

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

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 MEETING

1:00 P.M.

AUGUST 5, 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 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. July 1, 2021

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(There is no Unfinished Business)

5. RECONSIDERATIONS/APPEALS

(There are no Reconsiderations/Appeals)

6. PUBLIC HEARINGS

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

- A. **CRITERION GENERAL INC:** The request is to create four lots from Tax Parcel B11 (Parcel #1, MSB Waiver 77-47, recorded as 77-90w), to be known as **SPRUCE ARROW**, containing 4.44 acres +/- . The plat is located south of E. Palmer Wasilla Highway (Tax ID # 17N01E02B011); located within the NW ¼ Section 02, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

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

- B. **ANDREI PROKOSHEV:** The request is to create 12 lots from Tract A, Hand Subdivision, Plat No. 2004-38, to be known as **CHILLIGAN NORTH**, containing 17.06 acres +/- . Petitioner will be extending S. Chilligan Drive for access to the new lots. The plat is located north of E. Fairview Loop and south of S. Bay View Drive, within the city limits of Wasilla (Tax ID #5510000T00A); located within the NE ¼ Section 15, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Assembly District #4.

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

- C. **STEVEN R. & DEBBIE ROWLAND, ROWLAND PROPERTIES LLC:** The request is to create five lots from Tract C2, Margaret's Subdivision, Plat No. 2020-83, to be known as **BASE CAMP**, containing 39.9 acres +/- . Petitioner is requesting the vacation of the existing cul-de-sac, to be replaced by a new cul-de-sac for access to the new lots. The plat is located east of N. Palmer-Fishhook Road and is accessed by N. Sun Valley Drive, (Tax ID #8041000T00C2); located within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska. Within the Fishhook Community Council and in Assembly District #6.

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

D. NORWOOD A. & ALMA JANE LONG REVOCABLE TRUST: The request is to create 27 lots and three tracts, by a three-phase master plan, from Tax Parcel A1, to be known as **CLOVERDALE MASTER PLAN**, containing 132.3 acres +/- . The plat is located north of W. King Arthur Drive and east of W. Parks Highway at Milepost #47, (Tax ID # 18N03W27A001); located within the NE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. Within the City of Houston and in Assembly District #7.

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

E. SPRING HILL DEVELOPMENT, LLC/KEVIN SORENSEN: The request is to create 11 lots and 1 tract from Tract 2, Basil Springs Survey, Plat #70-41, to be known as **SPRING HILL**, containing 36.7 acres +/- . Petitioner will be constructing roads to provide internal access. The property is located south of N. Trunk Road along N. Palmer-Fishhook Road (Tax ID # 3006000T002); lying within the SE ¼ Section 24, Township 18 North, Range 01 East, Seward Meridian, Alaska. Community Council Farm Loop and Assembly District #1.

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

F. KENNETH PERKINS/STATE OF ALASKA DNR: The request is to create one Tract for an Alaska State Land Survey (ASLS), to be known as **ASLS 2020-18**, containing 5.00 acres +/- . Petitioner is requesting a variance from MSB 43.20.281 Area. This remote parcel is in the northeast section of the Mat-Su Borough approximately 18 miles south of the Denali Highway. Access to the property is Fly-In to an unnamed lake. The property is located within protracted Section 22, Township 12 North, Range 08 West, Copper River Meridian, Alaska. In Assembly District #1.

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 August 19, 2021 Platting Board Hearing (*Informational Only – Subject to change*)
 - Springer 2 Trc 5-2 UE, Case 2021-102
 - Aurora Hts MSP, Case 2021-110
 - Fairview Hts, Case 2021-111
 - Meadow Lk Est (30' ROW), Case 2021-108/109

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **August 5, 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. 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
JULY 1, 2021**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 1, 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. 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 (by Teams)

Platting Board members absent and excused were:

Mr. Pio Cottini, District Seat #1
Mr. John Shadrach, District Seat #3
Ms. Amanda Salmon, Alternate
Ms. Barbara Doty, Alternate

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Platting Officer Fred Wagner.

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 June 3, 2021.

GENERAL CONSENT: The minutes for June 3, 2021 were approved 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)

5. RECONSIDERATIONS/APPEALS
(There are no Reconsiderations/Appeals)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JULY 1, 2021****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. ALLIANCE COUNTRY ESTATES: The request is to create 27 lots from Tax Parcel D2 (Parcel #2, MSB 40-Acre Exemption 2016-30-EXM, recorded as 2017-003166-0), to be known as Alliance Country Estates, containing 40 acres +/- . The plat is located south of N. Pittman Road and south of N. Edenfield Road (Tax ID# 18N02W24D002); within Section 24, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (*Owner/Petitioner: Alliance Construction LLC; Surveyor: Bull Moose; Staff: Amy Otto-Buchanan*)

Chair Anderson:

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

Ms. Von Gunten provided the mailing report:

- Stating that 39 public hearing notices were mailed out on June 9, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-069.
- Staff recommends approval of the case with findings of fact and conditions.

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

Mr. Ellery Gibbs, the petitioner's representative, gave a brief overview of the case.

Chair Anderson:

- Opened the public hearing for public testimony.

The following person spoke regarding their concerns on the temporary cul-de-sac with safety concerns for children playing in the street: Mr. Randy Harford.

Chair Anderson:

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

Mr. Ellery Gibbs, the petitioner's representative, presented the case and will be talking with DPW on the subject of the cul-de-sac and the road design during the construction meeting. Answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JULY 1, 2021**

MOTION: Platting Member Fernandez moved to approve the preliminary plat for Alliance Country Estates, with 8 recommendations. The motion was seconded by Platting Member Bush. There are 7 findings of facts.

VOTE: The motion passed with 4 in favor (Fernandez, Anderson, Bush, Leonard) and 1 against (Vau Dell).

TIME: 1:31 P.M.

CD: 0:30:29

B. S. BIRCH BARK DRIVE PUE VACATION: The request is to vacate a 90' X 230' portion of the Public Use Easement of S. Birch Bark Drive, within Lot 5, Block 3, containing 11.19 acres, Hi-450 Phase III, Plat No. 2002-134, to be known as S. Birch Bark Drive Public Use Easement Vacation. The vacation is located north of S. Hi-450 Road, north of Sheep Creek and east of S. Parks Highway (Tax ID# 5288B03L005); within Section 07, Township 23 North, Range 03 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. (*Owner/Petitioner: Patrick Sinnett & Bonnie Harris-Sinnett; Surveyor: R & K Surveyors; Staff: Amy Otto-Buchanan*)

Chair Anderson:

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

Ms. Von Gunten provided the mailing report:

- Stating that 28 public hearing notices were mailed out on June 9, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-070.
- Staff recommends approval of the case with findings of fact and conditions.

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

Mr. Bob Barnett, the petitioner's representative, gave a brief overview.

Chair Anderson:

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

Mr. Bob Barnett, the petitioner's representative, gave an explanation & summary on why the need to vacate a portion of the PUE. Agrees with all the recommendations and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JULY 1, 2021**

MOTION: Platting Member Fernandez moved to approve the vacation of a 90' X 230' portion of S. Birch Bark Drive Public Use Easement, with 7 recommendations. The motion was seconded by Platting Member Bush. There are 6 findings of facts.

Amended

MOTION: Platting Member Vau Dell moved to amend the motion to modify finding #6. The motion was seconded by Platting Member Bush.

FINDING:

- Modify #6: There were 4 objections from the public in response to the Notice Public Hearing.

Amended

VOTE: The amended motion passed in favor by general consent.

Discussion on the dimensions for the vacation.

Amended

MOTION: Platting Member Bush moved to amend the motion to change the dimension of the vacation of 90' to 140' portion of the PUE. The motion was seconded by Platting Member Vau Dell.

More Discussion on the vacation portion of the public use easement.

Amended

VOTE: The amended motion to change the vacation dimensions passed with 4 in favor (Anderson, Bush, Leonard, Fernandez) and 1 against (Vau Dell).

Main Motion

VOTE: The amended motion to change the vacation dimensions passed with 4 in favor (Vau Dell, Anderson, Bush, Fernandez) and 1 against (Leonard).

TIME: 2:08 P.M.

CD: 01:08:10

C. WOLF ESTATES MASTER PLAN: The request is to create 14 lots, by three phases, from Tax Parcels D4 and D5, to be known as Wolf Estates Master Plan, containing 40 acres +/- . The plat is located south of E. Tex-Al Drive and west of N. Engstrom Road (Tax ID # 18N01E16D004/D005); located within the NE ¼ SE ¼ Section 16, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6. (*Owner/Petitioner: WM Construction, LLC; Surveyor: HLS; Staff: Amy Otto-Buchanan*)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JULY 1, 2021**

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 74 public hearing notices were mailed out on June 9, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-077.
- Staff recommends approval of the case with findings of fact and conditions.
- Would like to correct finding #8 wordage stating: There were no objections from the public in response to the Notice of Public Hearing.

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

The Petitioner and/or the petitioner's representative passed on giving a brief overview.

Chair Anderson:

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

Mr. Craig Hanson, the petitioner's representative, explained the development of the subdivision and the traffic count. Agrees with all the recommendations and answered questions from the platting board.

Chair Anderson moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to approve the preliminary plat for Wolf Estates Master Plan, with 7 recommendations. The motion was seconded by Platting Member Vau Dell. There are 8 findings of facts.

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

TIME: 2:28 P.M.

CD: 01:28:11

7. ITEMS OF BUSINESS & MISCELLANEOUS
(There are no Items of Business & Miscellaneous)

8. PLATTING STAFF & OFFICER COMMENTS

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

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JULY 1, 2021**

Mr. Wagner provided a brief update on cases that will be coming before the Platting Board on July 15, 2021. Gave an update of hiring a full time technician and also a part time tech position.

Ms. Von Gunten had no announcements.

9. BOARD COMMENTS

- Platting Member Leonard had no comments.
- Platting Member Bush thanked staff for their work.
- Platting Member Vau Dell said happy independence day to everyone.
- Platting Member Fernandez asked staff if the board can help in any way due to being short staffed.
- Platting Member Anderson thanked staff and the board for their work.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Anderson adjourned the meeting at 2:33 p.m. (CD: 01:33:38)

LAMARR ANDERSON,
Platting Board Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 5, 2021

PRELIMINARY PLAT: SPRUCE ARROW

LEGAL DESCRIPTION: SEC 02, T17N, R01E, SEWARD MERIDIAN AK

PETITIONERS: CRITERION GENERAL INC.

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 4.44 ± PARCELS: 4

REVIEWED BY: AMY OTTO-BUCHANAN

CASE #: 2021-095

REQUEST: The request is to create four lots from Tax Parcels B11 (Parcel #1, MSB Waiver 77-47, recorded as 77-90w), to be known as **SPRUCE ARROW**, containing 4.44 acres +/- . The plat is located south of E. Palmer Wasilla Highway, located within the NW ¼ Section 02, Township 17 North, Range 01 East, Seward Meridian, Alaska. Petitioner will be dedicating and constructing a street and cul-de-sac.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 4 pgs

Soil Report

EXHIBIT B – 4 pgs

Topography and As-Built

EXHIBIT C – 4 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance

EXHIBIT D – 1 pg

Planning

EXHIBIT E – 1 pg

ADOT&PF

EXHIBIT F – 2 pgs

Utilities

EXHIBIT G – 7 pgs

DISCUSSION: The proposed subdivision is located south of E. Palmer-Wasilla Highway. Petitioner will be dedicating and constructing a street and cul-de-sac for access to all four lots. No lot will have direct access to E. Palmer-Wasilla Highway. An approved Approach Road Permit will be required from ADOT&PF.

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. Streets will be built to residential street standards (see *Recommendation #3*).

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Simon Gilliland, PE, Hanson Land Solutions, notes one testhole was excavated to 12'. Soils are classified as GP; no groundwater was encountered. Based on MSB code, each lot contains at least 10,000 sf of contiguous useable building area and each lot has at least 10,000 sf of contiguous useable septic area.

Comments: Department of Public Works Operations & Maintenance (**Exhibit D**) notes approval for access to E. Palmer-Wasilla Highway shall be obtained from ADOT&PF. Submit drainage report at least seven days prior to scheduling the preconstruction conference. Planning Division (**Exhibit E**) notes E. Palmer-Wasilla Highway is a high traffic ADOT&PF owned road. While driveway permitting and decision-making related to this roadway falls to the State, Planning generally discourages additional access points onto high-classification roadways meant for mobility wherever possible. If shared access with neighboring land owners is possible, it should be strongly considered. This development is within the MSB Core Area. Applicant should refer to the Comprehensive Plan and MSB 17.61 for regulations and policy related to this sub-area.

ADOT&PF: (**Exhibit F**) No direct access will be granted to E. Palmer-Wasilla Highway from any of the lots. Provide plat note to state: "No direct access will be granted to E. Palmer-Wasilla Highway, unless approved by the governing agency" (see **Recommendation #4**).

Utilities: (**Exhibit G**) MTA has no comments. Enstar has no comments, recommendations or objections. MEA requests a newly recorded easement be shown on final plat (see **Recommendation #6**). GCI has no objections.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Community Council Gateway, Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Department of Emergency Services, Assessments, Pre-Design Division or Development Services.

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

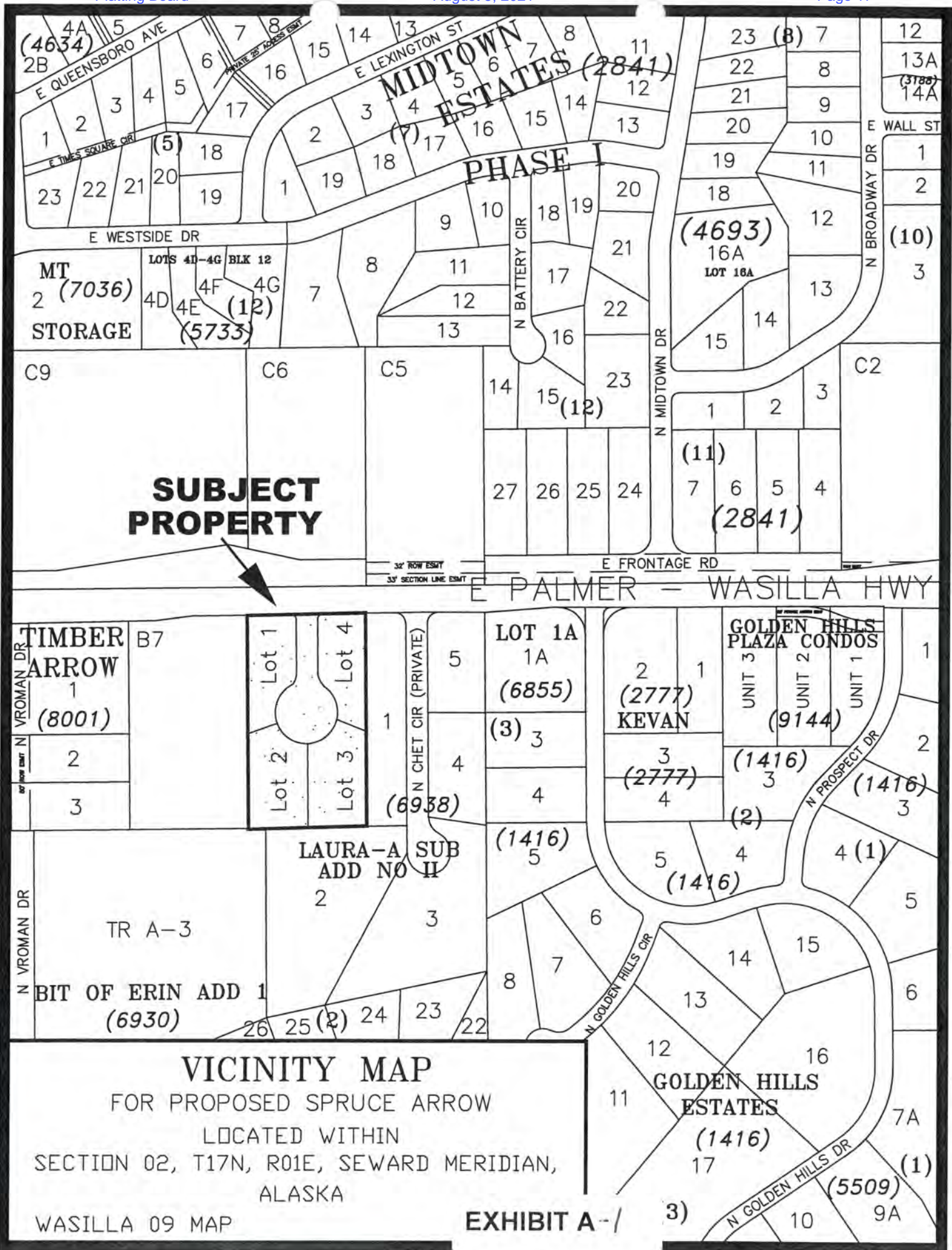
FINDINGS OF FACT

1. The plat of Spruce Arrow 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)(1). All lots have the required septic 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 has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; Community Council Gateway, Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Department of Emergency Services, Assessments, Pre-Design Division or Development Services.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Spruce Arrow, Section 02, Township 17 North, Range 01E, 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 and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Construct interior streets and cul-de-sac MSB 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 street inspection reports as required by Section F1.4, F1.5 and F1.6 of the Subdivision Construction Manual.
 - b. Provide DPW acceptance of the roads to Platting staff.
 - c. Street names shall be approved by Platting Assistant.
 - d. Provide an approved Approach Road Permit from ADOT&PF.
4. Provide plat note to state: "No direct access will be granted to E. Palmer-Wasilla Highway, unless approved by the governing agency."
5. Pay postage and advertising fees.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.



WA08

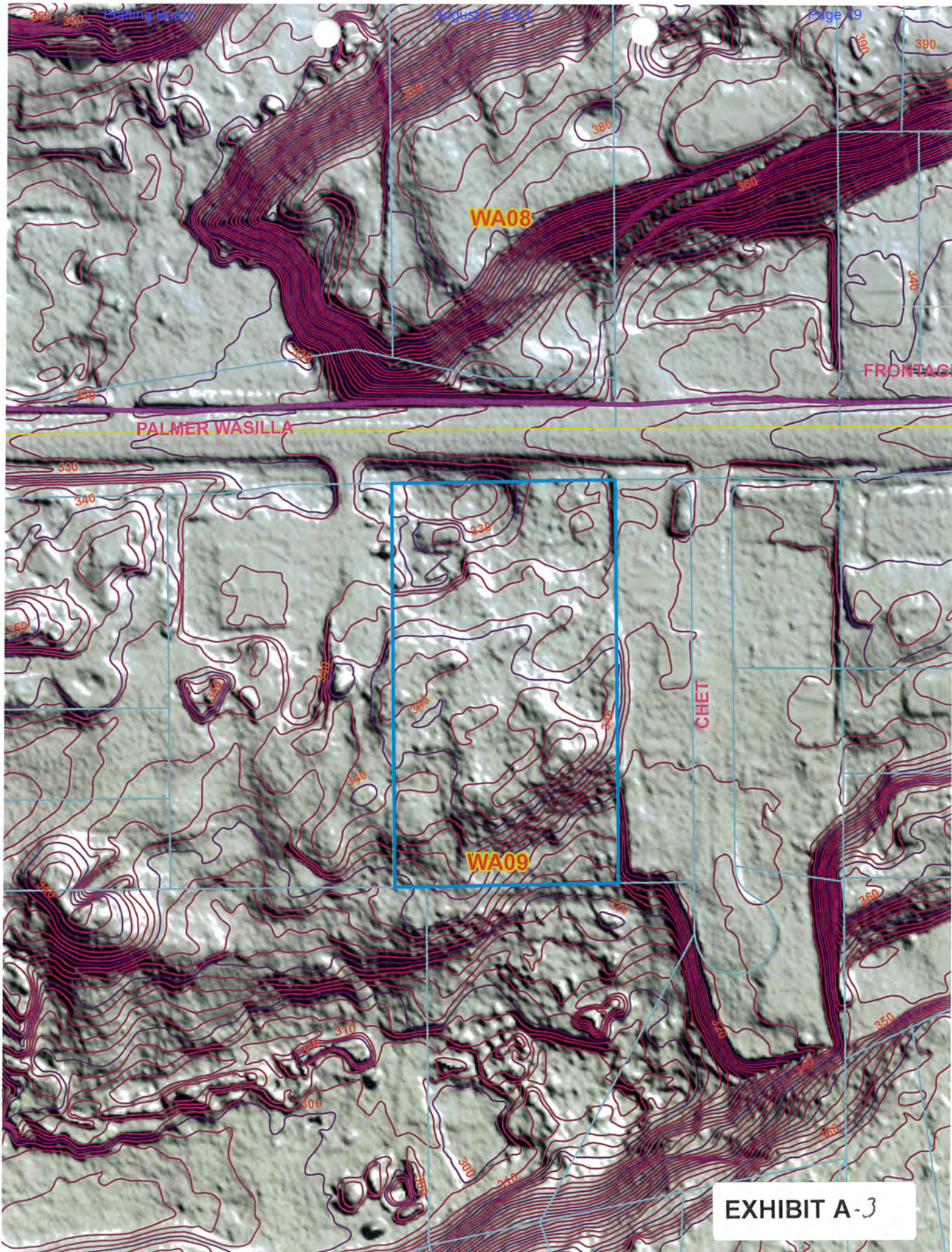
PALMER WASILLA

FRONTAGE

WA09

CHET

EXHIBIT A-2



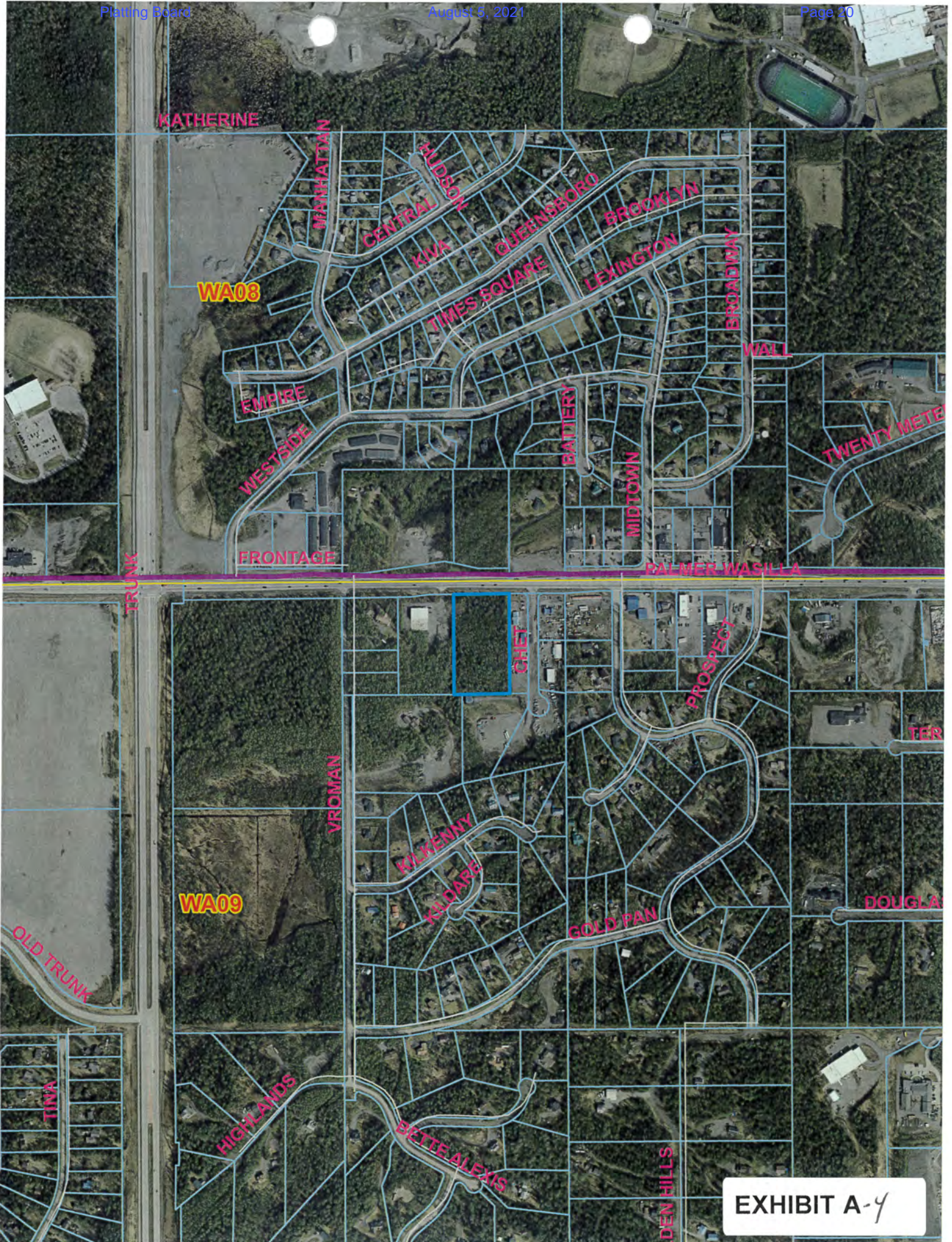


EXHIBIT A-4

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



RECEIVED

JUN 16 2021

USEABLE AREA CERTIFICATION

SPRUCE ARROW

A SUBDIVISION OF

Parcel 1, MSB Waiver Res. 77-47 (77-90W) NW1/4 Sec 2 T17N R1E, SM

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:

(GP) TEST HOLES:

(SW) TEST HOLES:

(SP) TEST HOLES:

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

(GM) TEST HOLES:

(SM) TEST HOLES:

- ☐ 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

4/20/21


Date



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

| | | | | |
|-----------|---|---------------|-------|----------|
| Parcel: | Parcel 1, MSB Waiver Res. 77-47 (77-90W) NW1/4 Sec 2 T17N R1E, SM | TEST HOLE NO. | Date: | 04/20/21 |
| Insp. By: | SIMON GILLILAND | 1 | Job # | 21-168 |

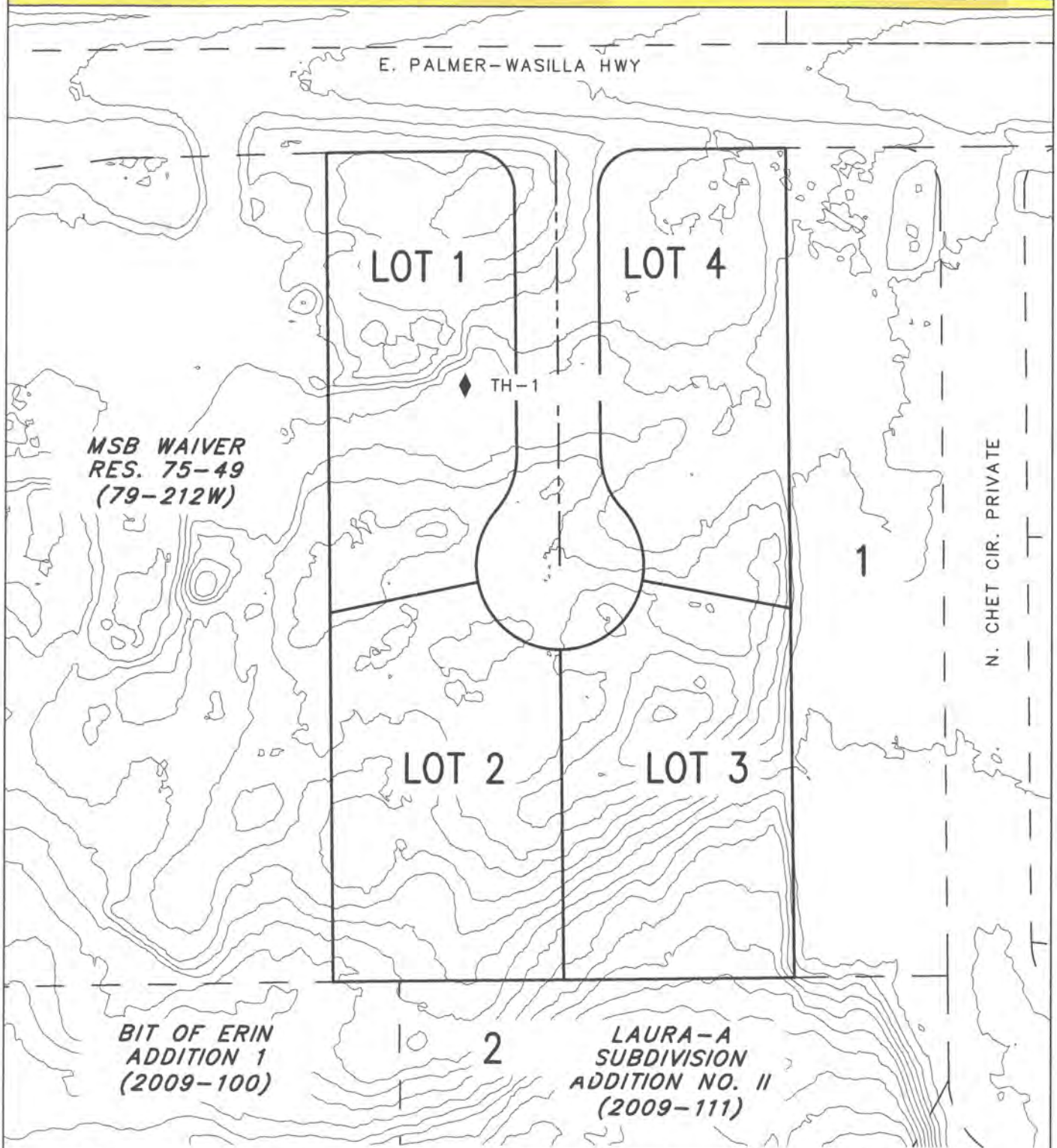
| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | |
|-------------------------------|--|---|---|-------------|------------|----------|----------------|----------|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | |
| 2ft | | | | | | | | |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

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

SPRUCE ARROW SUBDIVISION

FILE: 21-168

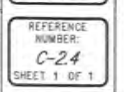
DRAWN: SCG

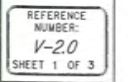
04/20/21

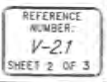
EXHIBIT A

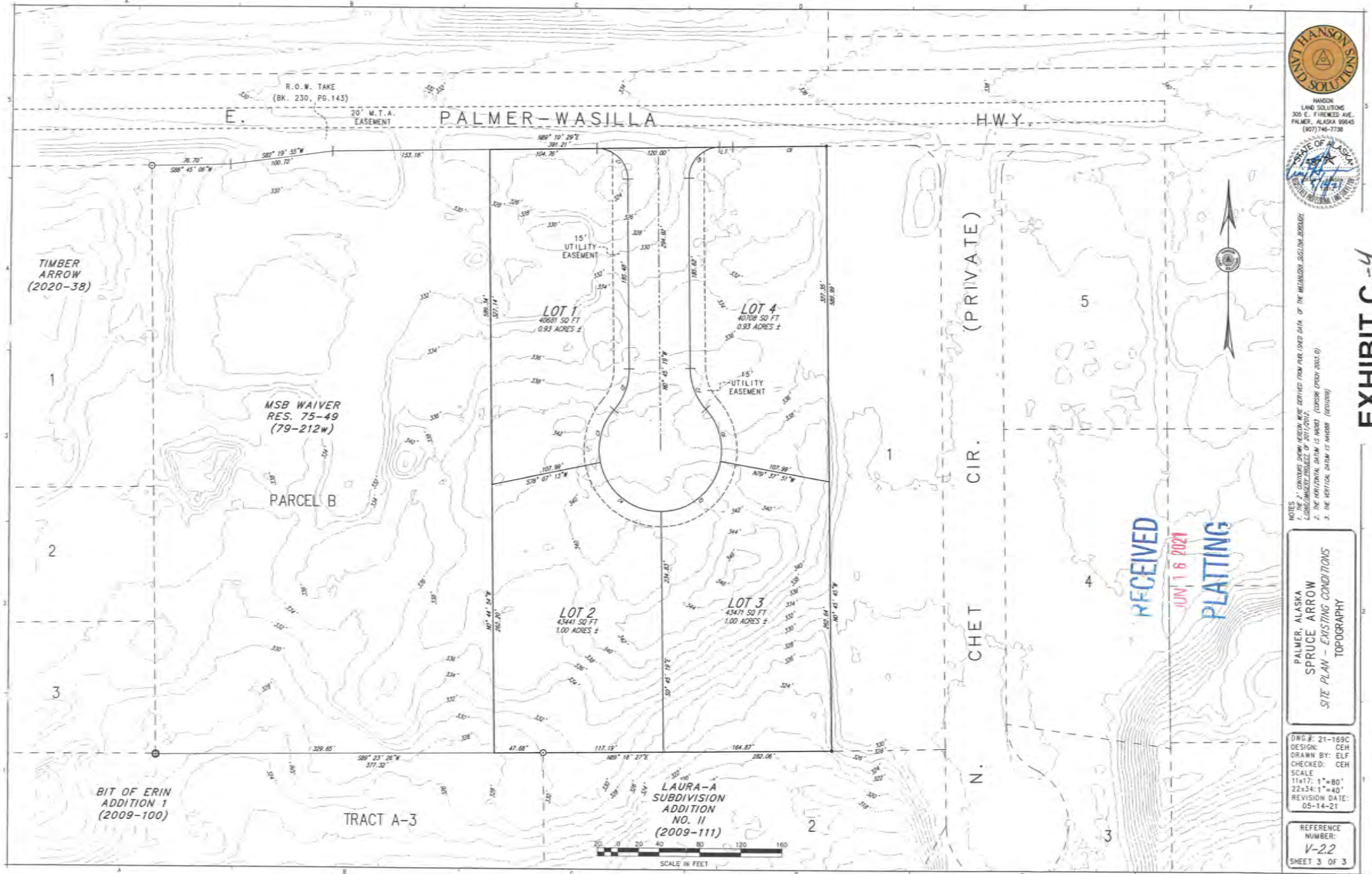
Page 1 of 1

EXHIBIT B-4









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



STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES

NOTES:
1. CONTAINS DATA FROM AERIAL PHOTOGRAPHY DATED 2017/2018.
2. THE HORIZONTAL DATUM IS NAD83 (GEOID 2011).
3. THE VERTICAL DATUM IS MGS85 (GEOID 2011).

PALMER, ALASKA
SPRUCE ARROW
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG #: 21-189C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE:
1"=80'
22x34: 1"=40'
REVISION DATE:
05-14-21

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3

EXHIBIT C-4

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Thursday, July 1, 2021 12:43 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Spruce Arrow #21-095

Obtain approval for access to Palmer Wasilla Hwy from DOT.

Submit drainage report at least 7 days prior to scheduling pre-construction meeting.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 18, 2021 2:40 PM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; allen.kempen@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; mothers@mtaonline.net; cobbfam@mtaonline.net; Gateway Community Council <gatewaycommunitycouncil@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>; 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; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Spruce Arrow #21-095

The following link contains a Request for Comments for Spruce Arrow, Case #2021-095. Comments are due by July 10, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EjUXg75ixUBNpkOrr80l3wgBemVI5NJ8XooO5b3nZRba8Q?e=b4LgZm

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

Amy Otto-Buchanan

Amy Otto-Buchanan

From: Adam Bradway
Sent: Tuesday, July 6, 2021 10:13 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Spruce Arrow #21-095
Attachments: MatanuskaSusitnaBorough 17.61.pdf; sandy-formatted-core-area-comp-plan1.pdf

Case: 2021095

Comments

Transportation:

E Palmer-Wasilla Hwy is high traffic DOT&PF owned road. While driveway permitting, and decision making related to this roadway falls to the State, the Matanuska-Susitna Borough Planning department generally discourages additional access points onto high-classification roadways meant for mobility wherever possible. If shared access with neighboring land owners is possible it should be strongly considered.

Land Use:

This development is within the MSB Core Area. The applicant should refer to the MSB Core Area Comprehensive Plan and MSB 17.61 for regulations and policy related to this sub-area.

Adam Bradway

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

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

Sent: Friday, June 18, 2021 2:40 PM

To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; allen.kempen@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; mothers@mtaonline.net; cobbfam@mtaonline.net; Gateway Community Council <gatewaycommunitycouncil@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>; 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; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Spruce Arrow #21-095

The following link contains a Request for Comments for Spruce Arrow, Case #2021-095. Comments are due by July 10, 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

June 30, 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:

- **Spruce Arrow (Criterion General Inc)**
 - As per our comments on May 06, 2021: No direct access will be granted to the Palmer-Wasilla Highway from the individual lots; they must access via the planned cul-de-sac.
- **Cloverdale Master Plan (Long)**
 - No direct access will be granted to the Parks Highway; all lots must access via internal circulation.
- **Knapp Est RSB Loc 1C & 1D (Wilson)**
 - No change to existing access. Lot must access via Smith Road.

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. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or melanie.nichols@alaska.gov.

Sincerely,



Melanie Nichols
Mat-Su Area Planner

cc: Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
James Amundsen, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way



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

June 21, 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 plats and has no comments or recommendations.

- **ASLS 2020-18**
(MSB Case # 2021-093)
- **Lake Louise Lodge**
(MSB Case # 2021-094)
- **Spruce Arrow**
(MSB Case # 2021-095)
- **Cloverdale**
(MSB Case # 2021-096)
- **Barry Spring Crest**
(MSB Case # 2021-099)

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

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

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

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, June 21, 2021 8:47 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Spruce Arrow #21-095

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

Good morning,

MTA has reviewed the plat for Spruce Arrow. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 18, 2021 2:40 PM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; allen.kempen@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; mothers@mtaonline.net; cobbfam@mtaonline.net; Gateway Community Council <gatewaycommunitycouncil@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Spruce Arrow #21-095

The following link contains a Request for Comments for Spruce Arrow, Case #2021-095. Comments are due by July 10, 2021. Please let me know if you have questions. Thanks, A.

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Monday, June 21, 2021 3:16 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Spruce Arrow #21-095
Attachments: 20210621_152744.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
 MEA comments to include the attached easement 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: Friday, June 18, 2021 2:40 PM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; allen.kempen@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; mothers@mtaonline.net; cobbfam@mtaonline.net; Gateway Community Council <gatewaycommunitycouncil@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>; 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; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Spruce Arrow #21-095

CAUTION: This email originated from outside of the MEA.coop organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The following link contains a Request for Comments for Spruce Arrow, Case #2021-095. Comments are due by July 10, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EjUXg75ixUBNpkOrr80I3wgBemVI5NJ8XooO5b3nZRba8Q?e=b4LgZm

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

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

Matanuska Electric Association, Inc.

Parcel (77)

ELECTRIC LINE RIGHT OF WAY EASEMENT

W/O S10206

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

(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:

An easement ten feet in width and a 10' x 25' guy and anchor located in Section Lot Three (3) more clearly defined on the attached sketch with easement area indicated in red and marked Exhibit "A" and by this reference made a part hereof.

N 2 1/4 NW 1/4

Being in Section 2, Township 17N, Range 1E, 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 15 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:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 1st day of

June, 19 81

X Robert Vroman L.S.
X Natalie Vroman L.S.

STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this 1st day of June, 19 81

before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared Robert Vroman and Natalie Vroman, 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.

Robert C. Stille
NOTARY PUBLIC in and for Alaska

My commission expires: 7-3-82

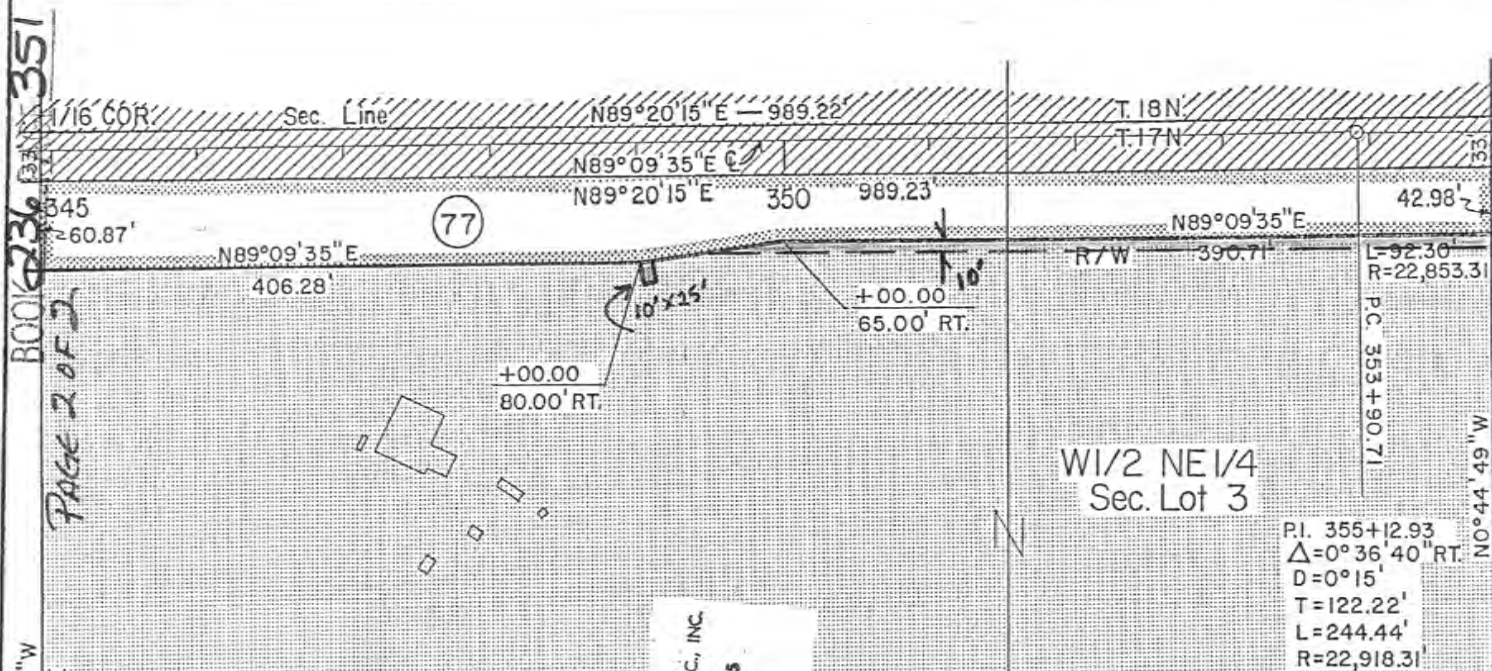
ED FORM 21A, Matanuska Electric Assn., Inc. - May 21, 1978

7000024
17163
B

06-980

EXHIBIT G-4

K&E 18 1153 2-79 MC9129*



- AREA REQUIRED
- AREA REMAINING
- EXISTING R/W



EXHIBIT A

EXHIBIT G-5

NW 1/4 Sec. Lot 3

MATANUSKA ELECTRIC ASSC., INC.
P. O. Box 1148
Palmer, Alaska 99645

81-006981
1100
RECORDED
PALMER REC.
JUN 16 3 33 PM '01

B-6, B-7, B-11

Signature _____ Date _____

Attached To _____ Dated _____

Page _____ Of _____

DWN: REBel SCALE: 1"=100' AREA: 1.164 Ac. ±

CKD: JSG

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES
MAP SHOWING
RIGHT OF WAY REQUIRED FOR
WASILLA-PALMER

PROJECT S-0572 (1) CENTRAL REGION

PARCEL NO. 77 DATE 10-3-80

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, June 29, 2021 1:17 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Spruce Arrow #21-095
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 for your records.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 18, 2021 2:40 PM
To: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; allen.kemplen@alaska.gov; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; mothers@mtaonline.net; cobbfam@mtaonline.net; Gateway Community Council <gatewaycommunitycouncil@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>; 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; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Spruce Arrow #21-095

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

The following link contains a Request for Comments for Spruce Arrow, Case #2021-095. Comments are due by July 10, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EjUXg75ixUBNpkOrr80I3wgBemVI5NJ8XooO5b3nZRba8Q?e=b4LgZm

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

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

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)

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MAT-SU BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

(OWNER) _____ DATE _____
CRITERION GENERAL INC.
2820 COMMERCIAL DR.
ANCHORAGE, ALASKA 99501

NOTARY ACKNOWLEDGEMENT

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

FOR: _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 3 (SURVEYED POINT 704). A RECOVERED REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61° 35' 51.44"N 149° 13' 32.52"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THIS SUBDIVISION IS ENCUMBERED BY A M.E.A. BLANKET EASEMENT RECORDED ON OCTOBER 6, 1961 IN BK. 39, PG. 168.
- THIS PLAT IS ENCUMBERED BY COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON AUGUST 7, 1984 IN BK. 372, PG. 653 AND AMENDED ON MARCH 14, 2005 IN 2005-00588-0.

LEGEND

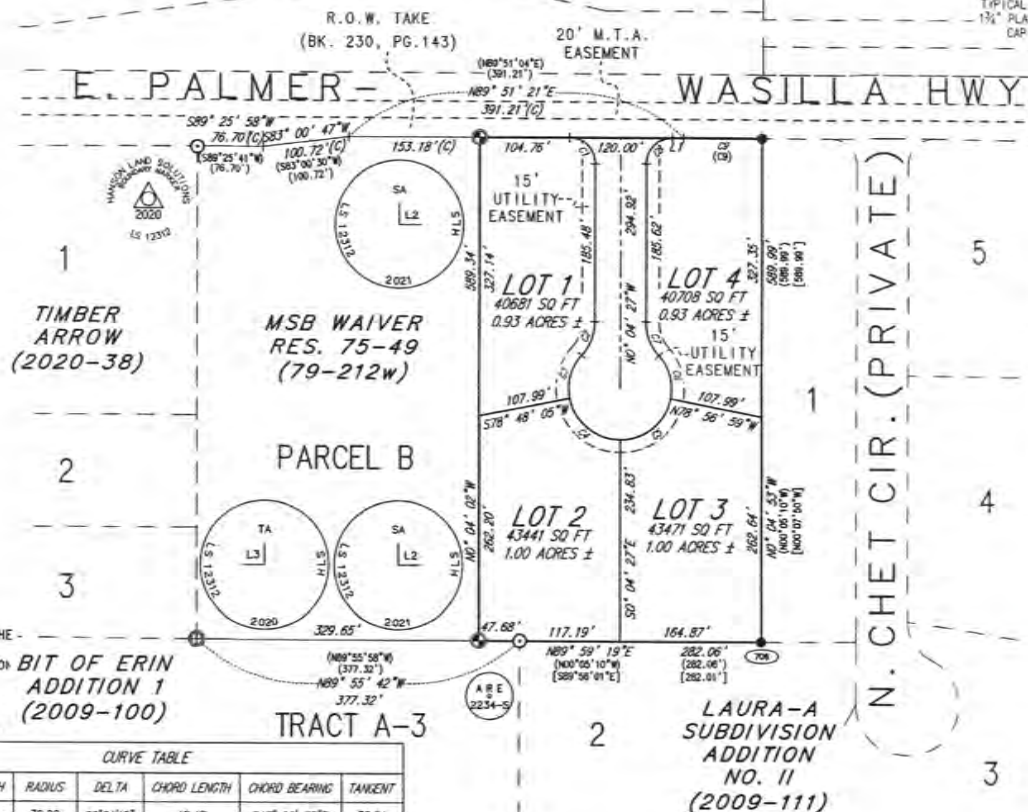
- RECOVERED 25" ALUMINUM POST MONUMENT
- RECOVERED PLASTIC CAP ON 1/2" REBAR
- RECOVERED 1/2" REBAR
- SET 25" ALUMINUM POST MONUMENT
- SET PLASTIC CAP ON 1/2" REBAR AT ALL PT'S, PC'S, AND CORNERS
- COMPUTED DATA
- MEASURED DATA
- RECORD PER PLAT (2020-38)
- RECORD PER PLAT (2009-111)
- SURVEY POINT NUMBER

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 _____



SOURCE: MSB TAX MAP 8400

1"=5280'



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

REGISTERED LAND SURVEYOR

RECEIVED
Agenda Copy
JUN 16 2021
PLATTING

A PLAT OF
SPRUCE ARROW
A SUBDIVISION OF
PARCEL 1
MSB WAIVER RES. 77-47
(77-90W)

PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NW1/4 SEC. 2, T.17N. R.1E. SW, AK
CONTAINING 4.44 ACRES MORE OR LESS

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

FILE: FB21-168 (X) CEH SCALE: 1"=100' 05/14/21 1 OF 1

EXHIBIT G-7

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)

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MAT-SU BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

(OWNER) _____ DATE _____
CRITERION GENERAL INC.
2820 COMMERCIAL DR.
ANCHORAGE, ALASKA 99501

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

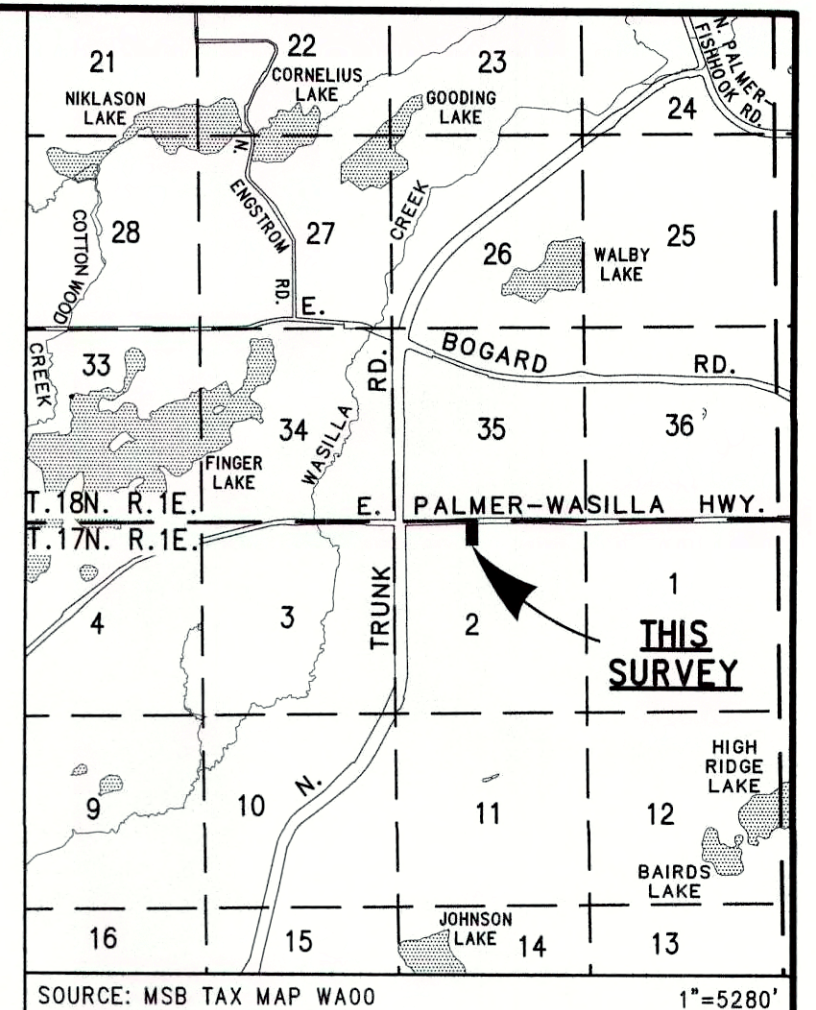
LEGEND

- ⊕ RECOVERED 2½" ALUMINUM POST MONUMENT
- RECOVERED PLASTIC CAP ON ½" REBAR
- RECOVERED ½" REBAR
- ⊙ SET 2½" ALUMINUM POST MONUMENT
- ⊔ SET PLASTIC CAP ON ½"x30" REBAR AT ALL PT'S, PC'S, AND CORNERS
- (C) COMPUTED DATA
- MEASURED DATA
- (N74°45'W) (254.70') RECORD PER PLAT (2020-38)
- [N74°45'W] [254.70'] RECORD PER PLAT (2009-111)
- 708 SURVEY POINT NUMBER

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 _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)



SOURCE: MSB TAX MAP WA00 1"=5280'



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REGISTERED LAND SURVEYOR

RECEIVED
JUN 16 2021
PLATTING

A PLAT OF
SPRUCE ARROW
A SUBDIVISION OF
PARCEL 1
MSB WAIVER RES. 77-47
(77-90W)

PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NW¼ SEC. 2, T.17N. R.1E. SM, AK
CONTAINING 4.44 ACRES MORE OR LESS

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

FILE: FB21-169 CK: CEH SCALE: 1"=100' 05/14/21 1 OF 1

NOTES

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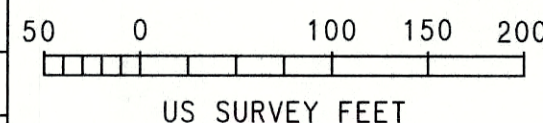
BIT OF ERIN
ADDITION 1
(2009-100)

TRACT A-3

LAURA-A
SUBDIVISION
ADDITION
NO. 11
(2009-111)

| CURVE TABLE | | | | | | |
|-------------|--------|----------|-----------|--------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD LENGTH | CHORD BEARING | TANGENT |
| C1 | 47.16 | 30.00 | 90°04'12" | 42.45 | S45° 06' 33"E | 30.04 |
| C2 | 43.36 | 60.00 | 41°24'35" | 42.43 | S20° 37' 50"W | 22.68 |
| C3 | 55.01 | 60.00 | 52°32'03" | 53.11 | S15° 04' 06"W | 29.61 |
| C4 | 82.60 | 60.00 | 78°52'32" | 76.23 | S50° 38' 11"E | 49.35 |
| C5 | 82.60 | 60.00 | 78°52'32" | 76.23 | S50° 29' 17"W | 49.35 |
| C6 | 55.01 | 60.00 | 52°32'03" | 53.11 | N15° 13' 01"W | 29.61 |
| C7 | 43.36 | 60.00 | 41°24'35" | 42.43 | N20° 46' 45"W | 22.68 |
| C8 | 47.09 | 30.00 | 89°55'48" | 42.40 | N44° 53' 27"E | 29.96 |
| C9 | 91.56 | 22853.35 | 0°13'46" | 91.56 | N89° 58' 14"E | 45.78 |

| RECORD CURVE TABLE | | | | | | |
|--------------------|---------|------------|------------|--------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD LENGTH | CHORD BEARING | TANGENT |
| (C9) | (91.56) | (22853.35) | (0°13'46") | (91.56) | (S89°57'58"W) | (45.78) |



| LINE TABLE | | |
|------------|--------|---------------|
| LINE # | LENGTH | BEARING |
| L1 | 13.27 | N89° 51' 21"E |

6B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 5, 2021

PRELIMINARY PLAT: CHILLIGAN NORTH

LEGAL DESCRIPTION: SEC 15, T17N, R01W, SEWARD MERIDIAN AK

PETITIONERS: ANDREI PROKOSHEV

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 17.06 ± PARCELS: 12

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-105

REQUEST: The request is to create 12 lots from Tract A, Hand Subdivision, Plat No. 2004-38, to be known as **CHILLIGAN NORTH**, containing 17.06 acres +/- . Petitioner will be extending S. Chilligan Drive for access to the new lots. The plat is located north of E. Fairview Loop and south of S. Bay View Drive, within the city limits of Wasilla; located within the NW ¼ Section 15, Township 17 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS

| | |
|---|--------------------------|
| Vicinity Map and Aerial Photos | EXHIBIT A – 4 pgs |
| Soils Report | EXHIBIT B – 7 pgs |
| Drainage Plan, Topographic Mapping & As-Built | EXHIBIT C – 4 pgs |
| Average Daily Traffic Count | EXHIBIT D – 5 pgs |

AGENCY COMMENTS

| | |
|---|--------------------------|
| Department of Public Works Operations & Maintenance | EXHIBIT E – 1 pg |
| Utilities | EXHIBIT F – 8 pgs |
| Public Comment | EXHIBIT G – 2 pgs |

DISCUSSION: The proposed subdivision is located south of S. Bay View Drive and north of E. Fairview Loop, within the city limits of Wasilla. Proposed Lot 6 is a 45' wide flag lot as required by MSB 43.20.300(E) and Lot 11 has a 60' wide flag pole, pursuant to MSB 43.20.300(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. Street and new cul-de-sac will be built to residential street standards (see **Recommendation #3**). City of Wasilla to provide street acceptance. A Land Use Permit for Subdivision from City of Wasilla required (see **Recommendation #6**).

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Simon Gilliland, PE, Hanson Land Solutions, notes four testholes were excavated to 12'; soils classified as SW. No groundwater was encountered. All lots contain sufficient overall area. All have at least 10,000 sf of useable building area and all have at least 10,000 sf of contiguous useable septic area.

Drainage Plan, Topographic Mapping and As-Built is at **Exhibit C**. Average Daily Traffic (ADT) Count is at **Exhibit D**.

Comments: Department of Public Works Operations & Maintenance (**Exhibit E**) notes that Tax Parcel B7 to the east has only a 33' wide Section Line Easement (SLE) on the west side of the section line, which would prevent the extension of S. Togiak Avenue. In order to provide access to Tax Parcel B7, as required by MSB 43.20.060(C) & (D), either dedicate right-of-way as an extension of S. Chilligan Drive to the east, and/or additional right-of-way along the west side of the section line for S. Togiak Avenue (see **Recommendation #4**). Upgrade or certify S. Togiak Avenue to residential subcollector standard to E. Tyee Drive. Coordinate with MSB for work within MSB right-of-way (see **Recommendation #5**). Coordinate with City of Wasilla for road construction requirements within city limits (see **Recommendation #3**).

Utilities: (**Exhibit F**) MTA has no comments. Enstar has no comments, recommendations or objections. MEA requests easements be shown on final plat (see **Recommendation #8**). GCI has no objections.

Public Comments: (**Exhibit G**) Kurt Newcomb, owner of Lots 2 & 3, Block 1, M & M View Estates, objects: 1. Will there be any consideration of or any restrictions related to the proposed high voltage transmission line proposed to route over or near subject property? 2. Adequate testing to ensure viability as to water table and runoff from the development. 3. Would like to be assured there will be no access to any of the proposed lots onto Thomas Street or South Bayview Drive. There are extreme grades along the north boundary and would create traffic hazards. I absolutely object to any access to these streets.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; City of Wasilla; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services.

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

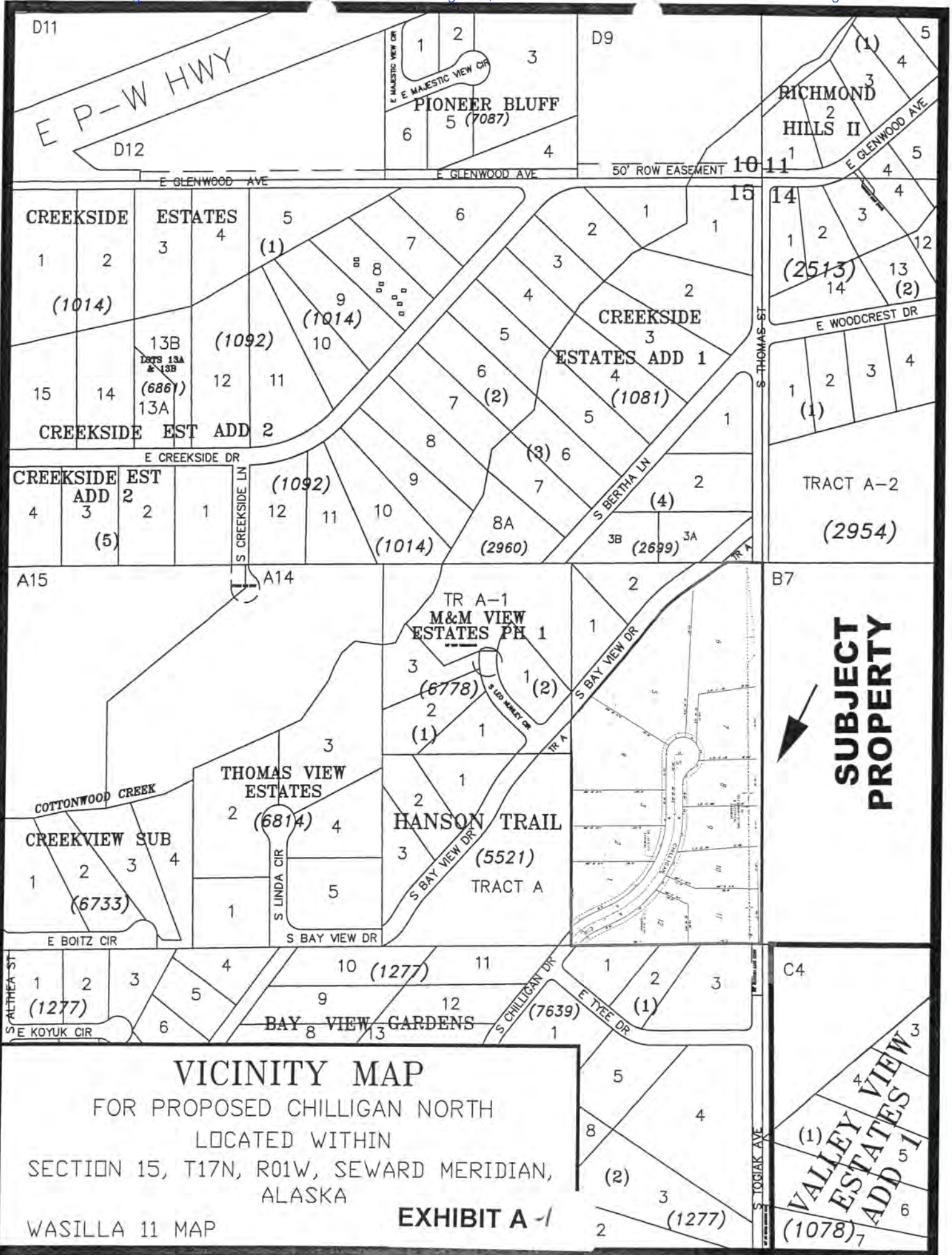
FINDINGS OF FACT

1. The plat of Chilligan North 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)(1). All lots have the required septic 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 has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; City of Wasilla; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

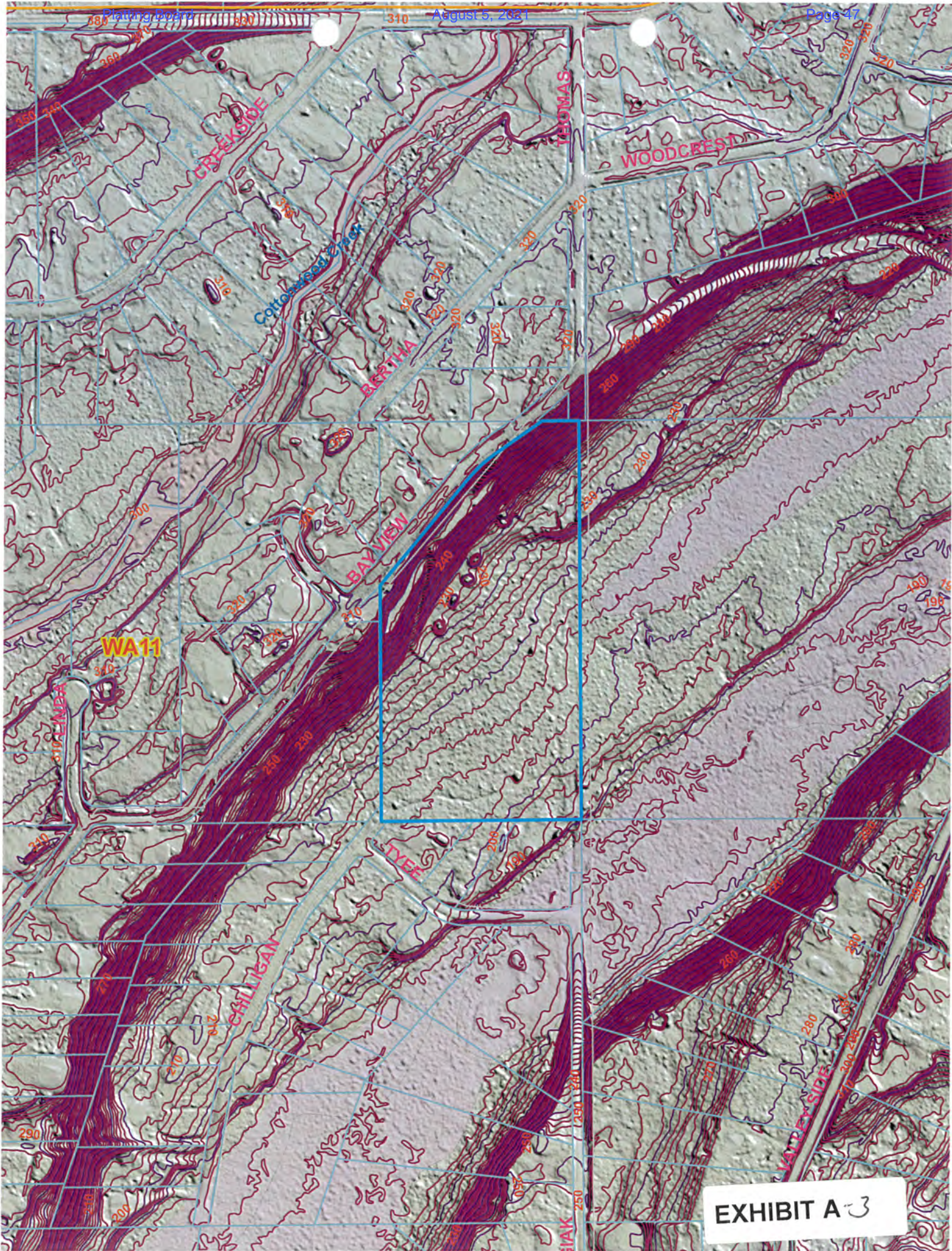
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Chilligan North, Section 15, Township 17 North, Range 01W, 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 and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Construct interior street and cul-de-sac MSB residential street standards. City of Wasilla to provide street acceptance.
4. Provide access to Tax Parcel B7 by dedication of right-of-way as an extension of S. Chilligan Drive to the east, and/or additional right-of-way dedication along the west side of the section line.
5. Certify or upgrade S. Togiak Avenue to residential subcollector standard to E. Tyee Drive. Coordinate with MSB for work within MSB right-of-way.
6. Provide Platting staff with a copy of the Land Use Permit for Subdivision from City of Wasilla.
7. Pay postage and advertising fees.
8. Show all easements of record on final plat.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit final plat in full compliance with Title 43.







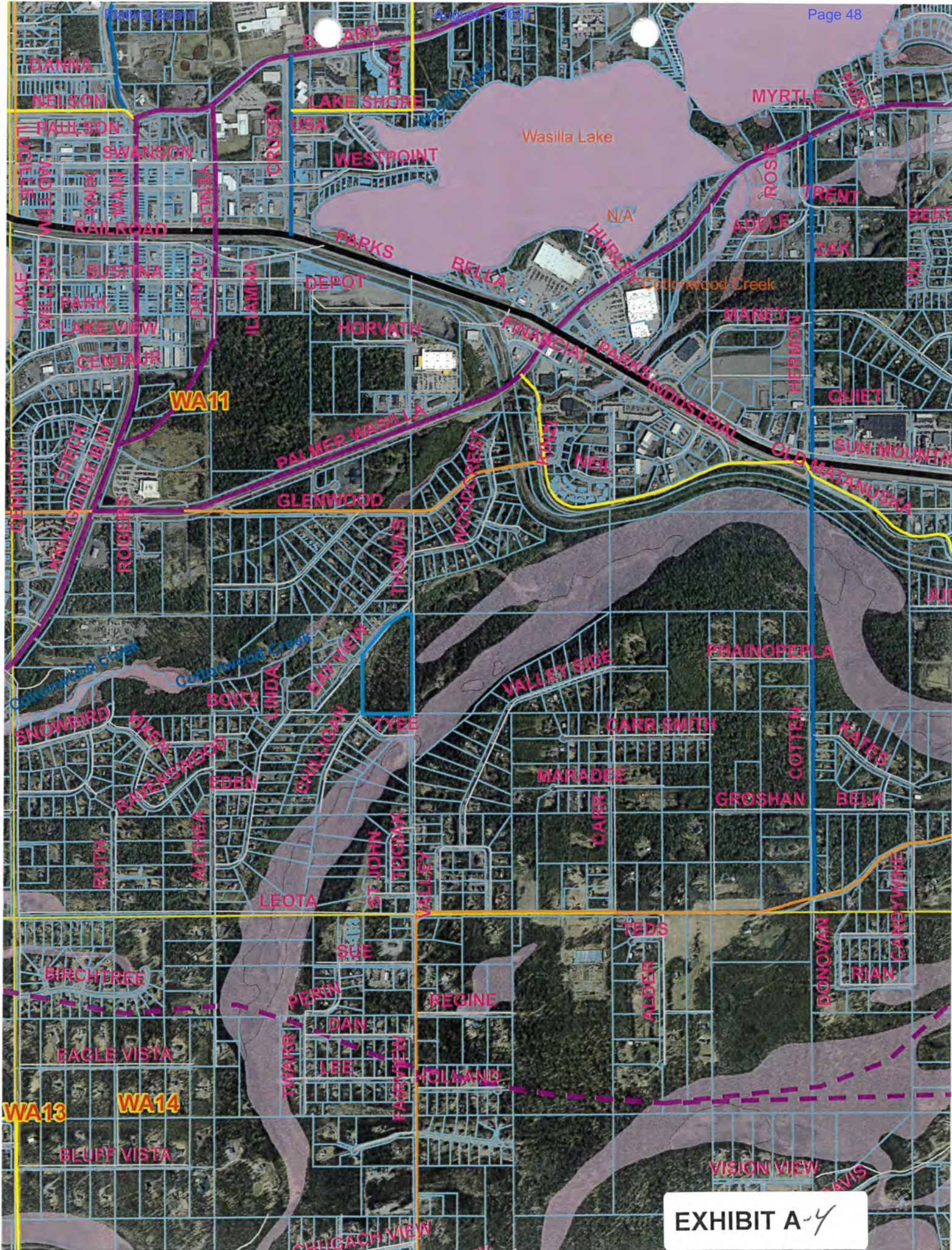


EXHIBIT A-4

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



RECEIVED

USEABLE AREA CERTIFICATION

CHILLIGAN NORTH SUBDIVISION

A SUBDIVISION OF

NE1/4, SEC 15, T17N R1W, SM, ALASKA

PLATTING

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:

(SW) TEST HOLES: 1, 2, 3, 4

(GP) TEST HOLES:

(SP) TEST HOLES:

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

(GM) TEST HOLES:

(SM) TEST HOLES:

- ☐ 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: 3

- ☐ Soil Mottling or Staining Analysis:

TEST HOLES:

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

TEST HOLES: 1, 2, 4

- ☐ 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


4/2/21
Date



| GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG | | | | |
|---|-------------------------------------|---------------|-------|----------|
| Parcel: | NE1/4, SEC 15, T17N R1W, SM, ALASKA | TEST HOLE NO. | Date: | 01/29/21 |
| Insp. By: | SIMON GILLILAND | 1 | Job # | 21-114 |

EXHIBIT B-3


| GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG | | | | |
|---|-------------------------------------|---------------|-------|----------|
| Parcel: | NE1/4, SEC 15, T17N R1W, SM, ALASKA | TEST HOLE NO. | Date: | 01/29/21 |
| Insp. By: | SIMON GILLILAND | 2 | Job # | 21-114 |

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

| GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG | | | | |
|---|-------------------------------------|--|---------------|----------|
| Parcel: | NE1/4, SEC 15, T17N R1W, SM, ALASKA | | TEST HOLE NO. | Date: |
| Insp. By: | SIMON GILLILAND | | 3 | 01/29/21 |
| | | | Job # | 21-114 |

EXHIBIT B-5

| GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG | | | | |
|---|-------------------------------------|---------------|-------|----------|
| Parcel: | NE1/4, SEC 15, T17N R1W, SM, ALASKA | TEST HOLE NO. | Date: | 01/29/21 |
| Insp. By: | SIMON GILLILAND | 4 | Job # | 21-114 |

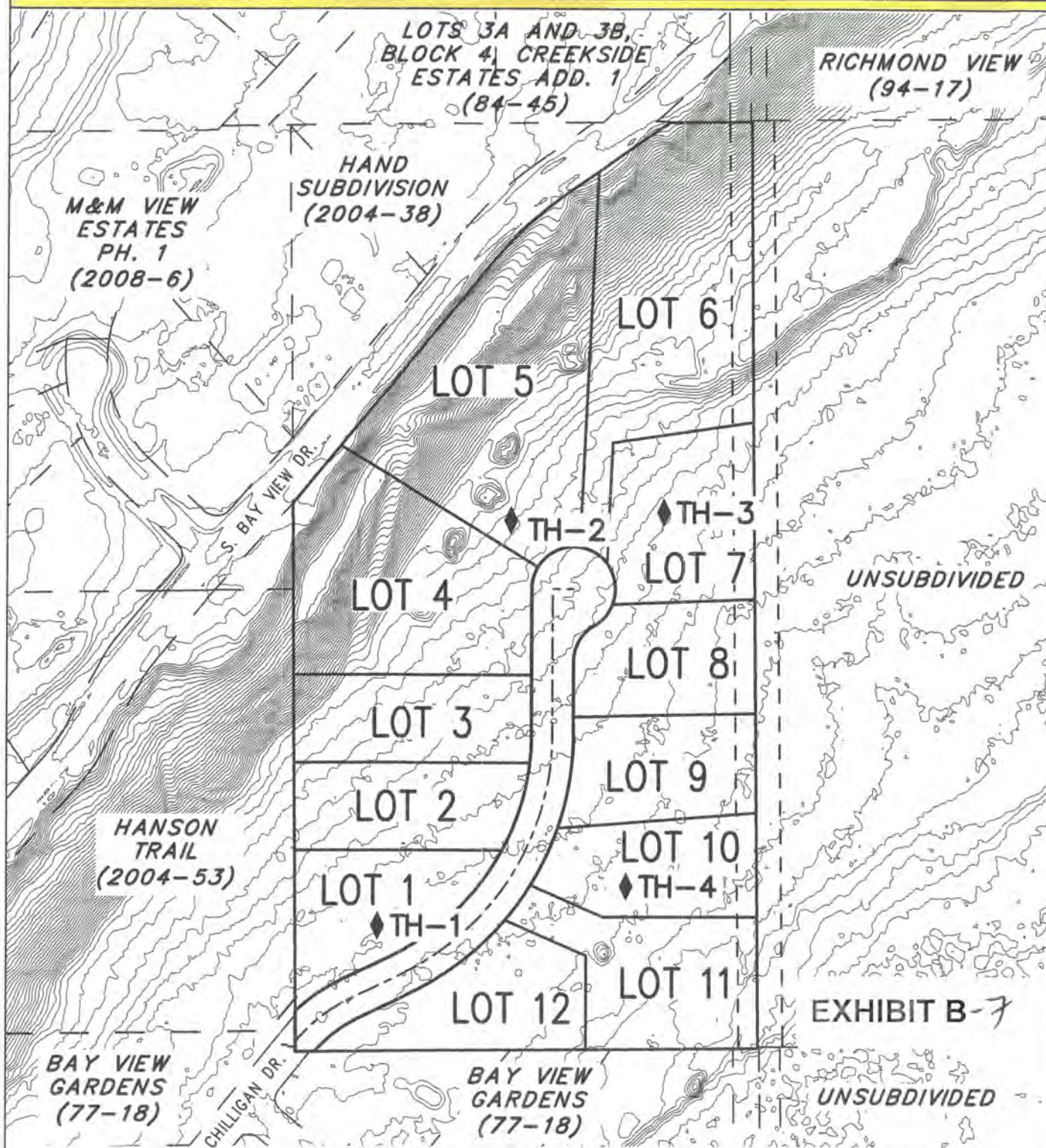
| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | |
|-------------------------------|---|---|---|-------------|------------|----------|----------------|----------|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | |
| 2ft | ML | INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR | | | | | | |
| 3ft | | | | | | | | |
| 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 | | | | | |
| | | | 7 | | | | | |
| | | | 8 | | | | | |
| | | | 9 | | | | | |
| | | | 10 | | | | | |
| | 11 | | | | | | | |
| | 12 | | | | | | | |
| 13ft | | | Perc. Hole Diam. (in.): | | | | | |
| 14ft | | | Test Run Between: | | | | | |
| 15ft | | | ft and | | ft Deep | | | |
| 16ft | | |  | | | | | |
| 17ft | | | | | | | | |
| 18ft | | | | | | | | |
| 19ft | | | | | | | | |
| 20ft | | | COMMENTS: | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Depth | | | WATER LEVEL MONITORING | | | | | |
| 12ft | Total Depth of Test Hole | | Date | WATER LEVEL | | | | |
| None | Depths where Seeps encountered | | | | | | | |
| None | Depths where Ground Water encountered | | | | | | | |
| None | Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered | | | | | | | |
| No | Monitor Tube Installed? | | | | | | | |

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

CHILLIGAN NORTH SUBDIVISION

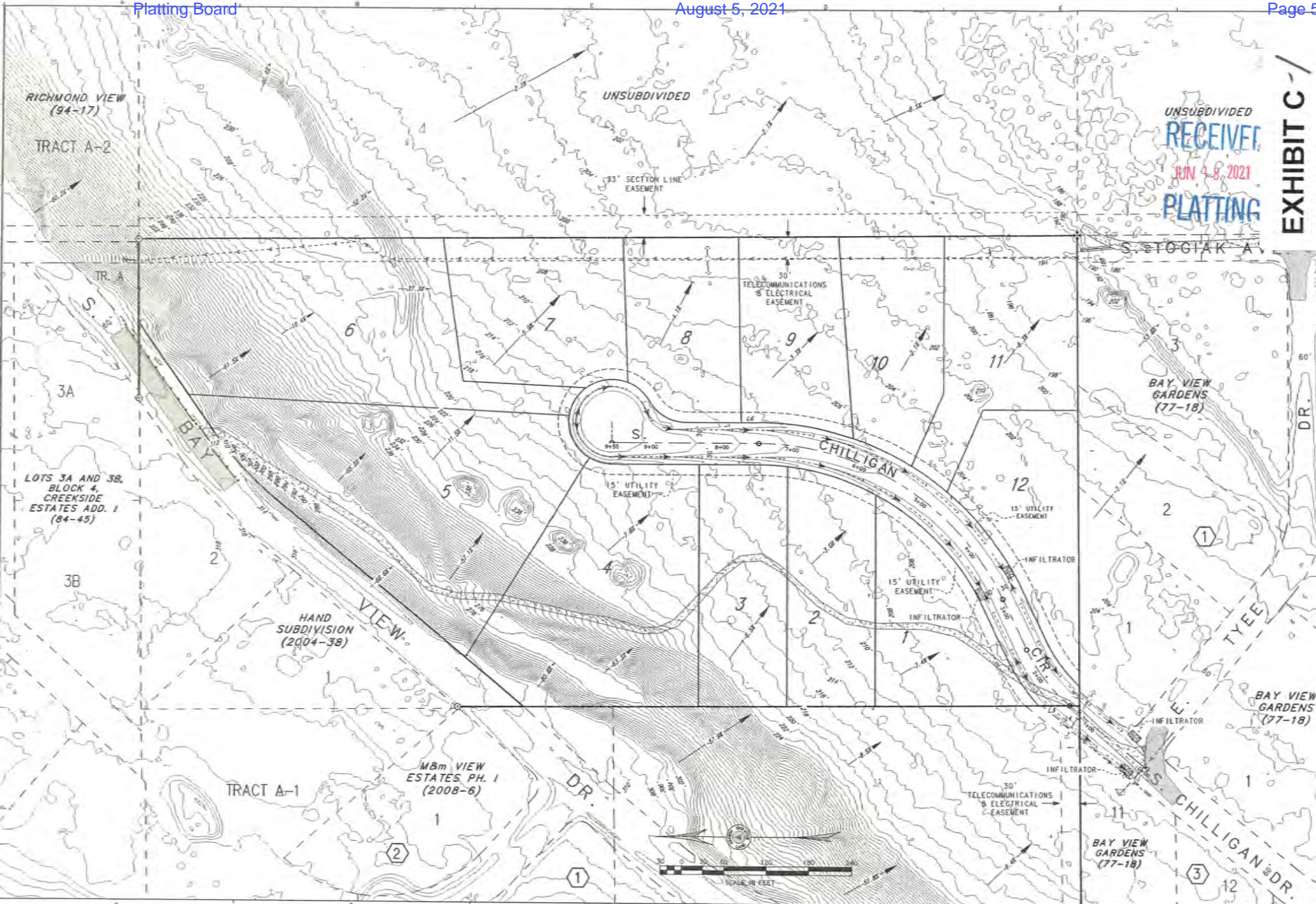
FILE: 21-114

DRAWN: SDN

04/01/21

EXHIBIT A

Page 1 of 1



WASILLA, ALASKA
LAND SURVEYING, LLC
305 E. FREDERICK AVE.
PALMER, ALASKA 99645
(907) 746-7738

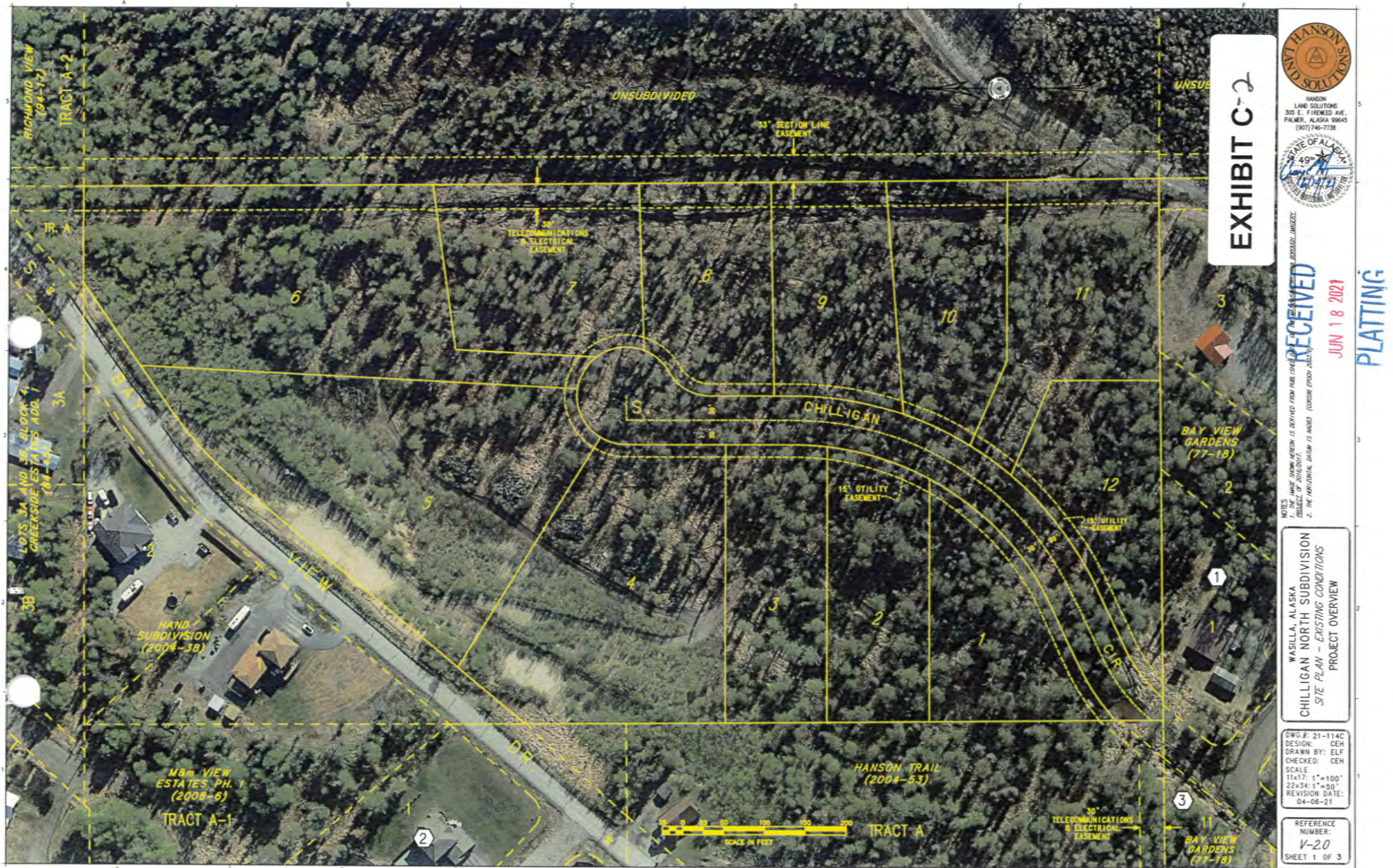


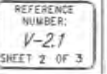
NOTES:
1. CONTAINS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE
DESIGNED TOP OF THE SURFACE (20' HPS) AND THE DITCH BACKSLOPES
2. THE 2' BACKSLOPES, ORIGINAL GROUND, CONTOURS SHOWN HEREIN WERE DERIVED FROM PUBLISHED DATA OF
THE ALASKA DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEODESY, 1971/72
3. PROJECT HORIZONTAL AND VERTICAL CURVES WERE DERIVED FROM A GPS POST-PROCESSED POSITIONING
CONSTRAINED WITH AN GPS SOLUTION OF A GPS STATIC OCCUPATION
4. THE HORIZONTAL DATUM IS NAD83 (EPSG 5003)

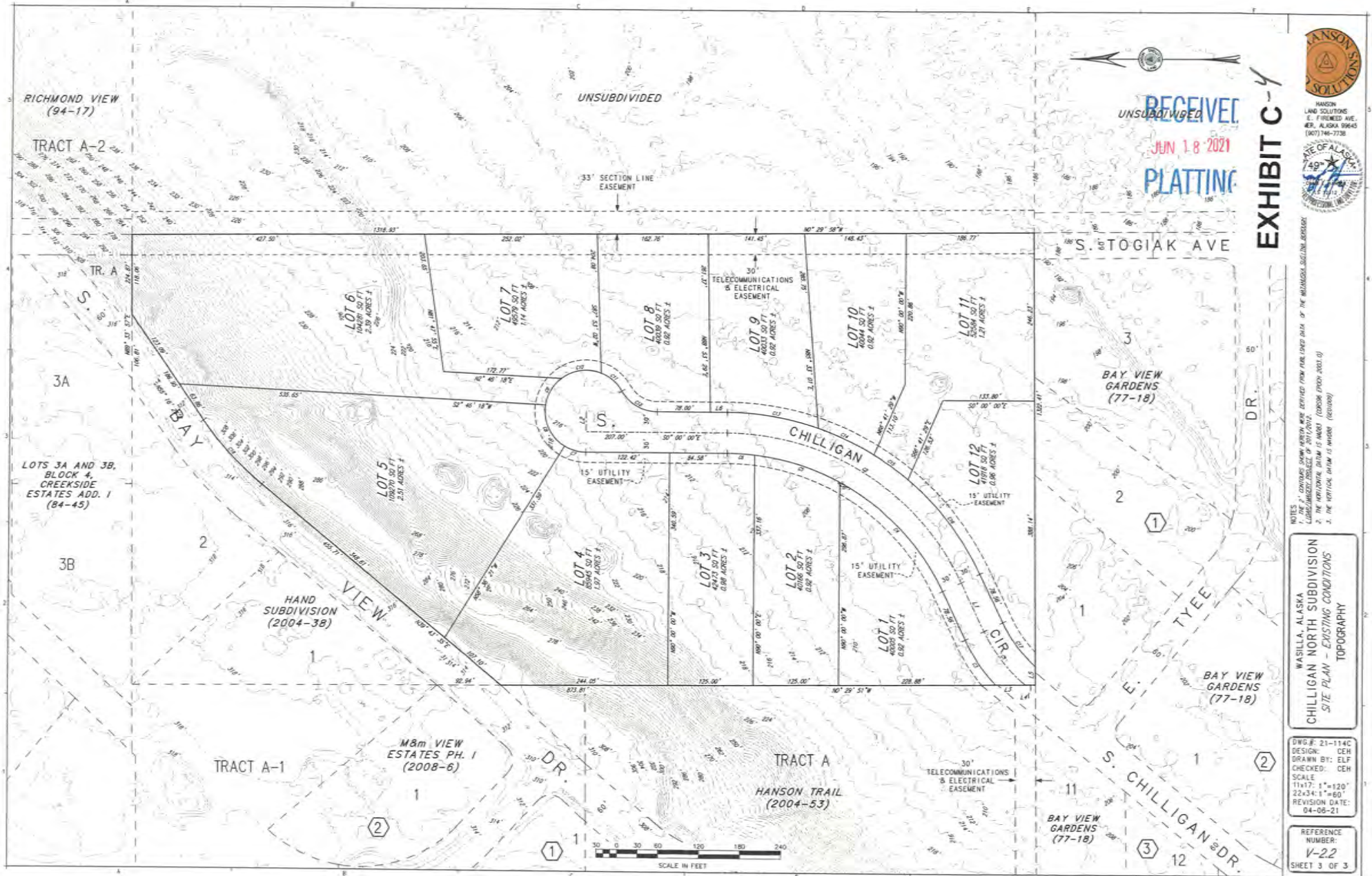
WASILLA, ALASKA
CHILLIGAN NORTH SUBDIVISION
SITE PLAN - DESIGN
GRADING-DRAINAGE PLAN

DWG #: 21-114C
DESIGN: CEH
DRAWN BY: SDH
CHECKED: CEH
SCALE:
1"=120'
22'x34'1"=60'
REVISION DATE:
04-08-21

REFERENCE
NUMBER:
C-24
SHEET 1 OF 1







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 | - |
| Existing end of S. Chillgan Cir. | 120 |
| S. Chilligan Dr. and E. Tyee Dr. | 260 |
| E. Tyee Dr. and S. Togiak Ave. | 330 |
| S. St John Ct. and S. Togiak Ave. | 440 |
| E Donna Cir. and S. Togiak Ave. | 580 |
| E. Leota St. and S. Togiak Ave. | 590 |
| S. Togiak Ave. and Fairview Lp. | 600 |

Respectfully,

Simon Gilliland

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



RECEIVED
JUN 18 2021
PLATTING

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



June 17, 2021

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

Chilligan North Subdivision

Dear Mr. Wagner,

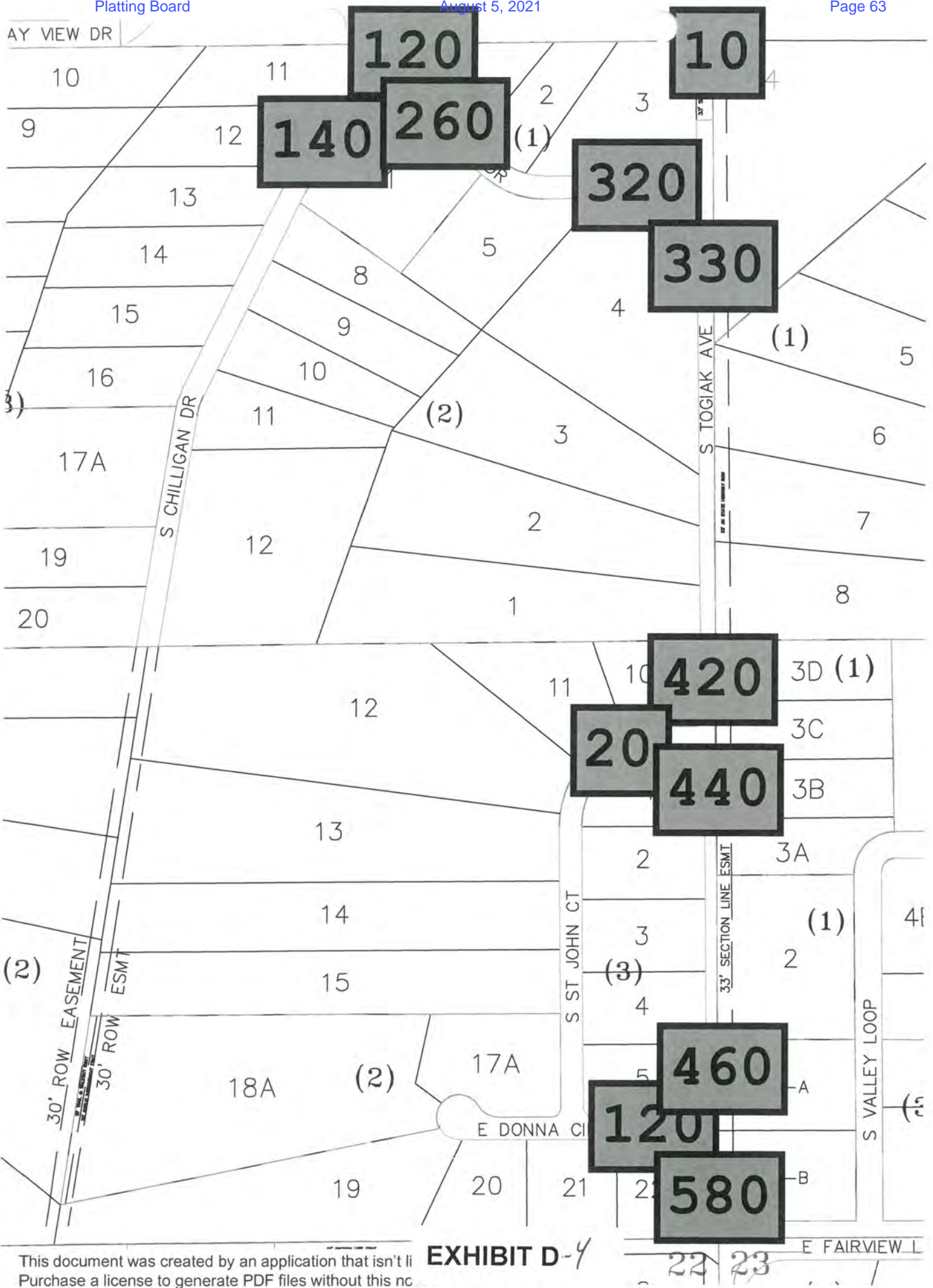
Please reference the attached calculation tables with regards to ADT counts within the proposed subdivision and the anticipated exit routes. Note many of the houses bordering both Togiak and E. Valley Side Cir, S. Valley Loop, and S. St John Ct draw their access from these lower classification roads.

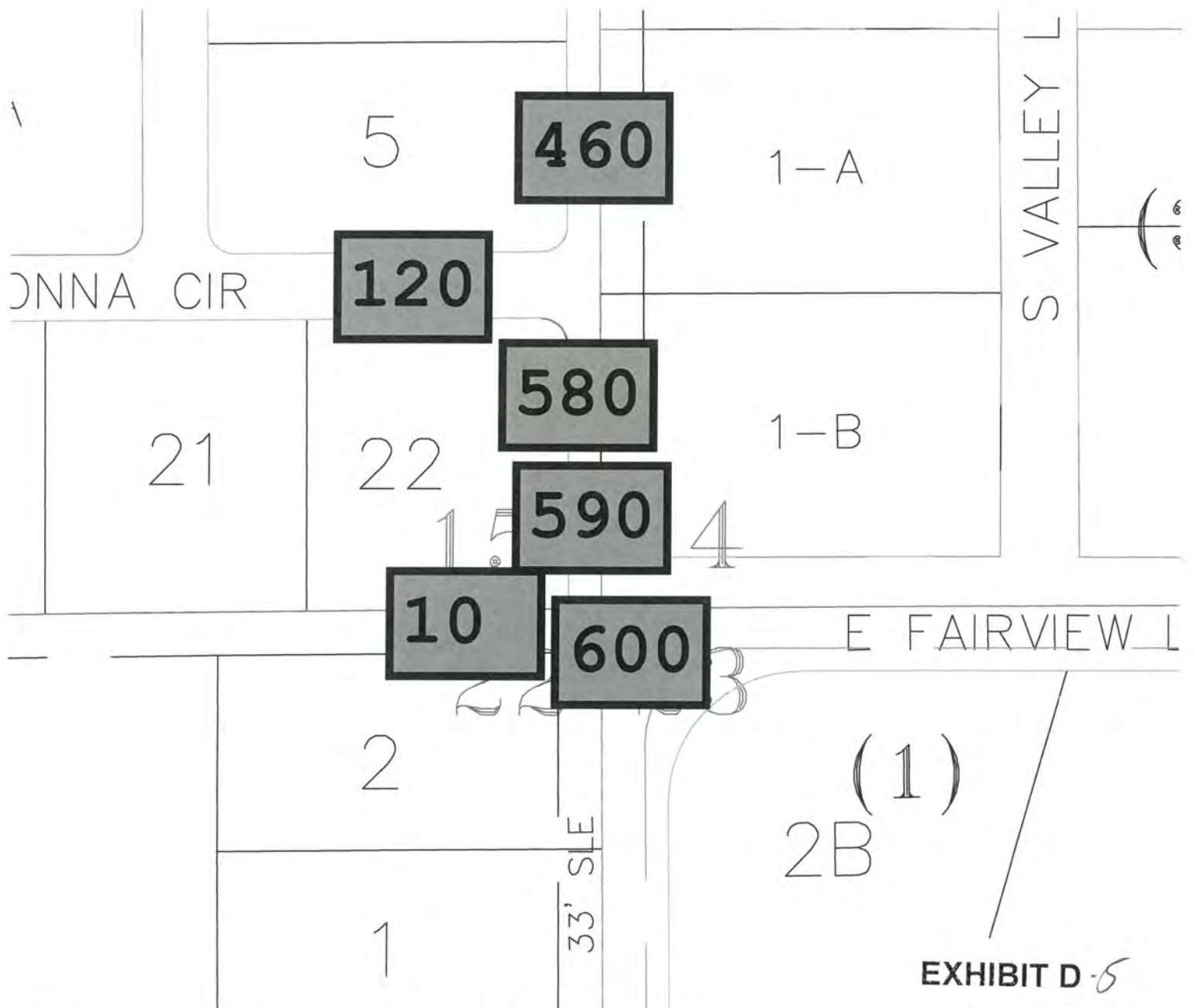
Table A: Existing ADT Counts at Adjacent Intersections

| Road Intersection | Average Daily Traffic (ADT) |
|-----------------------------------|------------------------------------|
| Existing end of S. Chilligan Cir. | 10 |
| S. Chilligan Dr. and E. Tyee Dr. | 150 |
| E. Tyee Dr. and S. Togiak Ave. | 220 |
| S. St John Ct. and S. Togiak Ave. | 330 |
| E Donna Cir. and S. Togiak Ave. | 470 |
| E. Leota St. and S. Togiak Ave. | 480 |
| S. Togiak Ave. and Fairview Lp. | 490 |

Based on the current plan E. Tyee Dr, and S. Togiak Ave is anticipated to increase in traffic by 110 ADT.. With a proposed plat of 12 lots this adds an additional 110 total ATD; eleven (11) lots added beyond parent parcel. See Table B below showing post subdivision updated ADT totals.

AY VIEW DR





Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, July 19, 2021 7:55 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Chilligan North #21-105

Does B7 (east of the subject parcel) have legal access? It looks to me like they only have a 33' SLE on their side of the section line which would prevent the extension of Togiak. Dedicate ROW for the extension of Chilligan Drive to the east, and/or additional ROW along the west side of the section line for Togiak Avenue.

Upgrade or certify Togiak Ave to Residential Subcollector Standard to Tyee Drive. Coordinate with MSB for work within MSB ROW.

Coordinate with COW for road construction requirements within city limits.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 25, 2021 3:30 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; robertyundtmsb@gmail.com; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; msb.hpc@gmail.com; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Chilligan North #21-105

The following link contains a Request for Comment for Chilligan North, #2021-105. Comments are due by July 20, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EoV51jF-h4xHiCh07XCrpyQBmJUygXfXQMkq7kZHB5PA4w?e=VBULnN

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

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, July 7, 2021 4:50 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Chilligan North #21-105
Attachments: Agenda Plat.pdf; RFC Packet.pdf; ADT.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 for your records.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 25, 2021 3:30 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; robertyundtmsb@gmail.com; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; msb.hpc@gmail.com; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Chilligan North #21-105

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

The following link contains a Request for Comment for Chilligan North, #2021-105. Comments are due by July 20, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EoV51jF-h4xHiCh07XCpyQBmJUygXfXQMkq7kZHB5PA4w?e=VBULnN

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

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

861-7872

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-SUSTITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____, DATED _____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED:

PLANNING AND LAND USE DIRECTOR: _____ DATE: _____

ATTEST: _____ (PLATTING CLERK)



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 INFORMATION SHOWN ON THE PLAT ACCURATELY EXITS AS DESCRIBED HEREIN, THAT ALL NECESSARY EASEMENTS AND RIGHTS ARE SHOWN AND CORRECTED, AND THAT THE DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR

LEGEND

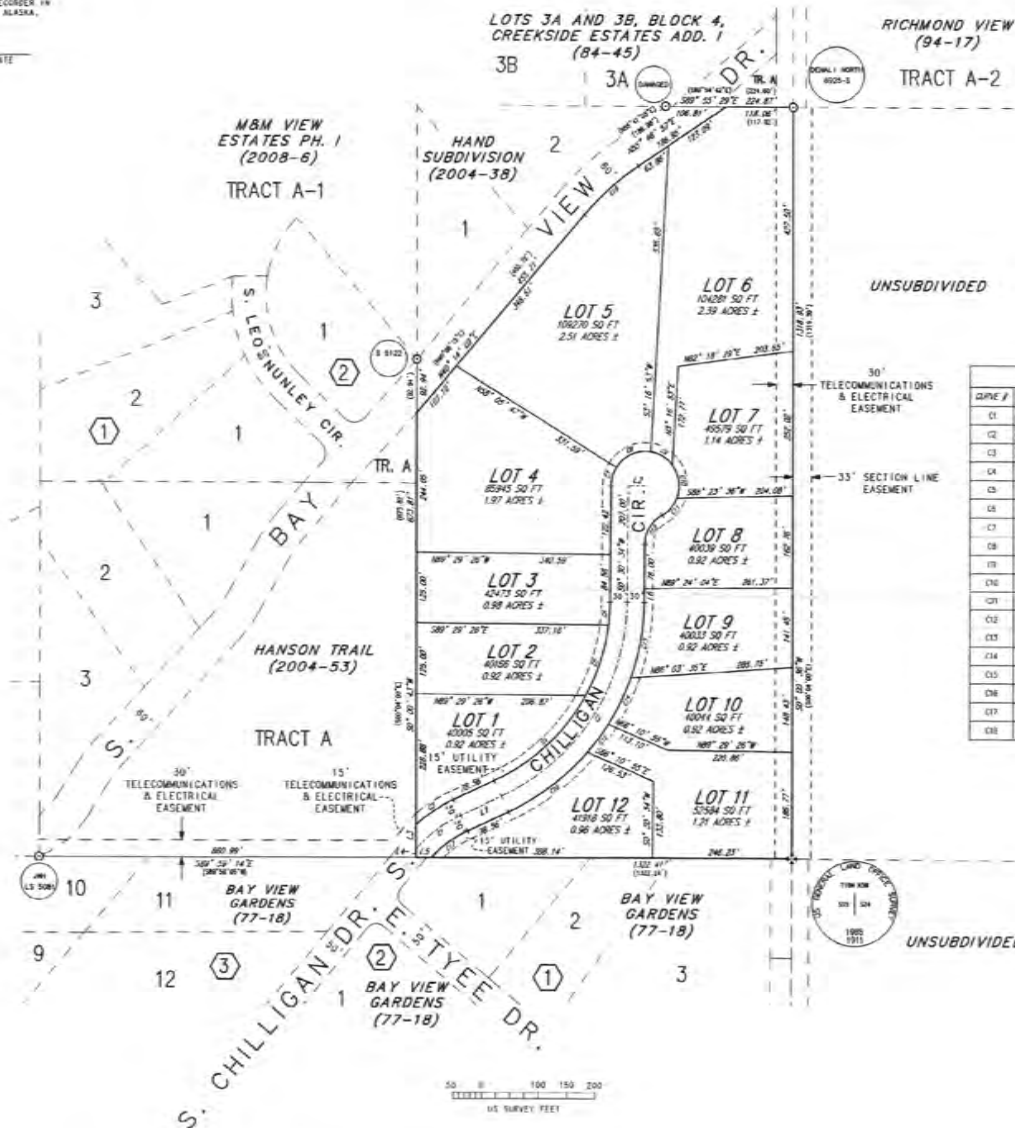
- RECOVERED GRANITE BRASS CAP ON IRON PIPE
- RECOVERED PLASTIC CAP ON 1/2" REBAR
- SET PLASTIC CAP ON 1/2" REBAR
- COMPUTED DATA
- MEASURED DATA
- WIDE PER PLAT (2004-53)
- BARRED POINT NUMBER
- BLANK



NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 2. A RECOVERED BRASS CAP WITH A NETWORK CROSS BEARING POSITION OF 51° 52' 45.00" N 145° 25' 12.97" W.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

EXHIBIT F-2



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 REDEVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL: _____ DATE: _____
(MATANUSKA-SUSTITNA BOROUGH)

LINE TABLE

| LINE # | LENGTH | BEARING |
|--------|--------|----------------|
| 1.1 | 19.34 | S80° 10' 40" W |
| 1.2 | 30.00 | N80° 20' 20" W |
| 1.3 | 43.34 | S0° 00' 43" W |
| 1.4 | 14.57 | S0° 00' 43" W |
| 1.5 | 27.05 | S09° 58' 14" E |
| 1.6 | 25.42 | S0° 30' 37" W |

CURVE TABLE

| CURVE # | LENGTH | RADIUS | BEARING | CHORD LENGTH | CHORD BEARING | TANGENT |
|---------|--------|--------|----------------|--------------|----------------|---------|
| C1 | 99.27 | 225.00 | S57° 30' 25" W | 95.47 | S57° 30' 25" W | 50.40 |
| C2 | 428.99 | 180.00 | S4° 00' 12" E | 406.50 | S37° 30' 40" W | 240.55 |
| C3 | 75.12 | 255.00 | S7° 00' 43" W | 78.39 | S7° 00' 43" W | 39.88 |
| C4 | 222.77 | 290.00 | S0° 00' 43" W | 219.00 | S40° 50' 45" W | 110.50 |
| C5 | 131.78 | 390.00 | S1° 30' 25" W | 124.00 | S17° 30' 37" W | 60.68 |
| C6 | 40.50 | 280.00 | S7° 00' 43" W | 40.45 | S7° 00' 43" W | 20.27 |
| C7 | 52.88 | 60.00 | S7° 00' 43" W | 52.47 | S37° 30' 40" W | 16.86 |
| C8 | 70.25 | 60.00 | S7° 00' 43" W | 66.51 | S60° 25' 57" W | 39.78 |
| C9 | 40.50 | 60.00 | S7° 00' 43" W | 45.75 | S50° 50' 45" W | 24.43 |
| C10 | 51.11 | 60.00 | S0° 00' 43" W | 58.50 | S0° 30' 37" W | 32.50 |
| C11 | 40.50 | 60.00 | S0° 00' 43" W | 58.50 | S40° 50' 45" W | 32.50 |
| C12 | 42.82 | 60.00 | S0° 00' 43" W | 61.00 | S37° 30' 40" W | 36.84 |
| C13 | 125.00 | 400.00 | S7° 00' 43" W | 125.55 | S40° 50' 45" W | 68.60 |
| C14 | 90.34 | 400.00 | S7° 00' 43" W | 90.15 | S25° 40' 12" E | 45.35 |
| C15 | 61.54 | 400.00 | S7° 00' 43" W | 61.48 | S30° 25' 57" W | 30.83 |
| C16 | 174.94 | 400.00 | S7° 00' 43" W | 173.81 | S0° 30' 37" W | 98.89 |
| C17 | 75.86 | 195.00 | S27° 00' 43" W | 78.30 | N03° 30' 40" E | 40.50 |
| C18 | 127.51 | 400.00 | S7° 00' 43" W | 127.12 | N40° 50' 45" E | 64.15 |

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

SERGEI PRONOSHEV DATE: _____
P.O. BOX 870581
NATILLA, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO before me this _____ DAY OF _____, 20____.

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____



Agenda Copy

RECEIVED
JUL 14 2021
PLATTING

CHILLIGAN NORTH SUBDIVISION

A SUBDIVISION OF
TRACT A
HANSON SUBDIVISION
(2004-38)
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
MBN SEC. 15; T. 17N; R. 1W; SM. 4K
CONTAINING 17.06 ACRES MORE OR LESS

HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1020
505 EAST FREEDOME AVENUE
PALMER, ALASKA, 99645
(907) 746-7738

FILE: FBOI-11401 REV SCALE 1"=100' (30/01/21) OF 1



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

July 1, 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.

- **Chilligan North**
(MSB Case # 2021-105)

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

Sincerely,

James Christopher

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

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Tuesday, June 29, 2021 7:18 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Chilligan North #21-105
Attachments: 20210629_072956.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
 MEA comments to include the attached two 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: Friday, June 25, 2021 3:30 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; robertyundtmsb@gmail.com; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; msb.hpc@gmail.com; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Chilligan North #21-105

CAUTION: This email originated from outside of the MEA.coop organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The following link contains a Request for Comment for Chilligan North, #2021-105. Comments are due by July 20, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EoV51jF-h4xHiCh07XCpyQBmJUyqXfXQMkq7kZHB5PA4w?e=VBULnN

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

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

#5893

RIGHT-WAY AGREEMENT

Book 21
W. 1111, Page 12 OK

KNOW ALL MEN BY THESE PRESENTS, that (s) (we) the undersigned,
Clinton H. and Eugenia Thomas
(unmarried) husband and wife, for good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the MATAPUSKA ELECTRIC ASSOCIATION, Inc. a cooperative corporation (hereinafter called the "Cooperative"), whose post office address is Palmer, Alaska, and to the successors or assigns, the right to enter upon the lands of the undersigned, situated in the Third Judicial Division, Territory of Alaska, and more particularly described as follows:

A tract of land approximately 320 acres in area, described as
North-east quarter (N.E. 1/4) and the
Southeast quarter (S.E. 1/4)

being in Section 15 Township 17 Range North. 1W
(East) (West) of the Seward Meridian

and to construct, operate and maintain on the above-described lands and/or in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, and to cut and trim trees and or shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system.

The undersigned agree that all poles, wires and other facilities, including any main service entrance equipment, installed on the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative, upon termination of service to or on said lands.

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:

Ray Otto - Former Seller

In WITNESS WHEREOF, the undersigned have set their hands and seals this 24th day of May 1956.

Clinton H. Thomas (L.S.)
Eugenia Thomas (L.S.)

Wasilla, Alaska - Wasilla, Alaska

Signed, Sealed and delivered in the presence of:

Filed for Record 9:48 am 9/29/58

By C. Brewer
May C. Carter, Dist. Rec. M.C.A. Palmer

UNITED STATES OF AMERICA } ss,
TERRITORY OF ALASKA }

THIS IS TO CERTIFY that on this 24th day of May 1956 before me, the undersigned, a Notary Public in and for the Territory of Alaska, personally appeared

Clinton H. and Eugenia Thomas

each to me personally known and to me 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 seal at the City and Year in this certificate first above written.

| | | |
|-----------------|--------------------------------|-----------------------------|
| Office Use Only | W. O. | MISC. |
| | P/S <u>P</u> | MAP <u>1715</u> |
| | SUBD. <u>1000001 + 1000002</u> | QUAD. <u>A & D</u> |
| | PLAT | EASE. <u>26-7594 + 7585</u> |

May C. Carter
Notary Public for Alaska,
in commission expires 10/1/58

EXHIBIT F-5

Matanuska Electric Association, Inc.

ELECTRIC LINE RIGHT OF WAY EASEMENT

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

George R. Kishi and Robert Kimura

(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: a thirty foot (30') wide easement center line of which is located thirty feet (30') West of the East boundary and extends from the South boundary to the North boundary of the E 1 SE 1 NE 1 Section 15, Township 17 North, Range 1 West



Being in Section 15, Township 17N, Range 1W, 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:

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

FEB 26, 1976

X George R. Kishi's
X Robert N. Kimura L.S.

STATE OF ALASKA) ss.

THIS IS TO CERTIFY that on this day of 19 before me the undersigned, a Notary Public in and for the State of Alaska, personally appeared X, 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.

NOTARY PUBLIC in and for Ala
My commission expires:

EXHIBIT F-4

| | | | |
|-----------------|-------|---------|---------------|
| Office Use Only | W. O. | 5460 | MISC. |
| | P/S | P | MAP 1705 |
| | SUBD. | 7000042 | QUAD. A |
| | PLAT | | EASE. 86-757A |
| | | | |

BOOK 129 PAGE 136
Palmer Recording District

INDIVIDUAL

STATE OF HAWAII
COUNTY OF MAUI

} ss.

On this 23rd day of February, 19 76, before me personally appeared
ROBERT N. KIMURA

to me known to be the person.... described in and who executed the foregoing instrument and acknowledged that
he executed the same as his free act and deed.



Harriette E. Miyamoto
Notary Public, Second Judicial Circuit
State of Hawaii.
My Commission expires: February 9, 1978

INDIVIDUAL

STATE OF HAWAII,
City and County of Honolulu. } ss:

On this 26 day of February, A. D. 19 76, before me personally appeared
GEORGE R. KISHI

to me known to be the person.... described in and who executed the foregoing instrument and
acknowledged that HE executed the same as HIS free act and deed.

Joseph E. Kaula
Notary Public, First Judicial Circuit
State of Hawaii.
My Commission Expires November 17, 1978



76-012967
7-

RECORDED-FILED
PALMER REC.
DISTRICT

DEC 17 1 07 PM '76

REQUESTED BY

ADDRESS

MATANUSKA ELECTRIC ASSOCIATION, Inc.
PALMER, ALASKA

EXHIBIT F-7

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, June 28, 2021 8:38 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Chilligan North #21-105

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

Good morning,

MTA has reviewed the plat for Chilligan North. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 25, 2021 3:30 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; robertyundtmsb@gmail.com; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; msb.hpc@gmail.com; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Chilligan North #21-105

The following link contains a Request for Comment for Chilligan North, #2021-105. Comments are due by July 20, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EoV51jF-h4xHiCh07XCrpyQBmJUygXfXQMkq7kZHB5PA4w?e=VBULnN

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



56778B01L002 56
 NEWCOMB KURT M
 NEWCOMB JEANNETTE B
 PO BOX 872186
 WASILLA AK 99687-2186

RECEIVED
 JUL 19 2021
 PLATTING

56778B01L002 56

FIRST CLASS

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: ANDREI PROKOSHEV

REQUEST: The request is to create 12 lots from Tract A, Hand Subdivision, Plat No. 2004-38, to be known as **CHILLIGAN NORTH**, containing 17.06 acres +/- . Petitioner will be extending S. Chilligan Drive for access to the new lots. The plat is located north of E. Fairview Loop and south of S. Bay View Drive, within the city limits of Wasilla (Tax ID #5510000T00A); located within the NW ¼ Section 15, Township 17 North, Range 01 West, Seward Meridian, Alaska. In Assembly District #4.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **August 5, 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 Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Amy Otto-Buchanan** at (907) 861-7872.

To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.

[] No Objection [☒] Objection [] Concern

Name: _____ Address: _____

Comments: _____

July 19, 2021

Attn: Matanuska-Susitna Borough

Platting Division



This letter addresses my concerns as to the creation of 12 lots from Tract A, Hand Subdivision, Plat # 2004-38, to be known as, Chilligan North Subd.

1. Will there be consideration of or any restrictions related to the proposed High Voltage transmission line proposed to route over or near subject property?
2. Adequate testing to ensure viability as to water table and runoff from the development.
3. I would like to be assured that there will be no access to any of the proposed lots onto Thomas Street or South Bayview Drive. There are extreme grades along the north boundry and would create traffic hazards. I absolutely object to any access to these streets.

Sincerely,

Kurt M. Newcomb

Box 872186

Wasilla, Alaska 99687

Owner

56778B01L002

56778B01L003

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

REGISTERED LAND SURVEYOR

LEGEND

- RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- RECOVERED PLASTIC CAP ON 3/8" REBAR
- SET PLASTIC CAP ON 3/8"x30" REBAR
- COMPUTED DATA
- MEASURED DATA
- RECORD PER PLAT (2004-38)
- SURVEY POINT NUMBER
- BLOCK



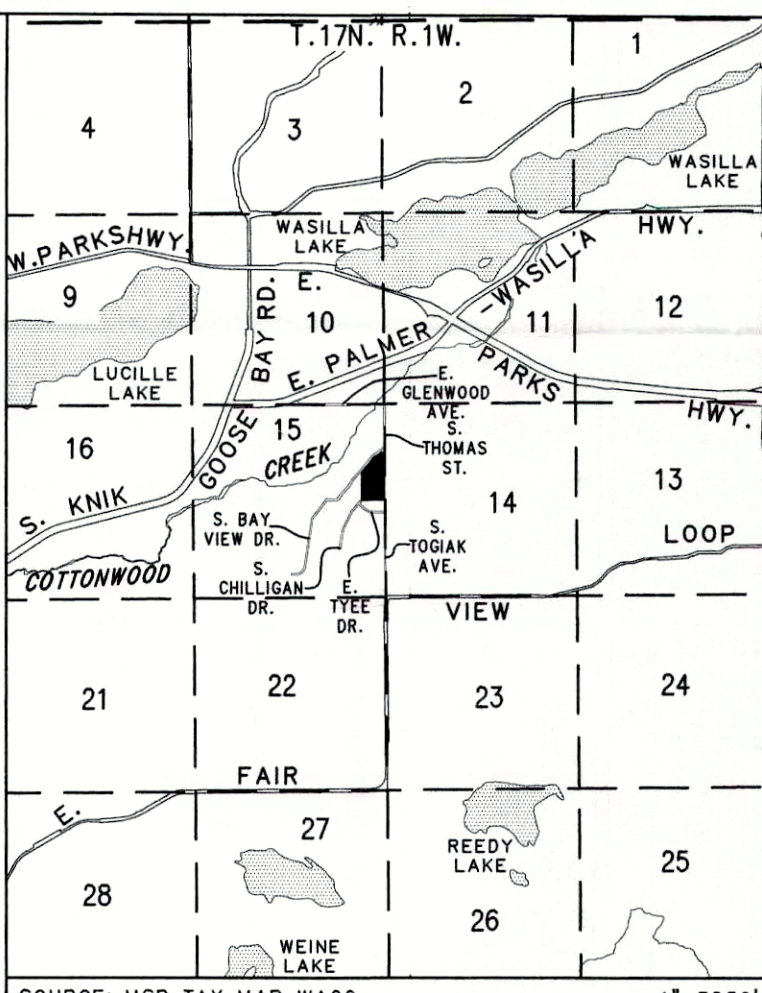
NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 2. A RECOVERED BRASS CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 33' 48.01"N 149° 25' 12.97"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) DATE



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAYS TO THE MAT-SU BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SERGEI PROKOSHEV DATE
P.O. BOX 870581
WASILLA, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS

DAY OF 20

FOR

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES:

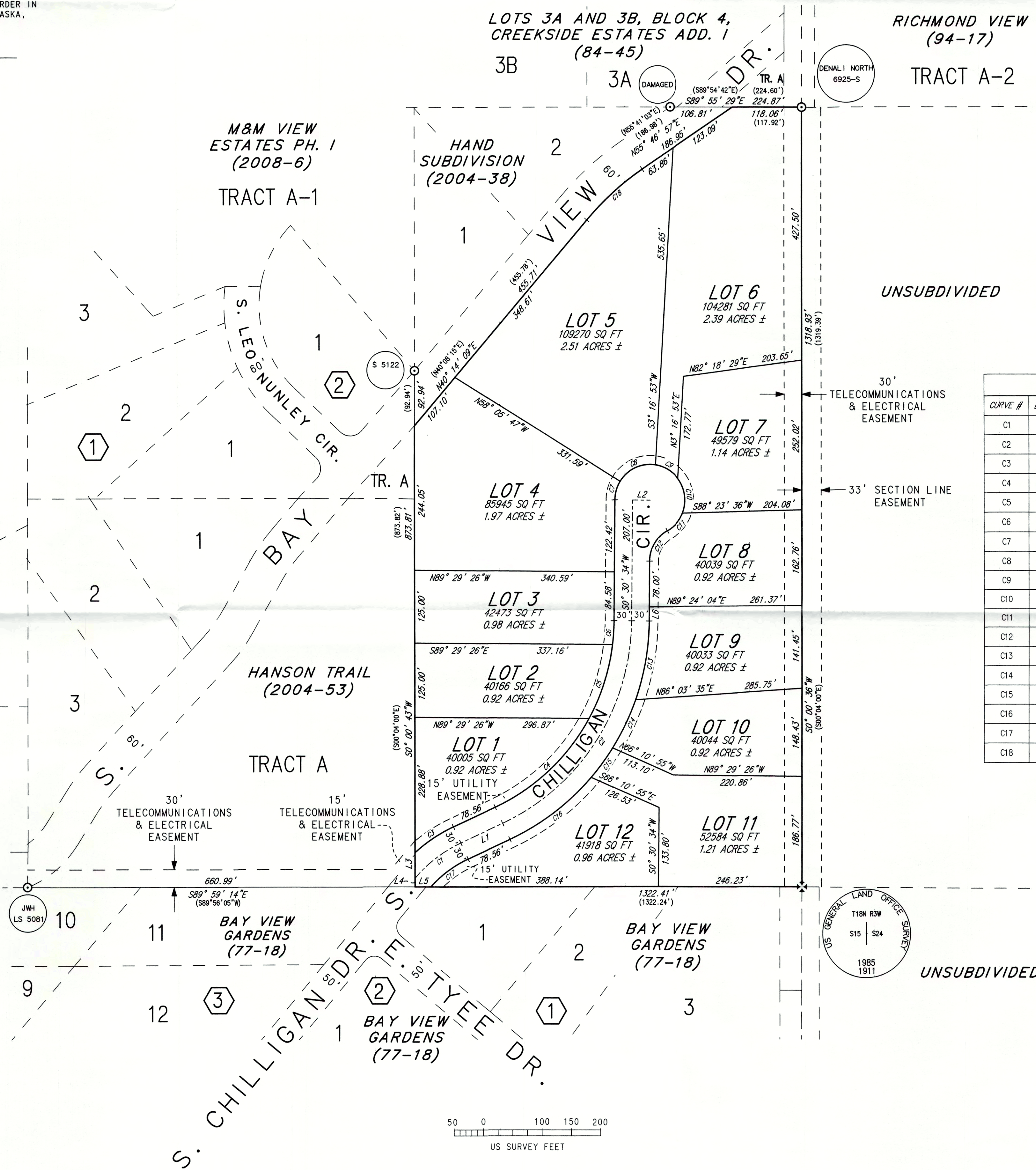
Agenda Copy

RECEIVED
JUN 18 2021
PLATTING

A PLAT OF
CHILLIGAN NORTH SUBDIVISION
A SUBDIVISION OF
TRACT A
HAND SUBDIVISION (2004-38)

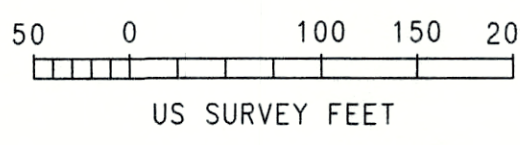
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE 1/4 SEC. 15, T.17N. R.1W. SM, AK
CONTAINING 17.06 ACRES MORE OR LESS

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



| LINE TABLE | | |
|------------|--------|---------------|
| LINE # | LENGTH | BEARING |
| L1 | 78.56 | S65° 10' 46"W |
| L2 | 30.00 | N89° 29' 26"W |
| L3 | 43.38 | S0° 00' 43"W |
| L4 | 14.57 | S0° 00' 43"W |
| L5 | 27.05 | S89° 59' 14"E |
| L6 | 25.08 | S0° 30' 33"W |

| CURVE TABLE | | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD LENGTH | CHORD BEARING | TANGENT |
| C1 | 99.27 | 225.00 | 25°16'42" | 98.47 | S52° 32' 25"W | 50.46 |
| C2 | 428.91 | 380.00 | 64°40'12" | 406.50 | S32° 50' 40"W | 240.55 |
| C3 | 79.13 | 255.00 | 17°46'43" | 78.81 | S56° 17' 24"W | 39.88 |
| C4 | 222.77 | 350.00 | 36°28'02" | 219.03 | S46° 56' 45"W | 115.30 |
| C5 | 131.78 | 350.00 | 21°34'21" | 131.00 | S17° 55' 33"W | 66.68 |
| C6 | 40.50 | 350.00 | 6°37'49" | 40.48 | S3° 49' 29"W | 20.27 |
| C7 | 32.88 | 60.00 | 31°23'39" | 32.47 | S16° 12' 24"W | 16.86 |
| C8 | 70.26 | 60.00 | 67°05'29" | 66.31 | S65° 26' 57"W | 39.78 |
| C9 | 46.39 | 60.00 | 44°18'08" | 45.25 | S58° 51' 14"E | 24.43 |
| C10 | 61.11 | 60.00 | 58°21'21" | 58.50 | N7° 31' 29"W | 33.50 |
| C11 | 40.69 | 60.00 | 38°51'23" | 39.91 | S41° 04' 53"W | 21.16 |
| C12 | 62.83 | 60.00 | 60°00'00" | 60.00 | S30° 30' 34"W | 34.64 |
| C13 | 135.95 | 410.00 | 18°59'54" | 135.33 | S10° 00' 31"W | 68.60 |
| C14 | 90.34 | 410.00 | 12°37'28" | 90.16 | N25° 49' 12"E | 45.35 |
| C15 | 61.54 | 410.00 | 8°36'01" | 61.48 | S36° 25' 57"W | 30.83 |
| C16 | 174.94 | 410.00 | 24°26'49" | 173.61 | N52° 57' 21"E | 88.82 |
| C17 | 79.86 | 195.00 | 23°27'55" | 79.30 | N53° 26' 49"E | 40.50 |
| C18 | 127.51 | 469.93 | 15°32'48" | 127.12 | N48° 00' 33"E | 64.15 |



6C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 5, 2021

PRELIMINARY PLAT: BASE CAMP (PUBLIC USE EASEMENT VACATION)

LEGAL DESCRIPTION: SEC 35, T19N, R01E, SEWARD MERIDIAN AK

PETITIONERS: ROWLAND PROPERTIES LLC

SURVEYOR/ENGINEER: RECON

ACRES: 39.9 ± PARCELS: 5

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-103/104

REQUEST: The request is to create five lots from Tract C2, Margaret's Subdivision, Plat No. 2020-83, to be known as **BASE CAMP**, containing 39.9 acres +/- . Petitioner is requesting the vacation of the existing cul-de-sac, to be replaced by a new cul-de-sac for access to the new lots. The plat is located east of N. Palmer-Fishhook Road and is accessed by N. Sun Valley Drive; located within the NW ¼ Section 35, Township 19 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report
Petition for Vacation of Public Use Easement
Average Daily Traffic Count

EXHIBIT A – 4 pgs
EXHIBIT B – 10 pgs
EXHIBIT C – 5 pgs
EXHIBIT D – 5 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
Utilities

EXHIBIT E – 1 pg
EXHIBIT F – 6 pgs

DISCUSSION: The proposed subdivision is located east of N. Palmer-Fishhook Road and is accessed by N. Sun Valley Drive. Petitioner proposes to vacate the existing Public Use Easement created by Margaret's Subdivision and replace it with a cul-de-sac to provide access to the new lots. Proposed Tract A is a 60' wide flag lot, pursuant to MSB 43.20.300(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. Street and new cul-de-sac will be built to residential street standards (see *Recommendation #4*).

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Steven R. Rowland, PE, Recon LLC, notes five test pits were excavated at locations shown on the attached location map. Soils observed included a thin surface layer of silt overlying sand and coarse gravel with cobbles and boulders. Silt layer was less than one foot and gravel extended to the limit of excavation at depths of 12' to 12.6'. The gravel encountered has moderately rapid to rapid permeability and is conducive to the type of development planned. No groundwater was encountered. Testhole logs are attached. In summary, review

of the proposed subdivision plan, topographic maps, geologic maps and soils information of record. Based on MSB code, each lot has the required minimum of 20,000 sf of contiguous useable building area and the required 10,000 sf of contiguous useable septic area. There are no excessive slopes of substantial extent and there is no significant occurrence of surface water. The existing and proposed Public Use Easements are located on suitable terrain and in a manner that allows for future road development.

Vacation of Right-of-Way: (Exhibit C):

Pursuant to MSB 43.15.035(B), a public use easement or right-of-way may be vacated if equal or better access exists to all areas affected, (B)(1)(a), or;

the surrounding area is fully developed and all planned or needed rights-of-way and utilities are constructed, (B)(1)(b) or;

the right-of-way is not being used, a road is impossible or impractical to construct and alternative access is provided (B)(1)(c).

The existing Public Use Easement cul-de-sac at the southern boundary at the north end of N. Sun Valley Drive will be extended a short distance to provide legal and physical access to each parcel created. The existing cul-de-sac will be vacated. The existing cul-de-sac in the northwest corner of proposed Tract A will remain.

Pursuant to MSB 43.10.065(G), a sign notifying the public of the vacation request and the date, time and location of public hearing, shall be posted and maintained by the applicant at the site for 30 days prior to the public hearing. Petitioner has submitted an affidavit to Platting staff, verifying the posting has been made. Posting Affidavit at **Exhibit C-3**.

Comments: Department of Public Works Operations & Maintenance (**Exhibit E**) notes the street will be constructed to a minimum of residential standard (see **Recommendation #4**). Submit construction plans (drainage report, etc.) at least one week prior to desired preconstruction meeting date. The existing cul-de-sac will be reclaimed at the end of the warranty period (see **Recommendation #4a**). Provide traffic impact mitigation pursuant to Subdivision Construction Manual (SCM) A04.5, which can include but not limited to traffic control devices (signage, striping) on segments where potential ADT exceeds 440 and LED street lighting, speed feedback signs, widened shoulders, inside corner widening for offtracking, or all-way stop intersection on segments where potential ADT exceeds 600 (see **Recommendation #4b**). The required Traffic Impact Mitigation will be determined at the PreConstruction Conference. Connect the Public Use Easement between N. Sun Valley Drive and the Public Use Easement in the northwest corner of Tract C2. Construction beyond the proposed cul-de-sac would not be required (see **Recommendation #5**). Average Daily Traffic Count is at **Exhibit D**.

Utilities: (**Exhibit F**) Both MTA and MEA request 15' wide utility easement adjoining all rights-of-way (see **Recommendation #6**). Enstar has no comments, recommendations or objections. GCI has no objections.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; ADOT&PF; Community Council Fishhook, Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Department of Emergency Services, Community Development, Assessments, Pre-Design Division or Development Services.

CONCLUSION: The preliminary plat of Base Camp is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The vacation of the existing cul-de-sac is consistent with MSB 43.15.035(B) Vacations. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

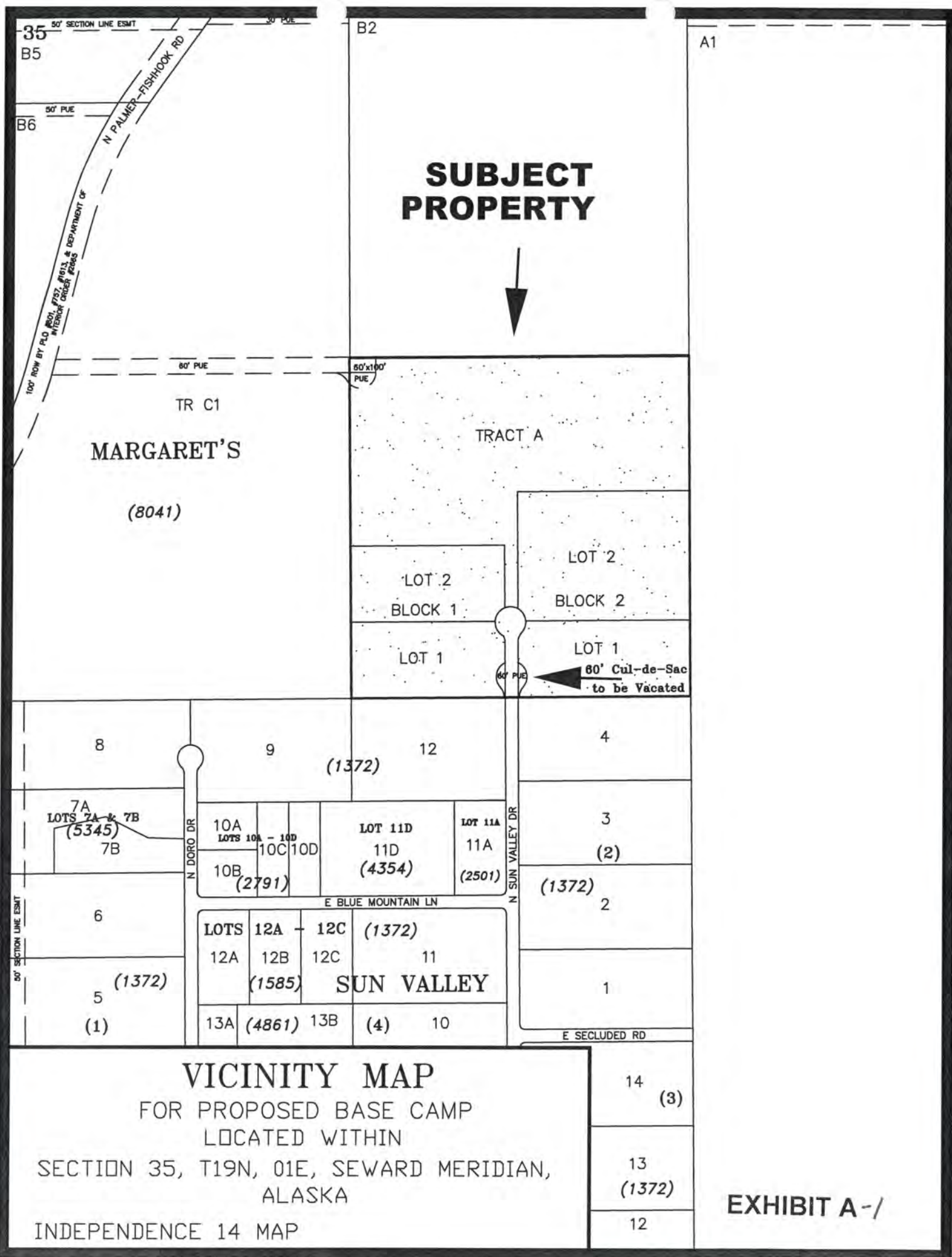
1. The plat of Base Camp is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. The vacation of the cul-de-sac is consistent with MSB 43.15.035(B) Vacations.
3. A soils report was submitted pursuant to MSB 43.20.281(A)(1). All lots have the required septic area. Tract A is over 400,000 sf and does not require useable area verification, pursuant to MSB 43.20.281(A)(1)(i)(i).
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
6. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; ADOT&PF; Community Council Fishhook, Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Department of Emergency Services, Community Development, Assessments, 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 Base Camp and the vacation of the cul-de-sac, Section 35, Township 19 North, Range 01E, Seward Meridian, Alaska, contingent on staff recommendations:

1. Obtain approval of the vacation from the Assembly within 30 days of the written decision.
2. 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.
3. Provide updated Certificate to Plat executed within seven (7) days of recording and submit Beneficiary Affidavit for any holders of a beneficial interest.
4. Construct interior street and cul-de-sac MSB 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 street inspection reports as required by Section F1.4, F1.5 and F1.6 of the Subdivision Construction Manual.
 - b. Provide Traffic Impact Mitigation for Access through existing streets.
 - c. Provide DPW acceptance of the road to Platting staff.
5. Dedicate right-of-way from the new cul-de-sac to connect with the Public Use Easement in the northwest corner. Right-of-way not required to be constructed.
6. Provide 15' wide utility easements adjoining the rights-of-way.

7. Pay postage and advertising fees.
8. Show all easements of record on final plat.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit final plat in full compliance with Title 43.



PALMER FISHHOOK

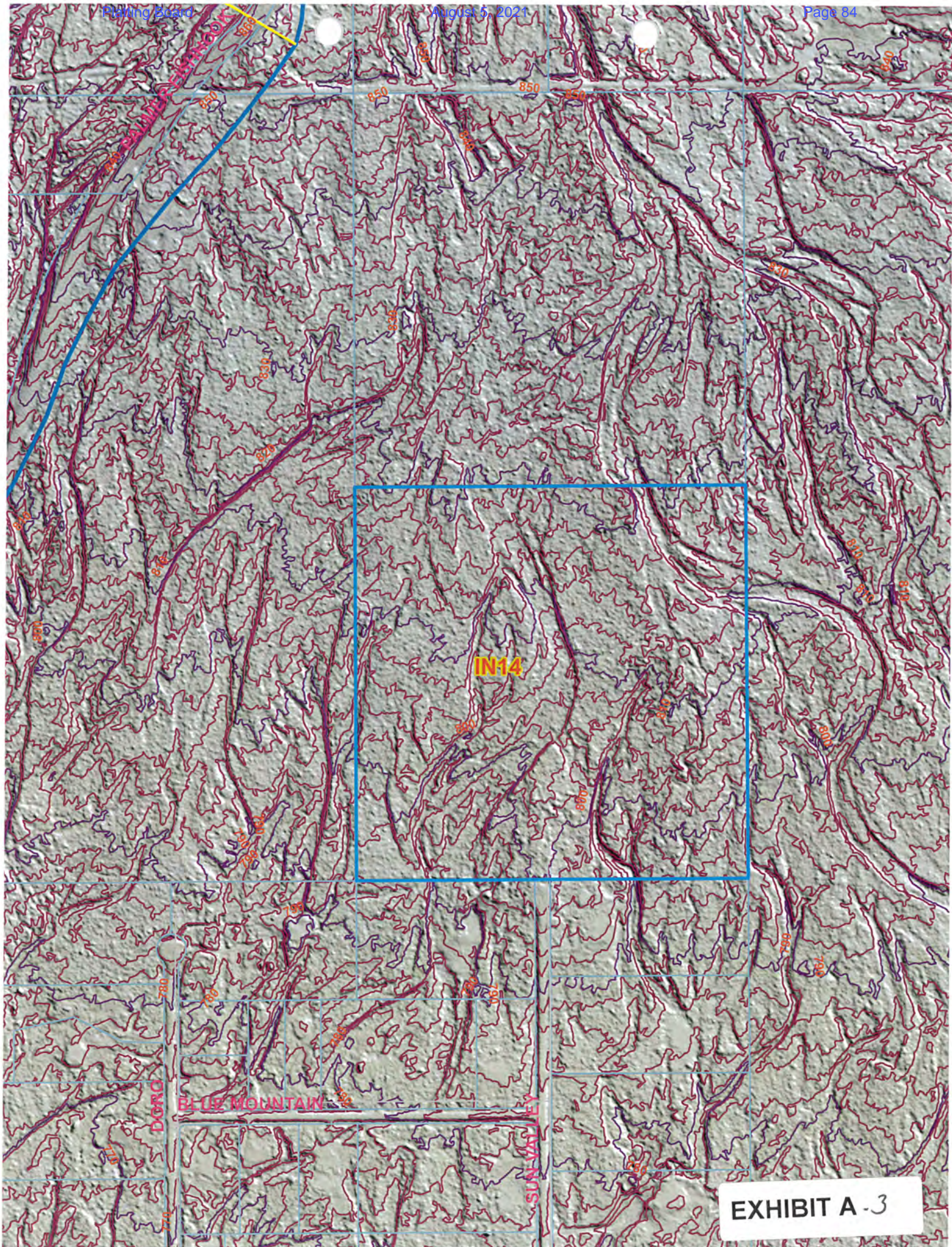
IN14

BLUE MOUNTAIN

DOCO

SUN VALLEY

EXHIBIT A-2



IN14

BLUE MOUNTAIN

SUN VALLEY

EXHIBIT A-3



*Rowland Engineering Consultants*565 West Recon Circle, - Palmer, Alaska 99645
907.746.3630 - 907.355.3006 cell - steve@reconllc.net

May 20, 2021

Matanuska-Susitna Borough
Platting Division
350 East Dahlia St.
Palmer, Alaska 99645RECEIVED
JUN 17 2021
PLATTING

Re: Engineers Assessment
Base Camp Subdivision, a subdivision of Tract C2 Margaret's Subdivision, Plat No.
2020-83, located within the NW ¼ Section 35, T 19 N, R 1 E, Seward Meridian, Alaska
(MSB Account 8041000T00C2)

Attn: Platting Officer

Introduction

RECON, LLC has completed an assessment of the subject property to determine compliance with MSB requirements for "usable and constructible area" as defined in Title 43 of Borough Code. Given the proposed tracts to be created are larger than 400,000 square feet, the subdivision is exempt from the requirements of MSB 43.15.016 (A) (6) per MSB 43.20.280 (A) (i) (ii). The subject parent parcel, being 39.9 acres is to be divided to create two lots of approximately 3.5 acres each and one additional 7.4-acre lot. The remaining tract will be roughly 22 acres. The proposed lots and tract to be created are shown on the attached plan for Base Camp Subdivision.

The parent 39.9-acre parcel is undeveloped. Existing physical access is via North Sun Valley Drive, which is paved, and Borough maintained.

In May of this year, Steven Rowland, PE completed evaluation of the subject property sufficient to provide an assessment of suitability for subdivision.

Project Area Description and Characteristics

The proposed subdivision is located approximately one-quarter mile east of N. Palmer Fishhook Road at approximately highway mile 7.5. Parcels to the north, south and west are typically developed as large lot residential Properties. Parcels to the east are undeveloped. North Sun Valley Road provides access to the property from the south.

Geomorphically, the subject property is located within the medial zone of a relict alluvial fan associated with the Little Susitna River drainage. Topographically the property has a very uniform slope of -2% from north to south. Elevation varies from a high of 822 feet at the north limit of the property to a low of 792 ft at the southwest corner, for a total elevation differential of 30 ft. No slopes with an elevation differential of greater than 10 feet have been identified on the property that exceed 25% grade. Available detailed topographic data and the "hillshade" surface model clearly shows the historic landform on which the property is located. Shallow relict stream channels are very evident as is characteristic of an alluvial fan deposit.

EXHIBIT B -/

*Rowland Engineering Consultants*565 West Recon Circle, - Palmer, Alaska 99645
907.746.3630 - 907.355.3006 cell - steve@reconllc.net

Any future residential development can be accomplished without adversely affecting area drainage patterns or adjacent properties. The subject property is undeveloped and is entirely forested with a mixed stand of birch and white spruce. Homes located on adjacent properties, utilize on-site wells and conventional wastewater disposal systems.

Soil and Groundwater

Being located on a relict alluvial fan, and given the regional geology, the soils are typically a thin silt (topsoil) layer overlying coarse, well to poorly graded gravel with large boulders being common. These soils are typically excellent for subdivision development. Based on review of well logs and test borings complete in the project area, groundwater can be expected at depths of more than 20 ft. Several water wells on adjoining properties indicate a producing aquifer is typically encountered above bedrock at depths of 60-90 ft. There are no wetlands, active drainage ways or streams within the subject parcel.

On May 15, 2021, five test pits were excavated on the subject property at locations shown on the map in Attachment A. Test pit locations were selected as representative of the conditions to be expected throughout proposed subdivision. Each test pit was logged by Steve Rowland, PE, of RECON, LLC.

Soils observed included a thin surface layer silt overlying sand and coarse gravel with cobbles and boulders. The silt (topsoil) layer was found to be generally less than one foot thick and the gravel extended to the limit of excavation at depths of 12.0 to 12.6 ft. The gravel encountered has moderately rapid to rapid permeability and is conducive to the type of development planned. No groundwater was encountered at the time test pits were excavated and logged. Refer to Attachment B, "Geologic Logs of Test Pits."

Public Use Easements and Rights of Way

Two Public Use Easements (PUE) are included in the parent parcel. The cul-de-sac PUE located in the northwest corner of the parcel will remain. The cul-de-sac PUE at the north end of North Sun Valley Drive will be extended a short distance into the property to provide legal an physical access to each parcel being created. The PUE proposed is located on excellent terrain with good soil conditions that are essentially ideal for road development or improvement. Natural surface grades within each PUE are less than three percent. There are no surface water, wetlands or drainage issues that would restrict road development. In, addition, no conflicts with existing structures or utilities have been identified that would preclude future road development.

A 60 ft wide by 1,150 PUE exists through the adjoining parcel to the west to provide for future connection to N. Palmer Fishhook Road through Tract A, Margaret's Subdivision. This PUE will allow for potential future extension of N. Sun Valley Drive and an alternate access to Sun Valley Subdivision if the subject parcel is further subdivided to create a substantial increase in the number of lots to be served by N. Sun Valley Drive.

EXHIBIT B-2



Rowland Engineering Consultants

565 West Recon Circle, · Palmer, Alaska 99645
907.746.3630 · 907.355.3006 cell · steve@reconllc.net

Summary & Conclusions

In summary, RECON, LLC has reviewed the proposed subdivision plan, topographic maps, geologic maps of the immediate area, and soils information of record and on adjacent properties. In addition, the author logged five test pits were excavated to a minimum depth of 12 feet. One test pit was completed on each lot or tract to be created by the proposed subdivision. Based on research and the engineer's traverse of the property and familiarity with soils and geology of the subject area, it has been determined that each of the five proposed parcels to be created by the subject subdivision has the required minimum 20,000 square feet of "useable building area" and the required 10,000 square feet of "useable septic area" as defined in MSB Title 43. There are no excessive slopes of substantial extent that occur within the property, and there is no significant occurrence of surface water that impacts the proposed subdivision plan. The existing and proposed Public Use Easements associated with this subdivision are located on suitable terrain and in a manner that allows for future road development fully within the proposed easements and without restriction.

Sincerely,

Steven R. Rowland, PE

Attachment A: Subdivision Plan and Test Pit Location Map (1 page)

Attachment B: Test Pit Logs (5 pages)



May 20, 2021

EXHIBIT B -3



NOTES:

1. IMAGERY AND CONTOURS FROM MSB
2. COORDINATE SYSTEM: NAD83 SPCS AK4 (USFT)

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINES
- PUBLIC USE EASEMENT DEDICATED THIS PLAT
- EXISTING PUBLIC USE EASEMENT
- ADJACENT LOTS AND/OR RIGHT-OF-WAY
- ~ 25' MAJOR CONTOUR, ELEVATION IN FEET
- ~ 5' MINOR CONTOUR LINE
- TP-# TEST PIT

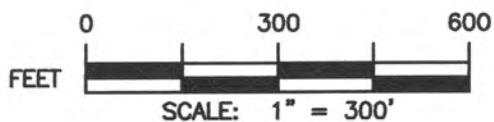


EXHIBIT B-4

**BASE CAMP
SUBDIVISION**

**ATTACHMENT A
SUBDIVISION PLAN AND
TEST PIT LOCATION MAP**

Rowland Engineering Consultants
565 West Recon Circle, Palmer, AK 99645
907-746-3630

DATE: 5/21/2021

DRAWING: BaseCamp_PrelimPlat

SHEET: 1 OF 1

REV: 0



Rowland Engineering Consultants

565 West Recon Circle, Palmer, Alaska 99645
907.746.3630 · 907.355.3006 cell · steve@reconllc.net

Attachment B

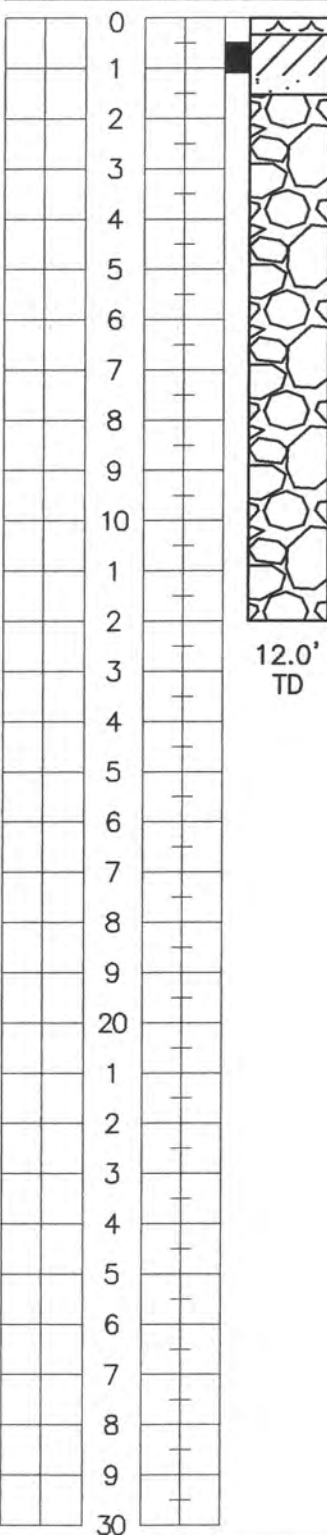
Test Pit Logs

(5 pages)

EXHIBIT B-5

GEOLOGIC LOG TEST PIT: TP- 1

| Sample Method | Sample Number | Depth In Feet | Blows per Foot | Sample Interval | Frozen Interval | Graphic Log | Ground Elev.: 800 | Total Depth : 12.0' | Bottom Elev.: 788' | Collar Elev.: N/A | Reference: N/A | Vegetation: Birch & White Spruce | Remarks: Densely forested w/ trees to 18" dbh | Location: East portion Lot 1, Blk 2 | N:2811738 | E:174936 | Coord.: AKSP Z4 NAD83 |
|---------------|---------------|---------------|----------------|-----------------|-----------------|-------------|-------------------|---------------------|--------------------|-------------------|----------------|----------------------------------|---|-------------------------------------|-----------|----------|-----------------------|
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0.0' - 0.3' Organic mat, moss and decaying organic material, very soft
0.3' - 1.5' Silt grading to fine Sand, brown to tan, soft, moist (ML/SP)

1.5' - 12.0' cobble boulder Gravel with some sand, dense, dry, boulders to 30" dia. (GW)

No groundwater encountered

Soil permeability is "excellent"

Note: Terrain is essentially flat with minor shallow channel features.
regional ground slope averages -2% to the south.



EXHIBIT B-6

RECON, LLC

Rowland Engineering Consultants

565 W. Recon Cir.
Palmer, Alaska 99645
Ph: (907) 746-3630

Project No.: 2021-161 Sheet 1 of 1 Log # TP- 1

Project Name: Base Camp Subd.

Location: Margaret's Subd Tr. C2 Palmer AK

Method Used: Hydraulic Excavator

Engineer: Steve Rowland, P.E.

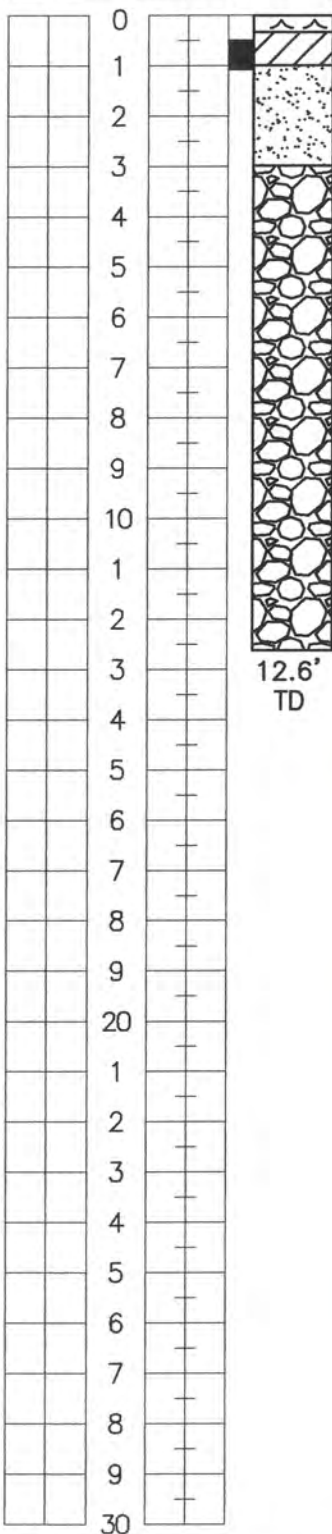
Date Begun: 15-May-2021

Rig Type: Kubota 040

Contractor: RECON, LLC

Date Comp.: SAME

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| Sample Method | Sample Number | Depth In Feet | Blows per Foot | Sample Interval | Frozen Interval | Graphic Log | Ground Elev.: 810 | Vegetation: Birch & | Location: |
| | | | | | | | Total Depth : 12.6' | White Spruce | East portion Lot 2, Blk 2 |
| | | | | | | | Bottom Elev.: 797.4' | Remarks: | |
| | | | | | | | Collar Elev.: N/A | Densely forested w/ | N:2812192 |
| | | | | | | | Reference: N/A | trees to 18" dbh | E:174976 |
| | | | | | | | Coord.: AKSP Z4 NAD83 | | |



0.0' - 0.3' Organic mat, Moss and decaying organic material, very soft

0.3' - 1.0' Silt, brown to tan, soft, moist (ML)

1.0' - 3.0' medium to coarse Sand, olive to red-brown, dense, dry (SP)

3.0' - 12.6' Sandy Gravel with cobbles to 8", dense, dry (GW)

No groundwater encountered

Soil permeability is "excellent"

Note: Terrain is essentially flat with minor shallow channel features. regional ground slope averages -2% to the south.



EXHIBIT B-7

RECON, LLC

Rowland Engineering Consultants

565 W. Recon Cir.
Palmer, Alaska 99645
Ph: (907) 746-3630

Project No.: 2021-161 Sheet 1 of 1 Log # TP- 02

Project Name: Base Camp Subd.

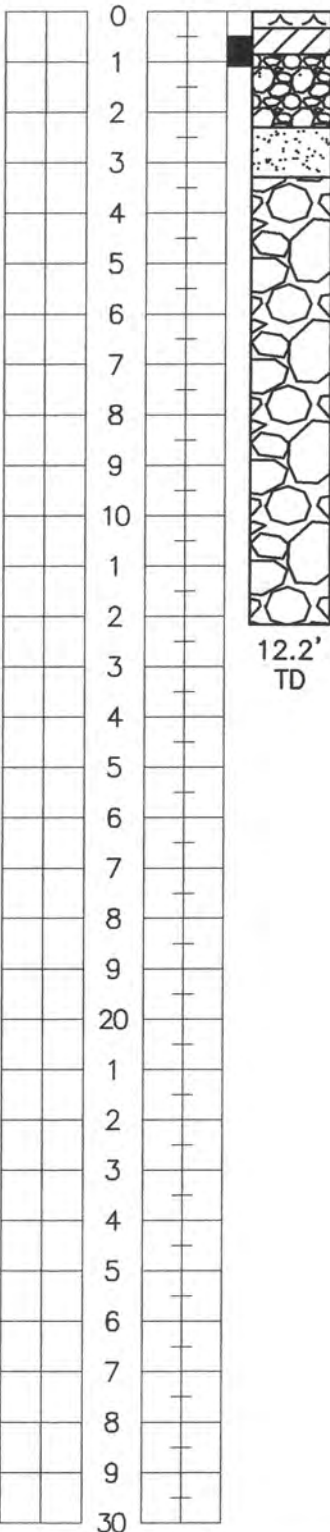
Location: Margaret's Subd Tr. C2 Palmer AK

Method Used: Hydraulic Excavator Rig Type: Kubota 040

Engineer: Steve Rowland, P.E. Contractor: RECON, LLC

Date Begun: 15-May-2021 Date Comp.: SAME

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| Sample Method | Sample Number | Depth In Feet | Blows per Foot | Sample Interval | Frozen Interval | Graphic Log | Ground Elev.: 814' | Vegetation: Birch & | Location: _____ |
| | | | | | | | Total Depth : 12.2' | White Spruce | Tract A |
| | | | | | | | Bottom Elev.: 801.8' | Remarks: | |
| | | | | | | | Collar Elev.: N/A | Densely forested w/ | N:2812305 |
| | | | | | | | Reference: N/A | trees to 18" dbh | E:1749227 |
| | | | | | | | Coord.: AKSP Z4 NAD83 | | |



0.0' - 0.3' Organic mat, moss and decaying organic material, very soft

0.3' - 0.8' Silt, red-brown to tan, soft, moist (ML)

0.8' - 2.4' Sandy Gravel, red-brown, dense, dry (GW)

2.4' - 3.3' fine Sand with occ. trace silt, tan to brown, firm, dry (SP)

3.3' - 12.0' cobble boulder Gravel with some sand, dense, dry, boulders to 30" dia. (GW)

No groundwater encountered

Soil permeability is "excellent"

Note: Terrain is essentially flat with minor shallow channel features. regional ground slope averages -2% to the south.



EXHIBIT B -8

RECON, LLC

Rowland Engineering Consultants

565 W. Recon Cir.
 Palmer, Alaska 99645
 Ph: (907) 746-3630

Project No.: 2021-161 Sheet 1 of 1 Log # TP- 03

Project Name: Base Camp Subd.

Location: Margaret's Subd Tr. C2 Palmer AK

Method Used: Hydraulic Excavator

Engineer: Steve Rowland, P.E.

Date Begun: 15-May-2021

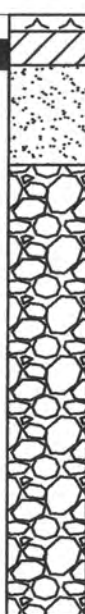
Rig Type: Kubota 040

Contractor: RECON, LLC

Date Comp.: SAME

| | | | | | | | | | |
|---------------|---------------|---------------|----------------|-----------------|-----------------|-------------|-----------------------|---------------------|----------------------------|
| Sample Method | Sample Number | Depth In Feet | Blows per Foot | Sample Interval | Frozen Interval | Graphic Log | Ground Elev.: 800' | Vegetation: Birch & | Location: |
| | | | | | | | Total Depth : 12.0' | White Spruce | Westt portion Lot 2, Blk 1 |
| | | | | | | | Bottom Elev.: 788' | Remarks: | |
| | | | | | | | Collar Elev.: N/A | Densely forested w/ | N:2811947 |
| | | | | | | | Reference: N/A | trees to 18" dbh | E:1774080 |
| | | | | | | | Coord.: AKSP Z4 NAD83 | | |

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 12.0'
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0.0' - 0.3' Organic mat, Moss and decaying organic material, very soft

0.3' - 0.8' Silt, brown to tan, firm, dry (ML)

0.8' - 3.0' fine to coarse Sand, olive to red-brown, dense, dry (SP)

3.0' - 12.0' cobble boulder Gravel with some sand, dense, dry, (GW)

No groundwater encountered

Soil permeability is "excellent"

Note: Terrain is essentially flat with minor shallow channel features. regional ground slope averages -2% to the south.



Date & Time Set: May 15, 2021 14:06:01 AKDT
 Position: +061.874871 / -149.330117 (-115.20)
 Altitude: 6158 (619.7 ft)
 Datum: WGS 84
 Azimuth Bearing: 268.589W 4764mils True (+13.1)
 Elevation Angle: -29.0
 Horizontal Angle: +0.7
 Zoom: 1.0X
 TP 04
 SR RECON BaseCamp

EXHIBIT B-9

RECON, LLC

Rowland Engineering Consultants

565 W. Recon Cir.
 Palmer, Alaska 99645
 Ph: (907) 746-3630

Project No.: 2021-161 Sheet 1 of 1 Log # TP- 04

Project Name: Base Camp Subd.

Location: Margaret's Subd Tr. C2 Palmer AK

Method Used: Hydraulic Excavator Rig Type: Kubota 040

Engineer: Steve Rowland, P.E. Contractor: RECON, LLC

Date Begun: 15-May-2021 Date Comp.: SAME

| Sample Method | Sample Number | Depth In Feet | Blows per Foot | Sample Interval | Frozen Interval | Graphic Log | Ground Elev.: 796' | Total Depth : 12.0' | Bottom Elev.: 784' | Collar Elev.: N/A | Reference: N/A | Vegetation: Birch & White Spruce | Remarks: Densely forested w/ trees to 18" dbh | Location: West portion Lot 1, Blk 1 | N:2811724 | E:1774054 | Coord.: AKSP Z4 NAD83 |
|---------------|---------------|---------------|----------------|-----------------|-----------------|-------------|--------------------|---------------------|--------------------|-------------------|----------------|----------------------------------|---|-------------------------------------|-----------|-----------|-----------------------|
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 12.0'
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|---|--|
| 0.0' - 0.5' | Organic mat, Moss and decaying organic material, very soft |
| 0.5' - 1.2' | Silt, brown to tan, firm, dry (ML) |
| 1.2' - 1.7' | fine to coarse Sand, olive to red-brown, dense, dry (SP) |
| 1.7' - 12.0' | cobble boulder Gravel with some sand, dense, dry, (GW) |
| No groundwater encountered | |
| Soil permeability is "excellent" | |
| Note: Terrain is essentially flat with minor shallow channel features. regional ground slope averages -2% to the south. | |



Date & Time: Sat May 15, 2021, 16:41:21 AKDT
 Position: +061.893517° / -149.230328° (-15.3ft)
 Altitude: 795ft (-11.4ft)
 Datum: WGS-84
 Azimuth/Bearing: 205° S24W 3542mbs True (+13°)
 Elevation Angle: -10.7°
 Horizon Angle: +00.7°
 Zoom: 1.0X
 TP 05
 SR/RECON/BaseCamp

EXHIBIT B-10

RECON, LLC

Rowland Engineering Consultants

565 W. Recon Cir.
 Palmer, Alaska 99645
 Ph: (907) 746-3630

Project No.: 2021-161 Sheet 1 of 1 Log # TP- 05
 Project Name: Base Camp Subd.
 Location: Margaret's Subd Tr. C2 Palmer AK
 Method Used: Hydraulic Excavator
 Engineer: Steve Rowland, P.E.
 Date Begun: 15-May-2021
 Rig Type: Kubota 040
 Contractor: RECON, LLC
 Date Comp.: SAME

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, ROWLAND PROPERTIES, LLC, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

TRACT C2, MARGARET'S SUBDIVISION, ACCORDING TO PLAT 2020-83,

PALMER RECORDING DISTRICT

Said right-of-way being more fully described as: SEE ATTACHED PRELIMINARY PLAT

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

RECEIVED

JUN 17 2021

PLATTING

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. **\$250.00** Right-of-Way Vacation Fee with Regular Plat; or
4. **\$500.00** for Stand Alone Vacation.

The action sought by this petition is for the following reason(s): (ATTACH PAGES, IF NEEDED)

EXISTING PUBLIC USE EASEMENT TO BE VACATED AND A NEW, LARGER PUE WILL BE
ADDED IN PLATTING PROCESS FOR BASE CAMP SUBD.

APPLICANT

Name: RECON LLC Email: steve@reconllc.net

OR

Mailing Address: 565 W RECON CIR, PALMER, AK Zip: 99645

OWNER

Contact Person: STEVE ROWLAND Phone: 907-746-3630

SURVEYOR

Name (FIRM): RECON LLC Email: mick@reconllc.net

Mailing Address: 565 W RECON CIR, PALMER, AK Zip: 99645

Contact Person: MICK EWING Phone: 907-746-3630

EXHIBIT C - /

SIGNATURES OF PETITIONER(S):

Debbie Rowland

[Signature]

NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.



THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

6/25/21
DATE

[Signature]
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 8/5/21

RIGHT-OF-WAY VACATION POSTING AFFIDAVIT

In accordance with MSB 43.10.065(G), I hereby certify that I posted the prescribed vacation notice for 30 days prior to the public hearing along the boundary of the property at all common points of access to that portion of the proposed right-of-way vacation.

Date Posted: 6/25/2021

Platting Case #: 2021 - 103/104

Public Hearing date: Aug 5th 2021

Steve or Debbie Rowland
Printed Name

Debbie Rowland
Signature

565 W. Recon Circle
Mailing Address

907-744-3630
Phone Number

Palmer AK Zip: 99645

NOTARY CERTIFICATION

State of Alaska)
)ss
Third Judicial District)

SUBSCRIBED and SWORN to (or affirmed) before me this 25th day of June

20 21, by Matt Yap
(name of signers(s))



[Signature]
(signature and seal of notary)
My commission expires: 12/17/23

**This form must be signed, notarized and submitted to the Platting Division
prior to the public hearing.**

EXHIBIT C-3

Amy Otto-Buchanan

From: Mick Ewing <mick@reconllc.net>
Sent: Friday, June 25, 2021 4:14 PM
To: Amy Otto-Buchanan
Subject: Re: Acceptance Ltr - Base Camp

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



Date & Time: Fri, 25 Jun 2021 10:54:44 GMT-8
 Position: +061 41 5889 / -149 13 6789 (+100.5M)
 Altitude: 804ft (+27.7M)
 Datum: WGS-84
 Azimuth/Bearing: 272° N12W 5298mils True (+25°)
 Elevation Angle: +08°
 Horizon Angle: +00°
 Zoom: 1.0X
 Base Camp Notice
 RECON, LLC



Date & Time: Fri, 25 Jun 2021 10:54:55 GMT-8
 Position: +061 41 5887 / -149 13 6780 (+51.1M)
 Altitude: 803ft (+27.7M)
 Datum: WGS-84
 Azimuth/Bearing: 341° N19W 6062mils True (+19°)
 Elevation Angle: +01°
 Horizon Angle: +00°
 Zoom: 1.0X
 Base Camp Notice
 RECON, LLC



Mick Ewing, PLS
RECON, LLC
 565 W Recon Cir.
 Palmer, AK 99645
 (907) 746-3630 office
 (907) 715-1823 mobile

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



June 16, 2021

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

RECEIVED

JUL 21 2021

PLATTING

Base Camp 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) |
|--|-----------------------------|
| Existing end of N. Sun Valley Dr. | 10 |
| E. Blue Mountain Ln. and N. Sun Valley Dr. | 50 |
| E. Blue Mountain Ln. and N. Doro Dr. | 150 |
| SW end curve on N. Doro Dr. | 280 |
| N. Doro Dr. exit to Palmer-Fishhook | 290 |
| E. Secuded Rd. and N. Sun Valley Dr. | 50 |
| E. Wendt Rd. and N. Sun Valley Dr. | 330 |
| N. Discretion Ct. and N. Sun Valley Dr. | 400 |
| SW end curve on N. Sun Valley Dr. | 420 |
| N. Sun Valley Dr. exit to Palmer-Fishhook | 570 |

Based on the current plan N Sun Valley Dr is anticipated to increase in traffic by 40 ADT. The curve on N. Doro Dr is 175 ft radius per the plat and will require a variance as it does not meet current Residential Road criteria. With a proposed plat of 5 lots this adds an additional 40 total ADT; four (4) lots added beyond parent parcel. See Table B below showing post subdivision updated ADT 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 | - |
| Existing end of N. Sun Valley Dr. | 50 |
| E. Blue Mountain Ln. and N. Sun Valley Dr. | 90 |
| E. Blue Mountain Ln. and N. Doro Dr. | 170 |
| SW end curve on N. Doro Dr. | 300 |
| N. Doro Dr. exit to Palmer-Fishhook | 310 |
| E. Secuded Rd. and N. Sun Valley Dr. | 70 |
| E. E Wendt Rd. and N. Sun Valley Dr. | 350 |
| N Discretion Ct. and N. Sun Valley Dr. | 420 |
| SW end curve on N. Sun Valley Dr. | 440 |
| N. Sun Valley Dr. exit to Palmer-Fishhook | 590 |

Respectfully,

Simon Gilliland

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



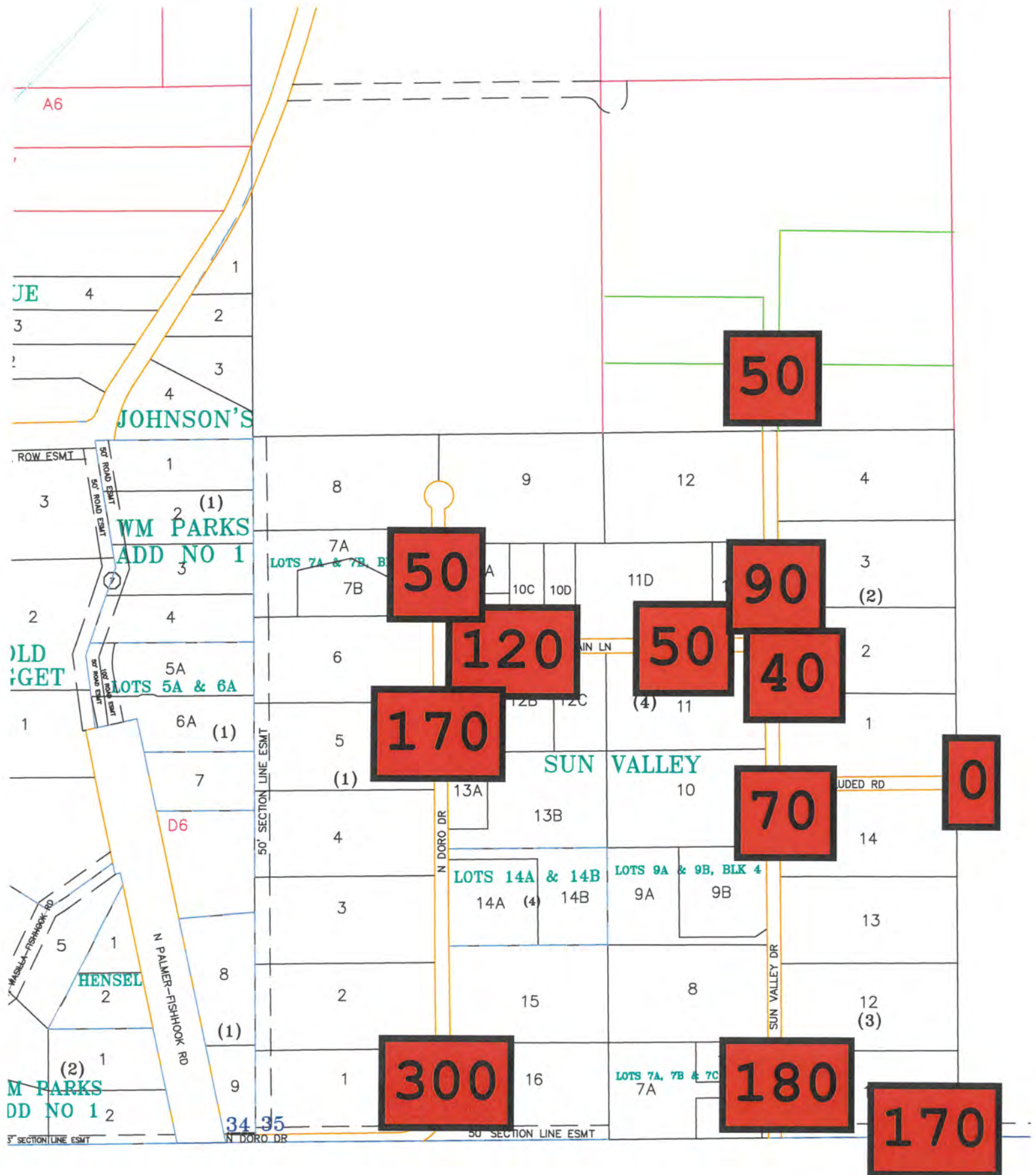
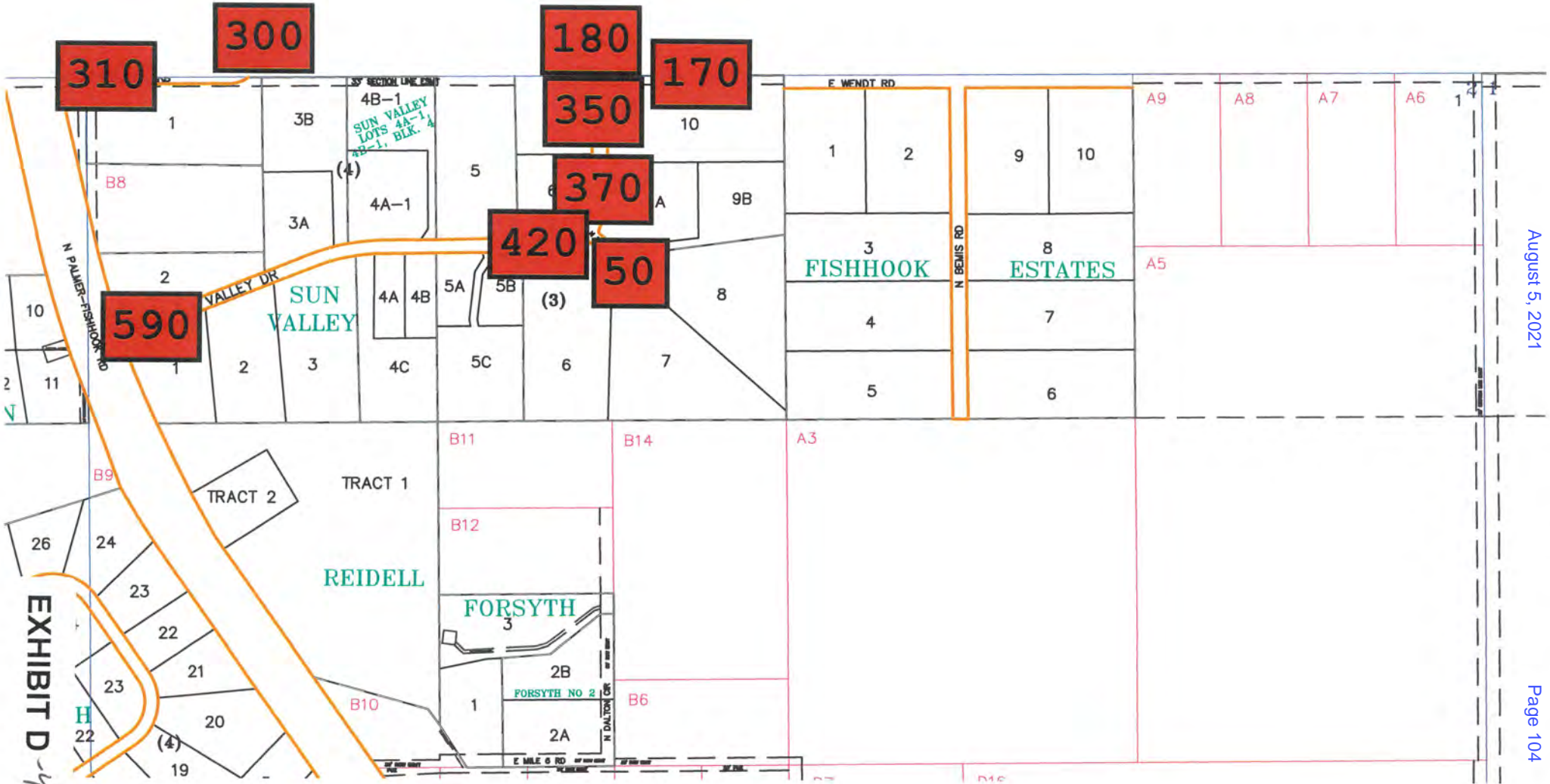
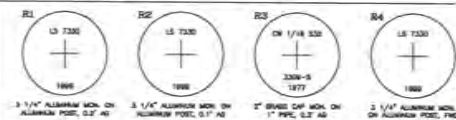


EXHIBIT D-3



MONUMENT DETAILS



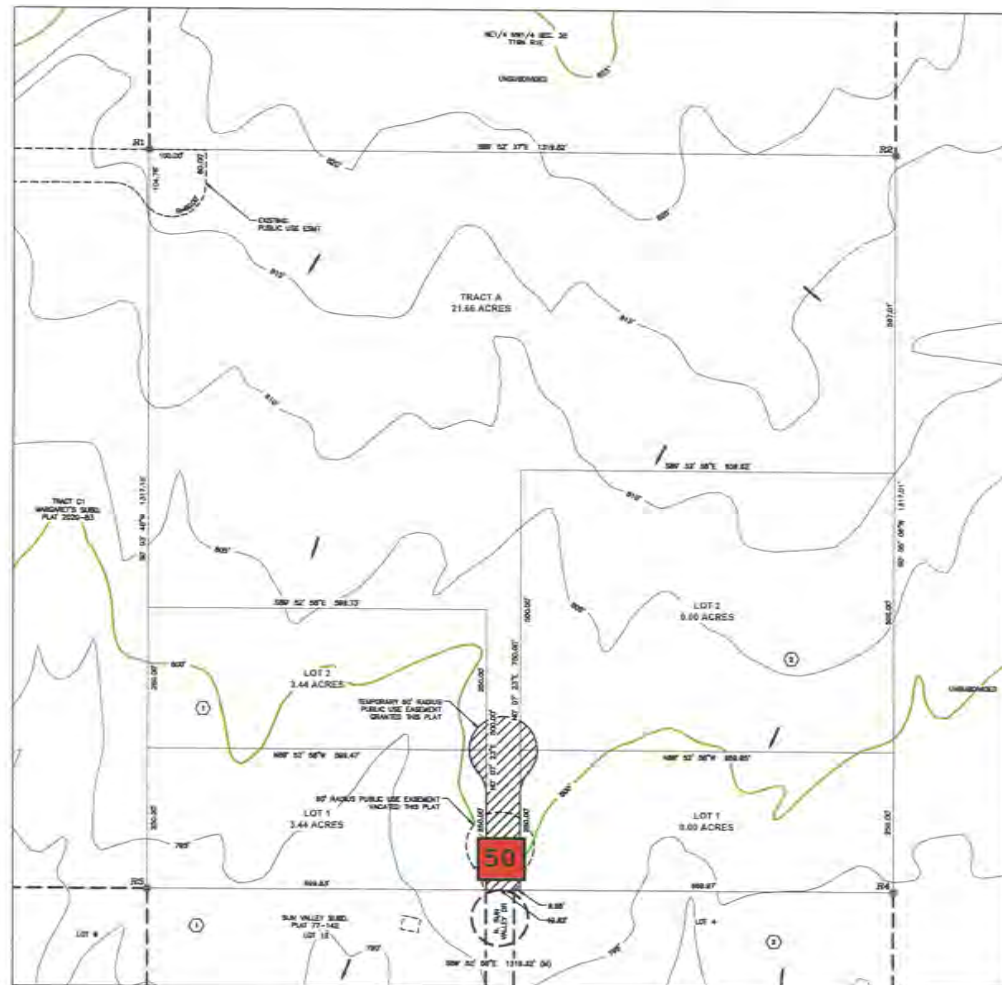
LEGEND

- SUBDIVISION BOUNDARY
- LOT LINES
- PUBLIC USE EASEMENT DEPOSITED THIS PLAT
- EXISTING PUBLIC USE EASEMENT
- ADJACENT LOTS AND/OR RIGHT-OF-WAY
- 20' MAJOR CONTOUR, ELEVATION IN FEET
- 5' MINOR CONTOUR LINE
- 3-4-5
- EXISTING PROPOSED DRAINAGE DIRECTION
- EASEMENT
- RIGHT-OF-WAY

NOTES

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS CONCERNING 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.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.

PRELIMINARY PLAT, AS-BUILT, TOPOGRAPHY



SURVEYOR'S CERTIFICATE

I, MICHAEL R. EWING, L.S. 11778, 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 DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MICHAEL R. EWING, PLS.

DATE



CERTIFICATE OF OWNERSHIP & DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAT AND THAT WE ADOPT THIS PLAT OF SUBDIVISION BY OUR FREE CONSENT, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

STEVEN R. ROWLAND, MEMBER DATE
ROWLAND PROPERTIES, LLC
1100 N. TRANQUILITY LANE, PALMER, ALASKA 99645

DEBBIE ROWLAND, MEMBER DATE
ROWLAND PROPERTIES, LLC
1100 N. TRANQUILITY LANE, PALMER, ALASKA 99645

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 20 AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION, HEREIN HAVE BEEN PAID.

WATKINSON-SUSTINA BOROUGH TAX COLLECTION OFFICIAL

PLANNING AND LAND USE (NARRATOR'S) CERTIFICATE

I CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE WATKINSON-SUSTINA 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 OFFICE OF THE RECORDER IN THE PALMER DISTRICT, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: PLATTING CLERK

A PLAT OF
BASE CAMP SUBDIVISION
LOTS 1-2 BLOCK 1, LOTS 1-2 BLOCK 2,
AND TRACT A
A SUBDIVISION OF TRACT C2, MARGARET'S SUBD.,
PLAT 2020-83
WITHIN NW1/4 SECTION 30, T19N, R1E,
SHEPARD MEDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
CONTAINING APPROXIMATELY 30.66 ACRES



Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, July 19, 2021 6:33 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Base Camp (PUE) #21-103/104

Also, re-claim existing cul-de-sac at end of warranty period.

From: Jamie Taylor
Sent: Monday, July 19, 2021 6:30 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Subject: RE: RFC Base Camp (PUE) #21-103/104

Construct road to minimum residential standard.

As I commented on the pre-app, include a PUE connection between Sun Valley and the PUE in the NW corner of Tract C2. Construction beyond the proposed cul-de-sac will not be required at this time.

Submit construction plans (drainage report, etc) at least one week prior to desired preconstruction meeting date.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 25, 2021 1:28 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; earl.almdale@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Cc: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>
Subject: RFC Base Camp (PUE) #21-103/104

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, July 7, 2021 3:58 PM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Base Camp (PUE) #21-103/104
Attachments: RFC Packet.pdf; Agenda Plat.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 for your records.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 25, 2021 1:28 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; earl.almdale@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Cc: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; allen.kemplen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>
Subject: RFC Base Camp (PUE) #21-103/104

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

The following link contains a Request for Comments for Base Camp Subdivision and vacation of a PUE, Case #s 21-103 & 104. Comments are due by July 20, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/ErKWxfpJ3iRNryao82WgbREBU-hWVaoHn0dA2OLrEbe_Tg?e=KaggOZ

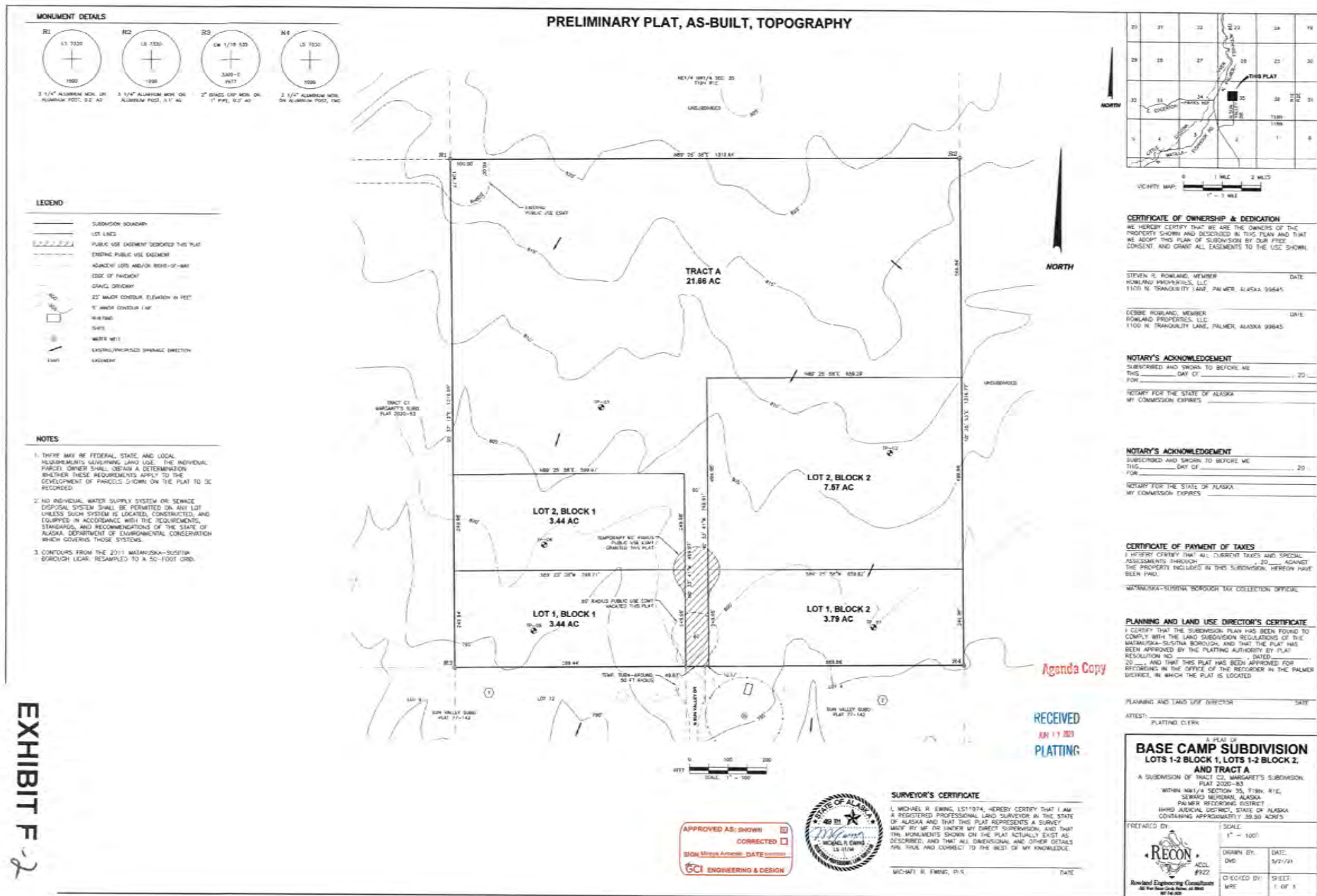
Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us

EXHIBIT F -/





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

July 1, 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.

- **Base Camp Subdivision and Vacation of PUE
 (MSB Case # 2021-103 & 104)**

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

Sincerely,

James Christopher

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

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, June 29, 2021 3:49 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Base Camp (PUE) #21-103/104
Attachments: Base Camp.jpg

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

Hello,

MTA has reviewed the plat for Base Camp. MTA would like to request a 15' utility easement around N. Sun Valley Dr.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 25, 2021 1:28 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; earl.almdale@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Cc: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; allen.kempen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>
Subject: RFC Base Camp (PUE) #21-103/104

The following link contains a Request for Comments for Base Camp Subdivision and vacation of a PUE, Case #s 21-103 & 104. Comments are due by July 20, 2021. Please let me know if you have questions. Thanks, A.

Amy Otto-Buchanan

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Tuesday, June 29, 2021 7:22 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Base Camp (PUE) #21-103/104
Attachments: 20210629_073316.pdf

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

MEA comments to add a 15 feet wide utility easements along road rights-of-ways as shown on the attached plat.

Thank you.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 25, 2021 1:28 PM
To: adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; earl.almdale@gmail.com; mothers@mtaonline.net; cobbfam@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; msb.hpc@gmail.com; Cindy Corey <Cindy.Corey@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Cc: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; allen.kempen@alaska.gov; Hurn, John T (DOT) <tucker.hurn@alaska.gov>
Subject: RFC Base Camp (PUE) #21-103/104

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.

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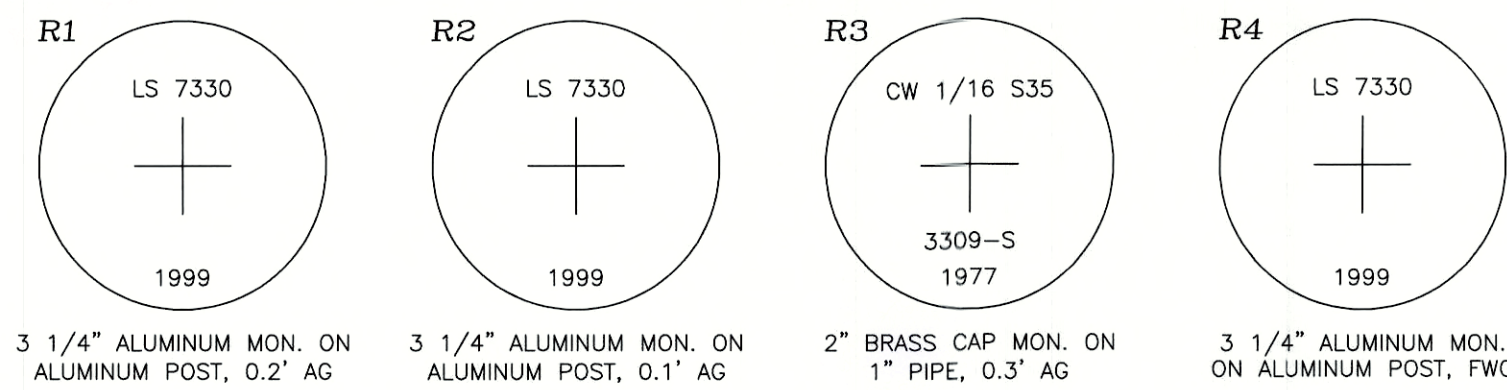
https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/ErKWxfpJ3iRNryao82WgbREBU-hWVaohnOdA2OLrEbe_Tg?e=KaggOZ

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

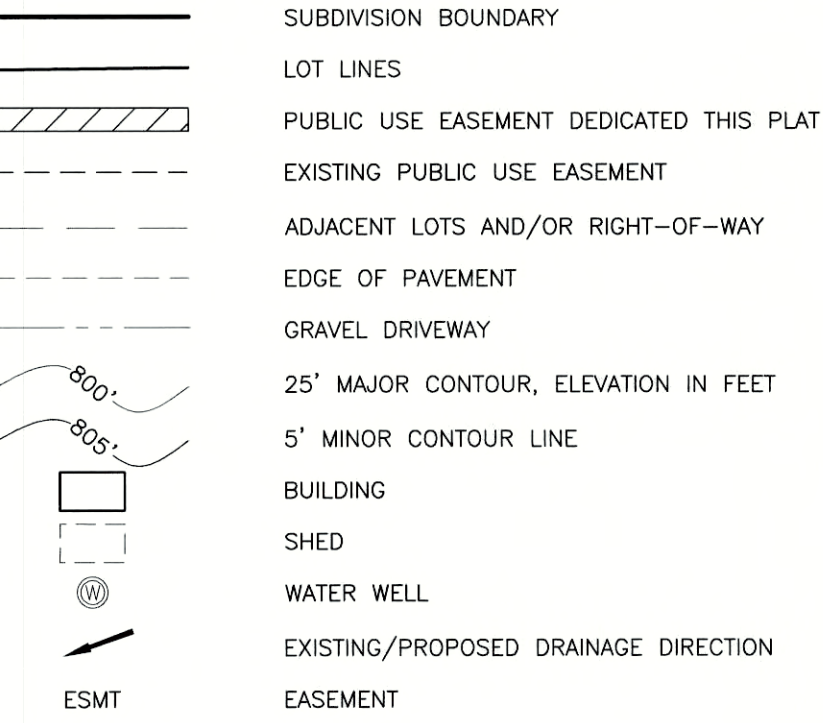
Amy Otto-Buchanan
Platting Technician
amy.otto-buchanan@matsugov.us



MONUMENT DETAILS



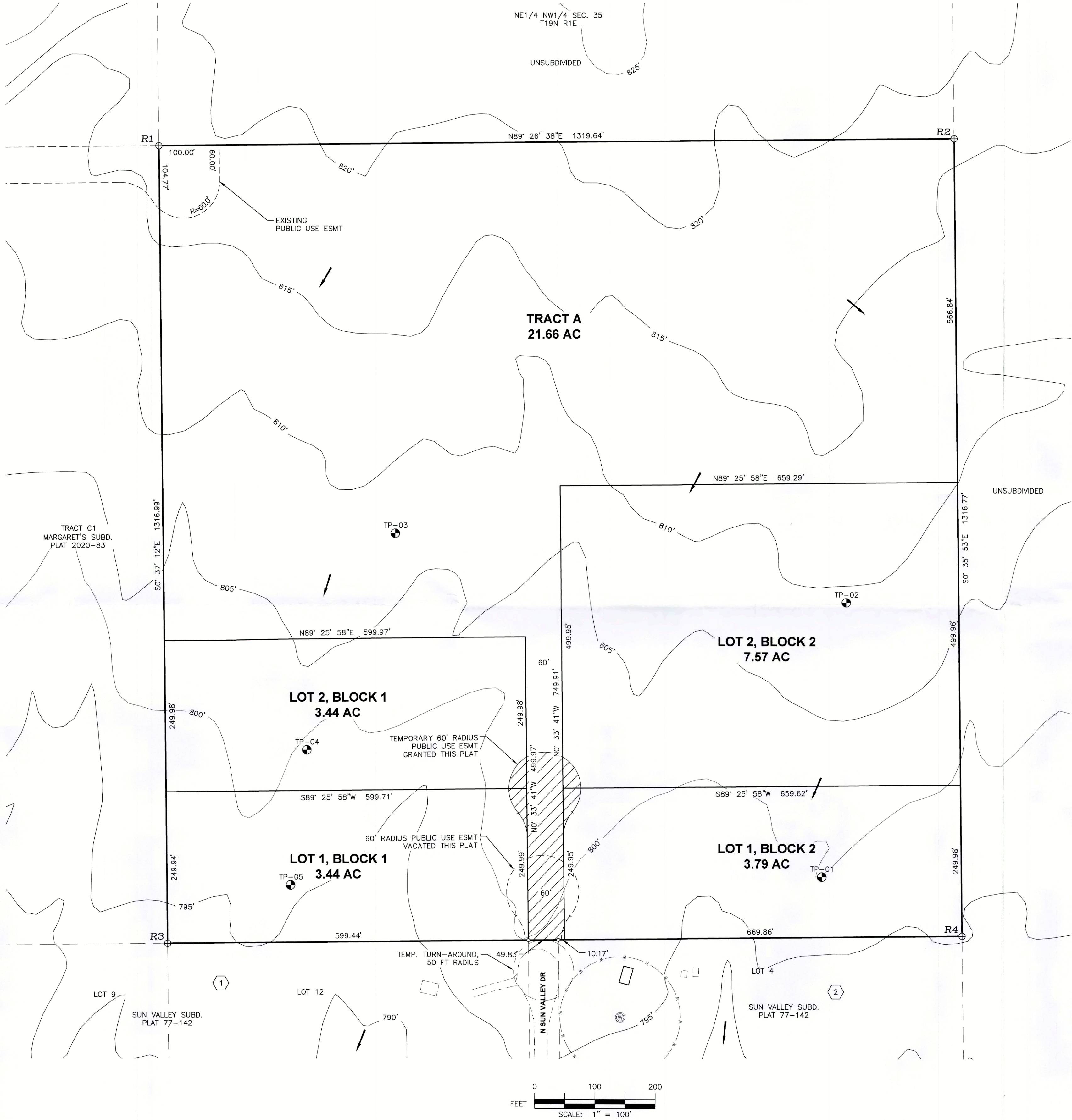
LEGEND



NOTES

1. 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.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. CONTOURS FROM THE 2011 MATANUSKA-SUSITNA BOROUGH LIDAR, RESAMPLED TO A 50-FOOT GRID.

PRELIMINARY PLAT, AS-BUILT, TOPOGRAPHY

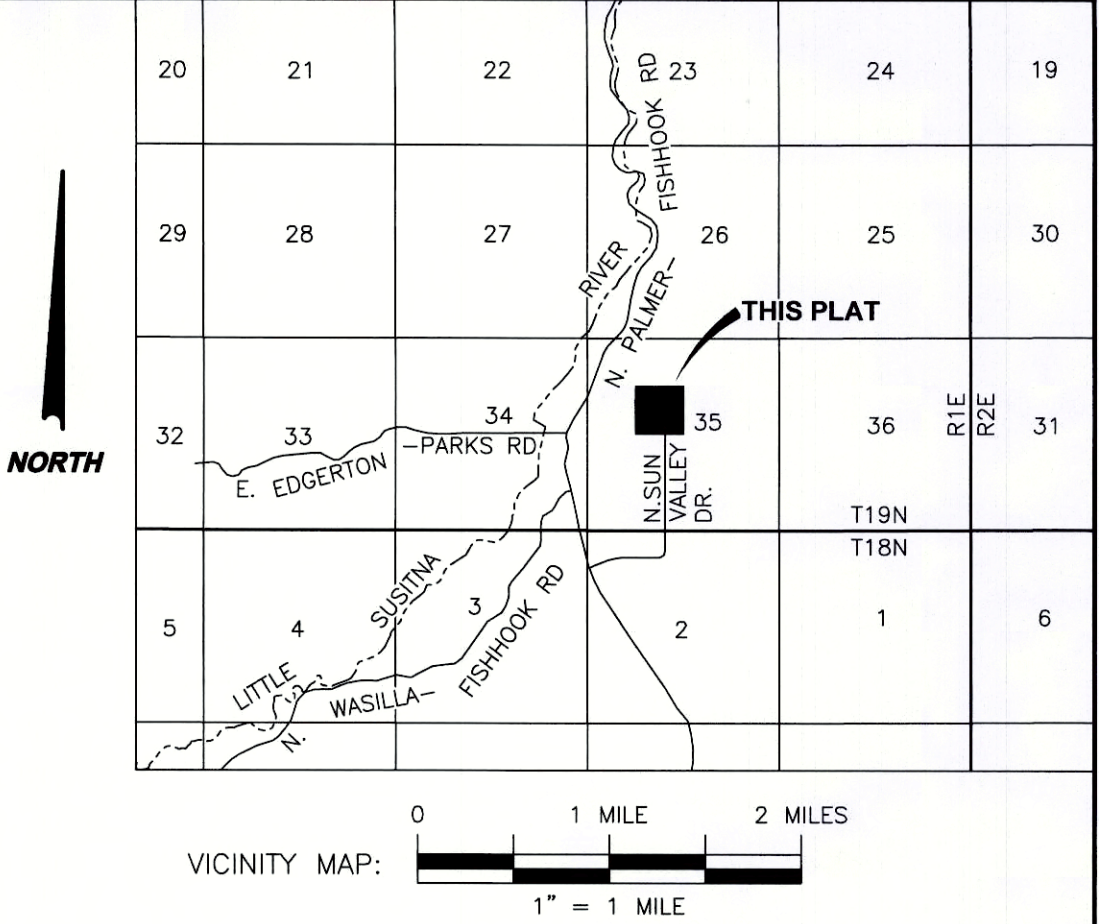


SURVEYOR'S CERTIFICATE

I, MICHAEL R. EWING, LS11974, 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.

MICHAEL R. EWING, PLS

DATE



CERTIFICATE OF OWNERSHIP & 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, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

STEVEN R. ROWLAND, MEMBER DATE
ROWLAND PROPERTIES, LLC
1100 N. TRANQUILITY LANE, PALMER, ALASKA 99645

DEBBIE ROWLAND, MEMBER DATE
ROWLAND PROPERTIES, LLC
1100 N. TRANQUILITY LANE, PALMER, ALASKA 99645

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF PAYMENT OF TAXES

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

MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE


I CERTIFY THAT THE 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 RECORD IN THE PALMER DISTRICT, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: PLATTING CLERK

A PLAT OF
BASE CAMP SUBDIVISION
LOTS 1-2 BLOCK 1, LOTS 1-2 BLOCK 2,
AND TRACT A

A SUBDIVISION OF TRACT C2, MARGARET'S SUBDIVISION, PLAT 2020-83
WITHIN NW1/4 SECTION 35, T19N, R1E,
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
CONTAINING APPROXIMATELY 39.90 ACRES

| | |
|---|---|
| PREPARED BY:  AECL #922 Rowland Engineering Consultants 365 West Recon Circle, Palmer, AK 99645 907-746-3630 | SCALE: 1" = 100' DRAWN BY: DVD DATE: 5/21/21 CHECKED BY: MRE SHEET: 1 OF 1 |
|---|---|

6D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 5, 2021

PRELIMINARY PLAT: CLOVERDALE MASTER PLAN

LEGAL DESCRIPTION: SEC 27, T18N, R03W, SEWARD MERIDIAN AK

PETITIONERS: NORMAN A. LONG & ALMA JANE LONG REVOCABLE TRUST

SURVEYOR/ENGINEER: KEYSTONE SURVEYING LLC/HOLLER ENGINEERING

ACRES: 132.3 ± PARCELS: 30

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2021-096

REQUEST: The request is to create 27 lots and three tracts, by a three-phase master plan, from Tax Parcel A1, to be known as **CLOVERDALE MASTER PLAN**, containing 132.3 acres +/- . The plat is located north of W. King Arthur Drive and east of W. Parks Highway at Milepost #47; located within the NE ¼ Section 27, Township 18 North, Range 03 West, Seward Meridian, Alaska. Within the City of Houston.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A – 5 pgs

Soil Report

EXHIBIT B – 16 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance

EXHIBIT C – 1 pg

ADOT&PF

EXHIBIT D – 2 pgs

City of Houston

EXHIBIT E – 1 pg

Utilities

EXHIBIT F – 4 pgs

DISCUSSION: The proposed subdivision is located north of W. King Arthur Drive and east of Milepost #47 W. Parks Highway. Little Susitna River crosses the parcel. The subject parcel is within the City of Houston. Flood Hazard Area is shown on the plat as required by code.

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. Petitioner is constructing W. Pay Dirt Road from the Parks Highway east to connect to the existing right-of-way of W. Pay Dirt Road. Street will be built to residential street standards (see **Recommendation #3**). Tract B will be accessed by a Public Use Easement overlaid on the flag portion of the lot. Tracts A and C are accessible by the Little Susitna River, which is classified navigable. Lots 1-5, Block 3, Phase 1, will be accessed by W. King Arthur Drive. Access for lots fronting on W. King Arthur Drive will have common access at the common lot lines. Petitioner has supplied the proposed Average Daily Traffic (ADT) at **Exhibit B-4**.

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging 12 new testholes, review of the provided topography information, review of aerial imagery and other observations on site. Testhole logs and location

map attached. The project site forms a rough incomplete rectangle north of W. King Arthur Drive and east of W. Parks Highway and is bisected by Little Susitna River. Level areas slope gently to the west. The area along the river have relatively steep banks dropping short distance to the floodplain and again to the river course. Total elevation differential is approximately 26'. A few minor areas with slopes exceeding 25% exist within the parcel, but are limited to river banks entirely within the remainder tracts. Native vegetation consists primarily of cottonwood, birch and willow. Eleven new testholes were dug near common lot lines to evaluate existing conditions. Thin organic mat and thick loess silt/sand topsoil over a base of consistently clean sands and gravels are common for the area. Groundwater seeps were encountered in three of the 12 testholes labeled 4, 7 and 8 at depths of 11', 10' and 6.1' respectively. Separation to groundwater is not expected to be a limiting factor. Based on the available soils and water table information, topography, Code definitions and other observations on site, each of the proposed new lots will contain over 10,000 sf of contiguous useable septic area and an additional 10,000 sf of contiguous useable building area. The remainder tracts labels Tract B and Tract C have over 400,000 sf and do not require useable area verification. Tract A is already a legally existing parcel and as such, was not addressed as part of this report.

Roads and Drainage: The proposed lots will receive access via 2,750' of new road in the form of an extension of the existing W. Pay Dirt Road, with one new intersection at W. Parks Highway. Drainage will be directed via ditches to existing natural low areas or to rock filled infiltration points. Three culverts are planned. General existing drainage patterns have been indicated on the map.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) notes per Houston Municipal Code 10.14.020, construction of improvements shall comply with the MSB Subdivision Construction Manual (see **Recommendation #3**). Submit drainage report and all other applicable plans and permit applications per SCM F01.2, at least one week prior to desired preconstruction meeting date. The developer's engineer should request a preconstruction conference with DPW once the Platting Board approval letter is received and all of the constructions plans have been submitted (see Recommendation #3a).

ADOT&PF: (**Exhibit D**) No direct access from individual lots will be granted to W. Parks Highway. All lots must access via internal circulation.

City of Houston: (**Exhibit E**) City of Houston Public Works Director provided a letter in support of the subdivision.

Utilities: (**Exhibit F**) MTA has no comments. Enstar has no comments, recommendations or objections. GCI has no objections. MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; MSB Community Development, Department of Emergency Services, Assessments, Planning, Pre-Design Division or Development Services; or MEA.

CONCLUSION: The preliminary plat of Cloverdale Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report submitted pursuant to MSB 43.20.281(A)(1).

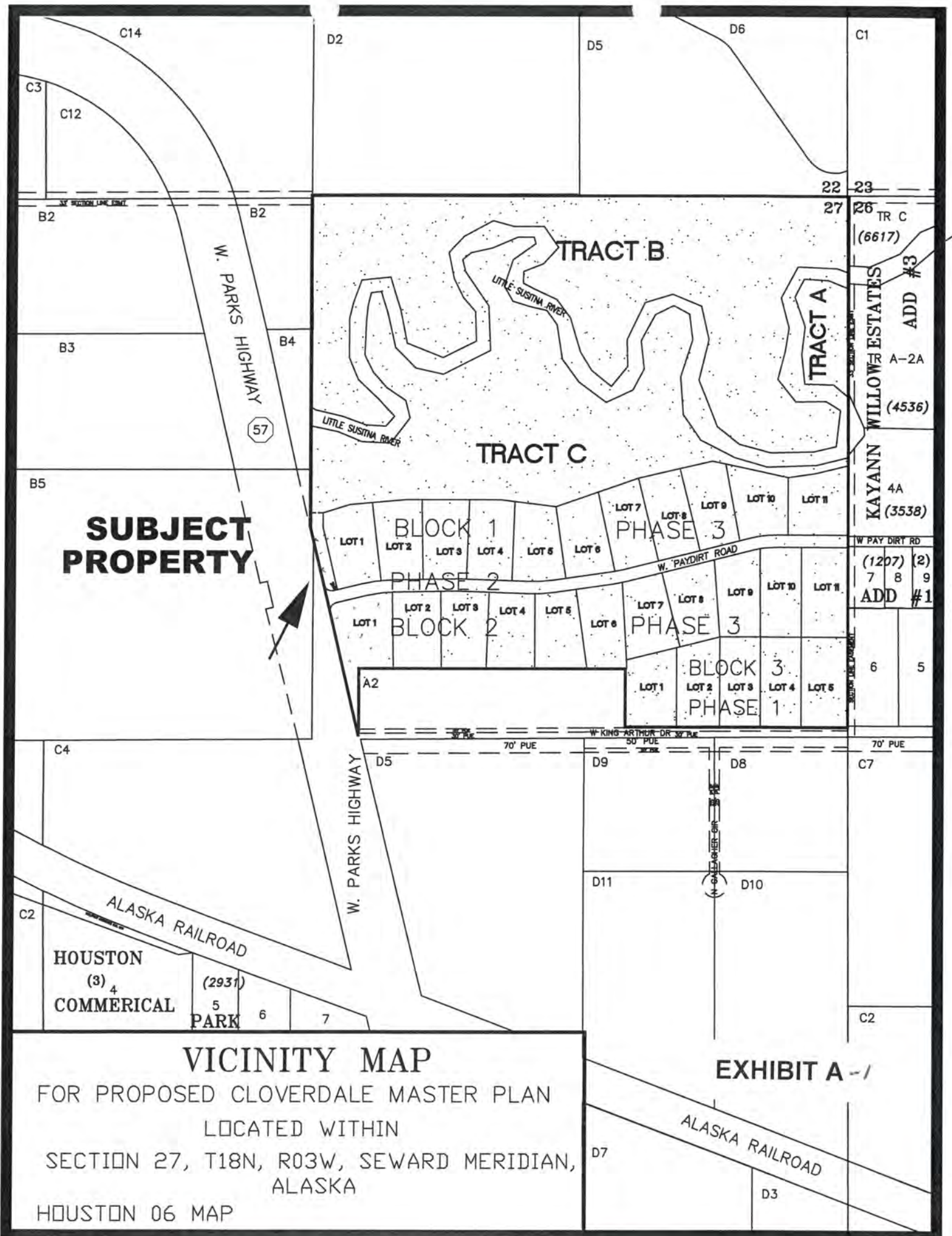
FINDINGS OF FACT

1. The plat of Cloverdale Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats
2. A soils report was submitted pursuant to MSB 43.20.281(A)(1).
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 has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
5. Flood Hazard Area is shown on the plat.
6. The parcel is within the city limits of the City of Houston. City of Houston supports the subdivision.
7. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; MSB Community Development, Department of Emergency Services, Assessments, Planning, Pre-Design Division or Development Services; or MEA.
8. There were no objections from any federal or state agencies, or Borough departments.
9. 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 Cloverdale Master Plan, Section 27, Township 18 North, Range 03W, 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 interior street to MSB 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 street inspection reports as required by Section F1.4, F1.5 and F1.6 of the Subdivision Construction Manual.
 - b. Provide DPW acceptance of the roads to Platting staff.
 - c. Provide an approved Approach Road Permit from ADOT&PF for W. Pay Dirt Road.
4. Pay postage and advertising fees.
5. Show all easements of record on each phase plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR), for each phase plat.
7. Submit final phase plat in full compliance with Title 43.



KING DAVID

ARMSTRONG

HO06

PAY DIRT

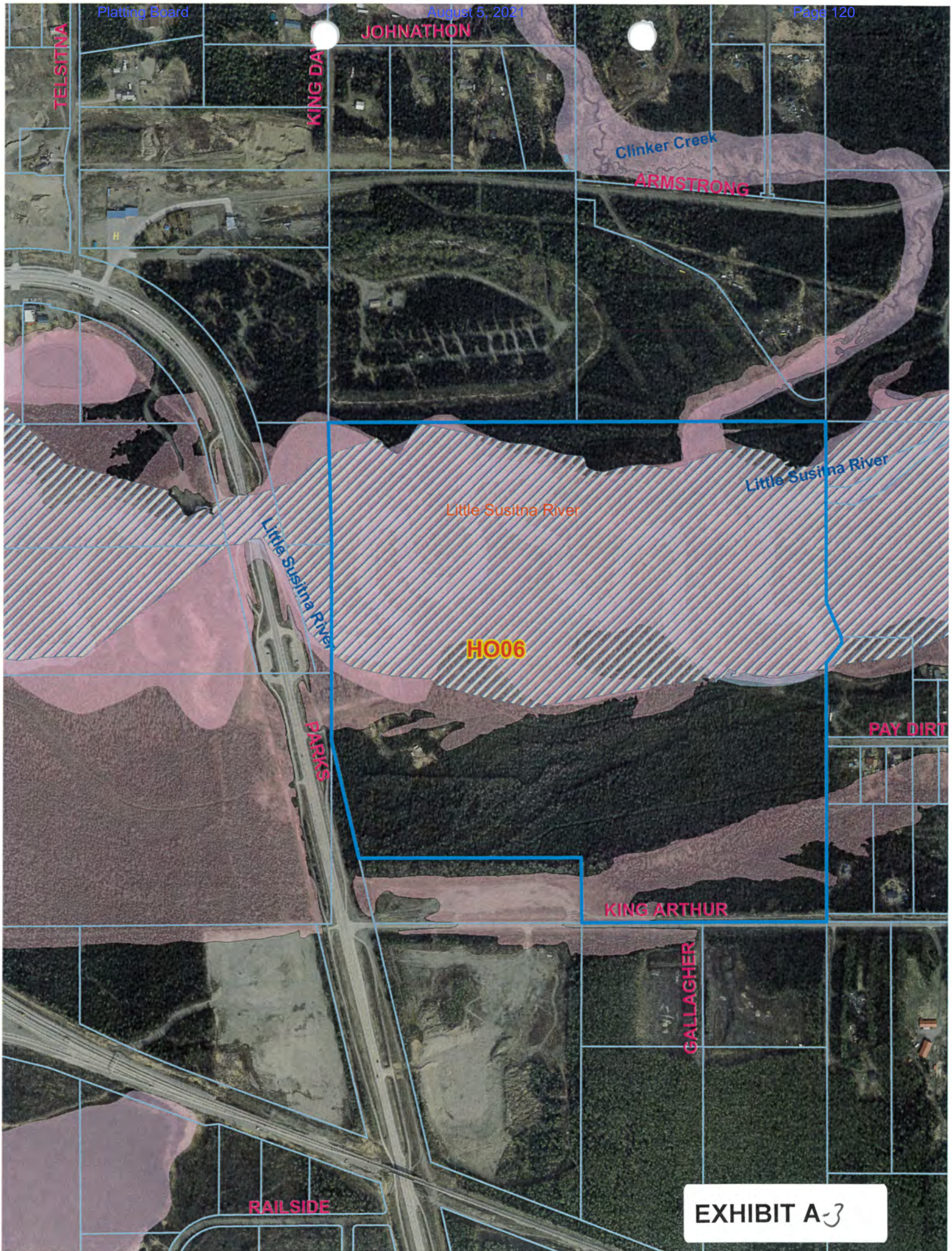
PARKS

KING ARTHUR

GALLAGHER

RAILSIDE

EXHIBIT A-2



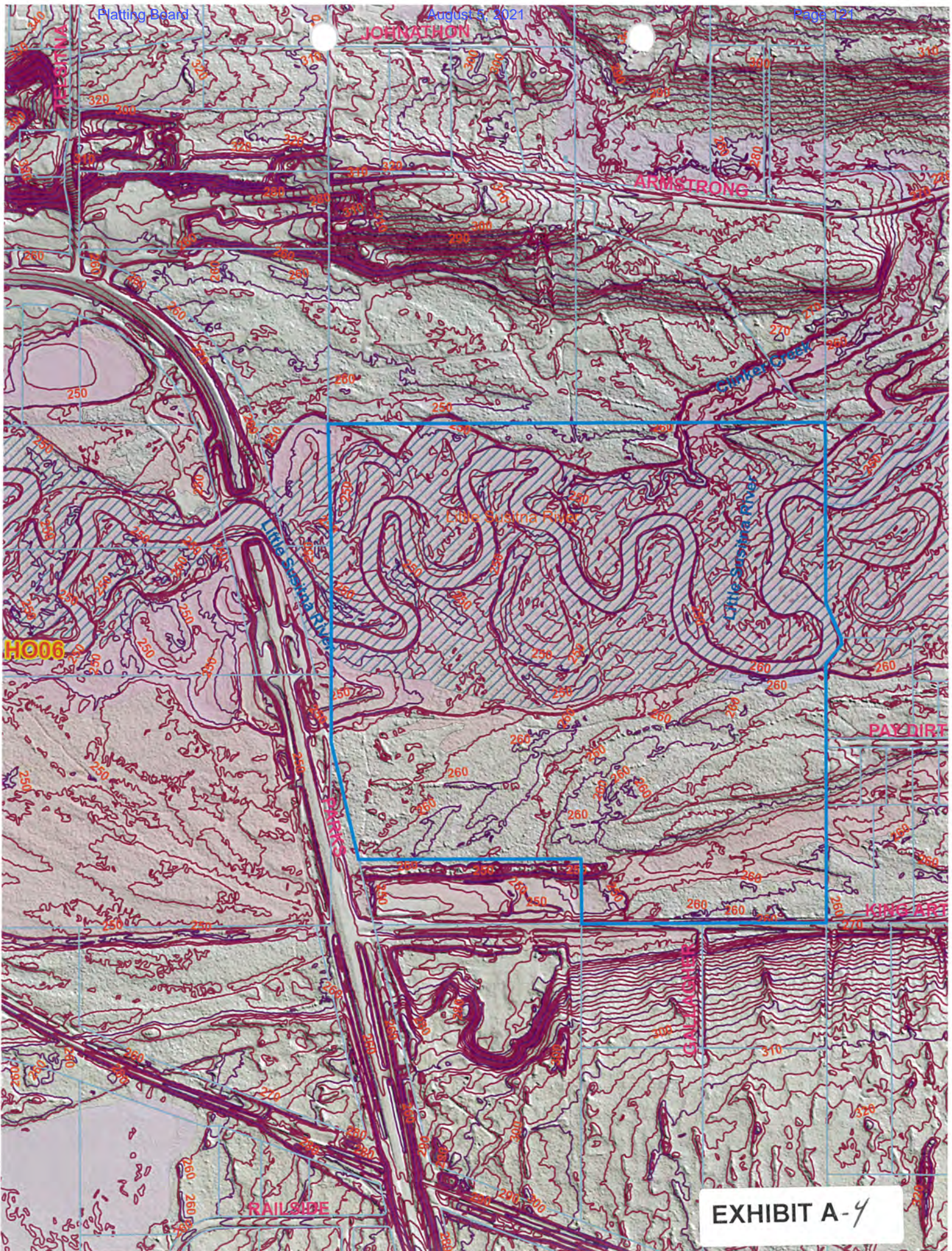


EXHIBIT A-4

HO04

HO03

HEATH

TELSITNA

KING DAVID

ARMSTRONG

MAJORS

BENCH LAKE

SUSITNA

LITTLE JOHN

PAY DIRT

ROUND TABLE

MERLIN

HO05

HO06

KING ARTHUR

PAINEE

RAILSIDE

MILLERS REACH

NICHOLS

LEPRECHAUN

BACKHAUS

PICK A DILLEY

BIRCH HARBOR

REX

PARKS DEL

WESTEN

HORIZON

DURADO

SKYE GAUNT

DAVA

CHERI L

EXHIBIT A-5



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

June 11, 2021

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

RECEIVED

JUN 16 2021

PLATTING

Re: *Cloverdale Subdivision*; Useable Areas, Drainage & Roads
HE #20021

Dear Mr. Wagner:

At the request of the project owner we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 27 new lots and three remainder tracts from one existing tract with a total area of approximately 150 acres. Our soils evaluation included logging 12 new testholes, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rough incomplete rectangle north of W. King Arthur Drive and east of W. Parks Highway, and bisected by the Little Susitna River. The majority of the site consists of relatively level areas sloping very gently to the west. The area along the river have relatively steep banks dropping a short distance to the floodplain, and again to the river course. The total elevation differential indicated from the provided topographical map is approximately 26'. A few minor steep areas with slopes just exceeding 25% exist within the project, but are limited to river banks entirely within the remainder tracts.

Soils & Vegetation. The majority of the parent parcel has relatively young trees, with older overgrown trails and what appeared to be old stump windrows. Any prior clearing happened many decades ago. The native vegetation remaining on the parent parcel consists primarily of cottonwood, birch, and willow trees. As shown on the attached drawing, 11 new testholes were dug near common lot lines and areas of interest in order to evaluate existing soils conditions. A copy of the testhole logs is included with this report. The testholes revealed a thin organic mat and a thick loess silt/sand topsoil layer, over a base of consistently clean sands and gravels, which is common for the area. Copies of the relevant testhole logs and the location/topography map are attached.

Groundwater. Groundwater or evidence of groundwater in the form of seeps was encountered in 3 of the 12 attached testholes labeled 4, 7, and 8 at depths of 11', 10', and 6.1' respectively. All of the testholes that encountered water presence were dug in or near the edge of areas designated as flood hazard areas. With these findings in mind, separation to groundwater is not expected to be a limiting factor for the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, steep areas, and setbacks to existing water wells. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***each of the proposed new lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. The remainder tracts labeled tract B and tract C have over 400,000 square feet of area and do not require useable area verification. Tract A is already a legally existing parcel and as such was not addressed as a part of this report.***

Roads and Drainage. The proposed lots will receive access via approximately 2,750' of new road in the form of an extension of the existing W. Paydirt Road, with one new intersection at the Parks Highway. Sandy gravel materials adequate to construct the proposed roads exists within the project. Drainage along these new roads will be directed via ditches to existing natural low areas or to rock filled infiltration points. Three culverts are planned for installation as shown on the attached drawing. General existing drainage patterns have been indicated on the attached map. As always, the drainage plan is subject to field modification and improvement during construction.

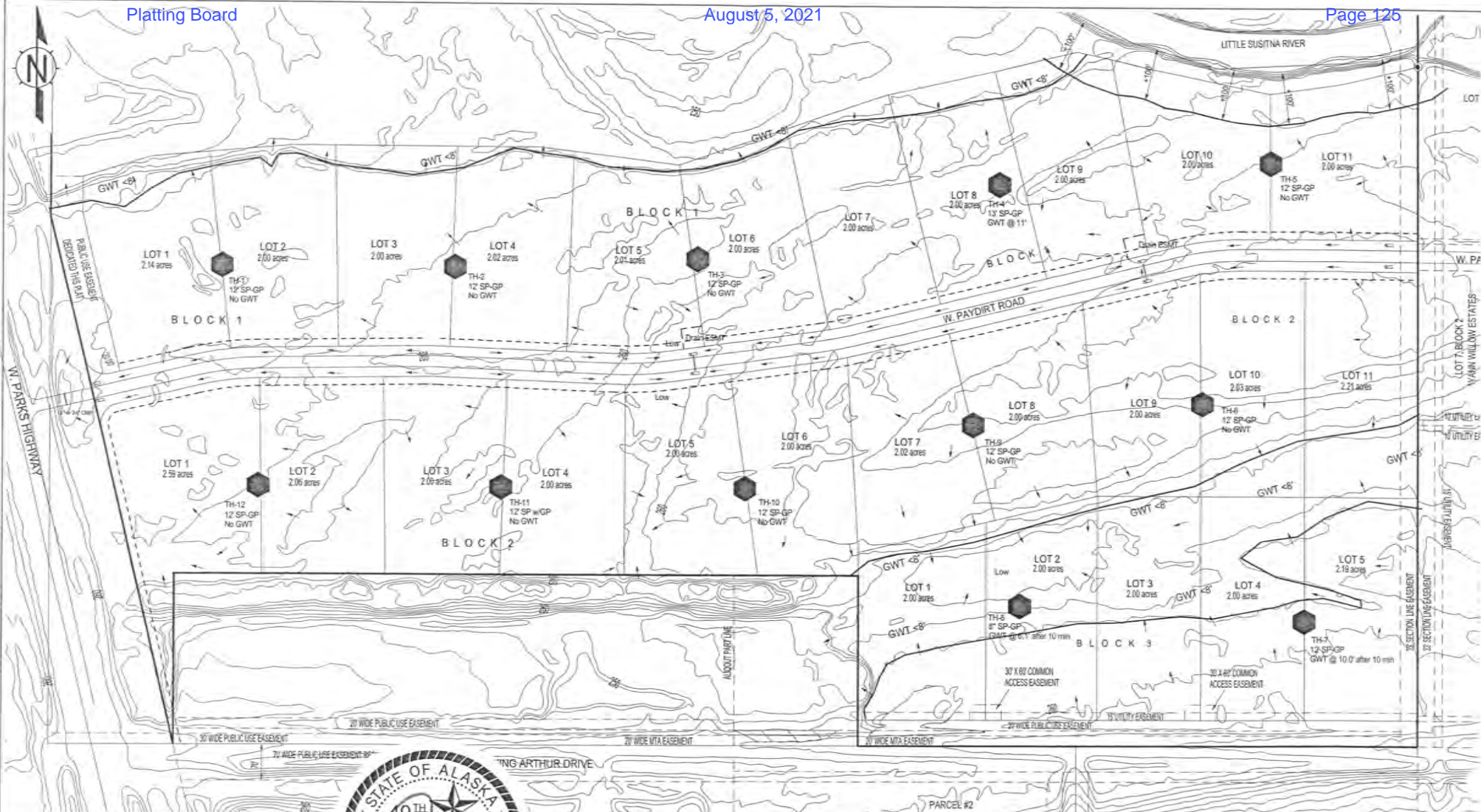
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: J. Long w/attachments





Cloverdale Subdivision
Useable Area, Drainage and Topography Map

HOLLER ENGINEERING
3375 N Sarnes Dr. Wasilla, Alaska 99654

Scale: 1" = 175'

6/11/21




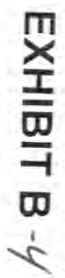

- Notes:**
1. Base drawing provided by surveyor.
 2. MSB 2011 2' LIDAR topo not verified.
 3. Arrows denote apparent drainage patterns.
 4. Testhole locations approximate.
 5.  = 5'x15' rock infiltration trench.

EXHIBIT B-3




HOLLER ENGINEERING
 3375 N Sams Dr. Wasilla, Alaska 99654
 Job # 20021 Scale: NTS 6/11/21

1. Numbers represent lots accessed/ served at that point.
- 2 Traffic onto King Arthur reduced by 8 at Rainee Street; 5 new lots will access directly to King Arthur..


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 12

Performed For: Terry Beal

Legal Description: Cloverdale Subdivision

Seal



Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

- No

IF YES, AT WHAT DEPTH?

- N/A

DEPTH AFTER MONITORING?

- N/A

Slope

No Groundwater
No Impermeables

PERCOLATION TEST

| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
|--------------------------|------|------------|----------|----------------|----------|
| N/A visual analysis only | | | | | |
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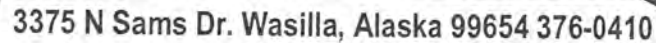
- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER

- TEST RUN BETWEEN FT AND FT DEPTH

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

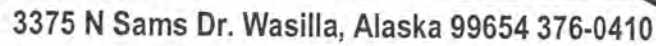
- PERFORMED BY: J. Wilkins

DATE: 5/13/21
EXHIBIT B-5



Legal Description: Cloverdale Subdivision

THLOGsubdnew-h2o-no.xlsx 6/8/2021



Seal

STATE OF ALASKA

49th

CURTIS E. HOLLER

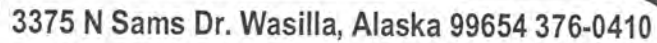
CE 9607

5-11-21

REGISTERED PROFESSIONAL ENGINEER

Legal Description: Cloverdale Subdivision

THLOGsubdnew-h2o-no.xlsx 6/8/2021



Seal

STATE OF ALASKA

49TH

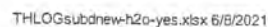
CURTIS E. HOLLER

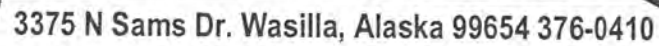
CE 9607

611-21

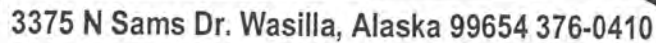
REGISTERED PROFESSIONAL ENGINEER

Legal Description: Cloverdale Subdivision





THLOGsubdnew-h2o-no.xlsx 6/8/2021



THLOGsubdnew-h2o-no.xlsx 6/8/2021


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 7 of 12

Performed For: Terry Beal

Legal Description: Cloverdale Subdivision


| Depth, feet | Soil Type | Slope | Site Plan |
|-------------|---|--------------|--|
| 1 | OL, mosses | | <p>See attached testhole & topo map</p> <p>↑ N ↓</p> |
| 2 | ML, dense | | |
| 3 | SP-GP, olive gray, rock to 2", few 4 1/4", medium-coarse sands, sloughs | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | Groundwater table | | |
| 11 | No Groundwater | <p>Slope</p> | |
| 12 | No Impermeables | | |
| 13 | | | |
| 14 | | | |
| 15 | | | |
| 16 | | | |
| 17 | | | |
| 18 | | | |
| 19 | | | |
| 20 | | | |
| 21 | | | |
| 22 | | | |

| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
|--------------------------|------|------------|----------|----------------|----------|
| N/A visual analysis only | | | | | |
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- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER

- TEST RUN BETWEEN FT AND FT DEPTH

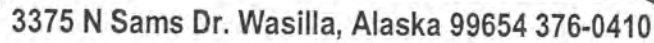
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

-

- PERFORMED BY: J. Wilkins

DATE: 5/14/21

EXHIBIT B -//



TEST HOLE # 8 of 12

Legal Description: Cloverdale Subdivision

Site Plan

See attached testhole & topo map

Slope

[illegible]

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

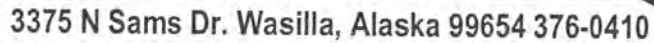
- TEST RUN BETWEEN FT AND FT DEPTH

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

- PERFORMED BY: J. Wilkins

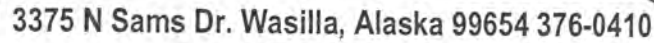
DATE: 5/14/21

EXHIBIT B - 12



Legal Description: Cloverdale Subdivision

THLOGsubdnew-h2o-np.xlsx 6/8/2021



Legal Description: Cloverdale Subdivision

$$\uparrow$$

$$N$$

$$I$$

See attached testhole & topo map.

Slope

No Impermeables

[illegible]

DATE: 5/14/21

EXHIBIT B - 14


HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 11 of 12

Performed For: Terry Beal

Legal Description: Cloverdale Subdivision


Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?

- No

IF YES, AT WHAT DEPTH?

- N/A

DEPTH AFTER MONITORING?

- N/A

Slope

No Groundwater
No Impermeables

PERCOLATION TEST

| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
|--------------------------|------|------------|----------|----------------|----------|
| N/A visual analysis only | | | | | |
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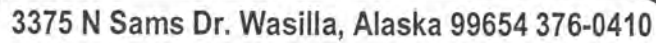
- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER

- TEST RUN BETWEEN FT AND FT DEPTH

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

- PERFORMED BY: J. Wilkins

DATE: 5/13/21
EXHIBIT B-15



Legal Description: Cloverdale Subdivision

THLOGsubdnew-h2o-no.xlsx 6/8/2021

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, July 19, 2021 2:07 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Cloverdale #21-096

Per Houston Municipal Code 10.14.020, construction of improvements shall comply with the MSB Subdivision Construction Manual.

Submit drainage report, and all other applicable plans and permit applications per SCM F01.2, at least 1 week prior to desired preconstruction meeting date. The developer's engineer should request a preconstruction conference with DPW once the Platting Board Approval letter is received and all of the construction plans have been submitted.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 18, 2021 3:48 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; pamela.j.melchert@usps.gov; Sonya Pevan <spevan@houston-ak.gov>; Raymond Russell <rrussell@houston-ak.gov>; mbell@houston-ak.gov; 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>; 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; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Cloverdale #21-096

The following link contains a Request for Comments for Cloverdale MSP, #21-096. Comments are due July 19, 2021. Please let me know if you have questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EpBM0y1BACHMoieqSHIQ1OQBra2o-v5evQHvNtkTP_cK9A?e=w5BsPr

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



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

June 30, 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:

- **Spruce Arrow (Criterion General Inc)**
 - As per our comments on May 06, 2021: No direct access will be granted to the Palmer-Wasilla Highway from the individual lots; they must access via the planned cul-de-sac.
- **Cloverdale Master Plan (Long)**
 - No direct access from individual lots will be granted to the Parks Highway; all lots must access via internal circulation.
- **Knapp Est RSB Loc 1C & 1D (Wilson)**
 - No change to existing access. Lot must access via Smith Road.

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. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner 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.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT D - /

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or melanie.nichols@alaska.gov.

Sincerely,



Melanie Nichols
Mat-Su Area Planner

cc: Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
James Amundsen, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way

City of Houston, Alaska
Public Work's Department



Alaska Department of Transportation & Public Facilities
Central Region
PO Box 196900
4111 Aviation Avenue
Anchorage, AK 99519

RECEIVED

JUN 16 2021

PLATTING

To whom it may concern.

The City of Houston is in support of the proposed subdivision of the Long Homestead, Township 18 North, Range 03 West, Tax Parcel A001, as needed growth to our City and infrastructure.

As noted in the attached letter and emails, initial comments from ADOT & PF stated that the Department desired this subdivision to not access the Parks Highway but use W. Pay Dirt Road as its only access. The Matanuska-Susitna Borough will not allow the access off of W. King Arthur Dr. due to flood plain issues. The City believes the Department should reconsider its initial comments.

In addition to the Flood Plain issues, there is also an International Fire Code (IFC) requirement to have two ways out of the subdivision based on the number of lots which is a cumulative number counting all the existing and proposed lots using a specific access. There are 14 lots existing in the Kayann Willow Estates subdivision laying directly to the east of the Long Homestead that have only one way in/ one way out. This subdivision is proposing 27 lots. The only other road that can be used for access, W. Pay Dirt Road, is inundated by flooding during the 100 year flood event thereby blocking safe evacuation of those residents. This proposed subdivision will alleviate the current unsafe condition involving W. Pay Dirt Road as an access, and would provide for safe ingress and egress within this subdivision. The traffic count would be low and would not have the potential to change much if at all.

The City and the Long Homestead owner have been discussing transferring the large Tracts that are shown on the proposed subdivision to the City of Houston for use as open space and habitat protection.

The City would like the State to carefully reconsider the Parks Highway access as the most advantageous solution.

Thank you for your attention in this matter.

A handwritten signature in blue ink, appearing to read "Raymond Russell", is written over a horizontal line.

Raymond Russell,
Public Works Director

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, June 21, 2021 11:31 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Cloverdale #21-096

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

MTA has reviewed the plat for Cloverdale. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 18, 2021 3:48 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; pamelaj.melchert@usps.gov; Sonya Pevan <spevan@houston-ak.gov>; Raymond Russell <rrussell@houston-ak.gov>; mbell@houston-ak.gov; 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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Cloverdale #21-096

The following link contains a Request for Comments for Cloverdale MSP, #21-096. Comments are due July 19, 2021. Please let me know if you have questions. Thanks, A.



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

June 21, 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 plats and has no comments or recommendations.

- **ASLS 2020-18**
(MSB Case # 2021-093)
- **Lake Louise Lodge**
(MSB Case # 2021-094)
- **Spruce Arrow**
(MSB Case # 2021-095)
- **Cloverdale**
(MSB Case # 2021-096)
- **Barry Spring Crest**
(MSB Case # 2021-099)

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

Sincerely,

James Christopher

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

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, June 30, 2021 7:49 AM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC Cloverdale #21-096
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 for your records.

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Friday, June 18, 2021 3:48 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Hurn, John T (DOT) <tucker.hurn@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Tam Boeve <Tamboevedistrict7@gmail.com>; pamelaj.melchert@usps.gov; Sonya Pevan <spevan@houston-ak.gov>; Raymond Russell <rrussell@houston-ak.gov>; mbell@houston-ak.gov; 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>; 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; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: [Spam?] RFC Cloverdale #21-096

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

The following link contains a Request for Comments for Cloverdale MSP, #21-096. Comments are due July 19, 2021. Please let me know if you have questions. Thanks, A.

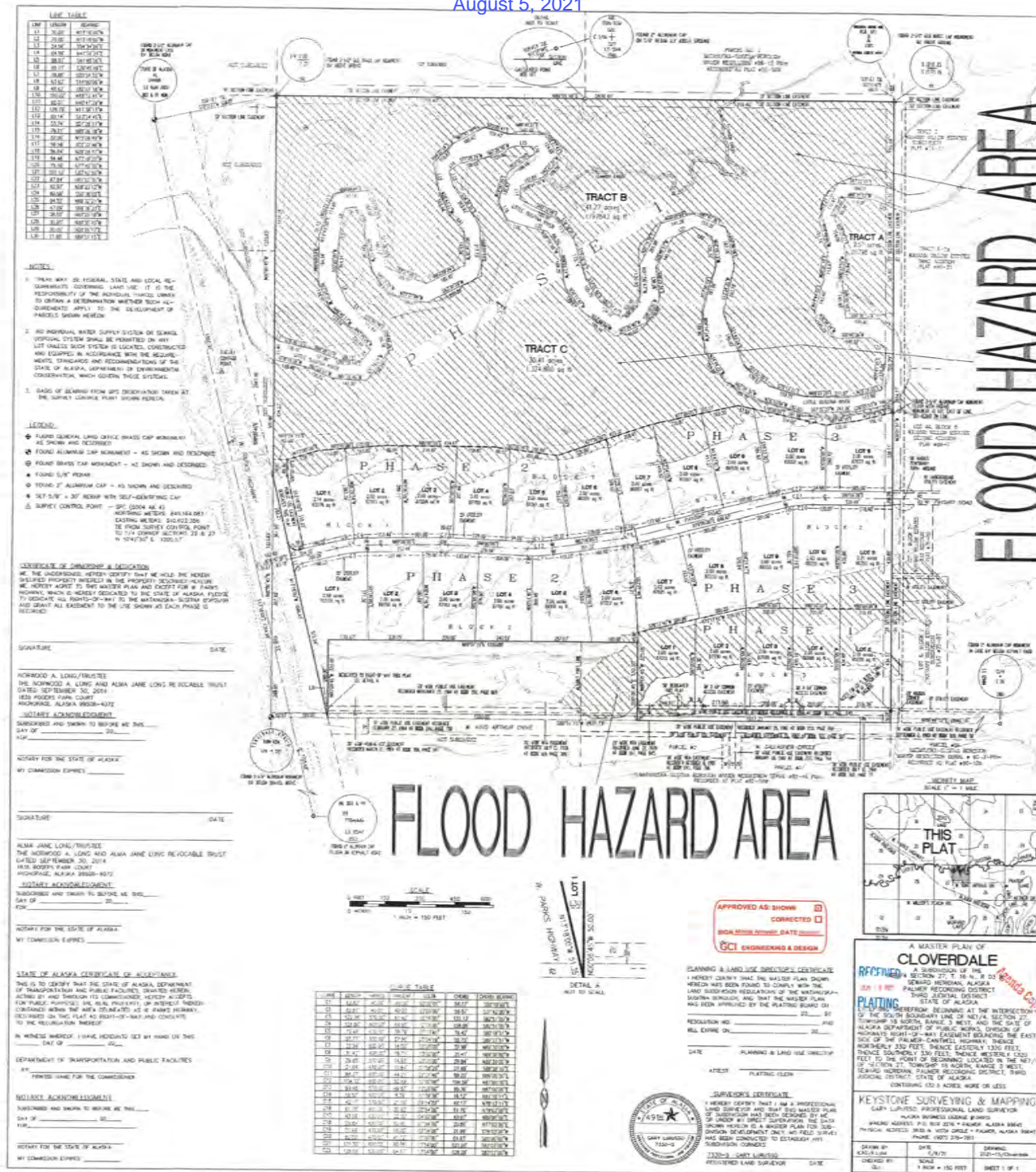
https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EpBM0y1BACHMojedSHIQ1OQBra2o-v5evQHvNtkTP_ck9A?e=w5BsPr

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

Amy Otto-Buchanan

Platting Technician

amy.otto-buchanan@matsugov.us



| LINE TABLE | | |
|------------|---------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 70.00' | N13°18'00"W |
| L2 | 70.00' | N13°18'00"W |
| L3 | 24.56' | S54°34'06"E |
| L4 | 64.98' | N41°56'39"E |
| L5 | 98.91' | S41°48'56"E |
| L6 | 95.11' | S26°45'19"E |
| L7 | 78.86' | S05°54'55"W |
| L8 | 63.62' | S14°00'06"W |
| L9 | 48.62' | S82°01'18"W |
| L10 | 103.02' | N18°33'41"W |
| L11 | 92.01' | N40°47'29"W |
| L12 | 129.79' | N11°38'13"W |
| L13 | 60.14' | S13°54'45"E |
| L14 | 53.74' | S51°26'11"W |
| L15 | 78.81' | N89°36'18"W |
| L16 | 32.50' | N15°06'49"W |
| L17 | 56.59' | S02°32'46"W |
| L18 | 86.84' | N29°58'42"W |
| L19 | 94.48' | N73°18'20"W |
| L20 | 79.16' | N77°40'50"W |
| L21 | 101.10' | S63°42'50"W |
| L22 | 87.84' | N61°52'35"W |
| L23 | 82.97' | N58°23'12"W |
| L24 | 80.59' | S50°36'02"E |
| L25 | 94.52' | N68°32'21"W |
| L26 | 47.09' | S69°36'33"E |
| L27 | 38.89' | N00°20'18"W |
| L28 | 30.00' | N00°30'10"W |
| L29 | 30.00' | N00°26'17"E |
| L30 | 11.69' | N89°51'16"E |

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
3. BASIS OF BEARING FROM GPS OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.

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 5/8" REBAR
- FOUND 2" ALUMINUM CAP - AS SHOWN AND DESCRIBED
- SET 5/8" x 30" REBAR WITH SELF-IDENTIFYING CAP
- △ SURVEY CONTROL POINT - SPC (5004 AK 4) NORTHING METERS: 849,164.083 EASTING METERS: 510,622.356 TIE FROM SURVEY CONTROL POINT TO 1/4 CORNER SECTIONS 22 & 27 N 10°42'30" E 1200.57'

CERTIFICATE OF OWNERSHIP & DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. WE, HEREBY AGREE TO THIS MASTER PLAN AND EXCEPT FOR W. PARKS HIGHWAY, WHICH IS HEREBY DEDICATED TO THE STATE OF ALASKA, PLEDGE TO DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENT TO THE USE SHOWN AS EACH PHASE IS RECORDED.

SIGNATURE DATE

NORWOOD A. LONG/TRUSTEE
THE NORWOOD A. LONG AND ALMA JANE LONG REVOCABLE TRUST
DATED SEPTEMBER 30, 2014
1835 ROGERS PARK COURT
ANCHORAGE, ALASKA 99508-4072

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

SIGNATURE DATE

ALMA JANE LONG/TRUSTEE
THE NORWOOD A. LONG AND ALMA JANE LONG REVOCABLE TRUST
DATED SEPTEMBER 30, 2014
1835 ROGERS PARK COURT
ANCHORAGE, ALASKA 99508-4072

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 W. PARKS HIGHWAY, DESCRIBED ON THIS PLAT AS RIGHT-OF-WAY AND CONSENTS TO THE RECORDATION 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

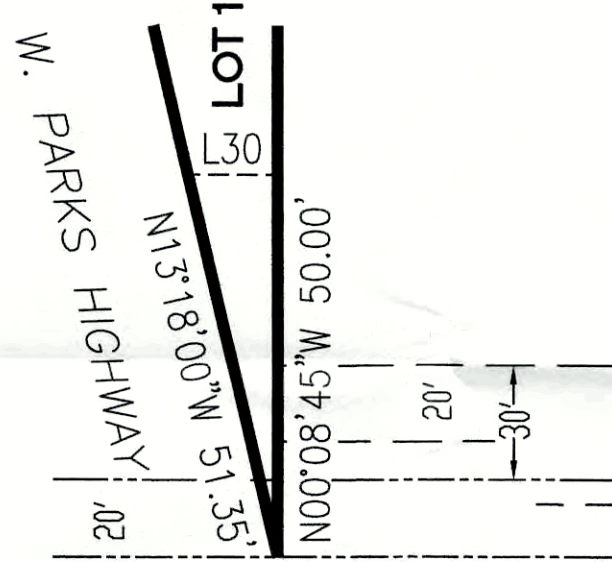
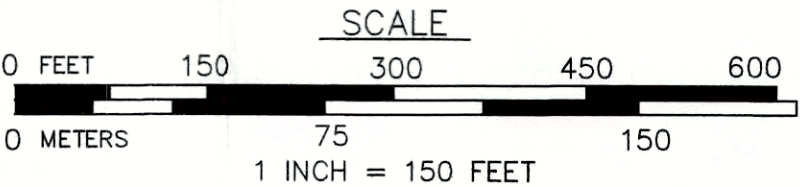
NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

| CURVE TABLE | | | | | |
|-------------|---------|---------|---------|-----------|---------------------|
| CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD BEARING |
| C1 | 62.83' | 40.00' | 40.00' | 90°00'01" | 56.57' S58°18'00"E |
| C2 | 62.83' | 40.00' | 40.00' | 90°00'00" | 56.57' S31°42'00"W |
| C3 | 122.36' | 570.00' | 61.42' | 12°18'00" | 122.13' S82°51'00"W |
| C4 | 128.80' | 600.00' | 64.65' | 12°18'00" | 128.56' S82°51'00"W |
| C5 | 79.48' | 630.00' | 39.79' | 07°13'41" | 79.42' S80°18'51"W |
| C6 | 55.77' | 630.00' | 27.90' | 05°04'19" | 55.75' S86°27'51"W |
| C7 | 32.99' | 630.00' | 16.50' | 03°00'00" | 32.98' N89°30'00"W |
| C8 | 31.42' | 600.00' | 15.71' | 03°00'00" | 31.41' N89°30'00"W |
| C9 | 29.85' | 570.00' | 14.93' | 03°00'00" | 29.84' N89°30'00"W |
| C10 | 21.68' | 630.00' | 10.84' | 01°58'20" | 21.68' S88°59'10"E |
| C11 | 88.27' | 630.00' | 44.21' | 08°01'40" | 88.20' N86°00'50"E |
| C12 | 104.72' | 600.00' | 52.49' | 10°00'00" | 104.59' N87°00'00"E |
| C13 | 99.48' | 570.00' | 49.87' | 10°00'00" | 99.36' N87°00'00"E |
| C14 | 16.52' | 570.00' | 8.28' | 01°39'38" | 16.52' N81°10'11"E |
| C15 | 42.17' | 570.00' | 21.10' | 04°14'22" | 42.17' N78°13'11"E |
| C16 | 61.78' | 600.00' | 30.92' | 05°54'00" | 61.76' N78°03'00"E |
| C17 | 43.98' | 630.00' | 22.00' | 04°00'00" | 43.97' N80°00'00"E |
| C18 | 20.89' | 630.00' | 10.45' | 01°54'00" | 20.89' N77°03'00"E |
| C19 | 31.99' | 470.00' | 16.00' | 03°54'00" | 31.99' S78°03'00"W |
| C20 | 82.03' | 470.00' | 41.12' | 10°00'00" | 81.93' S85°00'00"W |
| C21 | 121.30' | 500.00' | 60.95' | 13°54'00" | 121.00' S83°03'00"W |
| C22 | 128.58' | 530.00' | 64.61' | 13°54'00" | 128.26' S83°03'00"W |



PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE MASTER PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE MASTER PLAN HAS BEEN APPROVED BY THE PLATTING BOARD ON _____, 20____, BY
RESOLUTION NO. _____ AND
WILL EXPIRE ON _____, 20____

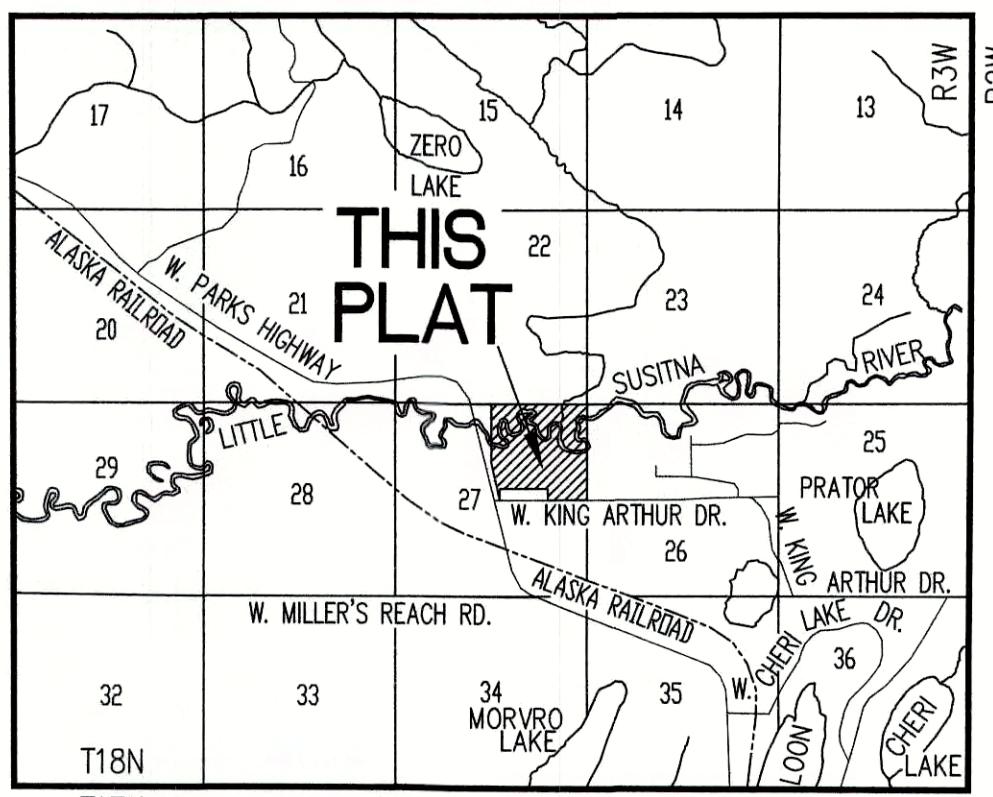
DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT THIS MASTER PLAN OF SUBDIVISION HAS BEEN DESIGNED BY ME OR UNDER MY DIRECT SUPERVISION, THE DATA SHOWN HEREON IS A MASTER PLAN FOR SUBDIVISION DEVELOPMENT ONLY. NO FIELD SURVEY HAS BEEN CONDUCTED TO ESTABLISH ANY SUBDIVISION CORNERS.

7330-S GARY LORUSSO
REGISTERED LAND SURVEYOR DATE



A MASTER PLAN OF
CLOVERDALE
A SUBDIVISION OF THE
NE1/4 SECTION 27, T. 18 N., R. 03 W.,
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
EXPLAINING THEREFROM: BEGINNING AT THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF NE1/4, SECTION 27, TOWNSHIP 18 NORTH, RANGE 3 WEST, AND THE STATE OF ALASKA DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS RIGHT-OF-WAY EASEMENT BOUNDING THE EAST SIDE OF THE PALMER-CANTWELL HIGHWAY; THENCE NORTHERLY 330 FEET; THENCE EASTERLY 1320 FEET; THENCE SOUTHERLY 330 FEET; THENCE WESTERLY 1320 FEET TO THE POINT OF BEGINNING; LOCATED IN THE NE1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
CONTAINING 132.3 ACRES, MORE OR LESS

RECEIVED
JUN 16 2021
Agenda Copy

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 6/9/21 | DRAWING: 2021-15/Cloverdale |
| CHECKED BY Glo | SCALE 1 INCH = 150 FEET | SHEET 1 OF 1 |

FLOOD HAZARD AREA

6E

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 5, 2021

PRELIMINARY PLAT: SPRING HILL

LEGAL DESCRIPTION: SEC 24, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: SPRING HILL DEVELOPMENT/KEVIN SORENSEN

SURVEYOR/ENGINEER: KEYSTONE SURVEYING LLC/HOLLER ENGINEERING

ACRES: 36.7 + PARCELS: 12

REVIEWED BY: FRED WAGNER

CASE #: 2021-092

REQUEST: The request is to create 11 lots and 1 tract from Tract 2, Brasil Springs Survey, Plat #70-41, to be known as **SPRING HILL**, containing 36.7 acres +/- . The plat is located south of N. Trunk Road and directly west of N. Palmer-Fishhook Road; located within the SE ¼ Section 24, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos

EXHIBIT A - 5 pgs

Soils Report

EXHIBIT B - 10 pgs

AGENCY COMMENTS

Department of Public Works Operations & Maintenance

EXHIBIT C - 1 pg

Fire and Life Safety

EXHIBIT D - 1 pg

ADOT&PF

EXHIBIT E - 2 pgs

Utilities

EXHIBIT F - 4 pgs

DISCUSSION: The proposed subdivision is located south of N. Trunk Road and directly west of N. Palmer Fishhook Road. Lots range in size from 0.92 acres to 1.33 acres +/-, Tract A is approximately 24.31 acres.

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. Streets will be built to residential street standards (see *Recommendation #3*). Petitioner has supplied the proposed Average Daily Traffic count (ADT) at **Exhibit B-4**.

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit B**. Curt Holler, PE, Holler Engineering, notes the soils evaluation included logging 6 new testholes on the parcel, review of the neighboring existing soils information, review of the provided topography information, review of aerial imagery and other observations on site. Testhole logs and location map attached. The project site forms an irregular/incomplete rectangle shape west of and bordering N. Palmer-Fishhook Road south of N. Trunk Road. The majority of the parent parcel contains gently rolling terrain with a central lower valley region. A few regions containing steep slopes exceeding 25% were found on the parcel and have been delineated on the attached drawing. The total elevation differential indicated from the provided topographical map is

approximately 58'. The parent parcel contains a few small trails near N. Palmer Fishhook Road and one small unused structure near in the southeastern corner. The remainder of the project area appears to exist in a native state. The existing vegetation on primarily consists of mature growth spruce, cottonwood, or birch trees. Some small regions containing clusters of devils club or small willows exist throughout the project. Six new testholes were dug on 3/15/21 near or along proposed new common lot lines in order to evaluate existing soils conditions. Near surface soils found in the testholes included thin organic mats over layers of silty less topsoils typically extending down to 3'. A minor amount of frost was encountered within the upper layers of the testhole at the time of digging. Receiving soils under the topsoils were found to be consistently clean sands and gravels extending down to as much as 16'. Groundwater was encountered in one testhole at a depth of 15'. A copy of the testhole logs and a location/topography map is attached. Groundwater was encountered in the form of seeps in testhole 1 at a depth of 15'. Groundwater is not expected to be a limiting factor for the proposed lots. 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 lots labeled 1-6 and 8-11 block 1 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Remainder Tract A contains more than 400,000 square feet of area and does not require useable area verification. Proposed lot 7 contains approximately 9,500 ft² of useable septic area, however can readily be re-graded to contain over 10,000 ft². Alternately, an internal lotline can be moved or removed. Re-assessment for useable septic area after grade work or lotline reconfiguration should be included as a condition of approval (see **Recommendation #7**).

Roads and Drainage: The proposed new lots will be accessed by the creation of approximately 750' of new roads, including a single cul-de-sac bulb and intersection. Sandy gravel materials adequate to construct the roads can readily be mined from existing soils within the new ROW. Drainage along these new roads will be directed to rock filled infiltration points which will overflow to existing natural courses. No new runoff will be directed to the state ROW. A single proposed drainage easement is shown on the attached map. One 18" culvert is planned within the project, and a 24" pipe will likely be required at the intersection with Palmer Fishhook Road. General existing drainage patterns have also been indicated on the attached map. As always, the drainage plan is subject to field modification and improvement during construction.

Comments: Department of Public Works Operations & Maintenance (**Exhibit C**) states to submit construction plans (drainage report, copy of DOT Approach Road permit application, etc.) at least one week prior to desired preconstruction meeting date. (see **Recommendation #3**). Fire and Life Safety (**Exhibit D**) has no issues with this.

ADOT&PF: (**Exhibit E**) All lots must use internal access. No direct access will be granted to Palmer Fishhook for individual lots (see **Recommendation #4**). We recommend the petitioner dedicate access for the lots to Olivewood Drive. This could provide secondary access to the lots in the future.

Utilities: (**Exhibit F**) MTA and MEA request a 15' utility easement on both sides of E. Spring Hill Drive, as well as around the cul-de-sac (see **Recommendation #5**). Enstar has no comments or recommendations. GCI has no comments or objections to the plat.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services.

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

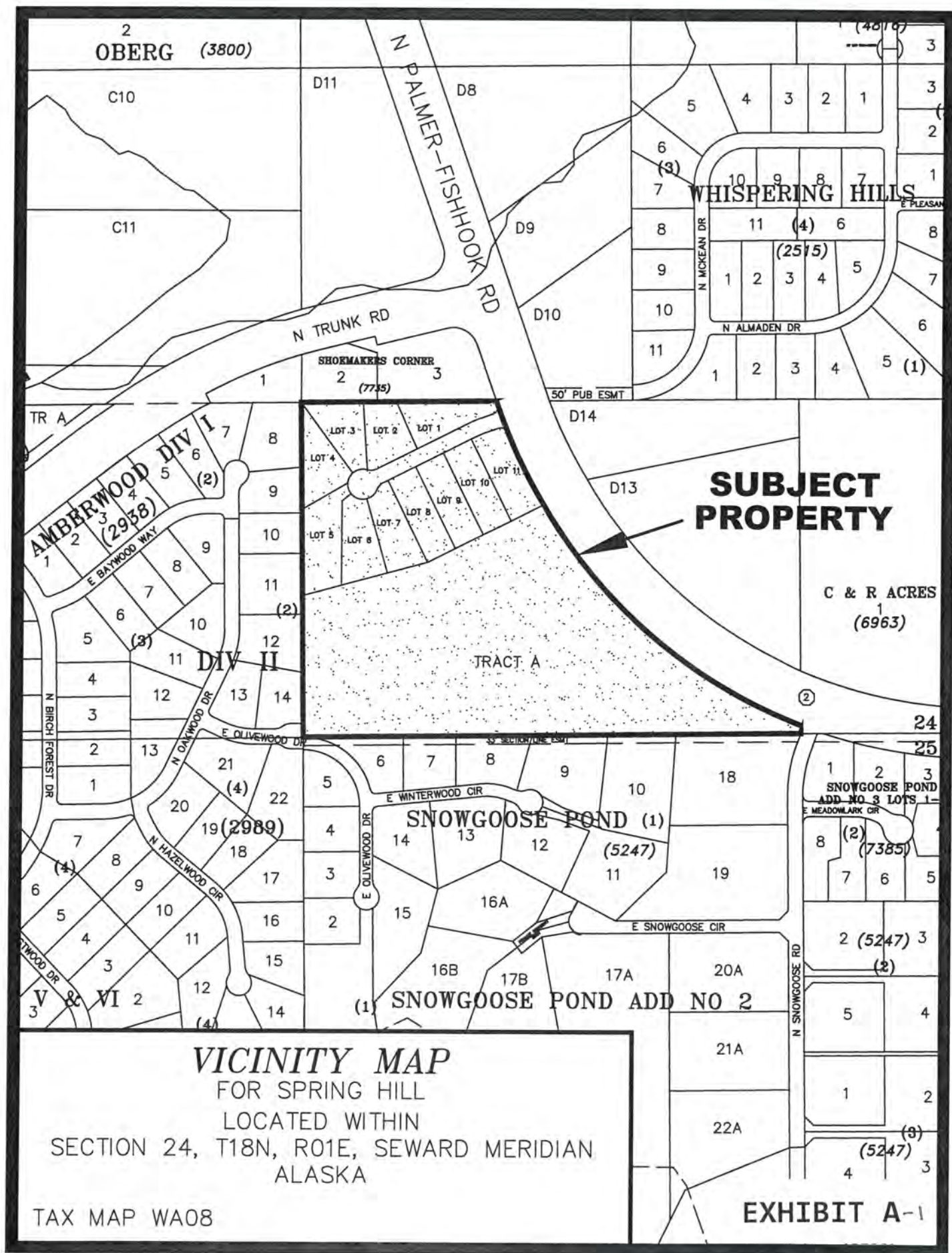
FINDINGS OF FACT

1. The plat of Spring Hill 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)(1).
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 has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, ADF&G; MSB Community Development, Department of Emergency Services, Assessments, Planning, Pre-Design Division or Development Services.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Spring Hill, Section 24, Township 18 North, Range 01 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 and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Construct interior street to MSB 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 street inspection reports as required by Section F1.4, F1.5 and F1.6 of the Subdivision Construction Manual.
 - b. Provide DPW acceptance of the roads to Platting staff.
 - c. Provide an approved Approach Road Permit from ADOT&PF.
4. Place a plat note stating that no lots shall have direct access to N. Palmer-Fishhook Road unless authorized by the permitting authority.
5. Grant a 15-foot utility easement around the dedicated right of way as requested by MTA and MEA.
6. Show all easements of record on the final plat.
7. Provide an updated soils report after regrading or reconfiguration of lots.
8. Pay postage and advertising fees.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit final plat in full compliance with Title 43.



24

MAGNUSON

TRUNK

MCKENNA

ALWADEN

PLEASANT

BURROKER

SAVANA

OAKWOOD

OLIVEWOOD

18N01E

PALMER FISHHOOK

PA05

18N02

WA08

WINTERWOOD

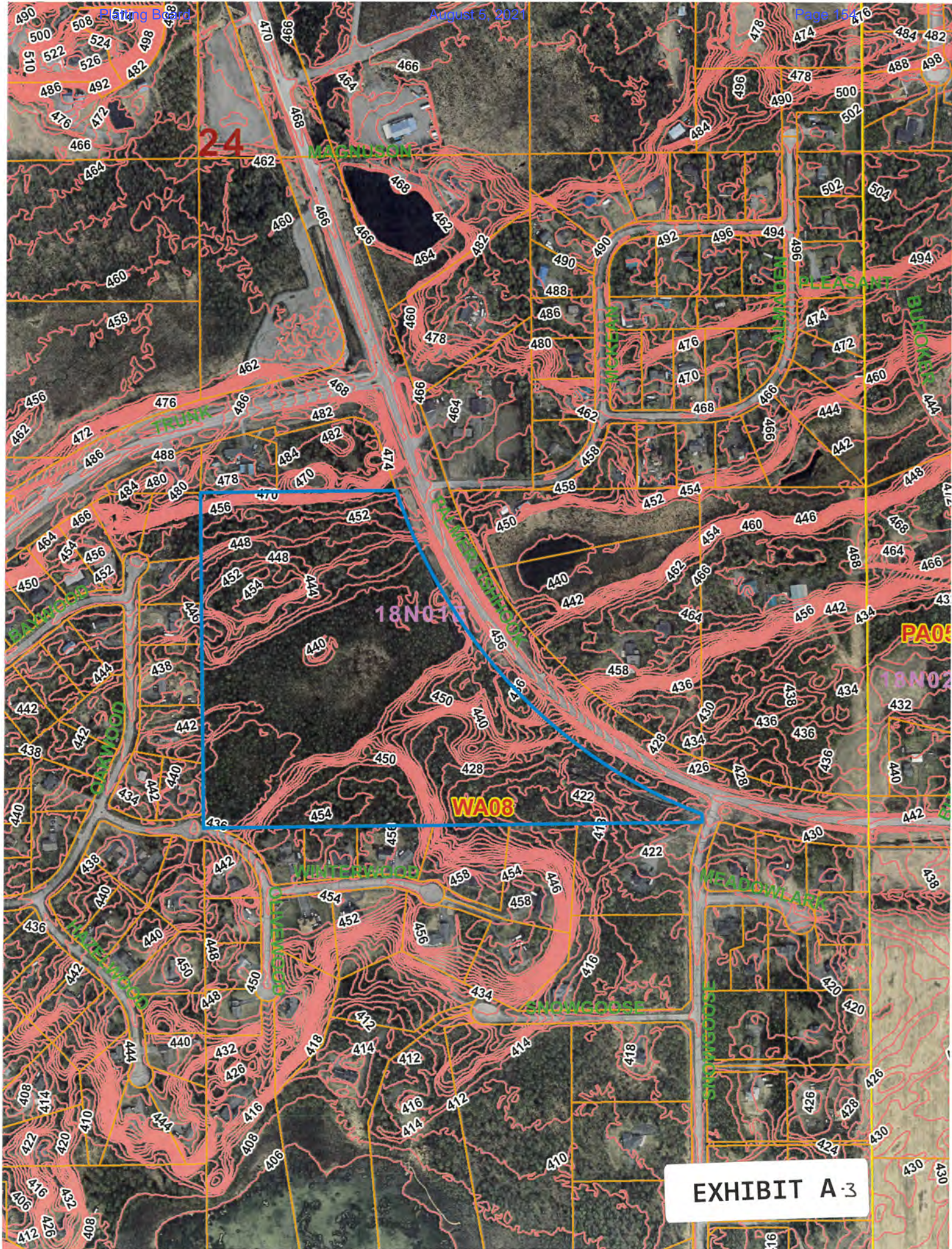
HAZEWOOD

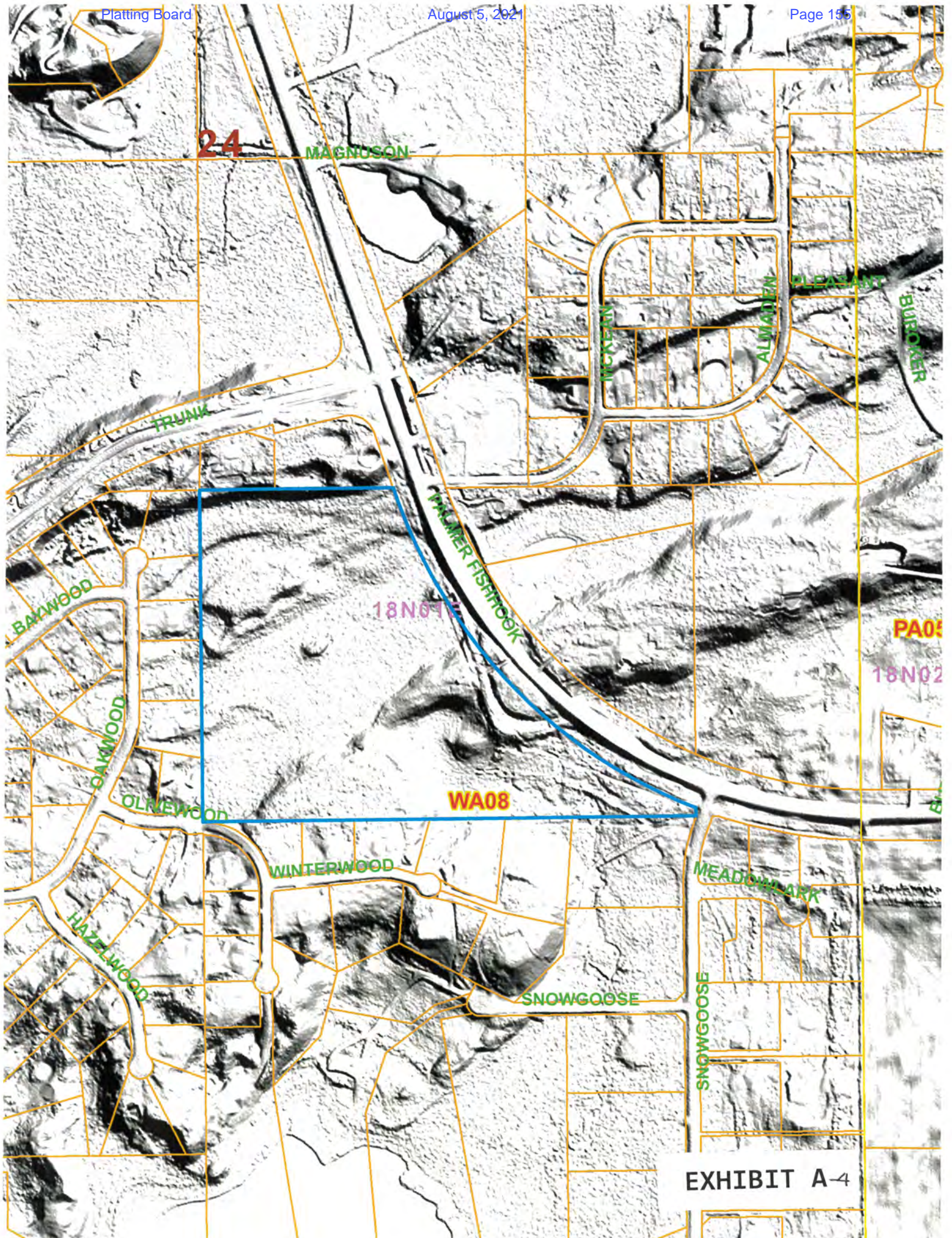
SNOWGOOSE

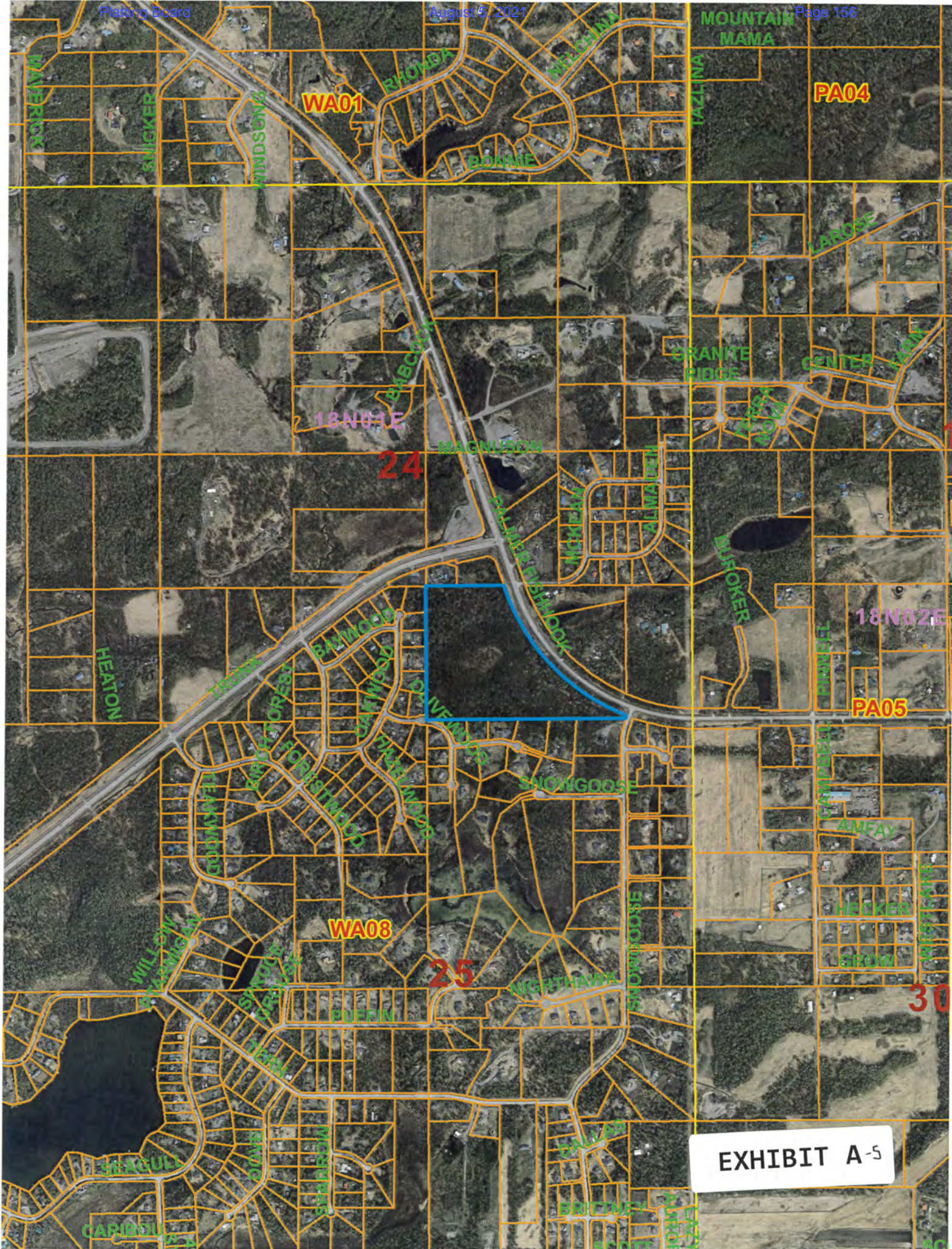
MEADOW LARK

SNOWGOOSE

EXHIBIT A-2









HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

June 8, 2021

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

RECEIVED
JUN 09 2021
PLATTING

Re: *Spring Hill Subdivision; Useable Areas, Roads and Drainage*
HE #21009

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 11 new lots and a large remainder tract from one existing parent parcel totaling 36.8 acres. Our soils evaluation included logging six new testholes on the parcel, review of neighboring existing soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an irregular/incomplete rectangle shape west of and bordering N Palmer-Fishhook Road south of N Trunk Road. The majority of the parent parcel contains gently rolling terrain with a central lower valley region. A few regions containing steep slopes exceeding 25% were found on the parcel and have been delineated on the attached drawing. The total elevation differential indicated from the provided topographical map is approximately 58'.

Soils & Vegetation. The parent parcel contains a few small trails near N Palmer-Fishhook Road and one small unused structure near in the southeastern corner. The remainder of the project area appears to exist in a native state. The existing vegetation on primarily consists of mature growth spruce, cottonwood, or birch trees. Some small regions containing clusters of devils club or small willows exist throughout the project. Six new testholes were dug on 3/15/21 near or along proposed new common lot lines in order to evaluate existing soils conditions. Near surface soils found in the testholes included thin organic mats over layers of silty less topsoils typically extending down to 3'. A minor amount of frost was encountered within the upper layers of the testhole at the time of digging. Receiving soils under the topsoils were found to be consistently clean sands and gravels extending down to as much as 16'. Groundwater was encountered in one testhole at a depth of 15'. A copy of the testhole logs and a location/topography map is attached.

Groundwater. Groundwater was encountered in the form of seeps in testhole 1 at a depth of 15'. Groundwater is not expected to be a limiting factor for the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to existing neighboring water wells, steep areas, lotlines, and easements. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For all but one 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 lots labeled 1-6 and 8-11 block 1 will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. Remainder Tract A contains more than 400,000 square feet of area and does not require useable area verification.*** Proposed lot 7 contains approximately 9,500 ft² of useable septic area, however can readily be re-graded to contain over 10,000 ft². Alternately, an internal lotline can be moved or removed. Re-assessment for useable septic area after grade work or lotline reconfiguration should be included as a condition of approval.

Roads and Drainage. The proposed new lots will be accessed by the creation of approximately 750' of new roads, including a single cul-de-sac bulb and intersection. Sandy gravel materials adequate to construct the roads can readily be mined from existing soils within the new ROW. Drainage along these new roads will be directed to rock filled infiltration points which will overflow to existing natural courses. No new runoff will be directed to the state ROW. A single proposed drainage easement is shown on the attached map. One 18" culvert is planned within the project, and a 24" pipe will likely be required at the intersection with Palmer Fishhook Road. General existing drainage patterns have also been indicated on the attached map. As always, the drainage plan is subject to field modification and improvement during construction.

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

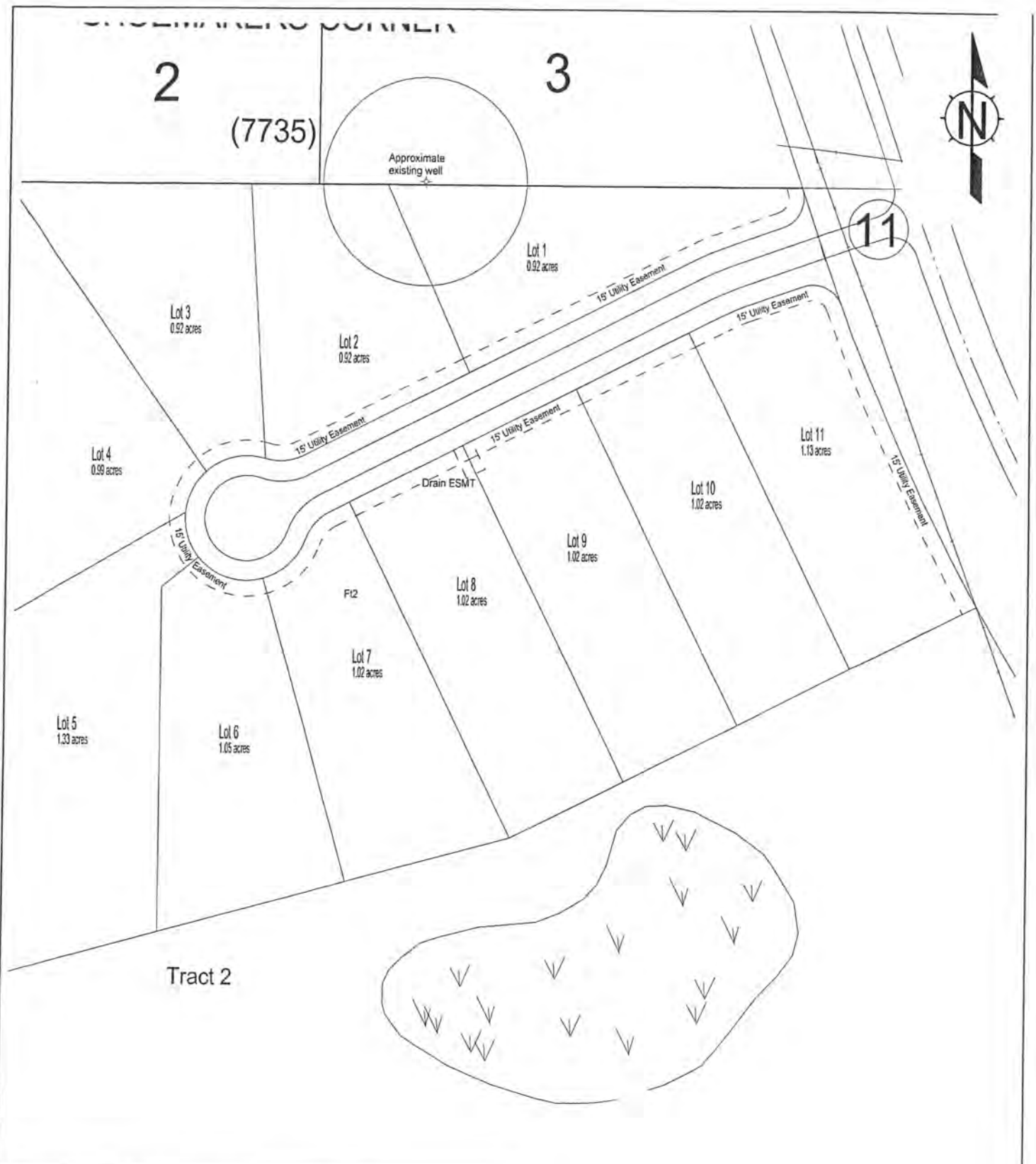
Sincerely,

Curtis Holler, PE

c- K. Sorenson, w/attachments







Spring Hill Subdivision
Estimated Traffic Count Map



Notes:

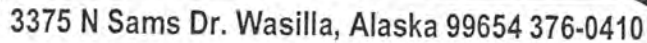
1. Numbers reflect lots served at that point.

Job # 21009

Scale: NTS

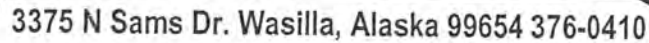
6/08/21

EXHIBIT B - 4



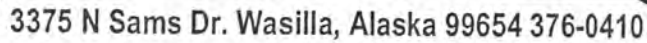
Legal Description: Spring Hill Subdivision

THLOGsubdnew-h2o-no.xlsx 4/23/2021



Legal Description: Spring Hill Subdivision

THLOGsubdnew+h2o-no.xlsx 4/23/2021



Legal Description: Spring Hill Subdivision

THLOGsubdnew-h2o-no.xlsx 4/23/2021

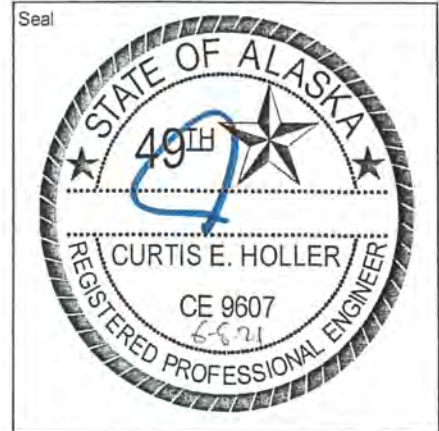

HOLLER ENGINEERING

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

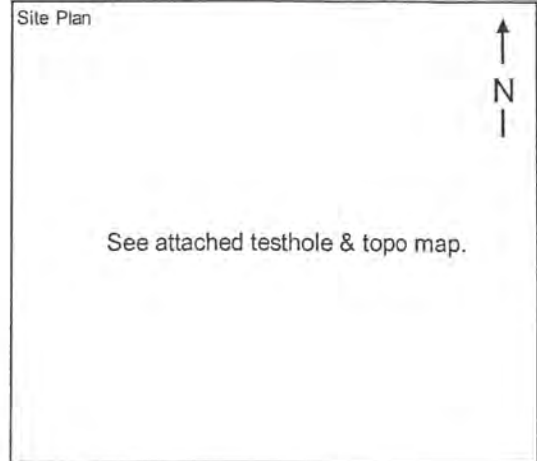
SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 6

Performed For: Kevin Sorenson

Legal Description: Spring Hill Subdivision


| Depth, feet | Soil Type |
|-------------|-----------------------------|
| Frost | OL, dense |
| 1 | ML, light brown loess silts |
| 2 | |
| 3 | SP with silt, varies to |
| 4 | SM, olive brown |
| 5 | |
| 6 | |
| 7 | SP-GP, olive gray, rock |
| 8 | to 3", few 6", |
| 9 | sloughs, medium |
| 10 | coarse sands, diving |
| 11 | coverage |
| 12 | No Groundwater |
| 13 | No Impermeables |
| 14 | |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
| 19 | |
| 20 | |
| 21 | |
| 22 | |



WAS GROUNDWATER ENCOUNTERED? No
 IF YES, AT WHAT DEPTH? N/A
 DEPTH AFTER MONITORING? N/A


PERCOLATION TEST

| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
|---------|------------|------------|----------|----------------|----------|
| | N/A-Visual | | | | |
| | | | | | |
| | | | | | |
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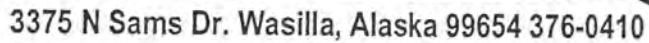
- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER

- TEST RUN BETWEEN FT AND FT DEPTH

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

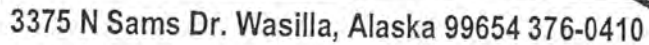
- PERFORMED BY: J. Wilkins

DATE: 3/15/21
EXHIBIT B - 2



Legal Description: Spring Hill Subdivision

DATE: 3/15/21



Legal Description: Spring Hill Subdivision

See attached testhole & topo map.

PERCOLATION TEST

[illegible]

DATE: 3/15/21

EXHIBIT B-10

Fred Wagner

From: Jamie Taylor
Sent: Thursday, July 15, 2021 8:37 PM
To: Fred Wagner
Subject: RE: RFC Spring Hill #2021-092

Submit construction plans (drainage report, copy of DOT Approach Road permit application, etc) at least one week prior to desired preconstruction meeting date.

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

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Monday, June 14, 2021 2:18 PM
To: adam.dubour@alaska.gov; allen.kemplen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; ospdesign@gci.com; farmloopak@gmail.com; cobbfam@mtaonline.net; TimHaleDistrict1@gmail.com; mothers@mtaonline.net
Subject: RFC Spring Hill #2021-092

All,

Below is a link to a Request for Comments for an 11 lot and one tract subdivision to be known as Spring Hill, MSB Case #2021-092, Tech FW, RSA #16 south colony.

Comments are due by July 16, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EpbwkcwEkQdAnuiy90AWZFABDatyyRdPI08Y5YvG6mGIIA?e=QZtzCb

Fred Wagner

From: Fire Code
Sent: Wednesday, June 16, 2021 10:56 AM
To: Fred Wagner
Subject: RE: RFC Spring Hill #2021-092

Fred,
Fire and Life Safety has no issue with this.



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

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Monday, June 14, 2021 2:18 PM
To: adam.dubour@alaska.gov; allen.kempen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; ospdesign@gci.com; farmloopak@gmail.com; cobbfam@mtaonline.net; TimHaleDistrict1@gmail.com; mothers@mtaonline.net
Subject: RFC Spring Hill #2021-092

All,

Below is a link to a Request for Comments for an 11 lot and one tract subdivision to be known as Spring Hill, MSB Case #2021-092, Tech FW, RSA #16 south colony.

Comments are due by July 16, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EpbwkcwEkQdAnuiy90AWZFABDatyyRdPI08Y5YvG6mGIJA?e=QZtzCb



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

June 16, 2021

Fred Wagner, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has no comments:

- **Philbin Estates (Philbin)**
- **Tax Map PA 14, Sec 35, T17N, R02E (Nilsson, Smilodon Acres)**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **Tax Map PA 05, Sec 29, T18N, R02E (Estelle)**
 - No direct access will be granted to the Glenn Highway from Parcel #2. According to the Alaska Preconstruction Manual (section 1190), access cannot be granted to the Glenn Highway when there are alternative routes. The existing driveway must be removed.
 - We recommend Parcel D6 establish an official access agreement across Parcel #2 to maintain their future access to Marsh Road. While there is a natural gas easement that they're using at present, they should establish one that guarantees them that they can continue using a driveway across Parcel #2 for future access.
 - No change of access will be granted to Parcel #1.
- **Daigon Alley (Tyra R Guard Living Trust)**
 - Both lots must share access onto Bodenbug Loop.
- **Spring Hill (Spring Hill Development & Sorensen)**
 - As per our comments on 3/11/2021:
 - All lots must use internal access. No direct access will be granted to Palmer-Fishhook for individual lots.
 - We recommend the petitioner dedicate access for the lots to Olivewood Drive. This could provide secondary access to the lots in the future.

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. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or melanie.nichols@alaska.gov.

Sincerely,



Melanie Nichols
Mat-Su Area Planner

cc: Tucker Hurn, Right of Way Agent, Right of Way
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities
Brad Sworts, MSB Transportation Manager
James Amundsen, Chief, Highway Design
Danika Simpson, Property Management Supervisor, Right of Way
Jude Bilafer, MSB Capital Projects Director

Fred Wagner

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, June 15, 2021 12:26 PM
To: Fred Wagner
Subject: RE: RFC Spring Hill #2021-092

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

Hello,

MTA has reviewed the plat for Spring Hill. MTA would like to request a 15' utility easement on both sides of E. Spring Hill Drive, as well as around the cul-de-sac.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Monday, June 14, 2021 2:18 PM
To: adam.dubour@alaska.gov; allen.kempen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; ospdesign@gci.com; farmloopak@gmail.com; cobbfam@mtaonline.net; TimHaleDistrict1@gmail.com; mothers@mtaonline.net
Subject: RFC Spring Hill #2021-092

All,

Below is a link to a Request for Comments for an 11 lot and one tract subdivision to be known as Spring Hill, MSB Case #2021-092, Tech FW, RSA #16 south colony.

Fred Wagner

From: Tammy L. Simmons <Tammy.Simmons@mea.coop>
Sent: Monday, June 21, 2021 3:20 PM
To: Fred Wagner
Subject: RE: RFC Spring Hill #2021-092
Attachments: 20210621_153059.pdf

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

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

Thank you.

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

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Monday, June 14, 2021 2:18 PM
To: adam.dubour@alaska.gov; allen.kempen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@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>; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; ospdesign@gci.com; farmloopak@gmail.com; cobbfam@mtaonline.net; TimHaleDistrict1@gmail.com; mothers@mtaonline.net
Subject: RFC Spring Hill #2021-092

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.

All,

Below is a link to a Request for Comments for an 11 lot and one tract subdivision to be known as Spring Hill, MSB Case #2021-092, Tech FW, RSA #16 south colony.

Comments are due by July 16, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EpbwkcwEkQdAnuiy90AWZFABDatvyRdPI08Y5YvG6mGIJA?e=QZtzCb



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

June 21, 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 plats and has no comments or recommendations.

- **ASLS 2020-18**
(MSB Case # 2021-093)
- **Lake Louise Lodge**
(MSB Case # 2021-094)
- **Spruce Arrow**
(MSB Case # 2021-095)
- **Cloverdale**
(MSB Case # 2021-096)
- **Barry Spring Crest**
(MSB Case # 2021-099)

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

Sincerely,

James Christopher

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

Fred Wagner

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, June 23, 2021 1:37 PM
To: Fred Wagner
Cc: OSP Design Group
Subject: RE: RFC Spring Hill #2021-092
Attachments: Agenda Plat.pdf; RFC Packet.pdf

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

Fred,

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

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

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

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Monday, June 14, 2021 2:18 PM
To: adam.dubour@alaska.gov; allen.kempen@alaska.gov; tucker.hurn@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jacob Boothby <Jacob.Boothby@matsugov.us>; Don Cuthbert <Donald.Cuthbert@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@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>; row@enstarnaturalgas.com; andrew.fraiser@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; farmloopak@gmail.com; cobbfam@mtaonline.net; TimHaleDistrict1@gmail.com; mothers@mtaonline.net
Subject: RFC Spring Hill #2021-092

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

All,

Below is a link to a Request for Comments for an 11 lot and one tract subdivision to be known as Spring Hill, MSB Case #2021-092, Tech FW, RSA #16 south colony.

Comments are due by July 16, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EpbwkcwEkQdAnuiy90AWZFABDatyyRdPI08Y5YvG6mGIJA?e=QZtzCb

CERTIFICATE OF OWNERSHIP & DEDICATION

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

SIGNATURE

KEVIN SORENSON - MEMBER DATE
SPRING HILL DEVELOPMENT, LLC
P.O. BOX 4136
PALMER, ALASKA 99645

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
DAY OF 20
FOR

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES

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. 20.

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

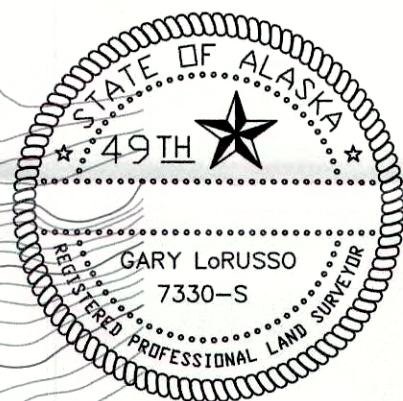
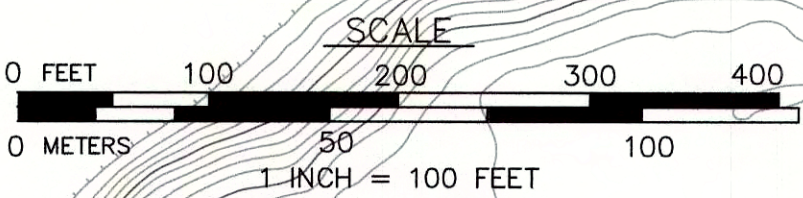
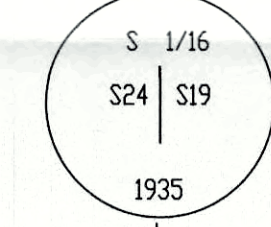
CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD | CHORD BEARING |
|-------|----------|----------|---------|-----------|----------|---------------|
| C1 | 47.12' | 30.00' | 30.00' | 90°00'00" | 42.43' | N26°06'30"E |
| C2 | 34.49' | 260.00' | 17.27' | 07°36'00" | 34.46' | S67°18'30"W |
| C3 | 30.51' | 230.00' | 15.26' | 07°36'00" | 30.49' | S67°18'30"W |
| C4 | 26.53' | 200.00' | 13.28' | 07°36'00" | 26.51' | S67°18'30"W |
| C5 | 37.82' | 50.00' | 19.87' | 43°20'30" | 36.93' | S41°50'15"W |
| C6 | 56.37' | 60.00' | 30.46' | 53°50'00" | 54.32' | N47°05'00"E |
| C7 | 70.16' | 60.00' | 39.71' | 67°00'00" | 66.23' | S72°30'00"E |
| C8 | 46.08' | 60.00' | 24.24' | 44°00'00" | 44.95' | S17°00'00"E |
| C9 | 45.03' | 60.00' | 23.63' | 43°00'00" | 43.98' | S26°30'00"W |
| C10 | 61.63' | 60.00' | 33.84' | 58°51'00" | 58.95' | S77°25'30"W |
| C11 | 37.82' | 50.00' | 19.87' | 43°20'30" | 36.93' | N85°10'45"E |
| C12 | 46.34' | 30.00' | 29.22' | 88°29'39" | 41.87' | N64°38'41"W |
| C13 | 52.80' | 1908.74' | 26.40' | 01°35'06" | 52.80' | S19°38'41"W |
| C14 | 317.92' | 2008.74' | 159.29' | 09°04'05" | 317.59' | S24°55'54"E |
| C15 | 1388.33' | 2008.74' | 723.16' | 39°35'58" | 1360.86' | S49°15'56"E |
| C16 | 1759.05' | 2008.74' | 940.40' | 50°10'25" | 1703.36' | S43°58'42"E |

LEGEND

- ✱ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- ⊕ FOUND BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- ⊙ FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 1-1/2" O.D. IRON PIPE AS SHOWN AND DESCRIBED
- SET 5/8" x 30" REBAR WITH SELF IDENTIFYING PLASTIC CAP
- FOUND 5/8" REBAR
- ▣ FOUND CONCRETE HIGHWAY MONUMENT

FOUND 2-1/2" OLD BRASS CAP MONUMENT 0.5' ABOVE GROUND



SURVEYOR'S CERTIFICATE

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

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE

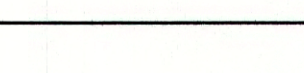
Agenda Copy
A PLAT OF
SPRING HILL
A SUBDIVISION OF TRACT 2
BASIL SPRINGS SURVEY, PLAT # 1941
WITHIN THE SE1/4 SECTION 24, T. 18 N. R. 1 E.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 36.7 ACRES, MORE OR LESS

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 6/7/21 | DRAWING 2021-25/SpringHill |
| CHECKED BY GLO | SCALE 1 INCH = 100 FEET | SHEET 1 OF 1 |

FOUND 2-1/2" BRASS CAP MONUMENT 0.4' BELOW ASPHALT IN MONUMENT CASE



6F

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
AUGUST 5, 2021**

PRELIMINARY PLAT: ASLS 2020-18

LEGAL DESCRIPTION: SEC 22, T12N, R8W, COPPER RIVER MERIDIAN AK

PETITIONERS: STATE OF ALASKA, DNR, DML&W/KENNETH PERKINS

SURVEYOR/ENGINEER: McCLINTOCK LAND ASSOCIATES

ACRES: 5.00 ± PARCELS: 1

REVIEWED BY: FRED WAGNER CASE #: 2021-093

REQUEST: The request is to create one Tract for an Alaska State Land Survey (ASLS), to be known as **ASLS 2020-18**, containing 5.00 acres +/- . Petitioner is requesting a variance from MSB 43.20.281 Area. This remote parcel is in the northeast section of the Mat-Su Borough approximately 18 miles south of the Denali Highway. Access to the property is Fly-In to an unnamed lake. The property is located within protracted Section 22, Township 12 North, Range 8 West, Copper River Meridian, Alaska. Petitioner is applying for a variance from MSB 43.20.281 Area.

EXHIBITS

Vicinity Map and Aerial Photos
Variance Application
Plan of Survey
Topography

EXHIBIT A – 3 pgs
EXHIBIT B – 2 pgs
EXHIBIT C – 1 pg
EXHIBIT D – 1 pg

AGENCY COMMENTS

Department of Public Works Operations & Maintenance
ADF&G
Utilities

EXHIBIT E – 1 pg
EXHIBIT F – 1 pgs
EXHIBIT G – 3 pgs

DISCUSSION: The request is to create an approximately 5.00 acre tract within Section 22, Township 12 North, Range 8 West, Copper River Meridian, Alaska. The state requires property to be platted prior to the transfer of ownership. Petitioner has applied for a variance from MSB 43.20.281(A)(1) Area.

Access: This remote parcel is located approximately 18 miles south of the Denali Highway. Access is fly-in to an unnamed lake. MSB 43.20.100(B) requires a plat note indicating mode of access. (see *Recommendation #3*).

Soils: Petitioner is requesting a variance from MSB 43.20.281 Area (**Exhibit B**).

Variance from MSB 43.20.281(A)(1):

Background:

Alaska State Land Survey No. 2020-18 (ASLS 2020-18) is a land grant from the State of Alaska to Kenneth Perkins, whose family has occupied and improved this land prior to statehood. This site is remote and is located approximately 18 miles south from the nearest developed road. Access is by float plane to the unnamed lake which abuts ASLS 2020-18. The MSB Code requires a registered civil engineers' certification that there is 10,000 square feet of contiguous useable septic area and 10,000 square feet of useable building area on the lot being created. In this unique situation, there already exists an outhouse and outbuildings on the property that are in 150-foot building setback and riparian buffer but the structures are grandfathered in per AS 38.05.127. There exists approximately 50,000 square feet of useable area on this lot that is not restricted by setbacks, but this portion of land is located about 3-5 feet above the water level of the unnamed lake. We propose adding a note on the face of the plat similar to: "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".

A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property. *This site has been in existence since the 50's and the structures shown may not be enlarged or rebuilt within the setback or easement if they are destroyed or removed. The nearest surveyed property to this site is located on Monsoon Lake which is about 2.5 miles away. Granting the variance will allow us to proceed with this plat which dedicates a public access easement to allow for public use along the water frontage boundary of the property. There is no reason that granting this variance would be detrimental to public health, safety or welfare, or injurious to adjacent property.*

B. The Variance request is based upon conditions of the property that are atypical to other properties. *This property is a remote hunting camp which was first occupied in 1955 by Maynard Perkins Senior. Prior to the establishment of the State of Alaska and the Matsu borough, this land was occupied and improved. The State of Alaska has issued preliminary findings, a final decision and survey instructions to proceed with this. The site already has structures on the highest ground of this site and these structures were grandfathered in pursuant to AS 38.05.127. This site is very unique and we ask that you review preliminary findings and final decision previously attached in the first submittal if you need more instances.*

C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20.281(A)(1) shall result in undue substantial hardship to the owner of the property. *The site is a special case and does not fall under the typical "new subdivision" like that of which the MSB code was written for. The strict application of the provisions of this title does not allow us to proceed with this Alaska State Land Survey and give title from the State of Alaska to Kenneth Perkins. The buildings shown on the Topo map are on the highest ground of this site and the unrestricted building area is not elevated enough to allow for an approved septic plan. Nothing is necessarily changing with this parcel of land except that this plat is needed to allow the exchange of ownership. It is necessary to approve this variance as Kenneth Perkins has a right to ownership of this land.*

Comments: Department of Public Works Operations & Maintenance (**Exhibit E**) has no comment.

ADF&G: (Exhibit F) ADF&G has reviewed the request to create one tract for an Alaska State Land Survey (ASLS) to be known as ASLS 2020-18 containing 5.00 acres +/- . This remote parcel is located on an unnamed lake approximately 18 miles south of the Denali Highway in the Northeastern area of the Mat-Su Borough SEC22 T12N R8W C.M. ADF&G does not object to the proposed platting actions as the previous comments submitted by ADF&G to DNR have been considered and accurately depicted and described on the plat.

Utilities: (Exhibit G) Enstar and GCI have no comments or recommendations. MTA has no comments. MEA did not respond to the request for comments.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services.

CONCLUSION: The preliminary plat of ASLS 2020-18 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The variance from MSB 43.20.281(A)(1) is consistent with the requirements of MSB 43.15.075 Variance; Standards for Approval. 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. Access is Fly-In and pursuant to MSB 43.20.100(B) shall be noted on the plat.

FINDINGS OF FACT

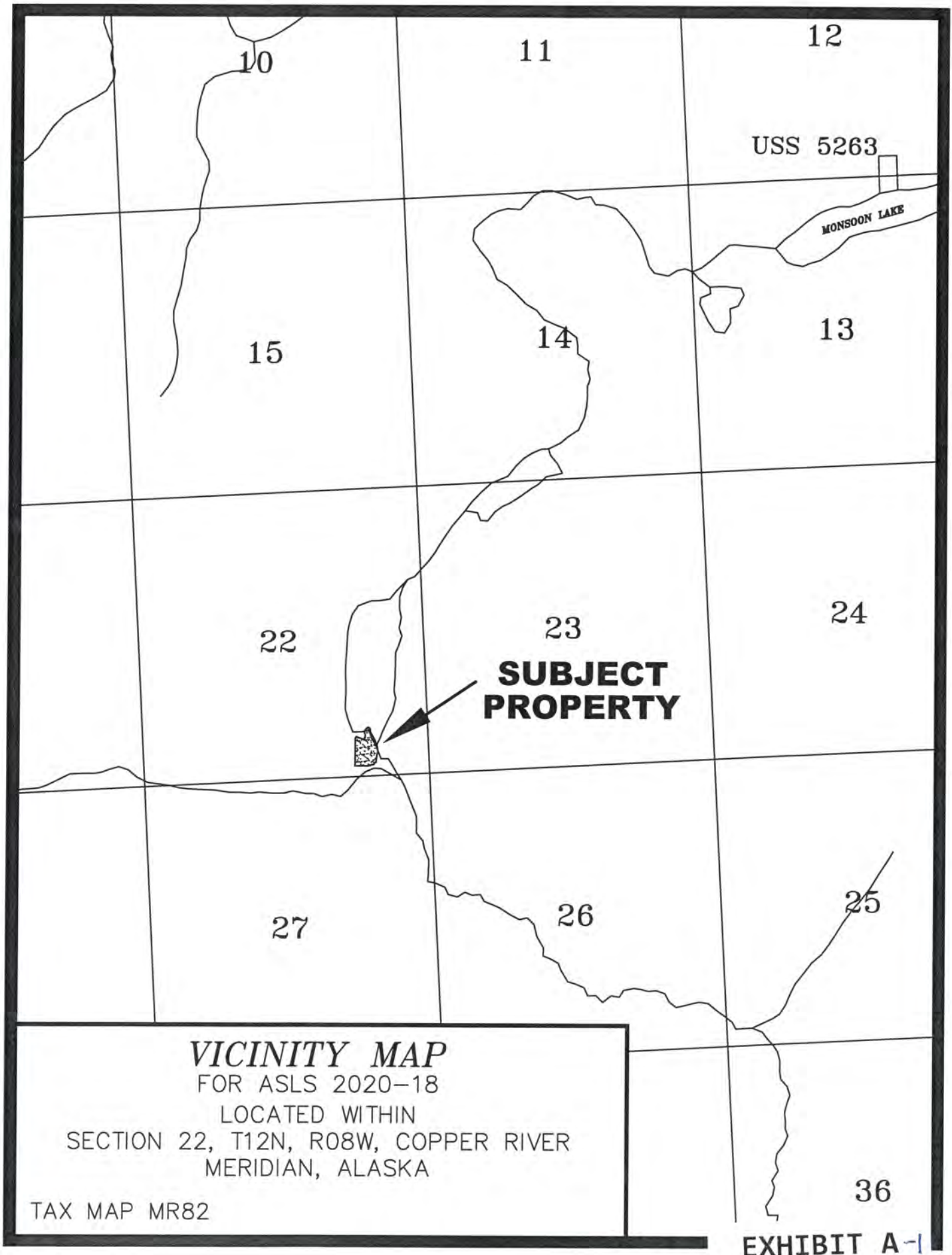
1. The plat of ASLS 2020-18 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats
2. The variance from MSB 43.20.281(A)(1) is consistent with the requirements of MSB 43.15.075 Variance; Standards for Approval.
3. Petitioner has provided answers to the criteria A-C of MSB 43.15.075 Variance; Standards for Approval:
 - A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property. *This site has been in existence since the 50's and the structures shown may not be enlarged or rebuilt within the setback or easement if they are destroyed or removed. The nearest surveyed property to this site is located on Monsoon Lake which is about 2.5 miles away. Granting the variance will allow us to proceed with this plat which dedicates a public access easement to allow for public use along the water frontage boundary of the property. There is no reason that granting this variance would be detrimental to public health, safety or welfare, or injurious to adjacent property.*
 - B. The variance request is based upon conditions of the property that are atypical to other properties. *This property is a remote hunting camp which was first occupied in 1955 by Maynard Perkins Senior. Prior to the establishment of the State of Alaska and the Matsu borough, this land was occupied and improved. The State of Alaska has issued preliminary findings, a final decision and survey instructions to proceed with this. The site already has structures on the highest ground of this site and these structures were grandfathered in pursuant to AS 38.05.127. This site is very unique and we ask that you review preliminary findings and final decision previously attached in the first submittal if you need more instances.*

- C. Because of the unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20.281(A)(1) shall result in undue substantial hardship to the owner of the property. *The site is a special case and does not fall under the typical "new subdivision" like that of which the MSB code was written for. The strict application of the provisions of this title does not allow us to proceed with this Alaska State Land Survey and give title from the State of Alaska to Kenneth Perkins. The buildings shown on the Topo map are on the highest ground of this site and the unrestricted building area is not elevated enough to allow for an approved septic plan. Nothing is necessarily changing with this parcel of land except that this plat is needed to allow the exchange of ownership. It is necessary to approve this variance as Kenneth Perkins has a right to ownership of this land.*
4. Access is Fly-In and pursuant to MSB 43.20.100(B) shall be noted on the plat.
 5. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers, MSB Community Development, Department of Emergency Services, Assessments, Planning, Pre-Design Division or Development Services.
 6. There were no objections from any federal or state agencies, or Borough departments.
 7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of ASLS 2020-18 and the variance from MSB 43.20.281(A)(1) Area, Section 22, Township 12 North, Range 08 West, Copper River 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 and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Place a plat note stating mode of access pursuant to MSB 43.20.100.
4. Show all easements of record on the final plat.
5. Pay postage and advertising fees.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.



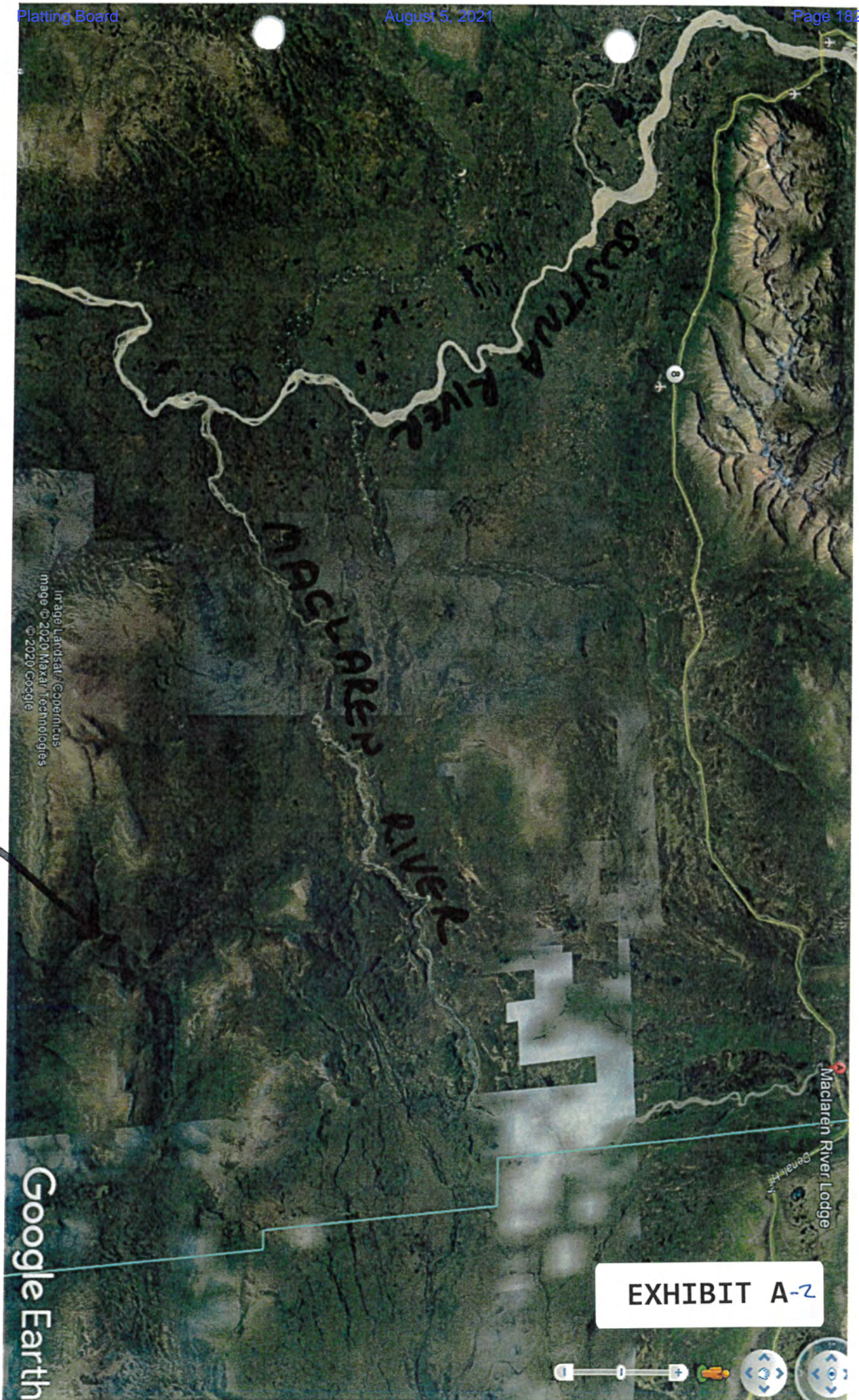


EXHIBIT A-2

| | |
|--|--------------------------|
| | ROW Easement |
| | Government Lot Line |
| | Lake |
| | Stream |
| | Dedicated ROW |
| | City Boundary |
| | Parcel Line |
| | Railroad |
| | Section Line |
| | Subdivision Boundary |
| | Section Line Easement |
| | Property Line |
| | Subdivision Lot Number |
| | Subdivision Block Number |
| | Subdivision Name |
| | Subdivision Number |
| | Government Lot Number |
| | Tax Parcel Number |
| | Section Number |
| | Milepost |
| | Non-Conforming Parcel |

[illegible]

Populism: A Guide to the Literature, 2000-2010. 2010. <http://www.populismstudies.org/>

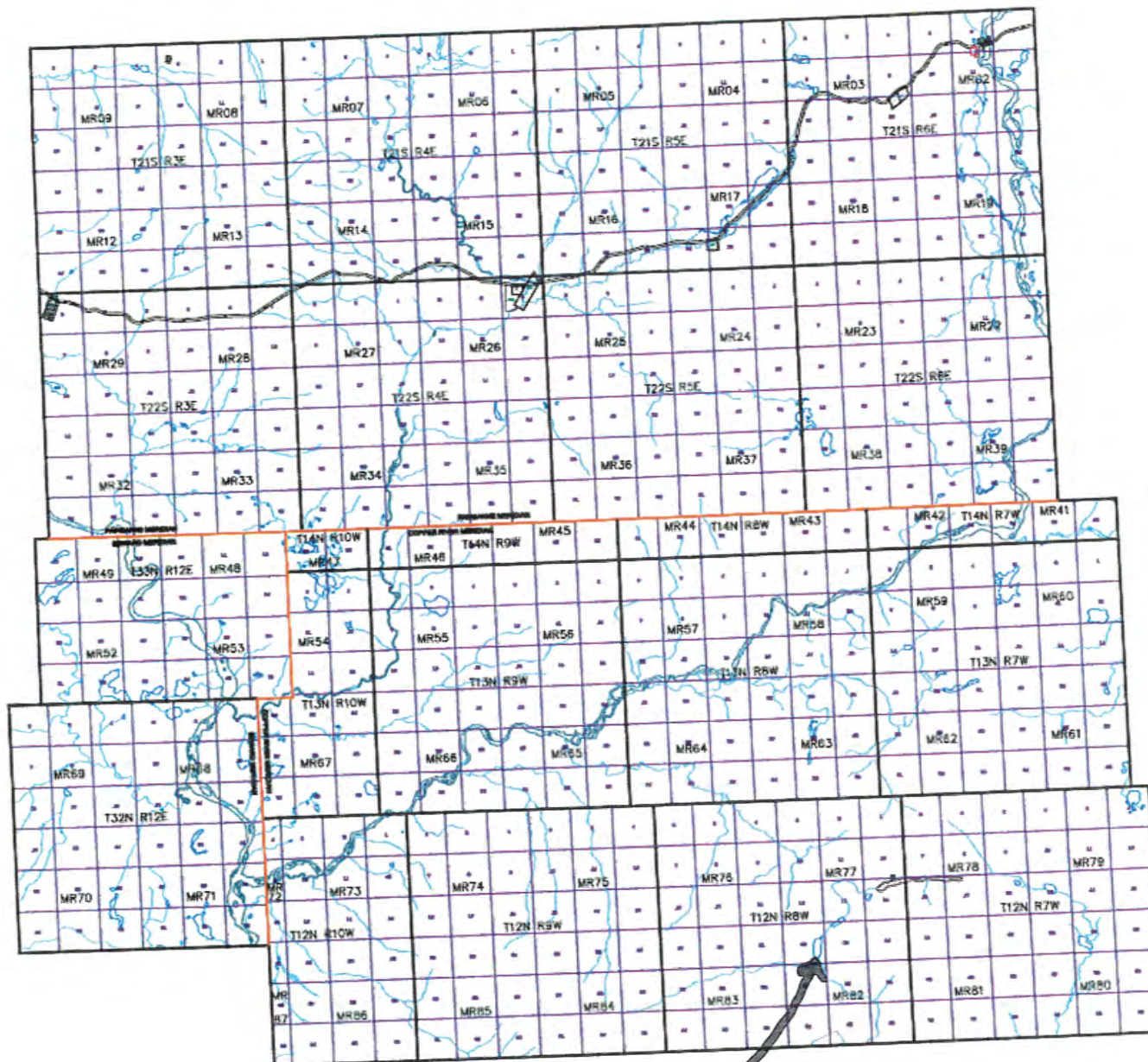
**Minerals Online through
Interactive Knowledge from
Geoprobe Minerals System**

[illegible]

T. 22 - 23 N., R. 12 E., S.W.
T. 21 - 22 S., R. 3 - 6 E., F.W.
T. 12 - 14 N., R. 7 - 9 W., C.H.M.

Date: A4E 7, 2023

MR00



LOCATION

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

Legal description of property: Located within a portion of Section 22, Township 12N, Range 8W, Copper River Meridian, AK.

An application for a variance from a requirement of Title 43 shall contain:

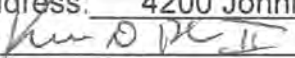
1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
 - B. *The variance request is based upon conditions of the property that are atypical to other properties; and*
 - C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

I, Travis Baril the owner (or owner's representative) of the above described property apply for a variance from Section 43.20.281 _____ of the Borough Code in order to allow:

Title from the State of Alaska to be granted to Kenneth Perkins by proceeding with this plat.

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

**APPLICANT
OR
OWNER**

Name: Kenneth Perkins (Applicant) Email: perkak@mtaonline.net
Mailing Address: 4200 Johnny Drive, Eagle River, AK Zip: 99577
Signature:  Phone: (907)242-3911

SURVEYOR

Name (FIRM): McClintock Land Associates Email: tbaril@mappingalaska.com
Mailing Address: 16942 N. Eagle River Loop Road, Eagle River, AK Zip: 99577
Contact Person: Travis Baril Phone: (907)206-5000

Variance Application – Alaska State Land Survey No. 2020-18**Variance Request from Section 43.20.281****Background**

Alaska State Land Survey No. 2020-18 (ASLS 2020-18) is a land grant from the State of Alaska to Kenneth Perkins, whose family has occupied and improved this land prior to statehood. This site is remote and is located approximately 18 miles south from the nearest developed road. Access is by float plane to the unnamed lake which abuts ASLS 2020-18. The MSB Code requires a registered civil engineers' certification that there is 10,000 square feet of contiguous useable septic area and 10,000 square feet of useable building area on the lot being created. In this unique situation, there already exists an outhouse and outbuildings on the property that are in 150-foot building setback and riparian buffer but the structures are grandfathered in per AS 38.05.127. There exists approximately 50,000 square feet of useable area on this lot that is not restricted by setbacks, but this portion of land is located about 3-5 feet above the water level of the unnamed lake. We propose adding a note on the face of the plat similar to: "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".

A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property.

This site has been in existence since the 50's and the structures shown may not be enlarged or rebuilt within the setback or easement if they are destroyed or removed. The nearest surveyed property to this site is located on Monsoon Lake which is about 2.5 miles away. Granting the variance will allow us to proceed with this plat which dedicates a public access easement to allow for public use along the water frontage boundary of the property. There is no reason that granting this variance would be detrimental to public health, safety or welfare, or injurious to adjacent property.

B. The Variance request is based upon conditions of the property that are atypical to other properties.

This property is a remote hunting camp which was first occupied in 1955 by Maynard Perkins Senior. Prior to the establishment of the State of Alaska and the Matsu borough, this land was occupied and improved. The State of Alaska has issued preliminary findings, a final decision and survey instructions to proceed with this. The site already has structures on the highest ground of this site and these structures were grandfathered in pursuant to AS 38.05.127. This site is very unique and we ask that you review preliminary findings and final decision previously attached in the first submittal if you need more instances.

C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

The site is a special case and does not fall under the typical "new subdivision" like that of which the MSB code was written for. The strict application of the provisions of this title does not allow us to proceed with this Alaska State Land Survey and give title from the State of Alaska to Kenneth Perkins. The buildings shown on the Topo map are on the highest ground of this site and the unrestricted building area is not elevated enough to allow for an approved septic plan. Nothing is necessarily changing with this parcel of land except that this plat is needed to allow the exchange of ownership. It is necessary to approve this variance as Kenneth Perkins has a right to ownership of this land.





Fred Wagner

From: Jamie Taylor
Sent: Thursday, July 15, 2021 8:40 PM
To: Fred Wagner
Subject: RE: RFC ASLS 2020-18 Case #2021-093

No comment.

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

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Wednesday, June 16, 2021 11:42 AM
To: Horton, George C (DNR) <george.horton@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com
Subject: RFC ASLS 2020-18 Case #2021-093

All,

Below is a link to a Request for Comments for a one tract subdivision to be known as ASLS 2020-18, MSB Case #2021-093, Tech FW.

Property is remote with fly-in access.

Comments are due by July 16, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EqKsulcFbtBPll9sMzlb9b0BbL_d7zpBWCmfHMIInUmXoDA?e=JC9bAc

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

Fred Wagner

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Friday, July 16, 2021 1:20 PM
To: Fred Wagner
Cc: Dubour, Adam J (DFG); Hatcher, Heidi L (DFG); Stoller, David L (DFG); Somerville, Mark A (DFG); Brase, Audra L (DFG); Myers, Sarah E E (DFG)
Subject: FW: RFC ASLS 2020-18 Case #2021-093

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

Good afternoon,

ADF&G has reviewed the request to create one tract for an Alaska State Land Survey (ASLS) to be known as ASLS 2020-18 containing 5.00 acres +/- . This remote parcel is located on an unnamed lake approximately 18 miles south of the Denali Highway in the Northeastern area of the Mat-Su Borough SEC22 T12N R8W C.M. ADF&G does not object to the proposed platting actions as the previous comments submitted by ADF&G to DNR have been considered and accurately depicted and described on the plat:

1. Plat note 3 addressing the 150ft building setback and riparian buffer minimizing the detrimental effects of land use on the habitat
2. Plat note 4 addressing the existing structures being grandfathered in
3. Plat note 5 addressing the public easement created by an RS 2477 trail, RST 294 Gulkana-Denali Trail
4. Plat note 6 addressing the 50' public access easement upland from the ordinary high water line west of the Gulkana River, unnamed lake, and the unnamed tributary in accordance with AS 38.05.127
5. Plat note 8 addressing the 50' public access easement created by the section line common to section 22 and section 27 along the southern edge of the plat in accordance with AS 19.10.010

Thank you for the opportunity to review and comment on this proposed platting action. Please feel free to contact Adam Dubour or me regarding these comments. ADF&G requests a copy of the final approved plat.

Colton T. Percy
Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
Division of Wildlife Conservation

333 Raspberry Rd
 Anchorage, AK 99518
 907-267-2118

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Wednesday, June 16, 2021 11:42 AM
To: Horton, George C (DNR) <george.horton@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>;

Fred Wagner

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, June 17, 2021 11:39 AM
To: Fred Wagner
Subject: RE: RFC ASLS 2020-18 Case #2021-093

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

MTA has reviewed the plat for ASLS 2020-18. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

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



Life. Technology. Together.

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Wednesday, June 16, 2021 11:42 AM
To: Horton, George C (DNR) <george.horton@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; ospdesign@gci.com; TimHaleDistrict1@gmail.com
Subject: RFC ASLS 2020-18 Case #2021-093

All,

Below is a link to a Request for Comments for a one tract subdivision to be known as ASLS 2020-18, MSB Case #2021-093, Tech FW.

Property is remote with fly-in access.

Fred Wagner

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, June 23, 2021 4:19 PM
To: Fred Wagner
Cc: OSP Design Group
Subject: RE: RFC ASLS 2020-18 Case #2021-093
Attachments: Agenda Plat.pdf; RFC Packet.pdf

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

Fred,

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

Thanks,

MIREYA ARMESTO

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

From: Fred Wagner <Frederic.Wagner@matsugov.us>
Sent: Wednesday, June 16, 2021 11:42 AM
To: Horton, George C (DNR) <george.horton@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; TimHaleDistrict1@gmail.com
Subject: RFC ASLS 2020-18 Case #2021-093

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

All,

Below is a link to a Request for Comments for a one tract subdivision to be known as ASLS 2020-18, MSB Case #2021-093, Tech FW.

Property is remote with fly-in access.

Comments are due by July 16, 2021.

https://matsugovus-my.sharepoint.com/:f/g/personal/frederic_wagner_matsugov_us/EqKsulcFbtBPll9sMzlb9b0BbL_d7zpBWCmfHMIlnUmXoDA?e=JC9bAc



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

June 21, 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 plats and has no comments or recommendations.

- **ASLS 2020-18**
(MSB Case # 2021-093)
- **Lake Louise Lodge**
(MSB Case # 2021-094)
- **Spruce Arrow**
(MSB Case # 2021-095)
- **Cloverdale**
(MSB Case # 2021-096)
- **Barry Spring Crest**
(MSB Case # 2021-099)

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

Sincerely,

James Christopher

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

SET THIS SURVEY

| C1 | | | W.C.M.C. 2 | | | W.C.M.C. 3 | | |
|------|-------------|--------|------------|-------------|--------|------------|-------------|--------|
| | | | | | | | | |
| I.D. | BEARING | DIST. | I.D. | BEARING | DIST. | I.D. | BEARING | DIST. |
| RM1 | N00°00'00"E | 20.00' | RM1 | N90°00'00"E | 20.00' | RM1 | N00°00'00"E | 20.00' |
| RM2 | N90°00'00"E | 20.00' | RM2 | S00°00'00"E | 20.00' | RM2 | N90°00'00"W | 20.00' |

TYPICAL SECONDARY MONUMENT SET THIS SURVEY



TYPICAL SET 2-1/2" ALUMINUM CAP ON 5/8" DIAMETER BY 36" LONG REBAR FLUSH WITH GRADE

BASIS OF BEARINGS AND BASIS OF GEODETIC COORDINATES

LATITUDE: 62° 48' 3.87158" N
LONGITUDE: 146° 41' 44.19154" W
ELEVATION: 2833.1' (NAVD88)
NAD 83 (2011) (EPOCH 2010)
SEE NOTE 9

LATITUDE: 62° 48' 05.461" N
LONGITUDE: 146° 41' 36.197" W
NAD 27 (CONVERTED BY NCAT)

DETAIL "A"
SCALE: 1" = 10'

NOTES:

- THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH AS 38.05.035 GSI 2020-18.
- LEGAL ACCESS IS VIA THE NAVIGABLE WATERS OF THE UNNAMED LAKE.
- PURSUANT TO THE SUSITNA AREA PLAN, ALASKA DEPARTMENT OF FISH & GAME, AND THE FINAL FINDING AND DECISION DATED MAY 20, 2020, TO MINIMIZE THE DETRIMENTAL EFFECTS OF LAND USE ACTIVITIES ON HABITAT QUALITY, A 150 FOOT BUILDING SETBACK AND RIPARIAN BUFFER OF UNDISTURBED VEGETATION COINCIDENT WITH AND 150 FEET UPLAND FROM THE ORDINARY HIGH WATER LINE IS RESERVED BY THE STATE. ONLY WATER DEPENDENT USES ARE PERMITTED IN RIPARIAN BUFFERS. CONTACT ADNR AND ADPRG FOR GUIDANCE ON WHAT LIMITED DEVELOPMENT MAY BE ALLOWED IN THIS BUFFER.
- PURSUANT TO THE PRELIMINARY DECISION DATED FEBRUARY 19, 2020, STRUCTURES LOCATED WITHIN THE BUILDING SETBACK AND RIPARIAN BUFFER, PURSUANT TO AS 16.05.871, OR WITHIN THE PUBLIC ACCESS EASEMENT, PURSUANT TO AS 38.05.127, MAY REMAIN AND ARE GRANDFATHERED INTO THE SUBJECT PARCEL, BUT MAY NOT BE ENLARGED OR REBUILT WITHIN THE SETBACK OR EASEMENT IF THEY ARE DESTROYED OR REMOVED.
- THE PROPERTY REFERENCED IN THIS PLAT MAY BE SUBJECT TO PUBLIC EASEMENT OR RIGHTS-OF-WAY CLAIMED BY THE STATE OF ALASKA. THE STATE ASSERTS THE EXISTENCE OF HIGHWAY RIGHTS-OF-WAY, 100 FEET IN WIDTH (50 FEET EACH SIDE OF CENTERLINE) ALONG THE GULKANA-DENALI TRAIL UNDER 43 USC 932 (R.S. 2477), IDENTIFIED BY THE DEPARTMENT OF NATURAL RESOURCES AS "RST 294". THE PRECISE ON-THE-GROUND LOCATION OF THIS TRAIL AND RIGHTS-OF-WAY HAVE YET TO BE CONFIRMED OR VERIFIED. HOWEVER, THEY MAY BE IN THE GENERAL VICINITY OF THE UPLANDS ADJACENT TO THE WEST FORK GULKANA RIVER.
- A 50' PUBLIC ACCESS EASEMENT COINCIDENT WITH AN 50' UPLAND FROM THE ORDINARY HIGH WATER LINE OF THE WEST FORK GULKANA RIVER, INCLUDING THE UNNAMED LAKE, AND THE UNNAMED TRIBUTARY SHALL BE RESERVED THIS PLAT, TO THE STATE IN ACCORDANCE WITH AS 38.05.127.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, ARE SUBJECT TO A FIFTY FOOT (50') EASEMENT, EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010.
- BEARINGS: ARE BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY IN THE NAD83(2011) DATUM, USING TOPCON HIPER GA RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING MAGNET OFFICE, VERSION 6.0 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT W.C.M.C. 2. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- COORDINATES: THE SHOWN COORDINATES ARE FROM A STATIC OBSERVATION OBSERVED THIS SURVEY ON W.C.M.C. 2 AND THEN POSTPROCESSED THROUGH NGS OPUS SOFTWARE. THE NGS OPUS SOLUTION NAD83(2011) EPOCH 2010.0000 COORDINATES WERE HELD AND USED TO COMPUTE THE PROTRACTED POSITIONS OF THE RECTANGULAR SECTIONS CORNERS. THE COORDINATES WERE CONSTRAINED TO THE NATIONAL SPATIAL REFERENCE SYSTEM USING THE CORS REFERENCE STATIONS: GRIVX (DL6471), AC74 (DP3847) & AC70 (DP3841).
- THE SOUTHWEST AND SOUTHEAST CORNERS OF SECTION 22 WERE DETERMINED AT THE OFFICIAL NAD27 PROTRACTED GEODETIC POSITION THEN CONVERTED TO NAD83(2011) USING THE NGS NCAT PROGRAM. FIELD TIES ARE SHOWN FOR REFERENCE ONLY. NOTHING WAS SET AT THESE POSITIONS.
- THE NATURAL MEANDERS OF THE LINE OF ORDINARY HIGH WATER (OHW) FORM THE TRUE BOUNDS OF ASLS No. 2020-18. THE APPROXIMATE LINE OF OHW, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY, WITH THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDE LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.

GEODETIC COORDINATES FOR CORNER 1 ASLS 2020-18

LAT: 62° 47' 59.139" N
LONG: 146° 41' 44.192" W
NAD 83 (2011) (EPOCH 2010)

LAT: 62° 48' 00.729" N
LONG: 146° 41' 36.197" W
NAD 27 (CONVERTED BY NCAT)

UNNAMED LAKE
(AWC CODE: 212-20-10080-2461-3091-0030)

ORDINARY HIGH WATER LINE
UNNAMED LAKE
(AWC CODE: 212-20-10080-2461-3091-0030)

A.S.L.S. No. 2020-18
5.00 ACRES

ORDINARY HIGH WATER LINE
WEST FORK GULKANA RIVER
(AWC CODE: 212-20-10080-2461-3091)

ORDINARY HIGH WATER LINE
UNNAMED TRIBUTARY OF
WEST FORK GULKANA RIVER
(AWC CODE: 212-20-10080-2461-3091-4221)

UNSURVEYED
REMAINDER OF
SECTION 22
(STATE OF ALASKA)

UNSURVEYED REMAINDER OF
TOWNSHIP 12 NORTH, RANGE 8 WEST,
COPPER RIVER MERIDIAN

MAGNETIC DECLINATION OBTAINED
FROM THE NATIONAL CENTERS FOR
ENVIRONMENTAL INFORMATION ON
SEPTEMBER 19TH, 2020

RST 294
GULKANA-DENALI TRAIL
(APPROXIMATE CENTERLINE)
SEE NOTE 5

UNSURVEYED
REMAINDER OF
SECTION 22
(STATE OF ALASKA)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

TRAVIS BARIL
REGISTERED LAND SURVEYOR (LS 112374)
McCLINTOCK LAND ASSOCIATES, INC. (AECC596)

| ORDINARY HIGH WATER LINE TABLE | | |
|--------------------------------|---------------|---------|
| LINE # | BEARING | LENGTH |
| M1 | N30° 44' 13"E | 32.86' |
| M2 | S71° 34' 24"E | 156.96' |
| M3 | N14° 45' 16"E | 86.70' |
| M4 | N21° 43' 29"W | 51.70' |
| M5 | N14° 45' 44"E | 43.39' |
| M6 | N45° 08' 53"E | 50.86' |
| M7 | N48° 20' 23"E | 20.01' |
| M8 | S70° 04' 33"E | 22.70' |
| M9 | S53° 08' 46"E | 22.53' |
| M10 | S7° 56' 08"E | 65.25' |
| M11 | S21° 07' 09"E | 25.79' |
| M12 | S31° 25' 49"E | 135.10' |
| M13 | S26° 12' 19"E | 43.23' |
| M14 | S4° 14' 22"E | 54.15' |
| M15 | S68° 08' 06"E | 22.29' |
| M16 | S13° 53' 07"E | 33.48' |
| M17 | S6° 14' 13"E | 97.34' |
| M18 | S21° 19' 38"W | 50.58' |
| M19 | S6° 37' 09"W | 126.30' |
| M20 | S13° 41' 48"W | 15.77' |
| M21 | S88° 23' 06"W | 19.59' |
| M22 | S29° 02' 55"W | 38.99' |
| M23 | S77° 22' 02"W | 58.50' |
| M24 | S73° 58' 28"W | 48.61' |
| M25 | S68° 53' 48"W | 6.74' |

APPLICANT CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE APPLICANT AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT.

ADL 231829

KENNETH PERKINS

DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____
20____, BY _____
PERSONALLY APPEARING BEFORE ME.

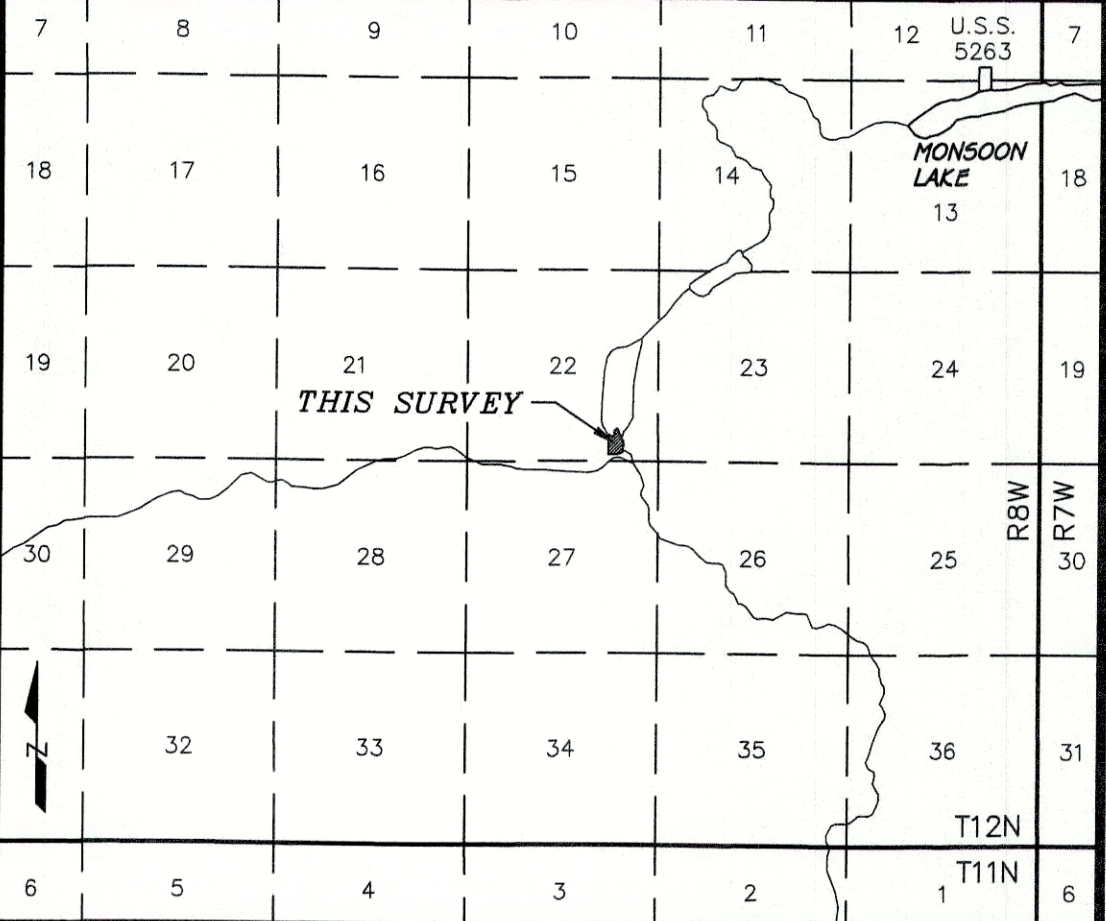
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



LEGEND

- SET PRIMARY MONUMENT
- SET SECONDARY MONUMENT
- PROTRACTED CORNER (NOTHING SET) SEE NOTE 10
- MEASURED DATA
- C# CORNER NUMBER
- M# MEANDER LINE NUMBER
- RM# REFERENCE MONUMENT NUMBER
- SURVEYED LINES
- UNSURVEYED LINES
- SURVEYED ORDINARY HIGH WATER LINE
- UNSURVEYED ORDINARY HIGH WATER LINE
- CENTERLINE
- EASEMENT
- TIE LINE
- SETBACK LINE



SOURCE: MASTER TITLE PLAT (LAST REV. 4-6-2020)
SCALE 1"=1 MILE
VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, CERTIFY THAT THE I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF ASLS No. 2020-18, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS-OF-WAY AS SHOWN AND DESCRIBED HEREON.

DIRECTOR, DIVISION OF MINING, LAND & WATER

DATE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____
20____, BY _____
PERSONALLY APPEARING BEFORE ME.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I HEREBY 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 No. _____ 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.

PLANNING AND LAND USE DIRECTOR
MATANUSKA-SUSITNA BOROUGH

DATE

ATTEST: _____
PLATTING CLERK

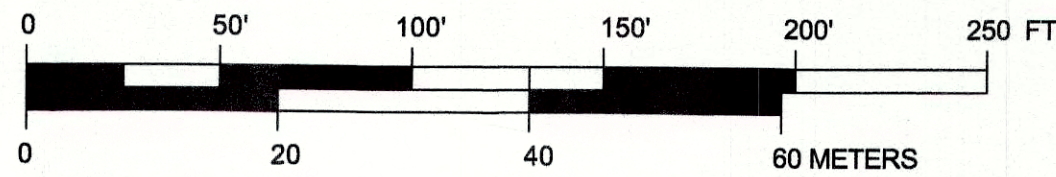
CERTIFICATE OF PAYMENT OF TAXES

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

MATANUSKA-SUSITNA BOROUGH
TAX COLLECTION OFFICIAL

DATE

SCALE



1 METER = 3.2808333 U.S. SURVEY FEET, 1 U.S. ACRE = 0.4047 HECTARE

DATE OF SURVEY: BEGINNING: OCT. 19, 2020
ENDING: OCT. 20, 2020
SURVEYOR: McClintock Land Associates
16942 N. Eagle River Ln. Rd.
Eagle River, AK 99577
(907) 208-5000 AECC#596

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND & WATER
ANCHORAGE, ALASKA

ALASKA STATE LAND SURVEY NO. 2020-18

LOCATED WITHIN
PROTRACTED SECTION 22,
TOWNSHIP 12 NORTH, RANGE 8 WEST,
COPPER RIVER MERIDIAN, ALASKA

CONTAINING 5.00 ACRES

CHITINA RECORDING DISTRICT

DRAWN BY: MH

DATE: 01/27/2021

APPROVAL RECOMMENDED

STATEWIDE PLATTING SUPERVISOR _____ DATE _____

SCALE: 1" = 50'

CHECKED: TB

FILE No.: ASLS 20200018

PRELIMINARY SUBMITTAL