

# AGENDA

# MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645 – 907-861-7874

**PLATTING OFFICER**

Fred Wagner

**PLATTING CLERK**

Sloan Von Gunten

**PLATTING TECHNICIANS**

Cheryl Scott

Amy Otto-Buchanan

Kimberly McClure

**PLATTING BOARD**

Pio Cottini, District 1

LaMarr Anderson, District 2

John Shadrach, District 3

Dan Bush, District 4

Dennis Vau Dell, District 5

Wilfred Fernandez, District 6

Alan Leonard, District 7

Amanda Salmon, Alternate A

Barbara Doty Alternate B

**PLATTING BOARD AGENDA**

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

**PLATTING BOARD REGULAR MEETING**

**1:00 P.M.**

**WEDNESDAY, MAY 19, 2021**

Ways you can participate in Platting Board meetings:

**IN PERSON:** Should you wish to attend in person, please adhere to the 6-foot distance between yourself and others.

- Starting May 1, 2021, it is optional to wear a mask to the Mat-Su Borough Platting Board Hearings.

**IN WRITING:** You can submit written comments by email to [platting@matsugov.us](mailto: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. April 15, 2021

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

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

**4. UNFINISHED BUSINESS**

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

- A. **AXEL BODNAR AND SARAH FORSS:** The request is to create 34 lots from Tax Parcel A29, by a three phase Master Plan, to be known as **WOLF RIDGE MASTER PLAN**, 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 NE ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and Assembly District #6: Jesse Sumner. This case was previously heard and approved by the Platting Board on April 1, 2021. *No changes are proposed, other than changing the subdivision to a three-phase Master Plan.*

**5. RECONSIDERATIONS/APPEALS**

*(There are no Reconsiderations/Appeals)*

**6. PUBLIC HEARINGS**

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

- A. **ANATOLY D. MUZECHUK:** The request is to create 18 lots from Tax Parcel B3, to be known as **NEBESNY HEIGHTS**, containing 35.82 acres +/- . The plat is located west and south of N. Pittman Road and north of Fireweed Fields (Tax ID# 218N01W30B003); within Section 30, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #7: Tam Boeve.

**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 June 3, 2021 Platting Board Hearing *(Informational Only – Subject to change)*
    - Quinns Lndg, Case 2021-048
    - McKinley Vw RSB L/12-15, Case 2021-056/057/058

## 9. BOARD COMMENTS

## 10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **May 19, 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](http://www.matsugov.us/boards/platting). Starting May 1, 2021 it is optional to wear a mask in the Mat-Su Borough Hearings.



MINUTES

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
APRIL 15, 2021**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 15, 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. 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:

Mr. John Shadrach, District Seat #3  
Amanda Salmon, Alternate  
Ms. Barbara Doty, Alternate

Staff in attendance:

Mr. Fred Wagner, Platting Officer  
Ms. Sloan Von Gunten, Platting Administrative Specialist

**B. THE PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Platting Board Member LaMarr Anderson.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved without objections.

**2. APPROVAL OF MINUTES**

Chair Anderson inquired if there were any changes to the minutes for March 18, 2021.

- Change wordage on page 5 from lots to locks.

GENERAL CONSENT: The minutes for March 18, 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  
APRIL 15, 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. WILLOW CREEK AIRPARK MASTER PLAN:** The request is to create 92 lots and three tracts, by a two-phase Master Plan, from the East ½ of Section 26 (Tax Parcel A1), to be known as **WILLOW CREEK AIRPARK MASTER PLAN**, containing 320.32 acres +/- . The plat is located west of W. Parks Highway, north of W. Gratiot Drive and west of W. Sharen Drive, (Tax ID # 220N05W26A001); within Section 26, Township 20 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7: Tam Boeve. (Owner/Petitioner: JM Assets, LP; Surveyor: Edge; Staff: Fred Wagner)

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 22 public hearing notices were mailed out on March 24, 2021.

Mr. Fred Wagner:

- Gave an overview of the case, #2021-031.
- Staff recommends a continuance to May 5, 2021.

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

The Petitioner did not wish to give a brief overview.

Chair Anderson:

- Opened the public hearing for public testimony.
- There being no one to be heard, the chair kept the public hearing open.
- Invited the petitioner or their representative to provide their comments.

The petitioner and/or the petitioner's representative was not present at the hearing.

Chair Anderson moved to the Platting Board for a motion.

**MOTION:** Platting Member Lenoard moved to continue the preliminary plat for Willow Creek Airpark Master Plan to May 5, 2021. The motion was seconded by Platting Member Cottini.



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
APRIL 15, 2021**

**VOTE:** The motion passed with all in favor by general consent.

**TIME: 1:12 P.M.**

**CD: 0:11:27**

**7. ITEMS OF BUSINESS & MISCELLANEOUS**

**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 on the 2021 white board list.

**Item #3:** Fred Wagner, the Platting Officer, presented item #3.  
Gave an explanation on removing this item from the white board list.

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

**MOTION:** Platting Member Vau Dell moved to remove white board list item #3. The motion was seconded by Platting Member Fernandez.

**VOTE:** The motion passed with all in favor by general consent.

**Item #4:** Fred Wagner, the Platting Officer, presented item #4.  
Gave an explanation on removing MSB 43.20.300 (E)(4) and replacing code with better wordage.

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

**MOTION:** Platting Member Fernandez moved to change and add MSB 43.20.300 (E)(4).  
Removing section B & C in Title 43 Code.

- There was no second.

Discussion on wordage for the motion on Item #4.

**TIME: 1:58:00 P.M.**

**CD: 0:58:46**

**BREAK**

**TIME: 2:05 P.M.**

**CD: 01:04:09**

More Discussion on White Board Item #4.

**MOTION:** Platting Member Vau Dell moved to remove MSB 43.20.300 (E)(4) in its entirety in code and replace with MSB 43.20.300 (E)(4) to read:

- When served by road access, multiple flag lots within the proposed subdivision with pole portions adjoining shall share a common access point to

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES****REGULAR MEETING  
APRIL 15, 2021**

the road at the road right-of-way line when a common access point is a requirement for subdividing.

- The motion was seconded by Platting Member Fernandez.

**VOTE:** The motion passed with all in favor by general consent.

**Item #5:** Fred Wagner, the Platting Officer, presented item #5.  
Gave an explanation on changing the acreage in code.

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

**MOTION:** Platting Member Cottini moved to change MSB 43.20.300 (E)(5) and MSB 43.20.300 (E)(6) on the acreage from 2.5 acres to 5.1 acres. The motion was seconded by Platting Member Leonard.

**VOTE:** The motion passed with all in favor by general consent.

**Item #6:** Fred Wagner, the Platting Officer, presented item #6.  
Gave an explanation on removing this item from the white board list.

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

**MOTION:** Platting Member Vau Dell moved to remove White Board Item #6. The motion was seconded by Platting Member Fernandez.

**VOTE:** The motion passed with all in favor by general consent.

The Chair, LaMarr Anderson, closed the Special Meeting and moved onto the next item on the agenda.

**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 Wednesday, May 5, 2021. We will continue the special meeting sessions on Title 43 white board list throughout the summer when we know we have time to work on them.

Ms. Von Gunten updated the board with the new platting board alternate, Ms. Amanda Salmon. The next meetings for May will be on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of the month due to the Budget and the availability of the Assembly Chambers.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
APRIL 15, 2021**

**9. BOARD COMMENTS**

- Platting Member Leonard commented on the growth of people moving into the state.
- Platting Member Cottini commented on the Mat-Su Boroughs growth and job market.
- Platting Member Fernandez talked about the housing needs and the platting increase going up this year.
- Platting Member Bush thanked staff for their work.
- Platting Member Vau Dell had no comments.
- Platting Member Anderson thanked the board and staff for their work.

**10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 2:46 p.m. (CD: 01:45:44)

\_\_\_\_\_  
LAMARR ANDERSON,  
Platting Board Chair

ATTEST:

\_\_\_\_\_  
SLOAN VON GUNTEN,  
Platting Board Clerk

*Minutes approved:* \_\_\_\_\_



4A

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 19, 2021

PRELIMINARY PLAT:      WOLF RIDGE MASTER PLAN

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:** This request was heard and approved by the Platting Board on April 1, 2021. Petitioner requests to change the approval of the subdivision to approval of a Master Plan. The request is to create 34 lots from Tax Parcel A29, by a three-phase Master Plan, to be known as **WOLF RIDGE MASTER PLAN**, 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.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Staff Report from April 1, 2021

**EXHIBIT A** – 4 pgs  
**EXHIBIT B** – 62 pgs

**DISCUSSION:** Petitioner does not wish to change any aspect of the approved subdivision, other than changing it to a three-phase master plan.

**CONCLUSION:** The preliminary plat of Wolf Ridge Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The case was previously approved by the Platting Board on April 1, 2021. Findings of Fact have not changed. Conditions of approval have been changed to reflect the designation of a Master Plan.

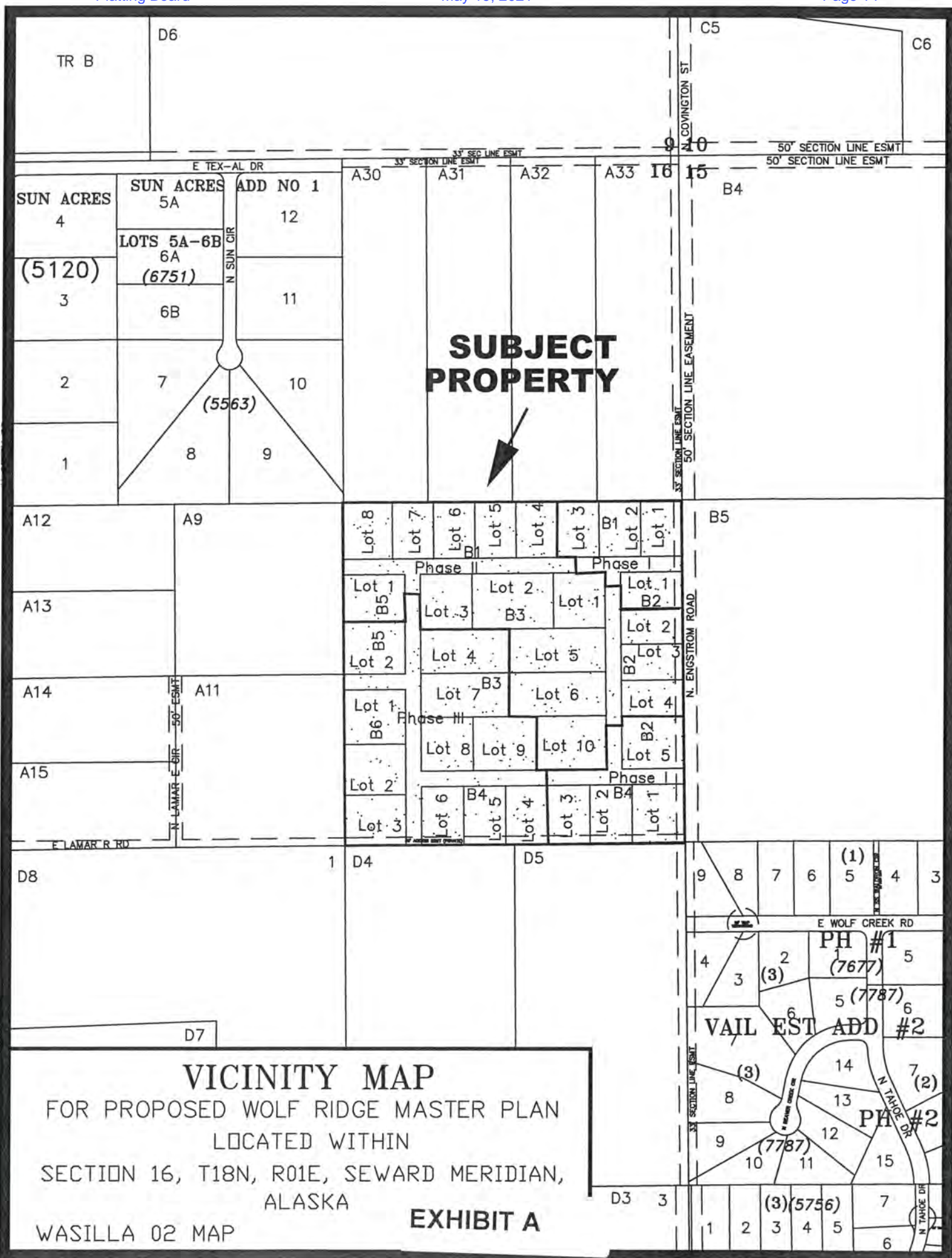
**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Wolf Ridge Master Plan, 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, 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 each phase 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, for each phase plat, payable to Department of Natural Resources (DNR).
  7. Submit final phase plat in full compliance with Title 43.





# VICINITY MAP

FOR PROPOSED WOLF RIDGE MASTER PLAN  
LOCATED WITHIN  
SECTION 16, T18N, R01E, SEWARD MERIDIAN,  
ALASKA

WASILLA 02 MAP

EXHIBIT A

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**.

**EXHIBIT B**



**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.

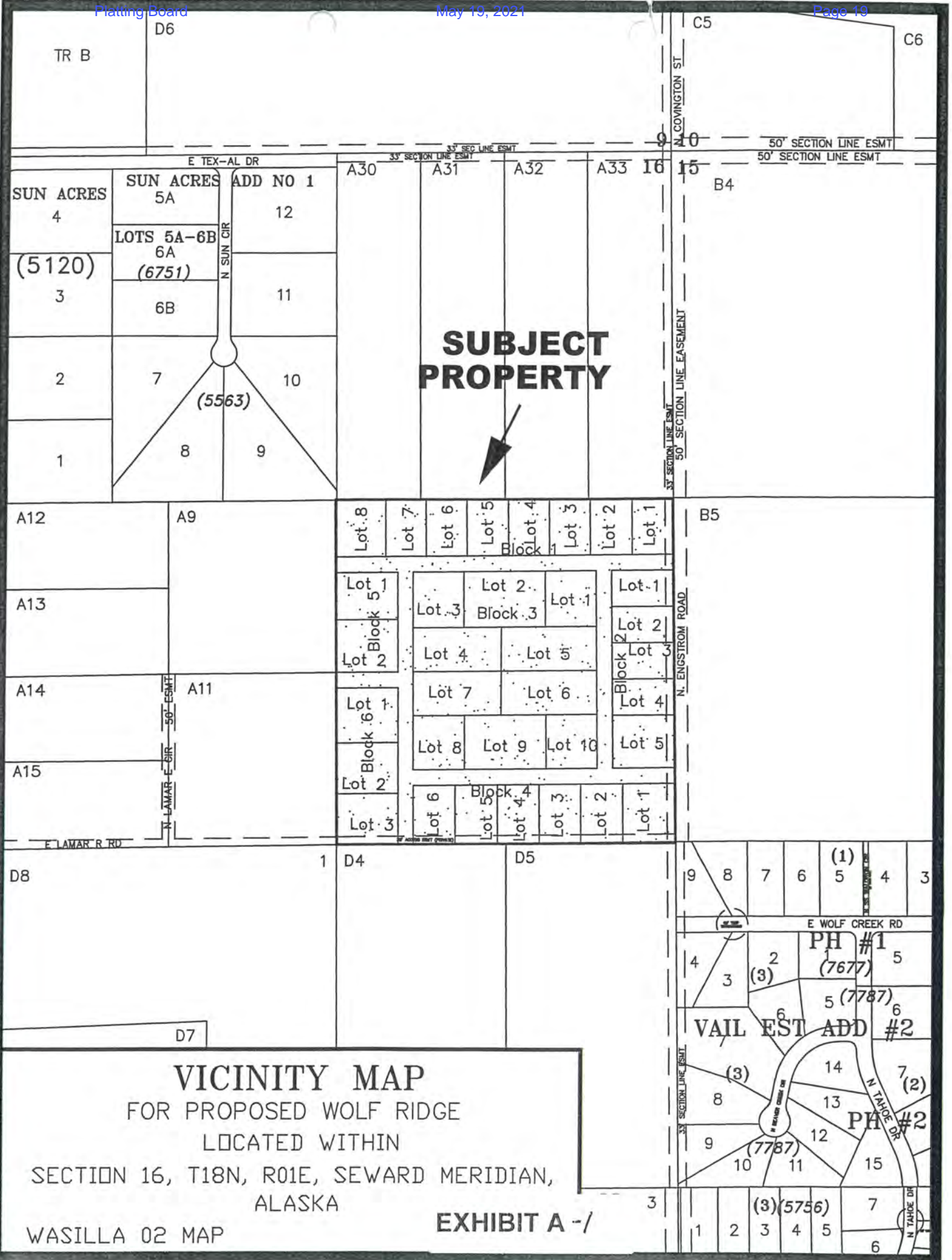
#### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**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.



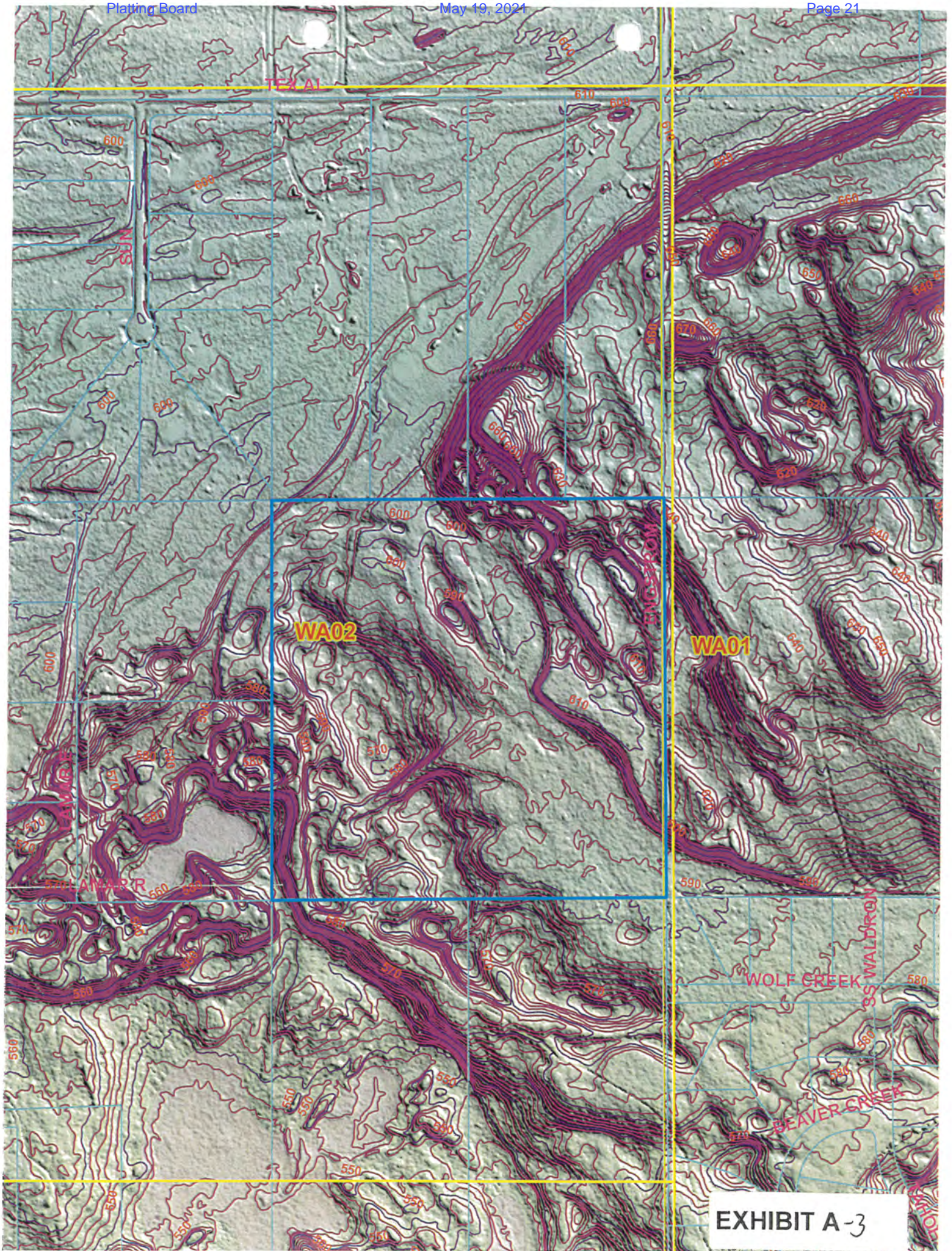




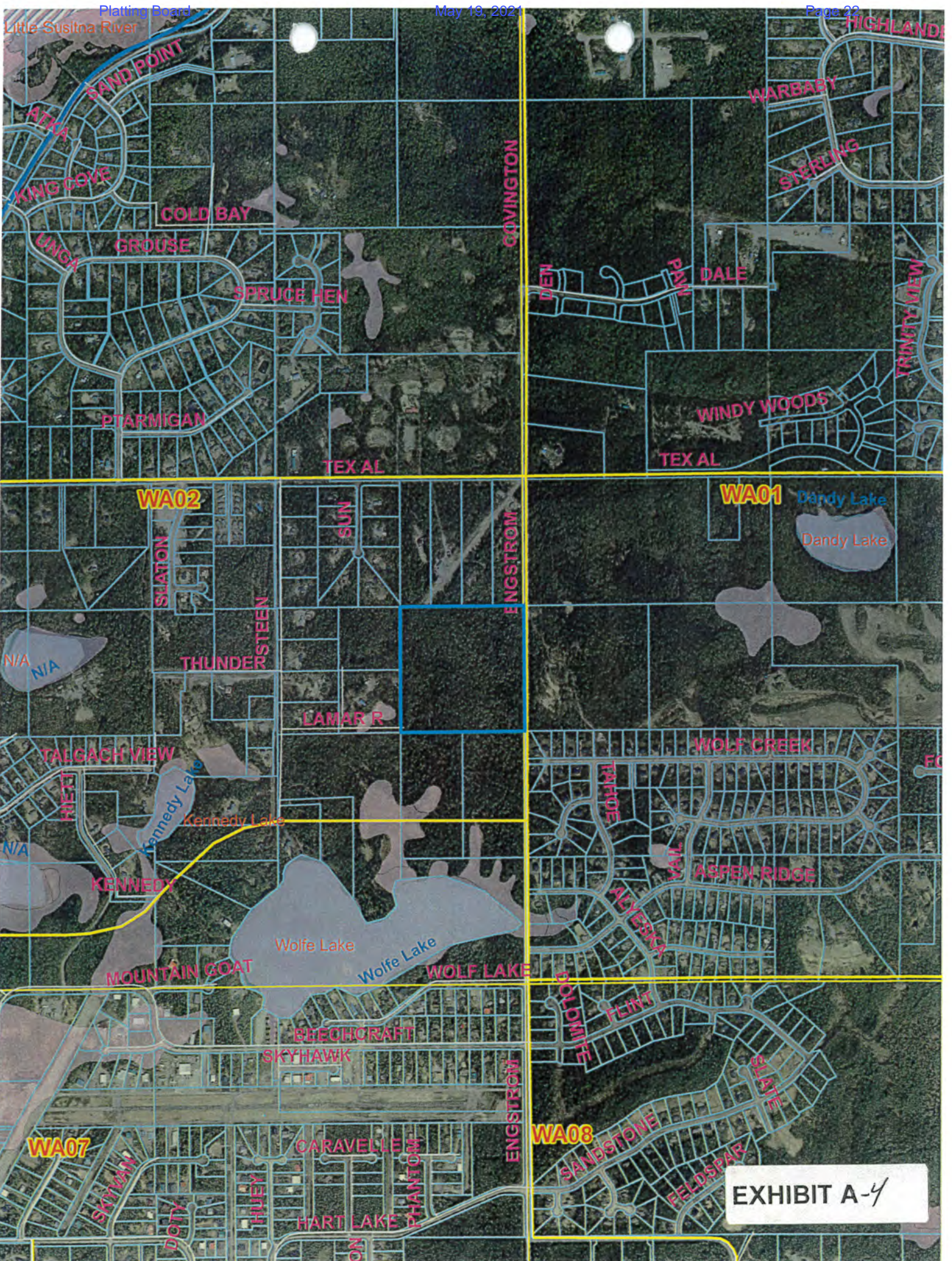
BEAVER CREEK

EXHIBIT A-2











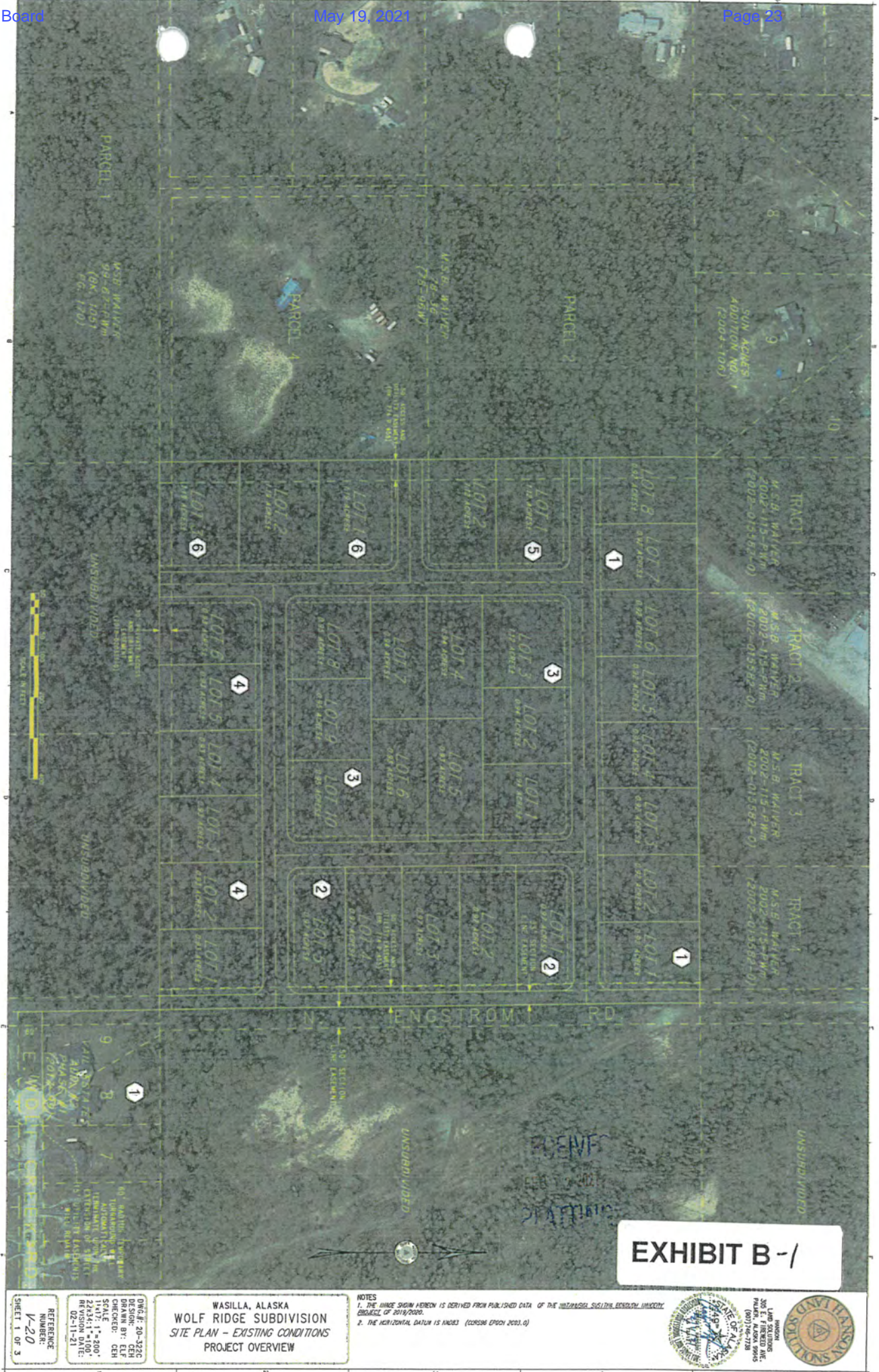


EXHIBIT B-1

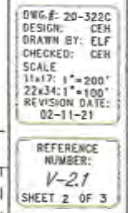
**REFERENCE NUMBER:**  
V-20  
SHEET 1 OF 3

**DESIGN:** CEH  
**DRAWN BY:** ELF  
**SCALE:** 1"=200'  
**EXTENSION OF SHEET:**  
**REVISION DATE:**  
02-11-21

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

**NOTES**  
1. THE DIME SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE ALASKA SURVEYING SOCIETY, UNIVERSITY OF ALASKA, FAIRBANKS, ALASKA 99701 (001) 46-7738  
2. THE HORIZONTAL DATUM IS IN FEET (CURSING EPSON 2003, 6)





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



NOTES:  
1. EXISTING EASEMENTS ARE SHOWN FROM PLAT 1000-0411 OF THE WILSON SUBDIVISION.  
2. THE INFORMATION ON THIS PLAN IS BASED ON THE RECORDS OF THE PLATTING BOARD.  
3. THE HORIZONTAL DATUM IS NAD83 (2011.0).  
4. THE VERTICAL DATUM IS MGS88 (2008.0).

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

DWG.#: 20-322C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE:  
11x17: 1"=160'  
22x34: 1"=80'  
REVISION DATE:  
02-11-21

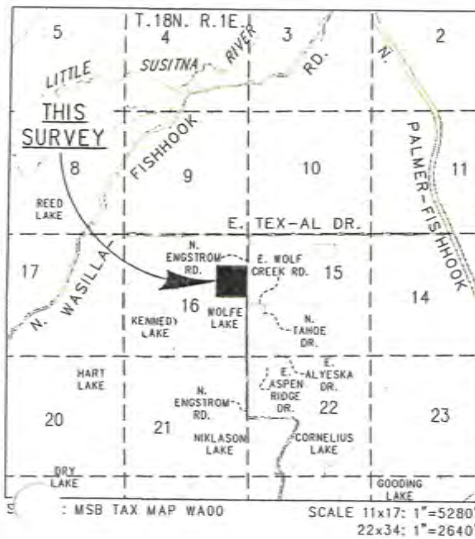
REFERENCE  
NUMBER:  
V-2.2  
SHEET 3 OF 3

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

9

7





# 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
- MEASURED DATA
- ① BLOCK
- GRAVEL ROAD/DRIVEWAY
- INFILTRATOR
- CULVERT
- ◇ SIGN, PRIVATE
- ◇ METER, GAS
- ◇ PEDESTAL, ELECTRIC

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

PARCEL 4

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)

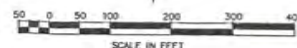
TRACT 4  
M.S.B. WAIVER  
2002-115-PWm  
(2002-015582-0)

SUN ACRES  
ADDITION NO. 1  
(2004-106)

PARCEL 2

PARCEL 4

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



Proposed Construction  
is from Tex-Al  
4th Hwy To  
Wolf Creek Rd

WASILLA, ALASKA  
WOLF RIDGE SUBDIVISION  
PROJECT OVERVIEW

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

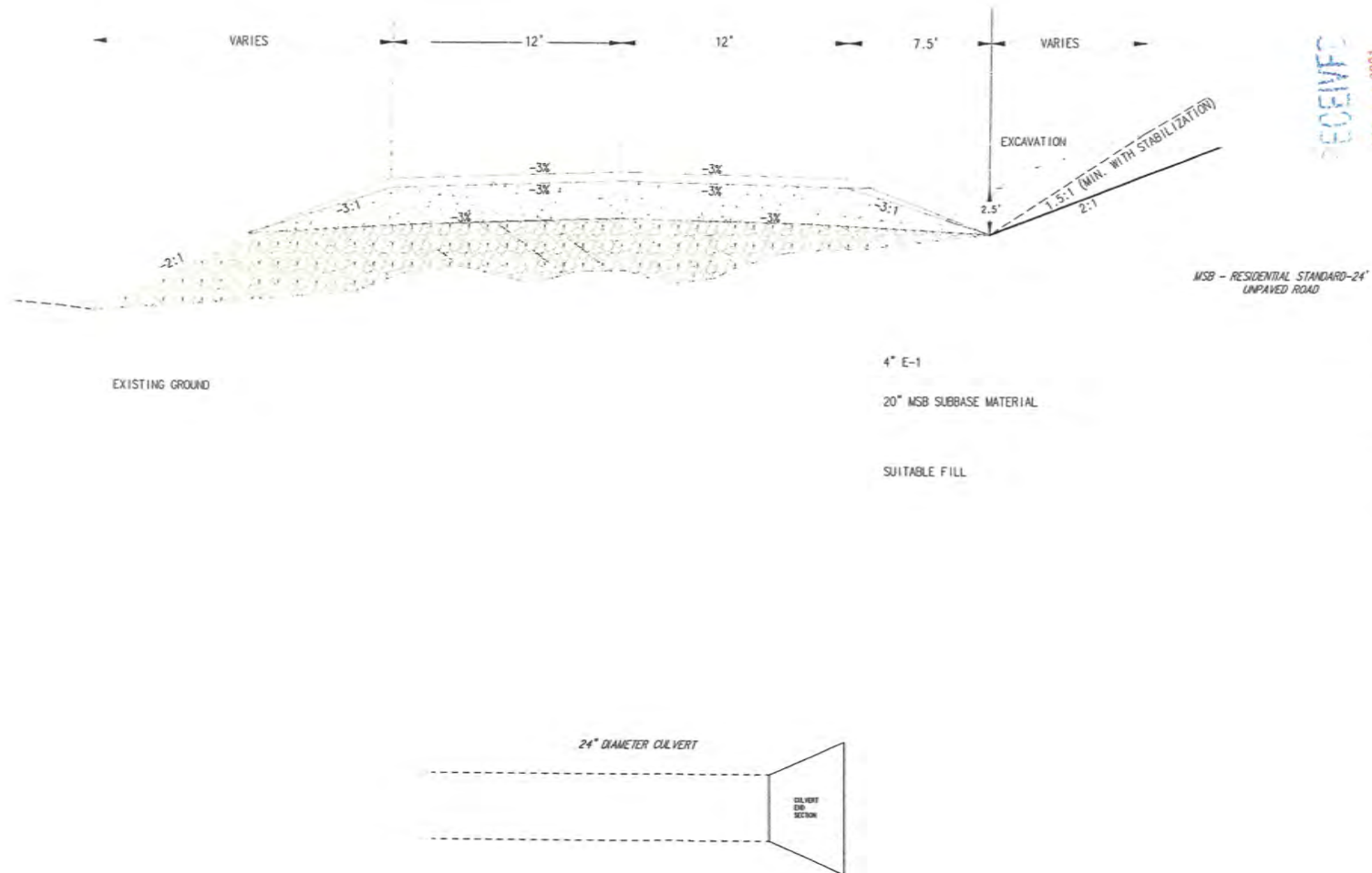
REFERENCE  
NUMBER:  
G-1.0  
SHEET 1 OF 17



EXHIBIT C-1







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# EXHIBIT C-3



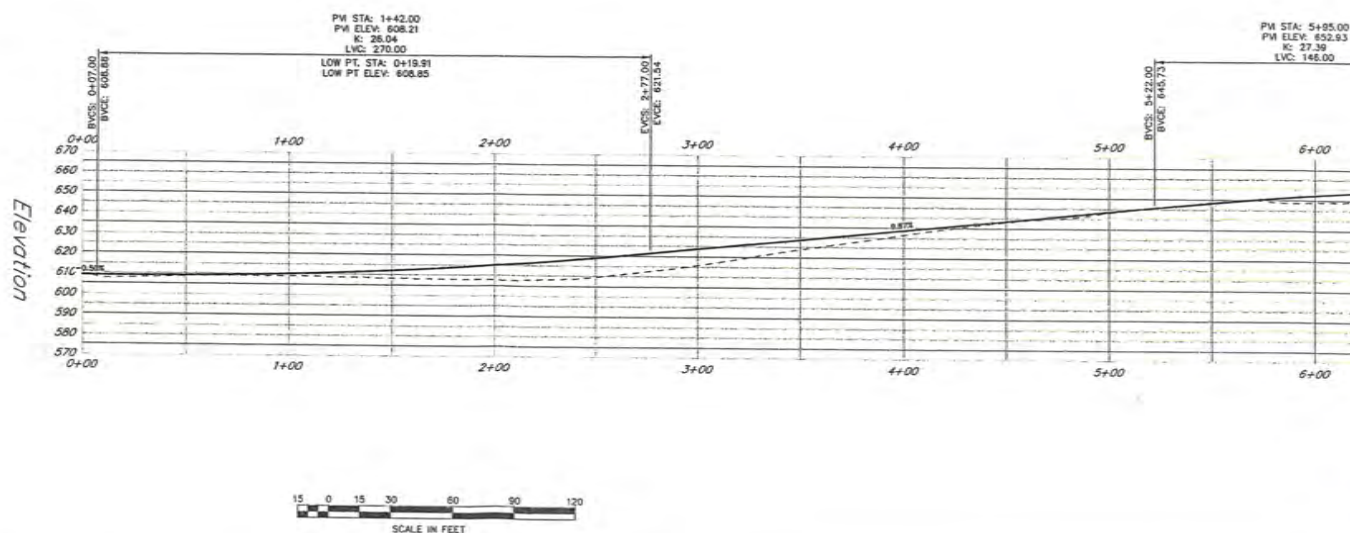
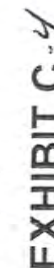
NOTES  
1. ROAD CONSTRUCTION TO FOLLOW MSB SUBDIVISION CONSTRUCTION MANUAL RESIDENTIAL STANDARDS.

WASILLA, ALASKA  
WOLF RIDGE SUBDIVISION  
TYPICAL SECTIONS

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

REFERENCE  
NUMBER:  
C-1.0  
SHEET 3 OF 17





  
HANSON  
LAND SOLUTIONS  
305 E. FIRENEED AVE.  
PALMER, ALASKA 99606  
(907) 746-7738

  
STATE OF ALASKA  
49° 15' N  
149° 15' W  
JAN 12 2013  
JAN 12 2013

NOTES

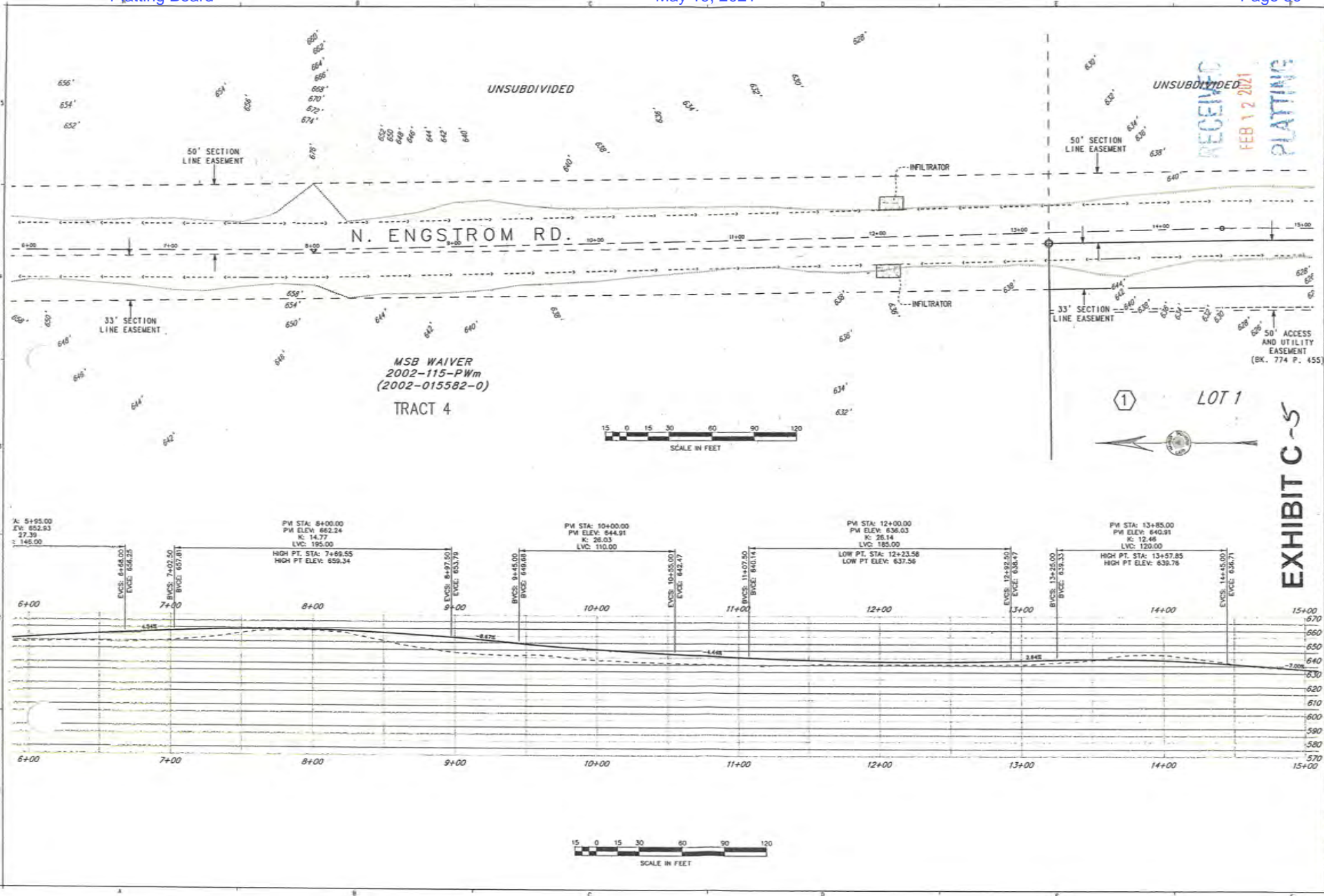
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MALANUSKA SUSTAINABLE ECONOMIC URBANIZATION PROJECT OF 2011/2012.

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: SDN  
CHECKED: CEH  
SCALE  
11x17: 1"=60'  
22x34: 1"=30'  
REVISION DATE:  
02-10-21

REFERENCE  
NUMBER:  
*C-2.1*  
SHEET 4 OF 17



**EXHIBIT C-5**

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

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

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

REFERENCE  
NUMBER:  
C-2.2  
SHEET 5 OF 17

STATE OF ALASKA  
49° 00' 00" N  
151° 00' 00" W  
1:50000  
NAD 83  
UTM ZONE 18 N

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LAND SOLUTIONS  
305 E. FINNEY AVE.  
PALMER, ALASKA 99645  
(907) 766-1738



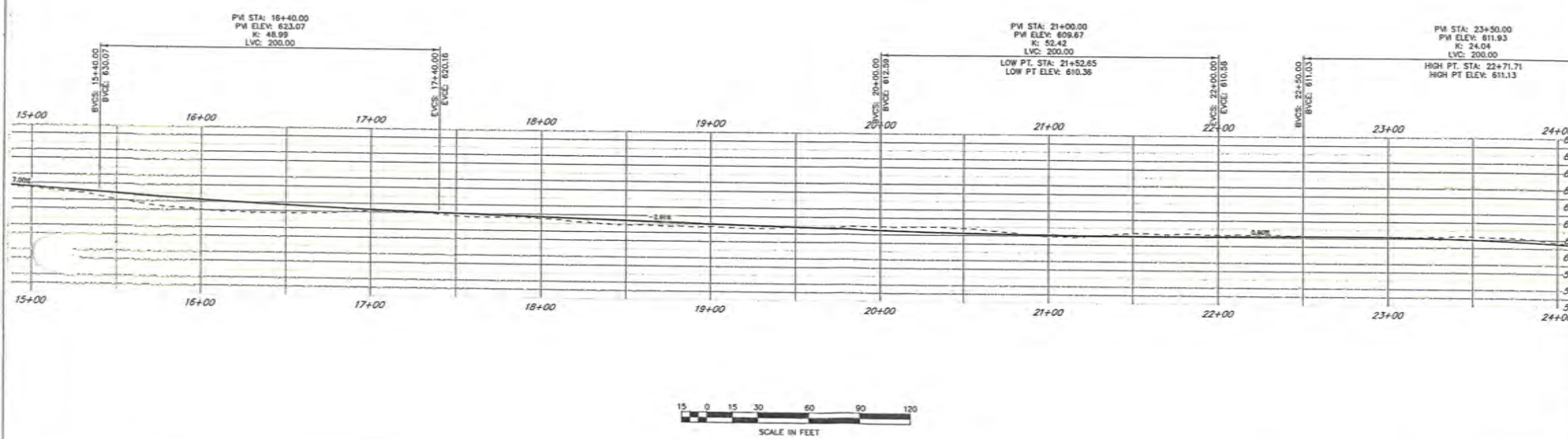
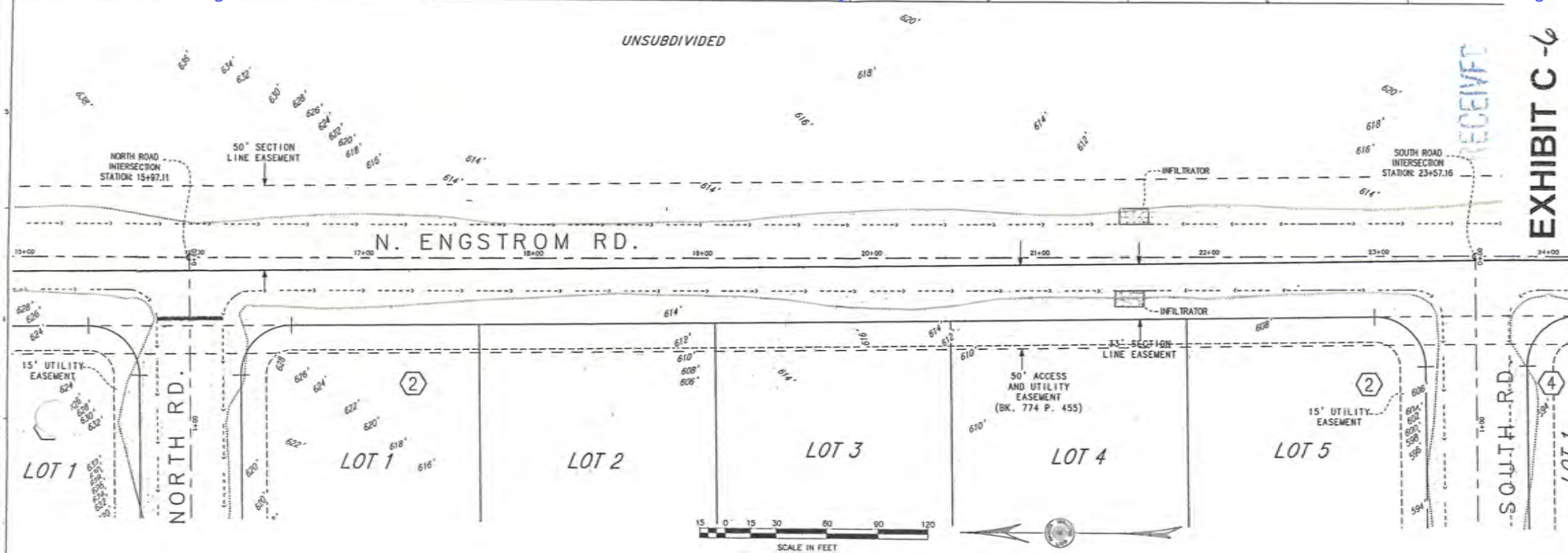


EXHIBIT C-6



NOTES

1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUTLINA 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  
N. ENGSTROM ROAD

DWG. #: 20-322C  
DESIGN: CEH  
DRAWN BY: SON  
CHECKED: CEH  
SCALE:  
11x17: 1"=80'  
22x34: 1"=30'  
REVISION DATE:  
02-10-21

REFERENCE  
NUMBER:  
C-23  
SHEET 6 OF 17



UNSUBDIVIDED

VAIL ESTATES  
ADDITION 2  
PHASE 1  
(2017-99)

VAIL ESTATES  
ADDITION 2  
PHASE 1  
(2017-99)

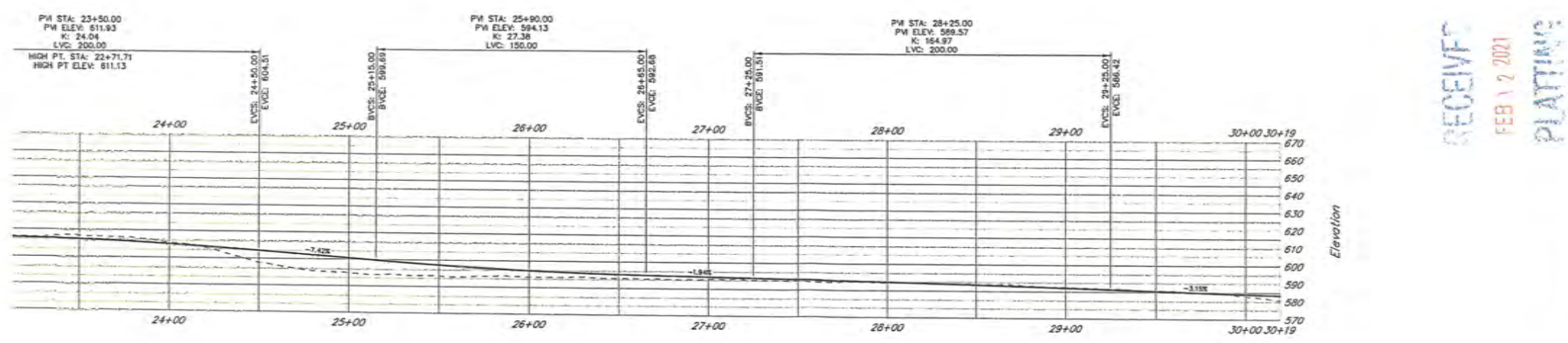
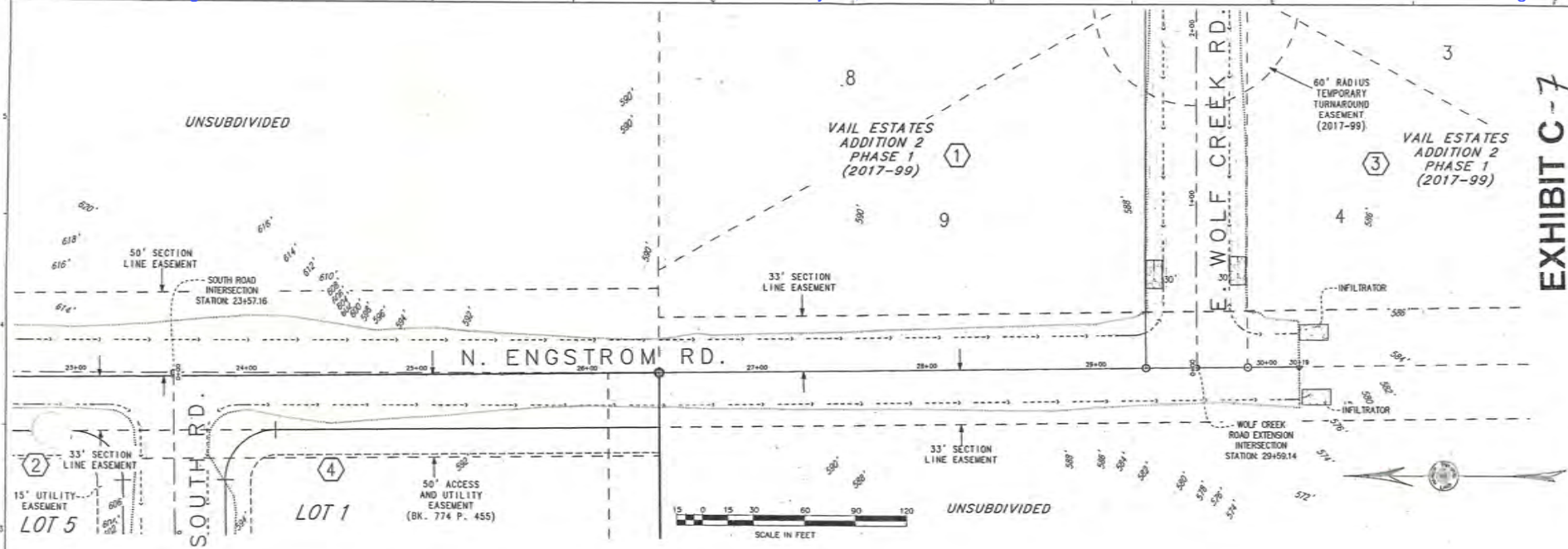
EXHIBIT C-7



NOTES:  
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM  
PUBLISHED DATA OF THE MATANUSKA JAILING, 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  
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-24  
SHEET 7 OF 17



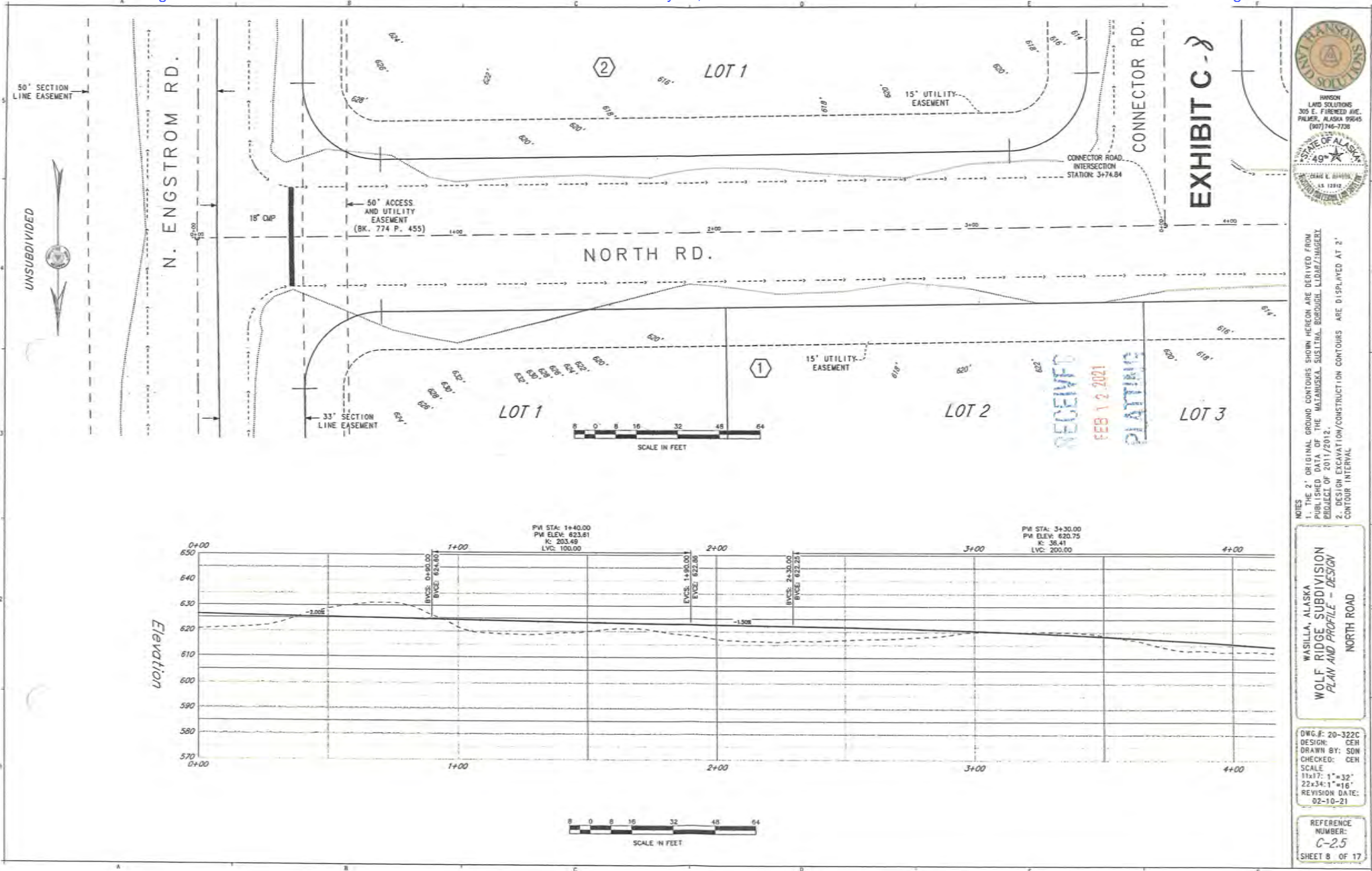


EXHIBIT C-8



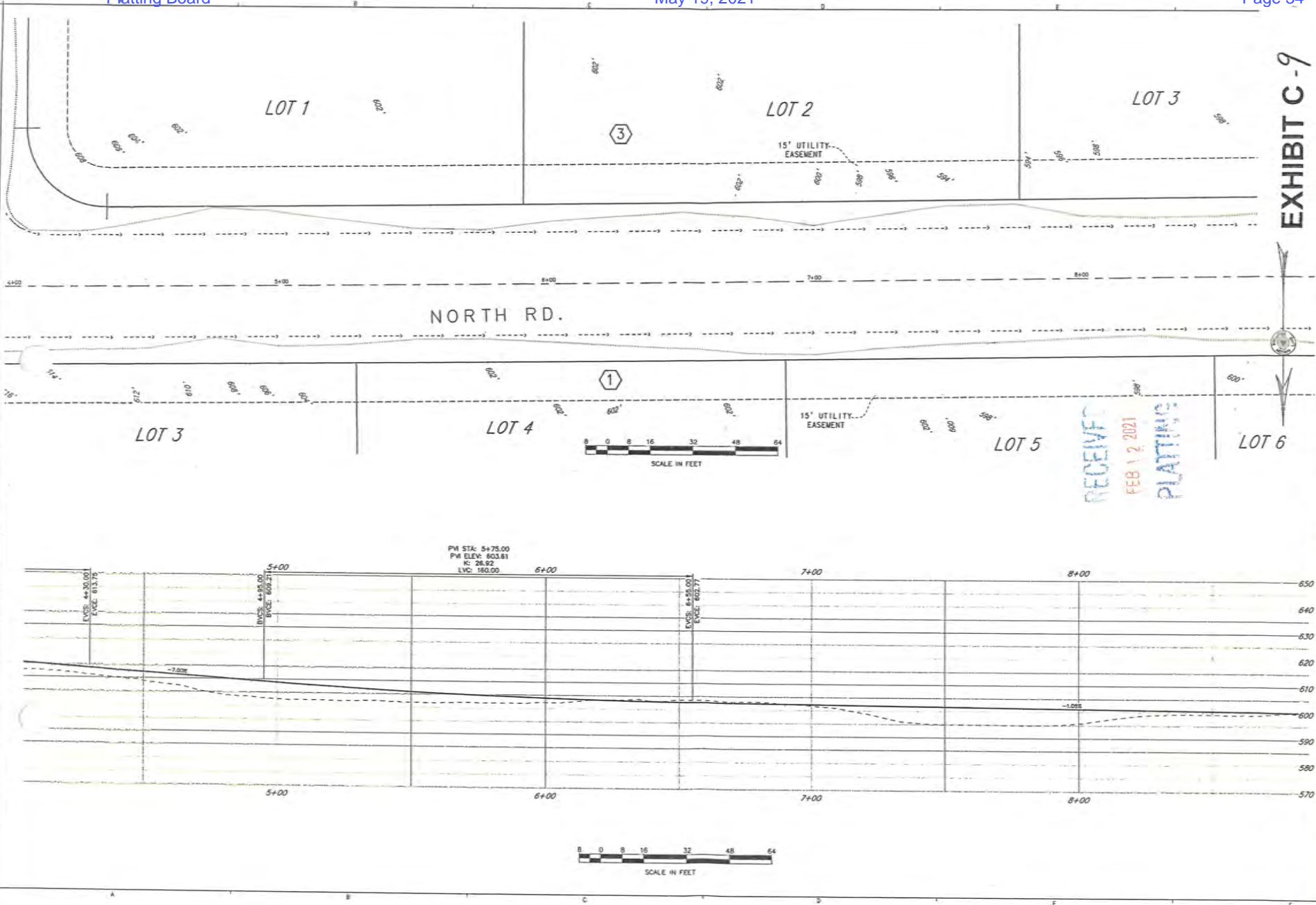
NOTES:  
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE FOREST MANAGEMENT PROJECT OF 2011/2012. THE MATANUSKA SUSTAINABLE FOREST MANAGEMENT PROJECT CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

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

DWG.#: 20-322C  
DESIGN: CEM  
DRAWN BY: SDN  
CHECKED: CEM  
SCALE: 11x17: 1"=32'  
22x34: 1"=16'  
REVISION DATE: 02-10-21

REFERENCE NUMBER: C-2.5  
SHEET 8 OF 17





**EXHIBIT C-9**



DAVID L. HARGRAVE  
305 E. FUNKER AVE.  
PALMER, ALASKA 99645  
(907) 745-7738



DAVID L. HARGRAVE  
305 E. FUNKER AVE.  
PALMER, ALASKA 99645  
(907) 745-7738

NOTES  
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH CLIMATE/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: CER  
DRAWN BY: SDW  
CHECKED: CER  
SCALE  
11x17: 1"=32'  
22x34: 1"=16'  
REVISION DATE: 02-10-21

REFERENCE NUMBER:  
**C-26**  
SHEET 9 OF 17

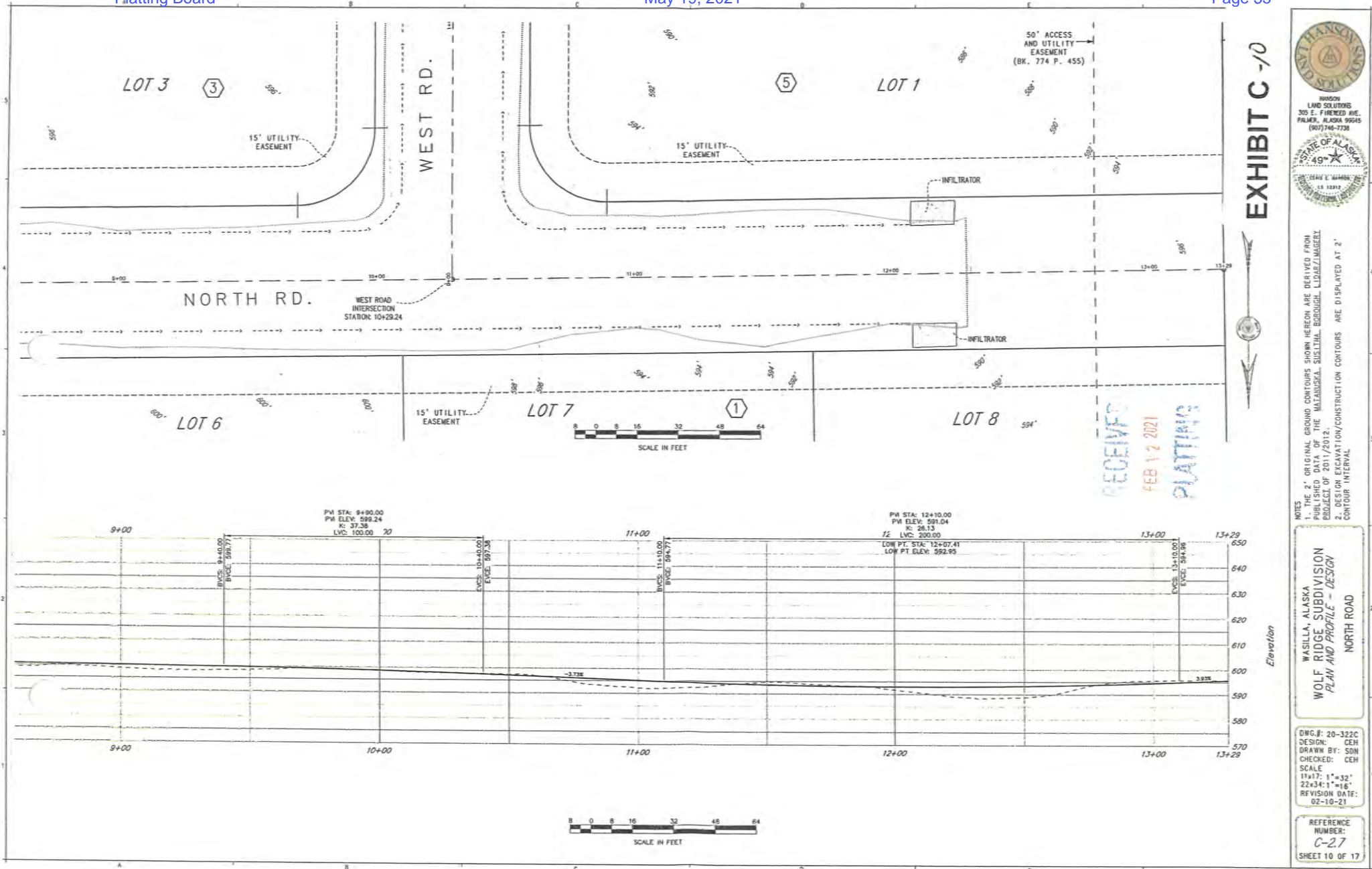


EXHIBIT C-10



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  
 WOLF RIDGE SUBDIVISION  
 PLAN AND PROFILE - DESIGN  
 NORTH ROAD

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

REFERENCE  
 NUMBER:  
 C-27  
 SHEET 10 OF 17



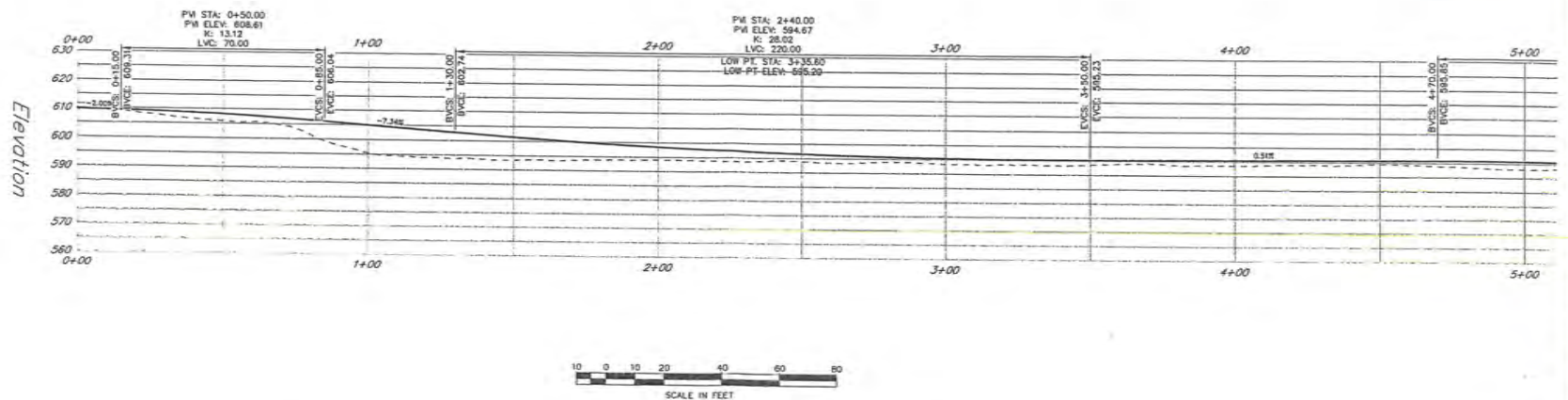
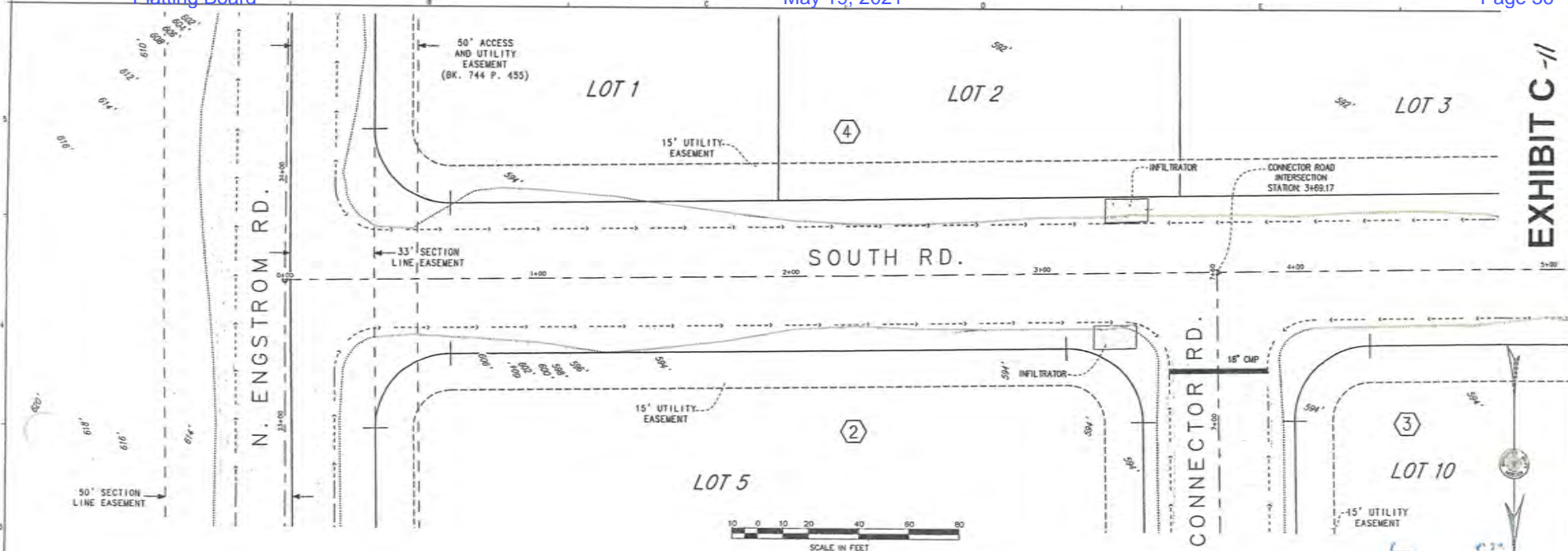


EXHIBIT C-11

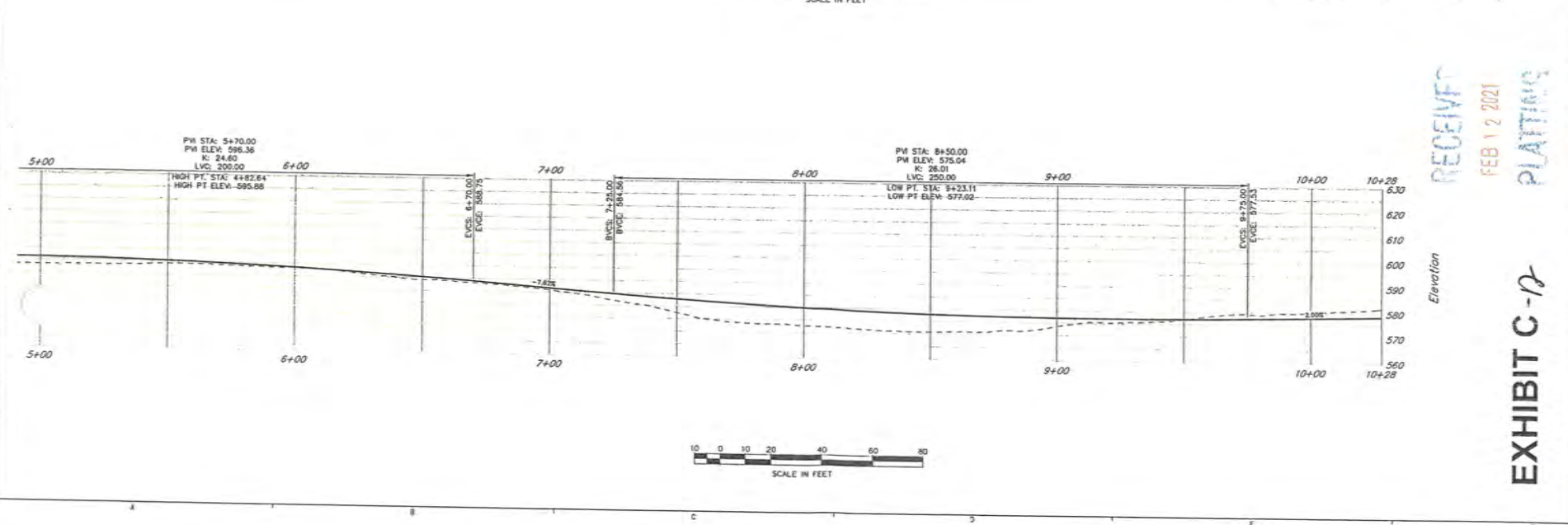
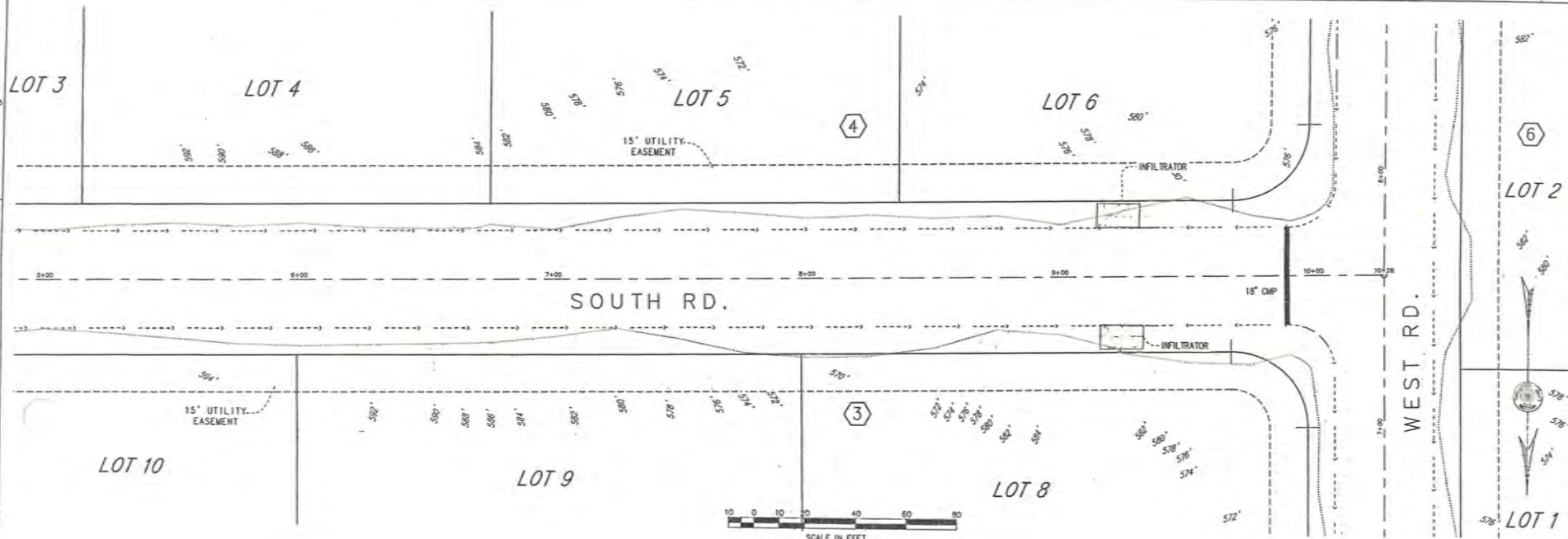



NOTES  
 1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSTINA BOROUGH/LEGACY PROJECT OF 2011/2012.  
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

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


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

REFERENCE  
 NUMBER:  
 C-28  
 SHEET 11 OF 17





HANSON  
LAND SOLUTIONS  
305 E. FIRCHER AVE.  
PALMER, ALASKA 99545  
(907) 748-7738



STATE OF ALASKA  
49-★  
DEAN K. HANSON  
15118  
PROFESSIONAL ENGINEER

NOTES:

1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGH, LIDAR/JANUARY 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: SON  
CHECKED: CEH  
SCALE  
11x17: 1"=40'  
22x34: 1"=20'  
REVISION DATE:  
02-10-21

REFERENCE  
NUMBER:  
C-2.9  
SHEET 12 OF 17

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 EXHIBIT C-2



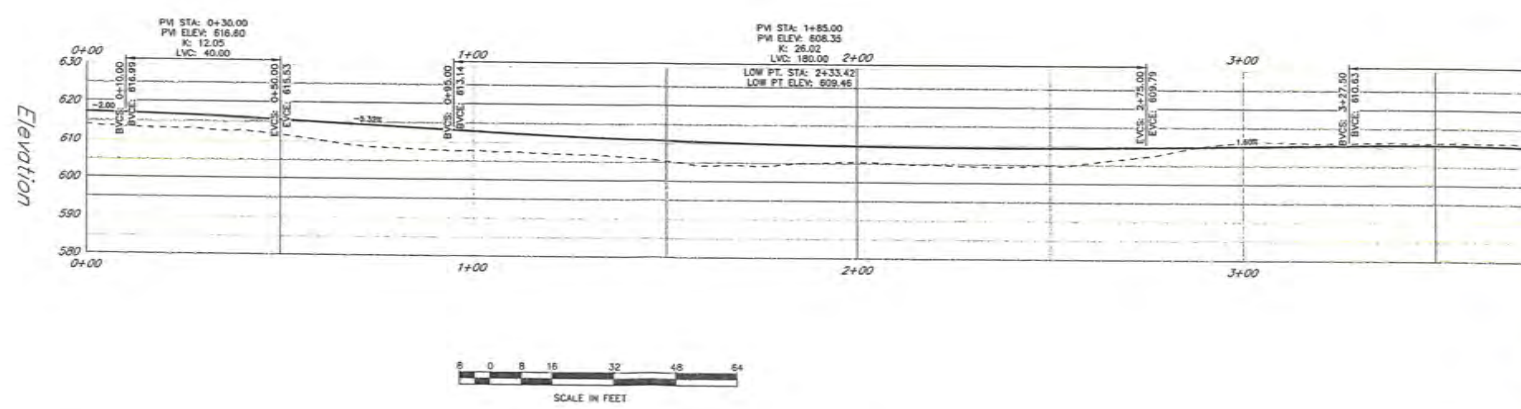
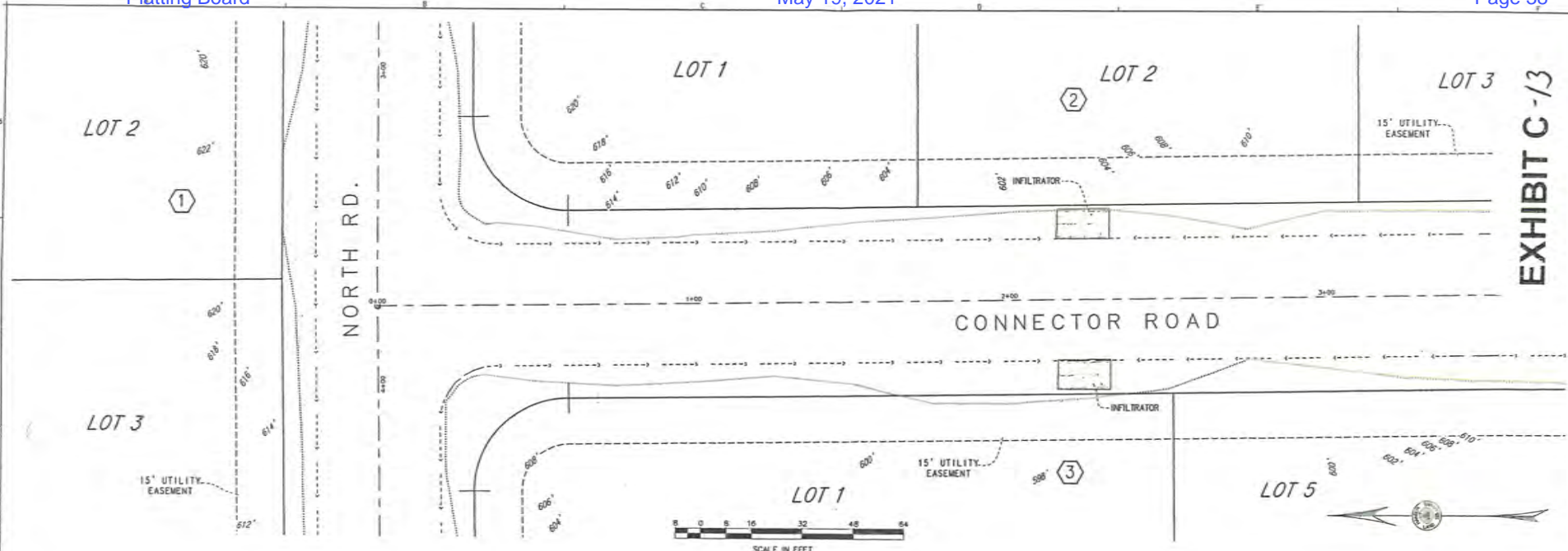


EXHIBIT C-13

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DAVID L. HENSON  
PROFESSIONAL ENGINEER  
STATE OF ALASKA  
LICENSE NO. 151810

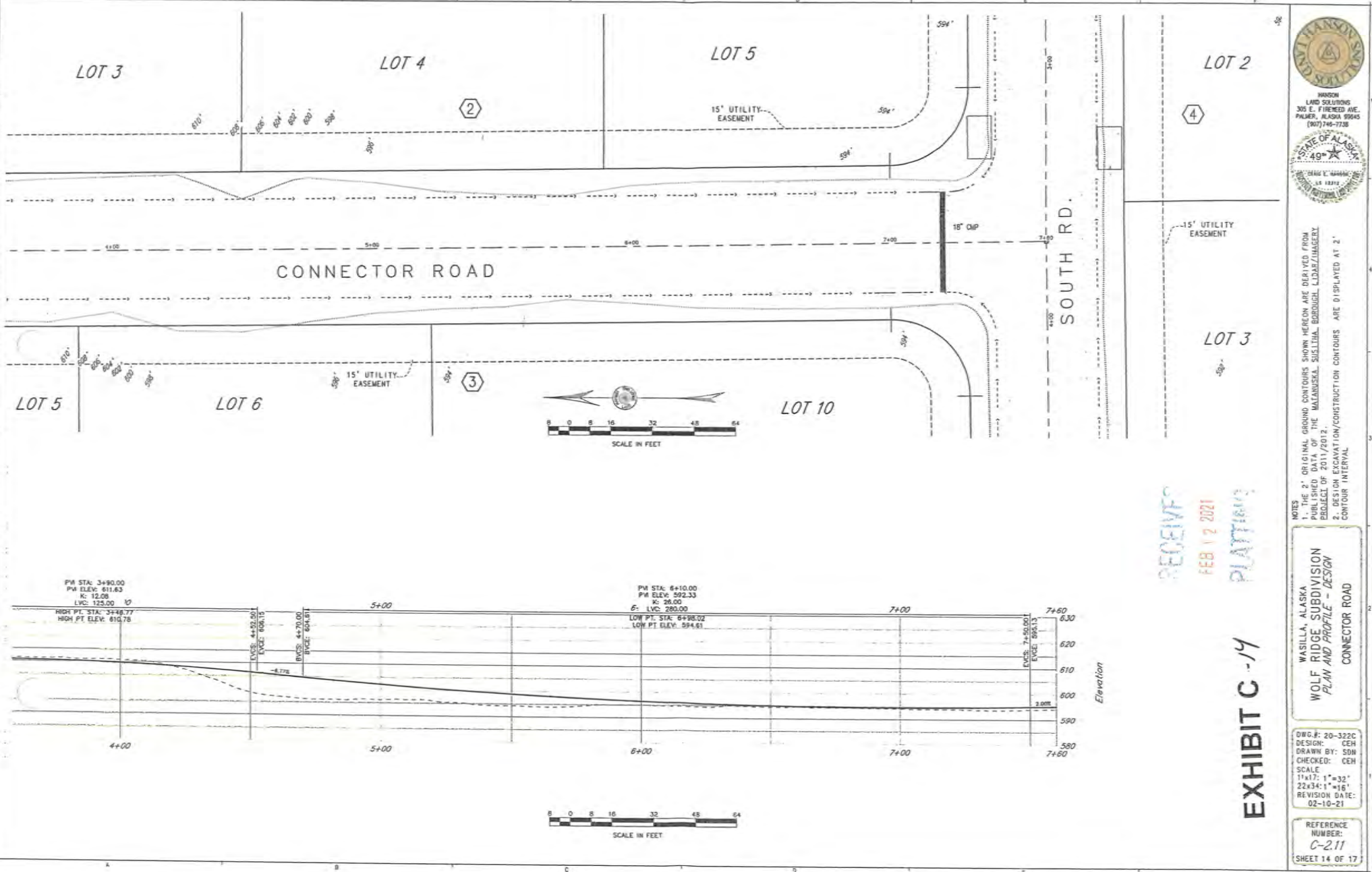
NOTES:

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

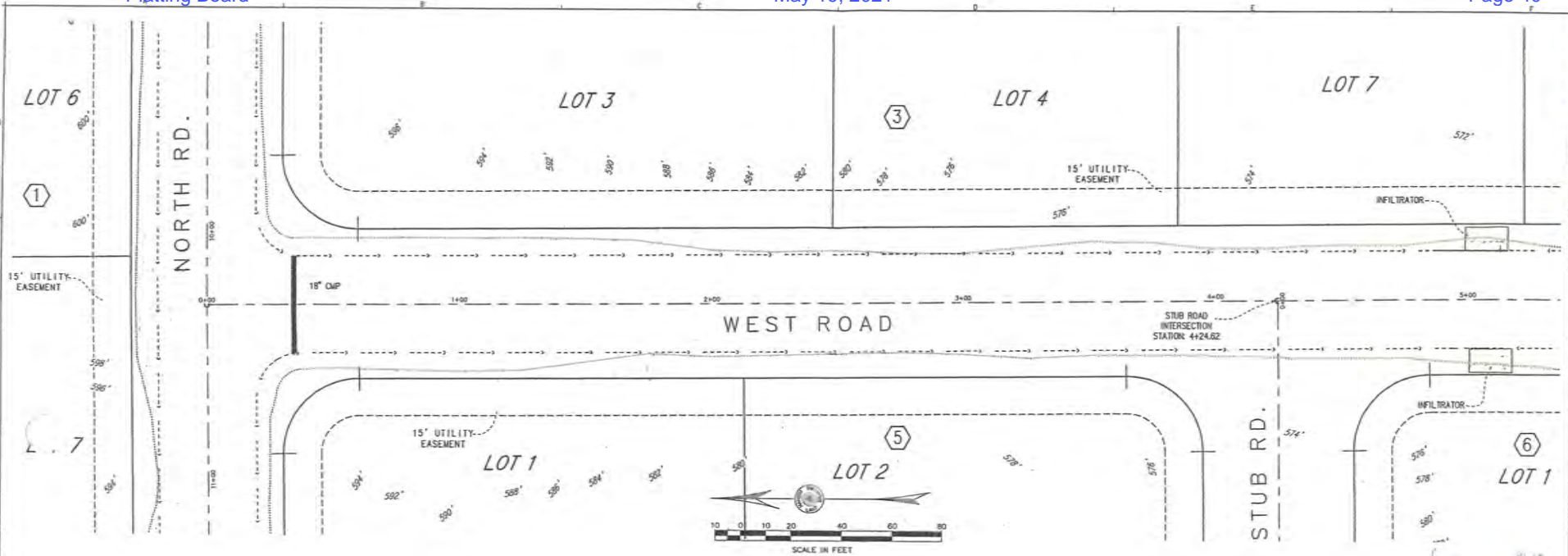
WASILLA, ALASKA  
WOLF RIDGE SUBDIVISION  
PLAN AND PROFILE - DESIGN

DWG. # 20-322C  
DESIGN: CEH  
DRAWN BY: SDN  
CHECKED: CEH  
SCALE:  
11x17: 1"=32'  
22x34: 1"=16'  
REVISION DATE:  
02-10-21

REFERENCE  
NUMBER:  
C-210  
SHEET 13 OF 17







NOTES:  
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREIN ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE RESOURCE LULU/IMAGERY DATED 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"=40'  
 22x34: 1"=20'  
 REVISION DATE:  
 02-11-21

REFERENCE  
 NUMBER:  
 C-2.12  
 SHEET 15 OF 17

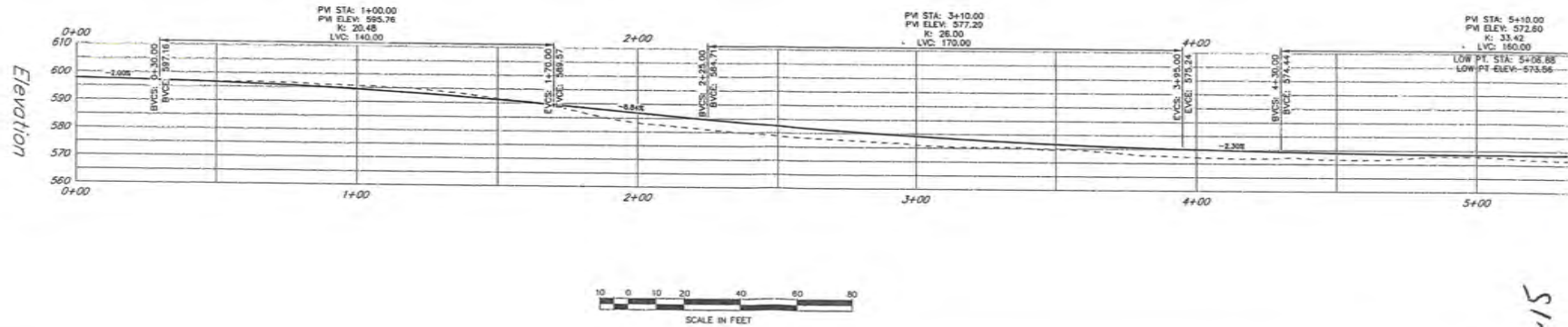


EXHIBIT C-15



REFERENCE  
NUMBER:  
*C-2.13*  
SHEET 16 OF 17



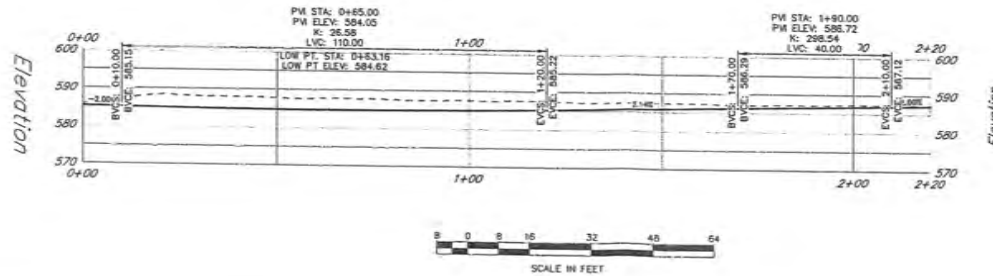
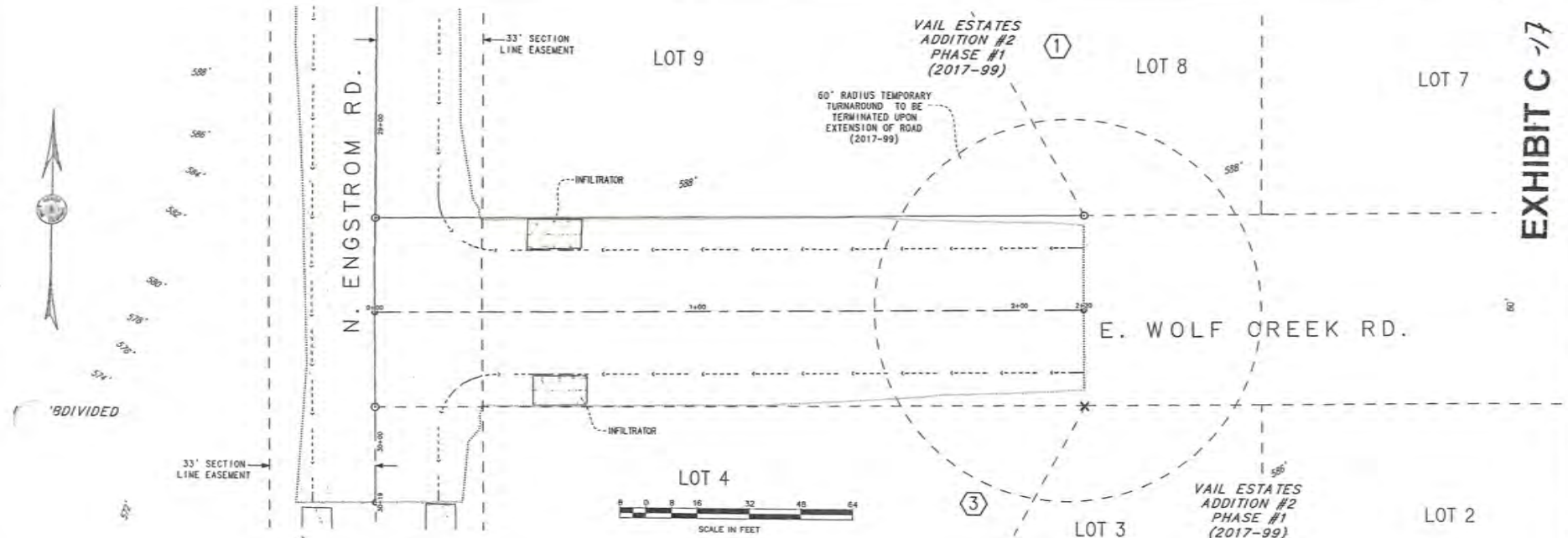


EXHIBIT C-17



LAND SOLUTIONS  
305 E. FIREWALK AVE.  
PALMER, ALASKA 99645  
(907) 746-7708



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

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

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

REFERENCE  
NUMBER:  
C-214  
SHEET 17 OF 17

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



**RECEIVED**  
**FEB 12 2021**  
**PLATTING**

**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																																																																																									
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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

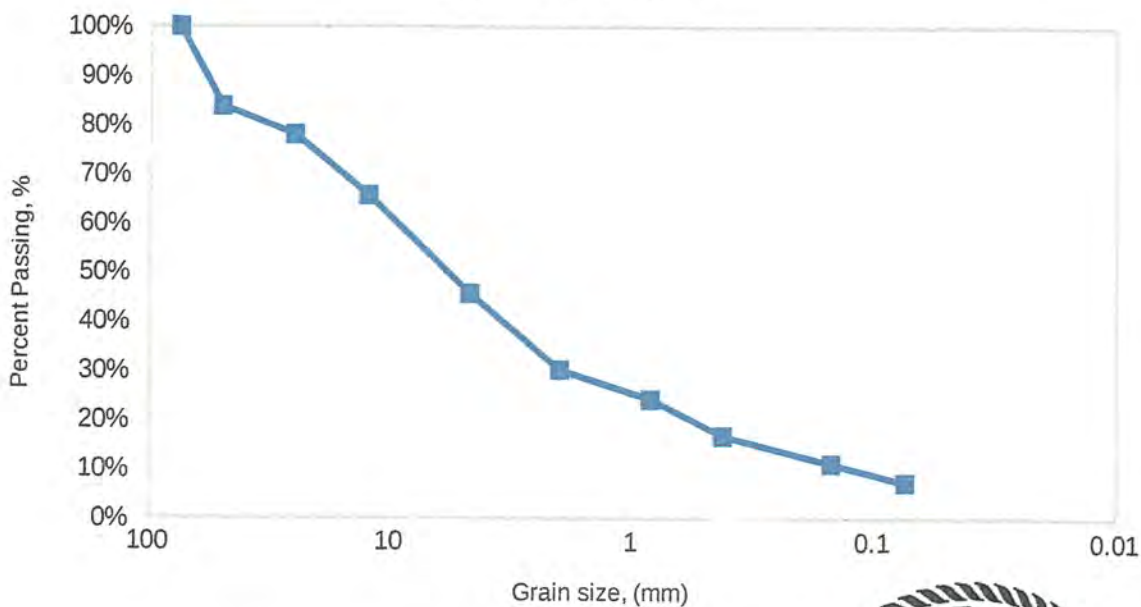
Date Sampled: 01/27/2021  
Date Started: 01/28/2021  
Date Completed: 02/01/2021

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









# MECHANICAL GRAIN SIZE ANALYSIS REPORT

## WOLF RIDGE SUBDIVISION

A SUBDIVISION OF

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

### Mechanical Analysis

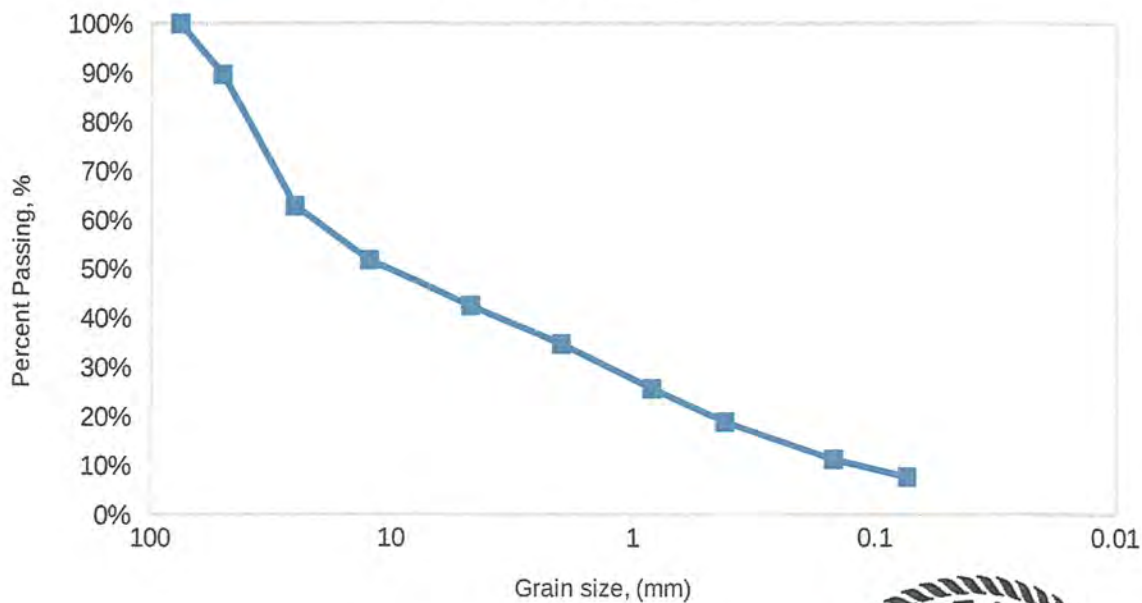
Date Sampled: 01/27/2021  
 Date Started: 01/28/2021  
 Date Completed: 02/01/2021

TH-	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



## GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

EXHIBIT D-7




## 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

EXHIBIT D-8

## 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	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						
19ft					Perc. Hole Diam. (in.):				
20ft					Test Run Between:				
				ft	and		ft Deep		
									
			COMMENTS:						
	</								




## GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

WATER LEVEL MONITORING	
Date	WATER LEVEL



## 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

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR						
4ft								
5ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, 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							
19ft			Perc. Hole Diam. (in.):					
20ft			Test Run Between:					
			ft	and	ft	Deep		
								
			COMMENTS:					



## GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

EXHIBIT D-12

# HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

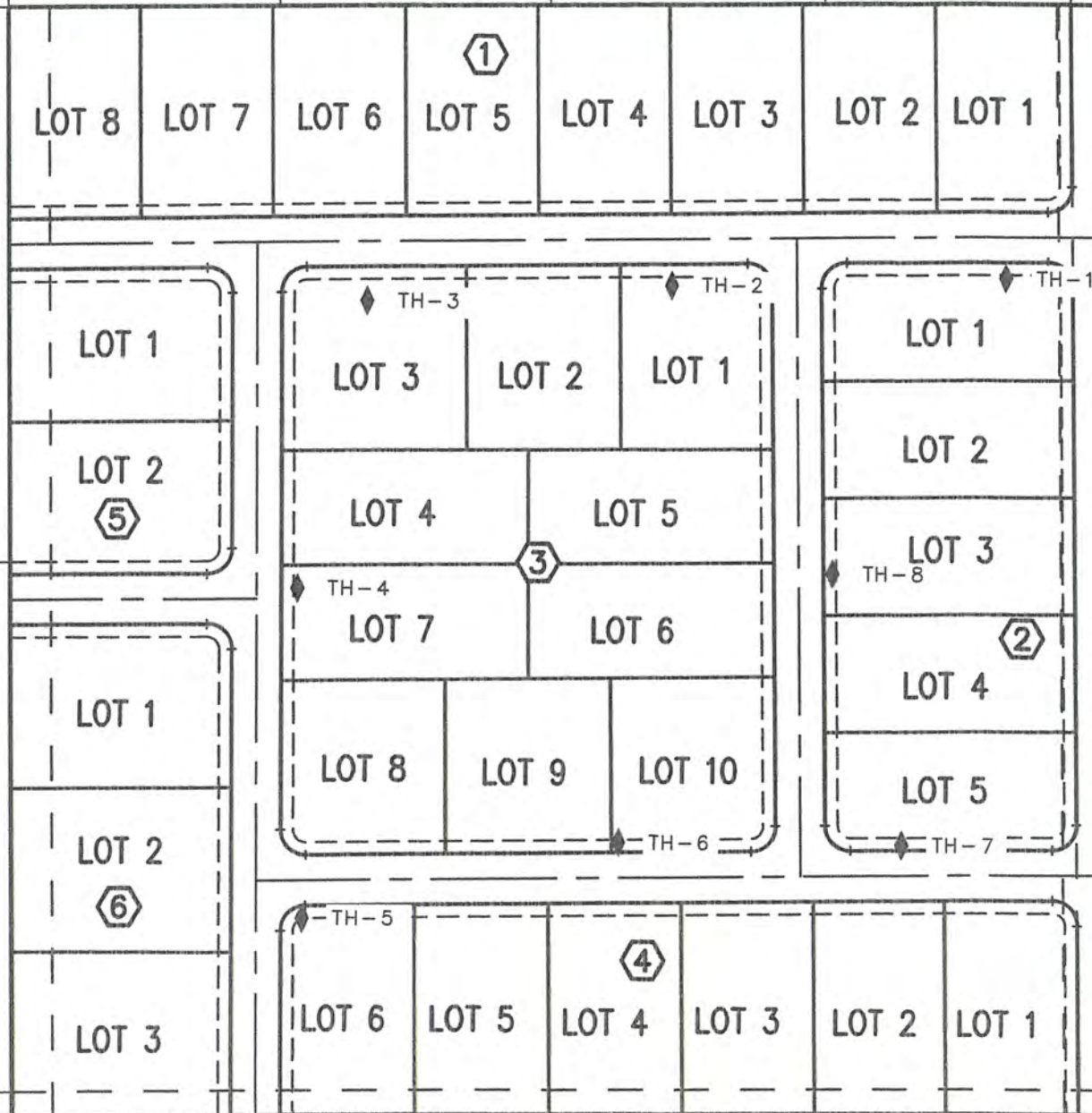
305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

## TEST HOLE LOCATION EXHIBIT MAP

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

MSB WAIVER 78-36 (78-96W)

N. ENGSTROM ROAD



UNSUBDIVIDED

UNSUBDIVIDED

### 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 ADT; 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](mailto: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; 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\\_IB0yZfGfK5spNYczS1RKsl1w?e=G4D2qj](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EqabhnbpvNJAKWJmUTNwi_IB0yZfGfK5spNYczS1RKsl1w?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

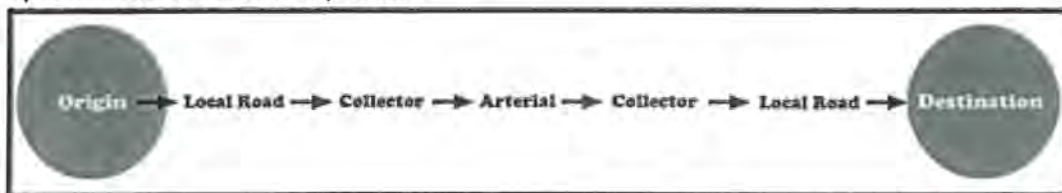
### Comments:

#### 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.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



**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

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

Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto: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](mailto: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; 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.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

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/EqabhnPvNJAKWJmUTNwi\\_IB0yZfGIK5spNYczS1RKsl1w?e=G4D2qj](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EqabhnPvNJAKWJmUTNwi_IB0yZfGIK5spNYczS1RKsl1w?e=G4D2qj)

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

Amy Otto-Buchanan  
Platting Technician



# 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](http://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

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[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EqabhnPvNJAKWJmUTNwi\\_IB0yZfGIK5spNYczS1RKsl1w?e=G4D2qj](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EqabhnPvNJAKWJmUTNwi_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](mailto:amy.otto-buchanan@matsugov.us)  
861-7872





**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](mailto:skylar.shaw@enstarnaturalgas.com).

Sincerely,

Skylar Shaw  
 ROW & Compliance Technician  
 ENSTAR Natural Gas Company

**Amy Otto-Buchanan**

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**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](http://www.mtasolutions.com)



Life. Technology. Together.

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**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

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**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.



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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](mailto:platting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

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

☐ No Objection ☐ 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.



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



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TEAGUE CHARLES & BETTY  
6415 N SUN CIR  
WASILLA AK 99654-9074

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.

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**ITEM # 6C 4/1/2021  
WOLF RIDGE  
PAGE 1 OF 1  
HANDOUT #4**

[ ] No Objection ☒ Objection [ ] Concern

Name: Charles & Betty Teague Address: 6415 N Sun Cir Wasilla <sup>540 Acres</sup> <sub>Lot 9</sub>

Comments: We strongly object to this development. It appears similar to the "ghetto" near Tappers. It ruins our privacy; lowers property value; increases vulnerability to trespasser, children & dogs; increases likelihood of thievery; is not similar to existing houses ruins our Ambiance. Please do not Approve!

**Amy Otto-Buchanan**

---

**From:** Renee Bridges <meaiseof3@gmail.com>  
**Sent:** Wednesday, March 24, 2021 2:02 PM  
**To:** MSB Platting  
**Subject:** platting request by Axel Bodnar and Sarah Forss 4-1-2021

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

Dear Platting Board Members,

As presented we object to the request to create 34 lots from Tax Parcel A29, to be known as Wolf Ridge

We own tax parcel A12, property that is very near to Tax Parcel A29 and will be greatly effected by this request being approved.

Our concerns about Axel Bodnar and Sarah Forss request to build 34 homes on the 40 acre parcel are:

Those of us that live in this area purchased homes here to have space and not live in tight neighborhoods, that is why we bought larger parcels. If the request to create multiple lots from this one Parcel is approved we would like to see it revised to each lot being at least 5acres, but no less than 3, so that they are more similar to the lots of those of us already here. We have found that most people that buy homes with small lots want more city living: no firing ranges, no 4 wheelers, no snow machines. While those of us that purchase larger parcels want to live the Alaskan way and we do not want to be overran and have the things we love taken away from us. I grew up in Anchorage I know how fast it happens, we are seeing it now out here in the Fishhook area and do not want it to continue.

The roads in this neighborhood are not designed or capable of handling the traffic that will come with so many new homes. Both Engstrom and Lamar are narrow dirt roads that looks more like driveways. Also, according to the plans sent out to us they have roads planned to attach to the neighboring parcels, leaving us to fear more houses being built on small lots.

This many additional homes will tax the water supply out here also.

Unfortunately, people that want to put as many homes on a parcel as they can are only looking at making money with no concern for those that live in the area and how they will be affected. This new neighborhood would affect all of us out here in a detrimental way.

We are asking the Platting Board to decline this request completely or at least with the revision of larger lots of 3- 5 acres.

Thank you for your time and consideration in this matter.

William and Kim Bridges

Sent from Mail for Windows 10

**ITEM # 6C    4/1/2021**  
**WOLF RIDGE**  
**PAGE 1 OF 1**  
**HANDOUT #5**



**Amy Otto-Buchanan**

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**From:** M P <8ofninep@gmail.com>  
**Sent:** Tuesday, March 30, 2021 7:46 PM  
**To:** MSB Platting  
**Subject:** Platting for Wolf Ridge - Petitioners Axel Bodnar and Sarah Forss

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

This is a petition representing 56 home owners in Vail Estates and Aspen Ridge Subdivision OPPOSING connection of our subdivisions to North Engstrom Rd and to this proposed development. We are not specifically opposed to this development, but it doesn't fit any existing development plan in the area and the design should be reconsidered.

We are specifically opposed to ANY road connecting Vail Estates and Aspen Ridge to N. Engstrom Rd and Tex A1 Rd.

ITEM # 6C 4/1/2021  
WOLF RIDGE  
PAGE 1 TO 3  
HANDOUT #9

**Amy Otto-Buchanan**

---

**From:** M P <8ofninep@gmail.com>  
**Sent:** Tuesday, March 30, 2021 8:37 PM  
**To:** MSB Platting  
**Subject:** Fwd: Platting for Wolf Ridge - Petitioners Axel Bodnar and Sarah Forss

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

This is a PETITION representing 56 home owners (those are just the residents contacted thus far) in the Vail Estates and Aspen Ridge Subdivisions OPPOSING connection of our subdivisions to North Engstrom Rd and to this proposed development. We are not opposed to this development, however it doesn't fit with any existing development plan in the area and the design should be reconsidered.

We are specifically opposed to ANY road connecting Vail Estates and Aspen Ridge to N. Engstrom Rd and E. Tex-Al Dr., and all the existing/proposed housing to the north.

- The roadways in Vail Estates and Aspen Ridge are narrow residential streets with no shoulders and deep ditches. Resident safety, especially given the high population of children in the neighborhoods, is a significant concern.
- Specifically, E. Wolf Creek Rd is less than 19 ft wide and cannot safely sustain the traffic load that will be introduced if this connection is allowed. The Borough will introduce significant safety issues and WILL BE held responsible for compromising the safety of residents and children in the area.
- The lots at the end of E. Wolf Creek Rd were developed, as allowed by the Borough, as rectangular cul-de-sac lots, forcing construction of the homes close to the lot lines and thus very close to any proposed roadways. The unsuspecting owners of these homes will be significantly impacted both socially and economically by road development. That needs to be addressed by the Borough and with the developer of this subdivision to prevent future occurrences of such issues.
- These neighborhoods ARE NOT the Borough's solution to connecting N. and S. Engstrom! Any such connection should have been addressed during initial planning efforts for these developments and not now forced upon the residents of these neighborhoods. The Borough has the responsibility to conduct traffic volume and safety studies before subjecting yet another neighborhood to another poor planning decision.
- Section Line easements are the means to convey and connect traffic, not residential neighborhoods! We demand that the Borough develop potential Courses of Action and conduct a traffic study to determine impacts to residents, and then present this to the public for a decision before allowing ANY connection between these neighborhoods.
- In addition, connecting this development and E. Tex-Al Dr. into S. Engstrom Rd would further complicate the already frustrated issues with Engstrom Rd and the traffic safety issues associated with the Engstrom/Bogard interchange that represents major traffic safety issues, without an impending solution.

I remind the Borough that they are charged with representing the RESIDENTS OF THIS BOROUGH and with RESPONSIBLE PLANNING, and to not push their responsibility to provide primary roads onto residential neighborhoods and residents that have invested in these neighborhoods. I have spoken with many residents that have moved multiple times due to issues created by Borough development problems and feel disenfranchised by a Borough that apparently cares more about development and developers than residents. That needs to change and now is the time to start representing the residents of this Borough.

Dr. Mark Prieksat  
8858 E. Wolf Creek Rd.  
Wasilla, AK 99654



**Amy Otto-Buchanan**

---

**From:** 8ofninep@gmail.com  
**Sent:** Tuesday, March 30, 2021 9:32 PM  
**To:** MSB Platting  
**Subject:** Re: Platting for Wolf Ridge - Petitioners Axel Bodnar and Sarah Forss

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

One correction to our statement - the lots at the end of E. Wolf Creek Rd were developed as triangular shaped cul-de-sac lots, not rectangular shaped lots.

Sent from my iPhone

On Mar 30, 2021, at 8:37 PM, M P <8ofninep@gmail.com> wrote:

This is a PETITION representing 56 home owners (those are just the residents contacted thus far) in the Vail Estates and Aspen Ridge Subdivisions OPPOSING connection of our subdivisions to North Engstrom Rd and to this proposed development. We are not opposed to this development, however it doesn't fit with any existing development plan in the area and the design should be reconsidered.

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Dr. Mark Prieksat  
8858 E. Wolf Creek Rd.  
Wasilla, AK 99654



**Amy Otto-Buchanan**

---

**From:** Jessica Sawyer <sawyer.jessica@yahoo.com>  
**Sent:** Tuesday, March 30, 2021 10:55 PM  
**To:** MSB Platting  
**Subject:** Proposed Wolf Ridge subdivision Section 16, T18N, R01E, Seward Meridian

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

Dear Platting Board,

I am writing to oppose the connection of our subdivision to the proposed North Engstrom Road. Specifically, I am opposed to any road connecting Veil Estates and Aspen Ridge to the proposed North Engstrom Road/Tex-Al Road. The existing traffic flow on Engstrom Road to Bogard Road is dangerous. The Bogard/Engstrom intersection is frequently very busy, and drivers have difficulty turning left from the end of Engstrom onto Bogard due to heavy traffic and poor visibility on Bogard. This is the only way out for the already large number of residents who live off of Engstrom. This intersection is the site of many traffic accidents.

If Wolf Ridge subdivision is developed as proposed, with the proposed N Engstrom Road connecting to Tex-Al Drive to the north and Engstrom Road to the south, not only would the additional 34 households of Wolf Ridge add traffic to this already dangerous intersection, additional traffic from Tex-Al Road would be filtered through the new subdivision, along the residential roads of Wolf Creek Road and Tahoe Road, and onto Engstrom as well. This would negatively effect the Veil Estates and Aspen Ridge subdivisions, as well as add to the danger of all of the current residents using Engstrom Road to travel to and from their homes.

I am not opposed to the subject property being developed, just its connection to the Veil Estates/Aspen Ridge subdivision. If the property were developed with the only access from Tex-Al Road, this would not further endanger drivers on Engstrom Road or negatively effect the established subdivisions. If this property is to be developed, I urge the Platting Board to specify that there be no connection between Wolf Ridge subdivision and Engstrom Road, at least until such time as the Engstrom/Bogard intersection has a round about or traffic light, and another outlet road has been developed to connect Engstrom to either Trunk Road or Palmer Fishhook Road. The development of Tex-Al Road to run continuously between Wasilla Fishhook and Palmer Fishhook roads would help the situation as well.

A second concern I have about the development of North Engstrom road is that our property (B5) has a driveway which connects to the existing North Engstrom Road easement. If North Engstrom Road is developed, I would request that our driveway be reconfigured to meet the new road at a 90 degree angle and level with the elevation of the road. We built and maintain the drive accessed from Tex-Al Road between A33 and B4 that extends beyond the driveway for A33 to our driveway (which the developer has used to access the subject property).

Thank you for your consideration in this matter.

Sincerely,  
Jessica Sawyer  
6000 N SS Waldron Circle  
Wasilla, AK 99654

**ITEM # 6C    4/1/2021**  
**WOLF RIDGE**  
**PAGE 1 TO 2**  
**HANDOUT #10**

**Amy Otto-Buchanan**

---

**From:** Steven Sawyer <spikeinc@hotmail.com>  
**Sent:** Tuesday, March 30, 2021 11:35 PM  
**To:** MSB Platting  
**Subject:** Proposed Wolf Ridge Subdivision

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

I am writing in response to the proposed Wolf Ridge subdivision. My family and I are currently building on the 40-acre agricultural lot directly to the East of the proposed subdivision (lot B5). We originally purchased the property in 2009. We constructed our driveway along the N Engstrom section line, from E Tex-al to the NW corner of our property in the fall of 2010.

We vacated that driveway in 2017 when we constructed a driveway to Wolf Creek in Vail Estates. The driveway was vacated as suggested by a Borough representative so the Borough map did not show a thoroughfare.

We still use the North driveway out to Tex-al as a private drive and along the section line. If this development is approved, we request the developer to reconfigure the driveway to N Engstrom Rd at a 90-degree angle, with culvert, with a Borough approved driveway permit at no cost to us.

As a neighbor to this new development, I do not object the proposed sub-division. I do, however, object to any connection of the proposed subdivision to Wolf Creek Rd/Vail Estates. Doing so would create entry/egress for all of the "4-plex" homes along Tex-Al, all of the new homes being constructed on the North end of Covington and all of the residents of the proposed subdivision. Not to mention anyone else who finds out about it. This scenario reminds me of the connection of Pamela all the way though to Engstrom. It is a winding road through a residential area.

Wolf creek is a narrow residential road with deep ditches. It was not designed to create a North/South traffic corridor for a couple hundred cars a day.

The borough has a known traffic safety issue with the Enstrom/Bogard interchange. Connecting the proposed subdivision would further exacerbate that problem.

Has the Borough done a traffic impact analysis of how many cars exit from E Tex-al road to Wasilla Fishhook on a daily basis? The data (number of cars) from the analysis, added to the estimated number of cars from the proposed subdivision could possibly use Engstrom daily, and would cripple the already overwhelmed Engstrom/Bogard intersection.

Regardless of the decision to approve/disapprove the proposed sub-division, I urge the Borough to absolutely deny the construction of any road that connects to the South and dumps traffic to Engstrom until the traffic safety problem at Bogard has been remedied. Even then, the Borough should determine a better solution than a narrow residential road.

Thank you,  
v/r  
Steven Sawyer



**Amy Otto-Buchanan**

---

**From:** Lucille East <lucieast@gmail.com>  
**Sent:** Wednesday, March 31, 2021 11:53 AM  
**To:** MSB Platting  
**Subject:** Comments for April 1 Meeting: Tax Parcel A29

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

To whom it may concern:

We would like these comments taken into consideration when discussing the subdivision of Tax Parcel A29:

We are not opposed to the division of the Tax parcel, though with our home on Wolf Creek Road, we are concerned with how road access will be provided to that divided parcel. We are concerned about any extension to Wolf Creek Road or Engstrom Road, as the easements to these roads border our south and west property lines. The edge of the easement for North Engstrom runs approximately 41 feet from the corner of our home. Not to mention, that easement is not on the as built documentation of our home.

Additionally, we are worried that increased traffic flow would present a danger to the community, due to the narrow road surfaces, and lack of sidewalks in the Vail Estates development. Part of the allure of this neighborhood is that families are able to have their children play and be active without worrying about oncoming traffic or excessive transient vehicles.

Thank-you for your time.  
Paul and Lucille East



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)



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 SUBDIVISION AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR



NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. 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
3. 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.
4. 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)

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

PARCEL 4

PARCEL 2

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)

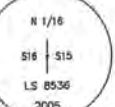
CERTIFICATE OF PAYMENT OF TAXES

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.

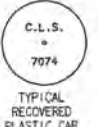
TAX COLLECTION OFFICIAL  
(MATANUSKA-SUSITNA BOROUGH)

DATE \_\_\_\_\_

UNSUBDIVIDED



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



UNSUBDIVIDED

LEGEND

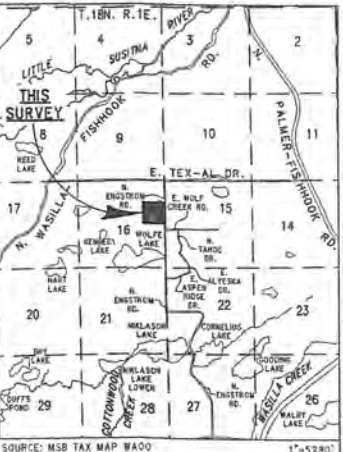
- RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- RECOVERED ALUMINUM CAP ON 3/8" REBAR
- SET PLASTIC CAP ON 3/8" REBAR AT ALL LOT CORNERS, PC'S AND PT'S
- RECOVERED PLASTIC CAP ON 3/8" REBAR

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)  
[204] SURVEY POINT NUMBER

1 BLOCK NUMBER

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

E. WOLF CREEK RD.



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 BOONAR \_\_\_\_\_ DATE \_\_\_\_\_  
6831 E LAMAR RD.  
WASILLA, AK 99654

SARAH FORSS \_\_\_\_\_ DATE \_\_\_\_\_  
6831 E LAMAR RD.  
WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SIGNED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

RECEIVED  
APR 2 - 2021  
PLATTING

WOLF RIDGE SUBDIVISION

A SUBDIVISION OF  
SELA NEW  
WARRANTY DEED  
2018-020322-0

PALMER RECORDING DISTRICT  
STATE OF ALASKA

LOCATED WITHIN  
NEW 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 CK: CEH SCALE: 1"=100' 04/22/21 1 OF 1



6A

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 19, 2021

PRELIMINARY PLAT: NEBESNY HEIGHTS

LEGAL DESCRIPTION: SEC 30, T18N, R01W, SEWARD MERIDIAN AK

PETITIONERS: ANATOLY D. MUZECHUK

SURVEYOR/ENGINEER: KEYSTONE SURVEYING/HOLLER ENGINEERING

ACRES: 35.82 ± PARCELS: 18

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-045

---

**REQUEST:** The request is to create 18 lots from Tax Parcel B3, to be known as **NEBESNY HEIGHTS**, containing 35.82 acres +/- . The plat is located west and south of N. Pittman Road and north of Fireweed Fields Subdivision; within Section 30, Township 18 North, Range 01 West, Seward Meridian, Alaska. Petitioner will be dedicating right-of-way and constructing to residential street standard for interior streets.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Soils Report  
Plan & Profile

**EXHIBIT A** – 4 pgs  
**EXHIBIT B** – 24 pgs  
**EXHIBIT C** – 3 pgs

**AGENCY COMMENTS**

Department of Public Works Operations & Maintenance  
Department of Emergency Services  
Utilities  
ADOT&PF

**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 1 pg  
**EXHIBIT F** – 10 pgs  
**EXHIBIT G** – 2 pgs

**DISCUSSION:** The proposed subdivision is west and south of N. Pittman Road. Access for the subdivision will be from N. Pittman Road in the northeast corner of the parcel. An Approach Road Permit from ADOT&PF will be required (see *Recommendation #3d*). Interior streets will be constructed to residential street standards (see *Recommendation #3*). No lot will have direct access to N. Pittman Road (see *Recommendation #5*).

Proposed Lot 6 is a flag lot. Pursuant to MSB 43.20.300(E)(b)(i), lots containing 2.5 acres or less, shall have 45' of frontage onto a cul-de-sac. Adjustment of lot lines between Lots 5-7 may be necessary to ensure that Lot 6 has the required 45' frontage (see *Recommendation #6*).

Pursuant to MSB 43.20.300(C)(1), lots two acres to ten acres may have an average depth of no more than four time its average depth; and shall have an average width of at least 125' when they exceed the 4-to-1 ratio due to unusable area or nature ground slope exceeding 25%. Lots 7-12 have unusable area in the southern portion due to high groundwater and, therefore, meet code.



**Soils Report:** Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included review of one existing percolation test, review of three existing testholes on neighboring properties to the east, logging of 14 new testholes, six soil sieve tests, performing one new percolation test, 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 near complete rectangle south and west of N. Pittman Road. The majority of the terrain is perched atop a large raised bluff with the northeast corner remaining significantly lower than the remainder of the parcel. The total elevation differential indicated is approximately 62'. Steep areas with slopes exceeding 25% were noted within the project boundaries and have been shown on the map. The parent parcel contains a long driveway with two existing residential structures and related outbuildings. The remainder of the parcel exists in native or near native state with a few minor trails/footpaths throughout. Vegetation consists primarily of tall grasses, birch, spruce and cottonwood. Three existing testholes were located in close proximity to the east border. Fourteen new testholes were dug. Soils typically included a thin organic mat and topsoils over clean sands in low areas. Testholes in the higher areas typically included a thin organic mat and topsoils over sands and gravels with a modest to substantial amount of silt. Six soils samples were collected and sieved in areas of silty material and returned results of 33.9%, 36.1%, 24.9% and 29% in Testhole #5, 6, 7, 9, 10 and 13 respectively. Most of the tested soils were classified as SM, GM, SP or GP. A percolation test was performed on Testhole #1 and returned a result of 21 min/in. Subsurface ground water was encountered in five of the 14 testholes. The water was found at depth of 8', 7.5', 6.5', 3' and 5' in Testholes #5, 6, 9, 4 and 12 respectively. Despite the existence of shallow groundwater in some areas, the proposed lots each contain sufficient area with better groundwater clearance. Based on the available soils and water table information, topography, MSB code and observations on site, each of the proposed 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:** Approximately 1,430' of new roads, including two cul-de-sacs, a stub road and two internal intersections are planned. No lot will have direct access to N. Pittman Road. Proposed drainage for the new roads is shown. Existing drainage elsewhere on the project will be directed along natural drainage pathways or to natural existing storage areas, as shown on the map.

**Traffic Analysis:** Traffic count shown at **Exhibit B-24**. Plan and profile for proposed streets are at **Exhibit C**.

**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 construction plans, including a drainage report, shall be submitted at least one week prior to the preconstruction conference. Department of Emergency Services (**Exhibit E**) has no issues.

**Utilities:** (**Exhibit F**) MTA has no comments. Enstar has no comments, recommendations or objections. GCI has no comments or objections. MEA provided copies of three newly recorded utility easements to be shown on final plat (see **Recommendation #7**).



**ADOT&PF:** (Exhibit G) ADOT&PF notes no direct access will be granted to N. Pittman Road; all lots must access via internal circulation (see *Recommendation #5*).

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services.

**CONCLUSION:** The preliminary plat of Nebesny Heights 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 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 Nebesny Heights 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. Pursuant to MSB 43.20.300(E)(b)(i), lots containing 2.5 acres or less, shall have 45' of frontage onto a cul-de-sac. Adjustment of lot lines between Lots 5-7 may be necessary to ensure that Lot 6 has the required 45' frontage.
5. Pursuant to MSB 43.20.300(C)(1), lots two acres to ten acres may have an average depth of no more than four time its average depth; and shall have an average width of at least 125' when they exceed the 4-to-1 ratio due to unusable area or nature ground slope exceeding 25%. Lots 7-12 have unusable area in the southern portion due to high groundwater and therefore, meet code.
6. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; ADF&G; Community Council Meadow Lakes; Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing.

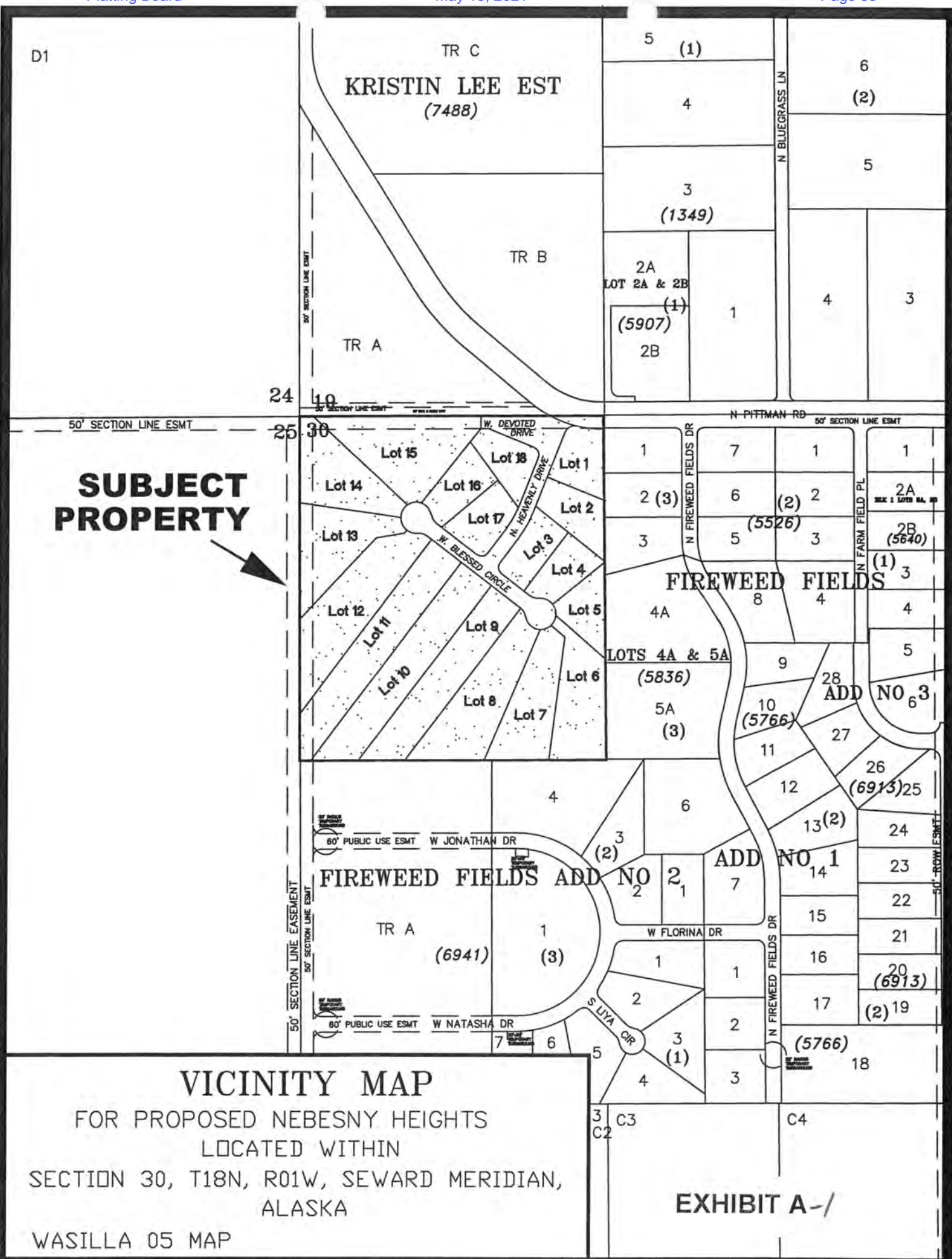
### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion:** I move to approve the preliminary plat of NEBESNY Heights, Section 30, Township 18 North, Range 01E West, 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 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.
  - d. Provide approved Approach Road Permit from ADOT&PF.
4. Pay postage and advertising fees.
5. Add a plat note to state no direct access from any lots in the subdivision to N. Pittman Road.
6. Adjust the lot lines between Lots 5-7, if necessary, to ensure all three lots have the required 45' frontage onto the cul-de-sac.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.





HO08

WA05

PITTMAN

JONATHAN

FLORINA

EXHIBIT A-2



HO08

WA05

PITTMAN

RISEWEE FIELDS

JONATHAN

FLORINA

EXHIBIT A-3





EXHIBIT A-4





# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

April 5, 2021

Fred Wagner  
MSB Platting Officer  
350 East Dahlia Avenue  
Palmer, Alaska 99645

RECEIVED  
APR 05 2021  
PLATTING

Re: *Nabesny Subdivision*; Useable Areas, Roads & Drainage  
HE #20001

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 18 new lots from one existing parcel with a total area of approximately 36 acres. Our soils evaluation included review of soils data from one existing percolation test, review of three existing testholes on neighboring properties to the east, logging of 14 new testholes, 6 soil sieve tests, performing one new percolation test, 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 near complete rectangle south and west of N. Pittman Road where the road begins to curve northward; just west of N. Fireweed Fields Drive. The majority of the terrain is perched atop a large raised bluff with the northeast corner remaining significantly lower than the remainder of the parcel. The total elevation differential indicated from the provided topographical map is approximately 62'. Steep areas with slopes exceeding 25% were noted within the project boundaries and have been delineated on the attached map.

Soils & Vegetation. The parent parcel contains a long driveway with two existing residential structures and related outbuildings. With the exception of those cleared areas, the remainder of the parcel exists in a native or near native state with only a few minor trails/footpaths spread throughout the project. The native vegetation on the parent parcel consists primarily of tall grasses, birch, spruce, and cottonwood trees. Three existing testholes were located in close proximity to the east border of the parent parcel and are shown on the attached drawing. Fourteen new testholes were dug on the property. Soils in the holes typically included a thin organic mat and topsoils over clean sands in low elevation regions. Testholes in the higher elevation region typically included a thin organic mat and topsoils over sands and gravels with a modest to substantial amount of silt. Six soil samples were collected and sieved in areas of silty material and returned results of 33.9%, 58.3%, 36.1%, 24.9%, 39.7% and 29.0% in testholes numbered 5, 6, 7, 9, 10, and 13 respectively. Most of the tested soils were classified as SM, GM, SP or GP;



some of the soils contained clay but were located outside of the area considered as useable septic area. Additionally a percolation test was performed for testhole 14 and returned a result of 21 min/in. A copy of the relevant testhole logs, sieve data, percolation test, and the location/topography map is attached.

Groundwater. Subsurface groundwater was encountered on the property in 5 of the 14 logged testholes. The water was found at depths of 8', 7.5', 6.5', 3', & 5' in testholes labeled 5, 6, 9, 4, and 12 respectively. Both initial water levels and subsequent monitored levels, where applicable, are shown on the attached useable area drawing. Despite the existence of shallow groundwater in some areas, the proposed lots each contain sufficient area with better groundwater clearance.

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, setbacks to existing/neighbor water wells, setbacks to existing structures, setbacks to steep areas, setbacks to surface water, and setbacks to low areas with shallow groundwater. 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 proposed new lots 1-16, will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Drainage Plan. Approximately 1,430' of new road including 2 culs-de-sac, a stub road and two internal intersections are planned to facilitate access for the new lots. No lot will have direct access onto N. Pittman Road. Proposed drainage for the new roads is shown on the attached drawing. Existing drainage elsewhere on the project will be directed along natural drainage pathways or to natural existing storage areas on the parent parcel, as shown on the map.

Please do not hesitate to call with any other questions you may have.

Sincerely,

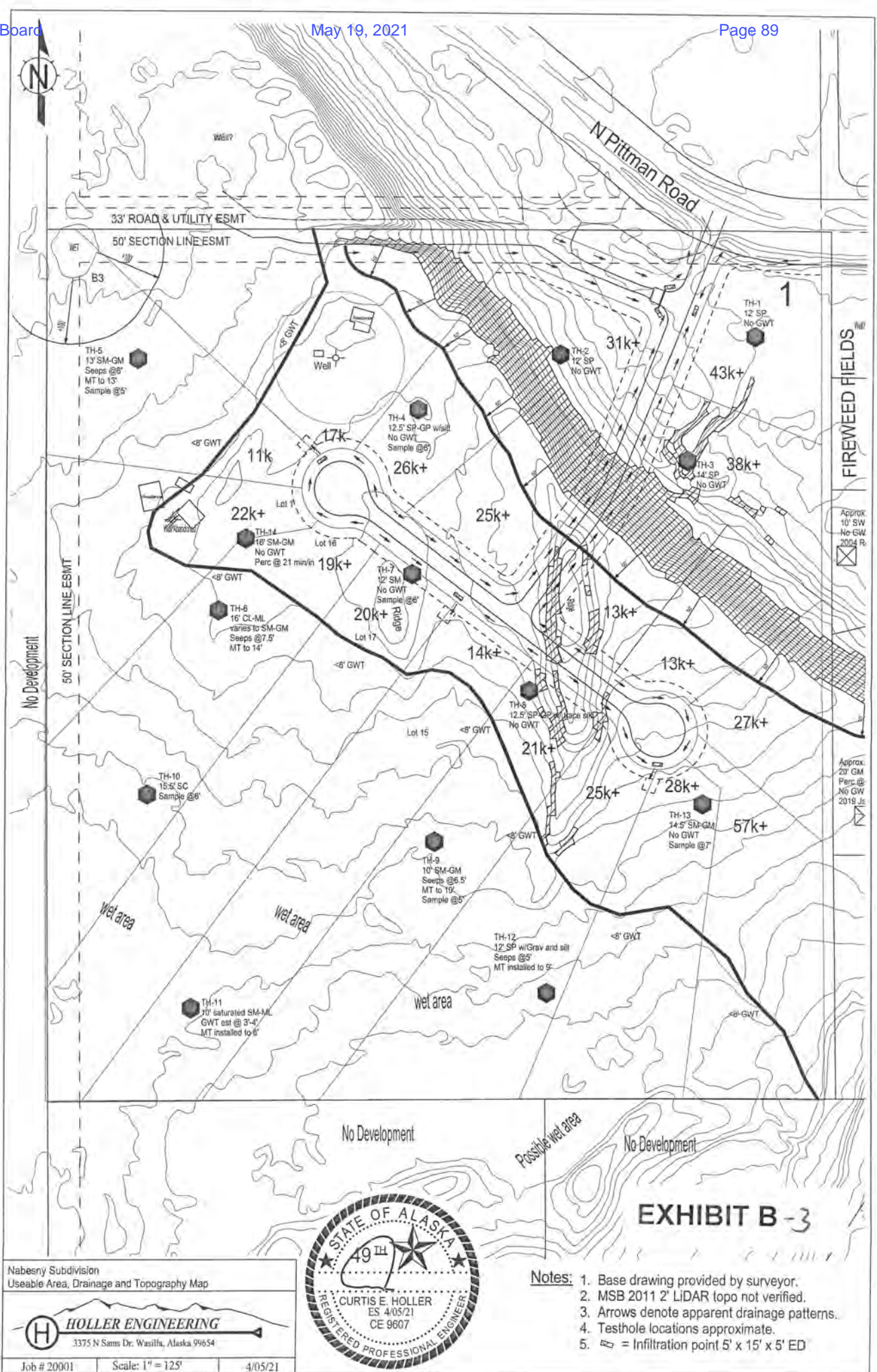
John Wilkins

C: A. Muzechuk, w/attachments

Reviewed by Curtis Holler PE 4-5-21:







Nabesny Subdivision  
Useable Area, Drainage and Topography Map

**HOLLER ENGINEERING**  
3375 N Sams Dr. Wasilla, Alaska 99654

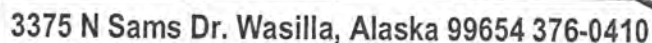
Job # 20001    Scale: 1" = 125'    4/05/21



- 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. = Infiltration point 5' x 15' x 5' ED

**EXHIBIT B-3**





TEST HOLE # 1 of 14

Performed For: Anatoly Muzechuck

Legal Description: LB3 S30 R1W T18N Subdivision

Depth, feet

Soil Type

Slope

Site Plan

↑  
N  
I

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]

- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_

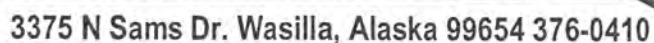
- TEST RUN BETWEEN   V   FT AND        FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

DATE: 9/21/20

EXHIBIT B-4



TEST HOLE # 2 of 14

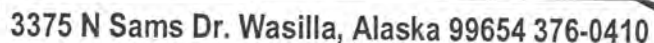
Performed For: Anatoly Muzechuck

Legal Description: LB3 S30 R1W T18N Subdivision

Depth, feet	Soil Type	Slope	Site Plan																																																						
1	OL		<div style="text-align: right; margin-bottom: 10px;">↑ N ↓</div> <p>See attached testhole &amp; topo map.</p>																																																						
2	ML																																																								
3																																																									
4	SP, medium coarse sand, Varies to SP with gravel																																																								
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>																																																								
<p><b>PERCOLATION TEST</b></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 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> </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																																																				
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13	<p>PERCOLATION RATE <u>  </u> (min/inch)      PERC HOLE DIAMETER <u>  </u></p>																																																								
14	<p>TEST RUN BETWEEN <u>  </u> FT AND <u>  </u> FT DEPTH</p>																																																								
15	<p>COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u></p>																																																								
16	<p>PERFORMED BY: J. Wilkins</p>																																																								
17	<p>DATE: <u>4/21/20</u></p>																																																								

EXHIBIT B-5





TEST HOLE # 3 of 14

Performed For: Anatoly Muzechuck

Legal Description: LB3 S30 R1W T18N Subdivision

Depth, feet

Soil Type

NNF previously stripped.

Slope

Site Plan

↑  
N  
I

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]

- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_

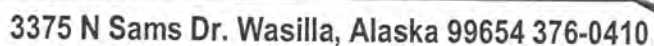
- TEST RUN BETWEEN    FT AND    FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

DATE: 4/21/20

EXHIBIT B-6



TEST HOLE # 4 of 14

Performed For: Anatoly Muzechuck

Legal Description: LB3 S30 R1W T18N Subdivision

Depth, feet

Soil Type

Slope

Site Plan

↑  
N  
I

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]

- 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: 4/21/20

EXHIBIT B-7





TEST HOLE # 5 of 14

Legal Description: LB3 S30 R1W T18N Subdivision

Site Plan

See attached testhole & topo map

↑  
N  
I

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

8' (seps)

DEPTH AFTER MONITORING?

Slope

## PERCOLATION TEST

[illegible]

- PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

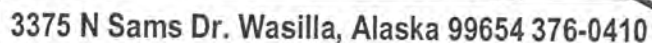
- TEST RUN BETWEEN          FT AND          FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
Monitor set to 13'

- PERFORMED BY: J. Wilkins

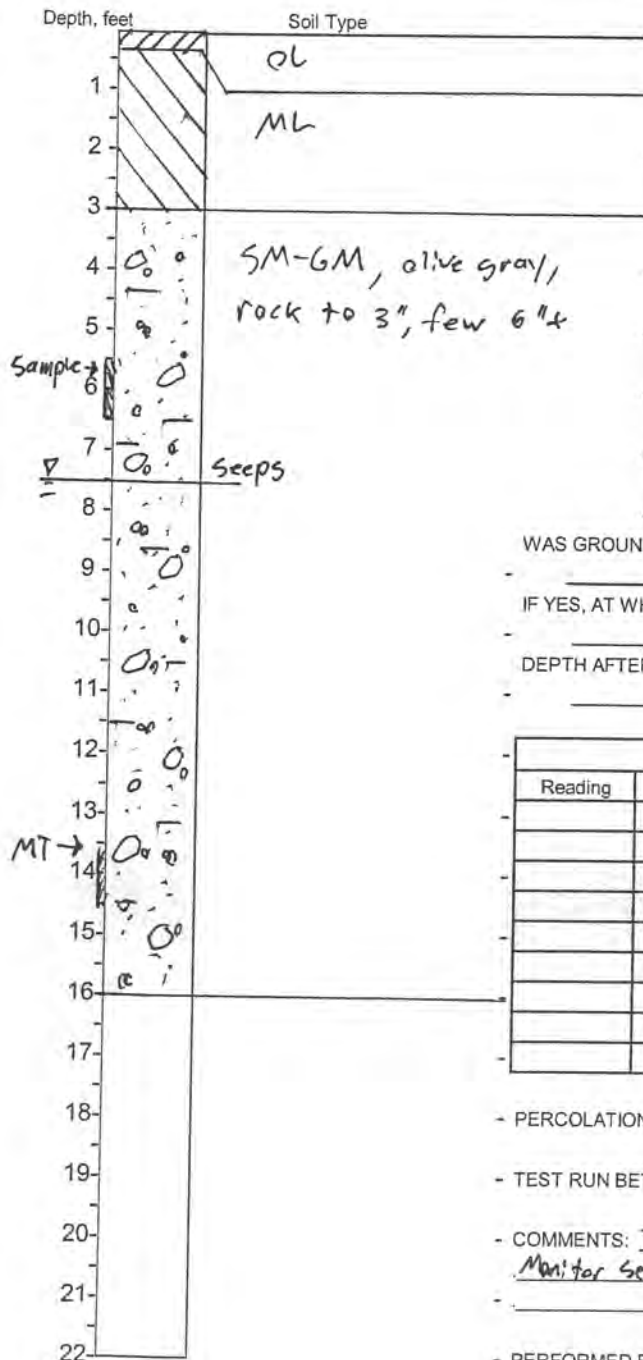
DATE: 4/21/20

EXHIBIT B-8



## SOILS LOG / PERCOLATION TEST

Legal Description: LB3 S30 R1W T18N Subdivision



Slope

Site Plan

M

See attached testhole & topo map

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

7.5' (serps)

DEPTH AFTER MONITORING?

Slope

[illegible]

- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_

- TEST RUN BETWEEN          FT AND          FT DEPTH

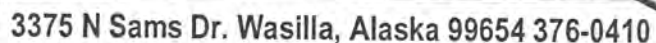
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
Monitor Set to 14'

- PERFORMED BY: J. Wilkins

DATE: 4/21/20

EXHIBIT B-9





THLOGsubdnew-h2o-no.xlsx 3/31/2021


**HOLLER ENGINEERING**

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

**SOILS LOG / PERCOLATION TEST**

 TEST HOLE # 8 of 14

 Performed For: Anatoly Muzechuck

 Legal Description: LB3 S30 R1W T18N Subdivision

Seal



Depth, feet	Soil Type	Slope																																																												
1	OL																																																													
2	ML																																																													
3	SP-GP, olive gray, varies																																																													
4	to SP-GP w/ trace silt																																																													
5																																																														
6																																																														
7																																																														
8																																																														
9																																																														
10																																																														
11																																																														
12			WAS GROUNDWATER ENCOUNTERED? - <u>No</u> IF YES, AT WHAT DEPTH? - <u>N/A</u> DEPTH AFTER MONITORING? - <u>N/A</u>																																																											
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																																																					
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Site Plan

 ↑  
N  
↓

See attached testhole &amp; topo map.

Slope

 - PERCOLATION RATE   (min/inch) PERC HOLE DIAMETER  

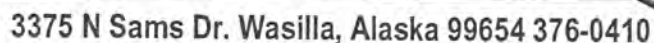
 - TEST RUN BETWEEN   FT AND   FT DEPTH

 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins

 DATE: 4/21/20
**EXHIBIT B -1/**





TEST HOLE # 9 of 14

Legal Description: LB3 S30 R1W T18N Subdivision

Soil Type

Slope

Site Plan

1  
M  
I

See attached testhole & topo map

Yes

IF YES, AT WHAT DEPTH?

6.5' (steps)

DEPTH AFTER MONITORING?

Slope

[illegible]

- PERCOLATION RATE \_\_\_\_\_ (min/inch)      PERC HOLE DIAMETER \_\_\_\_\_

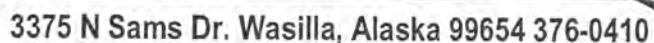
- TEST RUN BETWEEN        FT AND        FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering  
Monitor Set to 10'

- PERFORMED BY: J. Wilkins

DATE: 4/21/20

EXHIBIT B-12



Legal Description: LB3 S30 R1W T18N Subdivision

DATE: 4/21/20

THLOGsubdnew-h2o-no.xlsx 3/31/2021




**HOLLER ENGINEERING**

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

**SOILS LOG / PERCOLATION TEST**

TEST HOLE # 11 of 14

Performed For: Anatoly Muzechuck

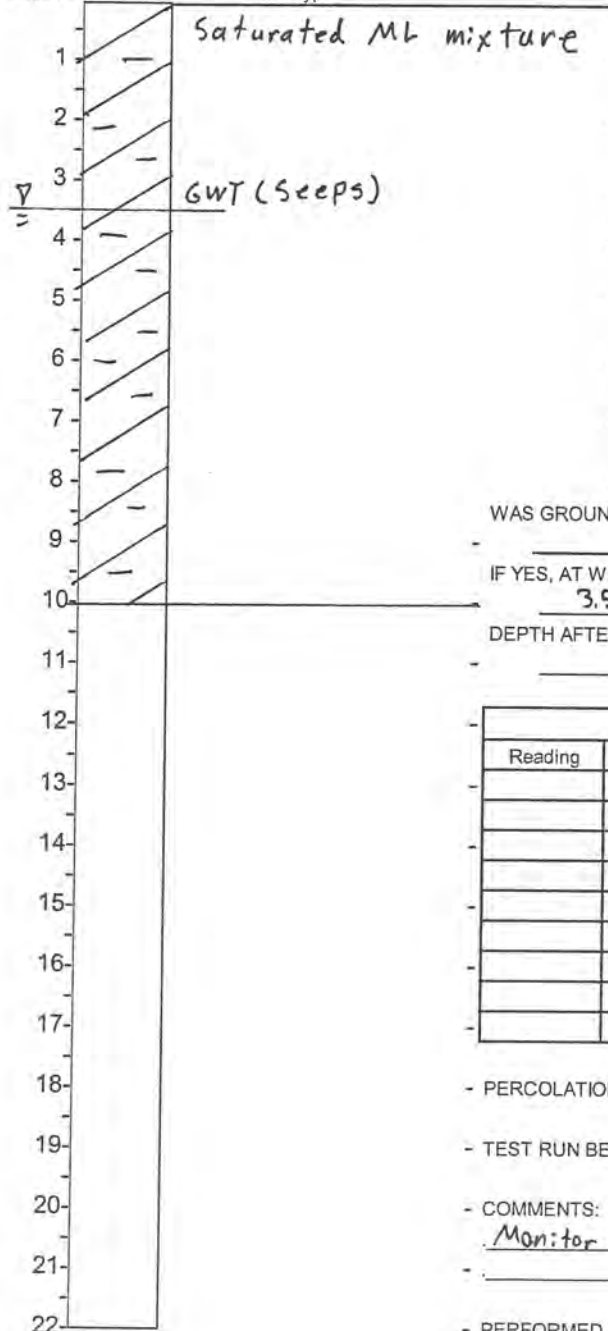
Legal Description: LB3 S30 R1W T18N Subdivision

Seal



Depth, feet

Soil Type



Slope

Site Plan

↑  
N  
↓

See attached testhole &amp; topo map

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

3.5' (seeps)

DEPTH AFTER MONITORING?

Slope

**PERCOLATION TEST**

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

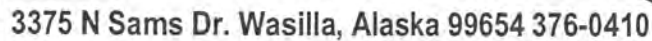
PERCOLATION RATE \_\_\_\_\_ (min/inch) PERC HOLE DIAMETER \_\_\_\_\_

TEST RUN BETWEEN ✓ FT AND \_\_\_\_\_ FT DEPTH

COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
Monitor installed to 8'

PERFORMED BY: J. Wilkins

DATE: 4/21/20
**EXHIBIT B** 14

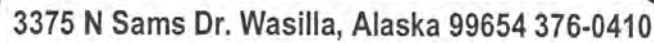


Legal Description: LB3 S30 R1W T18N Subdivision

DATE: 4/21/20

THLOGsubdnew-h2o-yes.xlsx 3/31/2021





Legal Description: LB3 S30 R1W T18N Subdivision

THLOGsubdnew-h2o-no.xlsx 3/31/2021


**HOLLER ENGINEERING**

3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

**SOILS LOG / PERCOLATION TEST**

Seal


TEST HOLE # 14 of 14

Performed For: Anatoly Muzechuck

Legal Description: LB3 S30 R1W T18N Subdivision

Depth, feet

Soil Type

Slope

Site Plan

↑  
N  
↓

See attached testhole &amp; 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>12/08/20</u>				
<u>1</u>		<u>14:14</u>	<u>30 min</u>	<u>7 8/16"</u>	<u>1 8/16"</u>
<u>2</u>		<u>14:44</u>	<u>30 min</u>	<u>6 15/16"</u>	<u>1 7/16"</u>
<u>3</u>		<u>15:15</u>	<u>30 min</u>	<u>6 15/16"</u>	<u>1 7/16"</u>

- PERCOLATION RATE 21 (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: 12/08/20
**EXHIBIT B - 17**

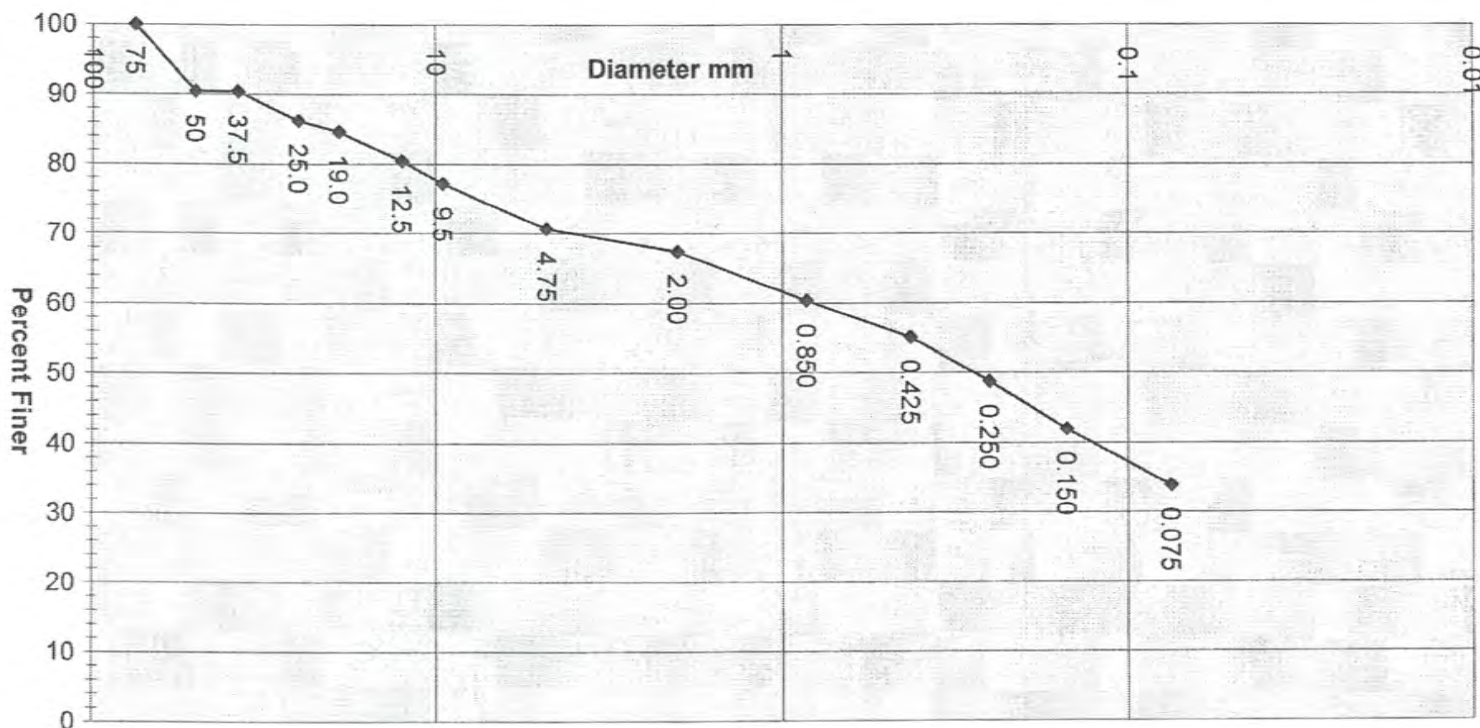




# MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY  
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
 e-mail: mhpe@mtaonline.net

EXHIBIT B-18



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	90
1.5"	37.5	90
1"	25.0	86
3/4"	19.0	85
1/2"	12.5	80
3/8"	9.5	77
#4	4.75	71
#10	2.00	67
#20	0.850	60
#40	0.425	55
#60	0.250	49
#100	0.150	42
#200	0.075	33.9

Client: **Choice Homes/ Holler Eng**

Soil Description: Silty Sand with Gravel

Project: **Pittman Rd 40 Acre Subd**

Unified Classification: SM

Sample Location: TH#5

Minus #40 portion appears minimally plastic or non-plastic.

Date: **7/6/2020**

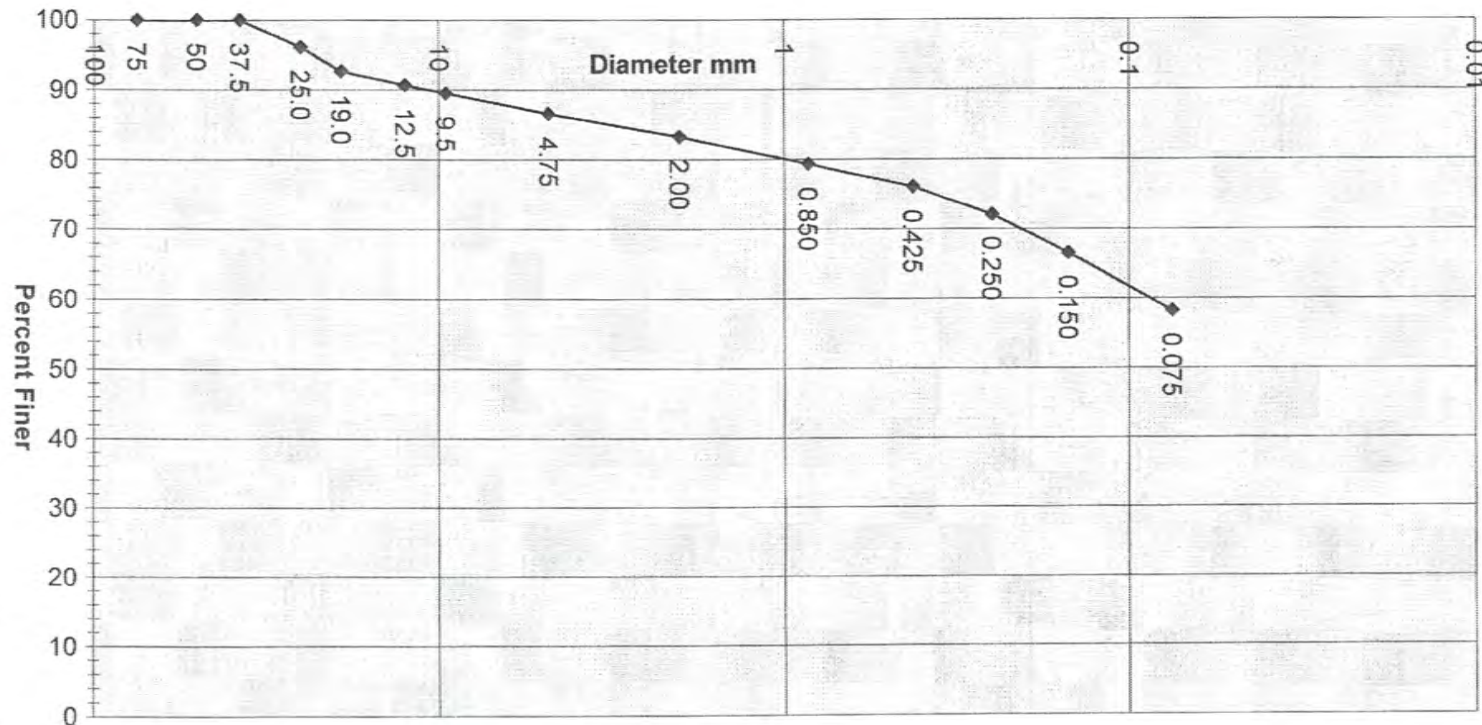
Sample Date: **4/21/2020**

Proj. no: **200052**



# MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY  
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
 e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	96
3/4"	19.0	93
1/2"	12.5	91
3/8"	9.5	89
#4	4.75	87
#10	2.00	83
#20	0.850	79
#40	0.425	76
#60	0.250	72
#100	0.150	67
#200	0.075	58.3

EXHIBIT B-19

Client: **Choice Homes/ Holler Eng**

Soil Description: Sandy Clayey Silt

Project: Pittman Rd 40 Acre Subd

Unified Classification: CL-ML

Sample Location: TH#6 @ 6'

LL= 21, PL= 17, PI= 4

Date: 7/6/2020

Sample Date: 4/21/2020

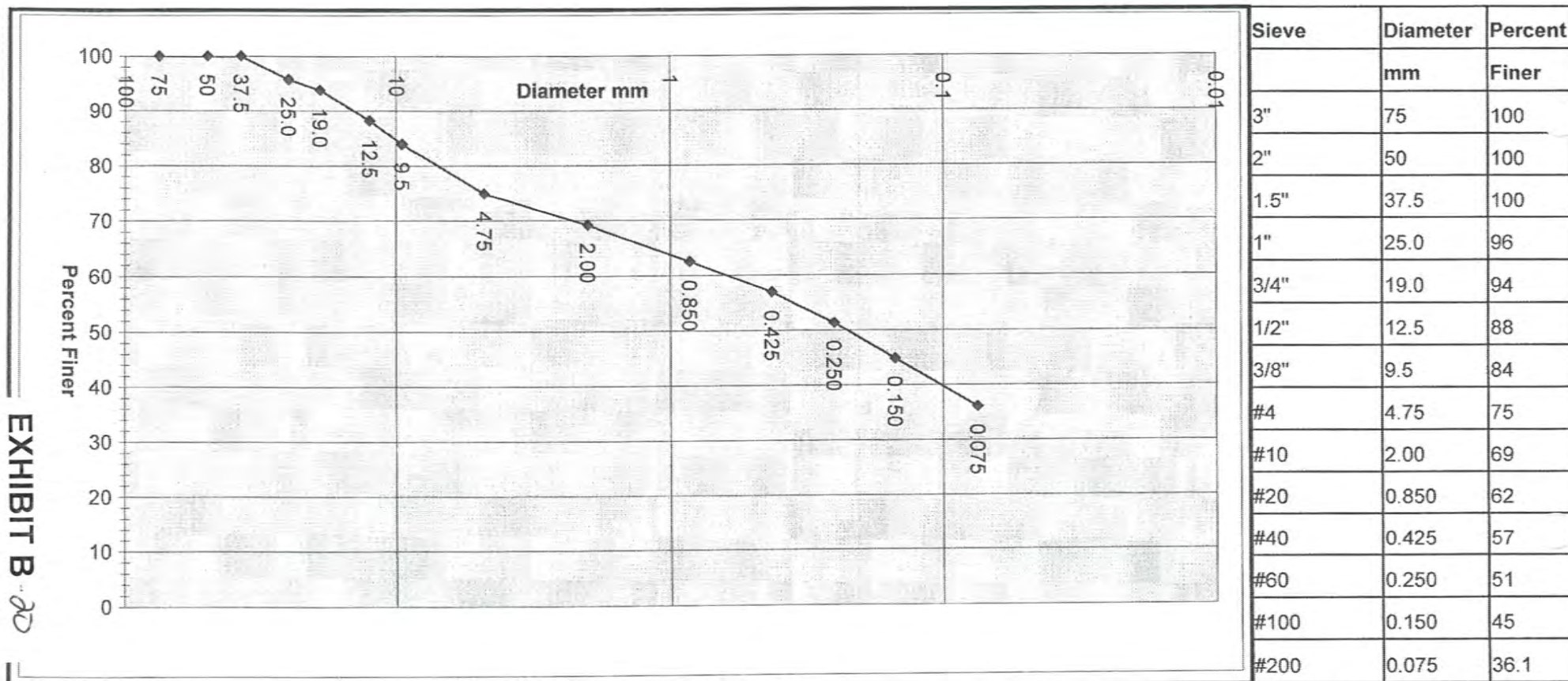
Proj. no: 200052





# MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY  
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
 e-mail: mhpe@mtaonline.net



Client: **Choice Homes/ Holler Eng**

Soil Description: Silty Sand with Gravel

Project: **Pittman Rd 40 Acre Subd**

Unified Classification: SM

Sample Location: TH#7

Minus #40 portion appears non-plastic.

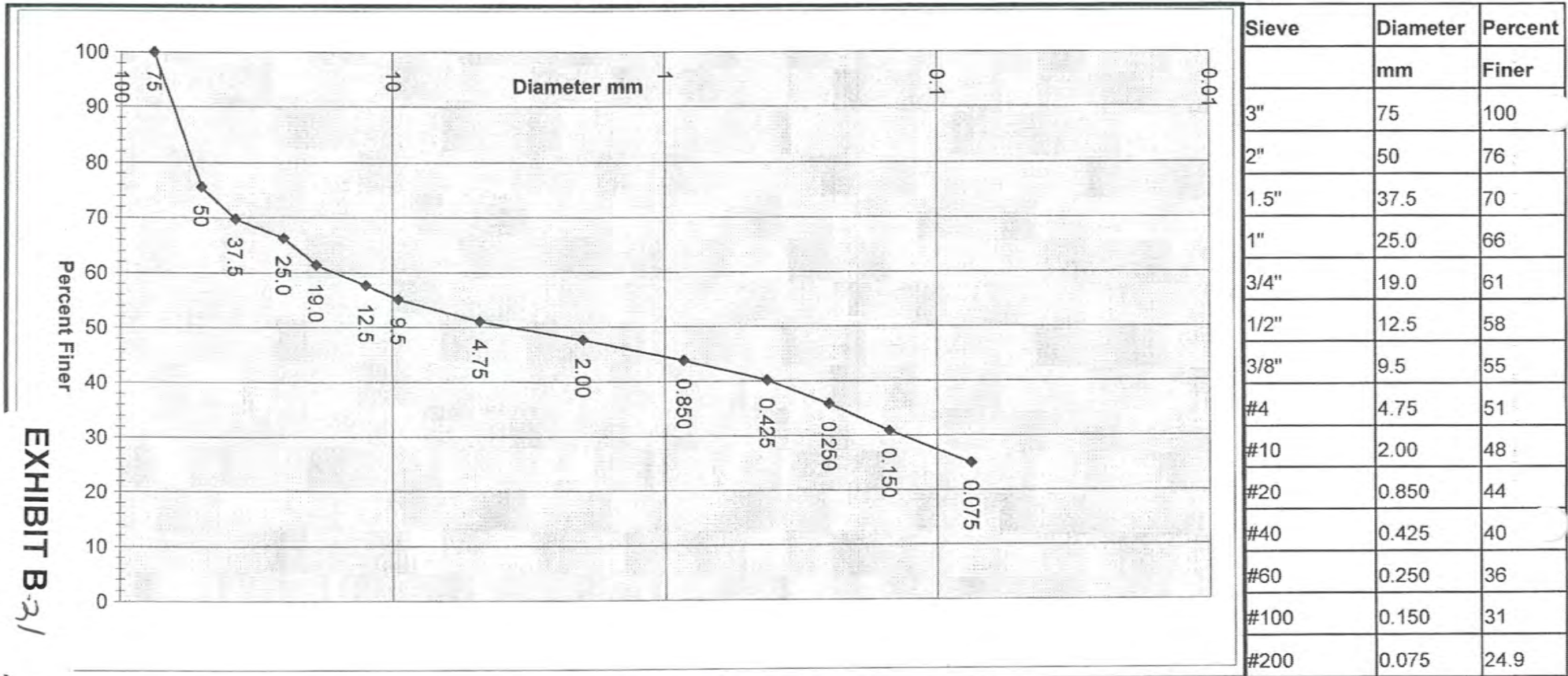
Date: **7/6/2020**

Sample Date: **4/21/2020**

Proj. no: **200052**



**MARK HANSEN P.E.**  
 CONSULTING ENGINEERS TESTING LABORATORY  
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
 e-mail: mhpe@mtaonline.net



Client: **Choice Homes/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: Pittman Rd 40 Acre Subd

Unified Classification: GM

Sample Location: TH#9

LL= 20, PL= 17, PI= 3

Date: 7/6/2020

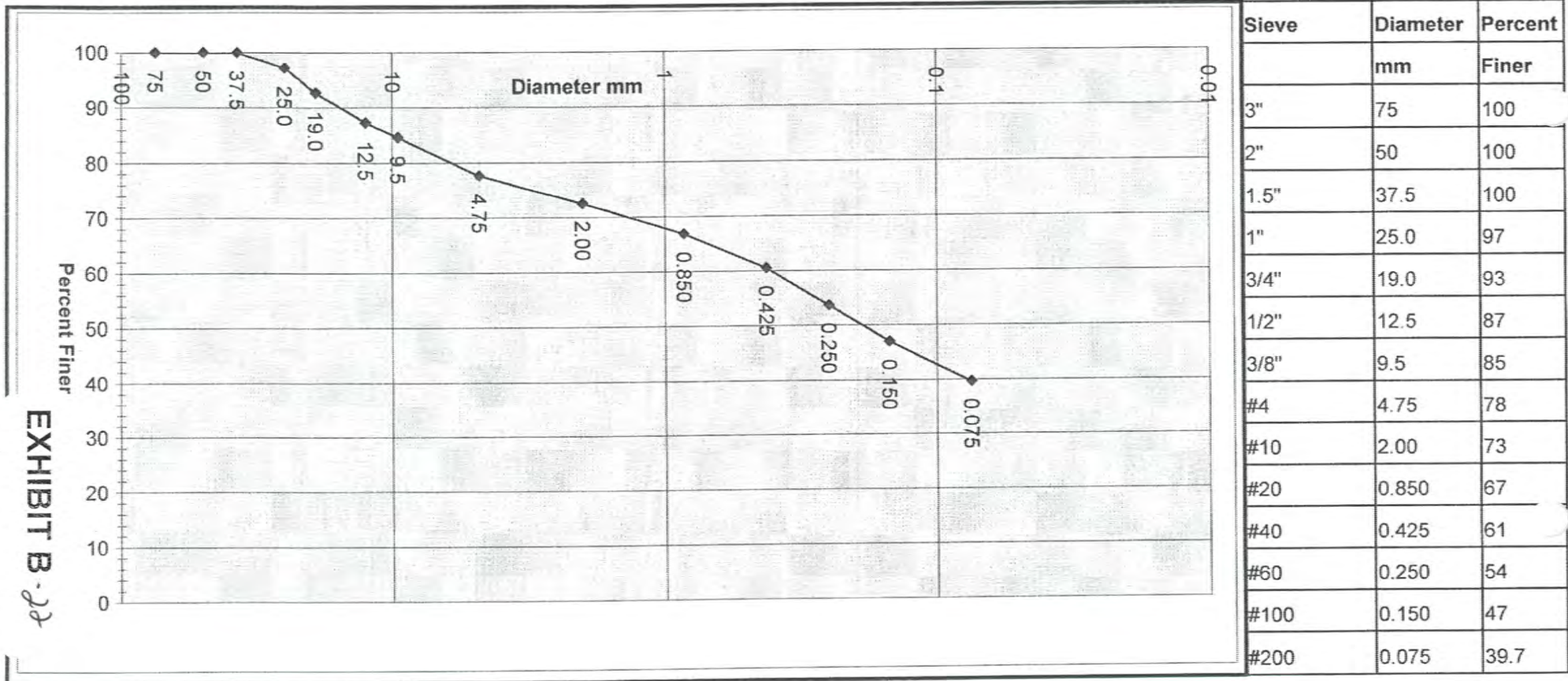
Sample Date: 4/21/2020

Proj. no: 200052





**MARK HANSEN P.E.**  
 CONSULTING ENGINEERS TESTING LABORATORY  
 2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
 e-mail: mhpe@mtaonline.net

Client: **Choice Homes/ Holler Eng**

Soil Description: Clayey Sand with Gravel

Project: **Pittman Rd 40 Acre Subd**

Unified Classification: SC

Sample Location: TH#10

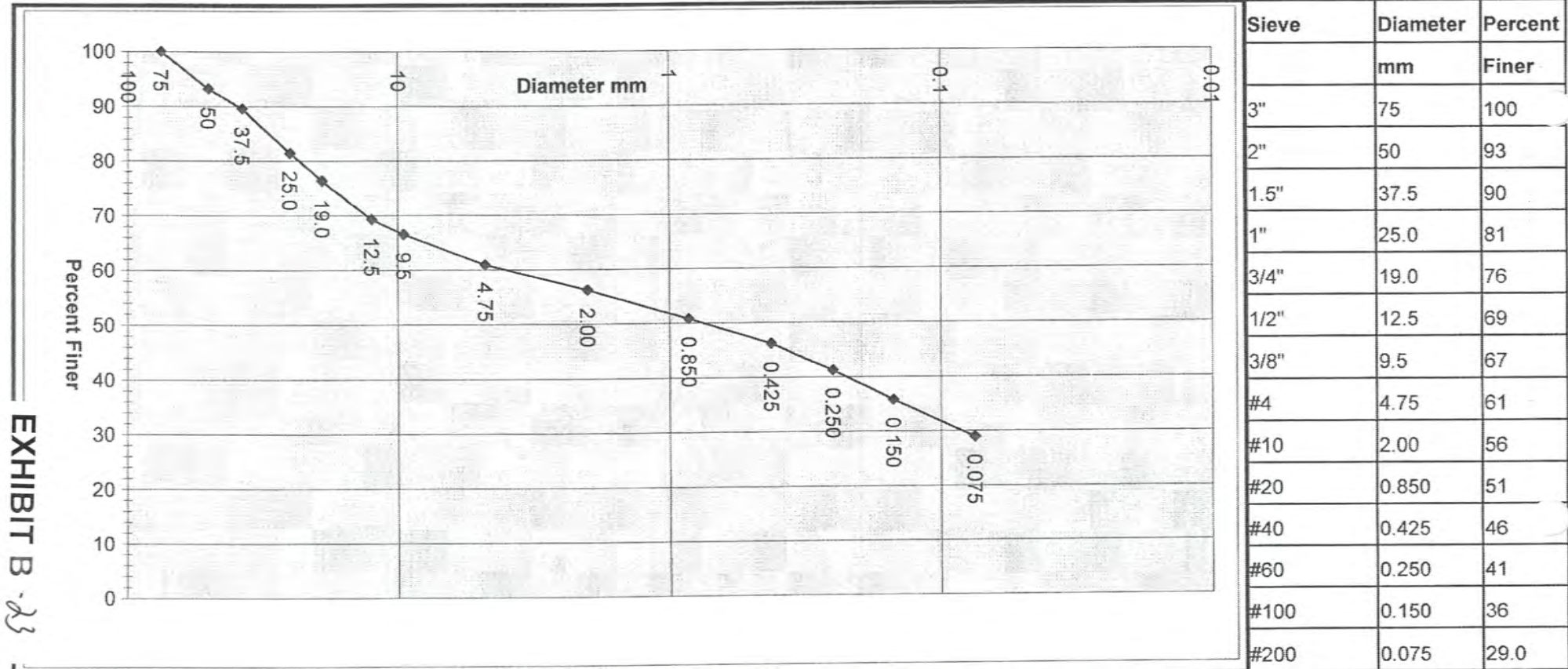
LL= 25, PL= 14, PI= 11

Date: **7/6/2020**Sample Date: **4/21/2020**Proj. no: **200052**



# MARK HANSEN P.E.

CONSULTING ENGINEERS TESTING LABORATORY  
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721  
e-mail: mhpe@mtaonline.net



Client: **Choice Homes/ Holler Eng**

Project: **Pittman Rd 40 Acre Subd**

Sample Location: **TH#13**

Soil Description: **Silty Gravel with Sand**

Unified Classification: **GM**

Minus #40 portion appears minimally plastic or non-plastic.

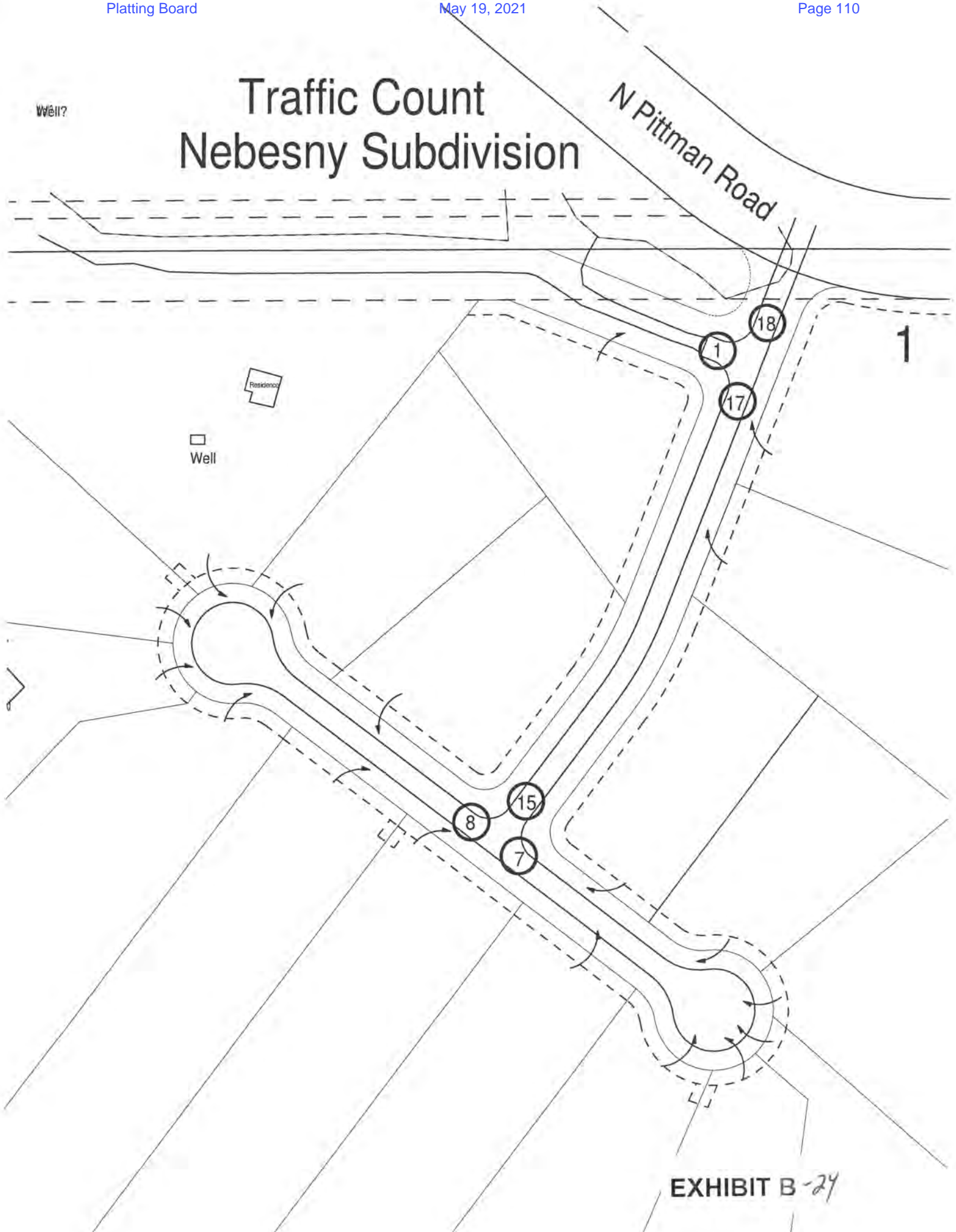
Date: **7/6/2020**

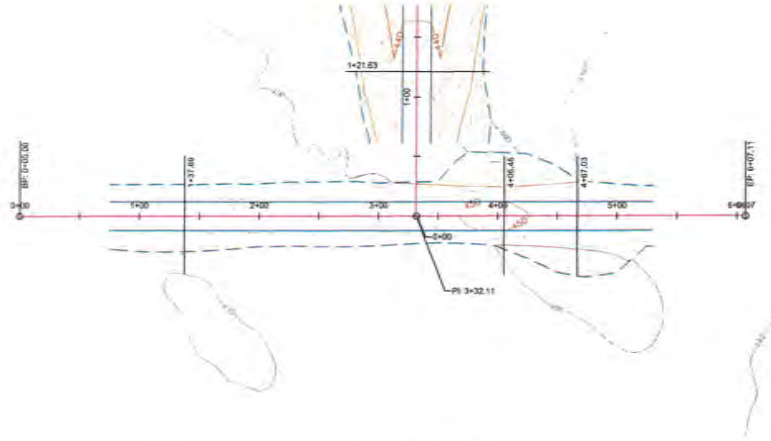
Sample Date: **4/21/2020**

Proj. no: **200052**

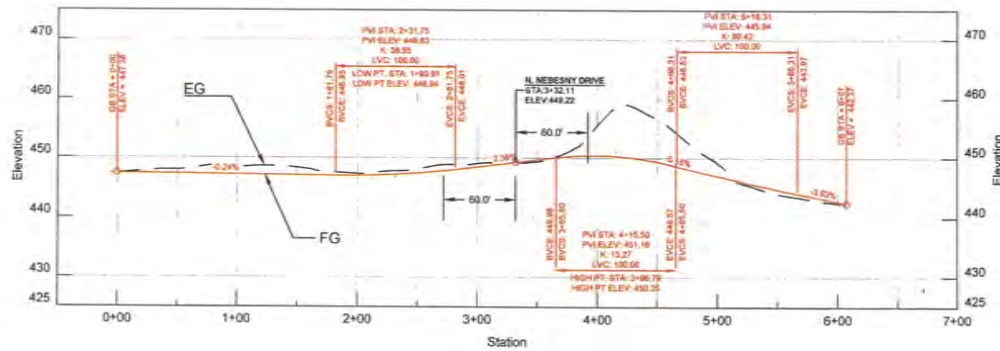


# Traffic Count Nebesny Subdivision





BLESSED CIRCLE PLAN

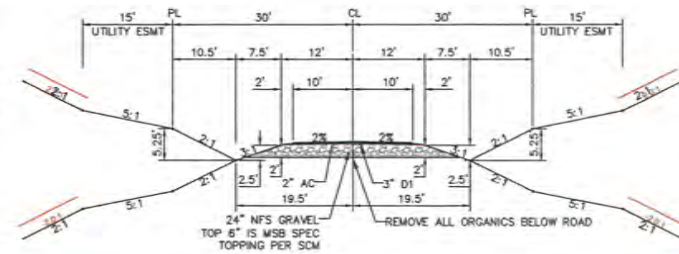


BLESSED CIRCLE PROFILE

EARTHWORK	
CUT (CY)	3,090
FILL (CY)	10
EXPORT (CY)	3,080
IN-PLACE QUANTITIES, NO ALLOWANCE FOR SHRINK OR SWELL	

RESIDENTIAL ROAD		
STANDARD	REQUIRED	DESIGN
DESIGN SPEED (MPH)	25	25
STOPPING SIGHT DISTANCE (FEET)	155	155
MAX ROAD GRADE (%)	10	5.18
MIN ROAD GRADE (%)	0.5	0.24
MAX INTERSECTION GRADE (%)	7	2.36
CREST MIN RATE OF VERTICAL CURVE (K)	12	13.77
SAG MIN RATE OF VERTICAL CURVE (K)	26	36.55

I, ASH TABLE A-1



TYPICAL SECTION

EXHIBIT IS FOR PLANNING AND COORDINATION NOT FOR CONSTRUCTION



CIVIL RESOURCES, LLC  
3001 W STONEBRIDGE DRIVE  
WASILLA, AK 99654  
BRUCE@CIVILRESOURCES.COM  
PHONE: (907) 354-2021  
JOWH 031121

NEBESNY HEIGHTS

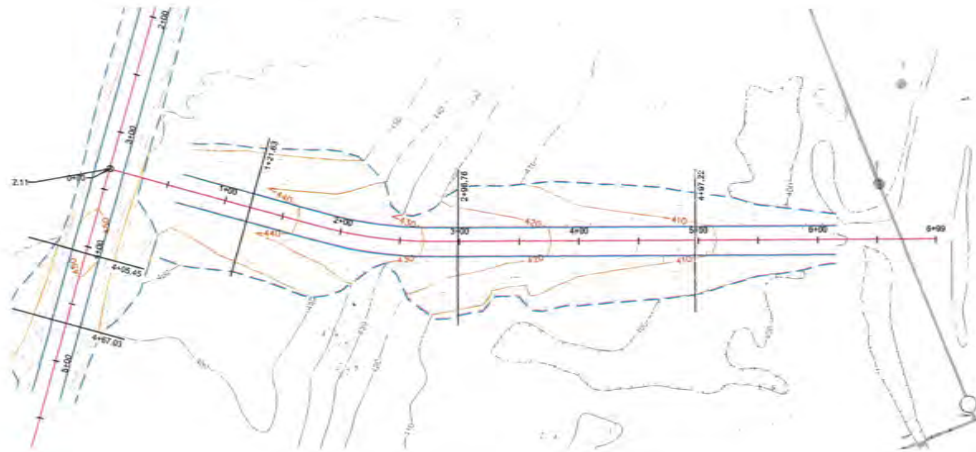
W KHBRETA CIR PLAN & PROFILE

DRAWING NUMBER

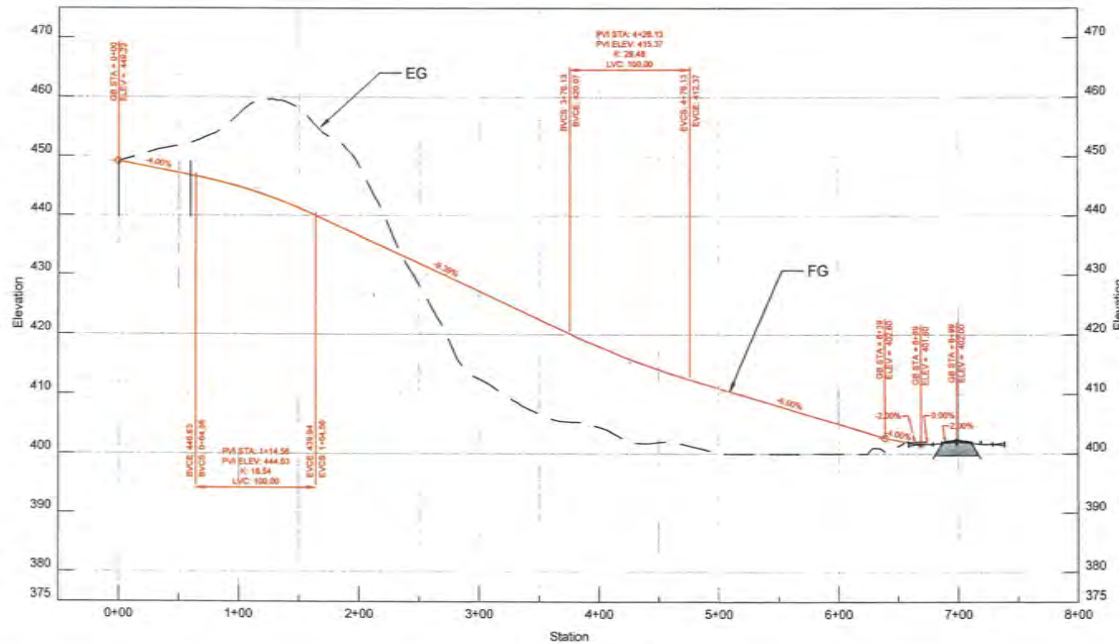
EXH-1

EXHIBIT C - /





HEAVENLY DRIVE PLAN



HEAVENLY DRIVE PROFILE

EARTHWORK	
CUT (CY)	8,600
FILL (CY)	8,500
IMPORT (CY)	1,900
IN-PLACE QUANTITIES, NO ALLOWANCE FOR SHRINK OR SWELL	

RESIDENTIAL ROAD		
STANDARD	REQUIRED	DESIGN
DESIGN SPEED (MPH)	25	25
STOPPING SIGHT DISTANCE (FEET)	155	155
MAX ROAD GRADE (%)	10	9.39
MIN ROAD GRADE (%)	0.5	2
MAX INTERSECTION GRADE (%)	7	4
CREST MIN RATE OF VERTICAL CURVE (K)	12	18.54
SAG MIN RATE OF VERTICAL CURVE (K)	26	29.48

EXHIBIT IS FOR PLANNING AND COORDINATION NOT FOR CONSTRUCTION



CIVIL RESOURCES, LLC  
3001 W. STONEBRIDGE DRIVE  
WASILLA, AK 99564  
BRUCE@CIVILRESOURCESLLC.COM  
PHONE: (907) 354-3021  
JOB#: 031121

NEBESNY HEIGHTS

N NEBESNY DR PLAN & PROFILE

DRAWING NUMBER

EXH-2

EXHIBIT C-2



CIVIL RESOURCES, LLC  
3001 W STONEBRIDGE DRIVE  
BUICE BROOK, ALASKA 99581  
PHONE: (907) 554-2021  
JOB#: 031121

# NEBESNY HEIGHTS

CROSS SECTIONS

DRAWING NUMBER

EXH-3

EXHIBIT C-3

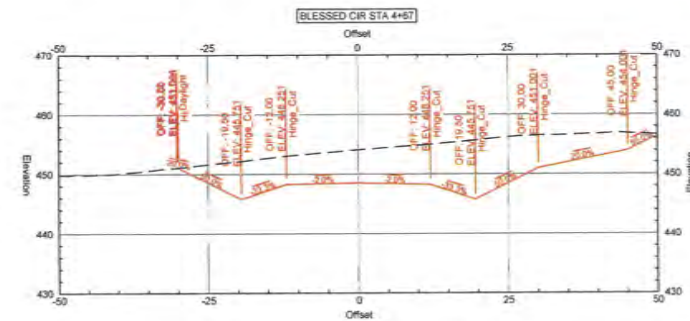
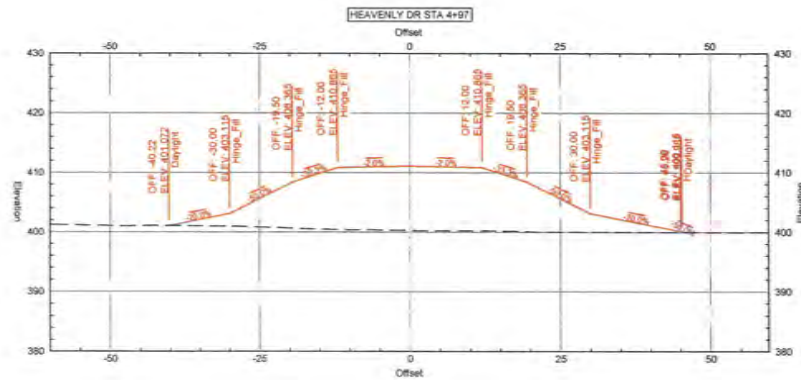
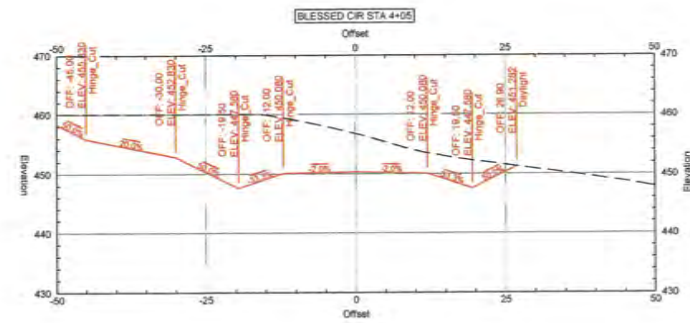
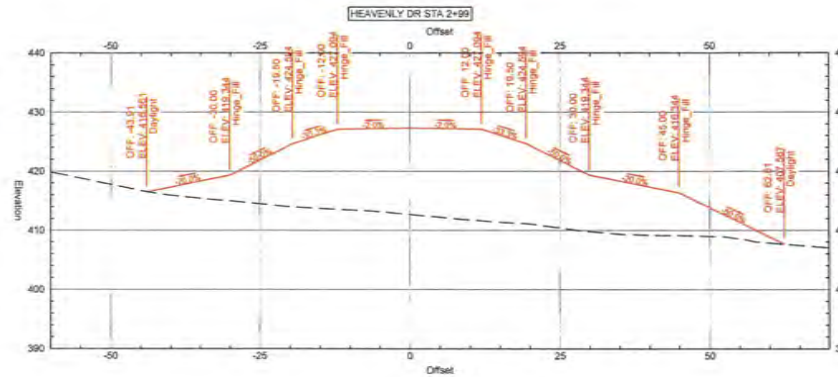
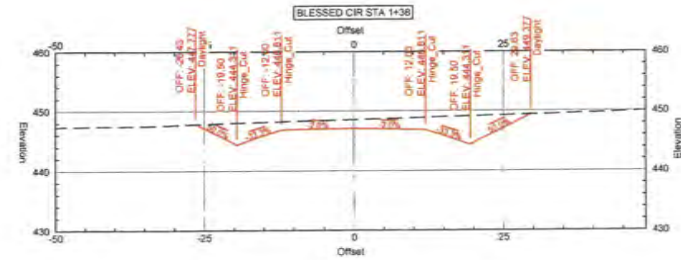
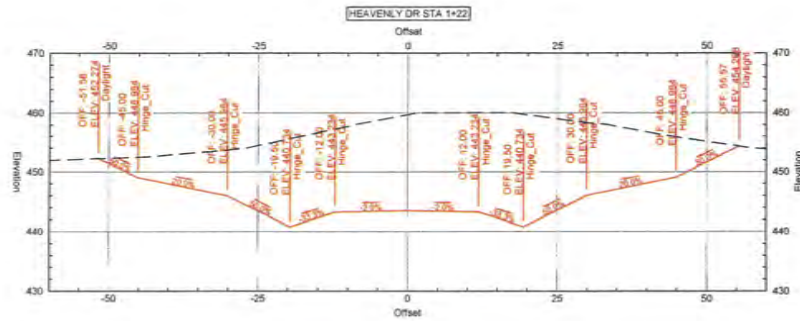


EXHIBIT IS FOR PLANNING AND COORDINATION NOT FOR CONSTRUCTION



## Amy Otto-Buchanan

**From:** Jamie Taylor  
**Sent:** Thursday, April 29, 2021 5:58 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: CORRECTED RFC Nebesny Hts #21-045

Submit construction plans, including drainage report, at least 1 week prior to the 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](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, April 7, 2021 9:39 AM  
**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>; Tam Boeve <Tamboevedistrict7@gmail.com>; info@mlccak.org; psfisher@gci.net; hsfirewise@gmail.com; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@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>; OSP Design Group <ospdesign@gci.com>  
**Subject:** CORRECTED RFC Nebesny Hts #21-045

The following link contains the CORRECTED Request for Comments for Nebesny Heights, Case #2021-045. Comments are due by April 30, 2021. Please let me know if you have questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EtbQaAi2GjZGg3h8902hdXABKIRHImN7KrS6Qm00YittAw?e=dBobH5](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EtbQaAi2GjZGg3h8902hdXABKIRHImN7KrS6Qm00YittAw?e=dBobH5)

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

Amy Otto-Buchanan  
 Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)

## Amy Otto-Buchanan

**From:** Fire Code  
**Sent:** Monday, April 19, 2021 11:35 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: RFC Nebesny Hts #21-045

Amy,  
Fire Code has no issue with this.



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

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, April 7, 2021 9:10 AM  
**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>; Tam Boeve <Tamboevedistrict7@gmail.com>; info@mlccak.org; psfisher@gci.net; hsfirewise@gmail.com; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@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 Nebesny Hts #21-045

The following is a link to a Request for Comments for Nebesny Heights, Case # 2021-045. Comments are due by April 30, 2021. Please let me know if you have questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EmwYdwCHoidLgMrOg4Q848oBa1YqcqA\\_zth4Z\\_nBTrUW0A?e=Yxaj8C](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EmwYdwCHoidLgMrOg4Q848oBa1YqcqA_zth4Z_nBTrUW0A?e=Yxaj8C)

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

Amy Otto-Buchanan  
Platting Technician  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)  
861-7872



## Amy Otto-Buchanan

**From:** Tammy L. Simmons <Tammy.Simmons@mea.coop>  
**Sent:** Monday, April 26, 2021 3:45 PM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: CORRECTED RFC Nebesny Hts #21-045  
**Attachments:** 20210426\_155523.pdf

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

MEA comments to include the attached easements in the plat notes.

Thank you.

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

---

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, April 7, 2021 9:39 AM  
**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>; Tam Boeve <Tamboevedistrict7@gmail.com>; info@mlccak.org; psfisher@gci.net; hsfirewise@gmail.com; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@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>; OSP Design Group <ospdesign@gci.com>  
**Subject:** CORRECTED RFC Nebesny Hts #21-045

**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 the CORRECTED Request for Comments for Nebesny Heights, Case #2021-045. Comments are due by April 30, 2021. Please let me know if you have questions. Thanks, A.

[https://matsugovus-my.sharepoint.com/:f/g/personal/amy\\_otto-buchanan\\_matsugov\\_us/EtbQaAi2GjZGg3h8902hdXABKIRHlmN7KrS6Qm00YittAw?e=dBobH5](https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EtbQaAi2GjZGg3h8902hdXABKIRHlmN7KrS6Qm00YittAw?e=dBobH5)

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

Amy Otto-Buchanan

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**2021-010657-0**

Recording District 311 Palmer

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04/19/2021 11:33 AM

Page 1 of 2



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Matanuska Electric Association, Inc.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

Judith A. Markley

(unmarried) (husband and wife), whose address is

HC 33 Box 2976 Wasilla AK 99654-9720

for a good valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Grantee") whose post office address is Box 2929 Palmer, Alaska, and to its successors or assign, the right to enter upon the lands of the undersigned, situated in the Palmer Recording District, State of Alaska, and more particularly described as follows:

US. Gov. Lot 1

being in Section 30, Township 18 N, Range 14 W, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 15 feet of the center line of said line of system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the easement, lines, or system by any other person, association or corporation for electric or telecommunication purposes.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Grantee's expense shall remain the property of the Grantee, removable at the option of the Grantee.

The Grantee, its successors and assigns, is hereby expressly given and granted the right to assign said right-of-way and easement herein granted and conveyed, or any part thereof, or interest therein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors and assigns, together with the right of ingress and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except as may appear of record and those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Judith A. Markley

Grantor  
APL 0350190

Grantor

STATE OF ALASKA) SS-

THIS IS TO CERTIFY that on this 22 day of Aug, 1996, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Judith A. Markley

known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written

Deborah O. Belen

Notary Public in and of Alaska  
My commission expires: 6/1

W.O. <u>72-190/1</u>	MISC
P/S <u>3</u>	MAP <u>18-5-7</u>
SUBD <u>7000026</u>	QUAD <u>B</u>
PLAT	EASE <u>9201214</u>

Return to: MEA, PO Box 2929, Palmer, AK 99645

LS 11A-11

EROW.256 (94)

FOR DISTRICT RECORDERS USE

Page 2 of 2  
2021-010657-0

EXHIBIT F-3

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**2021-010656-0**

Recording District 311 Palmer

04/19/2021 11:33 AM

Page 1 of 2

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Return to:  
Matanuska Electric Association  
Inc.

PO Box 2929  
Palmer AK 99645

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EXHIBIT F-4



# Matanuska Electric Association, Inc.

## ELECTRIC LINE RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more),

Clayton E. Markley Jr. & Judith A. Markley Jr.  
(unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto, MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperating corporation (hereinafter called the "Association") whose post office address is Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Matanuska Recording District, State of Alaska, and more particularly described as follows:

Lot 1 consisting of 35.86 acres of  
Section 30, T.18 N. R.0 W. Seward

Being in Section 30, Township 18 N., Range 0 W., S.M., and to construct, reconstruct, rephase, repair, operate and maintain on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric transmission and/or distribution line or system. To inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Association may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within \_\_\_\_\_ feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed) to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the lines, system, or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Association's expense shall remain the property of the Association, removable at the option of the Association.

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

A. J. Miller

Clayton E. Markley Jr.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 17 day of

OCT 19 77

X Clayton E. Markley Jr.  
X Judith A. Markley Jr.

STATE OF ALASKA: ss

THIS IS TO CERTIFY that on this 17 day of OCTOBER, 1977

before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared CLAYTON E. MARKLEY JR. & JUDITH A. MARKLEY each to me personally known to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

C. W. Neweling Jr.  
NOTARY PUBLIC in and for Alaska

My commission expires: 9-29-80

20 FORM 21A, Matanuska Electric Assn., Inc. - May 21, 1975

Office Use Only	W. O. <u>9032</u>	MISO
	P/S <u>P</u>	MAP <u>1837</u>
	SUBD. <u>26</u>	QUAD. <u>B</u>
	PLAT	EASE. <u>86-14</u>

EXHIBIT F-5



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**2021-010655-0**

Recording District 311 Palmer

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04/19/2021 11:33 AM

Page 1 of 2



Return to:  
Matanuska Electric Association  
Inc.  
PO Box 2929  
Palmer AK 99645

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EXHIBIT F-6



# Matanuska Electric Association, Inc.

## ELECTRIC LINE RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS that we the undersigned (whether one or more),

Ann M. Miller and A. J. Miller

(unmarried) husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperating corporation (hereinafter called the "Association") whose post office address is Palmer, Alaska, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the Palmer

Recording District, State of Alaska, and more particularly described as follows:

*Lot 1, Containing 35.86 acres of Sec. 30, T.18N.*

*R. 0.1 W. S. 14*

Being in Section 30, Township 18 N, Range 0.1 W, S.M., and to construct, reconstruct, replace, repair, operate and maintain on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric transmission and/or distribution line or system. To inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Association may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within \_\_\_\_\_ feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may, incidentally and necessarily result from the means of control employed) to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the lines, system, or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Association's expense shall remain the property of the Association, removable at the option of the Association.

The undersigned covenant that they are the owners of the above described lands, and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

*A. J. Miller*  
*C. Taylor Markley, Jr.*

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 23rd day of January, 1978.

*X Ann M. Miller* L.S.  
*X A. J. Miller* L.S.

STATE OF ALASKA ss.

THIS IS TO CERTIFY that on this 23rd day of January, 1978,

before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared Ann M. Miller and A. J. Miller, each to me personally known to be the individual(s) described in and who executed the foregoing instrument of writing and each acknowledged to me that he/she signed and sealed the same, freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Nate Z. Wahl*  
NOTARY PUBLIC in and for Alaska  
My commission expires: 1-21-79

ED FORM #1A, Matanuska Electric Assn., Inc. - May 31, 1975



Page 2 of 2  
2021-010655-0

Office Use Only	W.O. 8032	MISC.
	P/S D	MAP 1857
	SUBD. 26	QUAD. B
	PLAT	EASE. 86-74

EXHIBIT F-7





**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

April 15, 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 plat and has no comments or recommendations.

- **Nebesny Heights 2021**  
**(MSB Case # 2021-045)**

If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

Sincerely,

James Christopher  
 Right of Way & Compliance Technician  
 ENSTAR Natural Gas Company



**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, AND WITH THE EXCEPTION OF A PITMAN ROAD, WHICH IS HEREBY DEDICATED TO THE STATE OF ALASKA, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE US BORN.

ANATOLY D. MURPHY (DATE)  
 3401 N. HADEN ROAD  
 ANCHORAGE, ALASKA 99523

**NOTARY ACKNOWLEDGMENT**  
 SUBSCRIBED AND SHOWN TO BEFORE ME THIS  
 DAY OF \_\_\_\_\_, 20\_\_\_\_  
 FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**STATE OF ALASKA CERTIFICATE OF ACCEPTANCE**

THIS IS TO CERTIFY THAT THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, GRANTED HEREIN, ACTING BY AND THROUGH ITS COMMISSIONER, HEREBY ACCEPTS FOR PUBLIC PURPOSES THE REAL PROPERTY OR INTEREST THEREIN CONTAINED WITHIN THE AREA DELINEATED AS N. PITMAN ROAD, DESCRIBED ON THIS PLAT AS HIGH-1-OF-WAY AND CONSENTS TO THE RELOCATION THEREOF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND ON THIS  
 DAY OF \_\_\_\_\_, 20\_\_\_\_

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES  
 BY: \_\_\_\_\_  
 PRINTED NAME FOR THE COMMISSIONER

**NOTARY ACKNOWLEDGMENT**

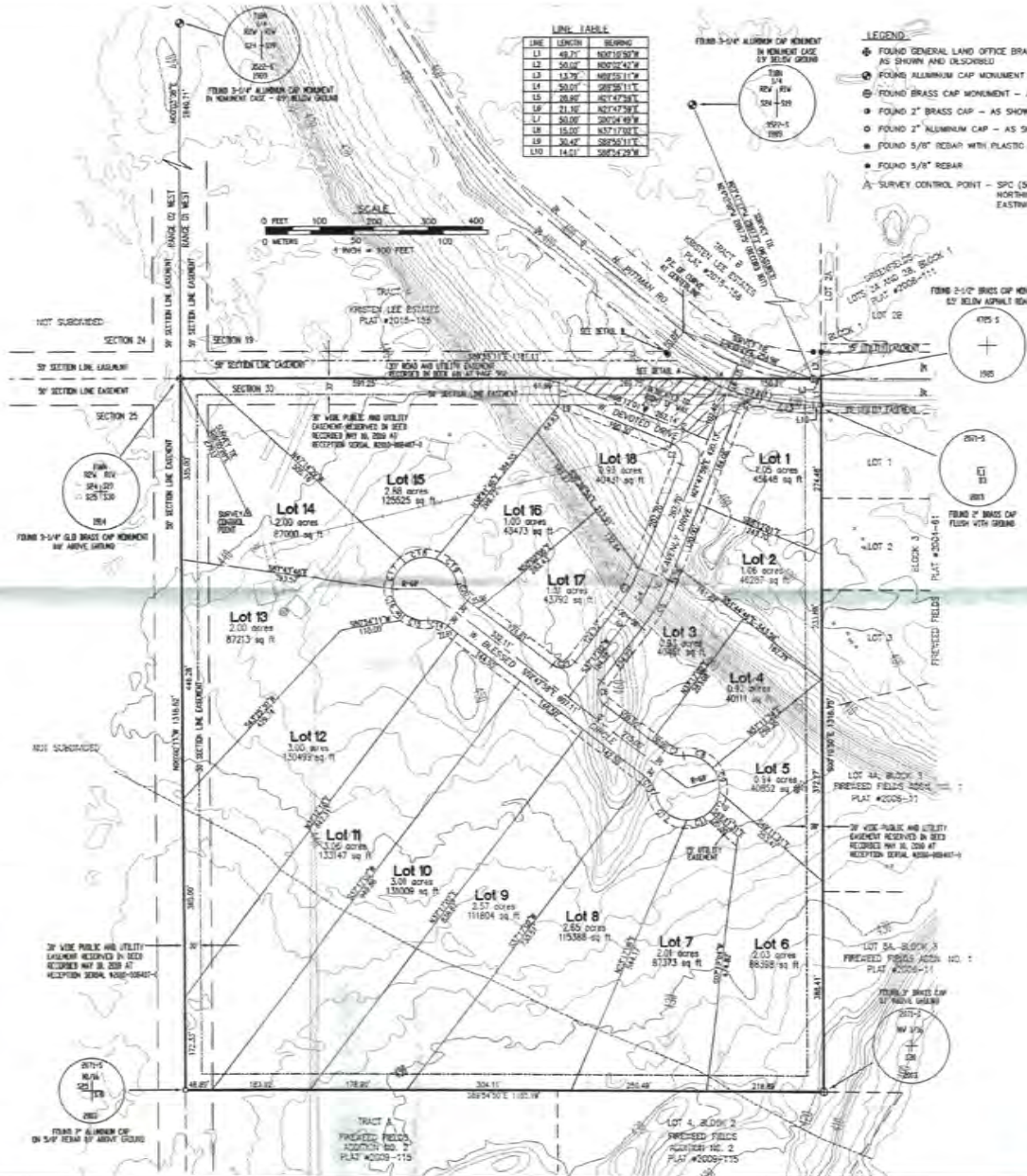
SUBSCRIBED AND SHOWN TO BEFORE ME THIS  
 DAY OF \_\_\_\_\_, 20\_\_\_\_  
 FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES \_\_\_\_\_

**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 G.P.S. OBSERVATION TAKEN 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.T.'S AND P.A.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) M.E.A. EASEMENT RECORDED JULY 11, 2000 AT RECEPTION SERIAL #0000-01/0000-02 AND RE-RECORDED NOVEMBER 14, 2018 AT RECEPTION SERIAL #2018-024176-0

CURVE	LENGTH	BEARING	CHORD	CHORD BEARING
C1	56.84	80.00°	54.41	87.24°W
C2	47.17	70.00°	45.00	80.00°W
C3	86.48	50.00°	82.00	70.00°W
C4	84.50	40.00°	79.00	60.00°W
C5	102.89	30.00°	95.00	50.00°W
C6	47.17	20.00°	45.00	40.00°W
C7	32.86	10.00°	31.00	30.00°W
C8	36.90	00.00°	35.00	20.00°W
C9	47.17	340.00°	45.00	330.00°W
C10	47.17	30.00°	45.00	20.00°W
C11	47.17	20.00°	45.00	10.00°W
C12	47.17	10.00°	45.00	00.00°W
C13	37.82	30.00°	36.00	20.00°W
C14	37.82	20.00°	36.00	10.00°W
C15	45.90	10.00°	43.00	00.00°W
C16	55.71	00.00°	53.00	340.00°W
C17	57.00	340.00°	54.00	330.00°W
C18	57.00	30.00°	54.00	320.00°W
C19	64.18	20.00°	61.00	310.00°W
C20	37.82	10.00°	36.00	30.00°W
C21	47.17	00.00°	45.00	20.00°W
C22	258.45	425.71°	258.30	370.00°W
C23	87.83	425.71°	84.00	370.00°W



**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" BRASS CAP - AS SHOWN AND DESCRIBED
- FOUND 2" ALUMINUM CAP - AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP
- FOUND 5/8" REBAR
- SURVEY CONTROL POINT - SPC (5004 AK 4)

WORKING METERS = 84951.106  
 EASTING METERS = 524367.697

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

I HEREBY 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 \_\_\_\_\_, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL

**Agenda Copy**

**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.

/s/ GARY LORUSSO  
 REGISTERED LAND SURVEYOR DATE \_\_\_\_\_

**A PLAT OF NEBESNY HEIGHTS**

A SUBDIVISION OF GOVERNMENT LOT 1 LOCATED WITHIN THE NW 1/4 SECTION 30, T. 18 N., R. 1 W., SECOND MERIDIAN, ALASKA PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

CONTAINING 35.82 ACRES, MORE OR LESS

**KEYSTONE SURVEYING & MAPPING**  
 GARY LORUSSO, PROFESSIONAL LAND SURVEYOR  
 ALASKA BUSINESS LICENSE #134815  
 MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645  
 PHYSICAL ADDRESS: 3401 N. HADEN DRIVE • PALMER, ALASKA 99645  
 PHONE: (907) 326-7011

DRAWN BY: KAS/KLH  
 CHECKED BY: GLO  
 DATE: 5/13/21  
 SCALE: 1 INCH = 100 FEET  
 DRAWING: 2021-7/Platting  
 SHEET 1 OF 1

## Amy Otto-Buchanan

**From:** Holly Sparrow <hsparrow@mtasolutions.com>  
**Sent:** Wednesday, April 14, 2021 8:18 AM  
**To:** Amy Otto-Buchanan  
**Subject:** RE: CORRECTED RFC Nebesny Hts #21-045

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

Good morning,

MTA has reviewed the plat for Nebesny Heights. 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](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>  
**Sent:** Wednesday, April 7, 2021 9:39 AM  
**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>; Tam Boeve <Tamboevedistrict7@gmail.com>; info@mlccak.org; psfisher@gci.net; hsfirewise@gmail.com; mschoming@crweng.com; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@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; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; 'Cassie Acres' <Cassie.Acres@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>  
**Subject:** CORRECTED RFC Nebesny Hts #21-045

The following link contains the CORRECTED Request for Comments for Nebesny Heights, Case #2021-045. Comments are due by April 30, 2021. Please let me know if you have questions. Thanks, A.





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

April 8, 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 the following comments:

- **Tax Map PA05, SEC 32, T18N, R02E (DeLand & Elmore)**
  - All lots must share access onto the Palmer-Wasilla Highway; only one driveway will be allowed. If the petitioner doesn't wish to use the existing driveway, it must be removed.
  - We are concerned about the feasibility of the proposed location of the common easement access. First, the petitioner cannot use their neighbor's driveway access without a formal agreement established. Second, the topography is problematic and likely too steep to manage a driveway access they've proposed. They should consider a different configuration. As the petitioner is already needing to establish an access agreement with their neighbor, they should consider speaking with their neighbors to the northwest; it would provide access to Rush Circle, and the residents may find it easier to get on and off the Palmer-Wasilla Highway through Hemmer Road.
- **Tax Map WA11, SEC01, T17N, R01W (Hughes & SSA Investment LLC)**
  - No direct access will be granted to the Palmer-Wasilla Highway. Both lots must access via Cottle Loop. The existing driveway must be removed.
- **Nebesny Heights (Muzechuk)**
  - No direct access will be granted to Pittman Road. All lots must access via internal circulation.

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](mailto: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



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, AND WITH THE EXCEPTION OF N. PITTMAN ROAD, WHICH IS HEREBY DEDICATED TO THE STATE OF ALASKA, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ANATOLY D. MUZECHUK  
3401 W. MACHEN ROAD  
WASILLA, ALASKA 99623

DATE

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF ALASKA CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, GRANTED HEREIN, ACTING BY AND THROUGH ITS COMMISSIONER, HEREBY ACCEPTS FOR PUBLIC PURPOSES THE REAL PROPERTY, OR INTEREST THEREIN CONTAINED WITHIN THE AREA DELINEATED AS N. PITTMAN ROAD, DESCRIBED ON THIS PLAT AS RIGHT-OF-WAY AND CONSENTS TO THE RECDORATION THEREOF:

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND ON THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

BY: \_\_\_\_\_  
PRINTED NAME FOR THE COMMISSIONER

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_  
FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL RE-QUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH RE-QUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
3. 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.
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5. EASEMENTS OF RECORD NOT PLOTTED HEREON:  
a) M.E.A. EASEMENT RECORDED JULY 11, 2005 AT RECEPTION SERIAL #2005-017868-0 AND RE-RECORDED NOVEMBER 14, 2018 AT RECEPTION SERIAL #2018-024178-0

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	56.84'	40.00'	34.41'	81°24'48"	52.17'	S62°30'23"W
C2	47.12'	30.00'	30.00'	90°00'00"	42.43'	N23°12'01"W
C3	86.48'	320.00'	43.51'	15°29'03"	86.22'	N29°32'31"E
C4	94.59'	350.00'	47.58'	15°29'03"	94.30'	N29°32'30"E
C5	102.69'	380.00'	51.66'	15°29'03"	102.38'	N29°32'30"E
C6	47.12'	30.00'	30.00'	90°00'00"	42.43'	S07°42'58"E
C7	37.82'	50.00'	19.87'	43°20'32"	36.93'	S74°23'15"E
C8	59.95'	60.00'	32.75'	57°15'01"	57.49'	N67°25'57"W
C9	47.12'	60.00'	24.85'	45°00'00"	45.92'	N16°18'26"W
C10	42.17'	60.00'	22.00'	40°16'26"	41.31'	N26°19'47"E
C11	47.12'	60.00'	24.85'	45°00'00"	45.92'	N68°58'01"E
C12	82.90'	60.00'	49.60'	79°09'33"	76.46'	S48°57'13"E
C13	37.82'	50.00'	19.87'	43°20'32"	36.93'	N31°02'42"W
C14	37.82'	50.00'	19.87'	43°20'30"	36.93'	N74°23'14"E
C15	45.39'	60.00'	23.84'	43°20'31"	44.31'	S74°23'14"E
C16	55.71'	60.00'	30.04'	53°11'46"	53.73'	S26°07'05"E
C17	57.00'	60.00'	30.85'	54°25'43"	54.88'	S27°41'40"W
C18	57.00'	60.00'	30.85'	54°25'43"	54.88'	S82°07'23"W
C19	64.18'	60.00'	35.55'	61°17'17"	61.16'	N40°01'07"W
C20	37.82'	50.00'	19.87'	43°20'30"	36.93'	S31°02'44"E
C21	47.12'	30.00'	30.00'	90°00'00"	42.43'	N82°17'02"E
C22(T)	208.46'	425.71'	106.36'	28°03'22"	206.36'	S75°53'57"E
C23	97.63'	425.71'	49.03'	13°08'25"	97.42'	S83°21'25"E

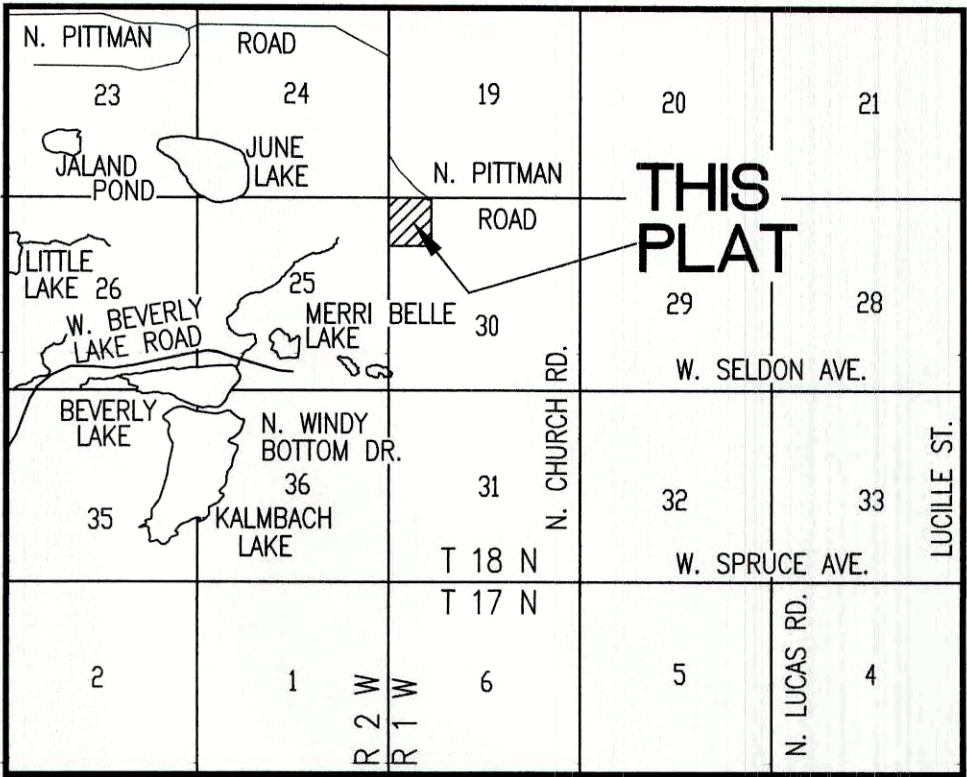
LINE TABLE

LINE	LENGTH	BEARING
L1	49.71'	N00°10'50"W
L2	50.02'	N00°02'42"W
L3	13.79'	N89°55'11"W
L4	50.01'	S89°55'11"E
L5	28.90'	N21°47'59"E
L6	21.10'	N21°47'59"E
L7	50.00'	S00°04'49"W
L8	15.00'	N37°17'02"E
L9	30.42'	S89°55'11"E
L10	14.01'	S88°54'29"W

LEGEND

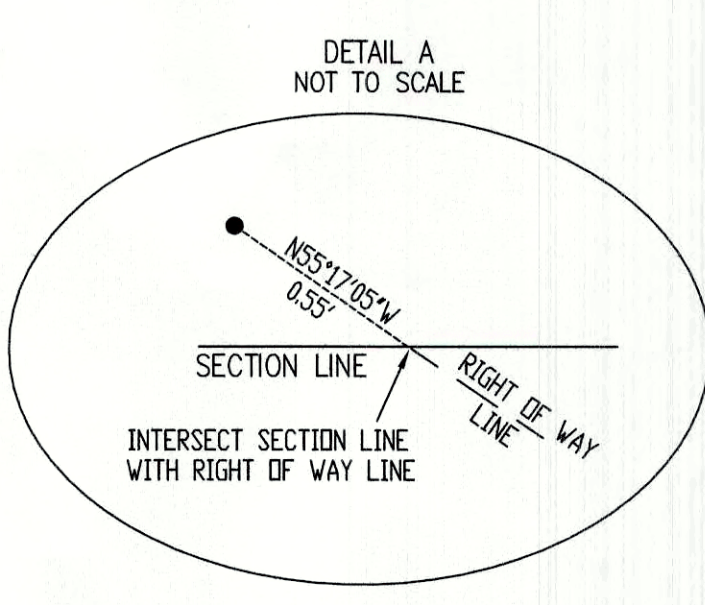
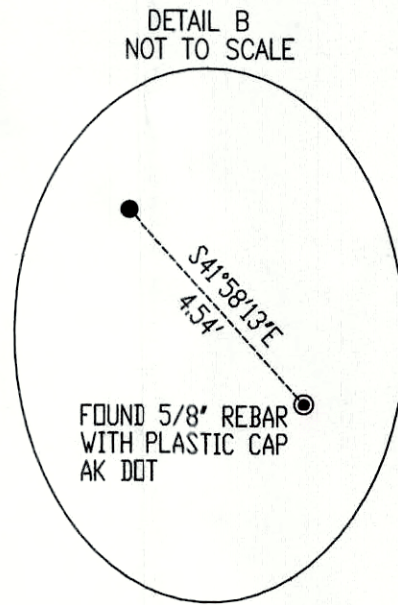
- ✱ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND ALUMINUM CAP MONUMENT - AS SHOWN AND DESCRIBED
- ⊕ FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
- ⦿ FOUND 2" BRASS CAP - AS SHOWN AND DESCRIBED
- FOUND 2" ALUMINUM CAP - AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP
- FOUND 5/8" REBAR
- △ SURVEY CONTROL POINT - SPC (5004 AK 4)

NORTHING METERS - 849514.196  
EASTING METERS - 524367.997



VICINITY MAP

SCALE 1" = 1 MILE



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 \_\_\_\_\_

A PLAT OF  
NEBESNY HEIGHTS

A SUBDIVISION OF GOVERNMENT LOT 1  
LOCATED WITHIN THE  
NW1/4 SECTION 30, T. 18 N., R. 1 W.  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 35.82 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 3/13/21	DRAWING: 2021-7/Nebesny
CHECKED BY GLO	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1