

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Theresa Taranto



PLATTING TECHNICIANS
Amy Otto-Buchanan
Kimberly McClure
Matthew Goddard

PLATTING ASSISTANT
Kayla Kinneen

ABBREVIATED PLAT AGENDA CONFERENCE ROOM 110 350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING

8:30 A.M.

September 14, 2022

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or you can submit written comments by email to plattting@matsugov.us or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

1. INTRODUCTION

A. Introduction of Staff

2. UNFINISHED BUSINESS:

(None)

3. PUBLIC HEARINGS:

A. **CLARK ESTATES** The request is to create four lots from Parcel #1, MSB Waiver #78-28-PWm, recorded as Waiver Resolution #78-78w, to be known as **Clark Estates**, containing 5.52 acres +/- . The property is located west of S. Vine Road, east of S. Vale Avenue and directly north of W. Hollywood Road (Tax ID # 17N02W22D009); within the SE ¼ Section 22, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: ANC Properties, LLC, Staff: Matthew Goddard, Case # 2022-126)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M.** on **September 14, 2022**, in the **Conference Room 110** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices:** Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony:** Members of the public are invited to sign in and testify before the officer.
 - **3-minute time limit per person for members of the public.**
 - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments:** Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
 - **Testimony is limited to five (5) minutes for the petitioner/applicant.**
 - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
 - No further unsolicited input from petitioner is appropriate.
 - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
 - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
SEPTEMBER 14, 2022

ABBREVIATED PLAT: CLARKE ESTATES
LEGAL DESCRIPTION: SEC 22, T17N, R02W, SEWARD MERIDIAN AK
PETITIONERS: ANC PROPERTIES, LLC
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING/HOLLER ENGINEERING
ACRES: 5.52 ± PARCELS: 4
REVIEWED BY: MATTHEW GODDARD CASE #: 2022-126

REQUEST: The request is to create four lots from Parcel #1, MSB Waiver #78-28-PWm, recorded as Waiver Resolution #78-78w, to be known as **CLARKE ESTATES**, containing 5.52 acres +/- . The property is located west of S. Vine Road, east of S. Vale Avenue and directly north of W. Hollywood Road; within the SE ¼ Section 22, Township 17 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Soils Report

EXHIBIT A – 6 pgs
EXHIBIT B – 13 pgs

AGENCY COMMENTS

ADOT&PF
ADF&G
MSB DPW
MSB Emergency Services
MSB Development Services
Utilities

EXHIBIT C – 2 pgs
EXHIBIT D – 1 pg
EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 2 pgs
EXHIBIT H – 1 pg

DISCUSSION: The proposed subdivision is creating four lots. All lots will need to share a common access onto W. Hollywood Road. Petitioner will need to apply for a multi-family permit for proposed Lot 3 as the lot will exceed the number of dwelling units allowed without one.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, PE, states that the soils evaluation included logging one new testhole with a sieve test, review of 4 existing testholes on the parent parcel, review of neighboring soils information, review of the provided topography information, review of aerial imagery, and other observations at the site. A sieve analysis was provided for the newly dug testhole. Groundwater was encountered in the form of seeps in Testhole #1 at 13.5', there was none encountered in any of the previously logged testholes. Groundwater is not expected

to be a limiting factor for development of the proposed lots. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, each proposed lot will contain at least 10,000 sf of contiguous useable septic area and an additional 10,000 sf of useable building area.

Comments:

ADOT&PF (**Exhibit C**) requests 50' Right-of-Way dedication for Hollywood Road. *Staff notes that this is an abbreviated plat and cannot dedicate Right-of-Way.* Shared access for Lots 1-4 is requested. *Staff notes that a plat note will be required limiting access to a single driveway onto W. Hollywood road. This is shown at Recommendation #5.*

ADF&G (**Exhibit D**) has no objections.

MSB DPW (**Exhibit E**) notes that the easternmost driveway should be removed prior to the recordation of this plat (See Recommendation #6). Proposed Lot 3 will require a multifamily permit (See Recommendation #4).

MSB Emergency Services (**Exhibit F**) has no objections.

MSB Development Services (**Exhibit G**) notes that this Platting action will create a dwelling unit density on proposed Lot 3 which requires a multifamily permit in accordance with MSB 17.73.

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

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council #16 Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Community Development, Assessments, Pre-Design Division, or Planning; GCI, MEA or MTA.

CONCLUSION: The abbreviated plat of Clarke Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

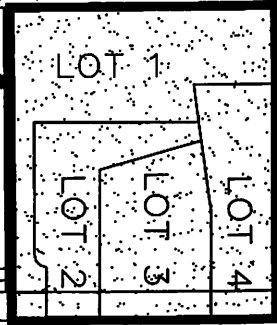
1. The plat of Clarke Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.

5. The creation of proposed Lot 3 will require a Multifamily Permit per MSB 17.73.
6. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council #16 Knik-Fairview; Fire Service Area #130 Central Mat-Su; Road Service Area #17 Knik; MSB Community Development, Assessments, Pre-Design Division, or Planning; GCI, MEA or MTA.
7. There were no objections from any federal or state agencies, or Borough departments.
8. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Clarke Estates, Section 22, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Apply for a multi-family permit and provide Platting Staff a copy of the application.
5. Add a Plat Note stating that only one access shall be allowed onto W. Hollywood Road unless otherwise approved by the permitting authority.
6. Reclaim one of the existing driveways and provide proof to the Platting Staff of its removal.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.

**SUBJECT
PROPERTY**



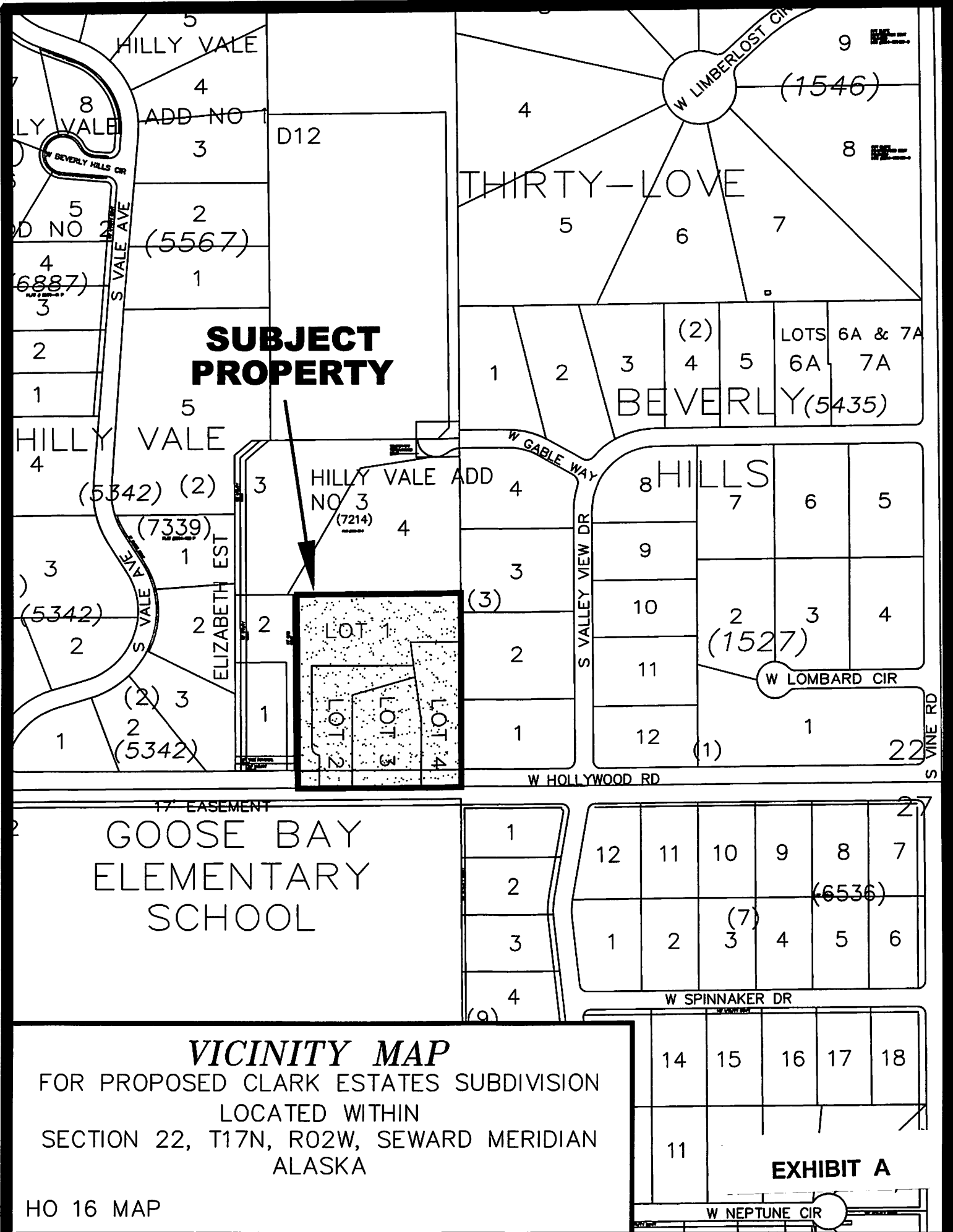
17' EASEMENT
GOOSE BAY
ELEMENTARY
SCHOOL

VICINITY MAP

FOR PROPOSED CLARK ESTATES SUBDIVISION
LOCATED WITHIN
SECTION 22, T17N, R02W, SEWARD MERIDIAN
ALASKA

HO 16 MAP

EXHIBIT A





S Vale Ave

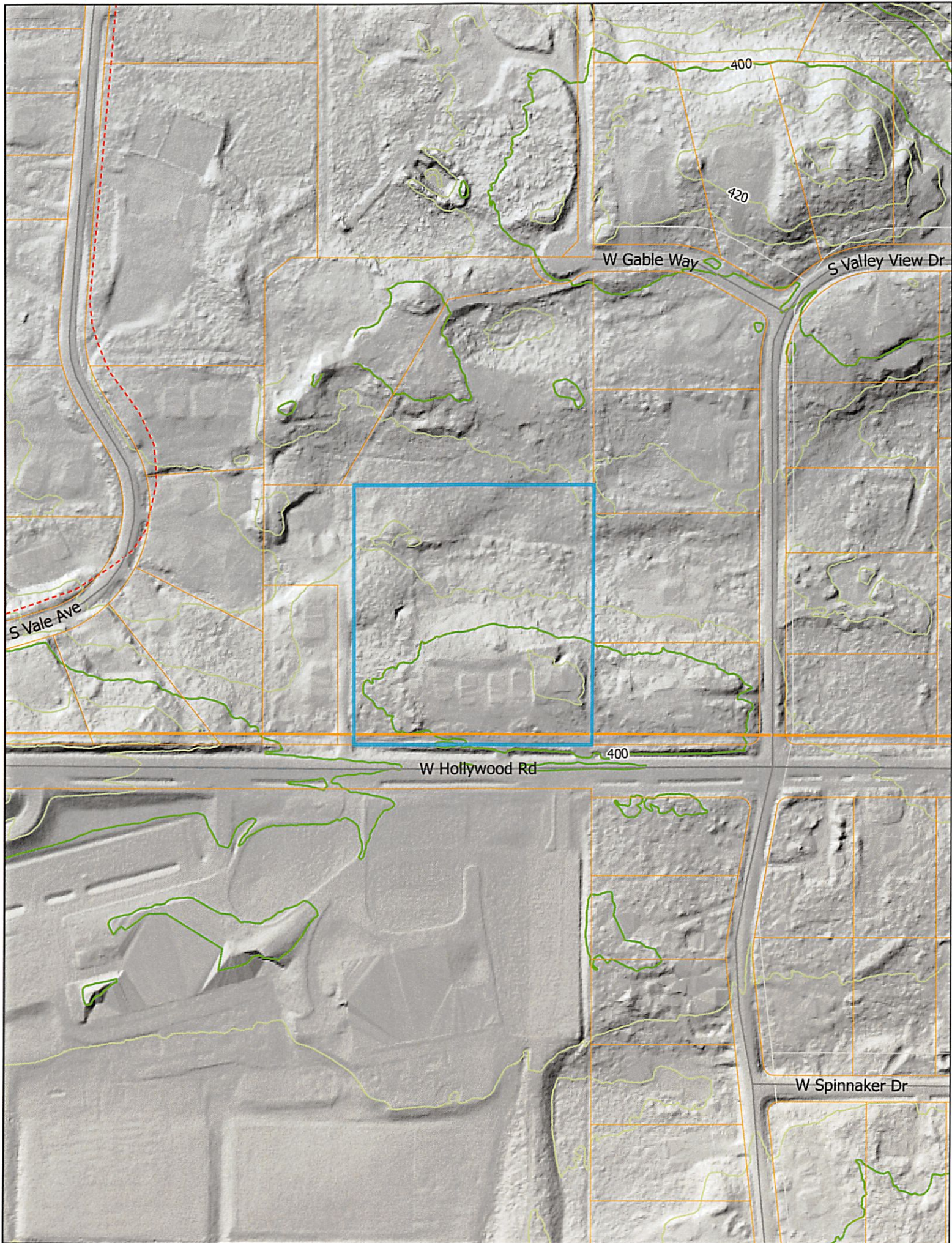
W Gable Way

S Valley View Dr

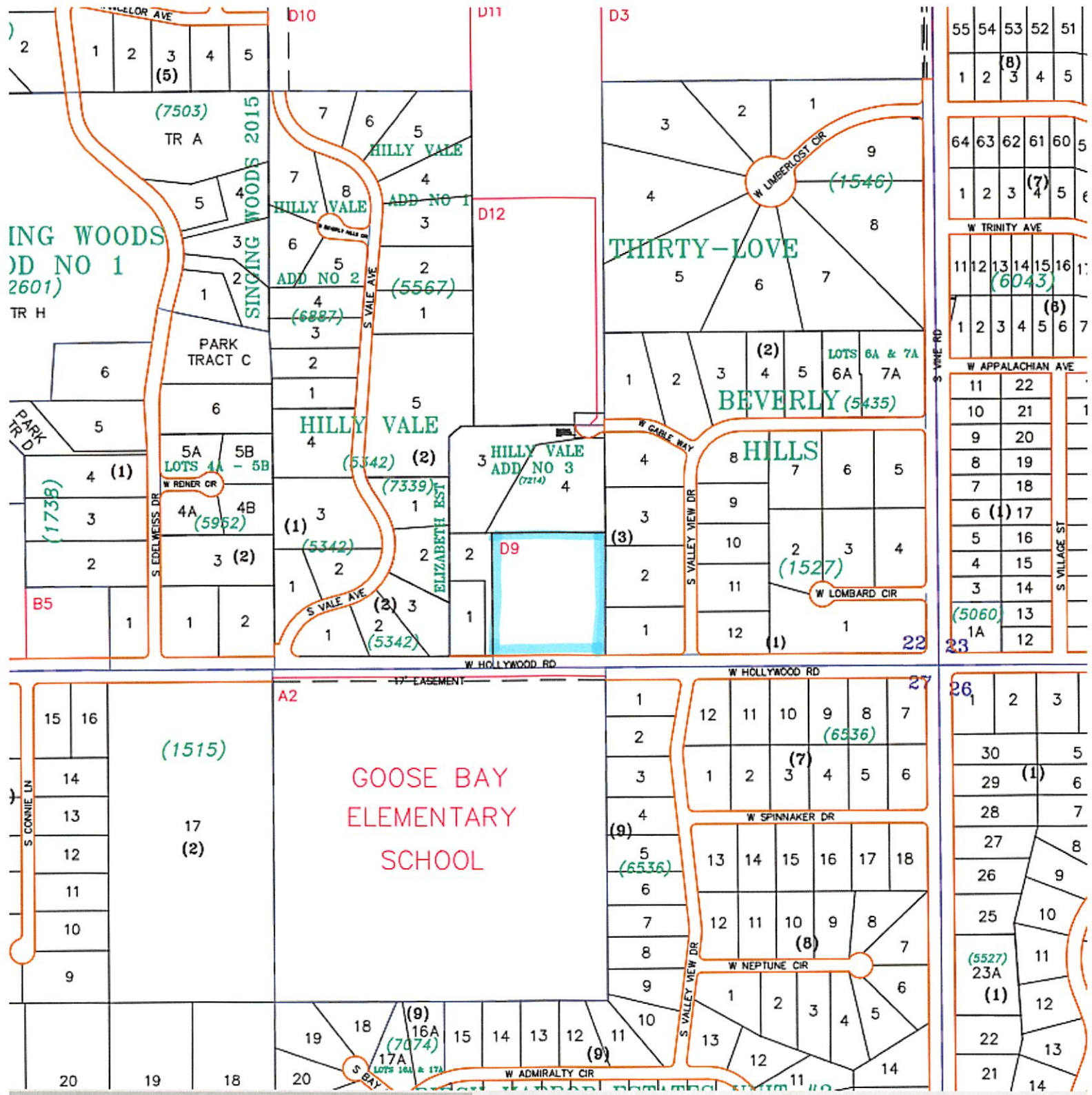
W Hollywood Rd

W Spinnaker Dr

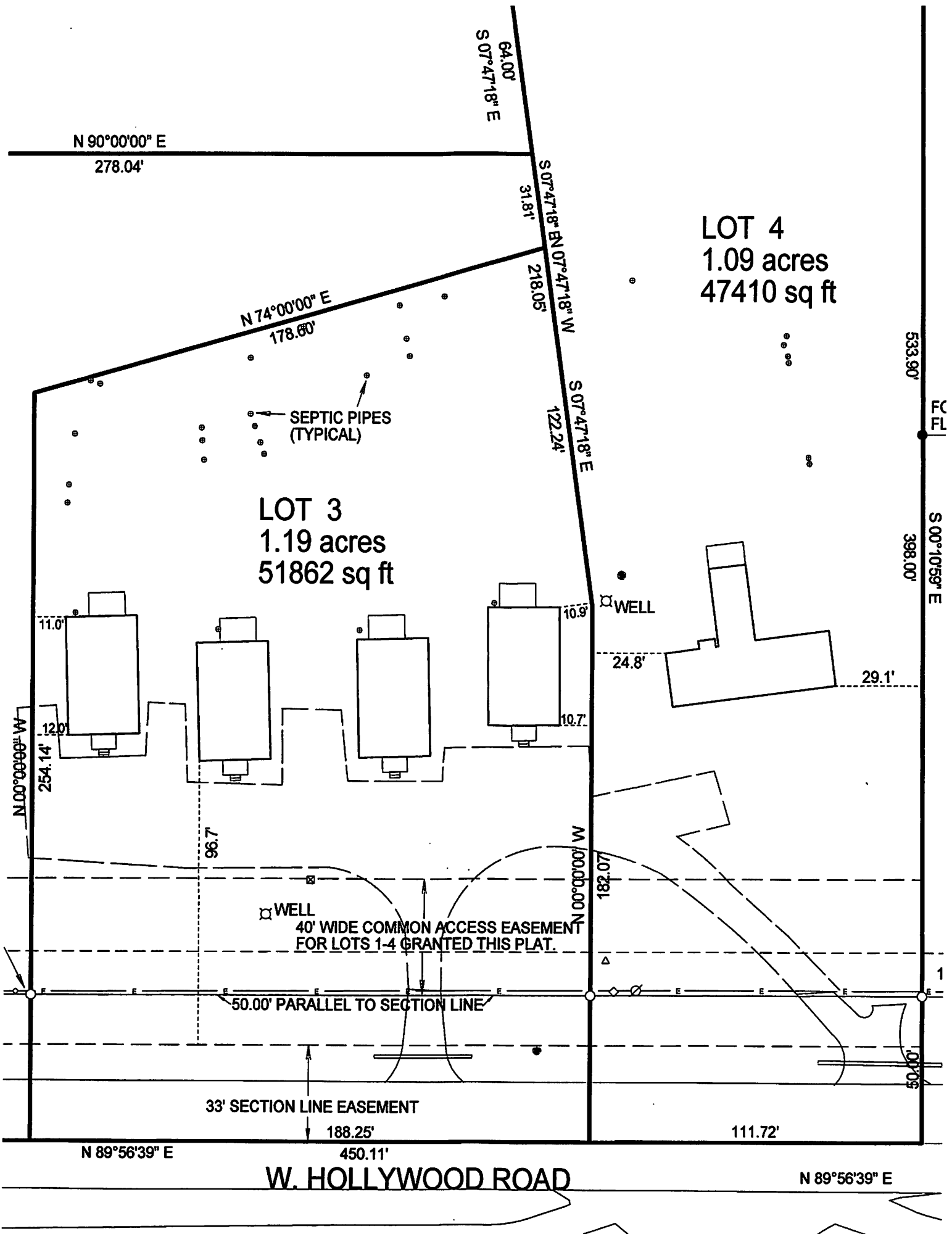
Matanuska-Susitna Borough, Alaska







55	54	53	52	51
1	2	(8)	4	5
64	63	62	61	60
1	2	3	(7)	5
W TRINITY AVE				
11	12	13	14	15
16	(6)	4	5	6
W APPALACHEAN AVE				
11	22			
10	21			
9	20			
8	19			
7	18			
6	(4)	17		
5	16			
4	15			
3	14			
(5060)	13			
1A	12			
S VILLAGE ST				
26	2	3		
30	5			
29	(1)	6		
28	7			
27	8			
26	9			
25	10			
(5527)	11			
23A	(1)	12		
22	13			
21	14			



N 90°00'00" E
278.04'

64.00'
S 07°47'18" E

LOT 4
1.09 acres
47410 sq ft

N 74°00'00" E
178.80'

SEPTIC PIPES
(TYPICAL)

LOT 3
1.19 acres
51862 sq ft

WELL

WELL

40' WIDE COMMON ACCESS EASEMENT
FOR LOTS 1-4 GRANTED THIS PLAT.

50.00' PARALLEL TO SECTION LINE

33' SECTION LINE EASEMENT

W. HOLLYWOOD ROAD

N 89°56'39" E

533.90'
FC FL
398.00'
S 00°10'59" E

M 106°00'00" N

M 100°00'00" N

1

00.05'

111.72'

188.25'

11.0'
12.0'
254.14'
141.452'
7.96'
10.9'
24.8'
10.7'
29.1'



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

August 12, 2022

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

RECEIVED
AUG 15 2022
PLATTING

Re: *Clarke Estates Subdivision*; Useable Areas, Topography, and Drainage
HE #22045

Dear Mr. Wagner:

At the request of the project owner Aaron Bird, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 4 new lots from one existing parent parcel totaling 5.5 acres. Our soils evaluation included logging one new testhole with a sieve test, review of 4 existing testholes on the parent parcel, review of neighboring soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rectangle shape north of and bordering W. Hollywood Road. The parent parcel has a gentle valley running west to east across its north half, with a gentle ridge on the south half. Minor regions containing steep slopes exceeding 25% were found between the ridge and valley and have been delineated on the attached map. The total elevation differential indicated on the provided topographical map is approximately 30'.

Soils & Vegetation. The parent parcel contains 2 constructed driveways for access to five existing single family residential buildings with related outbuildings/minor cleared areas. The remaining native vegetation on the parent parcel primarily consists of mature growth birch and spruce trees with the occasional cottonwood tree, and lesser shrubs and grasses. Four existing testholes, near proposed new lotlines, were reviewed to evaluate soil conditions. One new testhole was logged on proposed Lot 1. Near surface soils found in the testholes included a silty topsoil layer extending down to 2'. Receiving soils below the silts were found to be somewhat silty sands and gravels extending down to 16' to 18'. Percolation reports were found for three of the testholes with results of 11 min/in, 16 min/in, and 22 min/in. One testhole, labeled TH-2015 on the drawing, did not have a percolation test due to varying silt content. A sieve test was run on a sample from our TH#1 which indicated GM soils with 23% silt, and low- or non-plastic qualities. A copy of the testhole logs, sieve test and the location/topography map is attached.

Groundwater. Groundwater was encountered in the form of seeps only in TH#1 at 13.5', and not in any of the previously logged testholes. Groundwater is not expected to be a limiting factor for development of the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to existing/neighborhood water wells, setbacks to existing foundations, lotlines, easements, and areas with greater than 25% slope. For useable building area, lotlines, utility easements, setbacks to steep areas, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

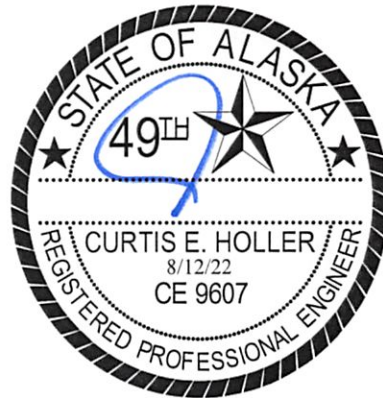
Roads and Drainage. The proposed new lots will not require the construction of any new roads. As such a drainage plan is not required, however general existing drainage patterns have also been indicated on the attached map.

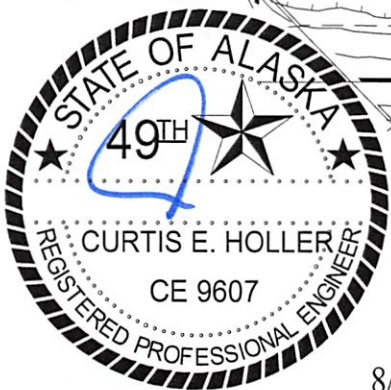
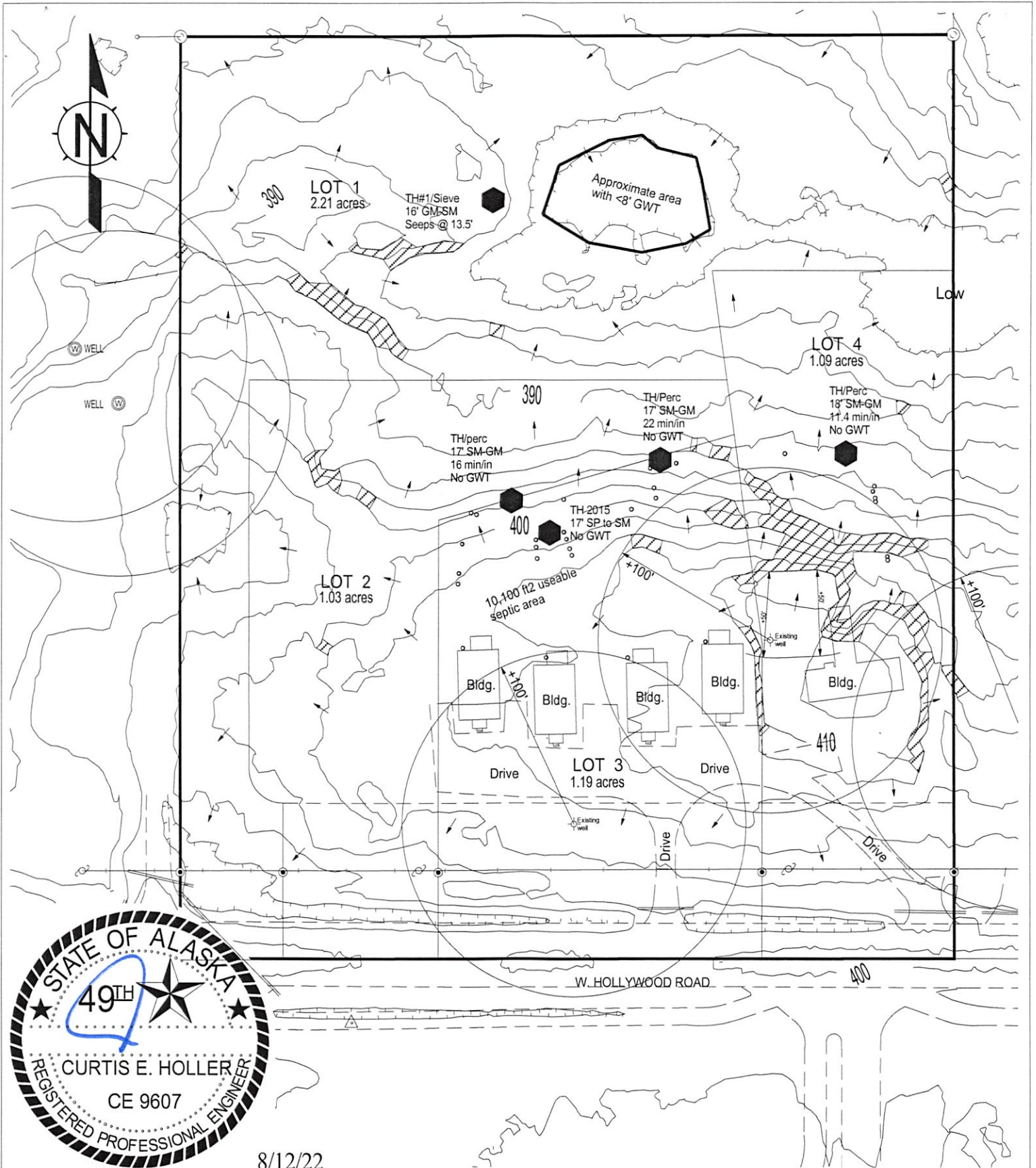
Please do not hesitate to call with any other questions you may have.

Sincerely,

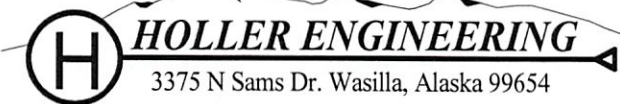
Curtis Holler, PE

c: A. Bird, w/attachments





Clarke Estates Subdivision
Testhole, Topography & Drainage Map



Notes

1. Base drawing provided by surveyor.
2. MSB 2011 2' LiDAR topo not verified.
3. Hatched areas = +25% grade
4. Arrows denote apparent drainage patterns.
5. Testhole locations approximate.

Job # 22045

Scale: 1" = 75'

Date: 8/12/22



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 1

Performed For: Aaron Bird

Legal Description: Clarke Estates Sub

Depth, feet	Soil Type
1	ML, SOFT LOESS SILT ORANGE-BROWN
2	
3	SP-GP w/ SILT BANDS SP-GP w/ HEAVY PRICE SILT
4	
5	
6	
7	GM-SM, DENSE, OLIVE, MOUT ROCK < 5" FEW TO 8"
8	
9	
10	
11	
12	COLD SOIL TEMPS
13	
14	LIGHT SEEPS PAST 13.5'
15	
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

See attached testhole & topo map

↑ N ↓

WAS GROUNDWATER ENCOUNTERED?
- Yes

IF YES, AT WHAT DEPTH?
- Seeps at 13.5'

DEPTH AFTER MONITORING?
- (OPEN + 3 HOURS)

Slope

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A - sieve test only					

- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER

- TEST RUN BETWEEN FT AND FT DEPTH

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

- SIEVE TEST @ 6' = 23% FINES

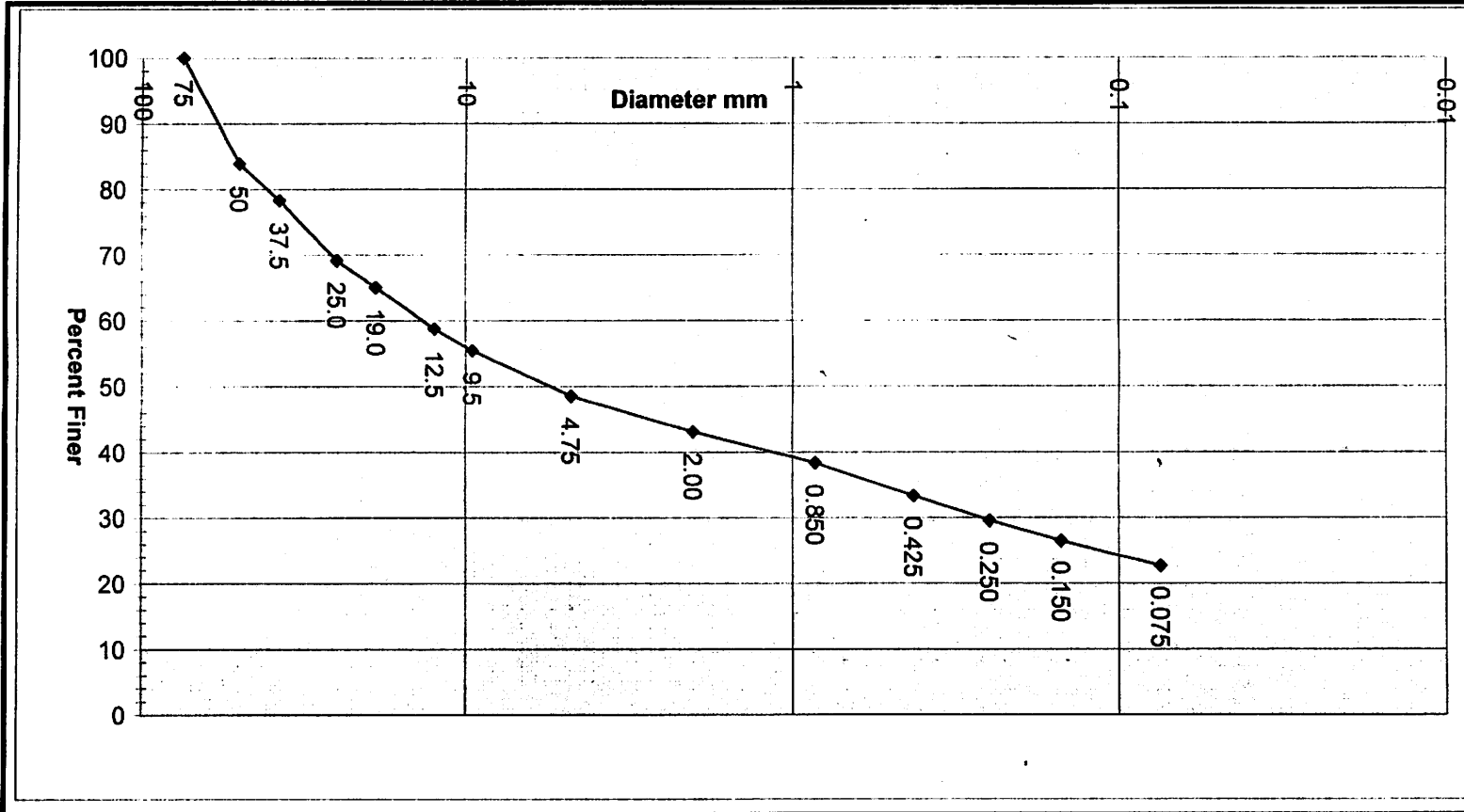
- PERFORMED BY: C. Holler

DATE: 8-3-2022



HANSEN ENGINEERING, INC.

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



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	84
1.5"	37.5	78
1"	25.0	69
3/4"	19.0	65
1/2"	12.5	59
3/8"	9.5	55
#4	4.75	49
#10	2.00	43
#20	0.850	38
#40	0.425	33
#60	0.250	30
#100	0.150	27
#200	0.075	22.7

Client: **Aaron Bird/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Clarke Estates Lot 1**

Unified Classification: GM

Sample Location: **TH #1 @ 6'**

Sample appears to be non plastic to very low PI

Date: **8/8/2022**

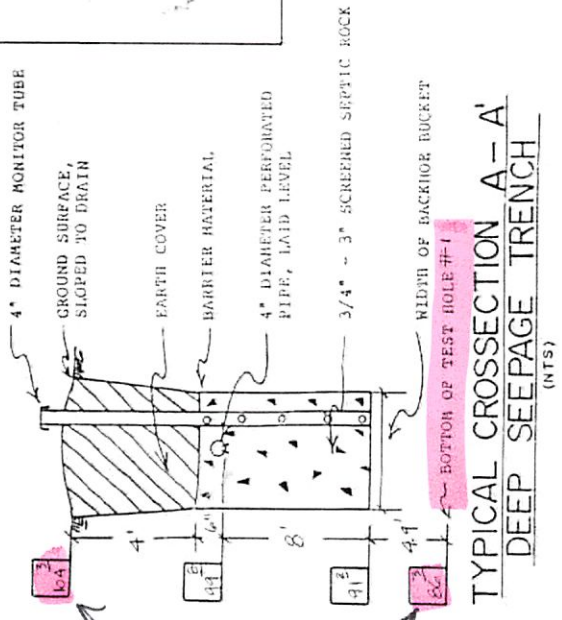
Sample Date: **8/3/2022**

Proj. no: **22073**



DESIGNED BY: JSM	DATE: 9/10/85
PROJECT NO: 185337	SCALE AS NOTED
3 BED ROOM - SINGLE FAMILY	
TAY FARMLET 04 522 MIN. ROLL, M.A.K.	
AND WATER SYSTEM	
RECORD DRAWING OF SEWER SYSTEM	

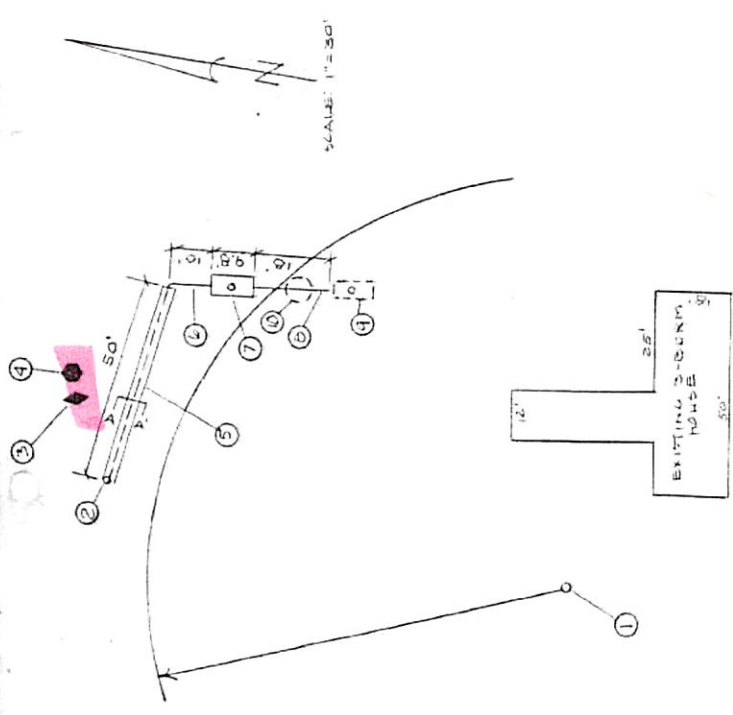
Cliffman Engineering, Inc.
 Wasilla, Alaska 99687
 P.O. Box 871868
 WASILLA, AK 99687
 376-2075



**TYPICAL CROSSSECTION A-A
 DEEP SEEPAGE TRENCH**
 (NTS)

NOTES:

- Field measurements as shown were made with handheld equipment, not by survey methods.
- The soil is rated at 1.5% eq. ft./bedroom as per FORM TEST #1
- Datum (100%) is at SEPTIC TANK OUTLET INSET (9/7/85)
- Test hole(s) logged by this firm on 9/7/85
- The location of the sewage disposal system as shown on the site plan does not lie within any known water well protection radii.
- Monitor tubes and pumpouts are capped.
- All sewer pipe connections are water tight.



LEGEND OF CIRCLED ITEMS

- EXISTING PRIVATE WELL
- 4" DIA MONITOR TUBE
- PERCOLATION TEST #1
- TEST HOLE #1
- SOIL ABSORPTION SYSTEM "DEEP SEEPAGE TRENCH" 50 LF X 8' EFFECTIVE DEPTH
- RECHARGE LINE: 4" DIA. SCHED 40 ABS @ -2 GRADE
- SEPTIC TANK: 1000 GAL, 1 COMP, CANOLE'S CONCRETE (RELOCATED)
- SEWER LINE: 4" DIA. C.I. @ -2 1/2 MINIMUM GRADE
- ORIGINAL SITE OF SEPTIC TANK AS SHOWN
- ORIGINAL SEEPAGE PIT SOIL ABSORPTION SYSTEM REMOVED

DEVELOPER:
 BIG DIPPER CONST.
 BOX 1274
 WASILLA, AK 99687
 376-2075



Gilfilian Engineering, Inc.

P.O. Box 871868, Wasilla, Alaska 99687 (907) 376-3005

PERCOLATION TEST

PROJECT NAME: Tax Parcel D9, Section 22, T17N, R2W, S.M., Alaska PROJECT NO.: 185311/2

Depth to bottom of hole 14 inches. Diameter of hole 6 inches.

DEPTH, INCHES

SOIL TEXTURE

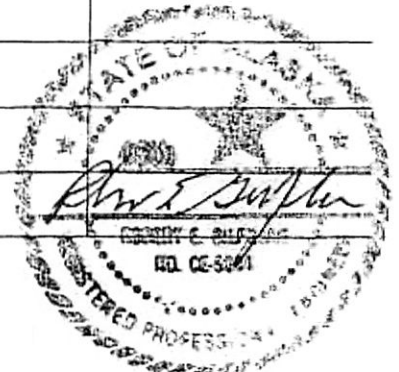
SEE TEST HOLE LOG NO. 1

Percolation Test By: Pre-soak 9/4/85 @ 10:00 by JSR

Date of Test: 9/4/85 by JSR

TIME	TIME INTERVAL MINUTES	MEASUREMENT INCHES	DROP IN WATER LEVEL INCHES	PERCOLATION RATE, MINUTES PER INCH	REMARKS
1424:40	0	54	----	----	START TEST RUN #1
1503:26	38:75	57 7/16	3 7/16	11.3	-----
1510:03	0	54	----	----	START TEST RUN #2
1540:03	30	56 11/16	2 11/16	11.2	-----
1542:43	0	54	----	----	START TEST RUN #3
1612:45	30	56 10/16	2 10/16	11.4	END TEST

Percolation rate = 11.4 minutes per inch
Test run between 7.0 ft. and 7.5 ft.



SOIL LOG

Project: T17N, R2W, Section 22, Lot D-9

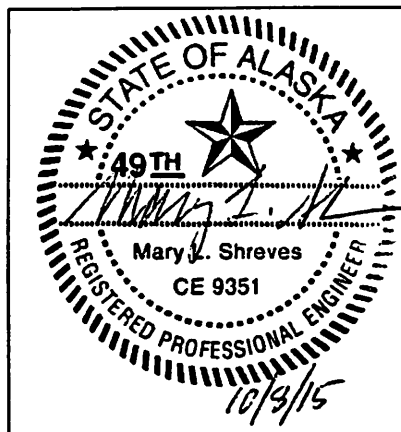
Date: 9/22/2015

Logged By: Andrew Gray, E.I.T.

TEST HOLE 1

AK Rim File No. 15-00840

Depth (feet)	Description
1	0 - 0.5' Organics 0.5' - 17.0' SP to SM Large gravel and cobbles w/ sand and variable silt content.
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	Bottom of hole 17.0'
18	
19	
20	
21	
22	
23	
24	



TEST HOLE LOCATION:

Within 25' of proposed soil absorption systems.

COMMENTS:

No groundwater or impermeable soils encountered.

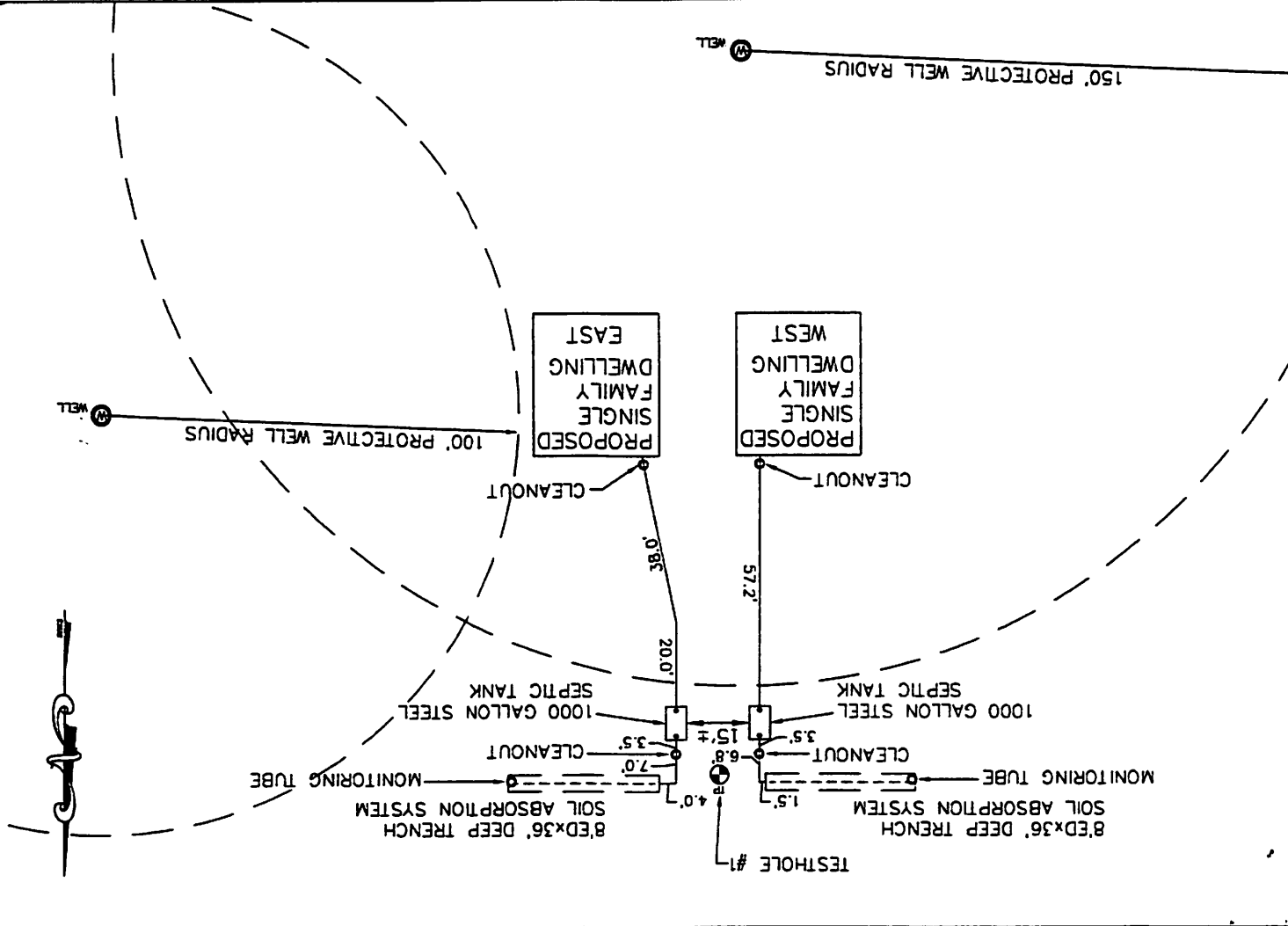
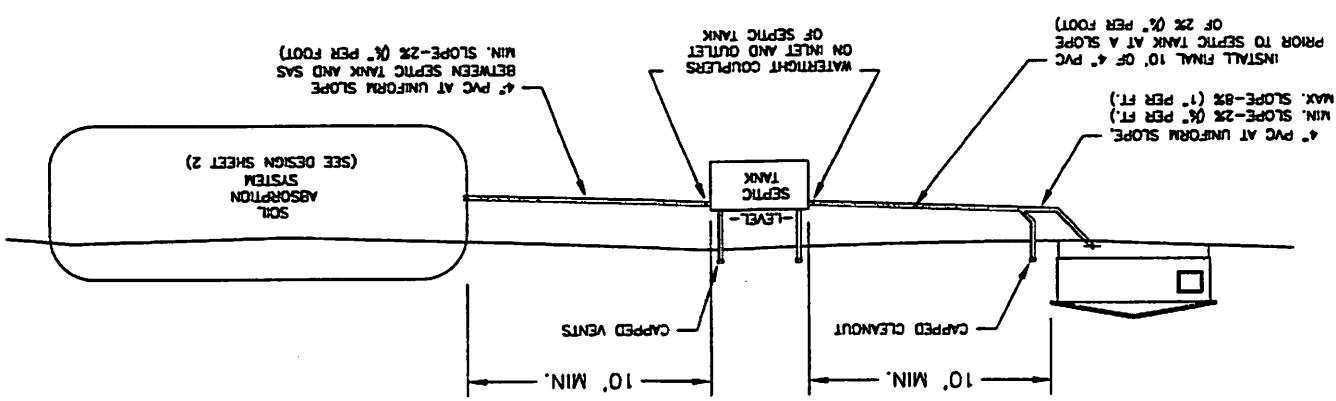
This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed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

20151500840 T17N R2W Sect. 22 L-D91500840 SAS.dwg, PLAN&PROFILE, 10/8/2015 10:09:32 AM SHARP MX-2610N PCL6, 1:1



ALASKA RIM ENGINEERING, INC. DESIGN DATE 9/22/15 COMPLETED DATE 10/7/15 SHEET 1 OF 2
 Not to scale
 RECORD DRAWING
 LEGAL DESCRIPTION
 T17N, R2W, Section 22, Lot D9
 Conventional Single Family Residential
 SEPTIC SYSTEM RECORD DWG.

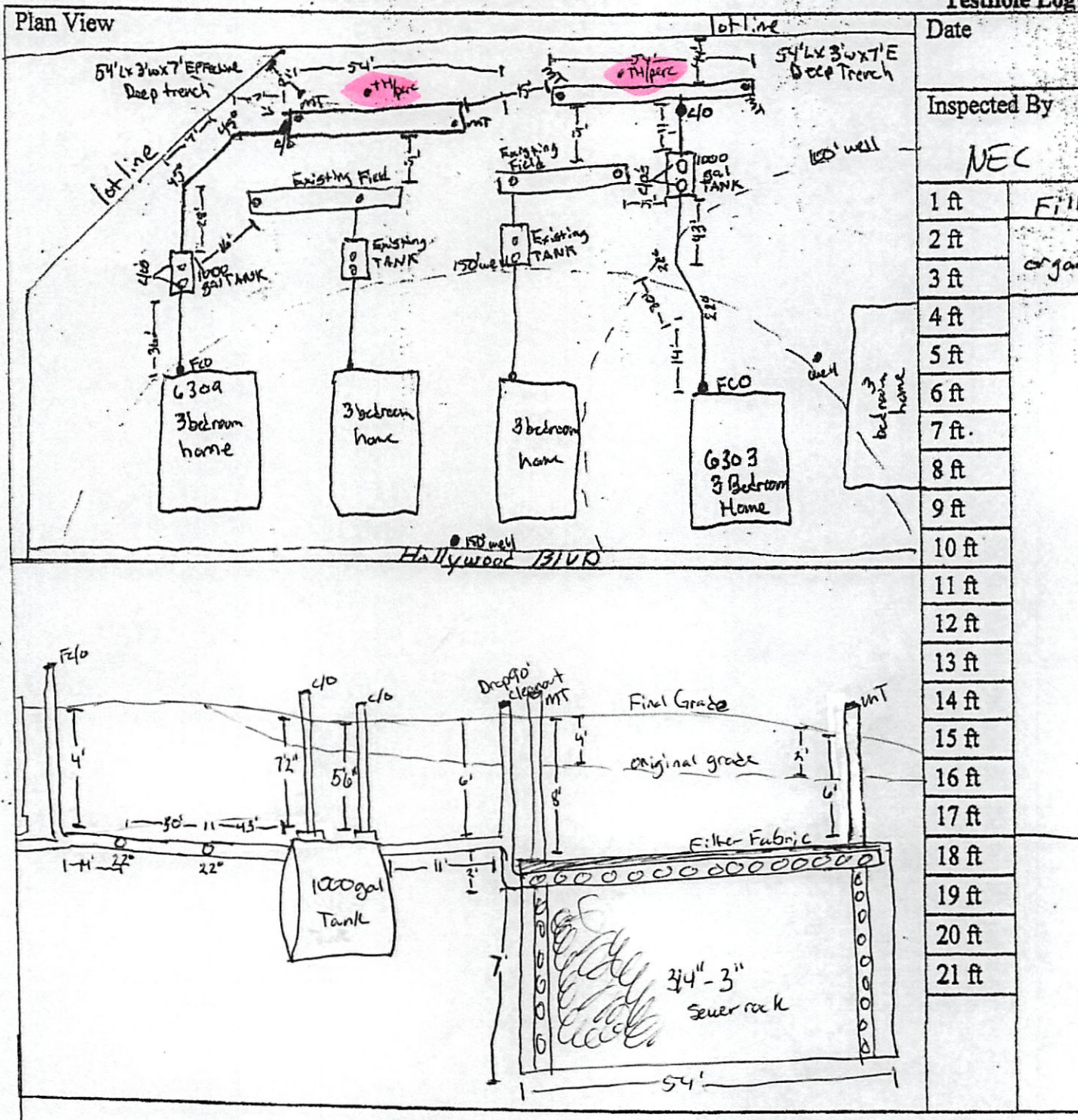
SEPTIC SYSTEM PROFILE



Part III - Required Diagram of System(s)

- In a plan view, locate and identify each of the following:
 - Well
 - All Structures
 - Septic Tank
 - Soil Absorption system (include dimensions)
 - Surface Water
 - Sources of contamination
 - Property Line
 - Closest well on adjacent property
 - Closest septic tank on an adjacent property
 - Closest edge of an absorption field on adjacent property
 - All Cleanouts and monitor tubes
 - Testhole location
- Show distances between the well and each of the sources of contamination listed in 1.
- Show distances between water bodies and each part of the onsite system listed in 1.
- In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:
 - Soil cover
 - Absorption Material
 - Water Table
 - Bedrock
 - Discharge pipes
 - Insulation

Testhole total depth: 17' Groundwater/Seeps encountered? Y/N at _____ ft
 Impermeable soil (Silt/Clay/Bedrock) encountered? Y/N at _____ ft

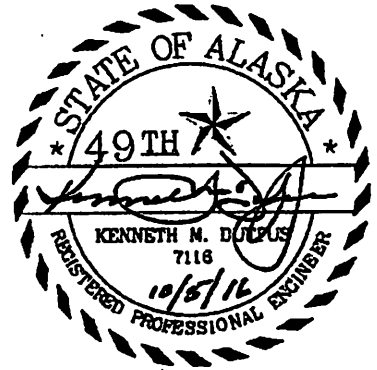


Testhole Log

Date	Inspected By
	NEC
1 ft	Fill
2 ft	org soil
3 ft	
4 ft	
5 ft	
6 ft	
7 ft	
8 ft	
9 ft	
10 ft	
11 ft	
12 ft	
13 ft	
14 ft	
15 ft	
16 ft	
17 ft	
18 ft	
19 ft	
20 ft	
21 ft	



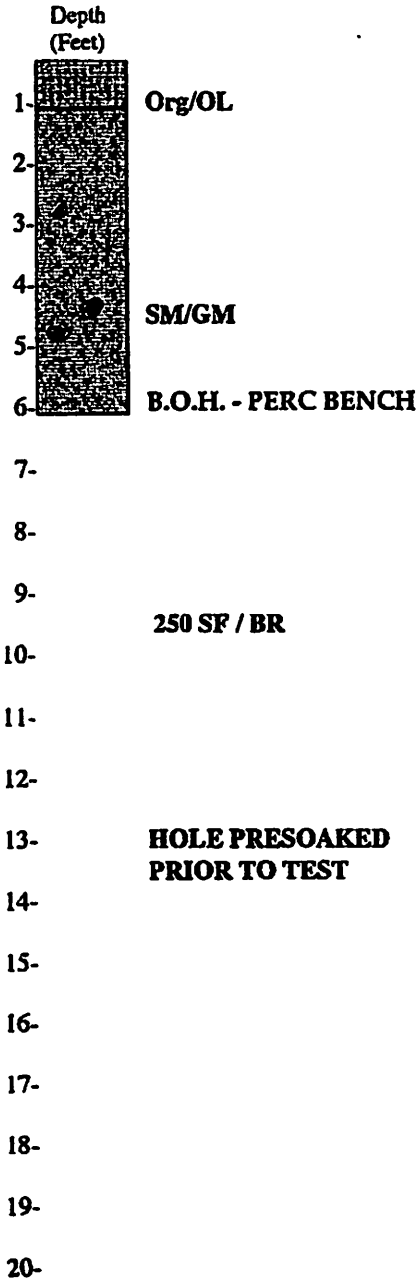
ARC TERRA
CONSULTING, INC
 212 E. 51st Ave, Anchorage, AK. 99503
 Office (907) 868-3791, Fax (907) 868-3793



SOILS PERCOLATION TEST

Performed for: Ryan Semon Date Performed: 8/11/2106

Project: T17N R2W SEC 22 LOT D9 - 6303 HOLLYWOOD BLVD. TEST HOLE # TH 16-1



**SEE ATTACHED SITE PLAN
FOR HOLE LOCATION**

Was Ground water encountered?	NO	What depth?	NA
Depth to water after monitoring?	NA	Date?	NA

Reading	Date	Gross Time	Net Time	Depth of Water	Net Drop
1	8/11/16	1:00	-	6"	-
2		1:30	30 min	4 9/16"	1 7/16"
3	*	1:31	-	6"	-
4		2:01	30 min	4 10/16"	1 6/16"
5	*	2:02	-	6"	-
6		2:32	30 min	4 10/16"	1 6/16"
7					
8					
9					
10					
11					
12					
*	Water	Added			

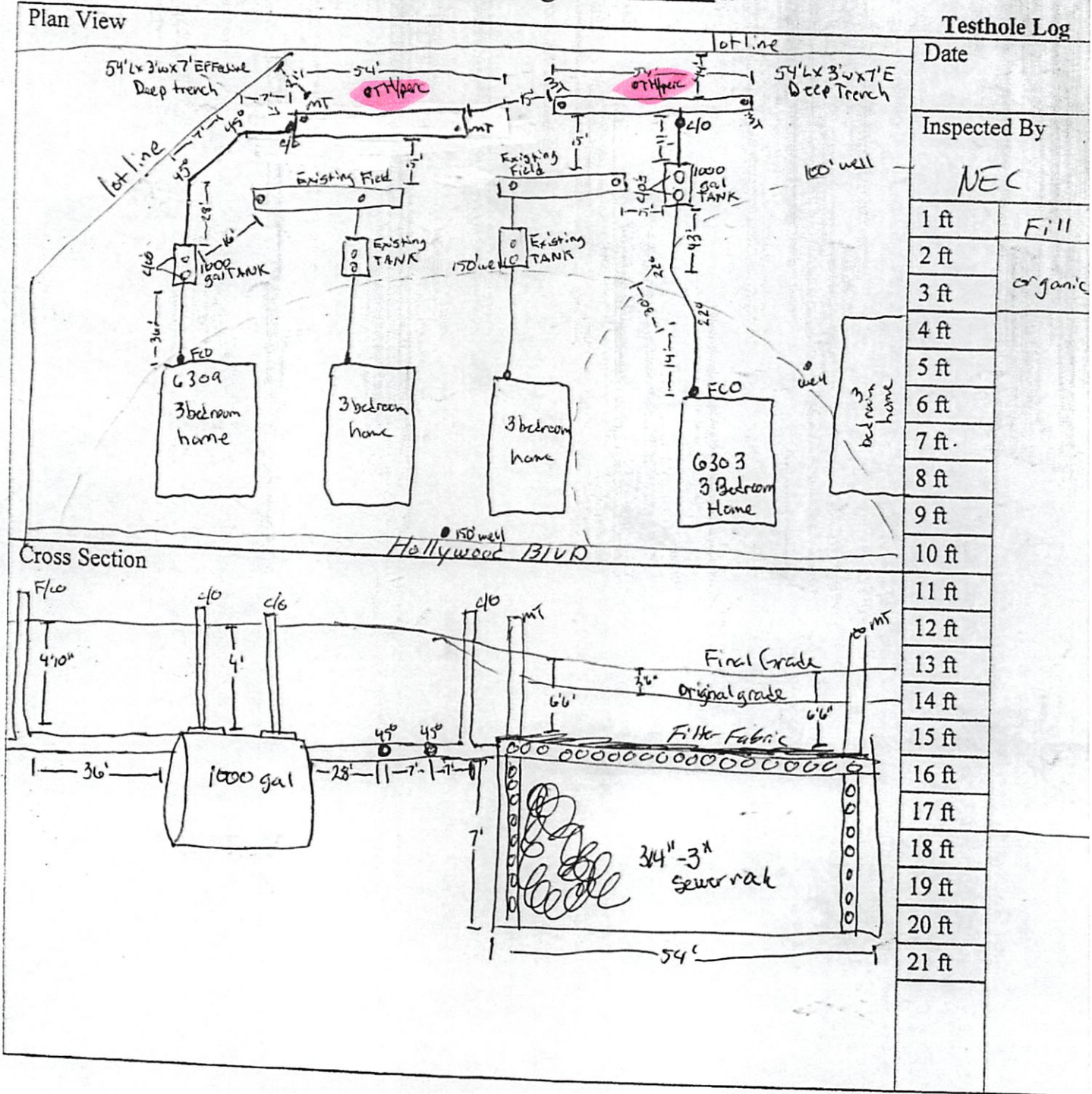
Percolation Rate 22 (min/in) Perc Hole Diameter 6"
 Test Run Between 5 feet and 6 feet

I, Kenneth M. Duffus, certify that this test was performed in accordance with all State and Municipal guidelines in effect on this date.

Part III - Required Diagram of System(s)

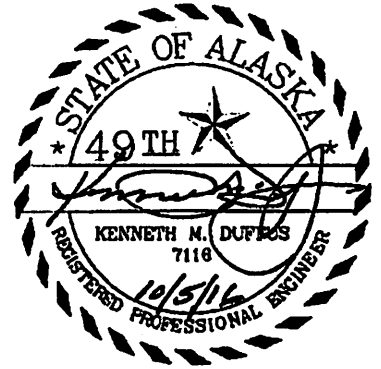
1. In a plan view, locate and identify each of the following:
 - a) Well
 - b) All Structures
 - c) Septic Tank
 - d) Soil Absorption system (include dimensions)
 - e) Surface Water
 - f) Sources of contamination
 - g) Property Line
 - h) Closest well on adjacent property
 - i) Closest septic tank on an adjacent property
 - j) Closest edge of an absorption field on adjacent property
 - k) All Cleanouts and monitor tubes
 - l) Testhole location
2. Show distances between the well and each of the sources of contamination listed in 1.
3. Show distances between water bodies and each part of the onsite system listed in 1.
4. In a cross section view of the soil absorption area, identify each component and show the depth (thickness) of the following:
 - a) Soil cover
 - b) Absorption Material
 - c) Water Table
 - d) Bedrock
 - e) Discharge pipes
 - f) Insulation

Testhole total depth: 17' Groundwater/Seeps encountered? Y/N at _____ ft
 Impermeable soil (Silt/Clay/Bedrock) encountered? Y/N at _____ ft





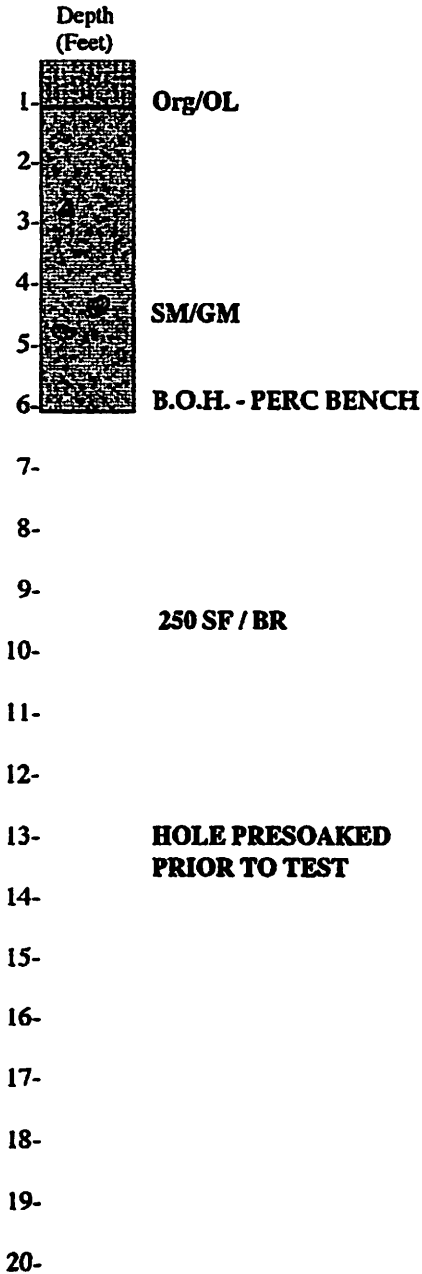
ARC TERRA
CONSULTING, INC
 212 E. 51st Ave, Anchorage, AK. 99503
 Office (907) 868-3791, Fax (907) 868-3793



SOILS PERCOLATION TEST

Performed for: Ryan Semon Date Performed: 8/30/2106

Project: T17N R2W SEC 22 LOT D9 - 6309 HOLLYWOOD BLVD. TEST HOLE # TH16-2



**SEE ATTACHED SITE PLAN
FOR HOLE LOCATION**

Was Ground water encountered? NO	What depth? NA
Depth to water after monitoring? NA	Date? NA

Reading	Date	Gross Time	Net Time	Depth of Water	Net Drop
1	8/30/16	1:00	-	6"	-
2		1:30	30 min	4"	2"
3	*	1:31	-	6"	-
4		2:01	30 min	4"	2"
5	*	2:02	-	6"	-
6		2:32	30 min	4 1/16"	1 15/16"
7					
8					
9					
10					
11					
12					
*	Water	Added			

Percolation Rate 16 (min/in) Perc Hole Diameter 6"
 Test Run Between 5 feet and 6 feet

I, Kenneth M. Duffus, certify that this test was performed in accordance with all State and Municipal guidelines in effect on this date.



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

August 25, 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 no comments:

- **All Elks Estates**
- **Peabody/Rose**
- **Miller/Paxton**
- **Jenny's Lake**
- **Summer Estates**

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

- **Susitna Flats Master Plan**
 - Request Lot 1 and 2 to share access. Lot 3 and 4 to share access.
 - May want to consider language to remove the Perpetual Driveway Easement upon establishment of PUE for Lots 3 and 4.
- **Clarke Estates**
 - **Request 50' Right of Way dedication for Hollywood Road.**
 - **Request shared access Lots 1-4 to Hollywood 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

"Keep Alaska Moving through service and infrastructure."

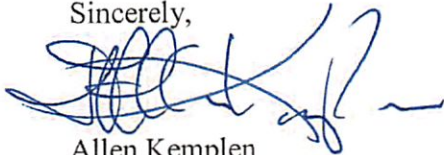
EXHIBIT C

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) 269-0513 or allen.kemplen@alaska.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Allen Kemplen', with a stylized flourish at the end.

Allen Kemplen
Mat-Su Core Area Planner

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

Matthew Goddard

From: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Monday, August 22, 2022 10:10 AM
To: Matthew Goddard
Subject: RFC Clarke Estates (MG) -ADF&G Habitat Section comments

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

Good Morning,

The ADF&G Habitat Section has reviewed documents associated with the proposed Clarke Estates Subdivision. A Fish Habitat permit from the ADF&G habitat Section is not required as there are no resident fish or anadromous water bodies within the project area at this time.

Thank you for the opportunity to comment.

Sincerely,

Crystal Moenaert

Habitat Biologist 2

ADF&G Habitat Section

1801 S Margaret Drive, Suite 6

Palmer AK 99645

Ph: 907-861-3204

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



Matthew Goddard

From: Jamie Taylor
Sent: Tuesday, August 30, 2022 2:21 PM
To: Matthew Goddard
Cc: Elaine Flagg
Subject: RE: RFC Clarke Estates (MG)

The easternmost existing driveway should be obliterated prior to recordation of the plat.
Obtain multi-family development permit for L3, if required by code.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, August 17, 2022 4:45 PM
To: allen.kemplen@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; davemtp@mtaonline.net; dglsaviatn@aol.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; mokietew@gmail.com; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com
Subject: RFC Clarke Estates (MG)

Hello,
The following link is a Request for Comments on the Proposed Clarke Estates Subdivision.
Comments are due by **September 6, 2022**. Feel free to contact me if you have any questions.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EmYS4I88JVpDsZFcbvMPe84B7Gu11rMUDjYLmGO1IEU-AA?e=6YmF5Y

Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us

Matthew Goddard

From: Fire Code
Sent: Friday, August 19, 2022 1:00 PM
To: Matthew Goddard
Subject: RE: RFC Clarke Estates (MG)

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



Donald Cuthbert

Fire Marshal/ Assistant Fire Chief
CM\$FD – Fire & Life Safety Division (Fire Code)
Matanuska Susitna Borough – Department of Emergency Services
Phone: (907)861-8030 Email: Fire.Code@MatSuGov.us

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, August 17, 2022 4:45 PM
To: allen.kemplen@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; davemtp@mtaonline.net; dglsaviatn@aol.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; mokietew@gmail.com; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com
Subject: RFC Clarke Estates (MG)

Hello,
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Comments are due by **September 6, 2022**. Feel free to contact me if you have any questions.

https://matsugovus-my.sharepoint.com/:f/g/person/matthew_goddard_matsugov_us/EmYS4l88JVpDsZFcbvMPe84B7Gu11rMUDjYLmGO1IEU-AA?e=6YmF5Y

Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us
(907) 861-7881

Matthew Goddard

From: Mark Whisenhunt
Sent: Tuesday, August 30, 2022 3:38 PM
To: Matthew Goddard
Cc: Peggy Horton
Subject: RE: RFC Clarke Estates (MG)

Greetings,

The proposed platting action will create a dwelling unit density (proposed Lot 3) which requires a multifamily permit in accordance with MSB 17.73. Please let me know if you have any questions. Thank you.

Respectfully,

Mark Whisenhunt
Planner II
Matanuska-Susitna Borough
Office: (907) 861-8527
mark.whisenhunt@matsugov.us

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, August 17, 2022 4:45 PM
To: allen.kemplen@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; davemtp@mtaonline.net; dglsviatn@aol.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; mokietew@gmail.com; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com
Subject: RFC Clarke Estates (MG)

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https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EmYS4I88JVpDsZFcbvMPe84B7Gu11rMUDjYLMGO1IEU-AA?e=6YmF5Y

Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us
(907) 861-7881

Matthew Goddard

From: Permit Center
Sent: Friday, August 19, 2022 8:55 AM
To: Matthew Goddard
Subject: RE: RFC Clarke Estates (MG)

Hi Matthew,

Our concern is that these new lot lines may create setback violations with the existing structures.

Thank you,

Jennifer Monnin
350 E Dahlia Ave
Palmer, AK 99645
Jennifer.monnin@matssugov.us
907-861-7822

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, August 17, 2022 4:45 PM
To: allen.kemplen@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; billydoc56@hotmail.com; pcook@alaskan.com; davemtp@mtaonline.net; dglsaviatn@aol.com; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@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>; Andy Dean <Andy.Dean@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msb.hpc@gmail.com; mokitew@gmail.com; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com
Subject: RFC Clarke Estates (MG)

Hello,

The following link is a Request for Comments on the Proposed Clarke Estates Subdivision. Comments are due by **September 6, 2022**. Feel free to contact me if you have any questions.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EmYS4l88JVpDsZFcbvMPe84B7Gu11rMUDjYLmGO1IEU-AA?e=6YmF5Y

Matthew Goddard
Platting Technician
Matthew.Goddard@matsugov.us



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

August 18, 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 abbreviated plat and has no comments or recommendations.

- **CLARKE ESTATES**
(MSB Case # 2022-126)

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

CERTIFICATE OF OWNERSHIP

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

SIGNATURE _____ DATE _____

NAME/TITLE
ANC PROPERTIES, LLC
P.O. BOX 875556
WASILLA, ALASKA 99687

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ 20____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

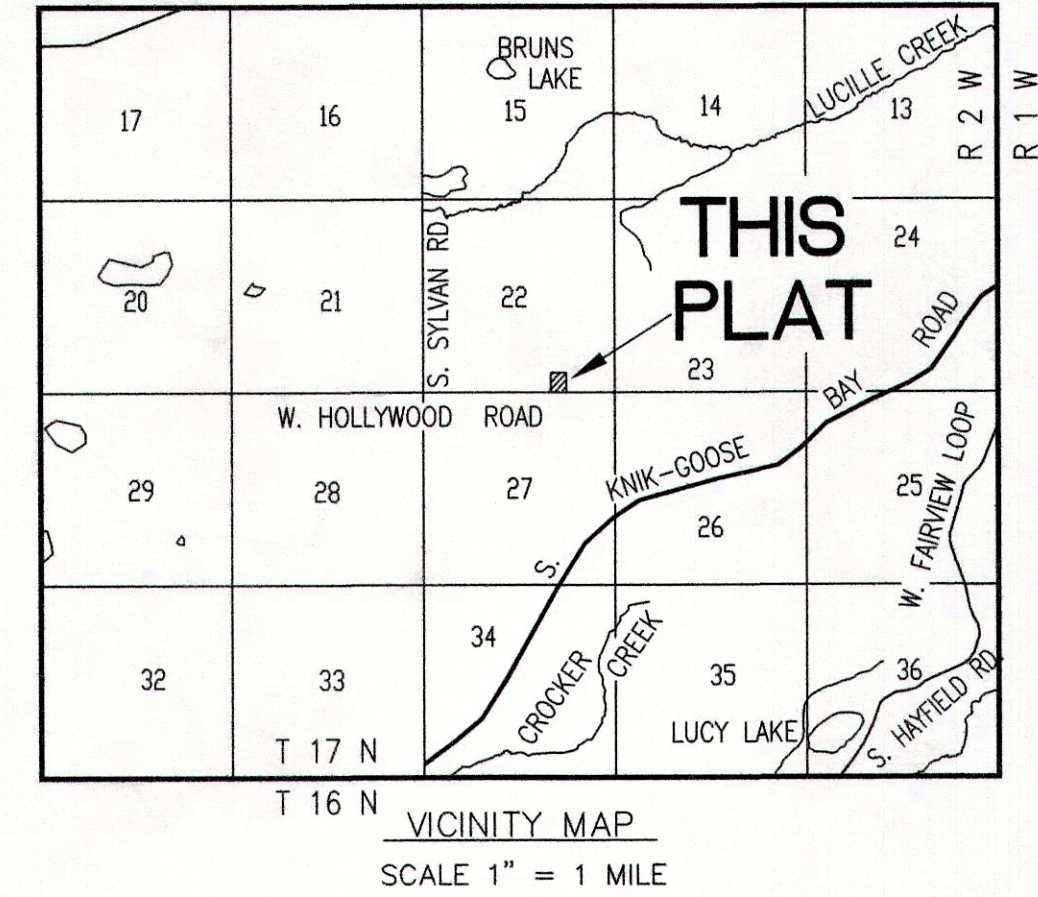
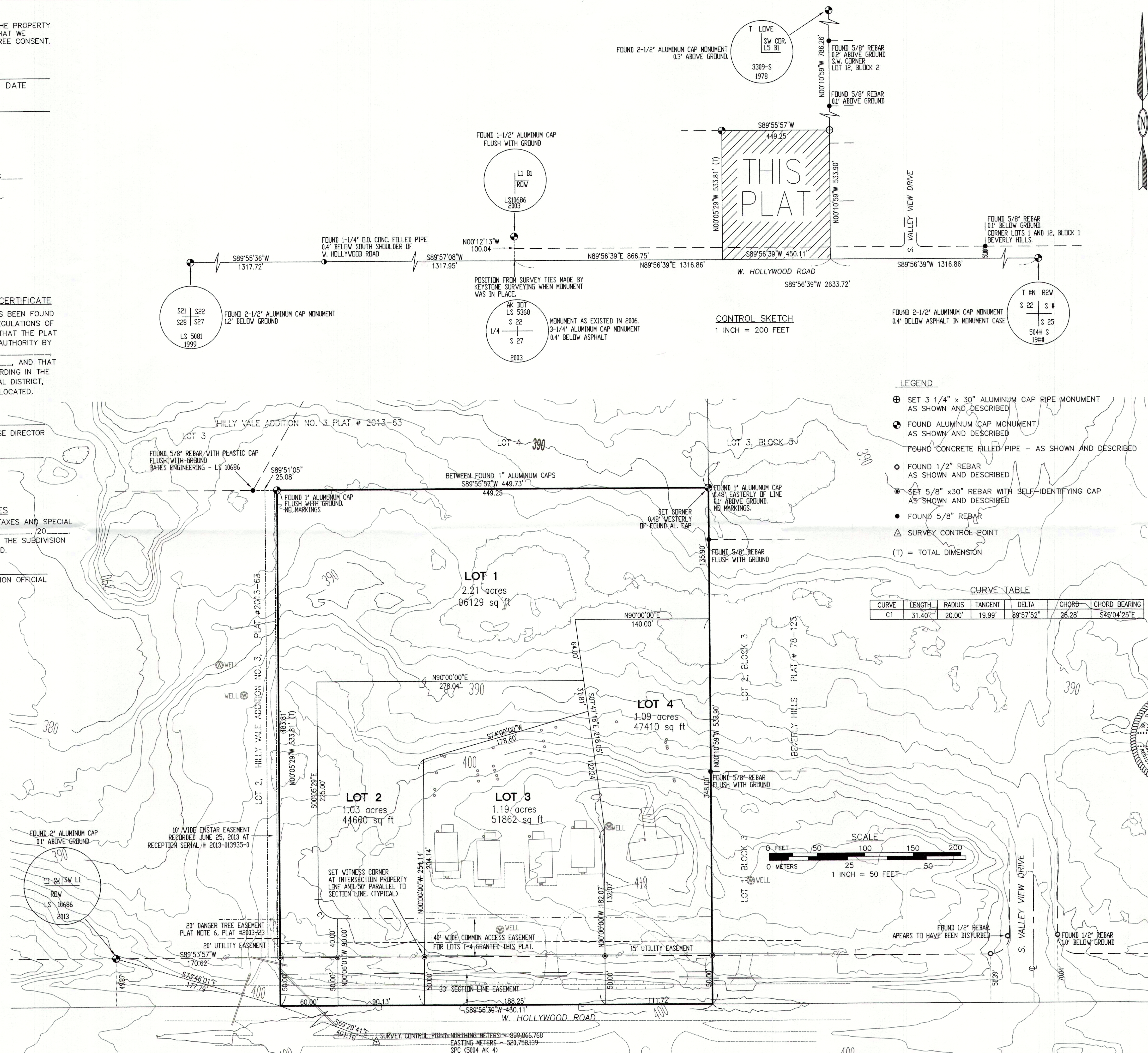
DATE _____ PLANNING & LAND USE DIRECTOR _____

ATTEST: _____ PLATTING CLERK _____

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____



- NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 - BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
 - 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 - EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - M.E.A. EASEMENT RECORDED JUNE 9, 1960 IN BOOK 32 AT PAGE 437
 - M.E.A. EASEMENT RECORDED FEBRUARY 11, 2000 IN BOOK 1056 AT PAGE 36

RECEIVED
AUG 15 2022
Agenda Copy PLATTING

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE _____

A PLAT OF
CLARKE ESTATES
A SUBDIVISION OF PARCEL #1 OF
MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION
SERIAL #78-28, FILED AS PLAT #78-78W
WITHIN THE W 1/2 SECTION 22, T. 17 N., R. 2 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 5.52 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING
GARY LoRUSSO, PROFESSIONAL LAND SURVEYOR
ALASKA BUSINESS LICENSE #134615
MAILING ADDRESS: P.O. BOX 2216 • PALMER, ALASKA 99645
PHYSICAL ADDRESS: 3635 N. VISTA CIRCLE • PALMER, ALASKA 99645
PHONE: (907) 376-7811

DRAWN BY ICAD/K.Lyne	DATE 6/23/2022	DRAWING 2022-14/ClarkeEstates
CHECKED BY GLo	SCALE 1 INCH = 50 FEET	SHEET 1 OF 1