

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

Matthew Goddard



PLATTING BOARD

Pio Cottini, District 1

Emmett Leffel, District 2

John Shadrach, District 3

Dan Bush, District 4

Linn McCabe, District 5

Wilfred Fernandez, District 6

Alan Leonard, District 7

Amanda Salmon, Alternate A

Vacant, Alternate B

PLATTING BOARD AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

PLATTING BOARD MEETING

1:00 P.M.

February 17, 2022

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. **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation. We encourage the public to wear a mask for their own safety at all public 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. January 20, 2022

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. **MICHAEL & PEGGY SMITH:** The request is to create 13 lots by a two phase master plan from Waiver # 76-3, (Tax Parcel C1) to be known as **CARIBOU ACRES**, containing 15.11 acres +/- . All lots will take access from the proposed interior street. The parcel is located east of Anderson Lake, south of N. Charley Dr., and north of E. Bogard Rd, (Tax ID #18N01E29C001); lying within the SW ¼ Section 29, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3.

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

B. **DROBENKO INVESTMENTS, LLC:** The request is to create nine lots from Tract A, Azalea Woods, Plat No. 2016-13, in a two phase Master Plan to be known as **AZALEA HILLS MASTER PLAN**, containing 9.21 acres +/- . The petitioner will construct and dedicate a 60' Right-of-Way south of E. Spruce Avenue for access; proposed Lot 7 to be a flag lot. The property is located directly south of E. Spruce Avenue and northwest of N. Wasilla-Fishhook Road (Tax ID #7508000T00A); lying within the NE ¼ Section 03, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the city limits of Wasilla and in Assembly District #4.

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 March 3, 2022 Platting Board Hearing *(Informational Only – Subject to change)*

- Meadow Lk Est, Case 2021-108/109
- Powder Vlg, Case 2022-003

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **February 17, 2022** in the **Assembly Chambers** of the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting. **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation. We encourage the public to wear a mask for their own safety at all public hearings.**

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
JANUARY 20, 2022**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on January 20, 2022, 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 Vice Chair Alan Leonard.

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

Platting Board members present and establishing a quorum:

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

Platting Board members absent and excused were:

- Mr. Wilfred Fernandez, District Seat #6, Chair
- Ms. Amanda Salmon, Alternate

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Ms. Sloan Von Gunten, Platting Administrative Specialist
- Mr. Mathew Goddard, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. LaMarr Anderson.

C. APPROVAL OF THE AGENDA

Vice Chair Leonard inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

Vice Chair Leonard inquired if there were any changes to the minutes for December 16, 2021.

GENERAL CONSENT: The minutes for December 16, 2021 were approved without objections.

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)*
*(There is no Audience Participation & Presentations)***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
JANUARY 20, 2022****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. GRIFFIN:** The request is to create five lots from Lots 6-12, Block 29, Enchanted Forest, Plat # 71-50, and Tax Parcel D1 to be known as Griffin Subdivision, containing 5.83 acres +/- . This case will be heard under MSB 43.15.065 *Waiver of standards for resubdivision of substandard lots*. The parcel is located north and west of W. King Arthur Drive, and directly east of Prator Lake (Tax ID # 18N03W25D001, 6100B29L006-L012); lying within the SE ¼ Section 25, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. (*Owner/Petitioner: Griffin Smith; Surveyor: All Points North; Staff: Matthew Goddard*)

Vice Chair Leonard:

- 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 356 public hearing notices were mailed out on December 29, 2021.

Mr. Matthew Goddard:

- Gave an overview of the case, #2021-186.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

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

Mr. Max Schillinger, the petitioner's representative, gave a brief overview on the case.

Vice Chair Leonard:

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

Mr. Max Schillinger, the petitioner's representative, agrees with all the recommendations.

Vice Chair Leonard moved to the Platting Board for a motion.

MOTION: Platting Member Shadrach moved to approve the preliminary plat for Griffin with 7 recommendations. The motion was seconded by Platting Member Anderson.

VOTE: The motion passed with all in favor by general consent. There are 8 findings of fact.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
JANUARY 20, 2022**

7. ITEMS OF BUSINESS & MISCELLANEOUS

(There is no Items of Business & Miscellaneous)

8. PLATTING STAFF & OFFICER COMMENTS

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

Mr. Wagner provided a brief update on the Platting Board schedule. The next meeting will be February 3, 2022. Updated the board with information regarding new platting board members.

Ms. Von Gunten gave an update on changing out the older model of the Chromebook with a new model, for this next budget year.

9. BOARD COMMENTS

- Platting Member Bush thanked the board members for their work..
- Platting Member Vau Dell gave a brief testimony of serving with everyone on the board.
- Platting Member Cottini thanked the board members for their service.
- Platting Member Shadrach appreciates everyone's comments.
- Platting Member Anderson appreciated the working relationship with everyone on the board these past years.
- Platting Member Leonard thanked staff and the board members for their work.

10. ADJOURNMENT

With no further business to come before the Platting Board, Vice Chair Leonard adjourned the meeting at 1:21 p.m. (CD: 00:29:11)

ALAN LEONARD,
Platting Board Vice Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

6A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
February 17, 2022**

PRELIMINARY PLAT: CARIBOU ACRES

LEGAL DESCRIPTION: SEC 29, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: MICHAEL AND PEGGY SMITH

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 15.11 ± PARCELS: 13

REVIEWED BY: MATTHEW GODDARD CASE #: 2021-200

REQUEST: The request is to create 13 lots by a two phase master plan from MSB Waiver # 76-3, (Tax Parcel C1) to be known as **CARIBOU ACRES**, containing 15.11 acres +/- . All lots will take access from the proposed interior street. The parcel is located east of Anderson Lake, south of N. Charley Dr., and north of E. Bogard Rd; lying within the SW ¼ Section 29, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3.

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Soils Report	EXHIBIT B – 7 pgs
ADT Report	EXHIBIT C – 2 pgs
Site Plan	EXHIBIT D – 3 pgs
Plan and Profile	EXHIBIT E – 3 pgs

AGENCY COMMENTS

ADF&G	EXHIBIT F – 1 pg
MSB Department of Public Works	EXHIBIT G – 1 pg
MSB Development Services	EXHIBIT H – 2 pg
Utilities	EXHIBIT I – 8 pgs

DISCUSSION: The proposed subdivision is creating 13 lots from MSB Waiver # 76-3, (Tax Parcel C1) by a two phase master plan. All lots will have legal and physical access from the proposed interior street. The newly created street will access off of E. Evas Circle, a Borough owned and maintained road. Lot 1, 2, and 13 will be created in Phase 1, Lots 3 through 12 will be created in Phase 2.

Soils Report: A soils report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Four test holes were excavated to a depth of at least 12’. The soils from test holes 1, 2, and 4 are classified as GW, The soils from test hole 3 is classified as GW/SW. Simon Gilliland P.E., states *“I have assessed the land of the*

proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The forgoing 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".

Average Daily Traffic Report (ADT): An ADT (**Exhibit C**) was submitted pursuant to the Subdivision Construction Manual (SCM) F01.1(a). Based on submitted ADT the increased traffic of the proposed subdivision will not necessitate any upgrades to existing roads.

Plan and Profile: A Plan and Profile was submitted (**Exhibit E**) pursuant to SCM F01.1(c).

Comments:

ADF&G (Exhibit F) has no objections.

MSB Department of Public Works (Exhibit G) With the Phase line as shown, a temporary cul-de-sac will be needed for phase 1 (**See Recommendation # 5**).

MSB Development Services (Exhibit H) Petitioner to apply for driveway permits for all existing driveways with the MSB Permitting department. Both existing accesses onto N. Caribou Street were built prior to 1984 and qualify for automatic approval if applied for at this time. A plat note to be placed on the plat that any new driveway accesses shall not be granted to Caribou Street from the proposed lots (**See Recommendation #4**).

Utilities: (Exhibit I) Enstar has no comments or recommendations. GCI has no comments or objections. MTA has no comments. MEA has submitted newly recorded easements and requests that they be shown on the final plat. *Staff notes that all easements of record will be shown on final Plat (See Recommendation # 8).*

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council North Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division.

CONCLUSION: The preliminary plat of Caribou Acres 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 exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted pursuant to MSB 43.20.281(A)(1).

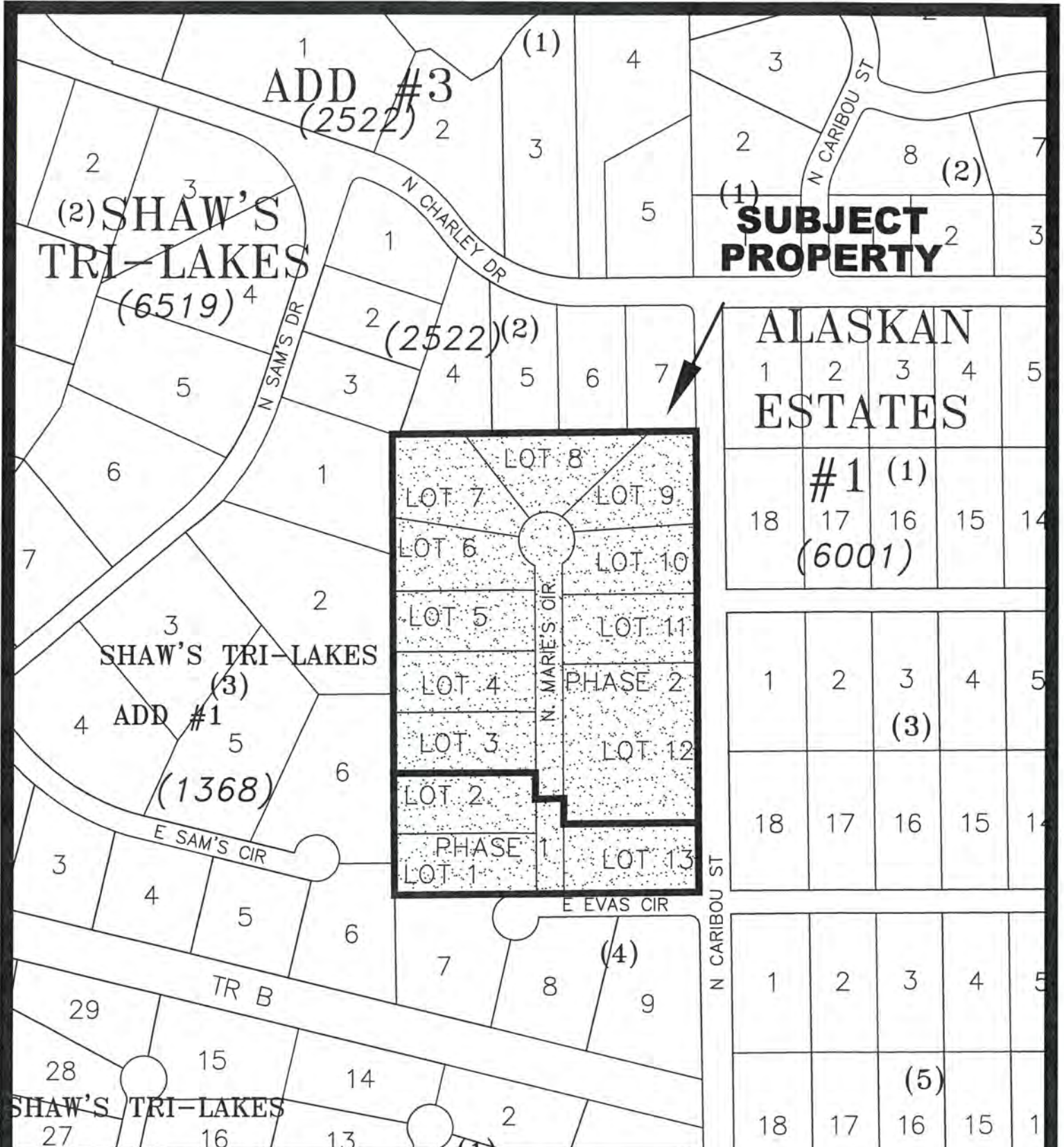
FINDINGS OF FACT

1. The plat of Caribou Acres 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.
5. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council North Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #25 Bogard; MSB Community Development, Emergency Services, Assessments, Planning Division, Pre-Design Division.
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 Caribou Acres, Section 29, 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 of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Provide copy of driveway permit application to the platting staff for all existing driveways.
4. Add note to final plat stating "No new access shall be granted to N. Caribou Street unless otherwise approved by the permitting authority."
5. Dedicate a temporary cul-de-sac to be automatically vacated upon completion of Phase 2.
6. 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 DPW acceptance of the road to Platting staff.
 - c. Road name to be approved by Platting Assistant.
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.



VICINITY MAP

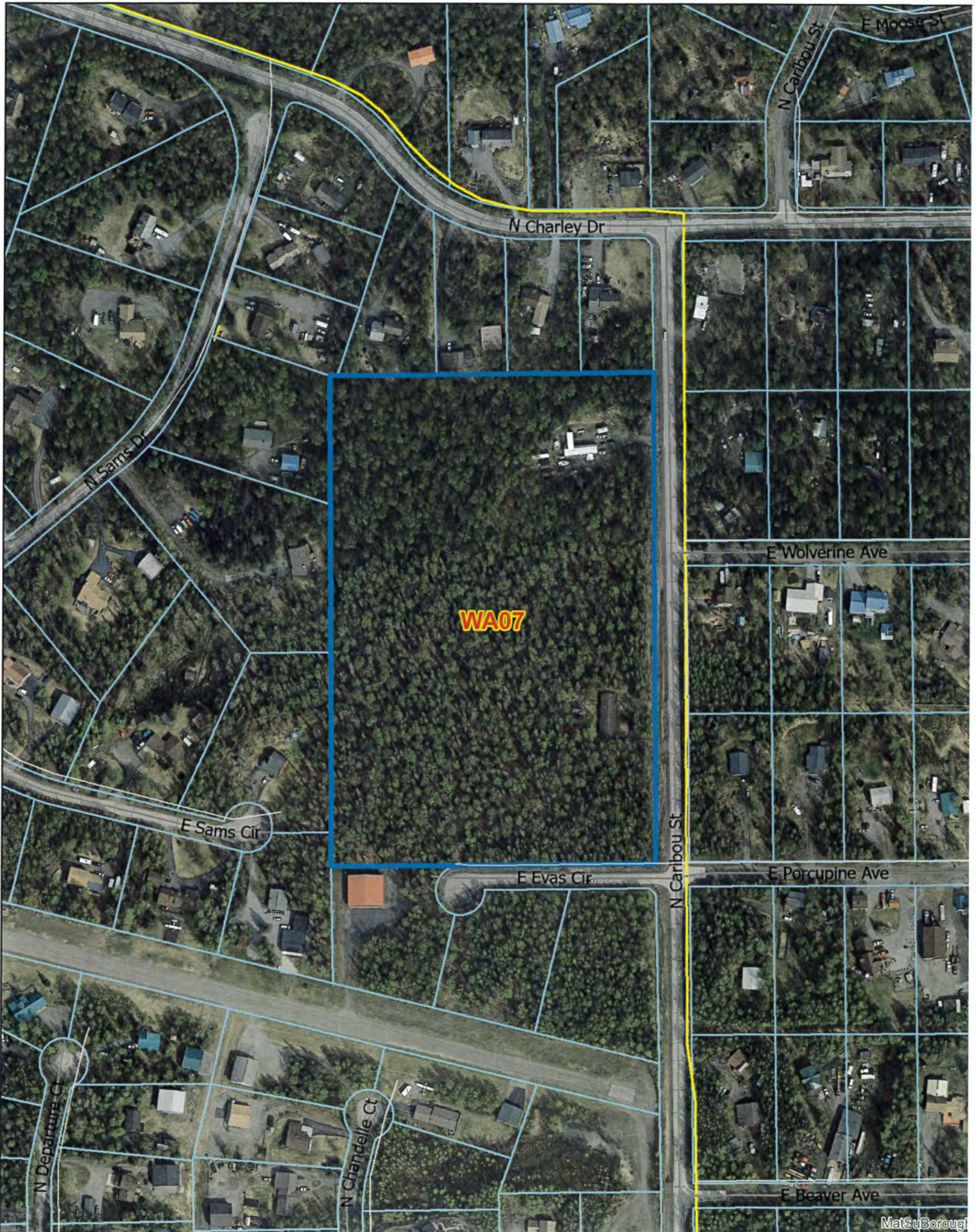
FOR PROPOSED CARIBOU ACRES SUBDIVISION
 LOCATED WITHIN
 SECTION 29, T18N, R01E, SEWARD MERIDIAN
 ALASKA

WASILLA 07 MAP

EXHIBIT A-1



EXHIBIT A-2



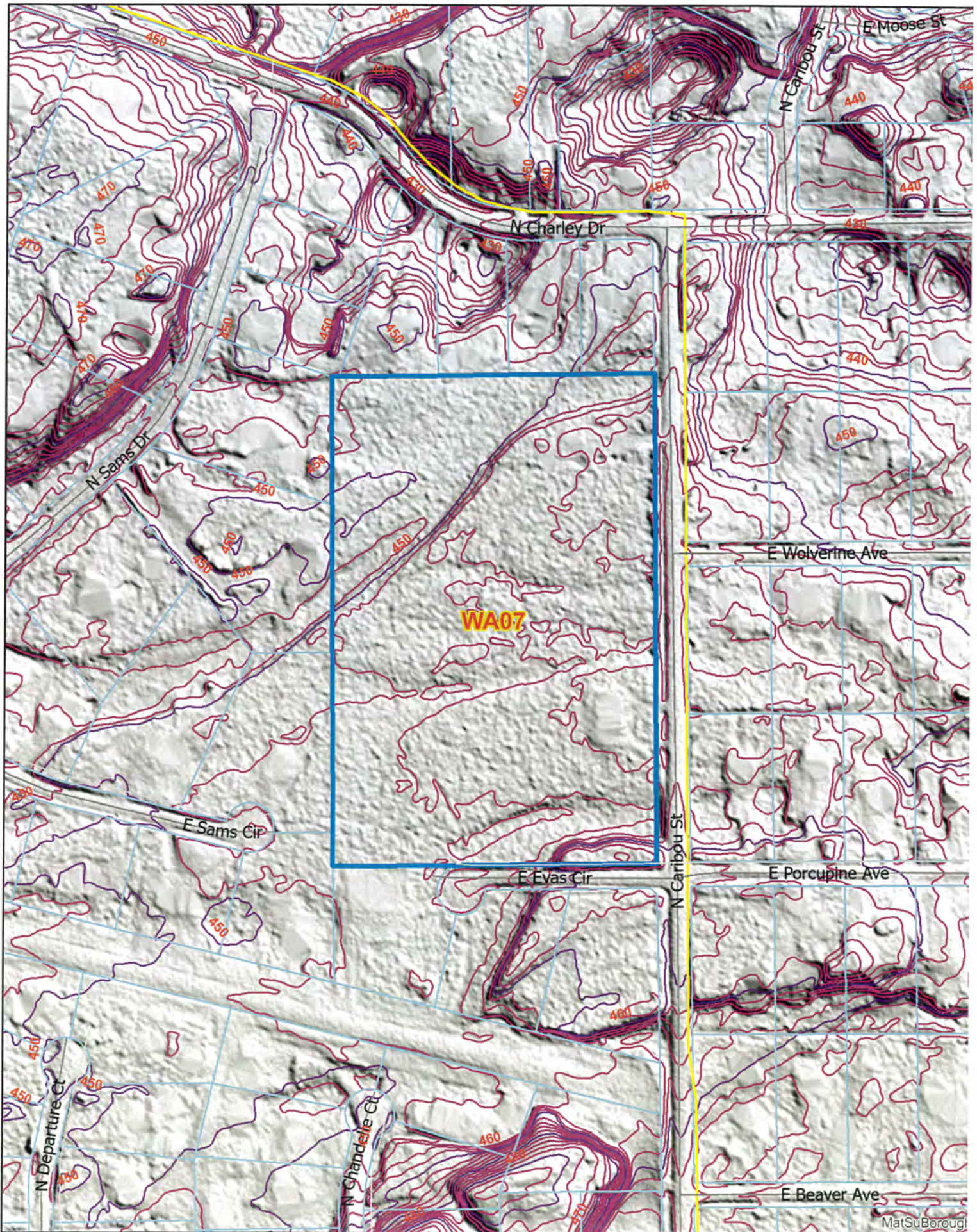
WA07

240 120 0 240 Feet

EXHIBIT A-3



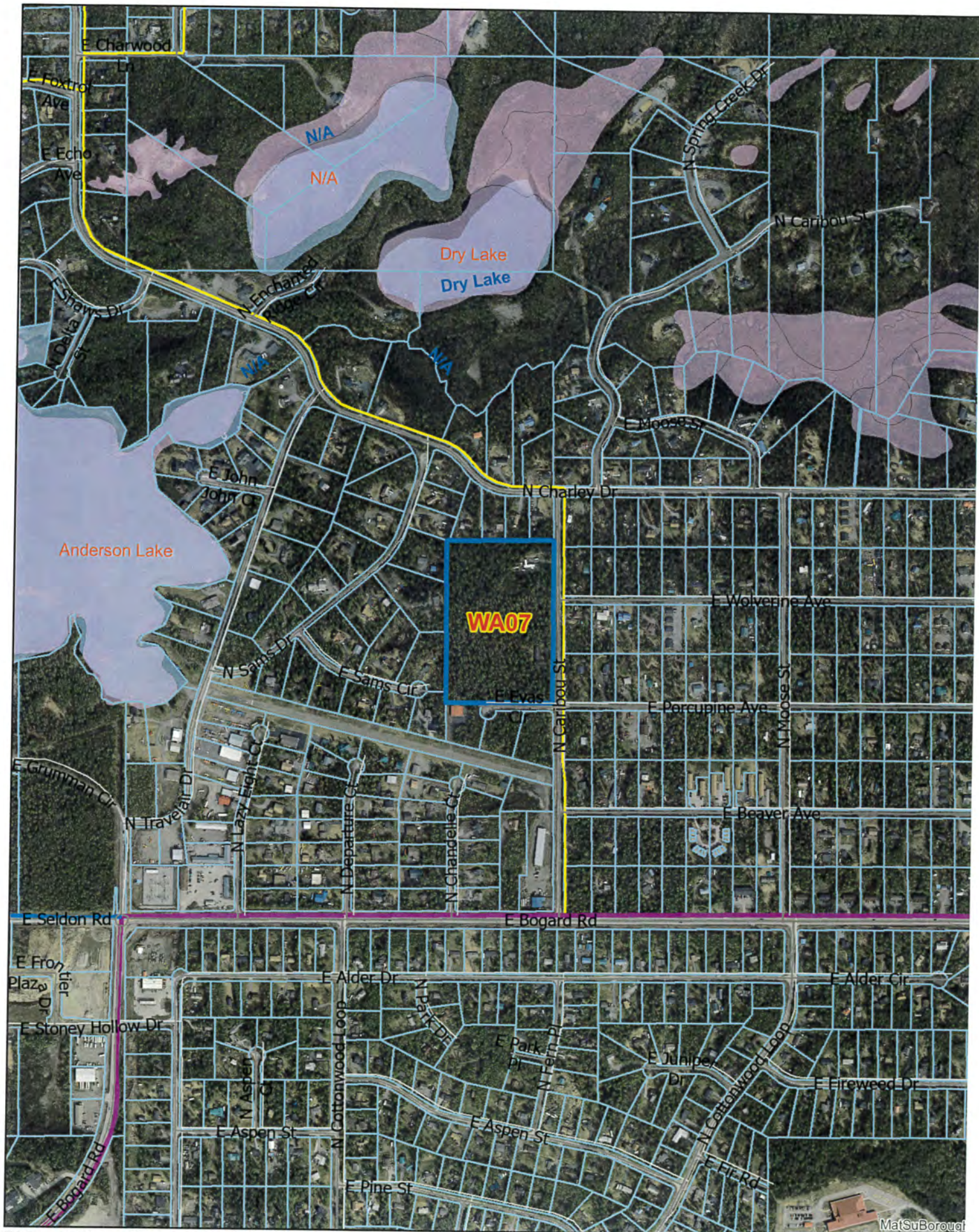
Matsu Borough



240 120 0 240 Feet

EXHIBIT A-4





MatSu Borough

EXHIBIT A-5



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 305 E. Fireweed Ave. Palmer, AK 99645



RECEIVED
 DEC 15 2021
 PLATTING

USEABLE AREA CERTIFICATION

CARIBOU ACRES

A SUBDIVISION OF

SE1/4 NE1/4 SW1/4 and S1/2NSE1/4 SW1/4 T18N R1E Sec 9, SM, AK

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 (test holes with permafrost or impermeable layer):

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 305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES:
(SW) TEST HOLES:

(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:
 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. 10/21/21
 Professional Engineer Date



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GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	SE1/4 NE1/4 SW1/4 and S1/2NSE1/4 SW1/4 T18N R1E Sec 9, SM, AK	TEST HOLE NO.	Date: 10-21-21
Insp. By:	SIMON GILLILAND	1	Job # 21-303

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						
4ft			PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	3					
9ft			4					
10ft			5					
11ft			6					
12ft			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	
12ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL

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 305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	SE1/4 NE1/4 SW1/4 and S1/2NSE1/4 SW1/4 T18N R1E Sec 9, SM, AK	TEST HOLE NO.	Date: 10-21-21
Insp. By:	SIMON GILLILAND	2	Job # 21-303

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP	
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached	
2ft				
3ft				
4ft				
5ft				
6ft				
7ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.		
8ft				
9ft				
10ft				
11ft				
12ft				
13ft				
14ft				
15ft				
16ft				
17ft				
18ft				
19ft				
20ft				

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

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



COMMENTS:

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

WATER LEVEL MONITORING	
Date	WATER LEVEL

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GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	SE1/4 NE1/4 SW1/4 and S1/2NSE1/4 SW1/4 T18N R1E Sec 9, SM, AK	TEST HOLE NO.	Date: 10-21-21
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TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																				
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																																																																																				
2ft																																																																																							
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Perc. Hole Diam. (in.):
 Test Run Between:
 ft and ft Deep



COMMENTS:

WATER LEVEL MONITORING	
Date	WATER LEVEL

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

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

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG					
Parcel:	SE1/4 NE1/4 SW1/4 and S1/2NSE1/4 SW1/4 T18N R1E Sec 9, SM, AK	TEST HOLE NO.	Date:	10-21-21	
Insp. By:	SIMON GILLILAND	4	Job #	21-303	

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP																																																																																				
1ft	OL ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																																																																																				
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Perc. Hole Diam. (in.): _____
 Test Run Between: _____
 ft and _____ ft Deep



Depth	
17ft	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?

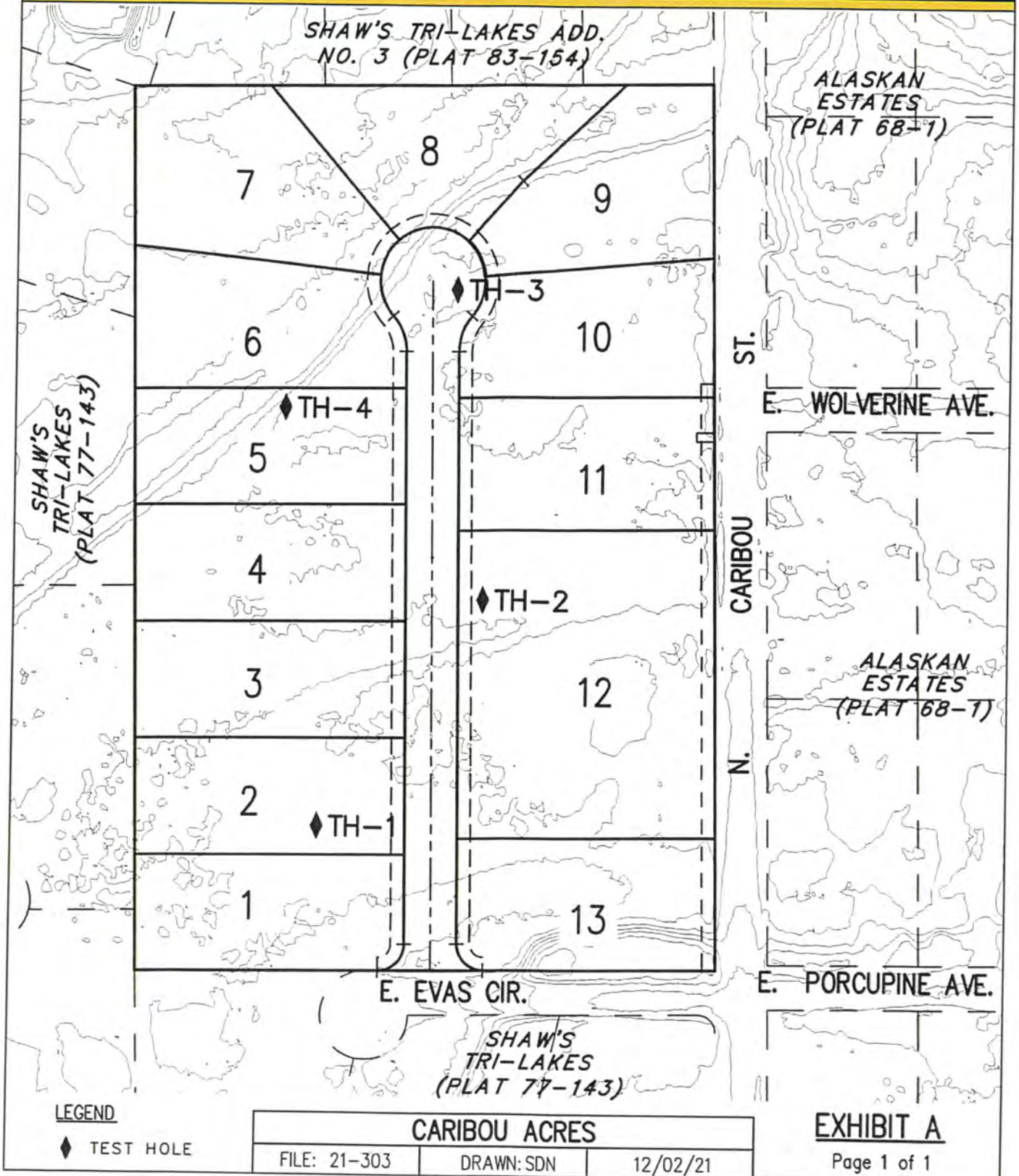
WATER LEVEL MONITORING	
Date	WATER LEVEL

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

CARIBOU ACRES

FILE: 21-303

DRAWN: SDN

12/02/21

EXHIBIT A

Page 1 of 1

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



RECEIVED
 DEC 20 2021
 PLATTING

December 17, 2021

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

Caribou Acres 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 E. Evas Cir.	20
E. Evas Cir. and N. Caribou Dr.	40

Based on the current plan E Evas Cir is anticipated to increase in traffic by 120 ADT. With a proposed plat of 13 lots this adds an additional 130 total ATD; twelve (12) lots added beyond parent parcel, one of which has an existing duplex. See Table B below showing post subdivision updated ADT totals.

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

Road Intersection	Average Daily Traffic (ADT)
New Intersections	-
N Marie Cir. and E. Evas Cir.	150
Existing Intersections	-
E. Evas Cir. and N. Caribou Dr.	170

Respectfully,

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



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 PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER ... DATED ... AND THAT THIS PLAN 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 PLAN IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE
ATTEST: (PLATTING CLERK)

Table with 6 columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD LENGTH, CHORD BEARING, ANGLE. Contains 10 rows of curve data.

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 MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MICHAEL R. SMITH DATE
3450 N. CARIBOU ST.
WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE



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

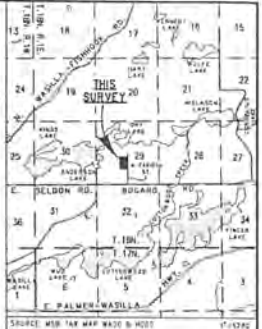
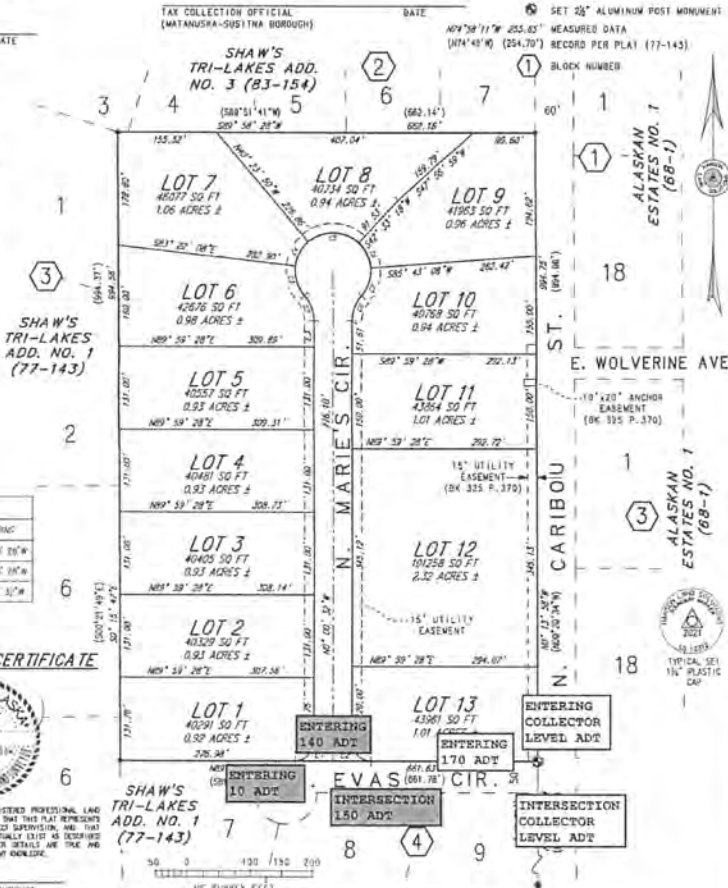
CERTIFICATE OF PAYMENT OF TAXES

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
SHAW'S TRI-LAKES ADD. NO. 3 (83-154)
NOV 28 11 AM 255.03
(MTA 48 10) (254.70)

LEGEND

- RECOVERED 3/4" REBAR
RECOVERED 1/2" REBAR
SET PLASTIC CAP ON 3/4" x 30" REBAR AT ALL LOT CORNERS, PC'S AND PT'S
SET 28" ALUMINUM POST MONUMENT
MEASURED DATA
RECORD PER PLAT (77-143)
BLOCK NUMBER



- NOTES
1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAN IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 1. A RECOVERED 3/4" REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61°37'03.14"N 143°19'27.13"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THESE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.
5. THIS SUBDIVISION IS ENCLOSED BY A 1/4" x 1/4" PLANKET EASEMENT RECORDED ON JULY 9, 1991 IN BOOK 238, PAGE 153.

A PLAT OF CARIBOU ACRES
A SUBDIVISION OF SEC 29, T.18N, R.1E, S.W. 1/4, SEC 29, S.W. 1/4
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN SEC. 29, T.18N, R.1E, S.W. 1/4, AN CONTAINING 15.11 ACRES MORE OR LESS

HANSON LAND SOLUTIONS
ALASKA BUSINESS LICENSE #12225
205 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907) 748-7738

FILE: 1921-0212-01-20-2022 SCALE: 1"=100' 12/24/2021 10:11 AM



NOTES:
 1. THE WAIVER SHOW HANSON IS DERIVED FROM A RECORD COPY OF THE REGISTERED SURVEY RECORD IN THE OFFICE OF NOTICES.
 2. THE INFORMATION WITHIN IS MADE (PLEASE PROVIDE BY) DEC 15 2021

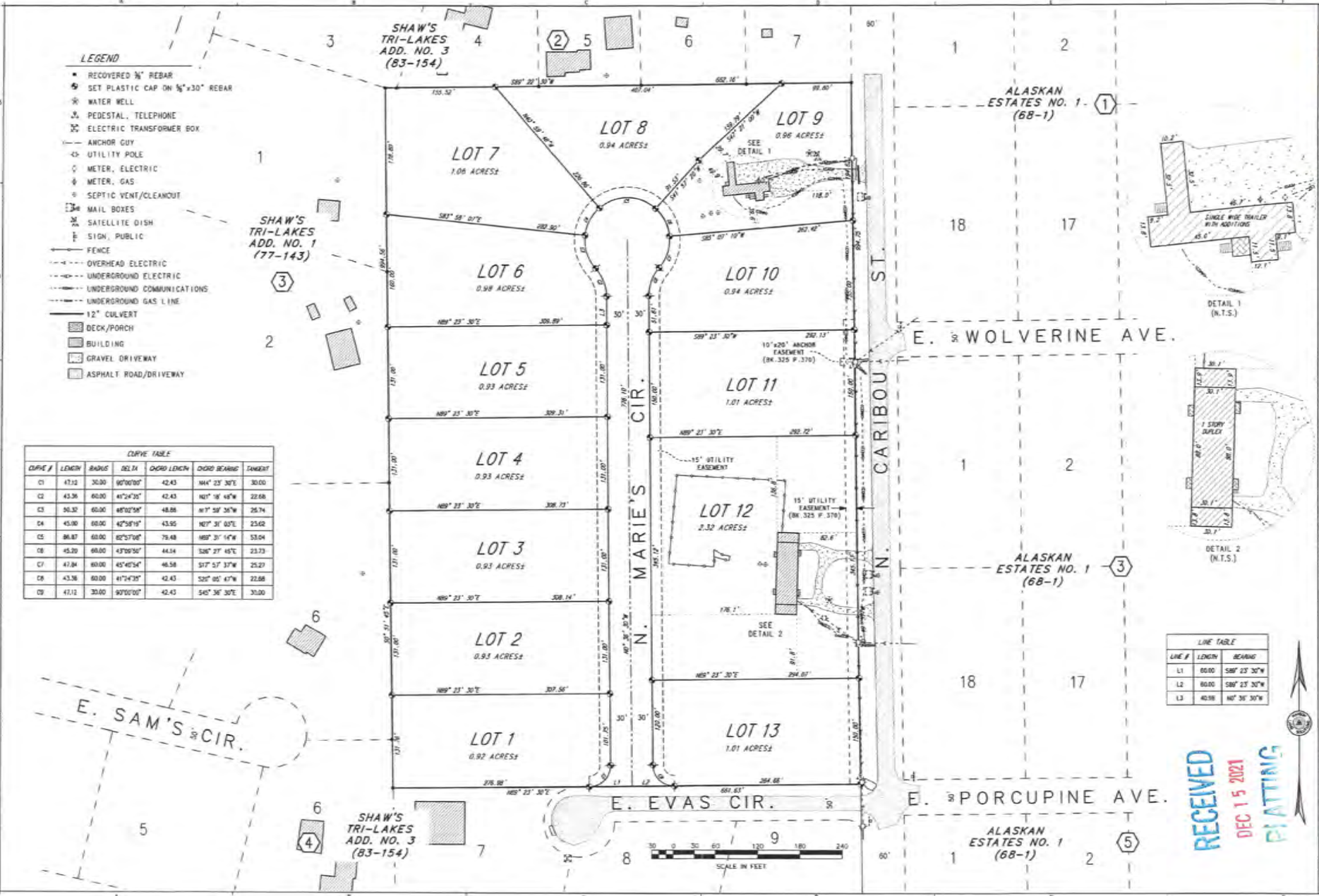
WASILLA, ALASKA
 CARIBOU ACRES
 SITE PLAN - EXISTING CONDITIONS
 PROJECT OVERVIEW

DWG # 21-303C
 DESIGN: CER
 DRAWN BY: SDW
 CHECKED: CEH
 SCALE
 11x17: 1"=120'
 22x34: 1"=60'
 REVISION DATE:
 12-02-21

REFERENCE NUMBER:
 V-20
 SHEET 1 OF 3

EXHIBIT D-1

PLATTING



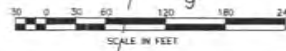
NOTES:
 1. THIS FIELD SURVEY WAS CONDUCTED ON OCTOBER 4 & 5, 2021 AND RECORDED R. 2021. ALL MONUMENTS HAVE BEEN FOUND IN SET AS REQUIRED HEREON.
 2. ALL DIMENSIONS SHOWN ARE FROM MONUMENTS, AS SHOWN TO THE BEST OF REASONING.
 3. THE SUBJECT PROPERTY WERE RECORDED BASED ON FUTURE PROVISION AND NOT ORIGINAL MONUMENTS.

WASILLA, ALASKA
 CARIBOU ACRES
 SITE PLAN - EXISTING CONDITIONS
 PLANNETRY-AB

DWG #: 21-303C
 DESIGN: CEH
 DRAWN BY: SON
 CHECKED: CEH
 SCALE:
 11x17: 1"=120'
 22x34: 1"=60'
 REVISION DATE:
 12-14-21

REFERENCE NUMBER:
 V-21
 SHEET 2 OF 3

RECEIVED
 DEC 15 2021
 PLATTING





RECEIVED
DEC 15 2021
PLATING



HANSON
 LAND SOLUTIONS
 305 E. FICKED AVE.
 PALMER, ALASKA 99545
 (907) 746-7738



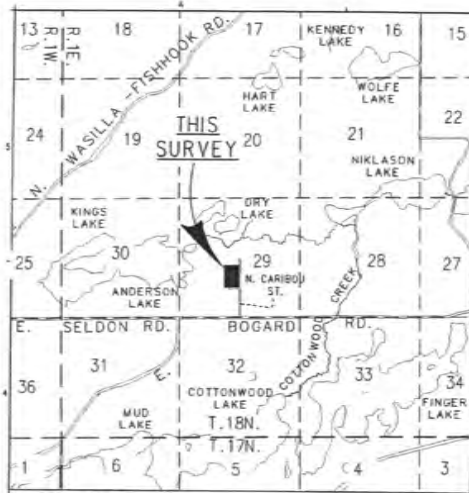
NOTES: 1. EXISTING TOPOGRAPHY HAS BEEN DEPICTED FROM THE 1980 DATA OF THE WILKINSON SURVEYING SERVICE.
 2. UNDEVELOPED PORTIONS OF THIS PLAN ARE SUBJECT TO THE WILKINSON SURVEYING SERVICE'S RECORD DRAWING.
 3. THE HORIZONTAL DATUM IS NAD83 (CONFORMS TO FIPS 4010.0).
 4. THE VERTICAL DATUM IS MHH88 (REVISION 2).

WASILLA, ALASKA
 CARIBOU ACRES
 SITE PLAN - EXISTING CONDITIONS
 TOPOGRAPHY

DWG #: 21-303C
 DESIGN: CEH
 DRAWN BY: SON
 CHECKED: CEH
 SCALE
 11x17: 1"=120'
 22x34: 1"=60'
 REVISION DATE:
 12-02-21

REFERENCE NUMBER:
 V-2.2
 SHEET 3 OF 3

EXHIBIT D-3



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

ROAD CONSTRUCTION PLAN SET

CARIBOU ACRES

SHEETS

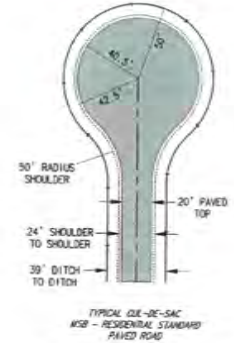
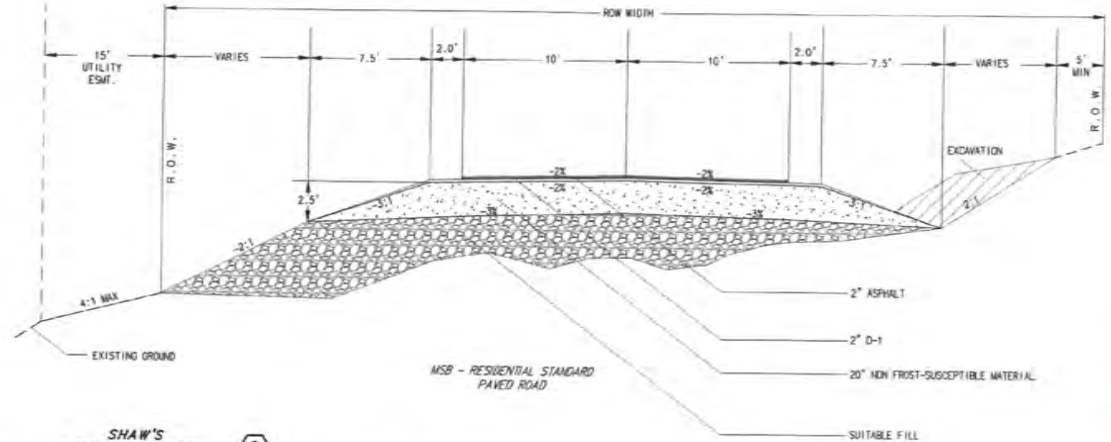
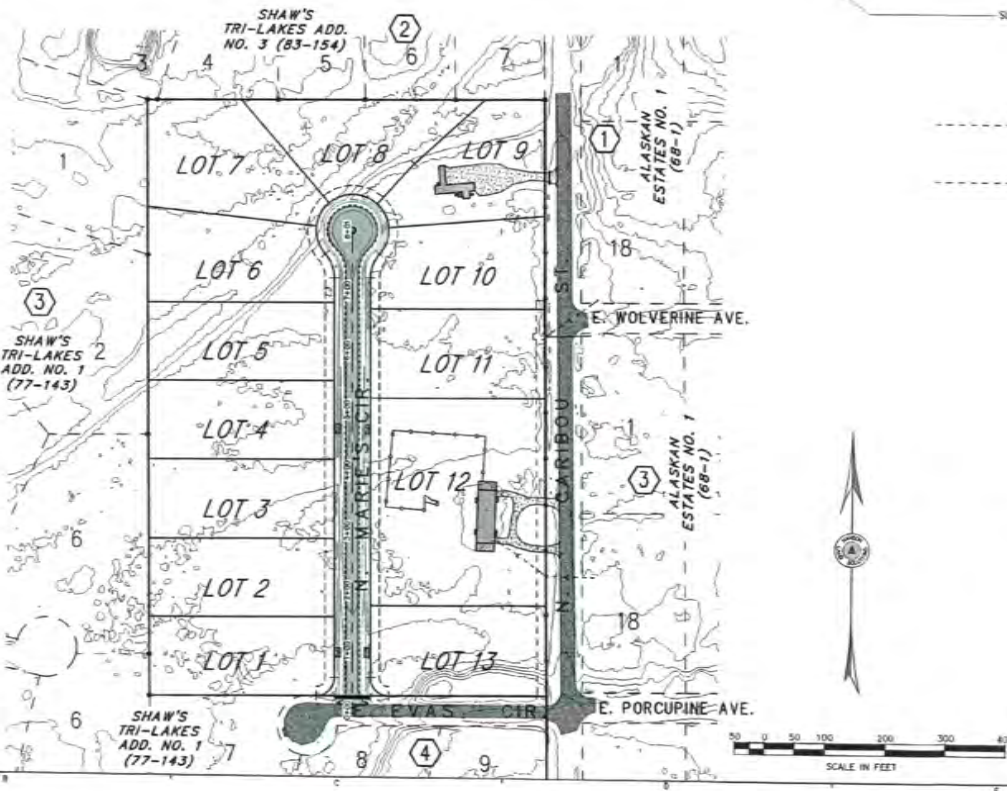
1. C-1.0 TYPICAL SECTION/PROJECT OVERVIEW
2. D-1.0 SITE PLAN DESIGN - DRAINAGE PLAN
3. C-2.0 PLAN AND PROFILE

NOTES

1. ALL CONSTRUCTION TO BE COMPLETED PER THE CURRENT MSB SUBDIVISION CONSTRUCTION MANUAL (ADOPTED AUGUST 18, 2020 EFFECTIVE JANUARY 1, 2021).

LEGEND

- RECOVERED 3" REBAR
- MEASURED DATA
- ① BLOCK
- ⊕ SEPTIC CLEANOUT
- FENCE
- - - OVERHEAD ELECTRIC
- ▨ DECK/PORCH
- ▩ BUILDING
- ▧ GRAVEL ROAD/DRIVEWAY
- ▨ ASPHALT ROAD, EXISTING
- ▨ ASPHALT ROAD, PROPOSED
- ▨ INFILTRATOR
- CULVERT, EXISTING
- CULVERT, PROPOSED
- LIMITS OF EXCAVATION
- DRAINAGE DIRECTION



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PLATTING

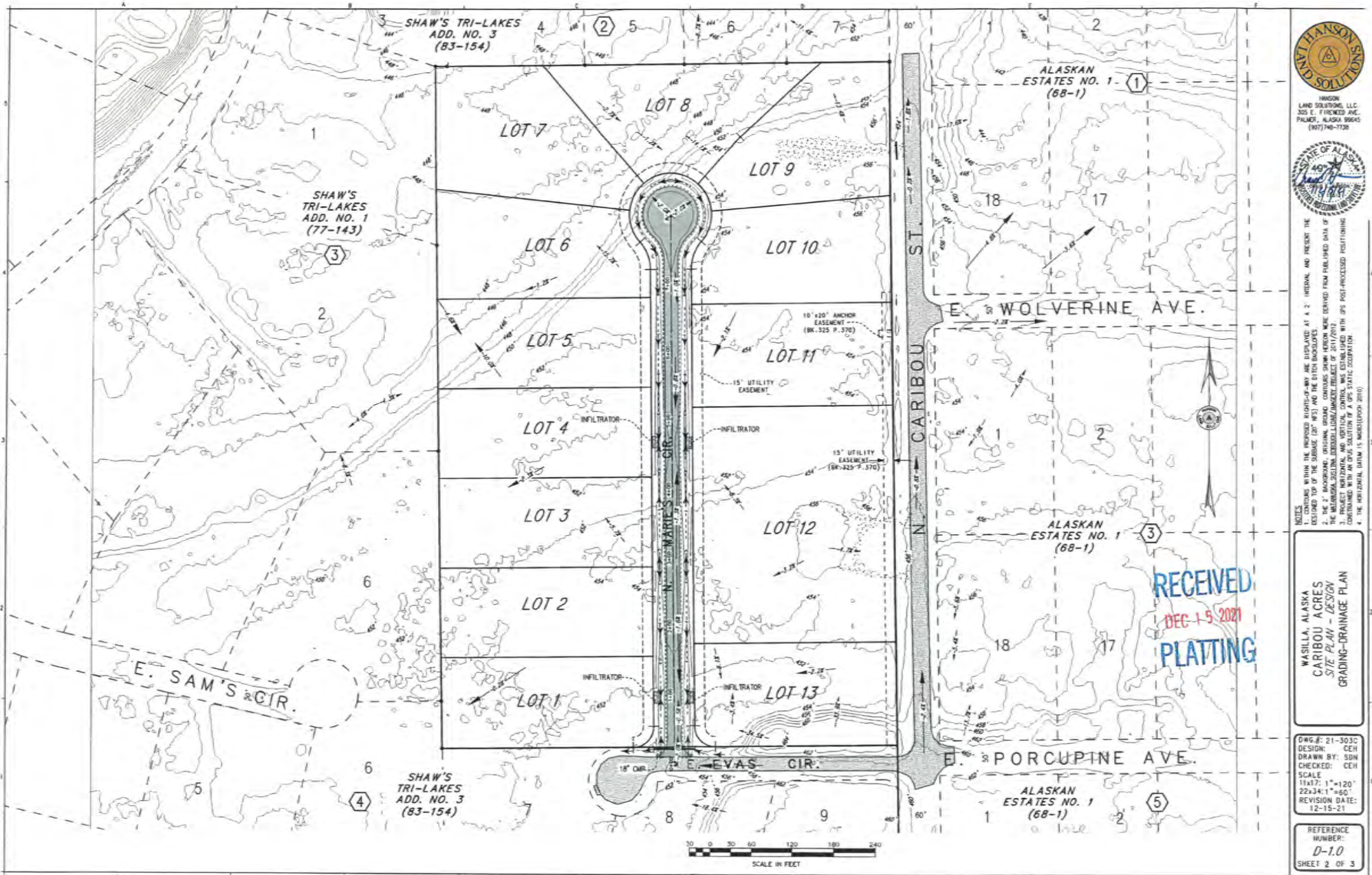


WASILLA, ALASKA
CARIBOU ACRES
TYPICAL SECTIONS/
PROJECT OVERVIEW

DWG #: 21-303C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
12-13-21

REFERENCE
NUMBER:
C-1.0
SHEET 1 OF 3

EXHIBIT E-1



NOTES:
1. CONTOURS WITHIN THE IMPROVED HIGHWAY WAY ARE DISPLAYED AT A 2' HORIZONTAL AND PRESENT THE ESTIMATED TOP OF THE SUBGRADE (2" x 3") AND THE DITCH BACKSLOPES.
2. THE 3" BACKGROUND ORIGINAL GROUND CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE NATIONAL DIGITAL EROSION/LANDSLIDE/SLURRY PROJECT OF 2017/2012.
3. THE HORIZONTAL DATUM IS NAD 83 (GEOID DATUM) WITH UPS POST-PROCESSED POSITIONING CONTAINED WITHIN AN UPS SOLUTION OF A GPS STATIC COMPUTATION.
4. THE HORIZONTAL DATUM IS NAD83(2011).

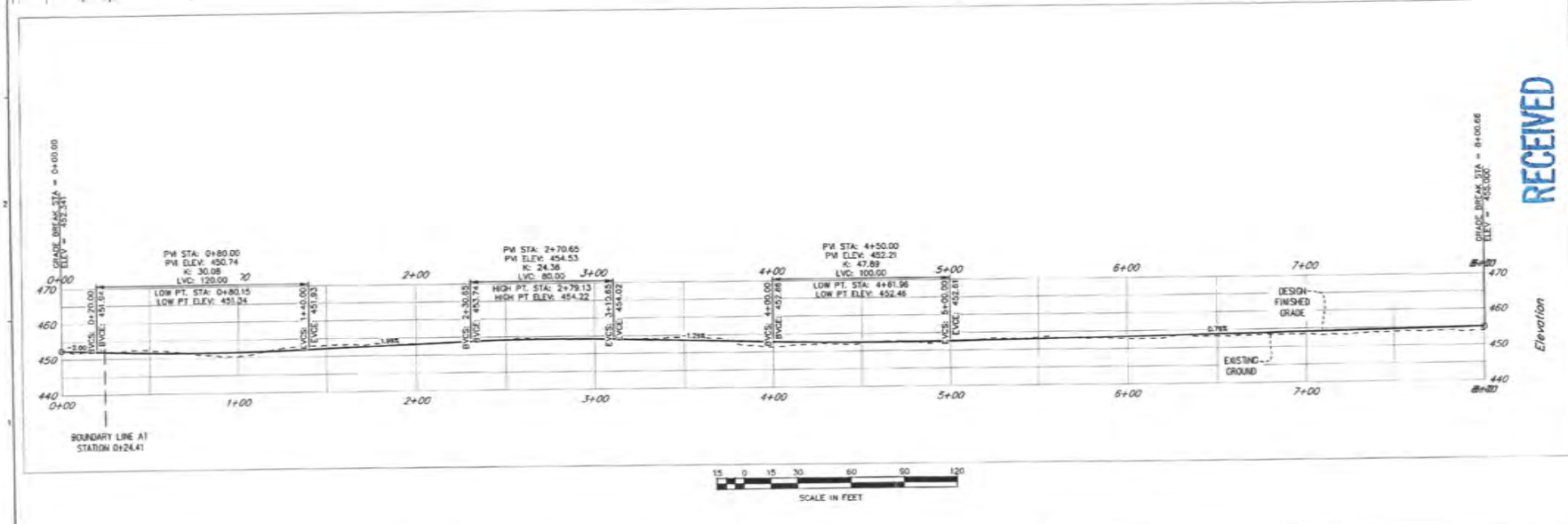
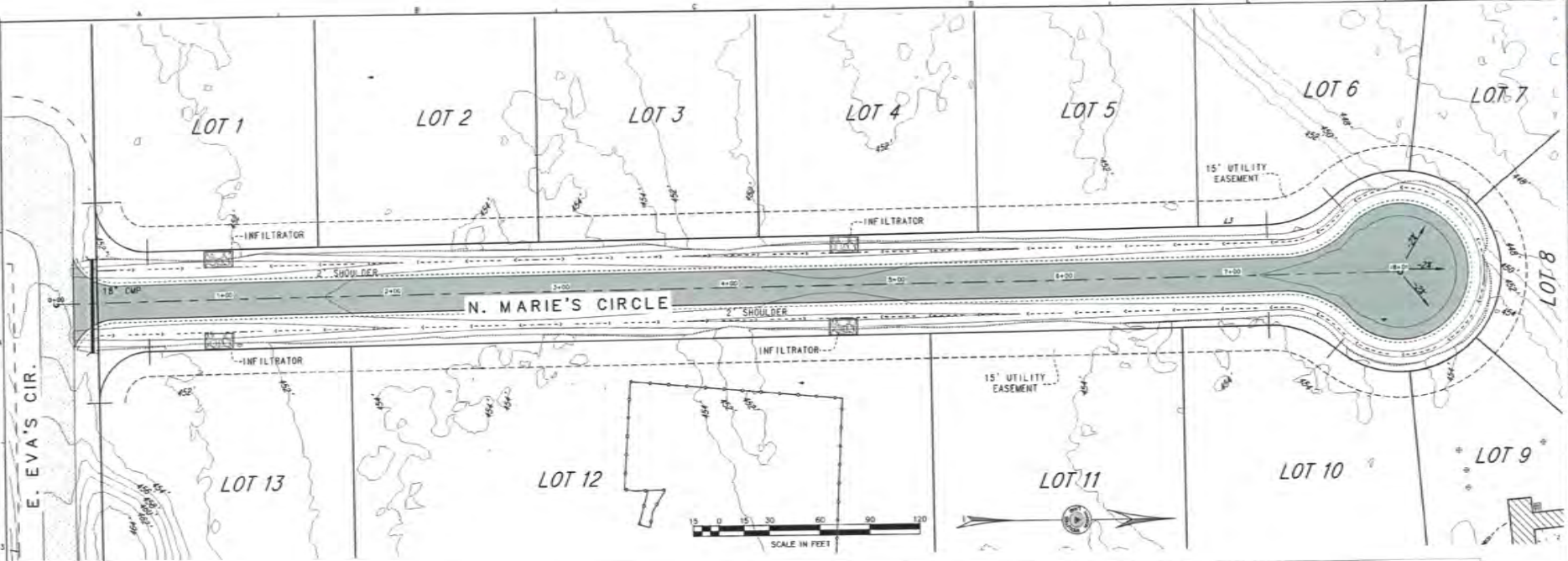
RECEIVED
DEC 15 2021
PLATTING

WASILLA, ALASKA
CARIBOU ACRES
SITE PLAN - DESIGN
GRADING-DRAINAGE PLAN

DWG. #: 21-303C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE:
11x17: 1"=120'
22x34: 1"=60'
REVISION DATE:
12-15-21

REFERENCE NUMBER:
D-1.0
SHEET 2 OF 3

EXHIBIT E-2



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

RECEIVED
 DEC 15 2021
PLATTING

WASILLA, ALASKA
 CARIBOU ACRES
 PLAN AND PROFILE - DESIGN
 N. MARIE'S CIRCLE

DWG #: 21-103C
 DESIGN: CEM
 DRAWN BY: SDN
 CHECKED: CEM
 SCALE: 1"=17', 1"=60', 2 1/2"=34', 1"=30'
 REVISION DATE: 12-13-21

REFERENCE NUMBER:
 C-20
 SHEET 3 OF 3

EXHIBIT E-3

Matthew Goddard

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Tuesday, January 4, 2022 1:15 PM
To: Matthew Goddard
Subject: RE: RFC Caribou Acres WA 07 (MG)

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

Hi Matthew,

Alaska Department of Fish and Game has no objections to the proposed platting actions. The proposed actions will not affect public access to public lands and waters. Thank you for the opportunity to review and comment.

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, December 30, 2021 10:58 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; northlakescommunitycouncil@gmail.com; davemtp@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com
Subject: RFC Caribou Acres WA 07 (MG)

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The link below is a request for comments for a preliminary plat. MSB case #2021-200, Tax map WA 07, RSA #025 Bogard, Tech MG.

Comments are due by January 21st, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/Ep1wVmpdiqJDj6hdcN42gjcBXSHhPWd1pDXsrahbr4WGxA?e=gsFQf6

Matthew Goddard

From: Jamie Taylor
Sent: Wednesday, January 19, 2022 3:24 PM
To: Matthew Goddard
Subject: RE: RFC Caribou Acres WA 07 (MG)

With the phase line as shown, a temporary cul-de-sac will need to be constructed for Phase 1.

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, December 30, 2021 10:58 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; northlakescommunitycouncil@gmail.com; davemtp@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com
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Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.

Matthew Goddard

Matthew Goddard

From: Andy Dean
Sent: Thursday, December 30, 2021 11:57 AM
To: Matthew Goddard
Subject: RE: RFC Caribou Acres WA 07 (MG)

Hello Matthew,

Have the applicant apply for driveway access permits for each access to Caribou Drive that they may wish to keep. Both existing accesses built prior to 1984 and get automatic approval if applied for at this time. The MSB currently does not have any listed for the property. A plat note placed onto the plat that 'any new driveway accesses shall not be to Caribou Street from the proposed lots'.

Caribou Street is a minor collector at this time.

Sincerely,



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, December 30, 2021 10:58 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; northlakescommunitycouncil@gmail.com; davemtp@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com
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Matthew Goddard

From: Permit Center
Sent: Thursday, January 13, 2022 1:18 PM
To: Matthew Goddard
Subject: RE: RFC Caribou Acres WA 07 (MG)

Hello,

It appears that there are three driveways from this parcel that do not have Driveway Permits on file. Please have your applicant apply for their driveway permits.

Thank you,

*Jennifer Monnin, CFM
MSB Permit Technician
350 E Dahlia Ave
Palmer, AK 99645
907-861-7822
Jennifer.monnin@matsugov.us*

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, December 30, 2021 10:58 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; northlakescommunitycouncil@gmail.com; davemtp@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com
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ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Engineering Department, Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

December 30, 2021

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following preliminary plat and has no comments or recommendations.

- **Caribou Acres**
(MSB Case # 2021-200)

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 black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

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

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, December 30, 2021 12:25 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Caribou Acres WA 07 (MG)
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Matthew,

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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, December 30, 2021 10:58 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; northlakescommunitycouncil@gmail.com; davemtp@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; row@mtasolutions.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Caribou Acres WA 07 (MG)

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

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 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 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

LEGEND

- RECOVERED 3/8" REBAR
RECOVERED 1/2" REBAR
SET PLASTIC CAP ON 3/8"x30" REBAR AT ALL LOT CORNERS, PC'S AND PT'S
SET 2 1/2" ALUMINUM POST MONUMENT
MEASURED DATA
RECORD PER PLAT (77-143)
BLOCK NUMBER

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD LENGTH, CHORD BEARING, TANGENT. Includes curves C1 through C9.

SHAW'S TRI-LAKES ADD. NO. 1 (77-143)

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 MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

LINE TABLE with columns: LINE #, LENGTH, BEARING. Includes lines L1, L2, L3.

MICHAEL R. SMITH DATE
3450 N. CARIBOU ST.
WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

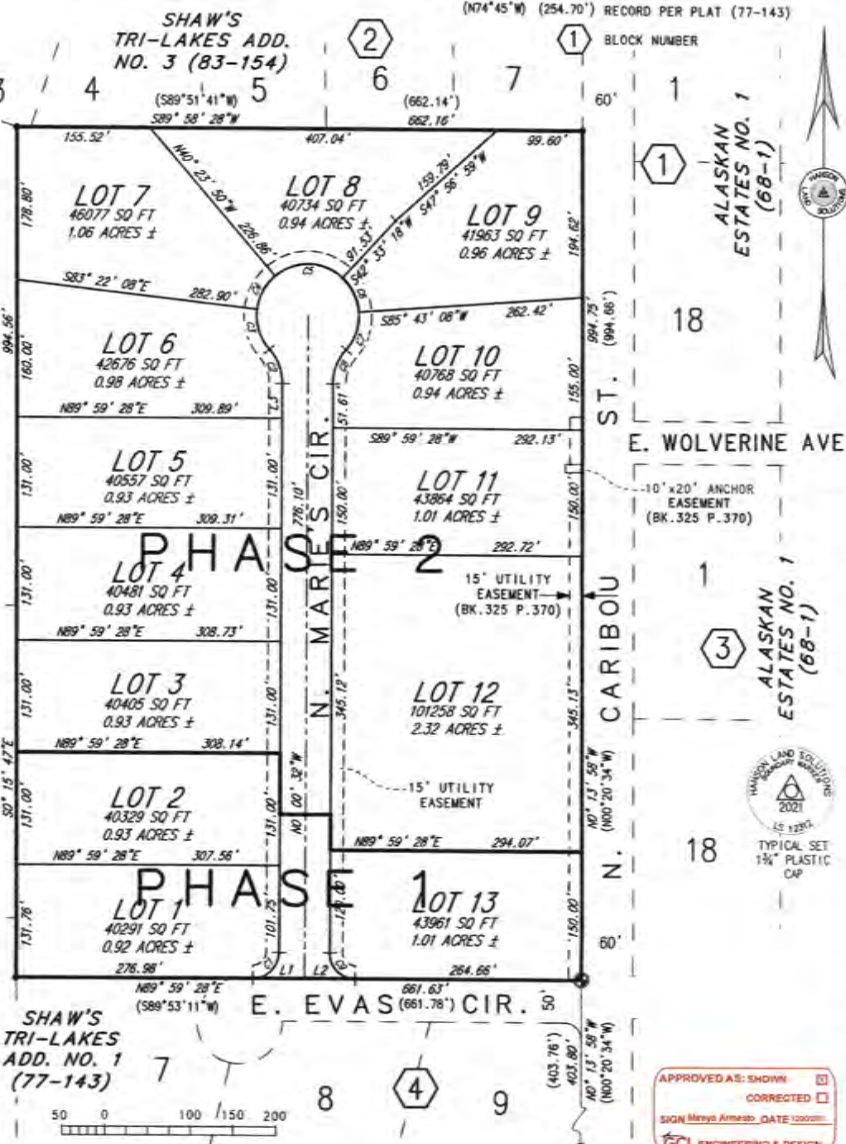
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF 20... FOR

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.

REGISTERED LAND SURVEYOR



- NOTES: 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES. 2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 1... 3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION... 4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE... 5. THIS SUBDIVISION IS ENCUMBERED BY A M.E.A. BLANKET EASEMENT RECORDED ON JULY 8, 1991 IN BOOK 238, PAGE 153.

RECEIVED
Agenda Copy
PLATTING
Dec 7 @ 2021

A MASTER PLAN OF CARIBOU ACRES
A SUBDIVISION OF SE 1/4 NE 1/4 SW 1/4 & SW 1/4 NE 1/4 SW 1/4 T.18N. R.1E. SEC. 29 SM. AK
PALMER RECORDING DISTRICT STATE OF ALASKA LOCATED WITHIN SW 1/4 SEC. 29, T.18N. R.1E. SM, AK CONTAINING 15.11 ACRES MORE OR LESS

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

APPROVED AS SHOWN
CORRECTED
SIGN: Mandy Arneson DATE: 1/20/22
ENGINEERING & DESIGN

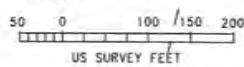


EXHIBIT 1-3

SDN

Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, January 5, 2022 9:37 AM
To: Matthew Goddard
Subject: RE: RFC Caribou Acres WA 07 (MG)

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

Good morning,

MTA has reviewed the plat for Caribou Acres. MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645
 Office: (907) 761-2599 | www.mtasolutions.com



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, December 30, 2021 10:58 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; northlakescommunitycouncil@gmail.com; davemtp@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; mearow@matanuska.com; row@enstarnaturalgas.com; Right of Way Dept. <row@mtasolutions.com>; ospdesign@gci.com
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Comments are due by January 21st, 2022.

Matthew Goddard

From: Meagan R. Hegge <Meagan.Hegge@mea.coop>
Sent: Friday, January 21, 2022 9:36 AM
To: Matthew Goddard
Subject: RE: RFC Caribou Acres WA 07 (MG)
Attachments: MEA Comment - Caribou Acres - MSB Case #2021-200.pdf

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

Hi Matthew,

Please see the attached to add to the notes for Caribou Acres.

Thank you,

Meagan Hegge
 Right of Way Technician
 Matanuska Electric Association, Inc.
 907-761-9276



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, December 30, 2021 10:58 AM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; adam.dubour@alaska.gov; regpagemaster@usace.army.mil; northlakescommunitycouncil@gmail.com; davemtp@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; MSB Farmers <MSB.Farmers@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Dolores McKee <Dee.McKee@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@enstarnaturalgas.com; row@mtasolutions.com; ospdesign@gci.com
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ALASKA

2022 - 000925 - 0

Recording District 311 Palmer

01/12/2022 02:19 PM

Page 1 of 1 CC



MATANUSKA ELECTRIC ASSOCIATION, INC.
RIGHT OF WAY EASEMENT

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

Michael R. Smith

whose address is 3450 N. Caribou St, Wasilla, AK 99654

for a good valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto MATANUSKA ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Grantee") whose post office address is Box 2929 Palmer, Alaska 99645 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:

SE 1/4 NE 1/4 SW 1/4 and S 1/2 NE 1/4 NE 1/4 SW 1/4
Lot C1 - See Attached A

being in Section 29, Township 18 N, Range 1E, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation: the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by machinery or otherwise of trees and shrubbery located within 5 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.

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

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

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

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

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 10th day of September 2013.

[Signature] Grantor

STATE OF ALASKA)SS-

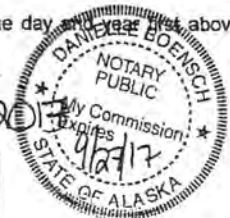
THIS IS TO CERTIFY that on this 10th day of September 2013 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Michael R. Smith

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

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

[Signature] Notary Public in and of Alaska My commission expires 9/27/17



W/O 1010910 Subd 7000136 Plat
P/S S Misc Map Quad
Pole K68-4N-SW-SN Easement 20140662

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

Rev. 2/05

A
L
A
S
K
A

2022-000924-0

Recording District 311 Palmer

01/12/2022 02:19 PM

Page 1 of 2 c c



**THIS COVER SHEET HAS BEEN ADDED
TO THIS DOCUMENT TO PROVIDE
SPACE FOR THE RECORDING DATA.
THIS COVER SHEET APPEARS AS THE
FIRST PAGE OF THE DOCUMENT IN
THE OFFICIAL PUBLIC RECORD.**

DO NOT DETACH

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

Matanuska Electric Association, Inc.

RIGHT OF WAY EASEMENT

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

Mara Lee Columbia

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

PO Box 876084 Wasilla AK 99687

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

SE 1/4, NE 1/4, SW 1/4 & S 1/2, NE 1/4, NE 1/4, SW 1/4

being in Section 29, Township 18 N, Range 1E, S.M., and to construct, reconstruct, rephase, repair, operate and maintain on, over or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, an electric (or telecommunication) transmission and/or distribution line or system; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Grantee may from time to time deem advisable, including, by way of example and not by the way of limitation, the right to increase or decrease the number of conduits, wires, cables, hand holes, manholes, connection boxes, pedestals, transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 10 feet of the center line of said line of system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the easement, lines, or system by any other person, association or corporation for electric or telecommunication purposes.

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

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

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

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

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 7 day of May, 1976

Mara Lee Columbia Grantor

Grantor

STATE OF ALASKA) SS-

THIS IS TO CERTIFY that on this 7 day of May, 1976 before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

Mara Lee Columbia

EROW 256 (94)

FOR DISTRICT RECORDERS USE

known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned. IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written

Sharon Krupa Notary Public in and of Alaska My commission expires: 11-10-99

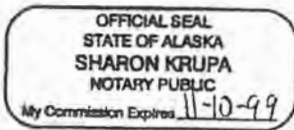
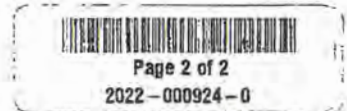


Table with 2 columns: W.O. 24325//, MISC 1879, P/S P, MAP C, SUBD 7001, QUAD C, PLAT, EASE 9200914



SEAL

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

Schacy KL28-410-SW-21V

EXHIBIT I-8

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 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 PAYMENT OF TAXES

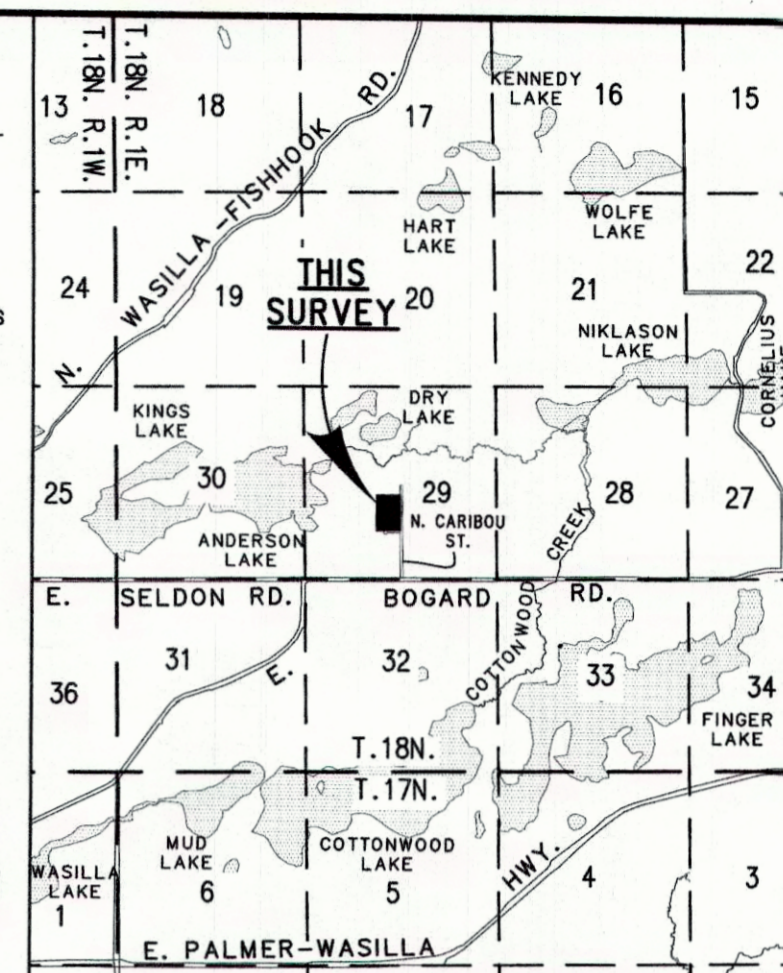
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

N74°58'11"W 255.65'
(N74°45'W) (254.70')
MEASURED DATA
RECORD PER PLAT (77-143)

LEGEND

- RECOVERED 5/8" REBAR
- RECOVERED 1/2" REBAR
- SET PLASTIC CAP ON 5/8"x30" REBAR AT ALL LOT CORNERS, PC'S AND PT'S
- SET 2 1/2" ALUMINUM POST MONUMENT
- MEASURED DATA
- RECORD PER PLAT (77-143)
- ① BLOCK NUMBER



SOURCE: MSB TAX MAP WA00 & H000 1"=5280'

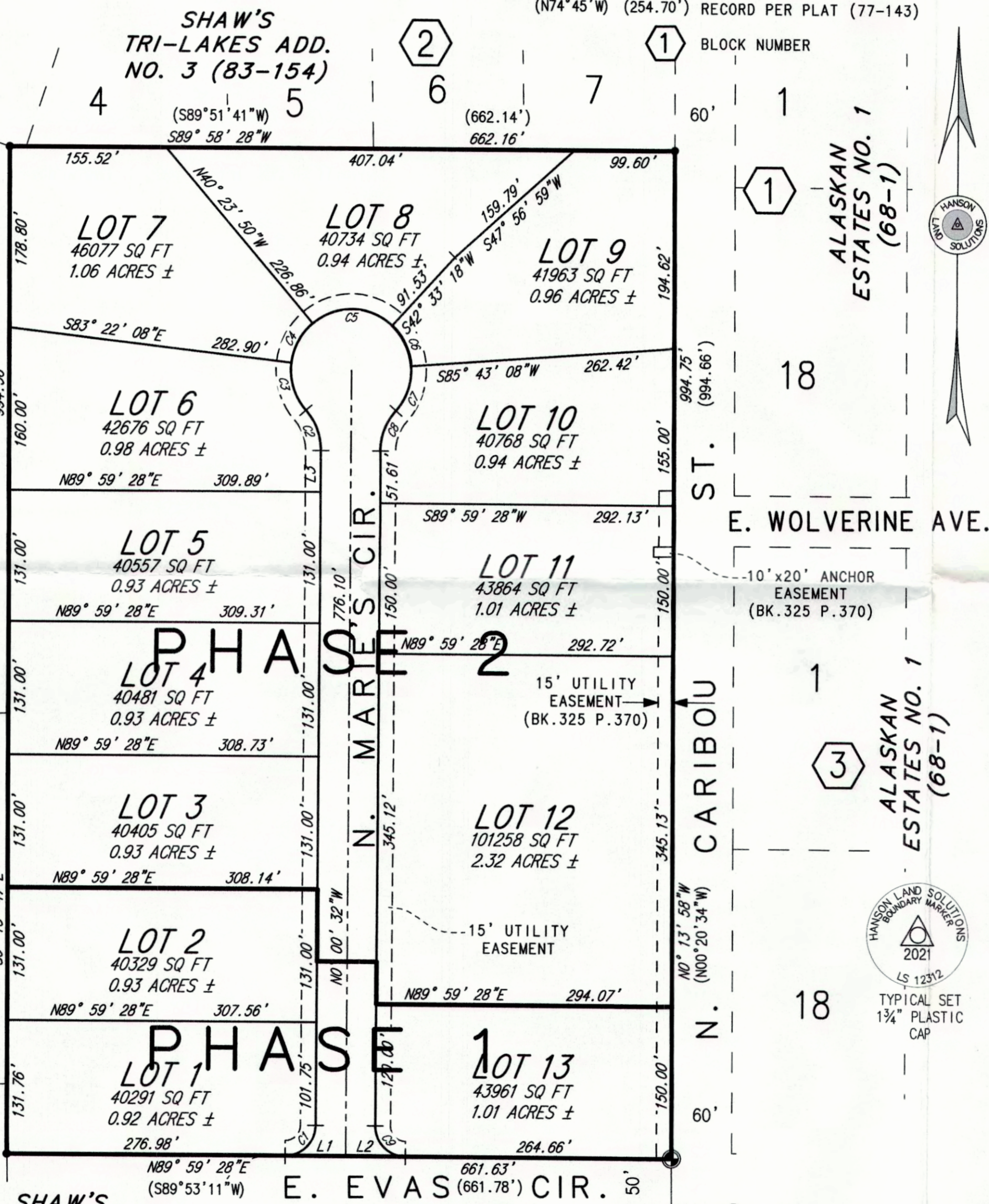
NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 1, A RECOVERED 1/2" REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 61°37'03.14"N 149°19'07.13"W
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
5. THIS SUBDIVISION IS ENCUMBERED BY A M.E.A. BLANKET EASEMENT RECORDED ON JULY 8, 1981 IN BOOK 238, PAGE 153.

RECEIVED
Agenda Copy
DEC 20 2021
PLATTING

A MASTER PLAN OF
CARIBOU ACRES
A SUBDIVISION OF
SE 1/4 NE 1/4 SW 1/4 & S 1/2 NE 1/4 NE 1/4 SW 1/4
T.18N. R.1E., SEC. 29
SM, AK
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SW 1/4 SEC. 29, T.18N. R.1E. SM, AK
CONTAINING 15.11 ACRES MORE OR LESS

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



SHAW'S TRI-LAKES ADD. NO. 1 (77-143)

2

6

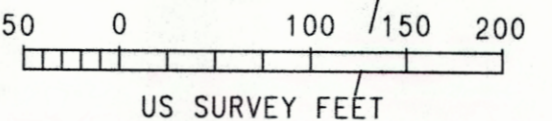
SURVEYOR'S CERTIFICATE



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.

REGISTERED LAND SURVEYOR

SHAW'S TRI-LAKES ADD. NO. 1 (77-143)



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	47.12	30.00	90°00'00"	42.43	N44° 59' 28"E	30.00
C2	43.36	60.00	41°24'35"	42.43	N20° 42' 50"W	22.68
C3	50.32	60.00	48°02'58"	48.86	N17° 23' 38"W	26.74
C4	45.00	60.00	42°58'19"	43.95	N28° 07' 01"E	23.62
C5	86.87	60.00	82°57'08"	79.48	N88° 55' 16"W	53.04
C6	45.20	60.00	43°09'50"	44.14	S25° 51' 47"E	23.73
C7	47.84	60.00	45°40'54"	46.58	S18° 33' 35"W	25.27
C8	43.36	60.00	41°24'35"	42.43	S20° 41' 45"W	22.68
C9	47.12	30.00	90°00'00"	42.43	S45° 00' 32"E	30.00

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 MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MICHAEL R. SMITH _____ DATE _____
3450 N. CARIBOU ST.
WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

LINE TABLE		
LINE #	LENGTH	BEARING
L1	60.00	S89° 59' 28"W
L2	60.00	S89° 59' 28"W
L3	40.98	N0° 00' 32"W

6B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
FEBRUARY 17, 2022

PRELIMINARY PLAT: AZALEA HILLS MSP
 LEGAL DESCRIPTION: SEC 03, T17N, R01W, SEWARD MERIDIAN, AK
 PETITIONER: DROBENKO INVESTMENTS LLC
 SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
 ACRES: 9.21 ± PARCELS: 9
 REVIEWED BY: KIMBERLY MCCLURE CASE: 2021-203

REQUEST: The request is to create 9 lots from Tract A, Azalea Woods, Plat No. 2016-13, into a two phase Master Plan, to be known as **AZALEA HILLS MASTER PLAN**, containing 9.21 acres more or less. The plat is located directly south of E. Spruce Avenue and northwest of N. Wasilla-Fishhook Road; located within the NE ¼ Section 03, Township 17 North, Range 01 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps and Aerial Photos	EXHIBIT A – 4 pgs
Geotechnical Report/Drainage Plan/ADT	EXHIBIT B – 11 pgs
Site Plan/Topography	EXHIBIT C – 3 pgs

AGENCY COMMENTS:

Department of Public Works Operations & Maintenance	EXHIBIT D – 1 pg
Planning	EXHIBIT E – 1 pg
ADOT&PF	EXHIBIT F – 1 pg
ADOF&G	EXHIBIT G – 1 pg
Utilities	EXHIBIT H – 8 pgs

DISCUSSION: The proposed subdivision will create a total of 9 lots; two in Phase 1 and seven in Phase 2. Each of the 9 lots are 0.92 acres in size; proposed lot 7 is a flag lot. Lot and block design standards are met. Each lot has a minimum of 60’ of road frontage except for lots located on the cul-de-sac, which have a minimum of 45’ of road frontage. Petitioner will be constructing one interior street to MSB residential street standards (see **Recommendation #4**). The proposed subdivision is located in the City of Wasilla; petitioner will need to provide staff a copy of the Land Use Permit for Subdivision prior to recording the plat (see **Recommendation #6**).

Access: E. Spruce Avenue is classified as a Minor Collector and maintained by the State of Alaska DOT&PF. Staff has received a copy of ADOT&PF Driveway and Approach Road Permit Application. Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met once interior street is constructed.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Simon Gilliland, PE, notes three test holes were excavated on November 5, 2021 with depths of 12.5', 13' and 12' respectively. No groundwater was encountered in any of the testholes. The soils observed consist primarily of Well Graded Sands/Gravelly Sands/Little/No Fines (SW). He states all lots in the proposed subdivision have at least 10,000 square feet of "Useable Building Area" and all have at least 10,000 square feet of "Contiguous Useable Septic Area". Testhole location map and testhole logs are attached. Preliminary drainage plan is attached at **Exhibit B-8**. Average Daily Traffic (ADT) Calculations are at **Exhibit B-10**.

COMMENTS:

Borough: Department of Public Works Operations & Maintenance (**Exhibit D**) comments to coordinate road construction with City of Wasilla (see **Recommendation #4**).

Planning Division (**Exhibit E**) comments include: Transportation: Spruce Street functions as a minor collector level road; current AADT is 2,230. The additional 80 AADT will push this road closer to Major Collector traffic levels (around 3,000). Collector level roads seek to balance mobility and access. The petitioner should be aware that in the future Spruce will likely be upgraded to accommodate this traffic. Zoning: This property falls within the City of Wasilla, the petitioner should follow all local rules and regulations.

State: ADOT&PF (**Exhibit F**) stated this is pretty simple and straightforward. All lots must access via internal circulation (which sounds like they're planning already). No individual lot will be granted a driveway onto Spruce Avenue (see **Recommendation #7**).

ADOF&G (**Exhibit G**) has no objections to the proposed platting actions. The proposed actions will not affect public access to public lands and waters.

Utilities: (**Exhibit H**) Enstar has no comments or recommendations. MTA requests a 15' wide utility easement down both sides and around the cul-de-sac of Pinta Circle and MEA requests to add a 15' utility easement along Pinta Circle (see **Recommendation #8**). GCI would like to participate in a utility easement jointly with MEA & MTA and 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; US Postmaster; City of Wasilla; Fire Service Area #130 Central Mat-Su; MSB Emergency Services, Community Development, Assessments, Pre-Design Division or Development Services.

CONCLUSION: The preliminary plat for Azalea Hills Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E) Flag lots. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

FINDINGS of FACT:

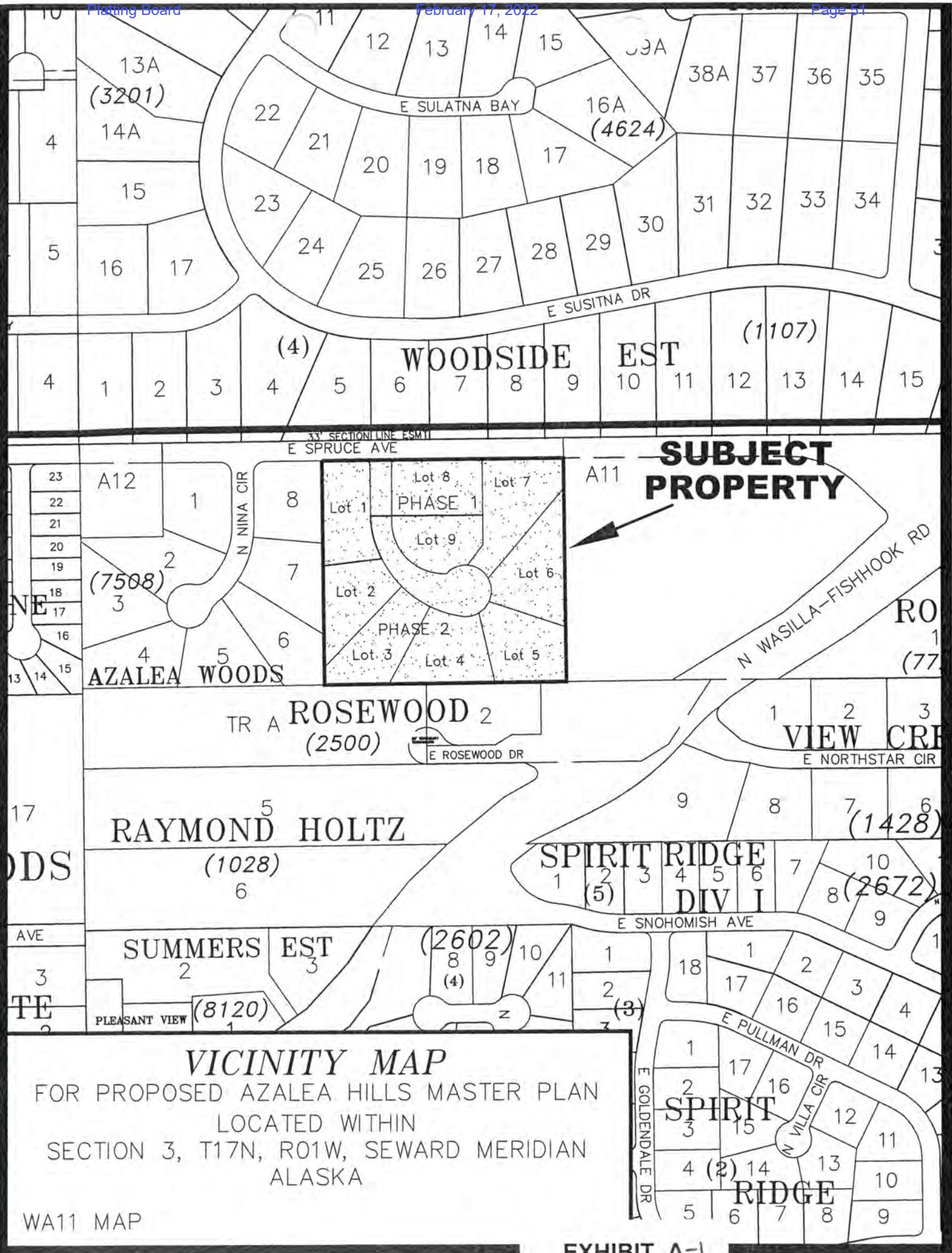
1. The plat of Azalea Hills Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. Lot sizes are consistent MSB 43.20.300, Lot and Block Design.
4. Each lot has the required frontage pursuant to MSB 43.20.320, Frontage and MSB 43.20.300(E) Flag lots.
5. ADOT&PF manages access onto Spruce Avenue; petitioner has provided staff with copy of Approach Road Permit Application.
6. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; US Postmaster; City of Wasilla; Fire Service Area #130 Central Mat-Su; MSB Emergency Services, Community Development, Assessments, Pre-Design Division or Development Services.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the preliminary plat of Azalea Hills Master Plan, Section 03, 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. For each phase plat, pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest for each phase plat.
3. Pay postage and advertising fees.
4. Construct the interior roads to minimum residential standards; provide road sign off from City of Wasilla.
5. Provide Platting Staff with copy of Approved ADOT&PF Approach Road Permit pursuant to MSB 43.15.049(H).
6. Provide staff a copy of City of Wasilla Land Use Permit for Subdivision prior to recording final plat.
7. Provide a plat note stating "No direct access will be granted to E. Spruce Avenue, unless approved by the governing agency."
8. Provide 15' wide utility easements adjacent to all rights-of-way and cul-de-sac for each phase plat.
9. Show all easements of record on each phase plat.

10. Submit recording fees, payable to Department of Natural Resources (DNR), for each phase plat.
11. Submit phase plat in full compliance with Title 43.

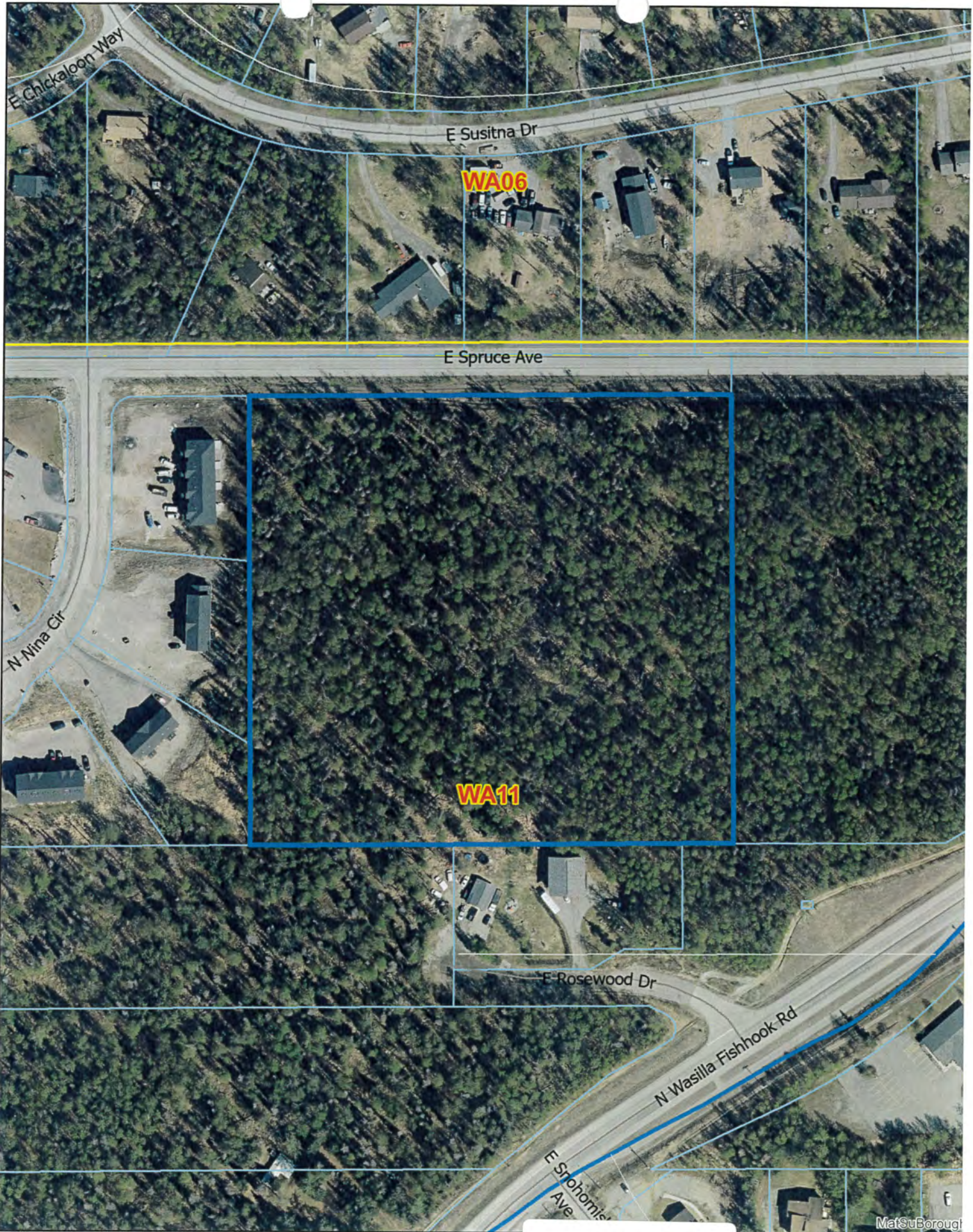


VICINITY MAP

FOR PROPOSED AZALEA HILLS MASTER PLAN
 LOCATED WITHIN
 SECTION 3, T17N, R01W, SEWARD MERIDIAN
 ALASKA

WA11 MAP

EXHIBIT A-1

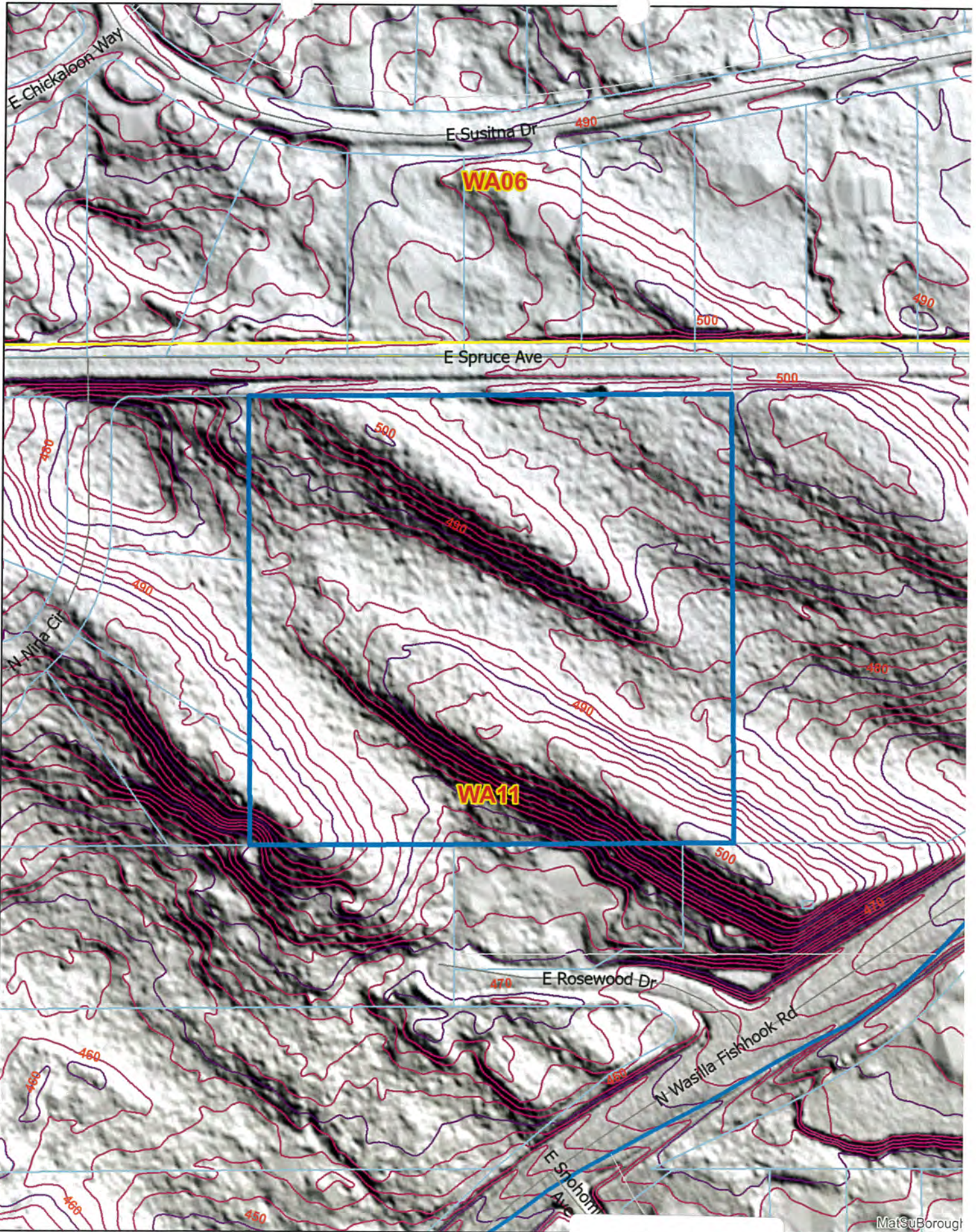


160 80 0 160 Feet

EXHIBIT A-2

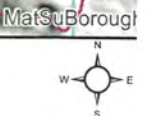
MatSu Borough



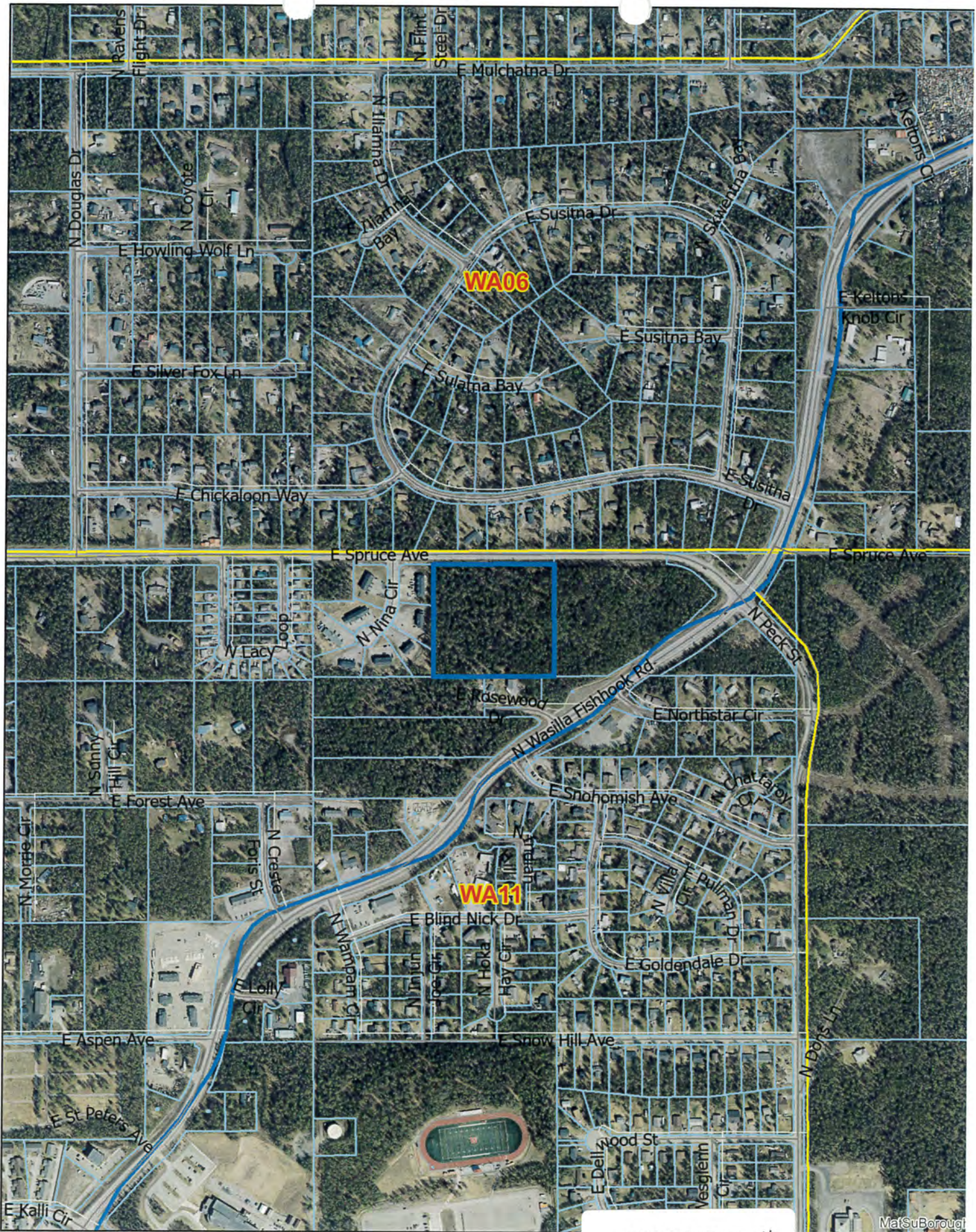


160 80 0 160 Feet

EXHIBIT A-3

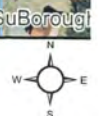


MatSu Borough



650 325 0 650 Feet

EXHIBIT A-4



MatSu Borough

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



RECEIVED
DEC 15 2021
PLAT

USEABLE AREA CERTIFICATION

AZALEA HILLS SUBDIVISION

A SUBDIVISION OF

AZALEA WOODS SUBDIVISION TRACT A, PALMER RECORDING DISTRICT, SM, ALASKA

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

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

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

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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

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

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES:
(SW) TEST HOLES:

(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:

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. 11/5/21
 Professional Engineer Date



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	AZALEA WOODS TRACT A, PALMER RECORDING, ALASKA	TEST HOLE NO.	Date: 11/05/21
Insp. By:	SIMON GILLILAND	1	Job # 21-309

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST					
3ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
4ft			1					
5ft			2					
6ft			3					
7ft			4					
8ft			5					
9ft			6					
10ft			7					
11ft			8					
12ft			9					
13ft			10					
14ft	11							
15ft	12							
16ft								
17ft								
18ft								
19ft								
20ft								
Depth 12.5ft 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?			Perc. Hole Diam. (in.): Test Run Between: ft and ft Deep					
			COMMENTS:					
			WATER LEVEL MONITORING Date WATER LEVEL					



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	AZALEA WOODS TRACT A, PALMER RECORDING, ALASKA	TEST HOLE NO.	Date: 11/05/21
Insp. By:	SIMON GILLILAND	2	Job # 21-309

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



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	AZALEA WOODS TRACT A, PALMER RECORDING, ALASKA	TEST HOLE NO.	Date: 11/05/21
Insp. By:	SIMON GILLILAND	3	Job # 21-309

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																									
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																																																																																									
2ft																																																																																												
3ft																																																																																												
4ft																																																																																												
5ft																																																																																												
6ft																																																																																												
7ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	<table border="1"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>						PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	1						2						3						4						5						6						7						8						9						10						11						12					
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19ft																																																																																												
20ft																																																																																												

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



COMMENTS:

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

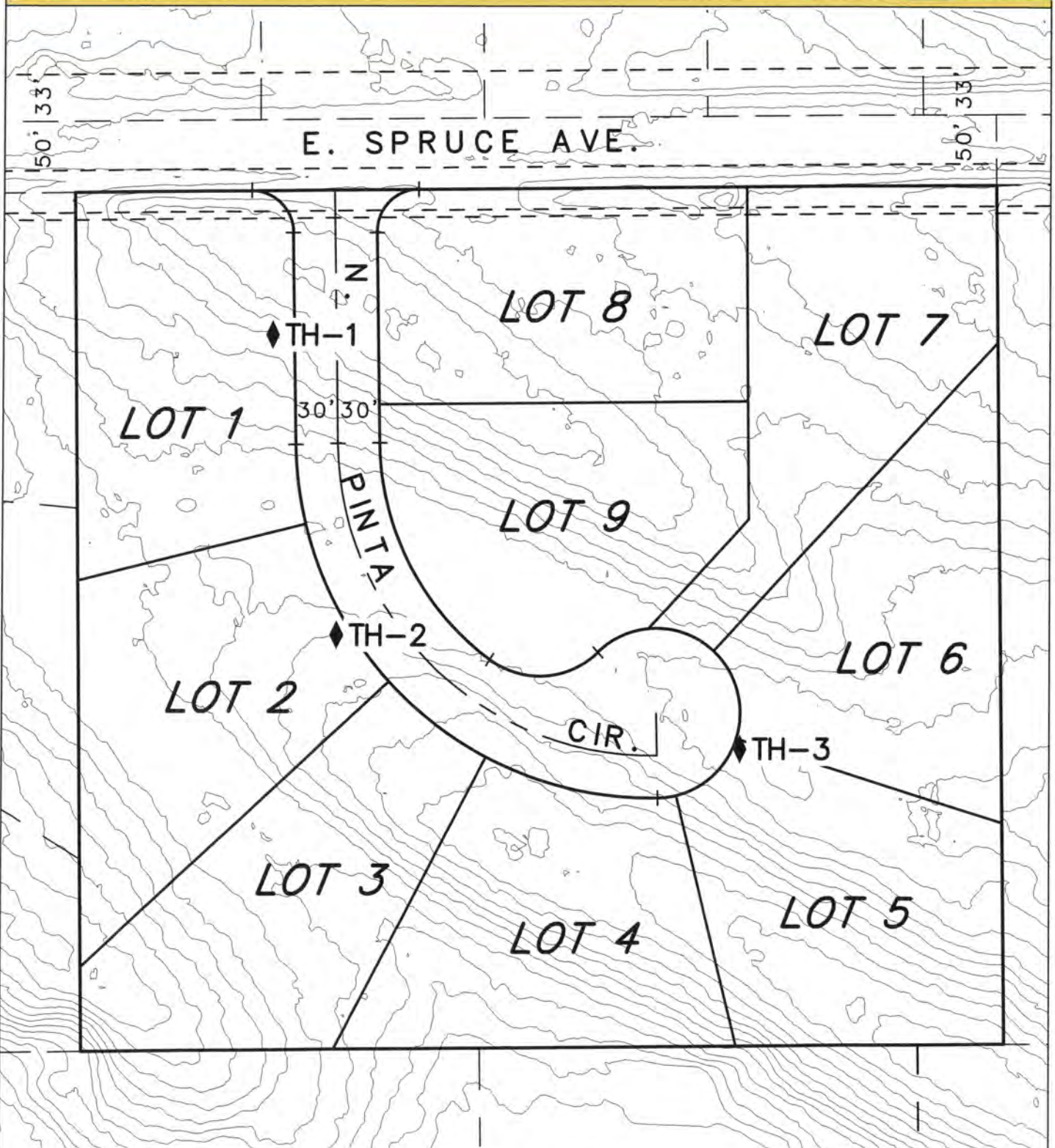
WATER LEVEL MONITORING	
Date	WATER LEVEL

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

AZALEA HILLS

FILE: 21-309

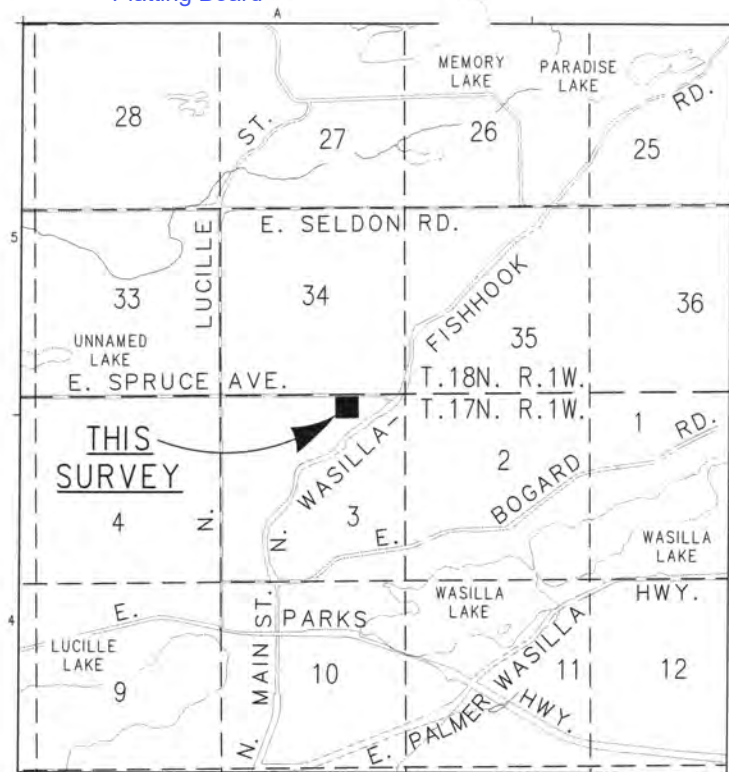
DRAWN: ELF

12/06/21

EXHIBIT A

Page 1 of 1

EXHIBIT B-6



SOURCE: MSB TAX MAP H000 SCALE 11x17: 1"=5280'
22x34: 1"=2640'

ROAD CONSTRUCTION PLAN SET

AZALEA HILLS

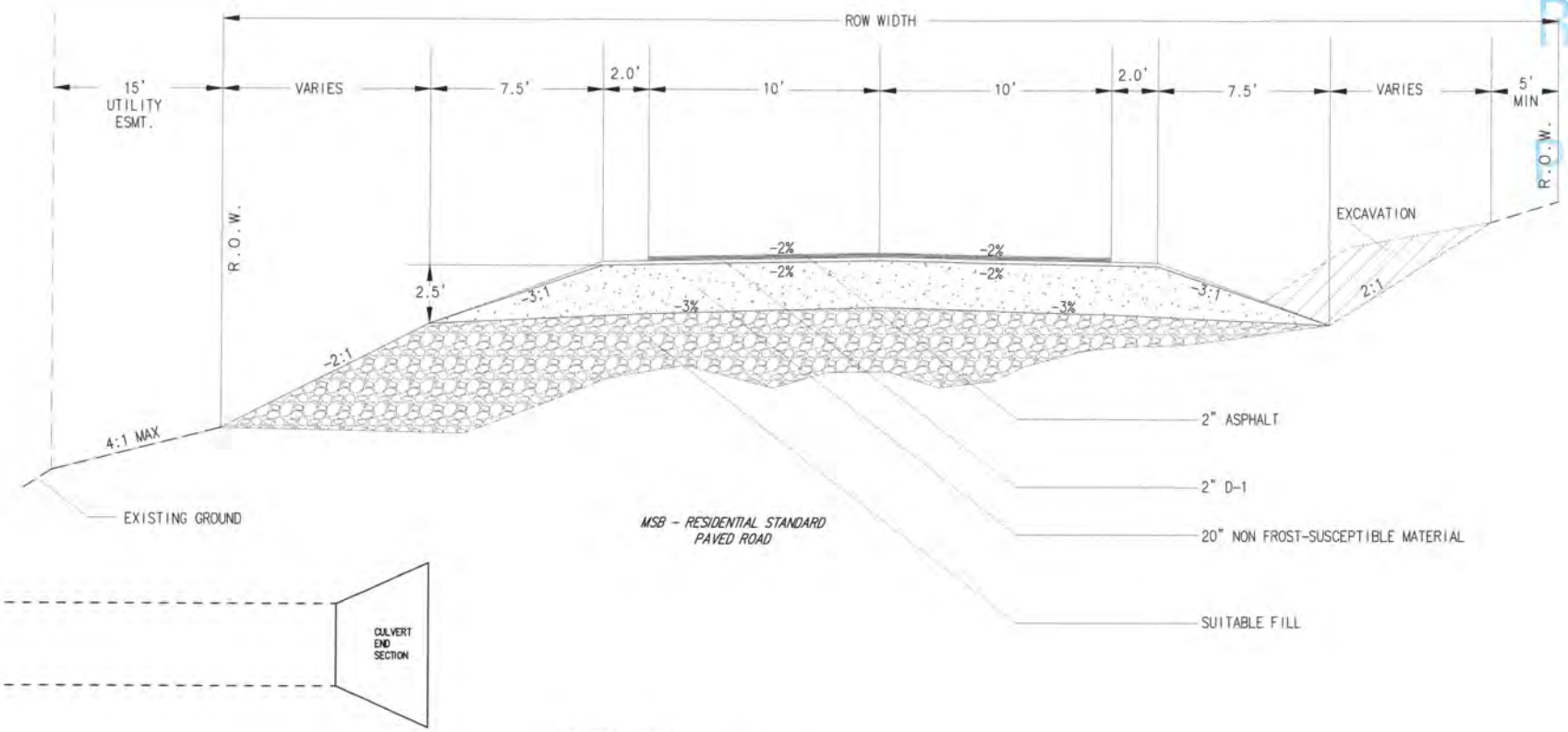
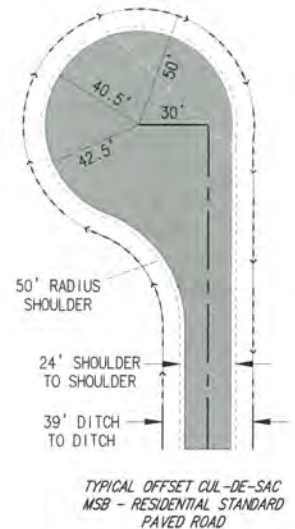
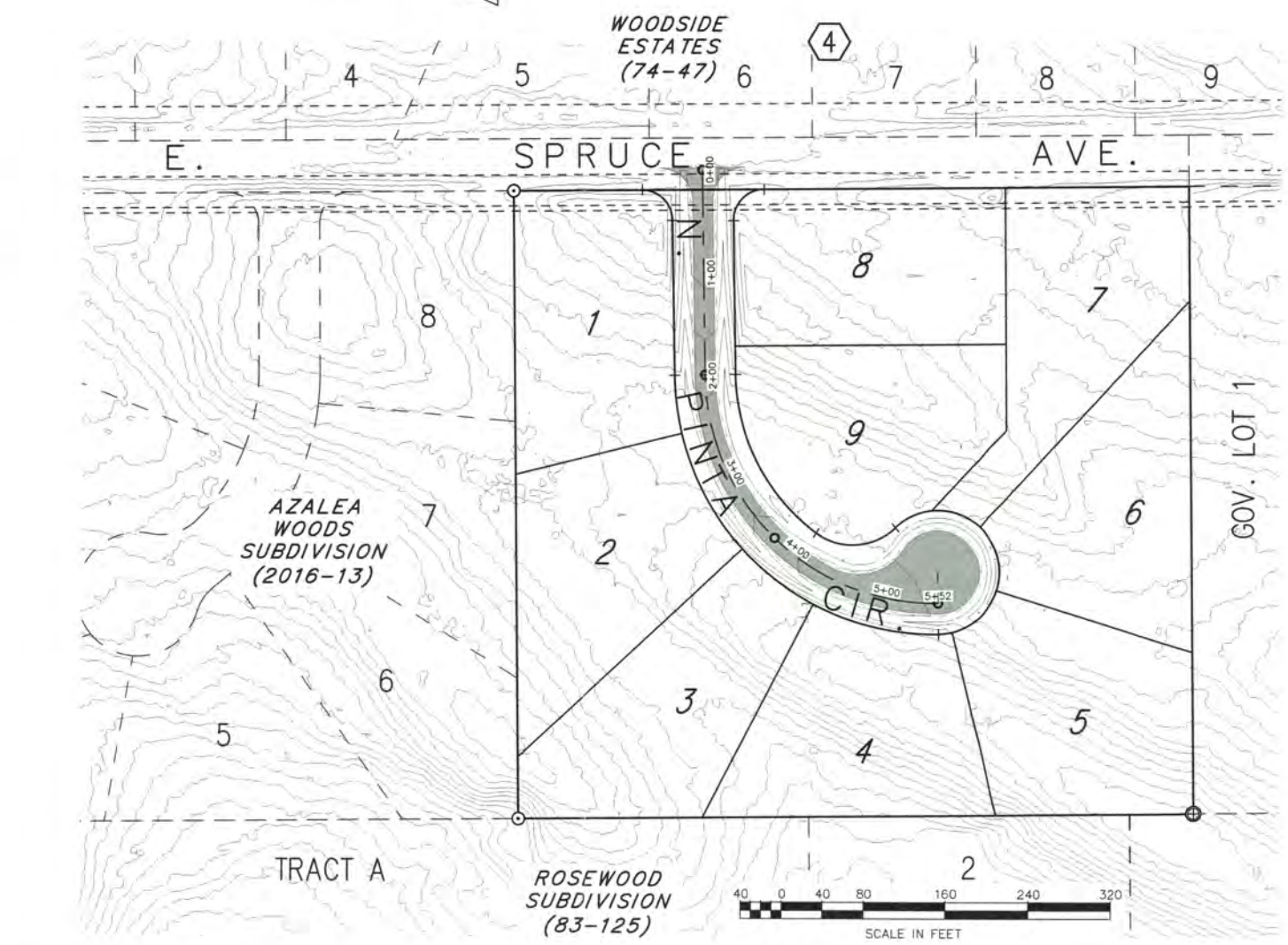
- SHEETS**
- C-1.0 TYPICAL SECTION/PROJECT OVERVIEW
 - D-1.0 SITE PLAN DESIGN - DRAINAGE PLAN
 - C-2.0 PLAN AND PROFILE

NOTES

1. ALL CONSTRUCTION TO COMPLETED PER THE CURRENT MSB SUBDIVISION CONSTRUCTION MANUAL (ADOPTED AUGUST 18, 2020, EFFECTIVE JANUARY 1, 2021).

LEGEND

⊕ RECOVERED 2 1/2" ALUMINUM POST MONUMENT	⊕ ANCHOR GUY
⊙ RECOVERED PLASTIC CAP ON 3/4" REBAR	⊕ UTILITY POLE
MEASURED DATA	⊕ SEPTIC CLEANOUT
① BLOCK	⊕ METER, ELECTRIC
⊕ WATER WELL	⊕ METER, GAS
⊕ PEDESTAL, TELEPHONE	⊕ GATE
▨ DECK/PORCH	⊕ FENCE
▨ BUILDING	⊕ OVERHEAD ELECTRIC
▨ GRAVEL ROAD/DRIVEWAY	⊕ CULVERT, EXISTING
▨ ASPHALT ROAD/DRIVEWAY	⊕ CULVERT, PROPOSED
▨ PROPOSED ROAD TOP	⊕ EXTENTS OF EXCAVATION
▨ INFILTRATOR	→ DRAINAGE DIRECTION



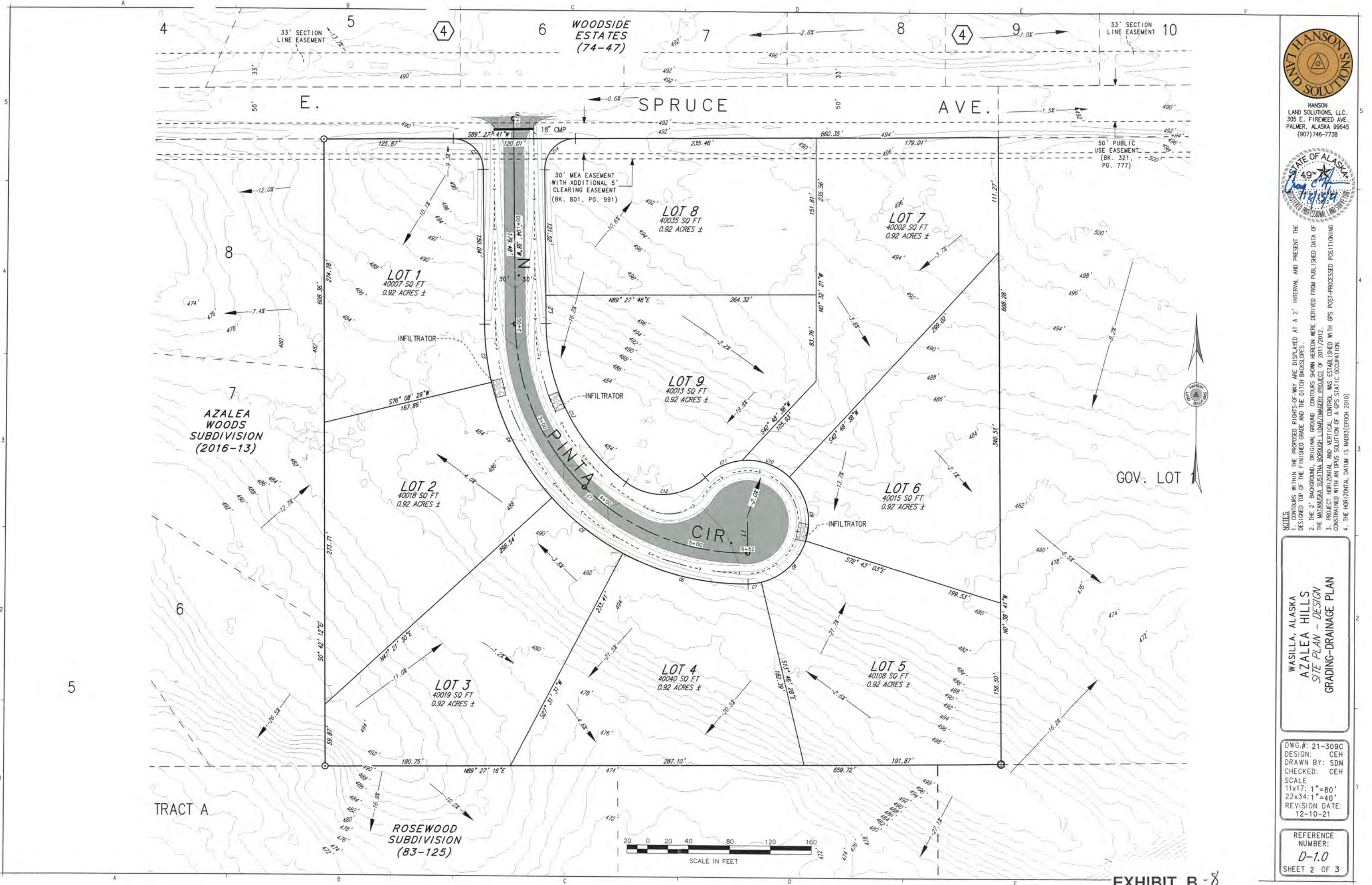
RECEIVED
DEC 15 2021
PLATTING



WASILLA, ALASKA
AZALEA HILLS
TYPICAL SECTIONS/
PROJECT OVERVIEW

DWG.#: 21-309C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=XXX'
22x34: 1"=XXX'
REVISION DATE:
12-10-21

REFERENCE
NUMBER:
C-1.0
SHEET 1 OF 3



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

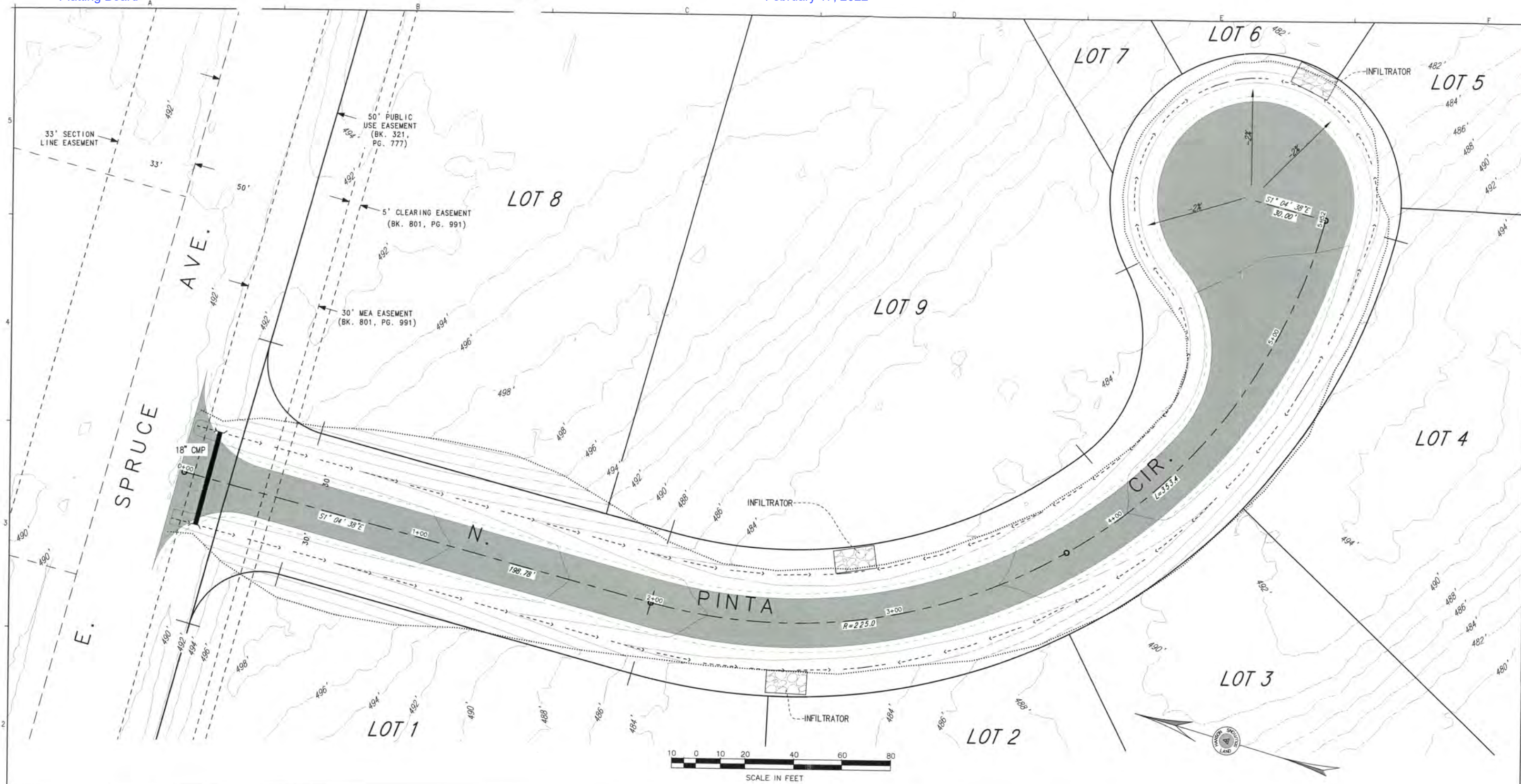


NOTES:
1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE DESIGNER'S TOP OF THE FINISHED GRADE AND THE DITCH BACKSLOPES.
2. THE 2' BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE ALASKA SUBSTITUTED BORDOUGH LIBRARY/MANAGER PROJECT OF 2011/2012.
3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS STATIC OCCUPATION. CONstrained WITH AN ORIS SOLUTION OF A GPS STATIC OCCUPATION.
4. THE HORIZONTAL DATUM IS NAD83(EPOCH 2010)

WASILLA, ALASKA
AZALEA HILLS
SITE PLAN - DESIGN
GRADING-DRAINAGE PLAN

DWG.#: 21-309C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=80'
22x34: 1"=40'
REVISION DATE:
12-10-21

REFERENCE NUMBER:
D-1.0
SHEET 2 OF 3



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

WASILLA, ALASKA
AZALEA HILLS
PLAN AND PROFILE - DESIGN
N. PINTA CIRCLE

DWG.#: 21-309C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE:
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
12-10-21

REFERENCE NUMBER:
C-2.0
SHEET 3 OF 3

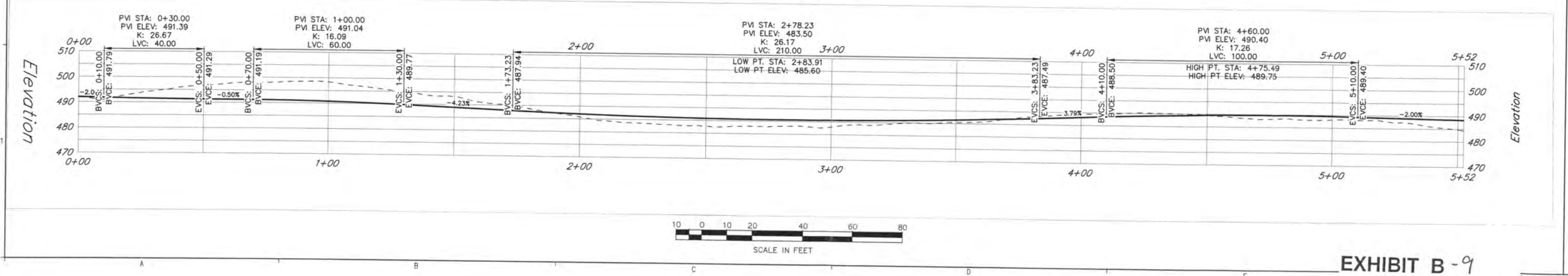


EXHIBIT B-9

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

RECEIVED
 DEC 20 2021
PLATTING



December 17, 2021

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

Azalea Hills 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 E. Spruce Ave.	Collector Level

Based on the current plan N. Pinta Cir is anticipated to increase on E Spruce Ave by 80 ADT. With a proposed plat of 9 lots this adds an additional 80 total ADT; eight (8) lots added beyond parent parcel. See Table B below showing post subdivision updated ADT totals.

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

Road Intersection	Average Daily Traffic (ADT)
New Intersections	-
N Pinta Cir. and E. Spruce Ave.	90 added to existing Collector Level

Respectfully,

Simon Gilliland

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



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 PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER...

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: (PLATTING CLERK)

CURVE TABLE with columns: CURVE #, LENGTH, CHORD, TANGENT, CHORD LENGTH, CHORD BEARING

LINE TABLE with columns: LINE #, BEARING, LENGTH

LEGEND

- RECORDED BY PLANNING & LAND USE DIVISION
RECOVERED PLASTIC CAP OR SURVEY MARK
RECOVERED PLASTIC CAP OR SURVEY MARK AT CORNER
MEASURED DATA
MEASURED PER PLAN (2018-13)
BLIND
SURVEY POINT NUMBER

NOTES

- 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAN IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 3.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.
5. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON SEPTEMBER 28, 2018 IN DOCUMENT 2018-002233-E.

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2021, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RECONVEYANCE, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) DATE



SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION...

REGISTERED LAND SURVEYOR

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...

OWNER (REPRESENTATIVE) DATE:
SHELDON INVESTMENTS LLC
84 1035 N. PALSI ST
WASILLA, AK 99654

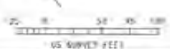
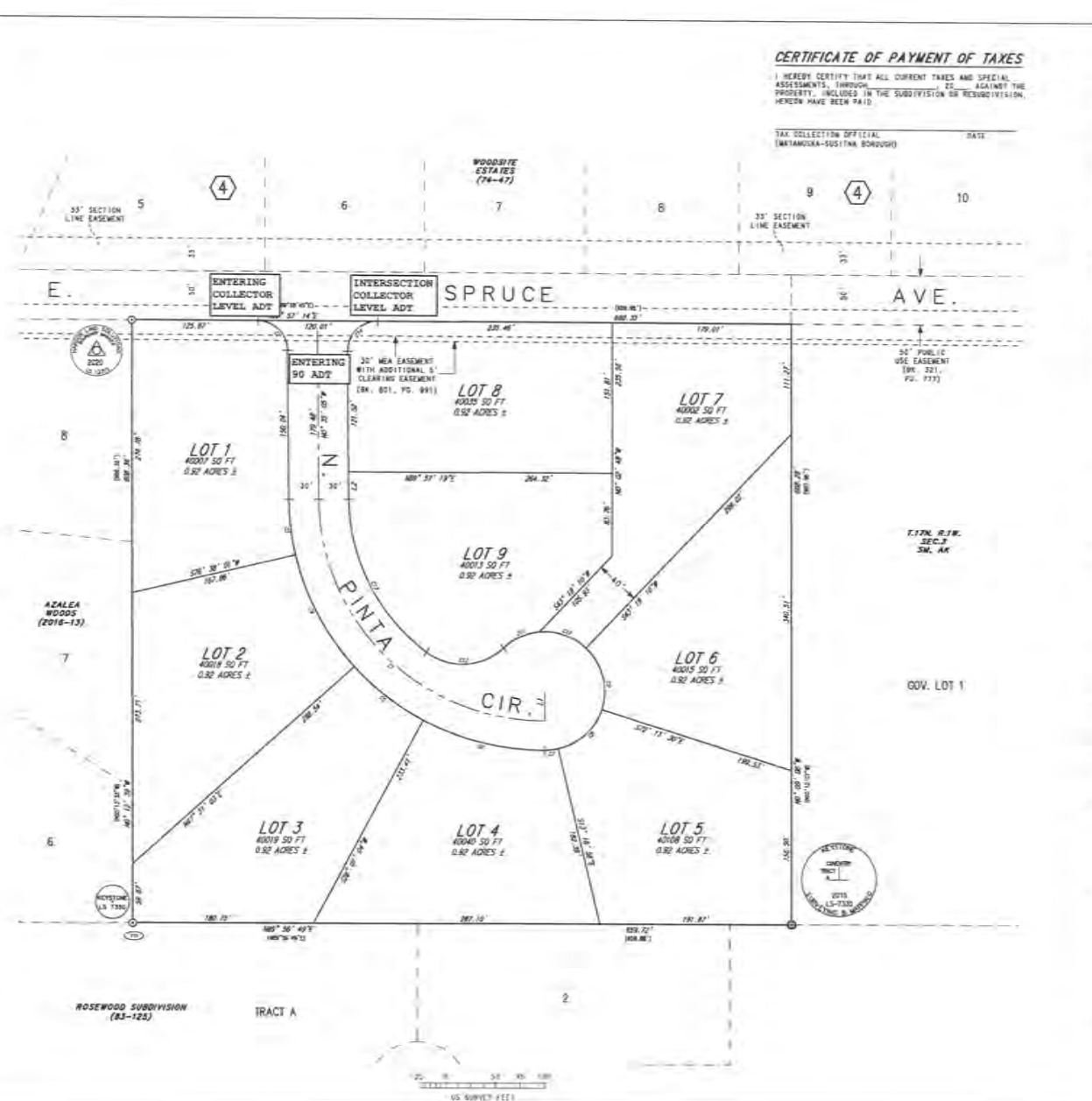
NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND KNOWN TO BEFORE ME THIS DAY OF 2022

NOTARY FOR THE STATE OF ALASKA BY COMMISSION EXPIRES

Project information: AZALEA HILLS, TRACT A, AZALEA WOODS, PALMER RECORDING DISTRICT, STATE OF ALASKA, HANSON LAND SOLUTIONS, 305 EAST FIREWEED AVENUE, PALMER, ALASKA, 99645

EXHIBIT B-11





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



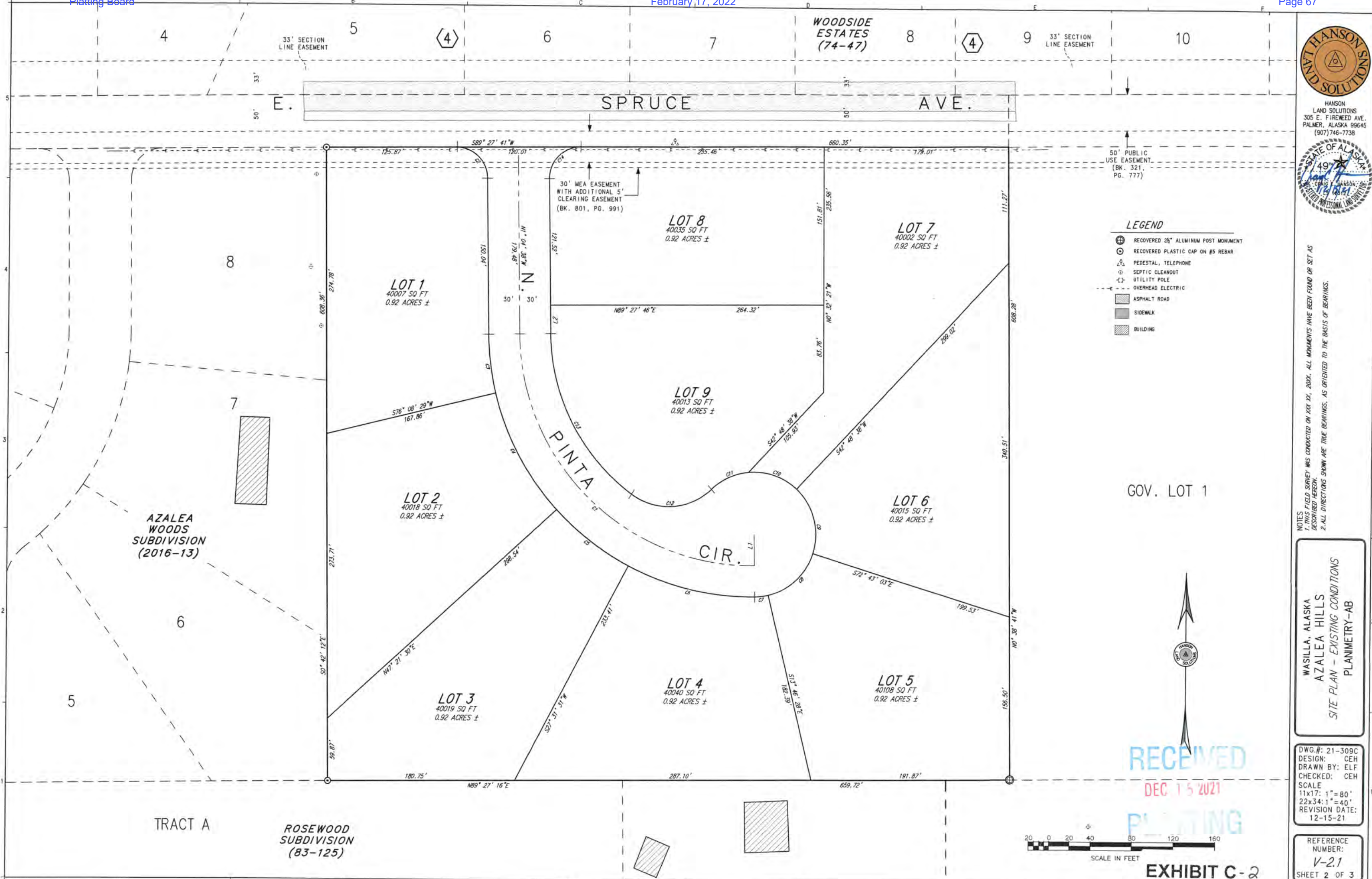
NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE FORESTRY PROJECT PROJECT OF 2016/2017.
2. THE HORIZONTAL DATUM IS NAD83 (GCSNAD83 EPSG:31466.0)

WASILLA, ALASKA
AZALEA HILLS
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 21-309C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=120'
22x34: 1"=60'
REVISION DATE:
12-06-21

REFERENCE NUMBER:
V-2.0
SHEET 1 OF 3

EXHIBIT C-1



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



- LEGEND**
- ⊕ RECOVERED 2 1/2" ALUMINUM POST MONUMENT
 - ⊙ RECOVERED PLASTIC CAP ON #5 REBAR
 - ⊕ PEDESTAL, TELEPHONE
 - ⊕ SEPTIC CLEANOUT
 - ⊕ UTILITY POLE
 - OVERHEAD ELECTRIC
 - ▨ ASPHALT ROAD
 - ▨ SIDEWALK
 - ▨ BUILDING

NOTES
1. THIS FIELD SURVEY WAS CONDUCTED ON XXV XX, 20XX. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

WASILLA, ALASKA
AZALEA HILLS
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG #: 21-309C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=80'
22x34: 1"=40'
REVISION DATE:
12-15-21

REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 3

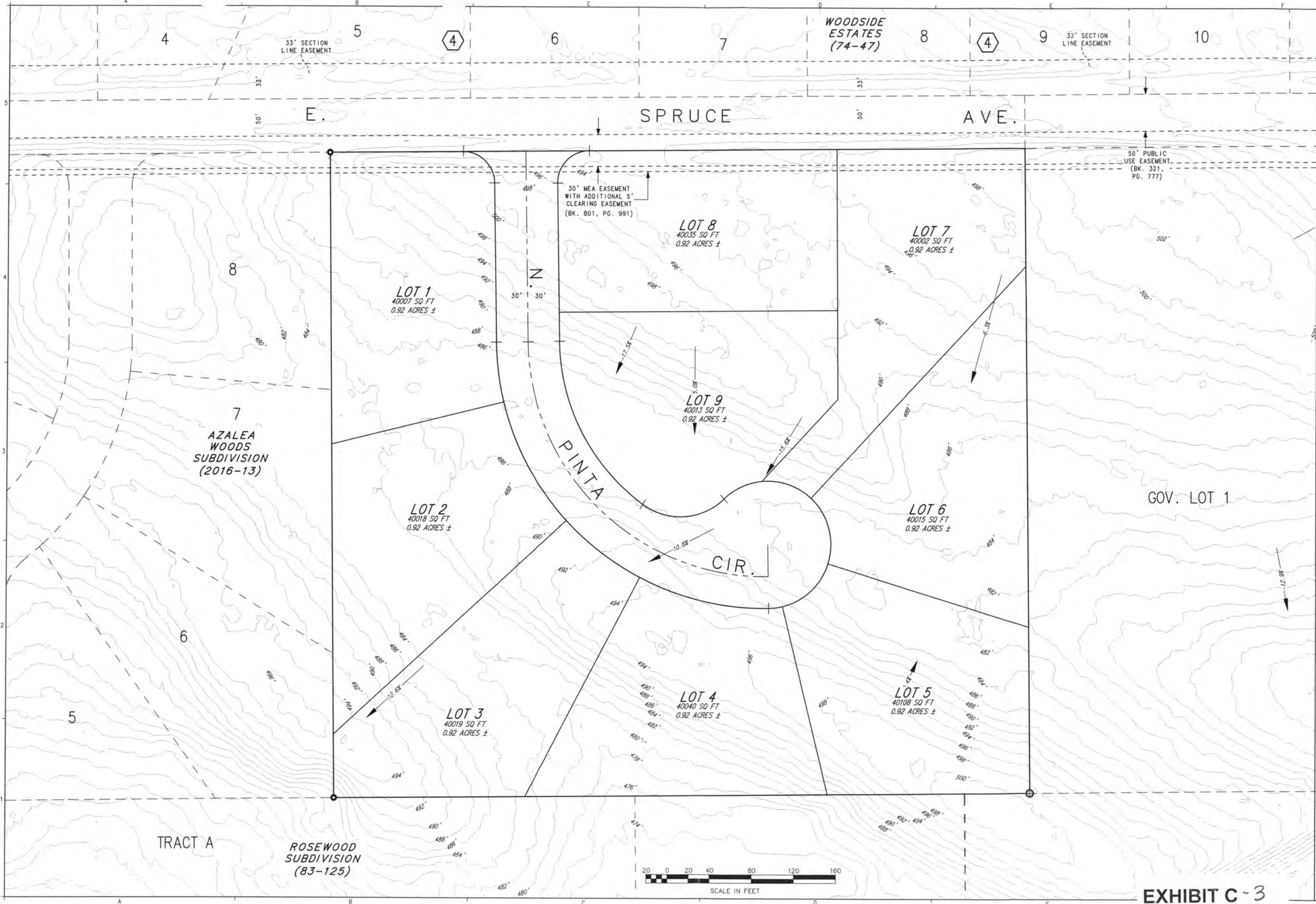
RECEIVED

DEC 15 2021

PLATTING



EXHIBIT C-2



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



NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGHS
LIDAR/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (GCSNAD83 EPSG:2003.0)
3. THE VERTICAL DATUM IS NAVD83 (GEOID08)

WASILLA, ALASKA
AZALEA HILLS
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 21-309C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=120'
22x34: 1"=60'
REVISION DATE:
12-06-21

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3

EXHIBIT C-3

Kimberly McClure

From: Jamie Taylor
Sent: Monday, January 24, 2022 2:23 PM
To: Kimberly McClure
Subject: RE: Azalea Hls MSP (KMc)

Coordinate road construction with City of Wasilla.

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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, January 5, 2022 5:10 PM
To: colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; MEA <mearow@matanuska.com>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; GCI <ospdesign@gci.com>; davemtp@mtaonline.net; robyundtmsb@gmail.com; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us
Subject: Azalea Hls MSP (KMc)

All~

Below is a link to a request for comments for Azalea Hills Master Plan, Case #2021-203, Tech KMc.

Comments due by January 24, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mccclure_matsugov_us/EpN3RKirWFNForb63DffPoQBbgDaeoGARJG2Z8b8eaMUyQ?e=3OSsef

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

Thank you,
Kimberly McClure
Platting Technician
861-7873

Kimberly McClure

From: Adam Bradway
Sent: Friday, January 21, 2022 3:46 PM
To: Kimberly McClure
Subject: RE: Azalea Hls MSP (KMc)

Comments

Transportation:

Spruce Street functions as a minor collector level road; current AADT is 2,230. The additional 80 AADT will push this road closer to Major Collector traffic levels(around 3,000). Collector level roads seek to balance mobility and access. The petitioner should be aware that in the future Spruce will likely be upgraded to accommodate this traffic.

Zoning:

This property falls within the City of Wasilla, the petitioner should follow all local rules and regulations.

Adam Bradway

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

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, January 5, 2022 5:10 PM
To: colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; MEA <mearow@matanuska.com>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; GCI <ospdesign@gci.com>; davemtp@mtaonline.net; robyundtmsb@gmail.com; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us
Subject: Azalea Hls MSP (KMc)

All~

Below is a link to a request for comments for Azalea Hills Master Plan, Case #2021-203, Tech KMc.

Comments due by January 24, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mccclure_matsugov_us/EpN3RKirWFNForb63DffPoQBbgDaeoGARJG2Z8b8eaMUyQ?e=3OSsef

Kimberly McClure

From: Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>
Sent: Thursday, January 27, 2022 9:54 AM
To: Kimberly McClure; Kemplen, Allen (DOT)
Subject: RE: Azalea Hls MSP (KMc)

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

This is pretty simple and straightforward. All lots must access via internal circulation (which sounds like they're planning already). No individual lot will be granted a driveway onto Spruce Ave.

Melanie

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Thursday, January 27, 2022 9:41 AM
To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>
Subject: FW: Azalea Hls MSP (KMc)
Importance: High

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I apologize for the short notice and oversight on this one, but I just received information that indicated E. Spruce Avenue is ADOT&PF ROW. Please let me know as soon as possible if you have any comments regarding the proposed platting action referenced in the link below.

Thank you,

Kimberly McClure
 Platting Technician
 861-7873
Kimberly.McClure@matsugov.us

From: Kimberly McClure
Sent: Wednesday, January 5, 2022 5:10 PM
To: 'colton.percy@alaska.gov' <colton.percy@alaska.gov>; 'Dubour, Adam J (DFG)' <adam.dubour@alaska.gov>; 'regpagemaster@usace.army.mil' <regpagemaster@usace.army.mil>; 'pamela.j.melchert@usps.gov' <pamela.j.melchert@usps.gov>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <Jacque.Malette@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto

Kimberly McClure

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Friday, January 7, 2022 10:21 AM
To: Kimberly McClure
Subject: RE: Azalea Hls MSP (KMc)

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

Hi Kimberly,

Alaska Department of Fish and Game has no objections to the proposed platting actions. The proposed actions will not affect public access to public lands and waters. Thank you for the opportunity to review and comment.

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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, January 5, 2022 5:10 PM
To: Percy, Colton T (DFG) <colton.percy@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>; 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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; MEA <mearow@matanuska.com>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; GCI <ospdesign@gci.com>; davemtp@mtaonline.net; robyundtmsb@gmail.com; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us
Subject: Azalea Hls MSP (KMc)

CAUTION: This email originated from outside the State of Alaska mail system. 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 Azalea Hills Master Plan, Case #2021-203, Tech KMc.

Comments due by January 24, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EpN3RKirWFNForb63DffPoQBbgDaeoGARJG2Z8b8e_aMUYQ?e=3OSsef



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

January 6, 2022

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

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following preliminary plat and has no comments or recommendations.

- **AZALEA HILLS**
(MSB Case # 2021-203)

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

EXHIBIT H - 1

Kimberly McClure

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, January 6, 2022 2:14 PM
To: Kimberly McClure
Subject: RE: Azalea Hls MSP (KMc)

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

Hello,

MTA has reviewed the plat for Azalea Hills. MTA would like to request a 15' wide easement down both sides and around the cul-de-sac of Nina Circle.

Thank you for the opportunity to comment.

Holly Sparrow, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645
 Office: (907) 761-2599 | www.mtasolutions.com



Life. Technology. Together.

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, January 5, 2022 5:10 PM
To: colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; MEA <mearow@matanuska.com>; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; GCI <ospdesign@gci.com>; davemtp@mtaonline.net; robyundtmsb@gmail.com; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us
Subject: Azalea Hls MSP (KMc)

All~
 Below is a link to a request for comments for Azalea Hills Master Plan, Case #2021-203, Tech KMc.

Comments due by January 24, 2022.

https://matsugovus-my.sharepoint.com/:f:/g/personal/kimberly_mccclure_matsugov_us/EpN3RKirWFNForb63DffPoQBbgDaeoGARJG2Z8b8eaMUYQ?e=3OSSef

Kimberly McClure

From: Meagan R. Hegge <Meagan.Hegge@mea.coop>
Sent: Friday, January 21, 2022 1:32 PM
To: Kimberly McClure
Subject: RE: Azalea Hls MSP (KMc)
Attachments: MEA Comment - Azalea Hills Master Plan - MSB Case #2021-203.pdf

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

Please see the attached comment to add a 15' utility easement along Pinta Cir. to service the lots.

Thank you,

Meagan Hegge
 Right of Way Technician
 Matanuska Electric Association, Inc.
 907-761-9276



From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, January 5, 2022 5:10 PM
To: colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; MEA_ROW <MEAROW@mea.coop>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; GCI <ospdesign@gci.com>; davemtp@mtaonline.net; robyundtmsb@gmail.com; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us
Subject: Azalea Hls MSP (KMc)

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 Azalea Hills Master Plan, Case #2021-203, Tech KMc.

Comments due by January 24, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/EpN3RKirWFNForb63DffPoQBbgDaeoGARJG2Z8b8e aMUYQ?e=30SSef

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE WATANASKA-SOCIETINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER 2021-02-01 AND THAT THIS PLAN 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 PLAN IS LOCATED.

PLANNING AND LAND USE DIRECTOR: _____ DATE: _____
ATTEST: (PLATTING CLERK) _____

CURVE TABLE table with columns: CURVE #, RADIUS, BEARING, CHORD BEARING, CHORD LENGTH, and CHORD BEARING. Contains 14 rows of curve data.

LINE TABLE table with columns: LINE #, BEARING, LENGTH. Contains 2 rows of line data.

LEGEND

- RECORDED 3/4" ALUMINUM PIVOT INSTRUMENT
RECORDED PLASTIC CAP ON 3/4" NUB
RECORDED PLASTIC CAP ON 3/4" NUB NEAR AT LOT FORMERLY P. 1, 2, AND P. 3, E.
MEASURED DATA
RECORD PER PLAN (3114-13)
DAILY
SURVEY POINT MARKER

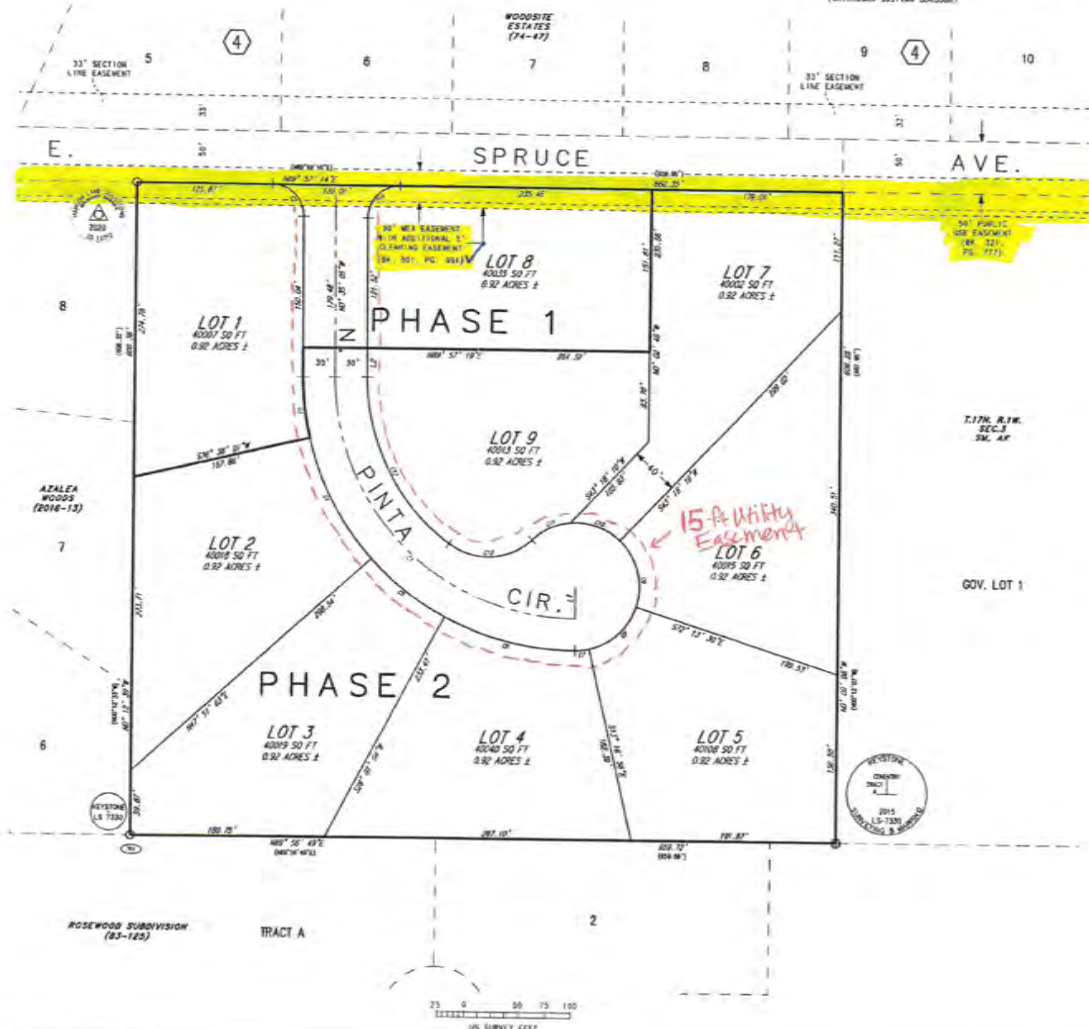
NOTES

- 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAN IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 3, A RECORDED PLASTIC CAP WITH A NETWORK GASS GEODETIC POSITION OF 81° 35' 51.40" N 143° 25' 54.54" W.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THESE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.
5. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON CERTIFICATE 20, 2018 IN DOCUMENT# 2018-020227-0.

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICER: _____ DATE: _____
(WATANASKA-SOCIETINA BOROUGH)



SURVEYOR'S CERTIFICATE
STATE OF ALASKA
49
CORREY L. HANSON
REGISTERED LAND SURVEYOR
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA...

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 HAVE OBTAINED THE NECESSARY CONSENT...

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____
RECEIVED
FEB 17 2022
PLATTING

PREPARED BY: CORREY L. HANSON
AZALEA HILLS
A REPEAT OF
TRACT A
AZALEA WOODS
(2018-13)
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NEW SEC. 3, T. 17N. R. 1W. SW, AK
CONTAINING 0.21 ACRES MORE OR LESS
HANSON
LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1325
500 EAST FIREWHEEL AVENUE
PALMER, ALASKA, 99645
(907) 246-7738

EXHIBIT H-4

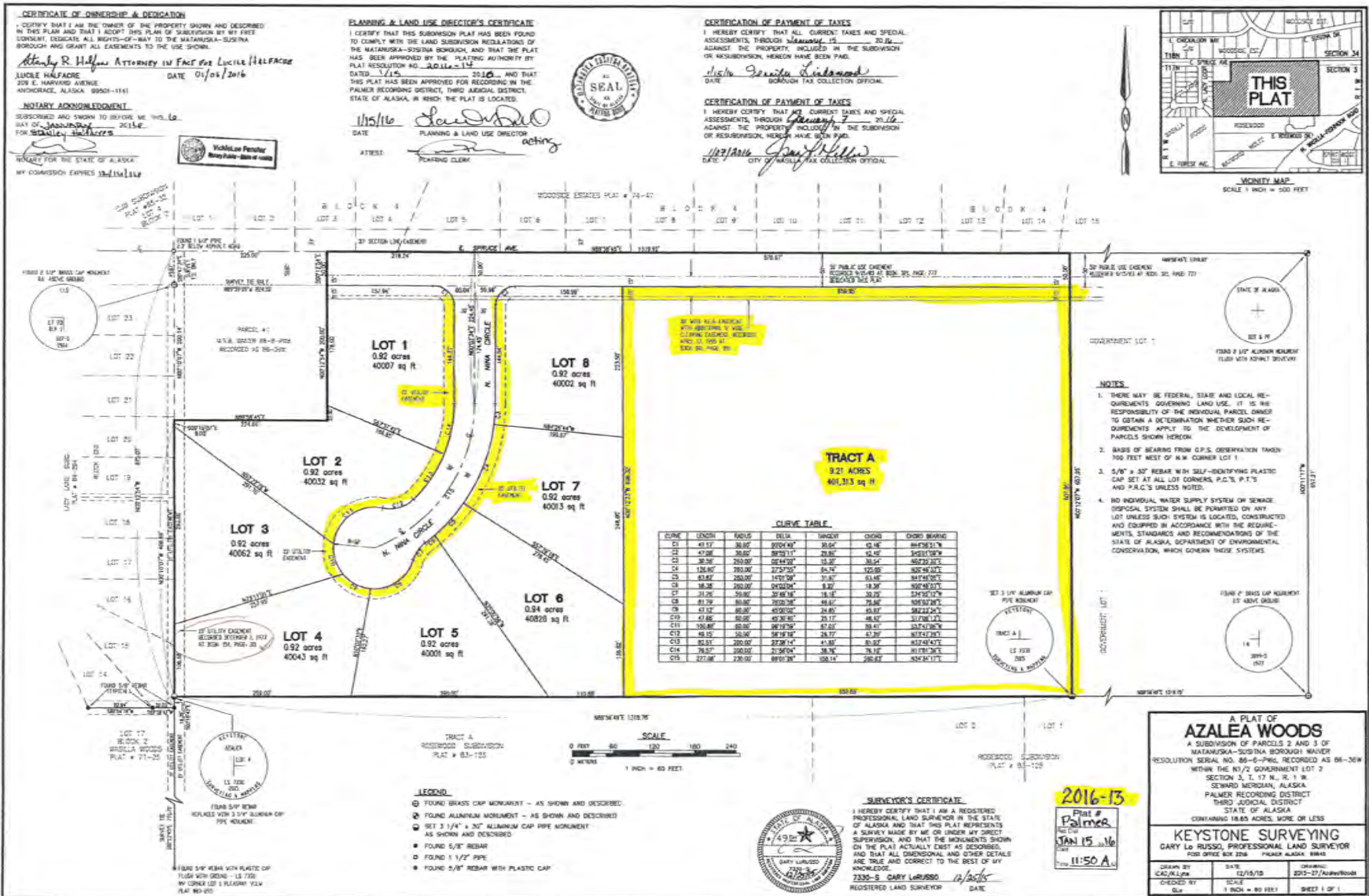


EXHIBIT H-5

Kimberly McClure

From: Mark Cypher <mcypher@gci.com>
Sent: Thursday, January 6, 2022 8:26 AM
To: Kimberly McClure
Cc: Mark Cypher; Alexander T. Slavens (Alex)
Subject: FW: Azalea Hls MSP (KMc)

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

Hi Kimberly,

GCI would like to participate in a utility easement jointly with MEA & MTA.

Thanks,

MARK CYPHER

GCI | Engineer III, OSP Design
 1001 Northway Drive
 Suite 100
 Anchorage, AK 99508
 t: 907-868-1476 | m: 631-921-4444 | w: www.gci.com

From: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, January 5, 2022 5:10 PM
To: colton.percy@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>; 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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; MEA <mearow@matanuska.com>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; davemtp@mtaonline.net; robbyundtmsb@gmail.com; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us
Subject: Azalea Hls MSP (KMc)

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

All~
 Below is a link to a request for comments for Azalea Hills Master Plan, Case #2021-203, Tech KMc.

Comments due by January 24, 2022.

https://matsugovus-my.sharepoint.com/:f:/g/personal/kimberly_mccclure_matsugov_us/EpN3RKirWFNForb63DffPoQBbgDaeoGARJG2Z8b8eaMUyQ?e=3OSSef

Kimberly McClure

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, January 18, 2022 12:27 PM
To: Kimberly McClure
Cc: OSP Design Group
Subject: RE: Azalea Hls MSP (KMc)
Attachments: Azalea Hls MSP.pdf; Agenda Plat.pdf

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

Kimberly,

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: Kimberly McClure <Kimberly.McClure@matsugov.us>
Sent: Wednesday, January 5, 2022 5:10 PM
To: colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@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>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; MEA <mearow@matanuska.com>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; davemtp@mtaonline.net; robyundtmsb@gmail.com; planning@ci.wasilla.ak.us; publicworks@ci.wasilla.ak.us
Subject: Azalea Hls MSP (KMc)

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

All~

Below is a link to a request for comments for Azalea Hills Master Plan, Case #2021-203, Tech KMc.

Comments due by January 24, 2022.

https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mccclure_matsugov_us/EpN3RKirWFNForb63DffPoQBbgDaeoGARJG2Z8b8eaMUyQ?e=30SSef

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

Thank you,
Kimberly McClure

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-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT REGISTRATION NUMBER... DATE...

PLANNING AND LAND USE DIRECTOR DATE
ATTEST: (PLATTING CLERK)

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL (MATANUSKA-SUSTINA BOROUGH) DATE



SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAN REPRESENTS A TRACT AND IS IN MY OWN OR UNDER MY DIRECT SUPERVISION AND THAT THE MEASUREMENTS SHOWN ON THIS PLAN CONFORM TO THE STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION AND THAT I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF ALASKA.

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. WE DEDICATE ALL RIGHTS-RESERVED TO THE MATANUSKA-SUSTINA BOROUGH, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

OWNER (REPRESENTATIVE) DATE
DROBOW INVESTMENTS LLC
44 1915 W. PALMY ST.
MILLSVILLE, AK 99624

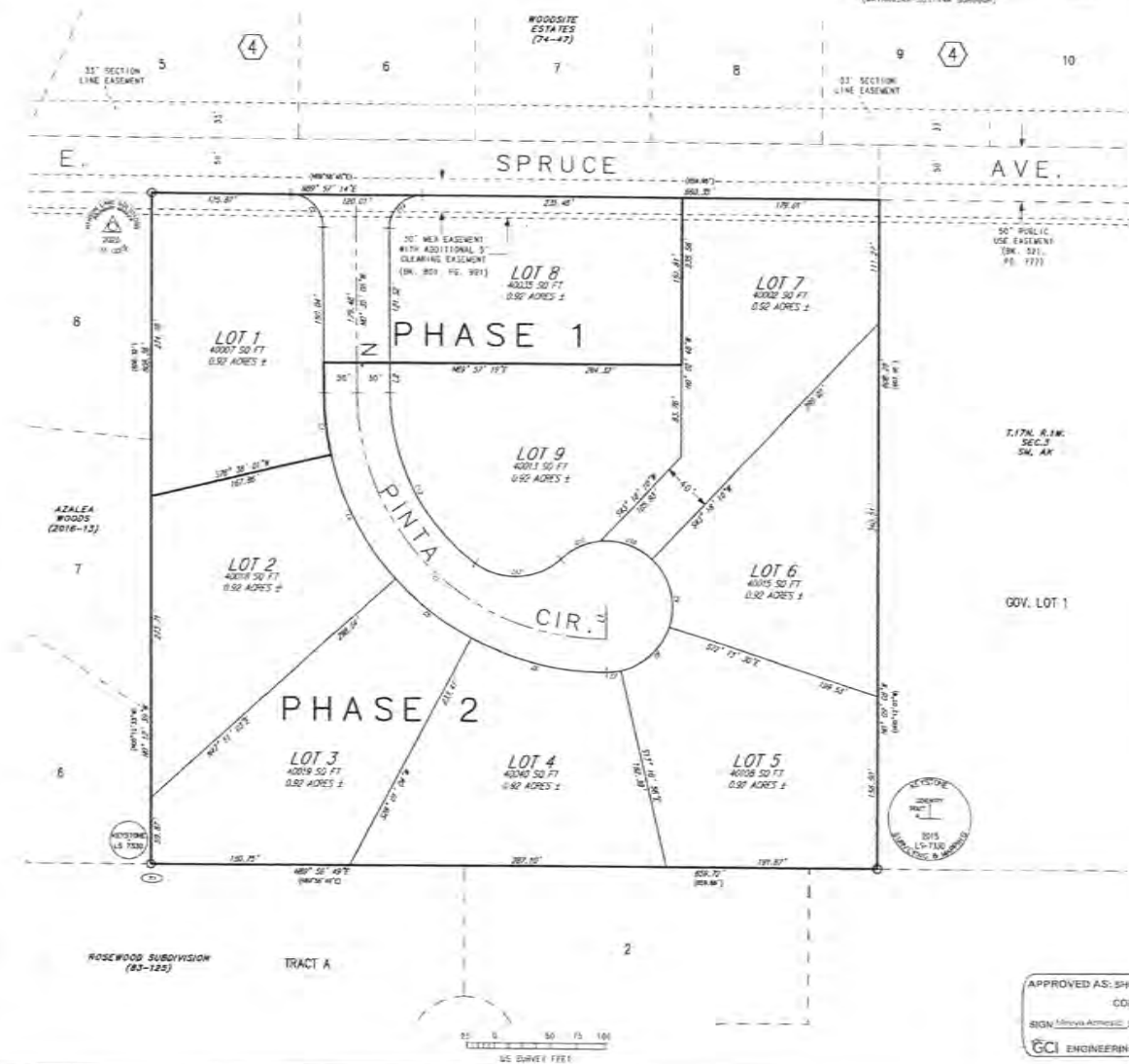
NOTARY ACKNOWLEDGEMENT
SUBSCRIBER HAS SIGNED TO REFUSE ME THIS...

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES...

RECEIVED
PLANNING BOARD

AS MASTER PLAN OF AZALEA HILLS A REPEAT OF TRACT A AZALEA WOODS (2016-12) PALMER RECORDING DISTRICT STATE OF ALASKA LOCATED WITHIN NEW SEC. 3, T. 17N, R. 18W, SW, AK CONTAINING 9.21 ACRES MORE OR LESS

HANSON LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FOREBEE AVENUE
PALMER, ALASKA, 99643
(907)246-7738



CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, SANGRETT, CHORD LENGTH, CHORD BEARING

LINE TABLE with columns: LINE #, BEARING, LENGTH



- LEGEND
1. RECORDED '20' ALUMINUM POST NUMBER
2. RECOVERED PLASTIC CAP OR 'N' NEAR...

- NOTES
1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAN IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 2...

EXHIBIT H-8

APPROVED AS SHOWN CORRECTED
SIGN (Surveyor's Name) DATE
ENGINEERING & DESIGN