSB 16.10.060(D) requires that approval of the preliminary plat be conditioned on the developer's compliance with a phased development master plan prepared by the developer and approved by the platting board. The developer's December 17th letter to the Platting Department clearly evidences a "phased development" of the subdivision. Accordingly, a phased development master plan must be developed and approved by the platting board. Mere reliance on the outdated plan from the earlier subdivision does not conform to legal requirements. Clearly, circumstances have changed enough to require a new plan be developed. This process should also include continued public input.

2. Allowing the existing subdivision and new subdivision to be side-by-side without any buffer zones raises numerous difficult issues arising out of the enforcement of covenants since there will in effect be two separate subdivisions with two separate sets of covenants attached together, with no reciprocal enforcement rights.

3. The entire master plan for the complete subdivision project (not just for the first phase of 26 homes) should be reviewed in conjunction with the new comprehensive plan, which we understand is almost in final form. If the project is going to be undertaken in small phases, the existing master plan which we understand was developed in 1982, should be updated to reflect current plans and undergo the appropriate review process. For example see page 216 of the draft comprehensive plan and related objectives for high-end homes and the use of parks and greenbelts within City limits.

Conclusion:

EXHIBIT I-5

January 28, 1999
Page 5

The current subdivision known as Cedar Hills I contains a mix of high range, middle level and inexpensive houses. Many of the homeowners purchased extra lots which were added onto their parcels to provide the space which many residents desire.

Behind the existing subdivision is a beautiful 113-acre parcel of natural woodlands. The development of this parcel should comply with the general plan for the future of the City of Palmer to protect the health, wealth and safety of the community. This development should include buffer zones between phases, which would also encompass a green belt and an interconnected trail system. The developer should also be required to encourage the building of higher end housing by developing lots larger than the minimal required. A well thought out development would not only protect the interest of current residents of Cedar Hills, but also attract new residents to the community of Palmer.

We appreciate your taking the time to read this letter and consider our concerns. As you can see by the number of signatures below, the concerns reflect the view of many of the residents in the existing subdivision. We can have representatives available to meet with you to discuss our concerns in detail upon reasonable notice, and in the event the February 4th meeting is not postponed, we will also have representatives available at the 8:30 a.m. meeting on February 4th to answer any questions you may have. We can be contacted through Gregg Heath at 746-7601 or Glen Price at 745-3096. Thank you.

Very truly yours,

[Signature]
 Jeanette Price
 George S. Platt
 Shirley H. Platt
 Danielle Price
[Signature]
 James M. Williams
 Richard L. Hoffman
 Jerry Smith
 Sali-Kai Smith
 Diana Smith

[Signature]
 Denise Stanley
[Signature]
 La [Signature]
 June [Signature]
 David W. Carroll
 Ashley Carroll
 Chato Arnold
 Mark [Signature]
 De [Signature]

EXHIBIT I-6

Mary Foster

Marilyn Foster
 Chanelle E. Foster

Michelle
 Emma Foster

Meg Nessler
 John Nessler

Julia
 Hannah
 Megan
 Maddie

Sam Kolberg
 GLENN A. KOLBERG
 Glenn A. Kolberg

Walter McKel

Jeff Allen McKel

Juliana Kue
 Kent Kalanden

Kamrai Samirang

Kathy D. McElroy

Alan McEllen

James McElroy

Peter Lorette

Larry E. Lorette

Mark Crane / Diana
 Crane

Michael C. McLean

Julia A. McLean

Julie McLean

Sean Boh

Travis Barber
 Corinna Barber

Foni A. Campos

Rodolfo F. Campos Jr.

Debra Priestley

Kevin Priestley

Antonio O. Garcia

Shamela Jones

EXHIBIT I-7

Joseph A. Montgomery

Tammy Montgomery

Jennifer

Greg J. Heath

Shyllis M. Heath

(ROGER BILLIET)

Kim Callen

Hanson V. Callen

[Signature]

Jamie Cahoon

Rae Ann Hendrickson

Ruben S. H.

Mabel L. Hudson

Ryan M. Barnes

Kim Barnes

Patrick C. Barnes

Lisa M. Barnes

Conni Haeby

Hooker

Jerry A. Bryant

Frances P. Bryant

Jeff Hush

Francis Veng

Chong M. Veng

Rylee J. Hobbins

Jammy D. Hobbins

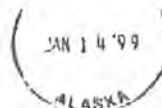
Billy D. Hobbins

Beth Ketterman

EXHIBIT I-8

MATANUSKA-SUSITNA BOROUGH

Platting Department
Platting Division
280 East Dahlia Avenue
Palmer, Alaska 99645



FIRST CLASS

NOTICE OF PUBLIC HEARING



NOTIFICATION OF PUBLIC HEARING

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

PETITIONER: HINES FAMILY LIMITED PARTNERSHIP, L. WARREN HINES
& CONSTANCE I YOSHIMURA
(OWNERS)

REQUEST: The request is to create 26 lots and 2 tracts to be known as Cedar Hills Unit No. 2.
The lots are to be connected to the City sewer & water systems. Also requesting approval of any
variances necessary for approval of the preliminary plat.

TOTAL AREA: 113.2 Acres, LOCATION: w/in Section 29, T18N, R2E, S.M. lying north and east
of Cedar Hills Unit No. 1.

COMMUNITY COUNCIL AREA: CITY OF PALMER

The Matanuska-Susitna Borough Platting Board will hold a public hearing on the proposed Master
Plan at 8:30 A.M. on February 4, 1999 in the Assembly Chambers located in the Borough Offices,
350 East Dahlia Ave., Palmer, AK.

We are sending you this notice as required by State Law and Borough Ordinances because your
property is within the subdivision or within 600' of the petition area. This will be the only public
hearing before the **PLATTING BOARD** and you are invited to appear.

If you would like to send us comments regarding the proposed action, this form may be used for convenience by
filling in the information below and mailing this notice to the Matanuska-Susitna Borough, Platting Division, 350
E. Dahlia Ave., Palmer, Alaska. Fax#: (907) 745-9876. Comments received prior to 4:00 P.M. one day prior
to the hearing will be included in the record. Comments received after this date and time will not be included in
the record. If there is not enough room below please attach this sheet to a separate piece of paper.

NAME: _____ ADDRESS: _____
LEGAL DESCRIPTION: _____
COMMENTS: _____

EXHIBIT I - 9



231 W. EVERGREEN AVE.
PALMER, ALASKA 99645

CITY OF PALMER



A HOME RULE CITY



Phone (907) 745-3271

TO: David Meneses

FROM: Scotty Brooks

DATE: 13 January 1999

Subject Plan Review Cedar Hills

David:

As we previously discussed, We see no problems with the plot plans offered for the next phase of Cedar Hills.

However, a point of concern that will arise is, water pressure problems that may develop in the new extension and effect the current housing. The water pressure is marginal at best. I will request of Mr. Smith for inclusion in the subdivision agreement that the developer cause to be preformed an Engineering survey of the current supply system to verify adequacy. That survey will include a discussion on the adequacy of the reservoir size, head pressure available from the current (tank elevation), adequacy of the booster pump station, and pipe size (dia.) adequacy. I understand that this is not normally done in this phase and will be addressed in the Subdivision agreement with the City. But I may be wise to inform the developer as soon as possible that these inquiries will occur.

Thank you for the opportunity to offer our input.

Scotty Brooks

Superintendent of Public Works

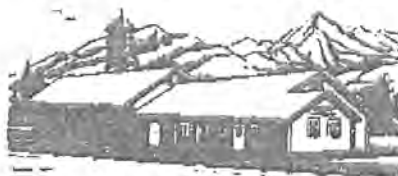
C:\My Documents\Cedarhill99.doc

EXHIBIT I -10



231 W. EVERGREEN AVE.
PALMER, ALASKA 99645

CITY OF PALMER



A HOME RULE CITY

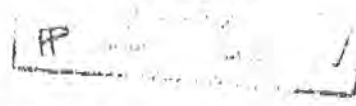


Phone (907) 745-3271
FAX 907-745-0930

January 21, 1999

Mr. Rick Brown, Platting Officer
Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer, AK 99645

JAN 21 1999



RE: Cedar Hills Subd., Unit No. 2, Lots 13-23, Block 13;
Lots 6-19, Block 10; Lot 1, Block 15, and Tracts A and B

Dear Mr. Brown:

The Planning and Zoning Commission reviewed the proposed subdivision plat at the January 18, 1999, meeting. Both city administration and the Planning and Zoning Commission recommended approval with the following comments:

1. A plat note should be added stating Tract A becomes a pocket park that will be dedicated to the homeowners association once it is established.
2. A plat note be added stating the developer shall provide landscaping by installing landscaped islands in the cul-de-sacs and by landscaping the corners of intersecting streets.
3. A subdivision agreement will be required prior to start of construction.

Should you have any questions, please feel free to contact me.

Sincerely,

David Meneses
Building Inspector/
Zoning Officer

DM/jep

xc: Thomas C. Smith, City Manager

EXHIBIT I -//

City of Palmer Staff Report

From the desk of David Meneses

January 12, 1999

Old Business:

- A. Staff will review all Conditional Use Permits in July of every year to ensure that all the conditions are being met by all applicants.

New Business:

- A. Plat Review of Riverside Subd. L22A B2. Staff sent a letter of non-objection to the Borough Platting Dept. The lots are already tied together by building across the lot lines.
- B. Plat Review of Brittany Est. Addition. Staff found that there were some problems:
 - 1) The lot width in the city is a minimum size of 60' according to the Zoning Ordinance.
 - 2) The developer was informed that they would be required to meet all local, borough, & state codes and standards. The developer must sign a subdivision agreement with the City of Palmer. This development is Phased over a seven year period.
- C. Plat Review of Cedar Hills Subd. Addition. Staff found that there were problems:
 - 1) The water system needs to be evaluated according to the public works dept.
 - 2) The borough said that there is that there is a problem with the Radius of the streets curvature, it is too small. Public works was asked about the problem. They said that the City doesn't have a requirement so we would follow the borough standard.

EXHIBIT I -12

CERTIFICATE OF OWNERSHIP & DEDICATION

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

CEDAR PARK PROPERTIES, LLC DATE
CONNIE YOSHIMURE (MEMBER)
561 E. 36TH AVENUE, SUITE 200
ANCHORAGE, ALASKA 99503

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
DAY OF _____, 20_____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

BENEFICIARY

FIRST NATIONAL BANK ALASKA DATE
CORPORATE HEADQUARTERS
101 W. 36TH AVENUE, SUITE 333
P.O. BOX 100720
ANCHORAGE, ALASKA 99510-0720

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
DAY OF _____, 20_____
FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____

DATED _____, 20_____, AND THAT
THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____ PLANNING & LAND USE DIRECTOR _____

ATTEST: _____
PLATTING CLERK _____

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20_____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

NOTES

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
- 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - RCA ALASKA COMMUNICATIONS, INC. RECORDED JANUARY 19, 1971 IN BOOK MISC. 16 AT PAGE 199
 - M.E.A. EASEMENT RECORDED DECEMBER 9, 1992 IN BOOK 702 AT PAGE 549
- TRACTS Y AND Z ARE FOR OPEN SPACE.
- 20' WIDE MEA EASEMENT RECORDED NOVEMBER 20, 2015 AT RECEPTION SERIAL #2015-025348-0
- 50' WIDE TELECOMMUNICATION EASEMENT RECORDED AT BOOK 16, PAGE 199, PER PLAT 2017-15

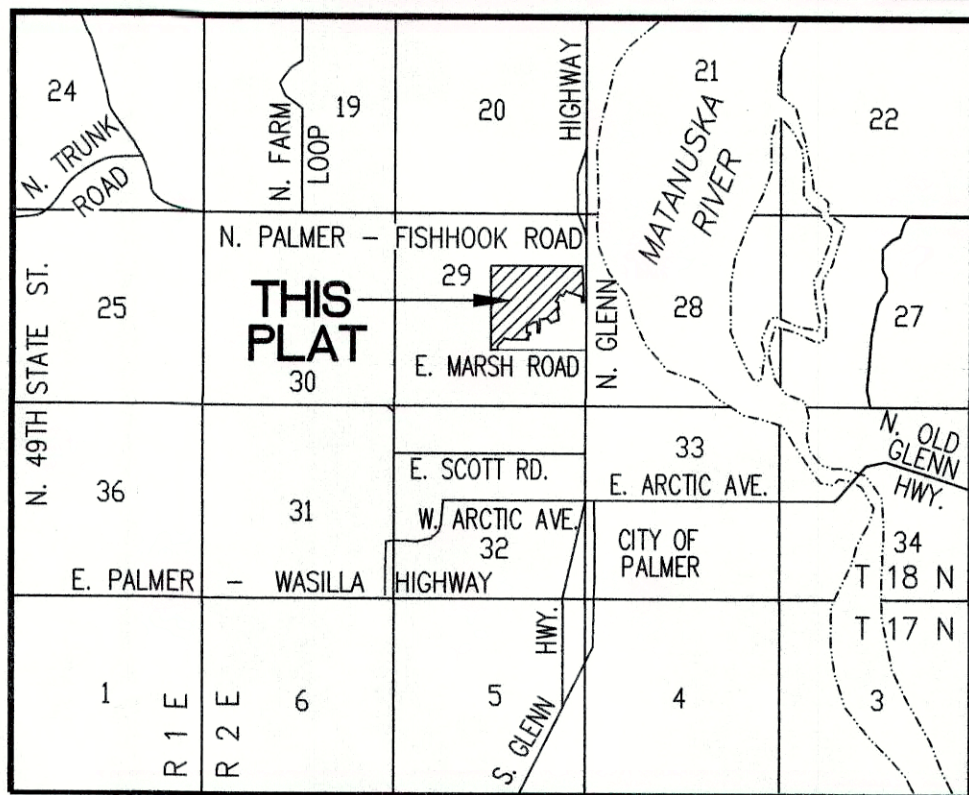
LEGEND

⊕ FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED

△ SURVEY CONTROL POINT - SPC (5004 AK 4)
NORTHING METERS 849079.254
EASTING METERS 546552.562
SURVEY TIE FROM SURVEY CONTROL POINT TO NW CORNER THIS SUBDIVISION --- N60°14'34"W 2243.89'

CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD | CHORD BEARING |
|-------|---------|----------|---------|------------|---------|---------------|
| C1 | 52.59' | 50.00' | 29.02' | 60°15'56" | 50.20' | N41°53'17"W |
| C2 | 40.88' | 60.00' | 21.27' | 39°02'23" | 40.10' | S52°30'03"E |
| C3 | 116.24' | 60.00' | 87.30' | 111°00'00" | 98.90' | S22°31'09"W |
| C4 | 100.32' | 60.00' | 66.40' | 95°47'44" | 89.03' | N54°04'59"W |
| C5(1) | 49.80' | 50.00' | 27.18' | 57°03'52" | 47.77' | S34°43'03"E |
| C6 | 11.86' | 182.70' | 5.93' | 03°43'12" | 11.86' | S61°28'55"E |
| C9 | 75.09' | 230.00' | 37.88' | 18°42'19" | 74.75' | S48°20'01"E |
| C10 | 40.60' | 260.00' | 20.34' | 08°56'48" | 40.56' | S85°27'15"E |
| C11 | 95.87' | 260.00' | 48.49' | 21°07'36" | 95.33' | S70°25'03"E |
| C12 | 46.66' | 50.00' | 25.18' | 53°27'55" | 44.98' | N86°35'13"W |
| C13 | 45.38' | 60.00' | 23.84' | 43°20'19" | 44.31' | N88°20'59"E |
| C14 | 56.55' | 60.00' | 30.57' | 54°00'00" | 54.48' | S42°58'51"E |
| C15 | 50.27' | 60.00' | 26.71' | 48°00'00" | 48.81' | S08°01'09"W |
| C16 | 80.63' | 60.00' | 47.73' | 77°00'00" | 74.70' | S70°31'09"W |
| C17 | 32.46' | 60.00' | 16.64' | 31°00'00" | 32.07' | N55°28'51"W |
| C18 | 139.63' | 200.00' | 72.79' | 40°00'00" | 136.81' | S59°58'51"E |
| C19 | 34.72' | 200.00' | 17.40' | 09°56'48" | 34.68' | S84°57'15"E |
| C20 | 200.50' | 230.00' | 107.12' | 49°56'48" | 194.21' | S64°57'15"E |
| C21 | 10.31' | 10.00' | 5.67' | 58°05'05" | 9.86' | S28°36'56"W |
| C22 | 16.66' | 10.00' | 11.00' | 95°27'01" | 14.80' | N63°05'37"W |
| C23 | 110.63' | 275.00' | 56.07' | 23°02'55" | 109.88' | N34°20'55"W |
| C24 | 122.21' | 275.00' | 62.13' | 25°27'47" | 121.21' | N58°36'16"W |
| C25 | 231.58' | 245.00' | 125.26' | 54°09'24" | 223.05' | N49°54'09"W |
| C26 | 203.22' | 215.00' | 108.92' | 54°09'24" | 195.74' | N49°54'09"W |
| C27 | 44.17' | 30.00' | 27.18' | 84°21'19" | 40.29' | S28°09'30"E |
| C28 | 37.82' | 50.00' | 19.87' | 43°20'30" | 36.93' | S34°41'24"W |
| C29 | 56.55' | 60.00' | 30.57' | 54°00'00" | 54.48' | N29°21'39"E |
| C30 | 55.50' | 60.00' | 29.91' | 53°00'00" | 53.54' | N24°08'21"W |
| C31 | 55.50' | 60.00' | 29.91' | 53°00'00" | 53.54' | N77°08'21"W |
| C32 | 55.17' | 60.00' | 29.71' | 52°41'01" | 53.25' | S50°01'09"W |
| C33 | 56.55' | 60.00' | 30.57' | 54°00'00" | 54.48' | S03°19'21"E |
| C34 | 37.82' | 50.00' | 19.87' | 43°20'30" | 36.93' | N08°39'06"W |
| C35 | 47.12' | 30.00' | 30.00' | 90°00'00" | 42.43' | N58°01'09"E |
| C36 | 295.66' | 220.00' | 175.00' | 77°00'00" | 273.91' | S38°28'51"E |
| C37 | 143.99' | 250.00' | 74.05' | 33°00'00" | 142.01' | S60°28'51"E |
| C38 | 191.99' | 250.00' | 101.01' | 44°00'00" | 187.30' | S21°58'51"E |
| C39 | 106.73' | 280.00' | 54.02' | 21°50'24" | 106.09' | S68°03'39"E |
| C40 | 41.28' | 30.00' | 24.66' | 78°50'24" | 38.10' | S85°26'21"W |
| C41 | 41.28' | 30.00' | 24.66' | 78°50'24" | 38.10' | N06°35'57"E |
| C42 | 87.18' | 280.00' | 43.95' | 17°50'24" | 86.83' | S23°54'03"E |
| C43 | 73.30' | 280.00' | 36.86' | 15°00'00" | 73.09' | S07°28'51"E |
| C44 | 37.82' | 50.00' | 19.87' | 43°20'30" | 36.93' | N67°41'24"E |
| C45 | 122.88' | 60.00' | 98.57' | 11°22'30" | 102.50' | S30°41'24"W |
| C46 | 45.03' | 60.00' | 23.63' | 43°00'00" | 43.98' | S49°28'51"E |
| C47 | 47.12' | 60.00' | 24.85' | 45°00'00" | 45.92' | N86°31'09"E |
| C48 | 64.24' | 60.00' | 35.58' | 61°20'30" | 61.21' | N33°20'54"E |
| C49 | 37.82' | 50.00' | 19.87' | 43°20'30" | 36.93' | S24°20'54"W |
| C50 | 47.12' | 30.00' | 30.00' | 90°00'00" | 42.43' | N44°58'51"W |
| C51 | 47.12' | 30.00' | 30.00' | 90°00'00" | 42.43' | N45°01'09"E |
| C52 | 47.12' | 30.00' | 30.00' | 90°00'00" | 42.43' | S44°58'51"E |
| C53 | 47.12' | 30.00' | 30.00' | 90°00'00" | 42.43' | S45°01'09"W |
| C54 | 47.12' | 30.00' | 30.00' | 90°00'00" | 42.43' | N45°01'09"E |
| C55 | 37.82' | 50.00' | 19.87' | 43°20'30" | 36.93' | N21°39'06"W |
| C56 | 11.88' | 60.00' | 5.96' | 11°20'31" | 11.86' | S37°39'06"E |
| C57 | 66.67' | 60.00' | 37.25' | 63°40'05" | 63.29' | S00°08'48"E |
| C58 | 61.08' | 60.00' | 33.49' | 58°19'50" | 58.48' | S60°51'09"W |
| C59 | 81.68' | 60.00' | 48.59' | 78°00'05" | 75.52' | N50°58'53"W |
| C60 | 57.95' | 60.00' | 31.46' | 55°20'30" | 55.73' | N15°41'24"E |
| C61 | 37.82' | 50.00' | 19.87' | 43°20'30" | 36.93' | S21°41'24"W |
| C62 | 47.12' | 30.00' | 30.00' | 90°00'00" | 42.43' | S44°58'51"E |
| C63 | 43.46' | 30.00' | 26.54' | 83°00'00" | 39.76' | N48°31'09"E |
| C64 | 54.95' | 50.00' | 30.62' | 62°57'52" | 52.22' | N24°27'47"W |
| C65 | 17.76' | 60.00' | 8.95' | 16°57'52" | 17.70' | S47°22'47"E |
| C66 | 55.50' | 60.00' | 29.91' | 53°00'00" | 53.54' | S12°28'51"E |
| C67 | 73.30' | 60.00' | 42.01' | 70°00'00" | 68.83' | S49°01'09"W |
| C68 | 107.86' | 60.00' | 75.43' | 103°00'00" | 93.91' | N44°28'51"W |
| C69 | 42.72' | 30.00' | 25.89' | 81°35'06" | 39.20' | S33°46'24"E |
| C70 | 116.52' | 380.00' | 58.72' | 17°34'06" | 116.08' | N65°46'54"W |
| C71 | 42.76' | 350.00' | 21.41' | 07°00'00" | 42.73' | N86°28'51"W |
| C72 | 158.72' | 350.00' | 80.75' | 25°59'00" | 157.37' | N69°59'21"W |
| C73 | 128.46' | 320.00' | 65.10' | 23°00'00" | 127.60' | N78°28'51"W |
| C74 | 55.76' | 320.00' | 27.95' | 09°59'00" | 55.69' | N61°59'21"W |
| C75 | 59.91' | 430.00' | 30.01' | 07°59'00" | 59.87' | S77°00'39"W |
| C76 | 55.73' | 400.00' | 27.91' | 07°59'00" | 55.69' | S77°00'39"W |
| C77 | 47.41' | 370.00' | 23.74' | 07°20'30" | 47.38' | S77°19'54"W |
| C78 | 27.92' | 260.00' | 14.00' | 05°09'50" | 27.96' | N76°06'04"E |
| C79 | 84.55' | 260.00' | 47.80' | 29°55'10" | 84.03' | N59°36'04"E |
| C80 | 34.80' | 260.00' | 17.43' | 07°40'10" | 34.78' | S78°08'46"E |
| C81 | 21.53' | 50.00' | 10.93' | 24°40'13" | 21.36' | N84°38'48"W |
| C82 | 30.37' | 60.00' | 15.52' | 29°00'03" | 30.05' | S82°28'53"E |
| C83 | 88.05' | 60.00' | 54.10' | 84°04'48" | 80.36' | S25°56'27"E |
| C84 | 53.32' | 60.00' | 28.57' | 50°55'12" | 51.59' | S41°33'33"W |
| C85 | 98.19' | 60.00' | 64.06' | 93°45'52" | 87.59' | N66°05'55"W |
| C86 | 60.54' | 50.00' | 34.60' | 69°22'25" | 56.91' | S53°54'11"E |
| C87 | 64.20' | 200.00' | 32.38' | 18°23'27" | 63.92' | N82°12'53"E |
| C88 | 188.67' | 230.00' | 100.01' | 47°00'00" | 183.42' | S83°28'51"E |
| C89 | 47.12' | 30.00' | 30.00' | 90°00'00" | 42.43' | S78°00'09"W |
| C90 | 47.12' | 30.00' | 30.00' | 90°00'00" | 42.43' | N11°59'51"W |
| C91 | 213.93' | 260.00' | 113.44' | 47°08'36" | 207.95' | S33°25'33"E |
| C92 | 46.66' | 50.00' | 25.18' | 53°27'55" | 44.98' | N36°35'13"W |
| C93 | 129.16' | 60.00' | 111.29' | 123°20'19" | 105.63' | S01°39'01"E |
| C94 | 59.69' | 60.00' | 32.58' | 57°00'00" | 57.26' | S89°31'09"W |
| C95 | 76.45' | 60.00' | 44.40' | 73°00'00" | 71.38' | N29°28'51"W |
| C96 | 25.60' | 200.00' | 12.82' | 07°19'58" | 25.58' | S06°21'10"W |
| C97 | 57.95' | 30.00' | 43.38' | 110°40'02" | 49.35' | S52°38'50"E |
| C98 | 112.40' | 230.00' | 57.35' | 28°00'00" | 111.28' | S03°58'51"E |
| C99 | 157.47' | 204.54' | 82.87' | 44°06'39" | 153.61' | S37°29'21"E |
| C100 | 64.05' | 200.00' | 32.30' | 18°20'58" | 63.78' | S47°49'22"E |
| C101 | 57.95' | 30.00' | 43.38' | 110°40'02" | 49.35' | S16°41'08"W |
| C102 | 90.76' | 260.00' | 45.85' | 20°00'00" | 90.30' | N62°01'09"E |
| C103 | 37.82' | 50.00' | 19.87' | 43°20'30" | 36.93' | S73°41'24"W |
| C104 | 117.97' | 60.00' | 90.05' | 112°39'04" | 99.86' | N39°02'07"E |
| C105 | 131.15' | 60.00' | 115.85' | 125°14'20" | 106.56' | N79°54'34"W |
| C106 | 30.15' | 60.00' | 15.40' | 28°47'37" | 29.84' | S23°04'27"W |
| C107 | 37.82' | 50.00' | 19.87' | 43°20'30" | 36.93' | N30°20'54"E |
| C108 | 69.81' | 200.00' | 35.27' | 20°00'00" | 69.46' | N62°01'09"E |
| C109 | 310.46' | 1557.02' | 155.75' | 11°25'28" | 309.95' | N05°44'03"W |
| C110 | 7.11' | 275.00' | 3.56' | 01°28'53" | 7.11' | N22°05'01"W |
| C111 | 4.14' | 370.00' | 2.07' | 00°38'30" | 4.14' | S73°20'24"W |
| C112 | 80.29' | 230.00' | 40.56' | 20°00'00" | 79.88' | N62°01'09"E |



VICINITY MAP
SCALE 1" = 1 MILE

LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 14.74' | N42°23'22"E |
| L2 | 30.00' | N50°01'09"E |
| L3 | 30.00' | S00°05'04"E |
| L4 | 30.00' | N00°05'16"W |
| L5 | 30.00' | S89°56'57"W |
| L6 | 30.00' | S89°56'57"W |
| L7 | 30.00' | N82°58'51"W |
| L8 | 41.21' | N89°57'57"E |
| L9 | 25.00' | N29°55'39"W |
| L10 | 15.00' | N30°01'09"E |
| L11 | 30.00' | N78°58'51"W |
| L12 | 20.77' | S88°34'53"E |
| L13 | 15.00' | N89°58'41"E |
| L14 | 43.88' | N89°58'54"E |
| L15 | 40.00' | N56°59'51"W |
| L16 | 19.52' | S89°42'50"W |
| L17 | 49.94' | N00°16'12"W |
| L18 | 49.73' | S89°52'51"E |
| L19 | 21.57' | S56°59'51"E |
| L20 | 60.00' | N33°00'09"E |

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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

7330-S GARY LoRUSSO
REGISTERED LAND

