

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.

March 3, 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. February 3, 2022

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

- A. **PETITIONER/OWNER: ALASKA ROOTS LLC:** The request is to create 16 lots from Tax Parcel B3 (Parcel #4, MSB Waiver 71-78, unrecorded), to be known as **MEADOW LAKE ESTATES**, containing 40 acres +/- . The plat is located east and west of N. Pittman Road (Tax ID # 18N02W22B003); located within the SE ¼ NW ¼ Section 22, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. *This case was heard and approved by the Platting Board on August 19, 2021. This will be heard under Unfinished Business, as the petitioner is redesigning with more lots.*

5. RECONSIDERATIONS/APPEALS**6. PUBLIC HEARINGS**

- A. **ALISE & DYLAN BRUNS, BRUNS INVESTMENTS, LLC:** The request is to divide Tax Parcel D6 (Parcel #4, MSB Waiver 77-34, recorded as 77-51w/83-96w) into eight lots to be known as **POWDER VILLAGE**, containing 9.4 acres +/- . Petitioner will construct a Borough standard street within the existing Section Line Easement with a temporary cul-de-sac. Parcel is located directly south of N. Wasilla-Fishhook Road (Tax ID # 18N01E04D006); lying within the SE ¼ Section 04, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6.

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 17, 2022 Platting Board Hearing (*Informational Only – Subject to change*)
 - McHone Hts, Case 22-012
 - Beaver Flts MSP, Case 2022-013
 - Rocky Pt SLEV, Case 2022-015
 - Backworkin, Case 2022-016
 - Resolution 2022-8: Subdivision Construction Manual Update and Revision by Alex Strawn. (Date Presented TBA)

9. BOARD COMMENTS

10. ADJOURNMENT

THE PLATTING BOARD WILL CONVENE AT **1:00 P.M.** on **March 3, 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
FEBRUARY 3, 2022**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 3, 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 Chair Wilfred Fernandez.

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. John Shadrach, District Seat #3
Mr. Dan Bush, District Seat #4
Ms. Linn McCabe, District Seat #5
Mr. Wilfred Fernandez, District Seat #6, Chair
Mr. Alan Leonard, District Seat #7, Vice Chair

Platting Board members absent and excused were:

Ms. Amanda Salmon, Alternate
Vacant, District Seat #2
Vacant, Alternate

Staff in attendance:

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

B. THE PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Ms. Linn McCabe.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved without objections.

2. APPROVAL OF MINUTES

Chair Fernandez inquired if there were any changes to the minutes for January 6, 2022.

- Correction on platting board names on page 2 and 3.

GENERAL CONSENT: The minutes for January 6, 2022 were approved with the corrections 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)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
FEBRUARY 3, 2022****5. RECONSIDERATIONS/APPEALS***(There are no Reconsiderations/Appeals)***6. PUBLIC HEARINGS: Quasi-Judicial Matters**

Platting Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

A. McKINLEY VIEW RSB L/12-15 & 30' WIDE ROW VACATION: The request is to vacate a 30' wide right-of-way that runs from W. Field Avenue south to Kashwitna Lake, and attach the vacated right-of-way to Lots 12-15, McKinley View Subdivision, Plat No. 68-12, to be known as Lots 12A, 13A, 14A and 15A, containing 1.96 acres +/- . Petitioner is applying for a variance from MSB 43.20.060(C), as W. Field Avenue is only 30' wide. The plat is located north of Kashwitna Lake, west of S. Parks Highway and south of W. Field Avenue (Tax ID # 6212000L012-L015); lying within Section 07, Township 20 North, Range 04 West, Seward Meridian, Alaska. In the Willow Area Community Council and in Assembly District #7. Continued from the June 3, 2021 and January 6, 2022 platting board hearing. (Owner/Petitioner: *Jess Adams; Donald & Irene Glaser; Dean & Kimberly Cagle*; Surveyor: *Hanson Land Solutions*; Staff: *Amy Otto-Buchanan*)

Chair Fernandez:

- 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 31 public hearing notices were mailed out on May 12, 2021 from the continued platting board meetings on June 1, 2021 and January 6, 2022.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-056/057/058.
- Would like to continue for 6 months or sooner as there are still items to be addressed and corrected before coming to the board.

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

The Petitioner did not give an overview at this time, as it will be continued.

Chair Fernandez:

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

The petitioner and/or the petitioner's representative will not give their comments at this time, due to the continuance.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
FEBRUARY 3, 2022**

Chair Fernandez moved to the Platting Board for a motion.

MOTION: Platting Member Leonard moved to continue the preliminary plat for McKinley View RSB Lots 12-15 and the 30' wide ROW Vacation for 6 months or earlier to complete submittal requirements. The motion was seconded by Platting Member Shadrach.

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

B. ALASKA MENTAL HEALTH PUBLIC USE EASEMENT: The request is to create a 100' wide Public Use Easement within Tax Parcel A1, Section 23, Township 17 North, Range 04 West, to be known as Alaska Mental Health Public Use Easement, containing 107,822 sf (2.475 acres +/-). The proposed Public Use Easement is located west of W. Lakes Boulevard and north of W. Hour Road and Big Lake (Tax ID #17N04W23A001); lying within the SW ¼ SE ¼ Section 23, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. Continued from the January 6, 2022 platting board hearing. (*Owner/Petitioner: Alaska Mental Health; Surveyor: Fixed Heights LLC; Staff: Amy Otto-Buchanan*)

Chair Fernandez:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record.
- Platting Member Bush Recused himself from this case as he has a client involved.
- Ms. McCabe informed the board that she attended the Big Lake Community Council where this item was on the agenda. She did not vote on the item and did not have an opinion. She can be impartial and neutral for this case. There was no objection noted by the platting board for her to sit for this case.

Ms. Von Gunten provided the mailing report:

- Stating that 72 public hearing notices were mailed out on December 15, 2021.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-185.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

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

Mr. Buku Saliz, the petitioner's representative, gave a brief overview on the case.

Chair Fernandez:

- Opened the public hearing for public testimony.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
FEBRUARY 3, 2022**

The following person spoke regarding their concerns on everyone doing their due diligence on the code and following them. Would like to see the main roads upgraded in the future when development comes along: Mr. Mokie Tew.

The following person spoke regarding their concerns on the taking of property on their storage property. Concerned about the increase traffic and what will change in regards to the PUE: Mr. Bill Heiret.

The following person spoke regarding their concerns on the placement of the PUE as it is a circular easement. Would like to see the roads upgraded in the area that are needed badly: Mr. Dan Mayfield.

The following person spoke regarding the road. He has helped build the road on the part of the property, to be able to get to his property. The gate has been a huge problem for a lot of people and is frustrated on doing upgrades with his own expense. Agrees with the PUE action. : Mr. Samuel Dickinson.

Chair Fernandez:

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

Mr. Buku Saliz, the petitioner's representative, informed the board that he did not have any other information regarding the roadway that the public has concerns on. Agrees with all the recommendations.

Chair Fernandez moved to the Platting Board for a motion.

MAIN

MOTION: Platting Member Leonard moved to approve the public use easement for Alaska Mental Health with 6 recommendations. The motion was seconded by Platting Member Cottini.

Discussion by the platting board on removing finding #4.

Amended

MOTION: Platting Member Leonard moved to remove finding #4. The motion was seconded by Platting Member Cottini.

Amended

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

Main

VOTE: The main motion passed with all in favor by general consent. There are 4 findings of fact.

TIME: 1:35 P.M.

CD: 0:35:50

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
FEBRUARY 3, 2022****BREAK****TIME: 1:45 P.M.****CD: 0:45:21**

Platting Member Bush returned to his seat.

C. McCULLOUGH ESTATES: The request is to create 11 lots from Parcels 1 & 2 of MSB 40-Acre Exemption 2021-148, recorded at Reception No. 2021-002114-0, to be known as McCullough Estates, containing 119.89 acres +/- . The plat is located east of S. Talkeetna Spur and directly south of E. Yoder Road (Tax ID # 24N04W16A002); located within the NW ¼ NE ¼ and S ½ NE ¼ Section 16, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. (*Owner/Petitioner: Sam & Alison McCullough; Surveyor: Frontier; Staff: Amy Otto-Buchanan*)

Chair Fernandez:

- 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 12 public hearing notices were mailed out on January 12, 2022.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-164.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

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

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

Chair Fernandez:

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

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

Chair Fernandez moved to the Platting Board for a motion.

MOTION: Platting Member Cottini moved to approve the preliminary plat for McCullough Estates with 7 recommendations. The motion was seconded by Platting Member Leonard.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
FEBRUARY 3, 2022**

VOTE: The motion passed with all in favor by general consent. There are 6 findings of fact.

D. BIRCH LANE ESTATES: The request is to create six lots from Parcel #2, MSB Waiver 2005-264-PWm, Reception No. 2006-001746-0, to be known as Birch Lane Estates, containing 15 acres +/- . Petitioner will be granting common access area for Lots 1-3 and a common access area in conjunction with the Section Line Easement for access for Lots 4-6. The plat is located east of N. Palmer-Fishhook Road and directly north of E. Boyd Road (Tax ID # 18N01E02D020); located within the SE ¼ SE ¼ Section 02, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Fishhook Community Council and in Assembly District #6. (*Owner/Petitioner: Ginger Kay Beal; Surveyor: Keystone; Staff: Amy Otto-Buchanan*)

Chair Fernandez:

- Read the statement regarding Ex-Parte & Interest on quasi-judicial actions into the record.
- Platting Member Shadrach recused himself as he has a future project regarding this case.
- There was no objection noted by the platting board.

Ms. Von Gunten provided the mailing report:

- Stating that 29 public hearing notices were mailed out on January 12, 2022.

Ms. Amy Otto-Buchanan:

- Gave an overview of the case, #2021-198.
- Staff recommends approval of the case with findings of fact and conditions.
- Answered questions from the platting board.

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

Mr. Gary LoRusso, the petitioner's representative, passed on giving an overview on the case.

Chair Fernandez:

- Opened the public hearing for public testimony.

The following person asked about the access to parcel D16 on the easement: Mr. Greg Michaelson.

Chair Fernandez:

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

Mr. Gary LoRusso, the petitioner's representative, agrees with all the recommendations.

Chair Fernandez moved to the Platting Board for a motion.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
FEBRUARY 3, 2022****MAIN**

MOTION: Platting Member Leonard moved to approve the preliminary plat for Birch Lane Estates with 6 recommendations. The motion was seconded by Platting Member Cottini.

Amended

MOTION: Platting Member Cottini moved to add finding #7. The motion was seconded by Platting Member Leonard.

FINDINGS OF FACT:

- Add #7: The current driveway for tax parcel D20 will be removed when the driveway is moved to the common access easement for the proposed lots 1 thru 3.

Amended

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

Main

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

Platting Member Shadrach returned to his seat.

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 17, 2022. Updated the board with information regarding new platting board members.

Ms. Von Gunten gave an update the new platting board member. Let the board know that Mr. Alex Strawn will doing a presentation and resolution on the SCM at the next meeting.

9. BOARD COMMENTS

- Platting Member McCabe introduced herself to the board members.
- Platting Member Bush had no comment.
- Platting Member Cottini welcomed Ms. McCabe to the board.
- Platting Member Shadrach also welcomed Ms. McCabe.
- Platting Member Leonard had no comment.
- Platting Member Fernandez thanked staff and the platting board members for their time and their work.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES****REGULAR MEETING
FEBRUARY 3, 2022****10. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Fernandez adjourned the meeting at 2:06 p.m. (CD: 01:06:34)

WILFRED FERNANDEZ,
Platting Board Chair

ATTEST:

SLOAN VON GUNTEN,
Platting Board Clerk

Minutes approved: _____

DRAFT

4A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 3, 2022**

PRELIMINARY PLAT: MEADOW LAKE ESTATES; 30' WIDE RIGHT-OF-WAY VACATION

LEGAL DESCRIPTION: SEC 22, T18N, R02W, SEWARD MERIDIAN AK

PETITIONERS: ALASKA ROOTS LLC

SURVEYOR/ENGINEER: GPS INC/PIONEER ENGINEERING

ACRES: 40 ± **PARCELS:** 16

REVIEWED BY: AMY OTTO-BUCHANAN **CASE #:** 2021-108/109

REQUEST: The request is to create 16 lots from Tax Parcel B3 (Parcel #4, MSB Waiver 71-78, unrecorded), to be known as **MEADOW LAKE ESTATES**, containing 40 acres +/- . The plat is located east and west of N. Pittman Road; located within the SE ¼ NW ¼ Section 22, Township 18 North, Range 02 West, Seward Meridian, Alaska. *This case was heard and approved by the Platting Board on August 19, 2021. Petitioner requested a reconsideration of the Platting Board decision on October 7, 2021 and was subsequently denied a reconsideration hearing. This is being heard under Unfinished Business, as the petitioner is redesigning with more lots.*

EXHIBITS

Vicinity Map and Aerial Photos
Topographic Mapping
Soils Report
Plan and Profile
Drainage Plan
ADT

EXHIBIT A – 4 pgs
EXHIBIT B – 1 pg
EXHIBIT C – 13 pgs
EXHIBIT D – 4 pgs
EXHIBIT E – 5 pgs
EXHIBIT F – 2 pgs

AGENCY COMMENTS

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

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

DISCUSSION: The proposed subdivision is located north of Island Lake and is bisected by N. Pittman Road. Two of the proposed lots will be east of N. Pittman Road; the remaining 14 will be accessed by a new street, W. Pleasant Drive. Petitioner will be constructing all of W. Pleasant Drive all the way west to N. Sasbo Bluff, as was required by the Platting Board at the August 19, 2021 hearing. The vacation of the 30' wide right-of-way on the northern boundary of the parcel, granted by Grant of Easement for Public Roadway, recorded in Book 17 Misc/Page 35 on June 8, 1971, was approved by the Platting Board on August 19, 2021 and subsequently approved by the Assembly September 21, 2021. Petitioner will be

granting a 60' wide Public Use Easement on the northern boundary of proposed Lot 1, Block 3, east from N. Pittman Road.

In the new design, petitioner is creating four flag lots. Proposed Lot 4, Block 1 and Lot 4, Block 2 are greater than 2.5 acres; therefore, a 60' wide Public Use Easement granted over the flag lots, pursuant to MSB 43.20.300(E)(b)(i), is required. Petitioner has provided these Public Use Easements on the preliminary plat.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Street will be built to residential subcollector street standards (see ***Recommendation #3***).

Soils Report: Geotechnical report, submitted per MSB 43.20.281(A) at **Exhibit C**. Bill Klebasadel, PE, Pioneer Engineering LLC, notes eight new testholes were excavated 05/07/2021 to 12' depth. Testholes generally showed approximately 2' of topsoil overlaying an average of 10' of predominately sands and gravels. Groundwater was encountered at 10' in Testholes #5, #6 & #7. Silt was also encountered in three of the holes. Testhole log and gradation are attached, as is the testhole location map. Both Testholes #1 and #8 had silty sand (SM) soils, but not at the depths that a conventional septic would be installed. Based on the available soils and water table information, topography, MSB Title and observations on site, each lot will have at least 10,000 sf of useable building area and at least 10,000 sf of contiguous useable septic area.

Plan and Profile for the new street is at **Exhibit D**; Drainage Plan is at **Exhibit E**. Average Daily Traffic (ADT) calculations are at (**Exhibit F**).

Comments: Department of Public Works Operations & Maintenance (**Exhibit G**) notes a new preconstruction conference will be required to update the Subdivision Construction Plan and determine a new inspection fee (***Recommendation #3***). Department of Emergency Services (**Exhibit H**) has no issues.

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

ADOT&PF: (**Exhibit J**) notes only Lot 1 and Lot 2, Block 3, will be granted access to N. Pittman Road. All other lots must access via internal circulation (see ***Recommendation #7***).

ADF&G: (**Exhibit K**) has no objections.

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

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

MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted pursuant to MSB 43.20.281(A)(1).

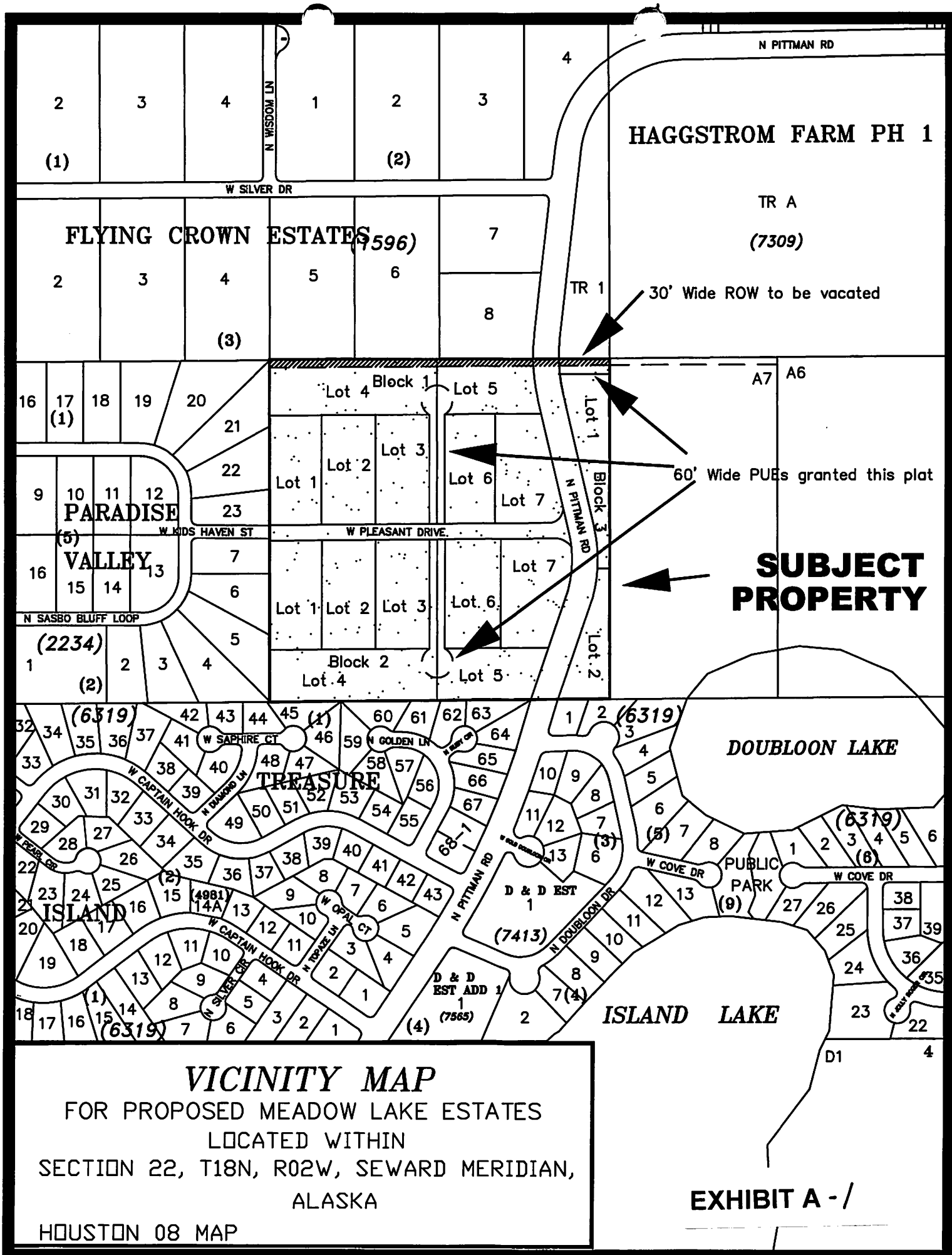
FINDINGS OF FACT

1. The plat of Meadow Lakes Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted pursuant to MSB 43.20.281(A)(1). All lots have the required septic area.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
5. The vacation of the 30' wide right-of-way on the northern boundary of the parcel, granted by Grant of Easement for Public Roadway, recorded in Book 17 Misc/Page 35 on June 8, 1971, was approved by the Platting Board on August 19, 2021 and subsequently approved by the Assembly September 21, 2021.
6. Petitioner is granting a 60' wide Public Use Easement on the northern boundary of proposed Lot 1, Block 3, east from N. Pittman Road.
7. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Meadow Lakes, Fire Service Area #136 West Lakes; Road Service Area #28 Gold Trail; MSB Community Development, Assessments, Planning, Pre-Design Division or Development Services; or MEA.
8. There were no objections from any federal or state agencies, or Borough departments.
9. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Meadow Lake Estates, Section 22, Township 18 North, Range 02W, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Construct interior street to MSB residential subcollector street standards:
 - a. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit street inspection reports as required by Section F1.4, F1.5 and F1.6 of the Subdivision Construction Manual.
 - b. Provide DPW acceptance of the roads to Platting staff.
 - c. Road name to be approved by Platting staff.
4. Provide 15' wide utility easements adjoining the rights-of-way.
5. Pay postage and advertising fees.
6. Show all easements of record on final plat.
7. Add a plat note to state: "Only Lot 1 and Lot 2, Block 3 are allowed direct access to N. Pittman Road. All other lots must access via internal circulation, unless approved by the permitting authority."
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED MEADOW LAKE ESTATES
 LOCATED WITHIN
 SECTION 22, T18N, R02W, SEWARD MERIDIAN,
 ALASKA

HOUSTON 08 MAP

EXHIBIT A - /

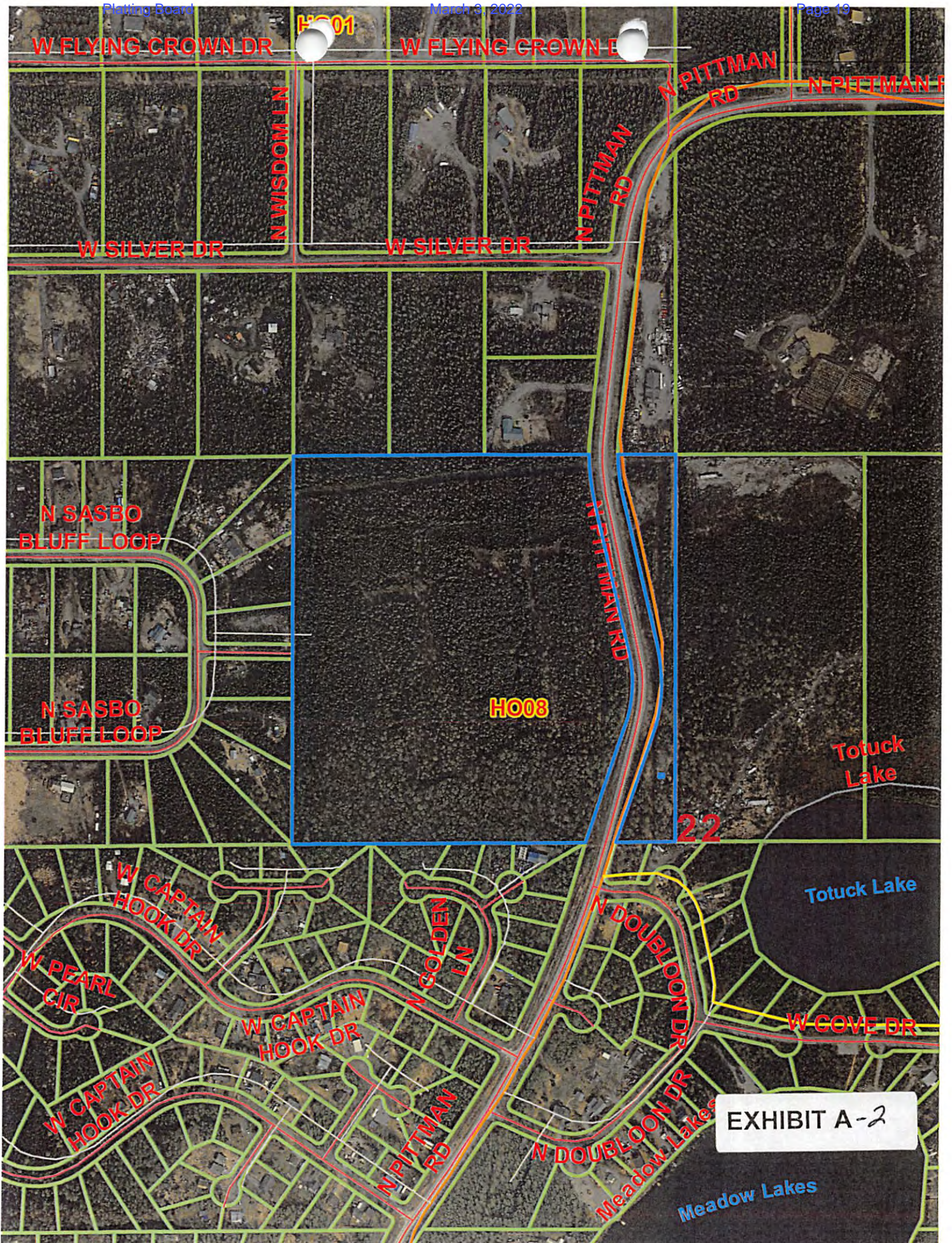


EXHIBIT A-2

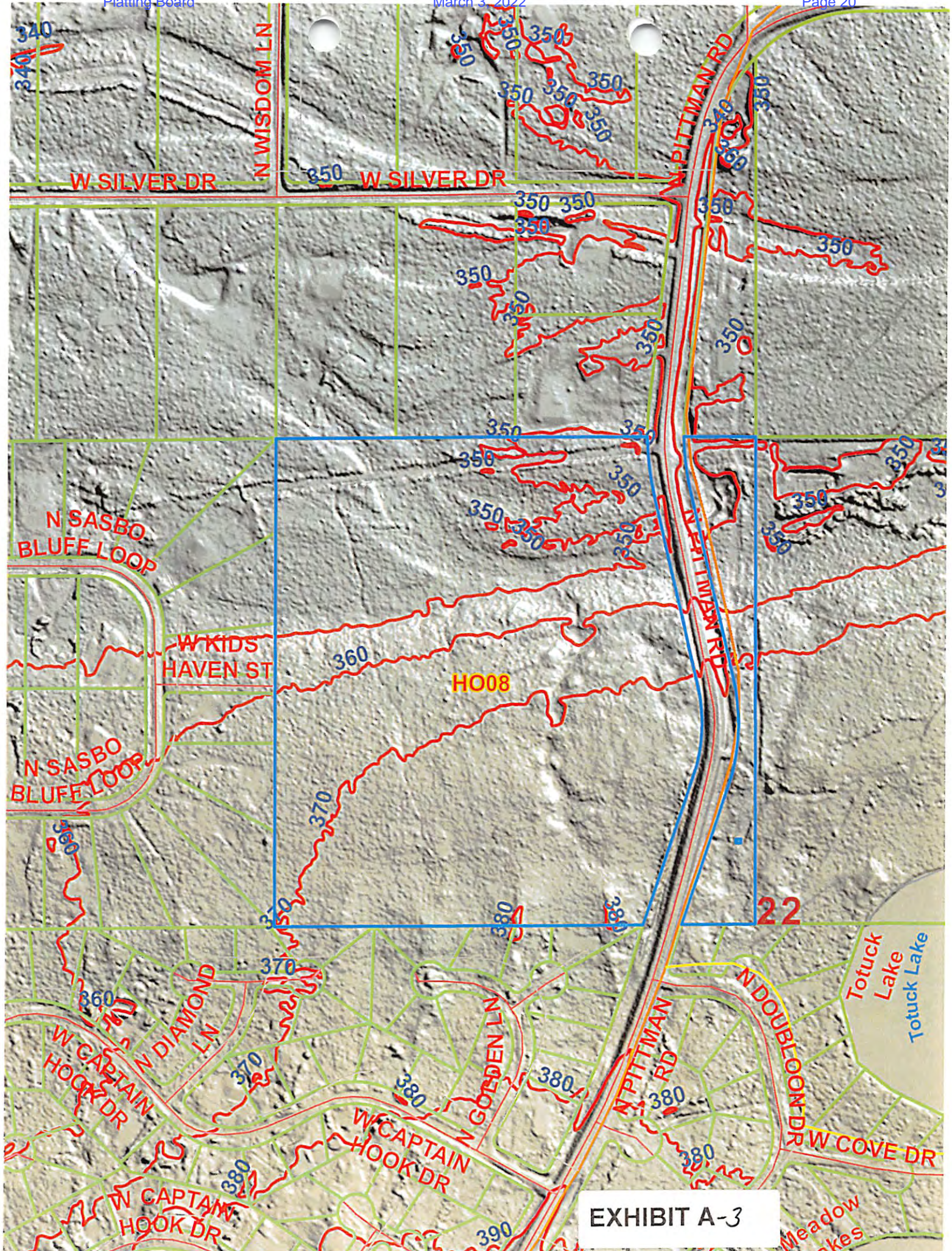


EXHIBIT A-3

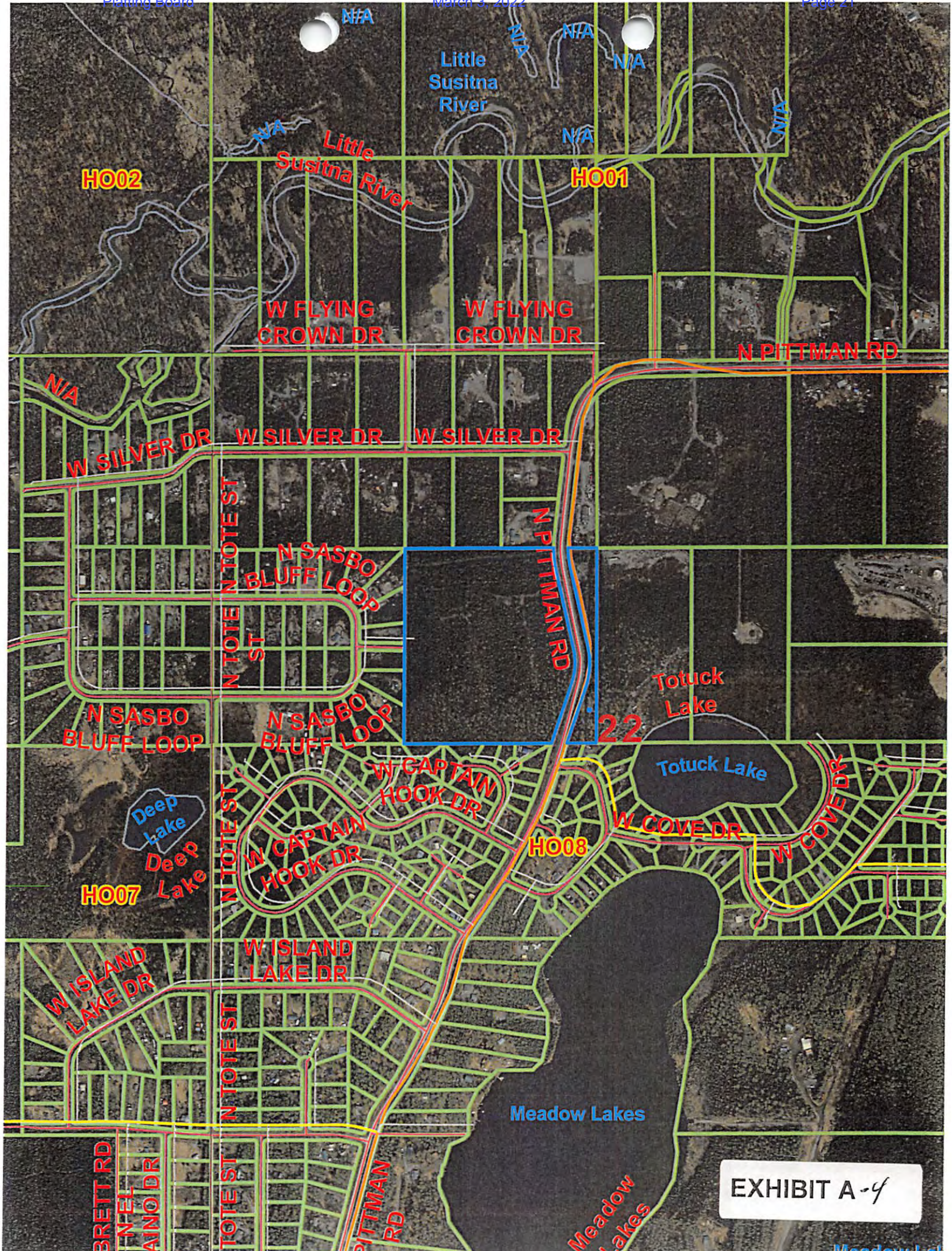


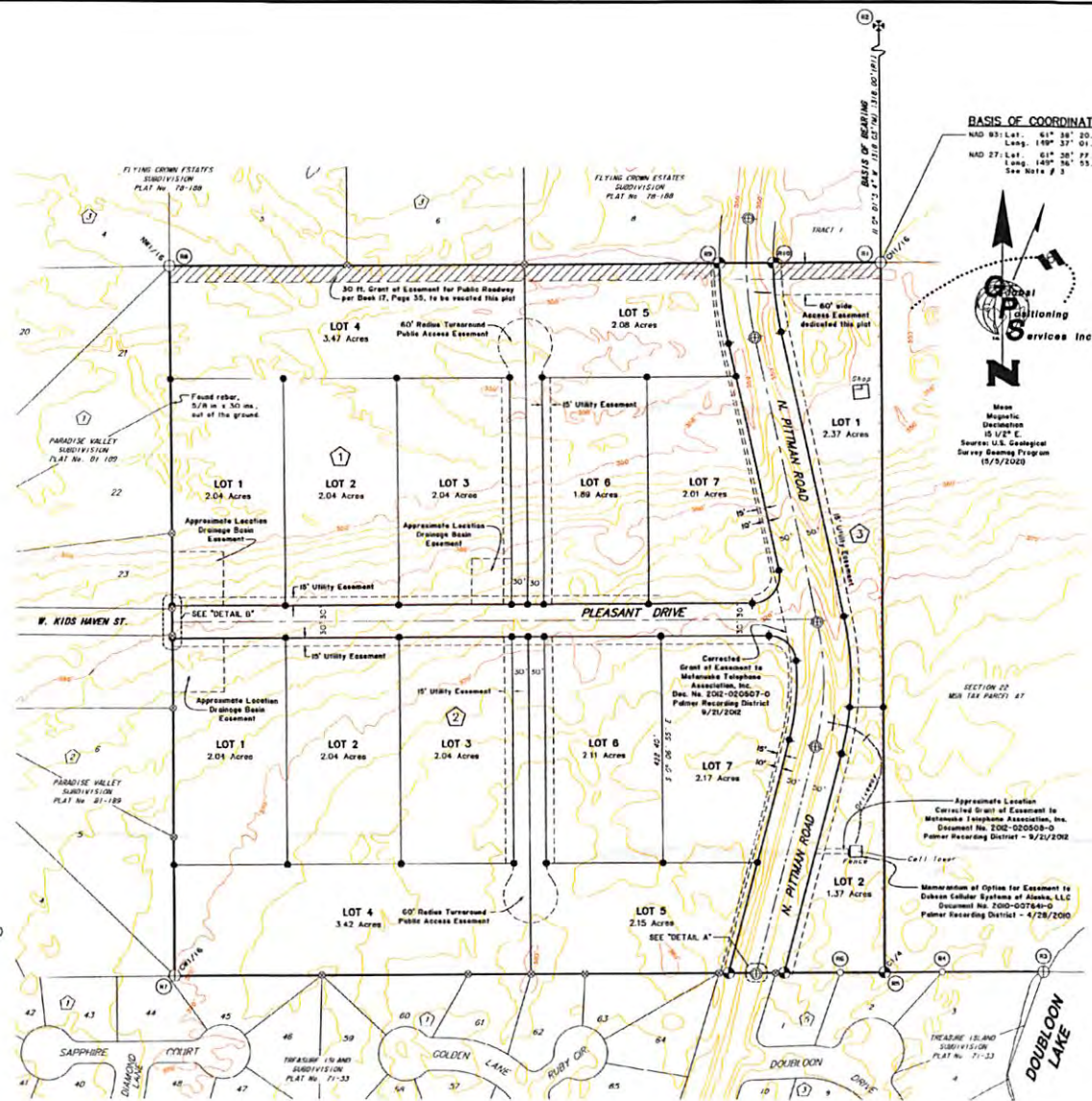
EXHIBIT A-4

NOTES

1. THE TOPOGRAPHIC CONTOURS SHOWN HEREON HAVE BEEN IMPORTED FROM THE PUBLISHED FILES OF THE MATANUSKA-SUSTINA BOROUGH ZONING/MASTERY PROJECT.
2. THE UTILITY AND IMPROVEMENT INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED IN MAY 2020.

LEGEND:

- ⊕ BLM PRIMARY MONUMENT RECOVERED
- ⊕ PRIMARY MONUMENT RECOVERED
- ⊕ CENTERLINE MONUMENT RECOVERED (2 1/2" BRASS CAP IN MONUMENT CASE)
- ⊕ PRIMARY MONUMENT TO BE SET
- SECONDARY MONUMENT RECOVERED (AS NOTED ON SHEET 2)
- SECONDARY MONUMENT RECOVERED (5/8" REBAR, NO CAP)
- SECONDARY MONUMENT TO BE SET THIS SURVEY
- SURVEYED
- UNSURVEYED
- ⊕ MONUMENT IDENTIFIER
- (R1) RECORD PER BLM PLAT OF T. 18 N., R. 2 W., S.M., APPROVED MAY 3, 1915
- (R11) RECORD PER PLAT 2014-94, P.R.D.
- (R12) RECORD PER PLAT 81-189, P.R.D.
- (R13) RECORD PER PLAT 78-188, P.R.D.
- (R14) RECORD PER PLAT 71-33, P.R.D.
- (C) CALCULATED
- (M) MEASURED
- ▨ EASEMENT TO BE VACATED THIS PLAT



BASIS OF COORDINATES
 NAD 83: Lat. 61° 38' 20.731" N.
 Long. 159° 37' 01.731" W.
 NAD 27: Lat. 61° 38' 27.661" N.
 Long. 159° 36' 55.782" W.
 See Note # 3



Mean Magnetic Declination
 10 1/2° E
 Source: U.S. Geological Survey Geomagnetic Program (5/3/2020)

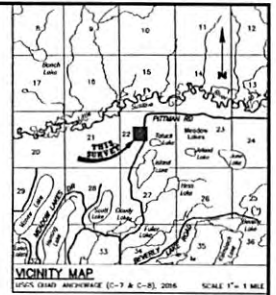
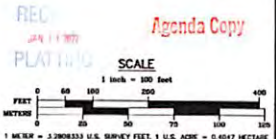


EXHIBIT B

PRELIMINARY 1/10/2022



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.
 1/10/22 Lindsey S. Vaughan
 DATE LINDSEY SUE VAUGHAN
 REGISTERED LAND SURVEYOR NO. 15-0758



DATE OF SURVEY
 Beginning: May 3, 2021
 Ending: May 2022

MEADOW LAKE ESTATES SUBDIVISION
 A SUBDIVISION OF THE SE 1/4 NW 1/4, SECTION 22 TOWNSHIP 18 NORTH, RANGE 2 WEST SEWARD MERIDIAN, ALASKA CREATING LOTS 1-2, BLOCK 1, LOTS 1-7, BLOCK 2, AND LOTS 1 & 2, BLOCK 3 CONTAINING 40 ACRES, MORE OR LESS PALMER RECORDING DISTRICT

DRAWN BY: L. LAMAS
CHECKED BY: L. VAUGHAN
DATE: DEC 16, 2021
SCALE: 1" = 100'
JOB NO.: 321563
SHEET NO.: 1 OF 1



Pioneer Engineering LLC
Professional, Reliable, Local

December 15, 2021

RE: Usable Area Report
T18N R2W Section 22 S.M., Tax Parcel B3
Meadow Lake Estates

Fred Wagner, PLS
Platting Officer, Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Dear Mr. Wagner,

Usable Area: Working on behalf of the owners and in coordination with GPS Inc., I performed a soils investigation for the above-referenced proposed subdivision. The project plans to create 16 lots from the 40-acre parent parcel. 13 of the new lots will be approximately 2 acres in size, 2 lots will be about 3.5 acres in size and 1 lot will be about 1.4 acres in size.

Test Holes: 8 new test holes were excavated on 5-7-21. The test holes were 12' deep and were sited throughout the parent parcel to best represent the soil conditions for each future lot. The test holes generally showed approximately two feet of topsoil overlaying an average of 10' of predominantly sands & gravels. Groundwater was encountered at 10' BGS in test holes 5,6 & 7. Silt was also encountered in 3 of the test holes. Test hole logs and gradations are attached. Of note, Test Holes 1 & 8 had silty sand (SM) soils, but both of the locations where those soils were encountered were not at the depths that a conventional septic would be installed. TH #1 had SM soils between 2'-4' BGS and TH #8 had SM soils between 10'-12'. Both these ribbons are also thin enough to not appreciably affect the absorption of liquids, so no percolation tests or gradations were performed.

Useable Area: The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas may be slightly limited by lot lines, topography, and groundwater.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, ***each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 AREA.***

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering LLC
16547 E Smith Road
Palmer, AK 99645
907-863-2455



EXHIBIT C-1

Soils Test Hole 7

Soils Test Hole 4

SOIL LOG

Job Number: 2021-SW-125

Project Location: T18N R2W Section 22, Tax Parcel B3

Logged By: Steve Wilson

Date: 5-7-21

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Sand (SP)
3	Silty sand (SM)
4	
5	Gravel (GP)
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2021-SW-125

Project Location: T18N R2W Section 22, Tax Parcel B3

Logged By: Steve Wilson

Date: 5-7-21

TEST HOLE NO. 2

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Sand & gravel (SP/GP) w/ trace of silt
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2021-SW-125

Project Location: T18N R2W Section 22, Tax Parcel B3

Logged By: Steve Wilson

Date: 5-7-21

TEST HOLE NO. 3

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Gravel (GP) w/ trace of silt
5	
6	
7	
8	Sand & gravel (SP/GP)
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2021-SW-125

Project Location: T18N R2W Section 22, Tax Parcel B3

Logged By: Steve Wilson

Date: 5-7-21

TEST HOLE NO. 4

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Sand & silty gravel (SP/GM)
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2021-SW-125

Project Location: T18N R2W Section 22, Tax Parcel B3

Logged By: Steve Wilson

Date: 5-7-21

TEST HOLE NO. 5

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	Sand & gravel (SP/GP)
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2021-SW-125

Project Location: T18N R2W Section 22, Tax Parcel B3

Logged By: Steve Wilson

Date: 5-7-21

TEST HOLE NO. 6

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Gravelly sand (SW)
5	
6	
7	
8	
9	
10	
11	Groundwater @ 10'
12	Bottom of test hole
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2021-SW-125

Project Location: T18N R2W Section 22, Tax Parcel B3

Logged By: Steve Wilson

Date: 5-7-21

TEST HOLE NO. 7

Depth (feet)	Description
0	
1	Gravel (GP)
2	
3	Topsoil (OL)
4	Sand & gravel (SP/GP)
5	
6	
7	
8	
9	
10	
11	Groundwater @ 10'
12	Bottom of test hole
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.

SOIL LOG

Job Number: 2021-SW-125

Project Location: T18N R2W Section 22, Tax Parcel B3

Logged By: Steve Wilson

Date: 5-7-21

TEST HOLE NO. 8

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Sand (SP)
3	
4	
5	
6	
7	
8	
9	
10	
11	Silty sand (SM)
12	
13	Bottom of test hole No groundwater
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

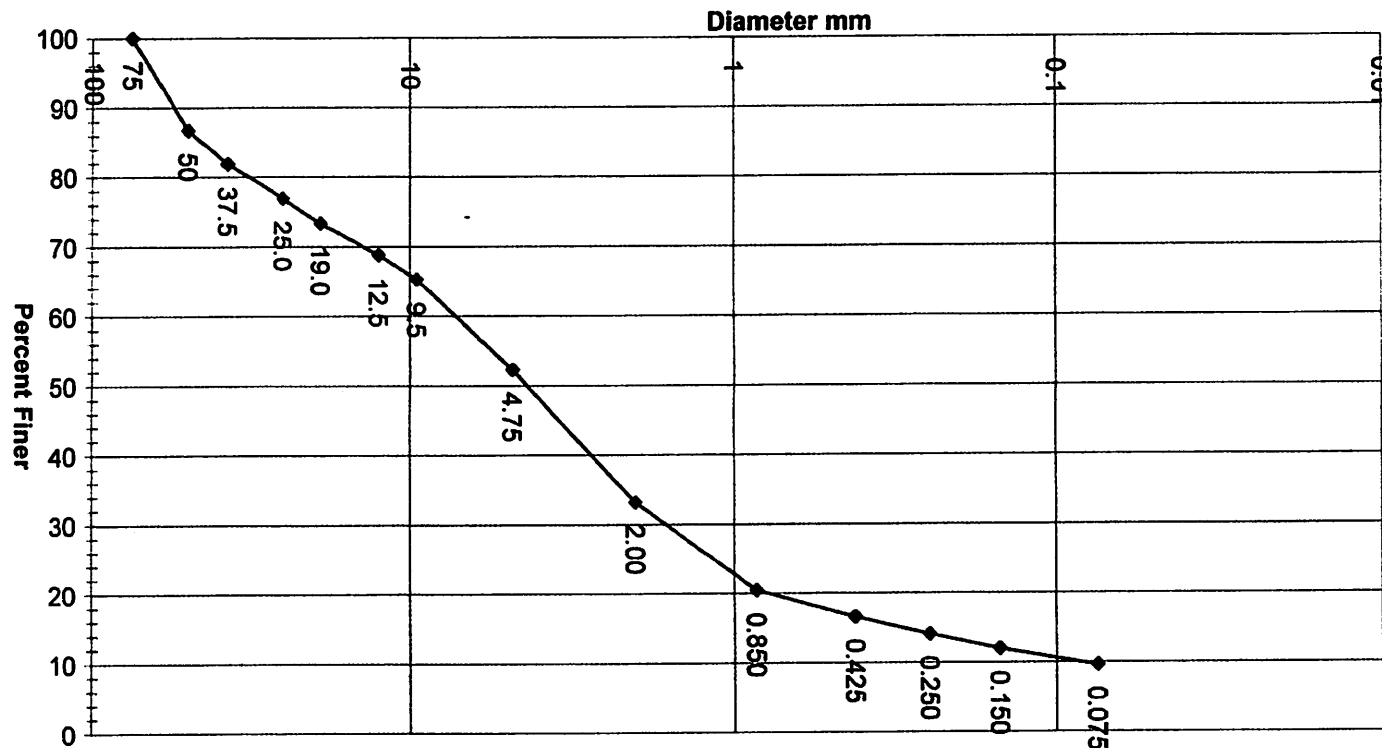
COMMENTS:

Soils can support a conventional onsite wastewater system.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.



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



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	87
1.5"	37.5	82
1"	25.0	77
3/4"	19.0	73
1/2"	12.5	69
3/8"	9.5	65
#4	4.75	52
#10	2.00	33
#20	0.850	20
#40	0.425	17
#60	0.250	14
#100	0.150	12
#200	0.075	9.7

Client: **Gerald Gardner**
 Project: **Pittman Subdivision**
 Sample Location: **Test Hole #4**

Soil Description: **Poorly Graded Gravel with Silt and Sand**
 Unified Classification: **GP-GM**

Date: **6/7/2021**
 Sample Date: **5/28/2021**
 Proj. no: **21038**

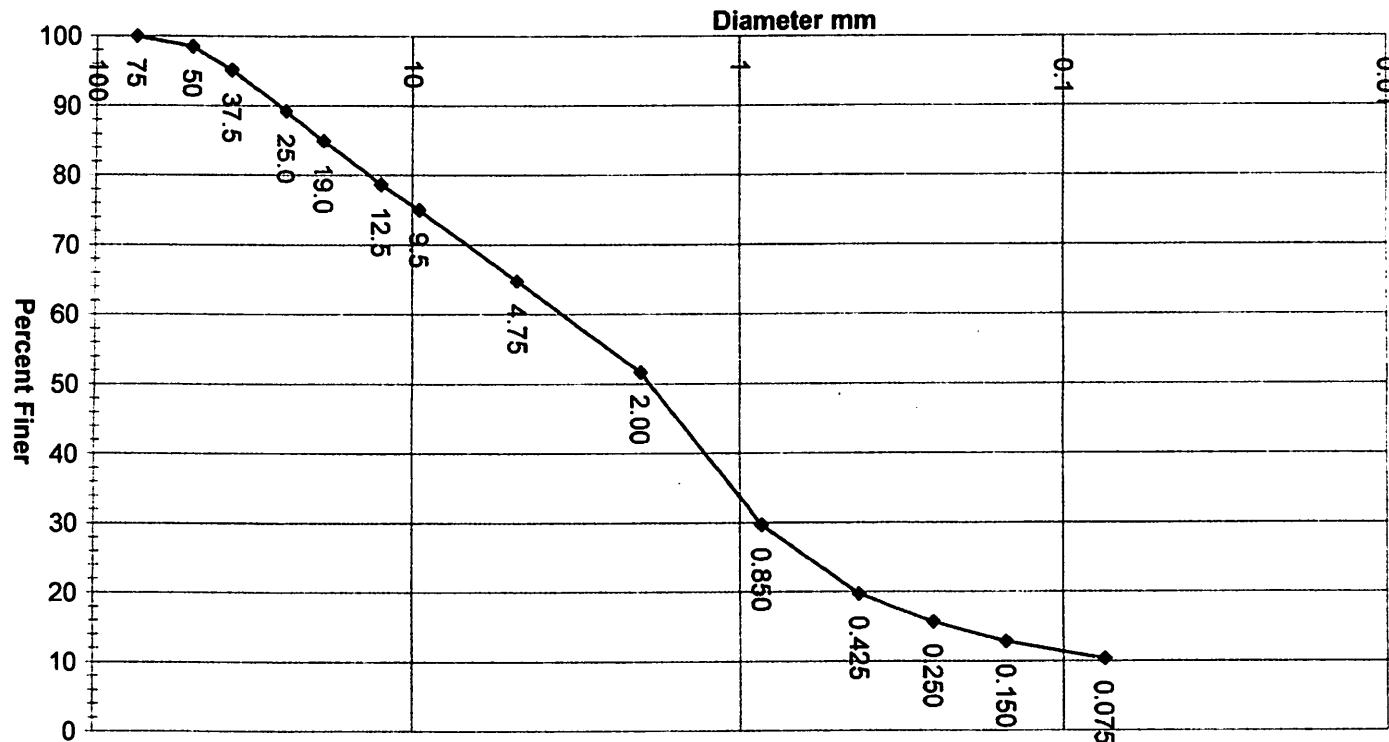
$C_u = 86$

$C_c = 4.4$

EXHIBIT C-1/



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



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	99
1.5"	37.5	95
1"	25.0	89
3/4"	19.0	85
1/2"	12.5	79
3/8"	9.5	75
#4	4.75	65
#10	2.00	52
#20	0.850	30
#40	0.425	20
#60	0.250	16
#100	0.150	13
#200	0.075	10.4

Client: **Gerald Gardner**

Soil Description: Poorly Graded Sand with Silt and Gravel

Project: **Pittman Subdivision**

Unified Classification: SP-SM

Date: **6/7/2021**

Sample Location: Test Hole #5

$C_u = 51$

Sample Date: **5/28/2021**

$C_c = 3.2$

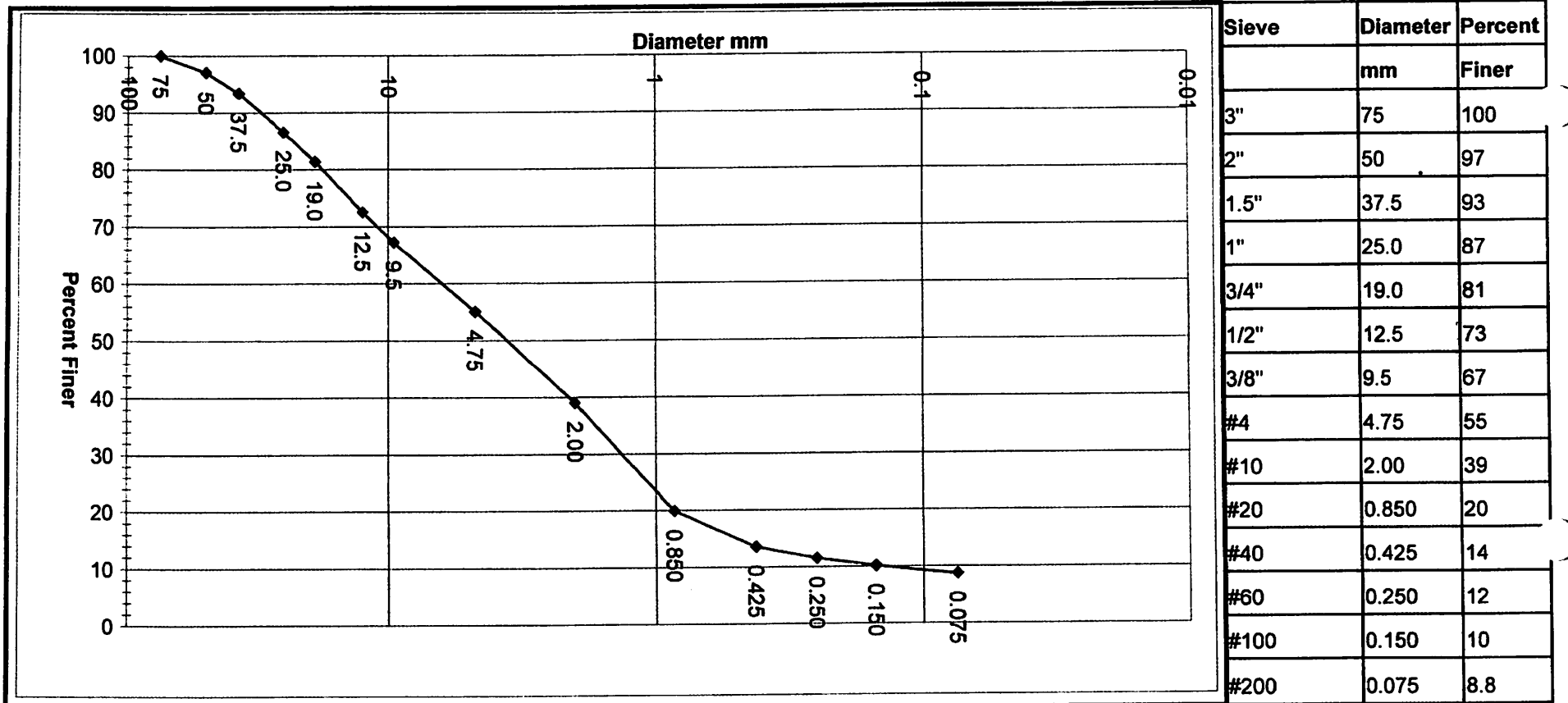
Proj. no: **21038**

EXHIBIT C-12



MARK HANSEN P.E.

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



Client: **Gerald Gardner**

Soil Description: Well Graded Sand with Silt and Gravel

Project: **Pittman Subdivision**

Unified Classification: SW-SM

Sample Location: Test Hole #6

Date: **6/7/2021**

$C_u = 46$

Sample Date: **5/28/2021**

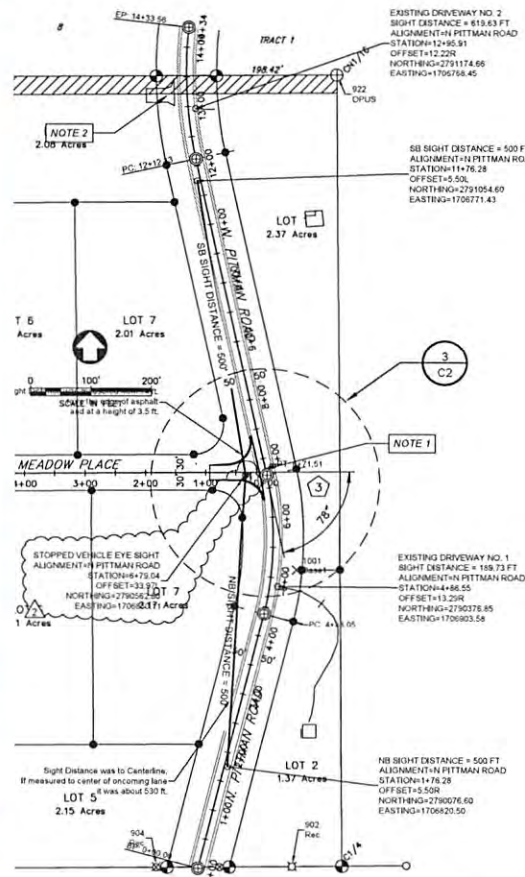
$C_c = 2.1$

Proj. no: **21038**

EXHIBIT C-13



1 SIGHT DISTANCE AERIAL



2 SIGHT DISTANCE GEOMETRY

DESIGN DATA

N PITTMAN POSTED SPEED - 45 MPH
GRADE < 3.0%

SPEED LIMIT ON INTERSECTION ROAD - 15 MPH

DESIGN SD (AKDOT 1160-B) - 360' (MIN)

SITE TRIANGLE SD NB = 500, SD SB = 500' SHOWN

H(EYE) = 3.25'; H(OBJ) = 4.25' EYE SETBACK = 17' FROM CENTER OF SB LANE

NEAREST INTERSECTION IS N DOUBLOON DRIVE 822 FEET SOUTH

NEAREST OPPOSING DRIVEWAY IS 189.73 FEET SOUTH

INTERSECTION SKEW ANGLE = 78 DEGREES

CONSTRUCTION NOTES

1. CONSTRUCT NEW ROAD ACCESS.
2. REMOVE EXISTING DRIVEWAY ACCESS. RE-GRADE DITCH AND SLOPES TO CONFORM TO EXISTING. STABILIZE WITH TURF OR NFS 3" MINUS MATERIAL.



NORTH



EAST



SOUTH



SITE PHOTOS



VICINITY MAP

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MSB AND THIS PERMIT.
2. CONTRACTOR IS RESPONSIBLE FOR EROSION & SEDIMENT CONTROL TO COMPLY WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING DISCHARGE OF POLLUTANTS AND SEDIMENTS FROM CONSTRUCTION ACTIVITIES.
3. ALL ORGANICS WITHIN THE ROAD TEMPLATE SHALL BE REMOVED.
4. CONTRACTOR SHALL PROVIDE A SIEVE ANALYSIS FOR SOILS TO BE CLASSIFIED AS D-1 OR NFS AND AC PAVEMENT MIX DESIGN MEETINGS DOT REQUIREMENTS.
5. ALL FILL AND BACKFILL SHALL BE COMPACTED TO 95% MAX. DENSITY IN ACCORDANCE WITH ASTM D-1557.
6. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE BASED ON VISUAL IDENTIFICATION ONLY. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND MARKING OF ALL UTILITIES PRIOR TO START OF EXCAVATION/CONSTRUCTION AND SHALL CALL FOR UTILITY LOCATES A MINIMUM OF TWO WORKING DAYS PRIOR TO THE START OF EXCAVATION.
7. CONTRACTOR SHALL VERIFY AND RECORD THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES LOCATED IN THE FIELD AND RECORD ANY CHANGES ON THE CONTRACTOR'S RECORD DRAWINGS.
8. CONTRACTOR SHALL RECORD SURVEY NOTES FOR SUBMITTAL WITH THE CONTRACTOR RECORD DRAWINGS.
9. APPROACH ROAD FORE SLOPES SHALL BE 3H:1V OR LESS.
10. DISTURBED AND NEWLY CONSTRUCTED SHOULDERS SHALL BE 2' MINIMUM AND WILL BE REQUIRED TO AT LEAST MATCH THE APPEARANCE (OR BETTER) OF THE EXISTING ROAD SHOULDER, WITH TOPSOIL AND SEEDING AS REQUIRED.
11. DRAINAGE: CONSTRUCT CULVERT APPROACH AND DEPARTURE DITCHES TO MAINTAIN ROADWAY DRAINAGE INSIDE RIGHT OF WAY. ADJUST AS NEEDED TO MATCH NEW CULVERT AND EXISTING GRADE. NATURAL FLOW IS NORTH WEST AWAY FROM PITTMAN ROAD AND 1/4 MI. IS NO INCREASE IN FLOW TO PITTMAN ROAD DITCH FROM THIS PROJECT.
12. CULVERTS SHALL HAVE TAPERED END SECTIONS ON BOTH ENDS.
13. TRAFFIC CONTROL PLAN IS REQUIRED WHEN WORKING WITHIN 15' OF SHOULDER AND MUST BE PREPARED BY AN ATSSA OR IMSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR.
14. ALL SIGN LAYOUTS SHALL CONFORM TO THE ALASKA SIGN DESIGN SPECIFICATIONS.

REV	DATE	DESCRIPTION	DRN	APP
1	04/16/2021	DOT REVIEW COMMENTS	B.J.F.	DOT
2	04/16/2021	ADD PHASES 1 AND 2	B.J.F.	MSB

TITLE: SIGHT DISTANCE DRAWING

PROJECT: MEADOW ESTATES SUBDIVISION

PHASE 1

SITE: MATANUSKA-SUSITNA BOROUGH, ALASKA

CIVIL RESOURCES, LLC

3001 W STONEBRIDGE DRIVE

WASILLA, AK 99554

EMAIL: BRUCE@CIVILRESOURCESLLC.COM

DESIGN BY: B.J.F. PROJECT NO.: 05302021

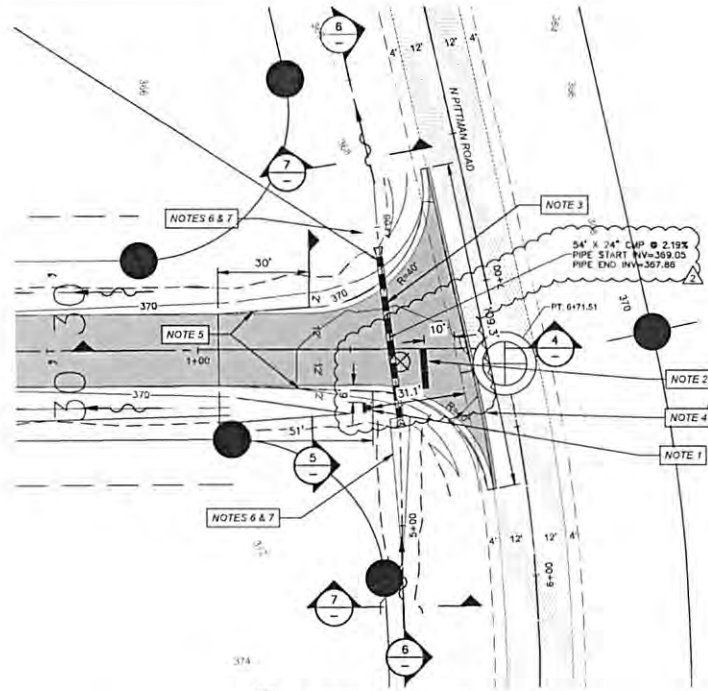
DRAWN BY: B.J.F. FILE: 05302021

REVIEWED BY: B.J.F. DRAWING NO.: C1

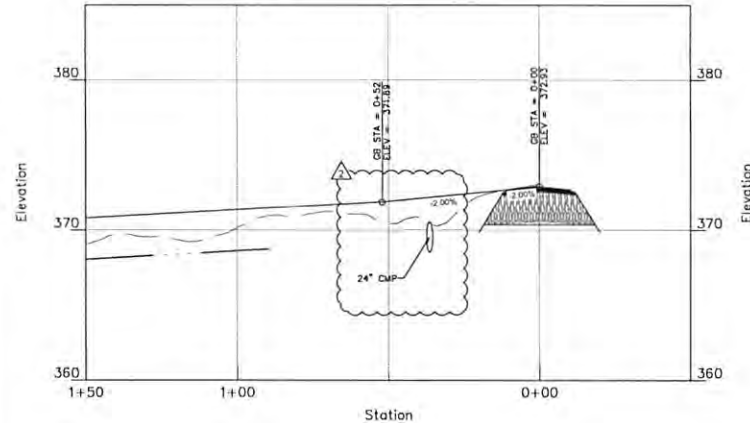
APPROVED BY: B.J.F.

ALASKA DIGLINE
811

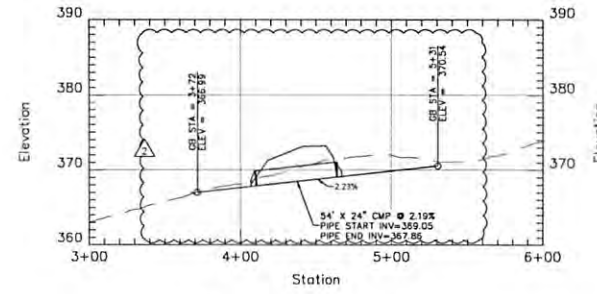
CALL A MINIMUM OF 2-14 WORKING DAYS BEFORE EXCAVATION



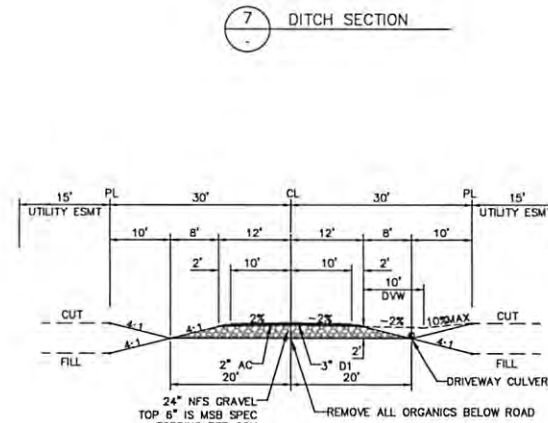
3 INTERSECTION PLAN



4 INTERSECTION PROFILE



6 CULVERT1 PROFILE



5 TYPICAL SECTION

LEGEND

- PROPERTY LINES
- EXISTING CONTOUR 10' INTERVAL
- EXISTING CONTOUR 2' INTERVAL
- NEW CONTOUR 10' INTERVAL
- NEW CONTOUR 2' INTERVAL
- - - SHOULDER EDGE
- - - MATCH EXISTING GROUND
- ROCK RIP-RAP
- TURF REINFORCEMENT MAT (TRM)
- EXISTING PAVEMENT
- NEW PAVEMENT

CONSTRUCTION NOTES

1. STOP SIGN SHALL BE R1-1, PLACED 12' MIN TO 50' MAX FROM SHOULDER EDGE, 6' MIN BACK FROM EDGE OF TRAVELED WAY. STOP/STREET SIGN TO BE MOUNTED ON 2.5' MIN P.T. PER DETAIL CR-T-01.02.
2. 24\"/>

CULVERT 1 DRAINAGE ANALYSIS

PEAK FLOW FOR TEN YEAR STORM IS $Q_{10} = C \cdot I \cdot A$

WHERE: $C = 0.48$
 $I = 2.18 \text{ IN/HR}$
 $A = 348' \times 60' / 43560 = 0.5 \text{ ACRES}$

$Q_{10} = 0.5 \text{ CFS} \times 1.1 = 0.6 \text{ CFS}$
 ASSUMING INLET CONTROL AND $HWD = 1$ THE MINIMUM CMP PIPE DIAMETER IS 12-INCHES. USE 24-INCH PIPE RESULTS IN $HWD = 0.2$, DEPTH = $0.2 \times 24 = 4.8$ INCHES.

ALASKA DIGILINE

811

CALL A MINIMUM OF 2-14 WORKING DAYS BEFORE EXCAVATION

REV	DATE	DESCRIPTION	BY	APP
1	12/16/2021	NEW PLAN	B.J.F.	MOB
2	01/16/2022	DOT REVIEW COMMENTS	B.J.F.	DOT
3	02/06/2022	ADD PHASES 1 AND 2	B.J.F.	MOB

TITLE: INTERSECTION CONSTRUCTION

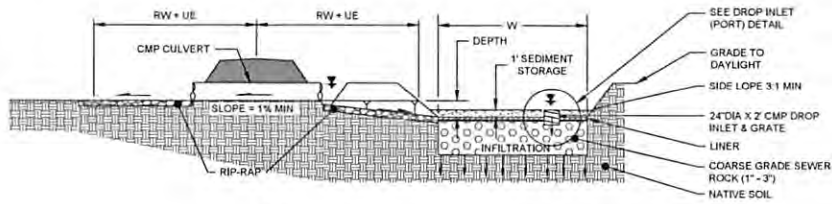
PROJECT: MEADOW ESTATES SUBDIVISION PHASE 1

SITE: MATANUSKA-SUSITNA BOROUGH, ALASKA

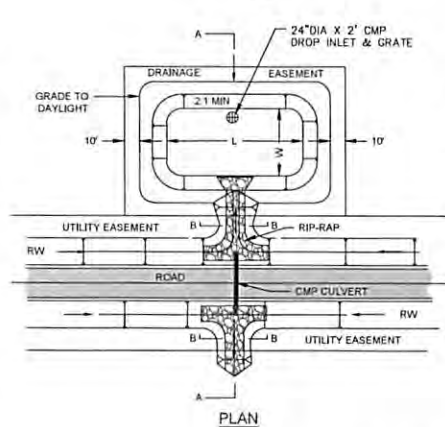
CIVIL RESOURCES, LLC 3001 W STONEBRIDGE DRIVE VAIL, AK 99984 EMAIL: BRUCE@CIVILRESOURCESLLC.COM			
DESIGN BY:	B.J.F.	PROJECT NO.:	05302021
DRAWN BY:	B.J.F.	FILED:	05302021
REVIEWED BY:	B.J.F.	DRAWING NO.:	
APPROVED BY:	B.J.F.		



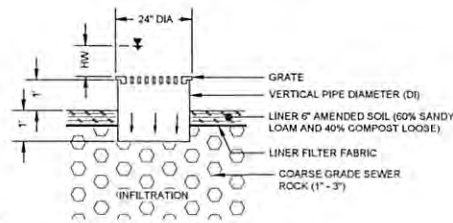




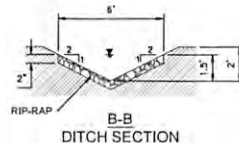
A-A



PLAN



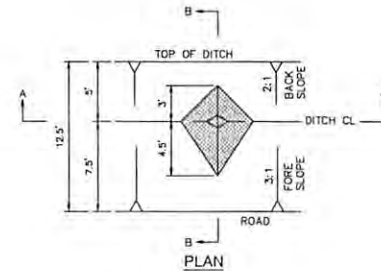
DROP INLET (PORT)



B-B DITCH SECTION

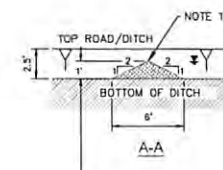
WATER QUALITY RETENTION BASIN

9 WATER QUALITY RETENTION BASIN SCHEMATIC

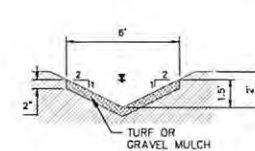


NOTES

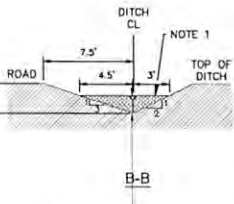
1. DITCH DIKE COMPACT USING NATIVE SOIL STABILIZE WITH TURF OR GRAVEL MULCH.



11 DITCH DIKE SCHEMATIC



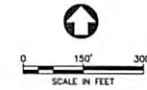
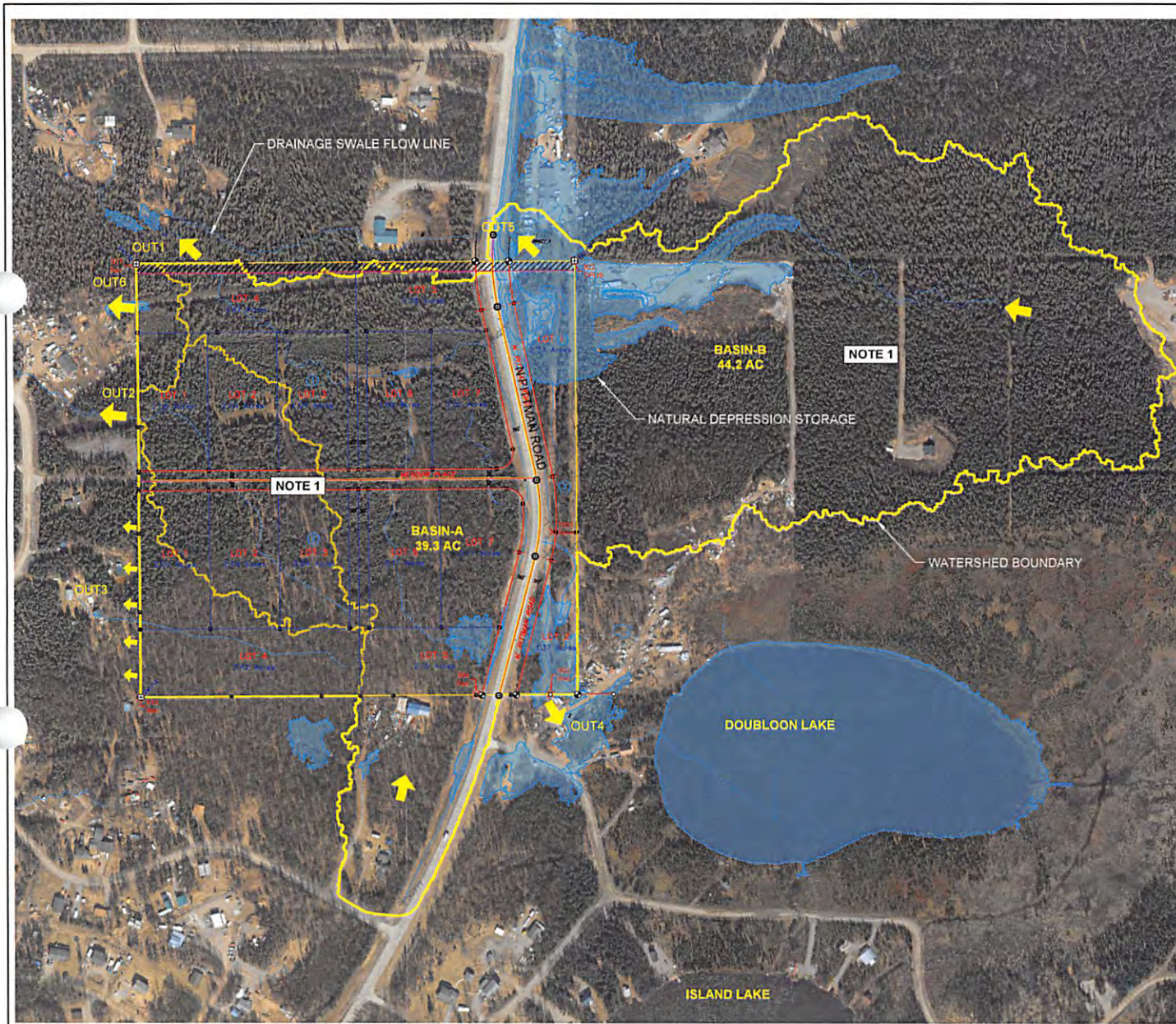
12 2' V-DITCH SCHEMATIC



13 1' INTERCEPTOR V-DITCH SCHEMATIC

NOTE
DESIGN AND DETAILS ARE SCHEMATIC AND REQUIRE FIELD ADJUSTMENT BY CONTRACTOR AND ENGINEER DURING CONSTRUCTION.

REV	DATE	DESCRIPTION	DRN	APP
1	12/14/2021	NEW PLAN	B.F.	W.B.
2	04/26/2022	DOT REVIEW COMMENTS	B.F.	W.B.
3	04/26/2022	ADD PHASES 1 AND 2	B.F.	W.B.
SECTIONS AND DETAILS				
MEADOW ESTATES SUBDIVISION				
PHASE 1				
SITE: MATANUSKA-SUSITNA BOROUGH, ALASKA				
CIVIL RESOURCES, LLC				
3001 W STONESTRIDE DRIVE				
WASILLA, AK 99594				
EMAIL: BRUCE@CIVILRESOURCESLLC.COM				
DESIGN BY:	B.F.	PROJECT NO:	05302021	
DRAWN BY:	B.F.	FILE:	05302021	
REVIEWED BY:	B.F.	DRAWING NO:		
APPROVED BY:	B.F.			



NOTES

1. EXISTING GROUND COVER IS MOSTLY FOREST WITH DENSE GROUND COVER WITH LITTLE RUNOFF. REMOVING FOREST WILL INCREASE RUNOFF SIMILAR TO GRASS/PASTURE PLUS 20% TO 30% IMPERVIOUS AREAS. ALL OF BASIN A WILL BE IMPROVED WITH RETENTION/DETENTION STORAGE THAT WILL MITIGATE INCREASED RUNOFF FROM IMPROVEMENTS IN ACCORDANCE WITH MSB DEVELOPMENT STANDARDS. IT IS ASSUMED THAT BASIN B WILL DO THE SAME.

EXHIBIT E



CIVIL RESOURCES, LLC
3001 W. STONERIDGE DRIVE
WASILLA, AK 99654
BRUCE@CIVILRESOURCESLLC.COM
PHONE: (907) 354-3021
JOB#: 03121

MEADOW LAKE ESTATES
WATERSHED AERIAL

DRAWING NUMBER
MAP1

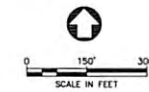


EXHIBIT E-2



CIVIL RESOURCES, LLC
3001 W STONEBRIDGE DRIVE
WASILLA, AK 99654
BRUCE@CIVILRESOURCESLLC.COM
PHONE: (907) 354-3021
JOB#: 053121

MEADOW LAKE ESTATES

WATERSHED SUB-BASINS

<p>DRAWING NUMBER</p>

MAP2

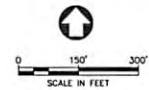


EXHIBIT E -3

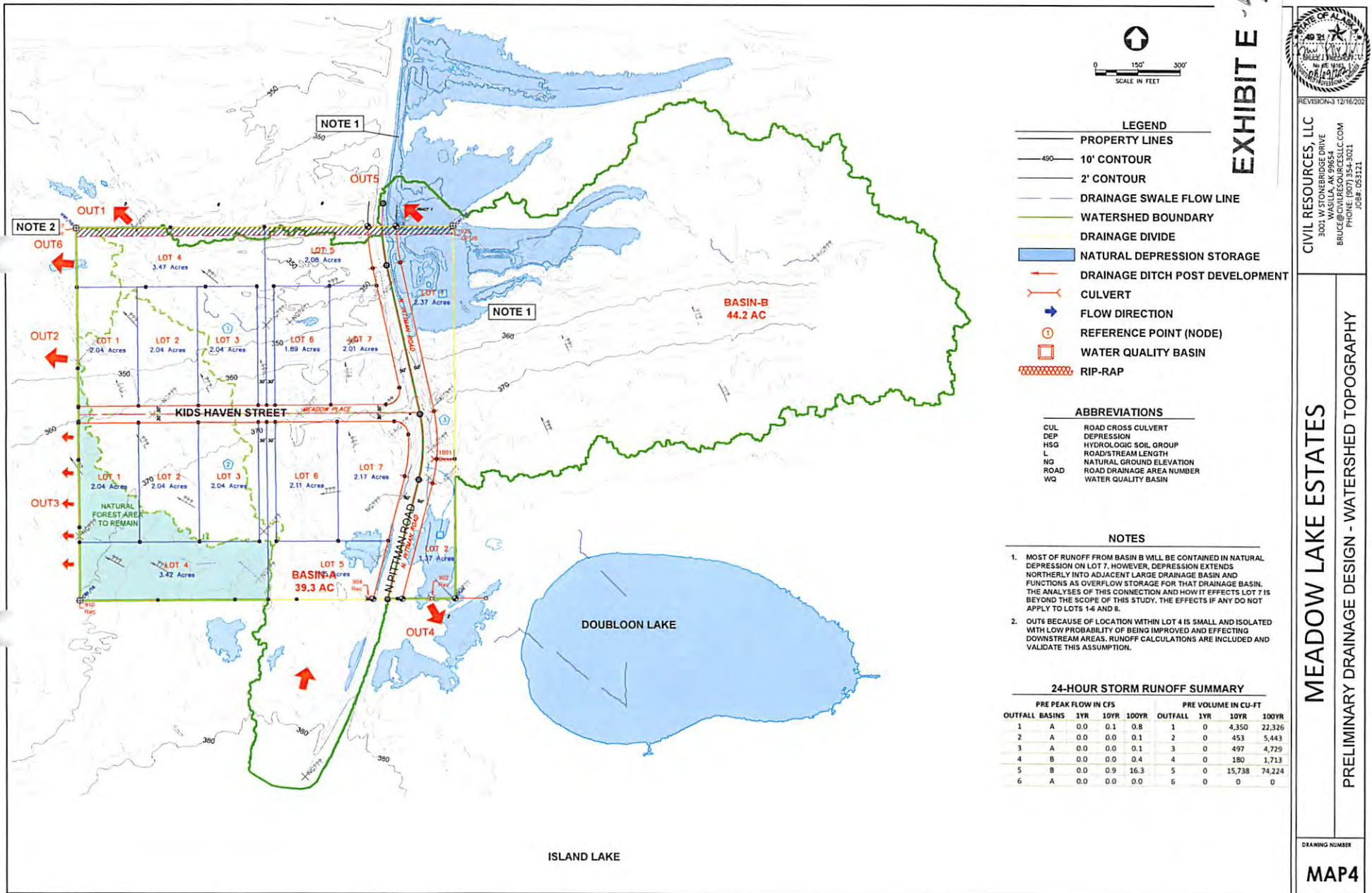


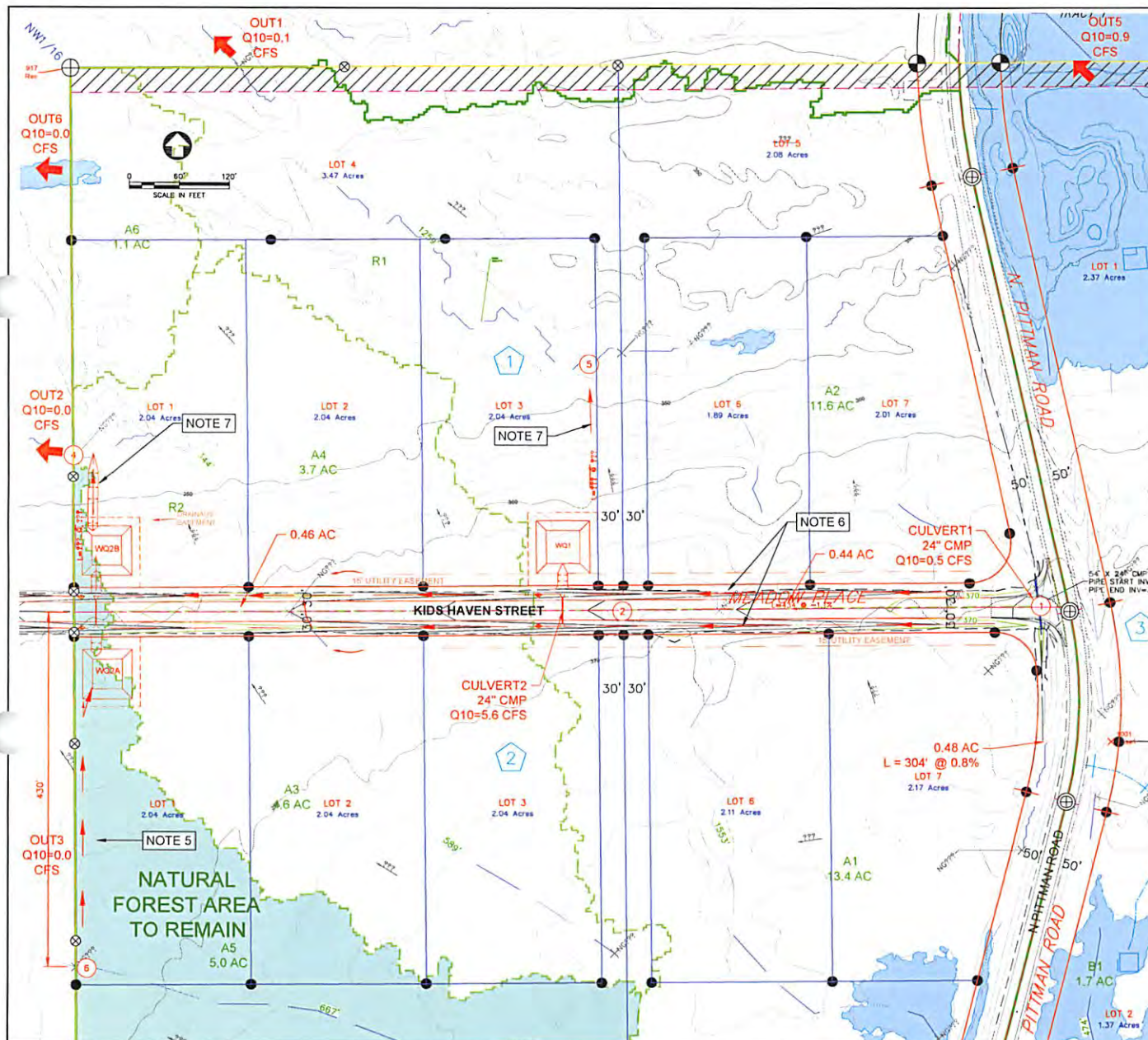
CIVIL RESOURCES, LLC
3001 W STONEBRIDGE DRIVE
WASILLA, AK 99654
BRUCE@CIVILRESOURCESLLC.COM
PHONE: (907) 354-3021
JOB#: 053121

MEADOW LAKE ESTATES
HYDROLOGIC SOIL GROUP

DRAWING NUMBER

MAP3

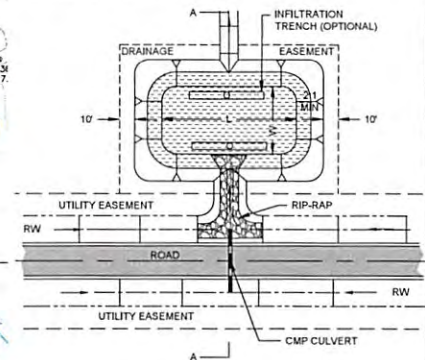




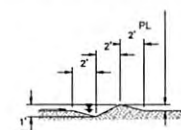
LEGEND

- PROPERTY LINES
- 10' CONTOUR
- 2' CONTOUR
- DRAINAGE SWALE FLOW LIN
- WATERSHED BOUNDARY
- DRAINAGE DIVIDE
- NATURAL DEPRESSION STORAGE
- DRAINAGE DITCH POST DEVELOPMENT
- CULVERT
- FLOW DIRECTION
- REFERENCE POINT (NODE)
- WATER QUALITY BASIN
- RIP-RAP

- NOTES**
1. WATER QUALITY BASINS ARE DESIGNED FOR 0.25-IN FIRST-FLUSH RUNOFF FROM CONTRIBUTING DRAINAGE AREA.
 2. DITCHES AND CULVERTS ARE DESIGNED FOR 10-YEAR PEAK FLOW PLUS 10%.
 3. STABILIZE DITCHES BY INCREASING D50 PARTICLE SIZE TO RESIST INCIPENT MOTION. STABILIZATION IS NOT REQUIRED, RIPRAP IS NOT REQUIRED FOR DITCHES ON THIS PROJECT.
 4. USE RIP-RAP ENERGY DISSIPATORS AT CULVERT AND WATER QUALITY BASIN OUTLETS, AND BASIN INLETS.
 5. LOT OWNER CONSTRUCT LOT LINE INTERCEPTOR V-DITCH TO NATURAL DRAINAGE SWALE IF/WHEN NATIVE FOREST AREA IS IMPROVED.
 6. FIELD GRADE NEW DITCH TO INTERCEPT RUNOFF AND CONVEY TO CULVERT LOCATION.
 7. CONSTRUCT OUTFALL DITCH INSIDE LOT LINE.



WATER QUALITY RETENTION BASIN



LOT LINE INTERCEPTOR V-DITCH (LOOKING SOUTH)

EXHIBIT E-3

CIVIL RESOURCES, LLC
 3001 W STONEBRIDGE DRIVE
 WASILLA, AK 99654
 BRUCE@CIVILRESOURCESLLC.COM
 PHONE: 907-561-4444
 FAX: 907-561-4444
 JOB# 053121

MEADOW LAKE ESTATES
 PRELIMINARY DRAINAGE DESIGN - ON-SITE DRAINAGE IMPROVEMENTS

DRAWING NUMBER
MAP5

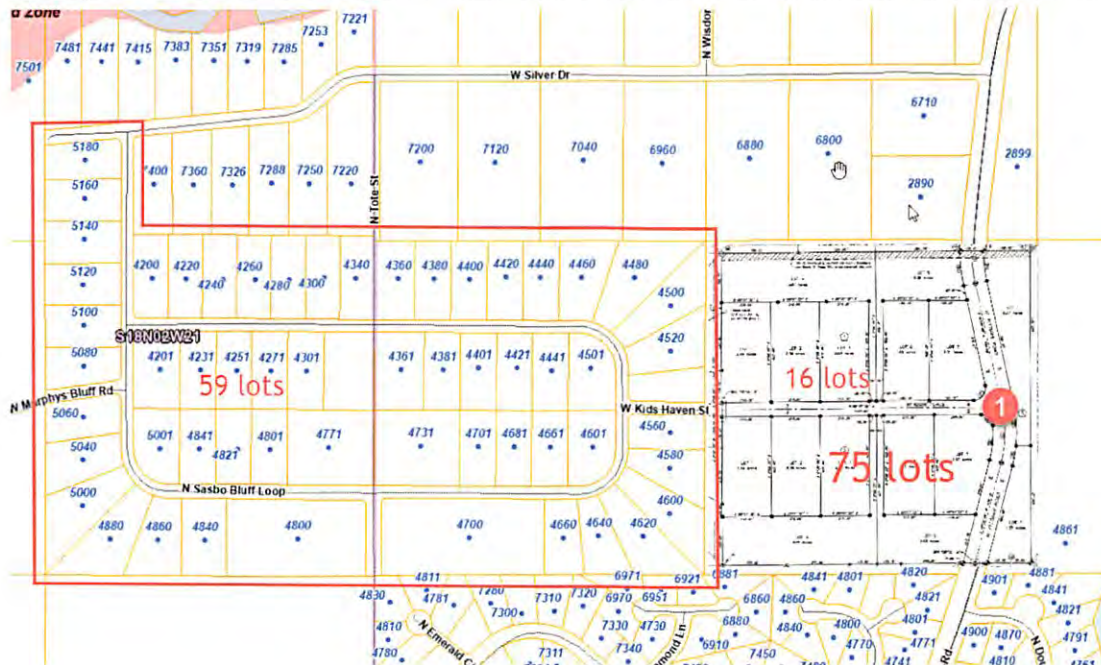
A15 Average Daily Traffic

- The following formula shall be used to determine the required classification of streets:

$$\text{ADT} = \text{Number of lots} \times 10 \text{ for single-family residential use.}$$
- See Section G for other land uses.
- For subdivisions of **five or more lots**, submit potential ADT calculations for the following locations with the preliminary plat:
 - at each intersection within the subdivision,
 - at each intersection en route to an existing Residential Collector street or higher classification, and
 - at an existing Residential Collector street or higher classification.

A16 Design Deviations

Design deviations will be considered to address extenuating circumstances including but not limited to: existing substandard ROW, environmental conditions, or existing utilities or other structures. Design deviation requests shall be in writing and contain supporting information, justification, and suggested solutions. Design deviations may be allowed by DPW only for matters that do not fall under the jurisdiction of a Board or Commission. In no circumstances will a roadway width less than 20 feet or foreslopes steeper than 2:1 be allowed. Residential Collector streets shall be no less than 24 feet wide.



I count 16 lots x 10 = 160 ADT for your subdivision only at intersection with Pittman Road. But if we add the 59 existing lots from west you have 75 x 10 = 750 ADT.

Table A-1: Design Criteria

	Unit	Residential	Residential Subcollector	Residential Collector	Mountain Access ¹	Pioneer ¹
Average Daily Traffic	VPD	≤400	401 – 1000	1001 – 3000	–	–
Typical Section						
ROW Width ²	ft	60	60	60	60	60
Lane Width	ft	10	10	11	10	10
Standard Gravel Shoulder Width	ft	2	2	2	0 ³	0 ³
Shared Paved Shoulder Width ⁴	ft	4	4	6	–	–
Roadway Width	ft	24	24	26	20	20
Foreslope ⁵	h:v	3:1	3:1	4:1	2:1	3:1
Backslope ⁶	h:v	2:1	2:1	2:1	2:1 ⁷	2:1
Crown, gravel	%	3	3	3	3	3
Crown, pavement	%	2	2	2	2	–
Engineering Criteria						
Design Speed	mph	25	30	35	–	–
Posted Speed	mph	20	25	30	–	–
Stopping Sight Distance	ft	155	200	250	–	–
Horizontal Alignment						
Minimum Centerline Radius	ft	225	350	550	– ⁸	–
with DPW Approval	ft	190	275	400	–	–
Minimum Tangent Between Curves	ft	100	100	100	100	100
Maximum superelevation	%	N/A	N/A	4	N/A	N/A

Your street would be classified as Residential Sub Collector. Not an issue because there are no curves in street.

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Tuesday, February 15, 2022 4:33 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Meadow Lake Est (Revised), #21-108

We will need to have another preconstruction conference to update the Subdivision Construction Plan and determine a new inspection fee.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, January 11, 2022 4:43 PM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; hsfirewise@gmail.com; mschoming@crweng.com; msb-platting-notice@mlccak.org; psfisher@gci.net; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; msb.hpc@gmail.com; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Meadow Lake Est (Revised), #21-108

The following link contains a Request for Comments for the redesign of Meadow Lake Estates, MSB Case 2021-108. Comments are due by **February 15, 2022**. Please let me know if you have questions.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EqV18Ykq_3JPn-TpJZkJrIsBOJruXeJ1VVEkO8BwJ5EXNw?e=jmHG0s

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

Amy Otto-Buchanan
Platting Technician

Amy Otto-Buchanan

From: Fire Code
Sent: Monday, February 14, 2022 9:57 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Meadow Lake Est (Revised), #21-108

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



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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, January 11, 2022 4:43 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <ron.bernier@matsugov.us>; hsfirewise@gmail.com; mschoming@crweng.com; msb-platting-notice@mlccak.org; psfisher@gci.net; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; msb.hpc@gmail.com; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Meadow Lake Est (Revised), #21-108

The following link contains a Request for Comments for the redesign of Meadow Lake Estates, MSB Case 2021-108. Comments are due by **February 15, 2022**. Please let me know if you have questions.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EqV18Ykq_3JPn-TpJZkJrlsBOJruXeJ1VVEkO8BwJ5EXNw?e=jmHG0s

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

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

EXHIBIT H

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, January 12, 2022 11:02 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Meadow Lake Est (Revised), #21-108

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

Hello,

MTA has reviewed the plat for Meadow Lakes Estates. 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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, January 11, 2022 4:43 PM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; hsfirewise@gmail.com; mschoming@crweng.com; msb-platting-notice@mlccak.org; psfisher@gci.net; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; msb.hpc@gmail.com; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Meadow Lake Est (Revised), #21-108

The following link contains a Request for Comments for the redesign of Meadow Lake Estates, MSB Case 2021-108. Comments are due by **February 15, 2022**. Please let me know if you have questions.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EqV18Ykq_3JPn-TpJZkIrisBOJruXeJ1VVEkO8BwJ5EXNw?e=jmHG0s



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 12, 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.

- **Meadow Lake Estates Subdivision**
(MSB Case # 2021-108)

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

Sincerely,

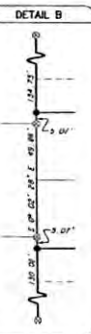
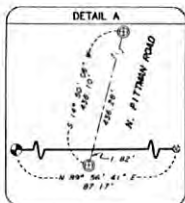
James Christopher

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

NOTES

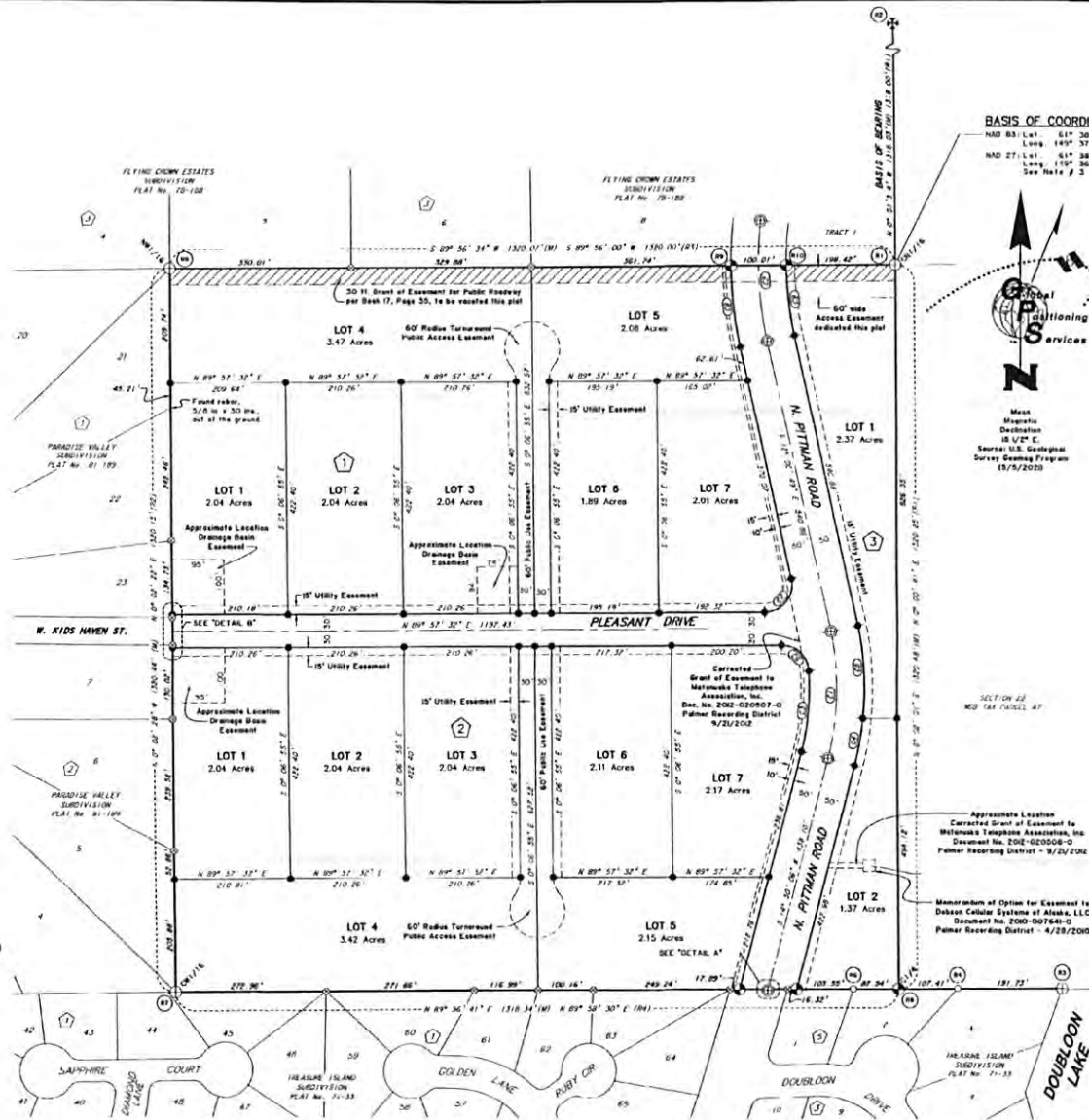
1. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
2. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1/1000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 90 PERCENT CONFIDENCE LEVEL OF 0.15 FEET PLUS 0.0001 PPM.
3. THE BASIS OF COORDINATES WAS DETERMINED BY AN OPEN SHARED SOLUTION (BPOD: 2010-0000) OBSERVATION OF THE C.W. MINE CORNER OF SECTION 22, T. 18 N., R. 2 W., S. 41 W. (BPOD: 2010-0000) OBSERVED ON MAY 6, 2020. THIS MONUMENT IS DESIGNATED BY OF THIS SURVEY. THE SHOWN RAD 83 DOWN COORDINATES WERE CONVERTED TO RAD 27 USING THE NAD83/NOAA PROGRAM, RADCON 5.0 RELEASE 2006/09/01.
4. EASEMENT SKELETONS ARE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS AND TERMINATE AT THE BOUNDARIES OF THIS SUBDIVISION.
5. 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.
6. 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 ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NO.	LENGTH	RADIUS	DELTA	CHORD
C1	233.49'	498.28'	24° 50' 55"	N 1° 24' 35" E 231.36'
C2	221.26'	474.15'	10° 40' 15"	S 2° 36' 41" E 220.26'
C3	148.42'	448.21'	18° 58' 15"	N 5° 20' 59" E 147.75'
C4	86.95'	548.78'	9° 05' 11"	N 10° 17' 30" E 86.95'
C5	169.97'	548.28'	17° 45' 43"	N 3° 07' 57" E 169.29'
C6	74.98'	50.00'	89° 33' 37"	N 3° 07' 57" E 74.98'
C7	89.00'	50.00'	102° 00' 05"	N 3° 07' 57" E 77.71'
C8	149.88'	724.15'	11° 51' 31"	S 6° 05' 03" E 149.61'
C9	129.01'	624.18'	11° 50' 34"	S 6° 05' 03" E 128.78'



LEGEND:

- (*) DLM PRIMARY MONUMENT RECOVERED
- (+) PRIMARY MONUMENT RECOVERED
- (*) CENTERLINE MONUMENT RECOVERED (2 1/2" BRASS CAP IN MONUMENT CASE)
- (*) PRIMARY MONUMENT TO BE SET
- (*) SECONDARY MONUMENT RECOVERED (AS NOTED ON SHEET 2)
- (*) SECONDARY MONUMENT RECOVERED (5/8" REBAR, NO CAP)
- (*) SECONDARY MONUMENT TO BE SET THIS SURVEY
- (*) SURVEYED
- (*) UNSURVEYED
- (*) MONUMENT IDENTIFIER
- (M) RECORD PER ILM PLAT OF T. 18 N., R. 2 W., S. 41 W., APPROVED MAY 3, 1915
- (M1) RECORD PER PLAT 2014-94, P.R.D.
- (M2) RECORD PER PLAT 81-189, P.R.D.
- (M3) RECORD PER PLAT 78-188, P.R.D.
- (M4) RECORD PER PLAT 71-33, P.R.D.
- (C) CALCULATED
- (M) MEASURED
- (---) EASEMENT TO BE VACATED THIS PLAT



BASIS OF COORDINATES

NAD 83: LAT. 61° 30' 20.731" N
LONG. 149° 37' 01.757" W
NAD 27: LAT. 61° 38' 22.661" N
LONG. 149° 36' 53.782" W
See Note # 3



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE: ALASKA ROOTS, LLC
4220 W. SKELETON PLACE,
QUEEN CREEK, AK 99642

NOTARY'S ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

PLANNING AND 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 IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

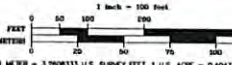
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGHOUT THE SUBDIVISION HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL

APPROVED AS SHOWN
CORRECTED
BON STREET ADDRESS, GATE LINDSEY
S&B ENGINEERING & DESIGN

Agenda Copy

SCALE



DATE OF SURVEY: Lindsey S. Vaughan, PLS
Beginning: May 5, 2022
Ending: 2022

2603 Bushyfield Rd.
Anchorage, Alaska 99503
907.269.2000

MEADOW LAKE ESTATES SUBDIVISION

A SUBDIVISION OF THE SE 1/4 NW 1/4, SECTION 22, TOWNSHIP 18 NORTH, RANGE 2 WEST, Seward Meridian, Alaska, CREATING LOTS 1-7, BLOCK 1, LOTS 1-7, BLOCK 2, AND LOTS 1 & 2, BLOCK 3, CONTAINING 42 ACRES, MORE OR LESS PALMER RECORDING DISTRICT

DRAWN BY: L. LAMAS CHECKED BY: L. VAUGHAN DATE: DEC 16, 2021

SCALE: 1" = 100' JOB NO.: 521503 SHEET NO.: 1 OF 1

SURVEYOR'S CERTIFICATE

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

DATE: LINDSEY SUE VAUGHAN
REGISTERED LAND SURVEYOR NO. 15-0258

PRELIMINARY 1/10/2022

EXHIBIT 1-3



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

January 19, 2022

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

Re: Plat Review

Dear Mr. Wagner:

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

- **Tax Map WA 11, Sec 01, T17N, R01W (Cameron BLM, MSB)**
 - No direct access will be granted to the Palmer-Wasilla Highway. All lots must access via Seward Meridian Parkway or Cottle Street.
- **Laux #3 (Laux)**
 - We request that the petitioner dedicate an addition 25' right of way along the portion of the Knik River Road that is only 100' wide to make the right of way uniform along that side of the road. This portion of the road faces a lot of erosion, and having additional right of way in which for DOT&PF to work.
- **Meadow Lakes Estates (Alaska Roots)**
 - Only Lot 1 & 2 (Block 3) will be granted to Pittman Road. All other lots must access via internal circulation.
- **Powder Village (Bruns Investments)**
 - No direct access will be granted to Wasilla-Fishhook Road. All lots must access via internal circulation.
- **Winter Rose (HAC Investment)**
 - No direct access will be granted to Bogard or Trunk Road. Both lots must access via Stringfield Road.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the

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

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

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

Sincerely,



Melanie Nichols
Mat-Su Area Planner

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

Amy Otto-Buchanan

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Tuesday, January 18, 2022 9:01 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Meadow Lake Est (Revised), #21-108

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

Hi Amy,

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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, January 11, 2022 4:43 PM
To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; hsfirewise@gmail.com; mschoming@crweng.com; msb-platting-notice@mlccak.org; psfisher@gci.net; Fire Code <Fire.Code@matsugov.us>; John Fairchild <John.Fairchild@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; msb.hpc@gmail.com; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Meadow Lake Est (Revised), #21-108

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 following link contains a Request for Comments for the redesign of Meadow Lake Estates, MSB Case 2021-108. Comments are due by **February 15, 2022**. Please let me know if you have questions.

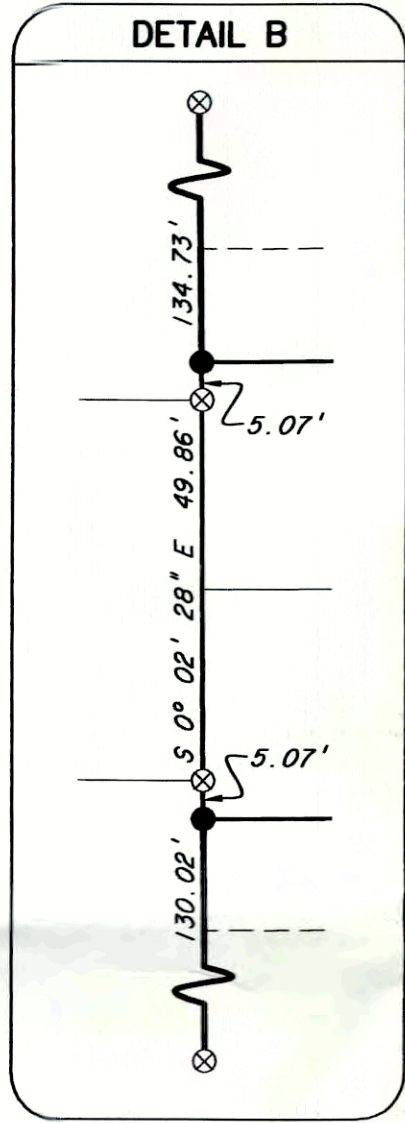
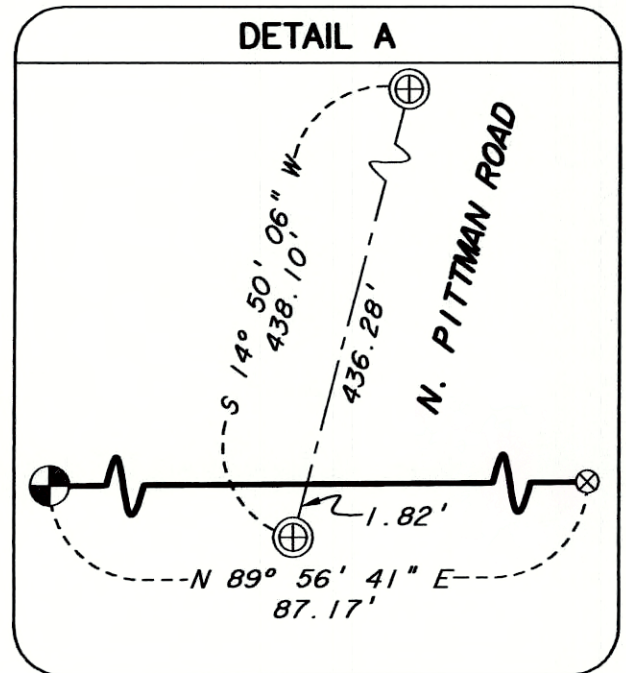
https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/EqV18Ykq_3JPn-TpJZkIrlsBOJruXeJ1VVEkO8BwJ5EXNw?e=jmHG0s

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

NOTES

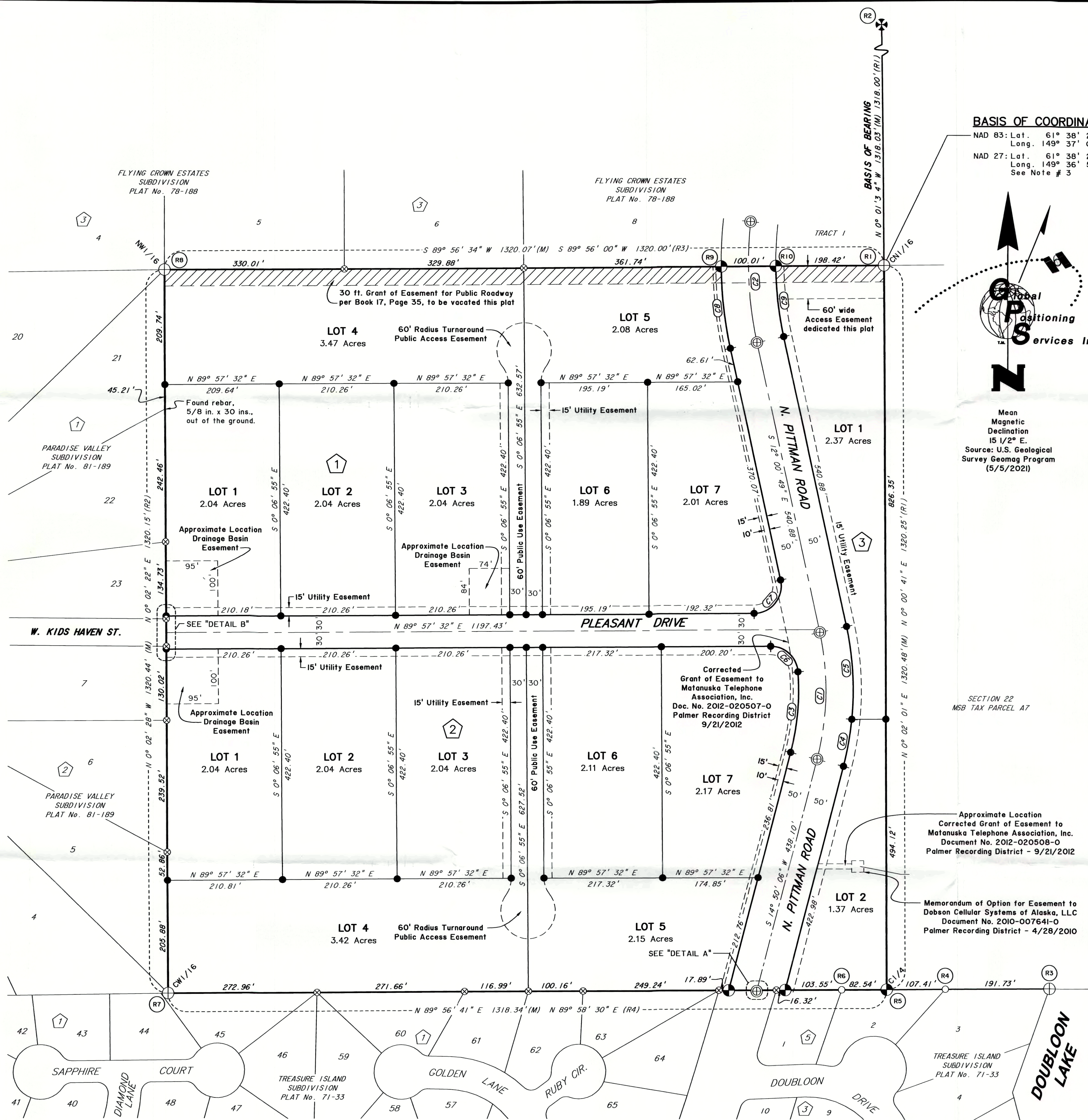
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
- THE BASIS OF COORDINATES WAS DETERMINED BY AN OPUS SHARED SOLUTION (EPOCH: 2010.0000) OBSERVATION OF THE C-N 1/16 CORNER OF SECTION 22, T. 18 N., R. 2 W. (PID: BBHG76), OBSERVED ON MAY 6, 2021. THIS MONUMENT IS DESIGNATED R1 OF THIS SURVEY. THE SHOWN NAD 83 (2011) COORDINATES WERE CONVERTED TO NAD 27 USING THE NGS/NOAA PROGRAM, NADCON 5.0 RELEASE 20160901.
- EASEMENT SIDELINES ARE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS AND TERMINATE AT THE BOUNDARIES OF THIS SUBDIVISION.
- 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.
- 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 ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CURVE TABLE				
NO.	LENGTH	RADIUS	DELTA	CHORD
C1	233.49'	498.28'	26° 50' 55"	N 1° 24' 39" E 231.36'
C2	221.26'	674.15'	18° 48' 16"	S 2° 36' 41" E 220.26'
C3	148.42'	448.27'	18° 58' 15"	N 5° 20' 59" E 147.75'
C4	86.95'	548.28'	9° 05' 11"	N 10° 17' 30" E 86.86'
C5	169.97'	548.28'	17° 45' 43"	N 3° 07' 57" W 169.29'
C6	74.98'	50.00'	85° 55' 37"	N 47° 05' 18" W 68.15'
C7	89.00'	50.00'	102° 00' 03"	N 38° 58' 22" E 77.71'
C8	149.88'	724.15'	11° 51' 31"	S 6° 05' 03" E 149.61'
C9	129.01'	624.14'	11° 50' 34"	S 6° 05' 32" E 128.78'



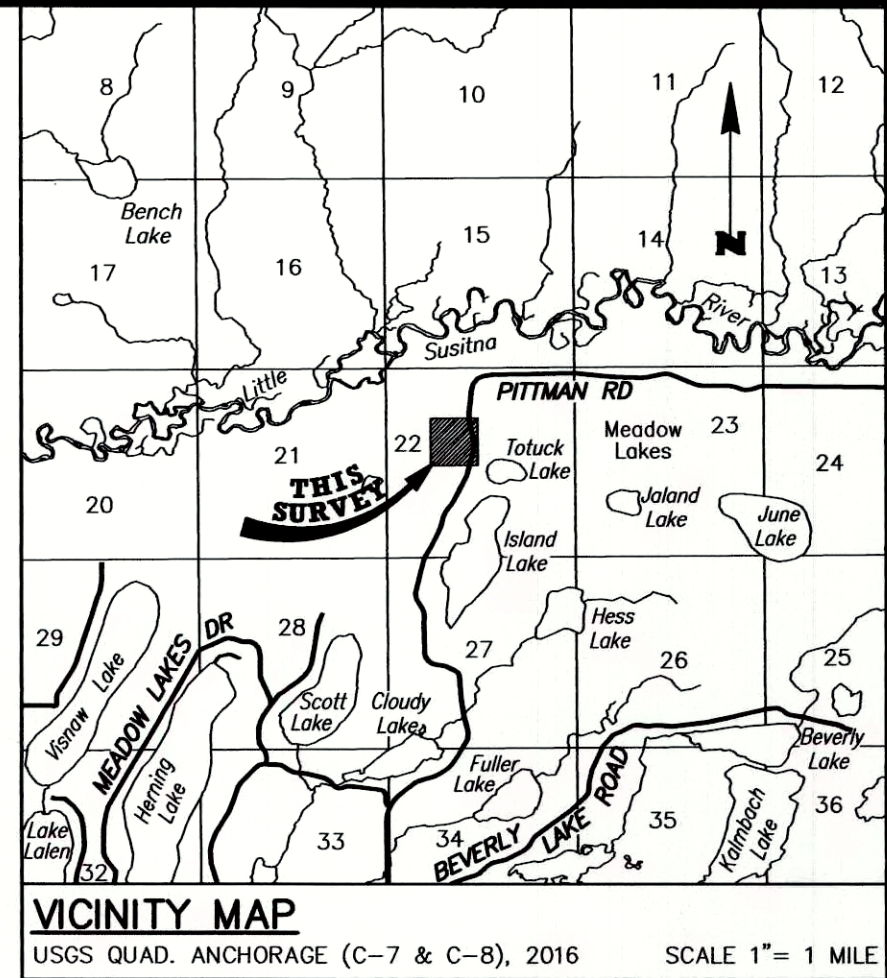
LEGEND:

- BLM PRIMARY MONUMENT RECOVERED
- PRIMARY MONUMENT RECOVERED
- CENTERLINE MONUMENT RECOVERED (2 1/2" BRASS CAP IN MONUMENT CASE)
- PRIMARY MONUMENT TO BE SET
- SECONDARY MONUMENT RECOVERED (AS NOTED ON SHEET 2)
- SECONDARY MONUMENT RECOVERED (5/8" REBAR, NO CAP)
- SECONDARY MONUMENT TO BE SET THIS SURVEY
- SURVEYED
- UNSURVEYED
- MONUMENT IDENTIFIER
- RECORD PER BLM PLAT OF T. 18 N., R. 2 W., S.M., APPROVED MAY 3, 1915
- RECORD PER PLAT 2014-94, P.R.D.
- RECORD PER PLAT 81-189, P.R.D.
- RECORD PER PLAT 78-188, P.R.D.
- RECORD PER PLAT 71-33, P.R.D.
- CALCULATED
- MEASURED
- EASEMENT TO BE VACATED THIS PLAT



BASIS OF COORDINATES

NAD 83: Lat. 61° 38' 20.731" N.
Long. 149° 37' 01.757" W.
NAD 27: Lat. 61° 38' 22.661" N.
Long. 149° 36' 53.782" W.
See Note # 5



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE ALASKA ROOTS, LLC
1220 W. STELLER PLACE,
QUEEN CREEK, AZ 85142

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

PLANNING AND 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 IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR

ATTEST: PLATTING CLERK

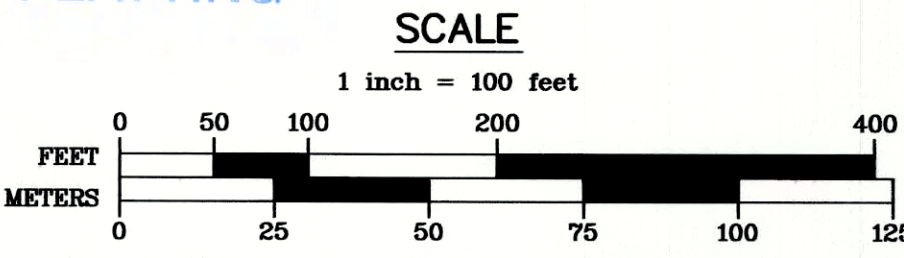
CERTIFICATION OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL _____ 20____

RECEIVED
JAN 11 2022
PLATTING

Agenda Copy



DATE OF SURVEY	Lindsey S. Vaughan, PLS
Beginning: May 5, 2021	Global Positioning Services, Inc.
Ending: TBD, 2022	2603 Blueberry Rd.
	Anchorage, Alaska 99503
	907-569-2000

MEADOW LAKE ESTATES SUBDIVISION

A SUBDIVISION OF
THE SE 1/4 NW 1/4, SECTION 22
TOWNSHIP 18 NORTH, RANGE 2 WEST
SEWARD MERIDIAN, ALASKA
CREATING LOTS 1-7, BLOCK 1, LOTS 1-7, BLOCK 2,
AND LOTS 1 & 2, BLOCK 3
CONTAINING 40 ACRES, MORE OR LESS
PALMER RECORDING DISTRICT

DRAWN BY: L. LAMAS	CHECKED BY: L. VAUGHAN	DATE: DEC 16, 2021
SCALE: 1"= 100'	JOB NO.: S21503	SHEET NO.: 1 OF 1

PRELIMINARY 1/10/2022



SURVEYOR'S CERTIFICATE

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

DATE LINDSEY SUE VAUGHAN
REGISTERED LAND SURVEYOR NO. LS-12318

6A

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 3, 2022**

PRELIMINARY PLAT: POWDER VILLAGE

LEGAL DESCRIPTION: SEC 04, T18N, R01E, SEWARD MERIDIAN AK

PETITIONERS: ALISE & DYLAN BRUNS, BRUNS INVESTMENTS LLC

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 9.40 ± PARCELS: 8

REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2022-003

REQUEST: The request is to divide Tax Parcel D6 (Parcel #4, MSB Waiver 77-34, recorded as 77-51w/83-96w) into eight lots to be known as **POWDER VILLAGE**, containing 9.40 acres +/- . Petitioner will construct a Borough standard street within the existing Section Line Easements with a temporary cul-de-sac. Parcel is located directly south of N. Wasilla-Fishhook Road, lying within the SE ¼ Section 04, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Topographic Map and As-Built
Geotechnical Report
Drainage Plan
Average Daily Traffic (ADT) Calculations

EXHIBIT A – 4 pgs
EXHIBIT B – 3 pgs
EXHIBIT C – 5 pgs
EXHIBIT D – 1 pg
EXHIBIT E – 2 pgs

AGENCY COMMENTS

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

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

DISCUSSION: The proposed subdivision is south of N. Wasilla-Fishhook Road. Petitioner will be creating eight lots, ranging in size from 1.83 acres to .92 acres. The access street will be constructed to Borough residential subcollector street standards (see ***Recommendation #4***), within the existing 50' wide and 33' wide Section Line Easements. Petitioner will construct a temporary cul-de-sac for 45' of frontage for Lot 8. The street will be named N. Covington Street, as it is a connecting to N. Covington Street to the south. Common driveway access at common lot lines will be required (see ***Recommendation #8***).

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met once interior street is constructed.

Soils Report: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Simon Gilliland, PE, notes testholes were excavated to a minimum of 12'. Testhole location map and soils log are attached. Soils are classified as GP. No groundwater was encountered. All lots have at least 10,000 sf of useable building area and all have at least 10,000 sf of contiguous useable septic area. Topographic map and as-built are at **Exhibit B**. Drainage Plan at **Exhibit D**. Average Daily Traffic (ADT) Calculations are at **Exhibit E**. An Approval to Construct (ATC) has been approved by ADOT&PF for the approach road onto N. Wasilla-Fishhook Road and is on file with Platting staff.

Comments: Department of Public Works Operations & Maintenance (**Exhibit F**) notes N. Covington is on the Official Streets and Highways Plan (OSHP) designated as a minor collector. The petitioner needs to demonstrate how this subdivision will comply with the access criteria of Subdivision Construction Manual (SCM) A04.3. *Staff notes SCM A04.3(b) requires residential collector streets to have a minimum of 250 feet spacing between accesses. This will require shared driveways at common lot lines. Petitioner may have to adjust the lot lines to achieve the 250' spacing (see Recommendation #8 and Recommendation #9).* The drainage plan should include one or two cross culverts to maintain the natural easterly drainage pattern. *Staff notes this will be addressed at the preconstruction meeting.* Department of Emergency Services (**Exhibit G**) has no comments. Planning Division (**Exhibit H**) notes they support the construction of a road along the east boundary of the parent parcel. This connection is integral to the implementation of the Official Streets and Highway Plan for the Borough. Subdividing is consistent with current land use in the area..

ADF&G: (**Exhibit I**) has no objections.

ADOT&PF: (**Exhibit J**) No direct access will be granted to N. Wasilla-Fishhook Road. All lost must access via internal circulation (see *Recommendation #7*).

Utilities: (**Exhibit K**) MTA requests a 15' wide utility easement adjoining N. Wasilla-Fishhook Road (see *Recommendation #5*). Enstar has no comments, recommendations or objections. GCI has no objections. MEA did not respond.

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

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

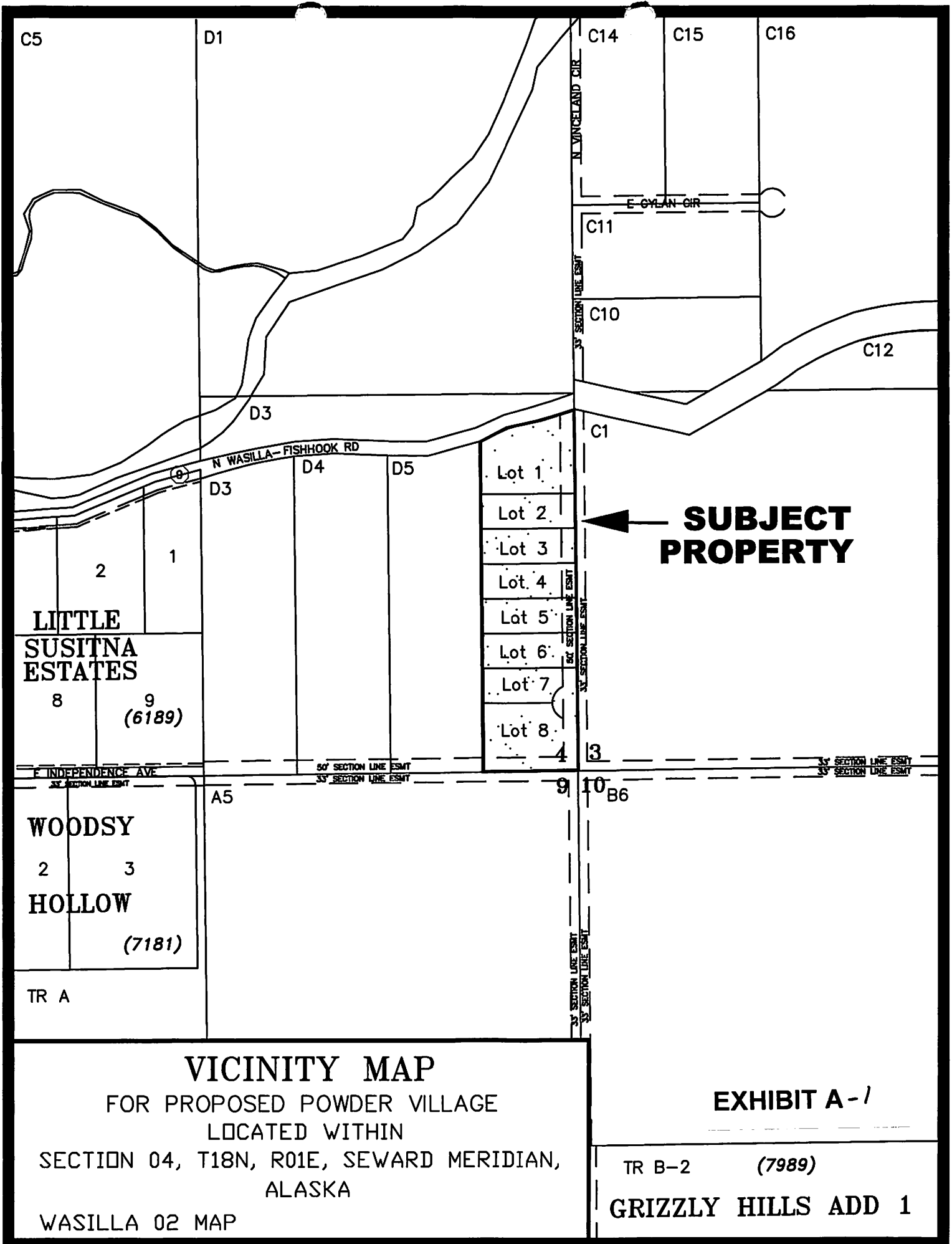
FINDINGS OF FACT

1. The plat of Powder Village 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. The lot has the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Fishhook; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Community Development, Assessments, Pre-Design Division or Development Services; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. 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 Powder Village, Section 04, Township 18 North, Range 01E, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct interior street and cul-de-sac MSB residential subcollector 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.
5. Grant a 15' wide utility easement adjoining N. Wasilla-Fishhook Road.
6. Show all easements of record on final plat.
7. Add a plat note to state: "No direct access to N. Wasilla-Fishhook Road from Lot 1, unless approved by the permitting authority."
8. Add a plat note to state: "Lots will share access at the common lot lines."
9. Grant Common Access Easements to meet the 250' access spacing requirements for residential subcollector street, pursuant to SCM A04.3(b).
10. Submit recording fees, payable to Department of Natural Resources (DNR).
11. Submit plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED POWDER VILLAGE
LOCATED WITHIN

SECTION 04, T18N, R01E, SEWARD MERIDIAN,
ALASKA

WASILLA 02 MAP

EXHIBIT A-1

TR B-2 (7989)

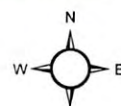
GRIZZLY HILLS ADD 1

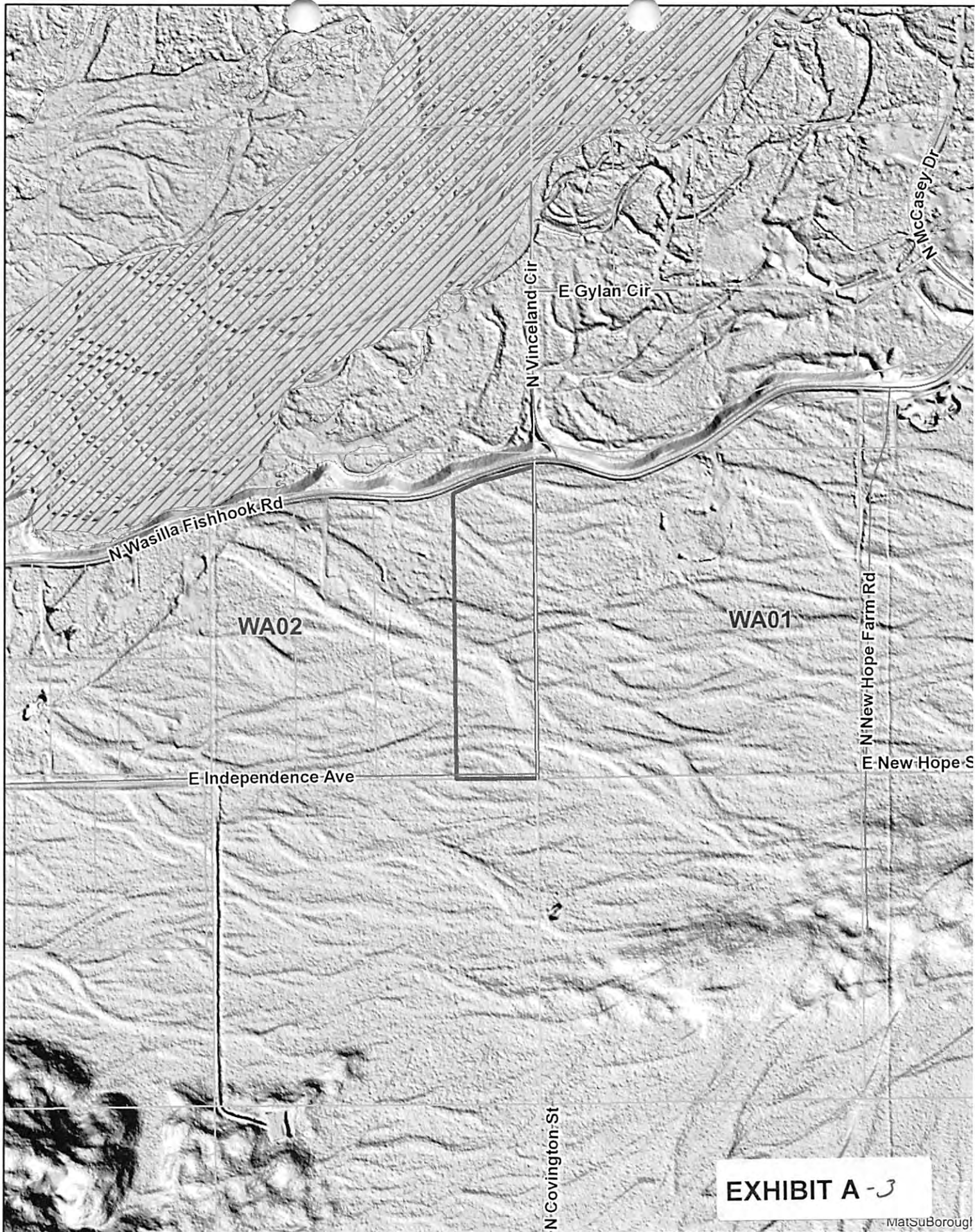


MatSu Borough

480 240 0 480 Feet

18N01E04D006





IN13

IN14

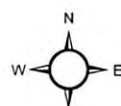
WA02

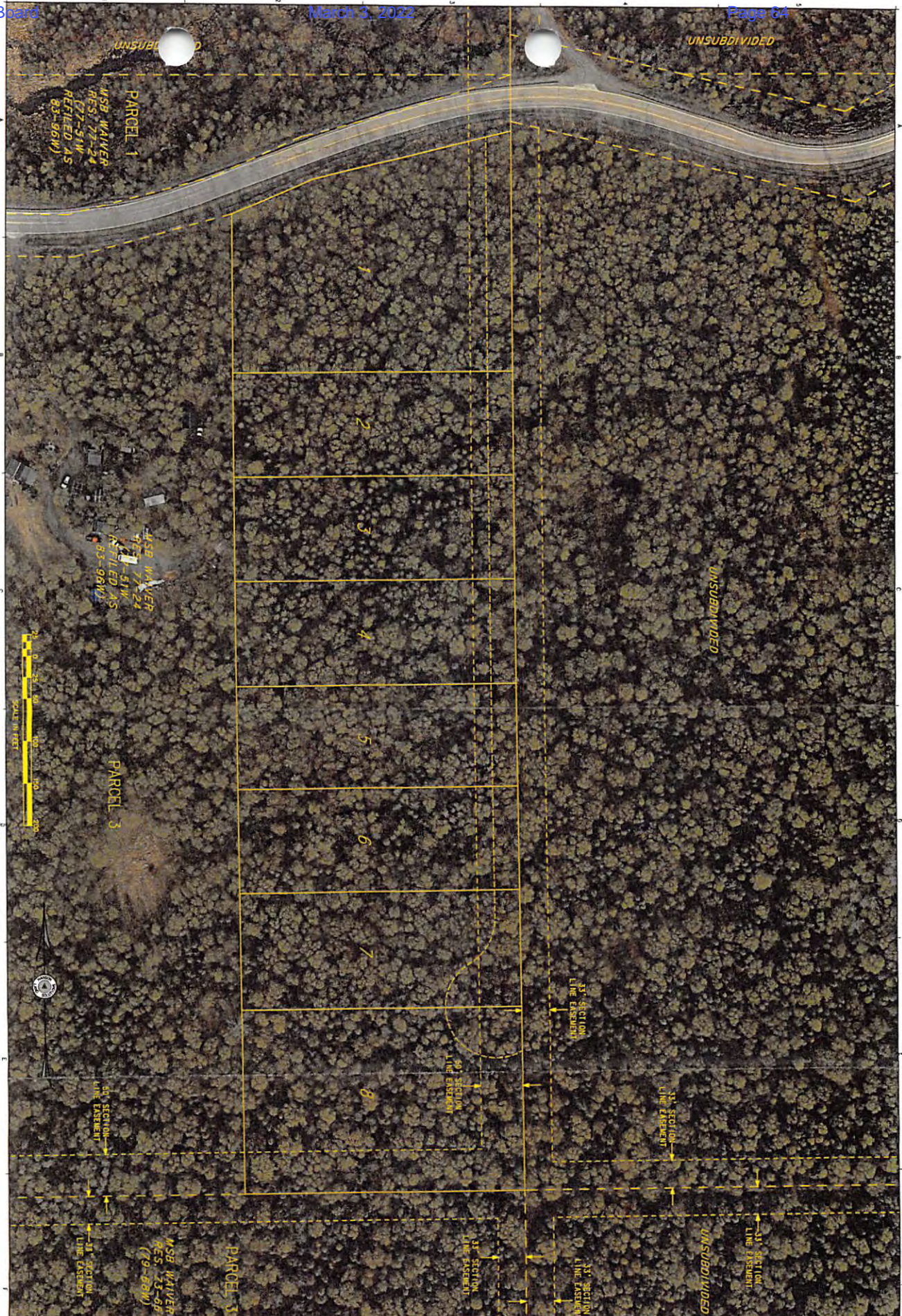
WA01

EXHIBIT A-4

970 485 0 970 Feet

18N01E04D006





REFERENCE
NUMBER:
V-20
SHEET 1 OF 3

DWG.: 31-223C
DESIGN BY: CEH
CHECKED BY: CEH
SCALE: 1"=100'
SECTION NO.: 11-16-21

WASILLA, ALASKA
POWDER VILLAGE
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLICLY AVAILABLE DATA OF THE MATANOKA SUSTAINABLE BOROUGH IMAGERY, DATED 2019/2020.
2. THE HORIZONTAL DATUM IS NAD83 (GCS86 EPOCH 2011.0)



LEGEND

- ✱ RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- RECOVERED 1/2" REBAR
- ⊙ SET PLASTIC CAP ON 3/4"x30" REBAR
- ⊙ PEDESTAL, ELECTRIC
- ⊙ ELECTRIC TRANSFORMER BOX
- ▭ GRAVEL DRIVEWAY
- ▭ ASPHALT ROAD
- GUARD RAIL

UNSUBDIVIDED

33' SECTION
LINE EASEMENT

UNSUBDIVIDED

33' SECTION
LINE EASEMENT

33' SECTION
LINE EASEMENT

33' SECTION
LINE EASEMENT

50' SECTION
LINE EASEMENT

33' SECTION
LINE EASEMENT

JAN 10 2022

PARCEL 3

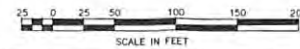
MSB WAIVER
RES. 73-66
(79-68W)

PARCEL 3

MSB WAIVER
RES. 77-24
(77-51W
REFILED AS
83-96W)

PARCEL 1

MSB WAIVER
RES. 77-24
(77-51W
REFILED AS
83-96W)



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



NOTE
1. THIS FIELD SURVEY WAS CONDUCTED ON OCTOBER 4, 2021. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

WASILLA, ALASKA
POWDER VILLAGE
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 21-238C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE:
11x17: 1"=100'
22x34: 1"=50'
REVISION DATE:
11-16-21

REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 3

EXHIBIT B-2



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



RECEIVED
 JAN 10 2022
 FLAT TING

USEABLE AREA CERTIFICATION

FISHHOOK BRUNS SUBDIVISION

A SUBDIVISION OF

Parcel 4, MSB Waiver Res. 77-24, (77-51W, refiled as 83-96W)

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

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

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

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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

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305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES:

(GP) TEST HOLES:

1, 2

(SW) TEST HOLES:

(SP) TEST HOLES:

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

(GM) TEST HOLES:

(SM) TEST HOLES:

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

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

TEST HOLES:

GROUND WATER INVESTIGATION

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

☐ Monitoring Test Holes May through October:

TEST HOLES:

☐ Soil Mottling or Staining Analysis:

TEST HOLES:

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

TEST HOLES:

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

☐ Fill will be required

☐ A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

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

Lots:

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

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

Lots:

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

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

Simon Gilliland

Simon Gilliland P.E.

Professional Engineer

10/1/21

Date



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	Parcel 4, MSB Waiver Res. 77-24, (77-51W, refiled as 83-96W)	TEST HOLE NO.	Date:	09/16/21
Insp. By:	SIMON GILLILAND	1	Job #	21-228

[illegible]

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG


Parcel:	Parcel 4, MSB Waiver Res. 77-24, (77-51W, refiled as 83-96W)	TEST HOLE NO.	Date:	09/16/21
Insp. By:	SIMON GILLILAND	2	Job #	21-228

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	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ 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?

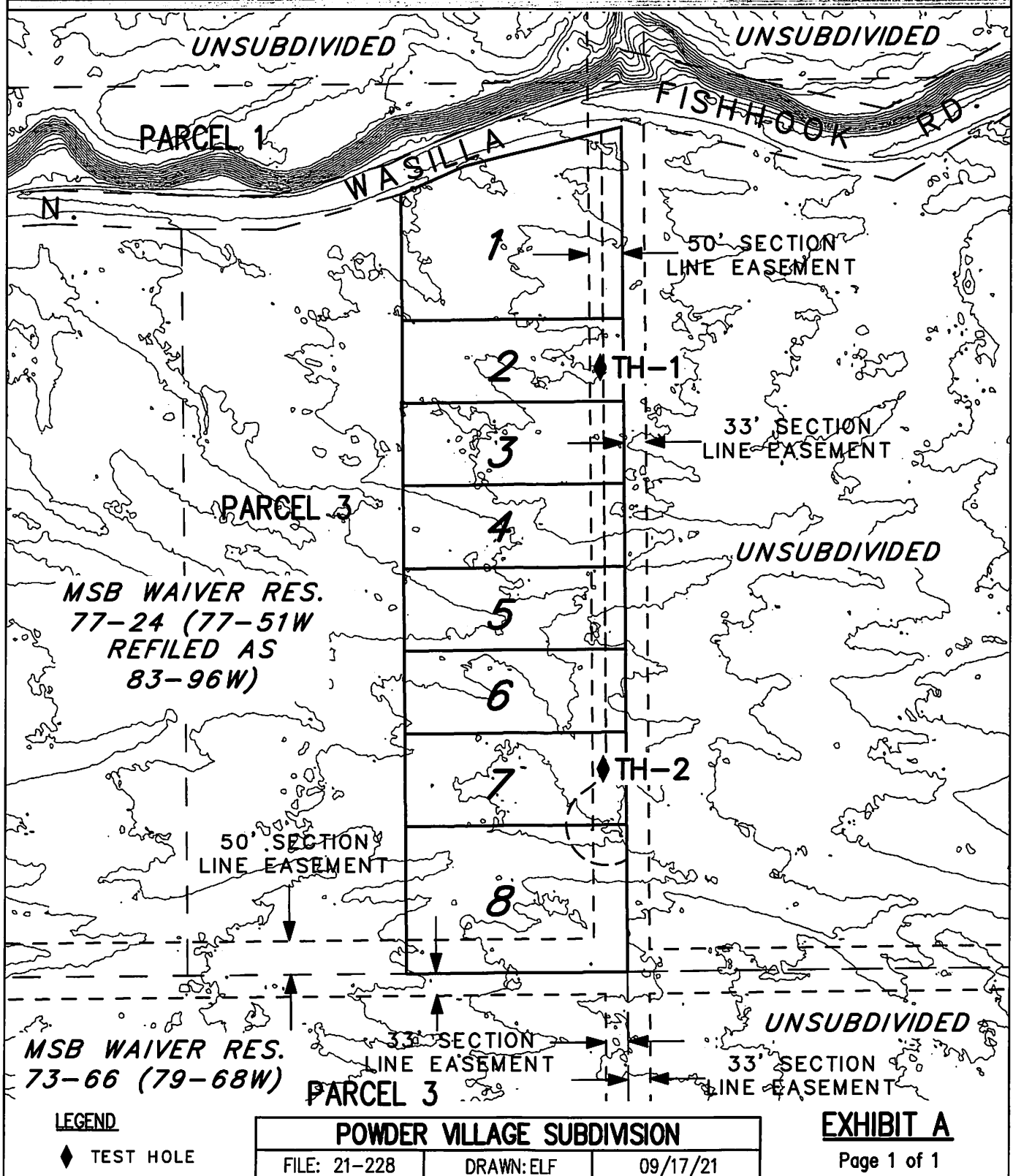
WATER LEVEL MONITORING	
Date	WATER LEVEL

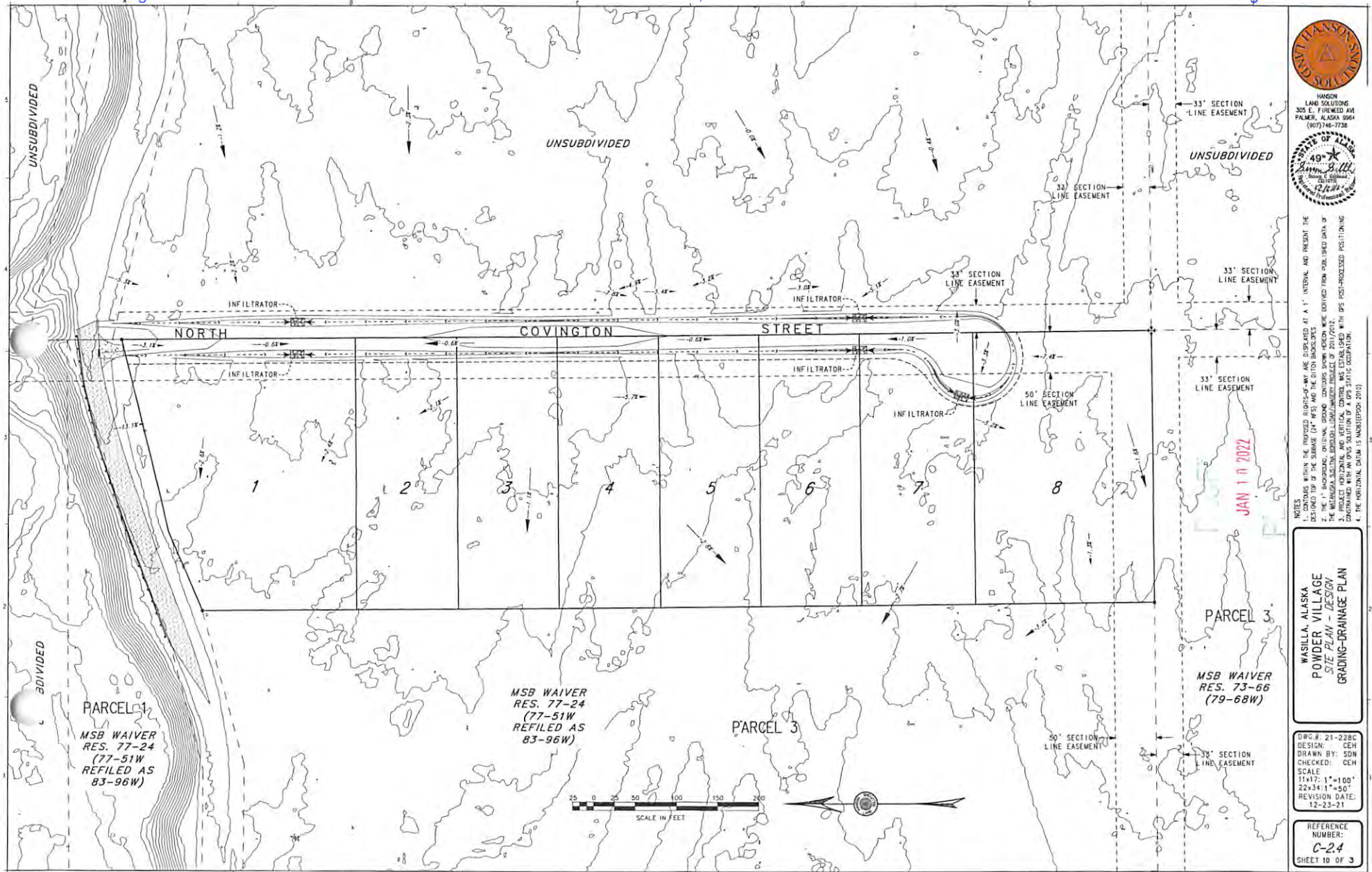
HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP





NOTES:

1. CONTOURS WITHIN THE PROPOSED RIGHT-OF-WAY ARE DISPLAYED AT A 1' INTERVAL AND INCIDENT THE 1' CONTOUR.
2. THE 1' BACKGROUND CONTOUR SPACING SHOWN HEREIN WERE DERIVED FROM PUBLISHED DATA OF THE WILSONVILLE, OREGON, AREA.
3. PROPOSED VERTICAL AND HORIZONTAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITIONING CONSIDERED WITH AN RMS SOLUTION OF A GPS STATIC OCCUPATION.
4. THE HORIZONTAL DATA IS NAD83(2011).

WASILLA, ALASKA
POWDER VILLAGE
SITE PLAN - DESIGN
GRADING-DRAINAGE PLAN

DWG.#: 21-228C
 DESIGN: CEH
 DRAWN BY: SON
 CHECKED: CEH
 SCALE: 11x17: 1"=100'
 22x34: 1"=50'
 REVISION DATE: 12-23-21

REFERENCE NUMBER:
C-24
 SHEET 10 OF 3

EXHIBIT D-1

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



December 23, 2021

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

RECEIVED
 JAN 10 2022
 PLATTING BOARD

Powder Village 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 Wasilla Fishhook Rd.	Collector Level

Based on the current plan N. Covington St is anticipated to increase on Wasilla Fishhook Rd by 70 ADT. With a proposed plat of 8 lots this adds an additional 70 total ADT; seven (7) 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 Covington St. and Wasilla Fishhook Rd.	80 added to existing Collector Level

Respectfully,

Simon Gilliland

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



SDN

Amy Otto-Buchanan

From: Jamie Taylor
Sent: Monday, February 14, 2022 1:30 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Powder Vlg \$22-003

Covington Street is on the OSHP to be a minor collector. The petitioner needs to demonstrate how this subdivision will comply with the access criteria of A04.3.

The drainage plan should include one or two cross culverts to maintain the natural easterly drainage pattern.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, January 12, 2022 2:15 PM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mothers@mtaonline.net; cobbfam@mtaonline.net; earl.almdale@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; debbie@reconllc.net; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Powder Vlg \$22-003

The following link contains a Request for Comments to subdivide 118N01E04D006, Powder Village, #2022-003. Comments are due by February 14, 2022. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/En0YF9XJa3ZCpX-g0GalM0sBSj92cneXUPyNsVkoJn53Bg?e=kUch20

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

Amy Otto-Buchanan

From: Fire Code
Sent: Monday, February 14, 2022 9:47 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Powder Vlg \$22-003

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



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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, January 12, 2022 2:15 PM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mothers@mtaonline.net; cobbfam@mtaonline.net; earl.almdale@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; debbie@reconllc.net; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
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Please open in Chrome or copy & paste. Opening in Microsoft Edge creates viewing issues.

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

EXHIBIT G

Amy Otto-Buchanan

From: Kelsey Anderson
Sent: Friday, February 11, 2022 4:58 PM
To: Amy Otto-Buchanan
Subject: RE: RFC Powder Vlg \$22-003

PA 2022-003

Access/Transportation

The planning department supports the construction of a road along the east boundary of the parent parcel. This connection is integral to the implementation of the Official Streets and Highways Plan for the MSB.

Community Planning

Subdividing is consistent with current land use in the area.

Kelsey Anderson

Matanuska-Susitna Borough: Planner II

Desk: 907-861-8525

Cell: 907-795-3984

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, January 12, 2022 2:15 PM
To: allen.kempen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mothers@mtaonline.net; cobbfam@mtaonline.net; earl.almdale@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; debbie@reconllc.net; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whsenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Powder Vlg \$22-003

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

Amy Otto-Buchanan

Amy Otto-Buchanan

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Tuesday, January 18, 2022 9:07 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Powder Vlg \$22-003

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

Good Morning,

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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, January 12, 2022 2:15 PM
To: Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mothers@mtaonline.net; cobbfam@mtaonline.net; earl.almdale@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; msb.hpc@gmail.com; debbie@reconllc.net; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Powder Vlg \$22-003

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.

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https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/En0YF9XJa3ZCpX-gOGalM0sBSj92cneXUPyNsVkoJn53Bg?e=kUch20

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



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

January 19, 2022

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

Re: Plat Review

Dear Mr. Wagner:

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

- **Tax Map WA 11, Sec 01, T17N, R01W (Cameron BLM, MSB)**
 - No direct access will be granted to the Palmer-Wasilla Highway. All lots must access via Seward Meridian Parkway or Cottle Street.
- **Laux #3 (Laux)**
 - We request that the petitioner dedicate an addition 25' right of way along the portion of the Knik River Road that is only 100' wide to make the right of way uniform along that side of the road. This portion of the road faces a lot of erosion, and having additional right of way in which for DOT&PF to work.
- **Meadow Lakes Estates (Alaska Roots)**
 - Only Lot 1 & 2 (Block 3) will be granted to Pittman Road. All other lots must access via internal circulation.
- **Powder Village (Bruns Investments)**
 - No direct access will be granted to Wasilla-Fishhook Road. All lots must access via internal circulation.
- **Winter Rose (HAC Investment)**
 - No direct access will be granted to Bogard or Trunk Road. Both lots must access via Stringfield Road.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the

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

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

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

Sincerely,



Melanie Nichols
Mat-Su Area Planner

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

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 2 1/2" BRASS CAP ON MONUMENT
- RECOVERED 1/2" REBAR
- ⊙ SET PLASTIC CAP ON 3/8" x 30" REBAR

N74°58'11"W 255.65' MEASURED DATA
(N74°45'W) (254.70') RECORD PER RECORD OF SURVEY (PLAT 98-47)
703 SURVEY POINT NUMBER

NOTES

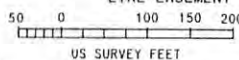
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
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- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

PARCEL 3
MSB WAIVER
RES. 73-66
(79-68W)

MSB WAIVER
RES. 77-24
(77-51W
REFILED AS
83-96W)

50' SECTION
LINE EASEMENT

33' SECTION
LINE EASEMENT



PARCEL 1

UNSUBDIVIDED

WASILLA

LOT 1
79603 SQ FT
1.83 ACRES ±

LOT 2
40437 SQ FT
0.93 ACRES ±

LOT 3
40279 SQ FT
0.92 ACRES ±

LOT 4
40591 SQ FT
0.93 ACRES ±

LOT 5
40274 SQ FT
0.92 ACRES ±

LOT 6
40432 SQ FT
0.93 ACRES ±

LOT 7
45250 SQ FT
1.04 ACRES ±

LOT 8
72356 SQ FT
1.66 ACRES ±

TEMPORARY TURNAROUND
TO BE VACATED UPON
EXTENSION OF THE ROAD
DEDICATED THIS PLAT

FISHHOOK

UNSUBDIVIDED

UNSUBDIVIDED

CERTIFICATE OF OWNERSHIP

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, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

ALISE BRUNS (MEMBER) _____ DATE _____
BRUNS INVESTMENTS, LLC.
P.O. BOX 467
PALMER, AK 99645

DYLAN BRUNS (MEMBER) _____ DATE _____
BRUNS INVESTMENTS, LLC.
P.O. BOX 467
PALMER, AK 99645

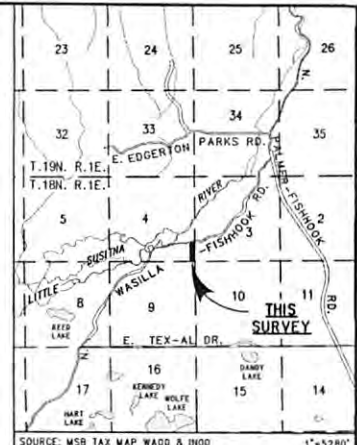
NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____

DAY OF _____, 20____.

FOR _____
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 PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MEASUREMENTS 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

JAN 10 2022

Agenda Copy

A PLAT OF
POWDER VILLAGE
A SUBDIVISION OF
PARCEL 4
MSB WAIVER RES. 77-24
(77-51W, REFILED AS 83-96W)
PALMER RECORDING DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SE 1/4 SEC. 4, T.18N. R.1E. 5M, AK
CONTAINING 9.40 ACRES MORE OR LESS

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



FILE: FB21-228 OK: CEH SCALE: 1"=100' 12/20/21 1 OF 1

EXHIBIT K-1

SDN



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 13, 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 plat and has no comments or recommendations.

- **Powder Village**
(MSB Case # 2022-003)

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

Sincerely,

James Christopher

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

Amy Otto-Buchanan

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, January 13, 2022 8:21 AM
To: Amy Otto-Buchanan
Subject: RE: RFC Powder Vlg \$22-003

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

Hello,

MTA has reviewed the plat for Powder Village. MTA would like to request a 15' easement adjacent to Wasilla Fishhook.

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: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Wednesday, January 12, 2022 2:15 PM
To: allen.kemplen@alaska.gov; Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Jesse Sumner <jessesumnerdistrict6@gmail.com>; mothers@mtaonline.net; cobbfam@mtaonline.net; earl.almdale@gmail.com; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; msb.hpc@gmail.com; debbie@reconllc.net; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; mearow@matanuska.com; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>
Subject: RFC Powder Vlg \$22-003

The following link contains a Request for Comments to subdivide 118N01E04D006, Powder Village, #2022-003. Comments are due by February 14, 2022. Please let me know if you have any questions. Thanks, A.

https://matsugovus-my.sharepoint.com/:f/g/personal/amy_otto-buchanan_matsugov_us/En0YF9XJa3ZCpX-g0GalM0sBSj92cneXUPyNsVkoJn53Bg?e=kUch20

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UNSUBDIVIDED

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WASILLA

50' SECTION LINE EASEMENT

LOT 1
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1.83 ACRES ±

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PARCEL 3
MSB WAIVER RES. 73-66
(79-68W)

US SURVEY FEET
50 0 100 150 200

UNSUBDIVIDED

FISHHOOK RD.

UNSUBDIVIDED

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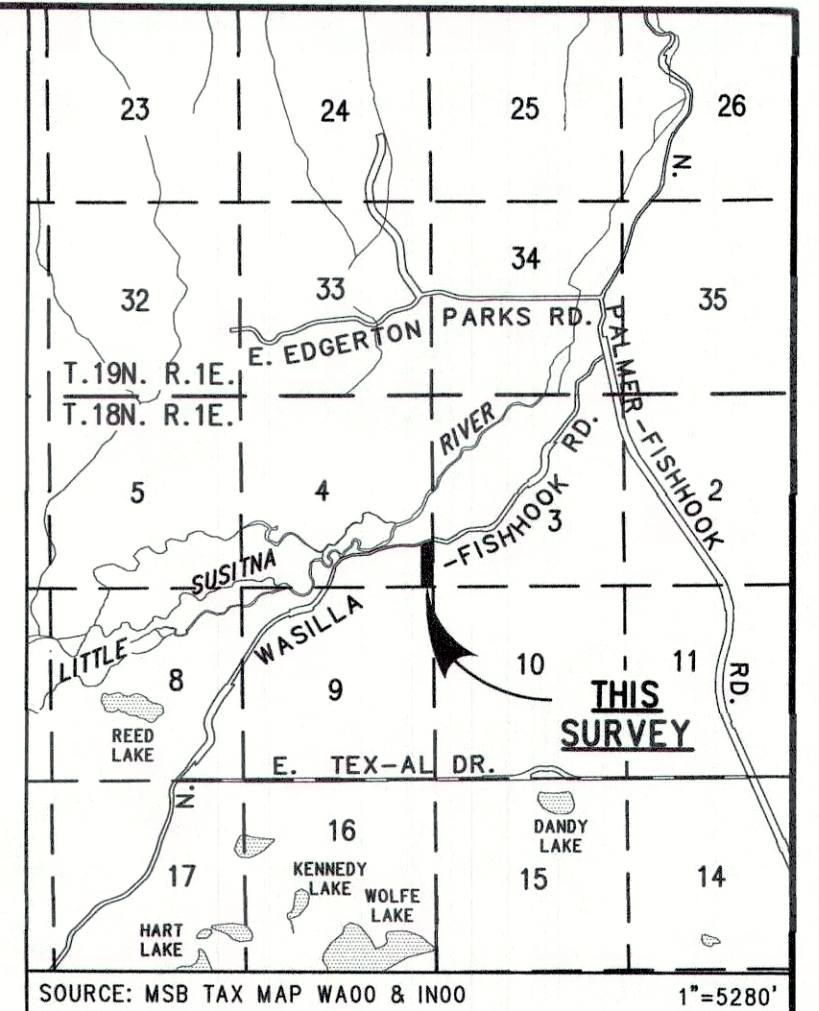
DAY OF _____, 20____.

FOR _____

FOR _____

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REGISTERED LAND SURVEYOR

RECEIVED

JAN 10 2022

PLATTING

Agenda Copy

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