

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER

Fred Wagner

PLATTING CLERK

Theresa Taranto

PLATTING TECHNICIANS

Amy Otto-Buchanan

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

Eric Koan, Alternate B

PLATTING BOARD AGENDA

ASSEMBLY CHAMBERS

350 EAST DAHLIA AVENUE, PALMER

PLATTING BOARD MEETING

1:00 P.M.

December 1, 2022

Ways you can participate in Platting Board meetings:

IN PERSON

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)

(We are having intermittent technical difficulties with our software; if you would like to submit comments, please submit comments to the email address above by the Wednesday before the meeting.)

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- 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 provide your testimony.

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. November 17, 2022

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

6. PUBLIC HEARINGS

A. **JACK LAKE ESTATES**: The request is to create two lots from Tax Parcel A17, and to dedicate as right-of-way, the portion of W. Parks Highway easement that divides the parcel, to be known as **Jack Lake Estates**, containing 40.00 acres +/- . The property is located north of W. Abbey Road, east and west of W. Parks Highway and directly west of Jack Lake (Tax ID # 19N04W20A017); within the NE ¼ Section 20, Township 19 North, Range 04 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. *(Petitioner/Owner: Justin Jones and Clayton Arterburn, Staff: Matthew Goddard, Case # 2022-150)*

B. **VIEW POINTE EAST MSP**: The request is to create 69 lots and 1 tract by a four phase master plan from Tract D, View Pointe at the Ranch, Plat #2020-93, to be known as **View Pointe East MSP**, containing 51.66 acres +/- . The petitioner will dedicate as right-of-way and construct internal roads to serve as access for all lots, Tract D-1 will take access from S. Trunk Road. The property is located south of E. Parks Highway, west of S. Glenn Highway and directly east of S. Trunk Road (Tax ID # 8049000T00D); within the SE ¼ Section 16 and the NE ¼ Section 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2. *(Petitioner/Owner: Arctic Devco, LLC., Staff: Matthew Goddard, Case # 2022-153)*

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

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: Theresa Taranto)*

- **January 5, 2023:**

Hi-450 Subdivision PH III RSB, Case #2022-162

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on NOVEMBER 3, 2022, at the Matanuska-Susitna Borough, PSB Fire Station 6-2, Wasilla, 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. Emmett Leffel, District Seat #2
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:

Mr. Pio Cottini, District Seat #1
Ms. Amanda Salmon Alternate A
Mr. Eric Koan, Alternate B

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Theresa Taranto, Platting Clerk
Ms. Kimberly McClure, Platting Technician
Ms. Amy Otto-Buchanan, Platting Technician
Mr. Matthew Goddard, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Mr. Bush led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: The agenda was approved with no objection.

2. APPROVAL OF MINUTES

- October 20, 2022 minutes were approved without objection.

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)* *(There is no Audience Participation & Presentations)*

4. UNFINISHED BUSINESS:

(None)

5. RECONSIDERATIONS/APPEALS

(There were no Reconsiderations/Appeals)

6. PUBLIC HEARINGS

- A. **ALASKA MENTAL HEALTH TRUST PUBLIC USE EASEMENT #2:** The request is to create a 60' wide Public Use Easement within Tax Parcel B1, Section 23, Township 17 North, Range 04 West, to be known as **Alaska Mental Health Trust Public Use Easement #2**, containing 28,783 sf +/- . The proposed Public Use Easement is located west of W. Lakes Boulevard, west of W. Hour Road and north of Big Lake (Tax ID #17N04W23B001); located within the SW ¼ Section 23, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Alaska Mental Health Trust, Staff: Amy Otto-Buchanan, Case # 2022-133*)

Chair Fernandez read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record.

Platting member, Dan Bush recused himself at 1:04 PM

Theresa Taranto provided the mailing report:

- Stating that 50 public hearing notices were mailed out on October 13, 2022.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval

Mr. Leffel had questions for staff.

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

Chair Fernandez opened the public hearing for public testimony.

The following persons spoke:

- Gerard Farkas
- Jay Hanson

There being no one else to be heard, Chair Fernandez closed the public hearing and discussion moved to the Platting Board.

Chair invited petitioner/petitioner's representative to give a brief overview.

The petitioner/petitioner's representative passed was not in attendance.

MOTION: Platting Member Leonard made a motion to approve with 4 findings of fact and 5 conditions of approval. Shadrach seconded the motion.

VOTE: The motion passed without objection.

Platting member Dan Bush returned to the room at 1:16 PM.

- B. **DANDY BLUFFS 2022:** The request is to create five lots from Lot 3, Dandy Bluffs, Plat 2016-129 to be known as **Dandy Bluffs 2022**, containing 40.49 acres +/- . Petitioner to construct and certify S. Dandy Bluffs Circle to pioneer road standard to include a T-turnaround. Proposed Lots 3C, 3D & 3E to share a common access area onto E. Fairview Loop; no new driveways to Fairview Loop will be created. Petitioner is requesting a variance to MSB 43.20.300(E)(4) requiring multiple flag lots with adjoining pole portions to overlay a public use easement over the width of the pole portion. The property is located directly south of E. Fairview Loop, directly east of S. Dandy Bluffs Circle and north of Weinie Lake (Tax ID # 57577000L003); lying within the N ½ Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. (*Petitioner/Owner: Mark & Lesley Dinkel, Staff: Kimberly McClure, Case # 2022-140*)

Chair Fernandez read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 72 public hearing notices were mailed out on October 13, 2022.

Staff gave an overview of the case:

- Staff recommends continuance to November 17, 2022, due to clerical error.

Platting member Shadrach had questions for staff.

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

The petitioner/petitioner's representative was not in attendance.

Chair Fernandez opened the public hearing for public testimony and kept the public hearing open.

There being no one to be heard, Chair Fernandez continued the public hearing and discussion moved to the Platting Board.

MOTION: Platting Member Leffel made a motion to continue until November 17, 2022 meeting. McCabe seconded the motion.

VOTE: The motion passed without objection.

Board member, Dan Bush asked for clearer map for item J-6.

Staff will try to get a clearer map from the electric company or the map will be removed from packet.

- C. **ONE THOUSAND SKIES-SUNRISE PHASE II:** The request is to create 15 lots and one tract from Tract B, One Thousand Skies-Sunrise Subdivision, A.S.L.S. 2022-11, Plat

2020-7 to be known as **One Thousand Skies-Sunrise Phase II**, containing 565.69 acres +/- . The property is located north of the Nelchina River, south of E. Glenn Highway and directly south of S. Millennium Loop (Tax ID # 8019000T00B); within Sections 1 and 12, Township 02 North, Range 10 West, Copper River Meridian, Alaska. In Assembly District #1. (*Petitioner/Owner: Alaska Department of Natural Resources, Staff: Matthew Goddard, Case # 2022-141*)

Chair Fernandez read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 54 public hearing notices were mailed out on October 13, 2022.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval

Platting member Shadrach had questions for staff.

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

Mr. Jeremy Hurst, the petitioner's representative provided an overview of the case.

Chair Fernandez opened the public hearing for public testimony.

Chair Fernandez invited the petitioner's representative up for any questions from the board.

Platting Board member Leonard had questions for the petitioner's representative, Jeremy Hurst.

There being no one to be heard, Chair Fernandez closed the public hearing and discussion moved to the Platting Board.

MOTION: Platting Member Leonard made a motion to approve with 9 findings of fact and 10 conditions of approval. McCabe seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- D. **LITTLE SUSITNA FLATS:** The request is to create four lots from Lot 5, Pittman Flats, Plat 2021-121 and Tax Parcel C4 to be known as **Little Susitna Flats**, containing 44.71 acres +/- . The design has been updated to show Lot 2 as a flag lot with a single 60' wide flag pole located on the southwest side of the lot; and Lot 1 as a flag lot with a single 60' wide flag pole located on the southeast side of the lot. The property is located directly north of N. Pittman Road, northwest of N. Aycock Place and south of Little Susitna River. (Tax ID # 18N02W14C004 & 8182B01L005); lying within the SW ¼ Section 14 and NW ¼ Section 23, Township 18 North, Range 02 West, Seward Meridian,

Alaska. In the Meadow Lakes Community Council and in Assembly District #7. ****This case was continued from October 6, 2022 meeting.** (Petitioner/Owner: Aleksandr Baletskiy, Staff: Kimberly McClure, Case # 2022-127)

Chair Fernandez read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 29 public hearing notices were mailed out on October 13, 2022.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval

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

The petitioner/petitioner's representative passed on giving a brief overview at this time.

Chair Fernandez opened the public hearing for public testimony.

The following persons spoke:

- Nathan Griswold

There being no one else to be heard, Chair Fernandez closed the public hearing and discussion moved to the Platting Board.

Chair Fernandez invited Petitioner's representative, Craig Hanson up to answer questions from the board.

Petitioner's representative gave an overview.

Platting member Leonard had questions for Mr. Hanson.

MOTION: Platting Member Leffel made a motion to approve with 9 findings of fact and 9 conditions of approval. Shadrach seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(There is no Items of Business & Miscellaneous)

- Approval of 2023 Platting Board Meeting Calendar

MOTION: Platting Member Leonard made a motion to approve 2023 Platting Board Meeting Calendar. Leffel seconded the motion.

VOTE: The motion passed without objection.

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

November 17, 2022 Platting Board Meeting:

- Miller Acres Case 2022-145/146
- Hardline, Case # 2022-147
- Shadowridge, Case 2022-052
- Dandy Bluffs, Case #2022-140

Platting Officer, Fred Wagner informed the board that Platting Technician, Kimberly McClure has taken a job with the City of Palmer and this would be her last meeting.

Fred Wagner also said Thank you to Caleb Buist for his IT help today at Station 6-2.

9. BOARD COMMENTS

- Platting member, Shadrach thanked Ms. McClure
- Platting member, Mr. Leffel thanked Ms. McClure

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Fernandez adjourned the meeting at 2:01 pm.

WILFRED FERNANDEZ
Platting Board Chair

ATTEST:

THERESA TARANTO
Platting Board Clerk

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
NOVEMBER 17, 2022**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on NOVEMBER 17, 2022, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Fernandez called the Meeting to order at 1:02 p.m.

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. Emmett Leffel, District Seat #2
- 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

Platting Board members absent and excused were:

- Mr. Alan Leonard, District Seat #7, Vice Chair
- Ms. Amanda Salmon Alternate A
- Mr. Eric Koan, Alternate B

Staff in attendance:

- Mr. Fred Wagner, Platting Officer
- Theresa Taranto, Platting Clerk
- Ms. Amy Otto-Buchanan, Platting Technician
- Mr. Matthew Goddard, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting member McCabe led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

GENERAL CONSENT: Seeing there were no October 20, 2022 minutes in the packet, Agenda was amended to reflect no minutes.

2. APPROVAL OF MINUTES

(None)

3. AUDIENCE PARTICIPATION & PRESENTATIONS *(Three minutes per person, for items not scheduled for public hearing)*

(There is no Audience Participation & Presentations)

4. UNFINISHED BUSINESS:

(None)

5. RECONSIDERATIONS/APPEALS

(No Reconsiderations/Appeals)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
NOVEMBER 17, 2022**

6. PUBLIC HEARINGS

- A. **MILLER ACRES & VACATION OF RIGHT-OF-WAY:** The request is to create one lot from Lots 1-4, Block 3 and Lots 1-2, Block 4 of Engelmann Subdivision, Plat No. 63-39, to be known as Miller Acres, containing 6.3 acres +/- . Petitioner proposes to vacate a portion of the 40' wide right-of-way of W. Riffle Street, a portion of the 20' wide right-of-way of S. Cataract Street, and a portion of the 20' wide right-of-way of W. Cut Leaf Birch Avenue. Parcel is located south of W. Edlund Road and S. Knik-Goose Bay Road (Tax IDs# 1018B03L001-L004 and 1018B04L001-L002); lying within the NE ¼ Section 20, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. (Petitioner/Owner: Miller Investment Trust, Staff: Amy Otto-Buchanan, Case # 2022-145/146)

Chair Fernandez read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 70 public hearing notices were mailed out on October 27, 2022.

Staff gave an overview of the case:

- Staff recommends approval of the case with findings of fact and conditions of approval.

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

The petitioner, Barbara Miller gave a brief overview on the case.

Vice Chair Leonard opened the public hearing for public testimony.

There being no one to be heard, Chair Fernandez closed the public hearing and invited the petitioner's representative to give a brief overview.

The petitioner's representative passed on giving a brief overview at this time.

MOTION: Platting Member Shadrach made a motion to approve with 9 findings of fact and 9 conditions. Leffel seconded the motion.

Discussion ensued

VOTE: The motion passed without objection.

- B. **HARDLINE:** The request is to create five lots from Tax Parcels B2 & C4 to be known as Hardline, containing 120.93 acres +/- . Access to all lots will be from N. Meadow Lakes Loop. Proposed Lot 3 is a flag lot. The property is located directly east and south of N. Meadow Lakes Loop and west of N. Pittman Road (Tax ID # 18N02W33B002 & 18N02W33C004); lying within the W ½ Section 33, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
NOVEMBER 17, 2022**

District #7. (Petitioner/Owner: Braxton Cline; Weston & Holly Hardan, Staff: Kimberly McClure, Case # 2022-147)

Chair Fernandez read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 88 public hearing notices were mailed out on October 27, 2022.

Staff gave an overview of the case:

- Platting Officer, Fred Wagner gave the case overview.
- Staff recommends approval of the case with findings of fact and conditions.

Platting member, Mr. Leffel had questions for staff.

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

The petitioner/petitioner's representative passed on giving a brief overview at this time.

Chair Fernandez opened the public hearing for public testimony.

There being no one to be heard, Chair Fernandez closed the public hearing and invited the petitioner's representative to give a brief overview.

Craig Hanson, the petitioner's representative gave a brief overview on the case.

Platting member, Mr. Bush had questions for the petitioner's representative.

MOTION: Platting Member Shadrach made a motion to approve with 7 findings of fact and 8 conditions. McCabe seconded the motion.

Discussion ensued

VOTE: The motion passed without objection.

- C. **SHADOWRIDGE:** The request is create 7 lots from Units 1-17, 99 and Tract A, Lakebridge, Plat No. 2021-106 to be known as **Shadowridge**, containing 68.81 acres +/- . Proposed Lot 2, Block 1 and Lot 2, Block 2 are flag lots. Access is from N. Ridgewater Street, which is not certified or maintained by the Borough. Petitioner to construct and dedicate a temporary turnaround. Petitioner is requesting a variance from MSB 43.20.140 for conformance with the Subdivision Construction Manual regarding tangent between horizontal curves. The property is located west of Finger Lake, southeast of Finger Lake Elementary School and directly west and east of N. Ridgewater Street (Tax ID # 9222000T00A/U001-17&99); lying within Sections 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3. ****This case was continued from the June 2 and July 7, 2022**

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
NOVEMBER 17, 2022**

public hearing. (*Petitioner/Owner: 6R Development Group LLC, Staff: Kimberly McClure, Case # 2022-052*)

Chair Fernandez read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 89 public hearing notices were mailed out on October 27, 2022.

Staff gave an overview of the case:

- Staff recommends continuance to a date uncertain.

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

The petitioner/petitioner's representative was not in attendance.

Vice Chair Leonard opened the public hearing for public testimony.

The following person spoke:

- Johns Griesinger

Mr. Griesinger mentioned talking to Platting member Mr. Bush.

There being no one else to be heard, Chair Fernandez kept the public hearing open and invited the petitioner's representative to give a brief overview.

The petitioner/petitioner's representative passed on giving a brief overview at this time.

MOTION: Platting Member Cottini made a motion to continue to a date uncertain. Shadrach seconded the motion.

Discussion ensued

VOTE: The motion passed without objection.

DANDY BLUFFS 2022: The request is to create five lots from Lot 3, Dandy Bluffs, Plat 2016-129 to be known as Dandy Bluffs 2022, containing 40.49 acres +/- . Petitioner to construct and certify S. Dandy Bluffs Circle to pioneer road standard to include a T-turnaround. Proposed Lots 3C, 3D & 3E to share a common access area onto E. Fairview Loop; no new driveways to Fairview Loop will be created. Petitioner is requesting a variance to MSB 43.20.300(E)(4) requiring multiple flag lots with adjoining pole portions to overlay a public use easement over the width of the pole portion. The property is located directly south of E. Fairview Loop, directly east of S. Dandy Bluffs Circle and north of Weinie Lake (Tax ID # 57577000L003); lying within the N ½ Section 27, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #3. This case was continued

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
NOVEMBER 17, 2022**

from the November 3, 2022 meeting. (Petitioner/Owner: Mark & Lesley Dinkel, Staff: Kimberly McClure, Case # 2022-140)

Chair Fernandez read the statement regarding Ex-Parte & Interest on quasi-judicial action into the record; there was no objection noted by the platting board.

Theresa Taranto provided the mailing report:

- Stating that 32 public hearing notices were mailed out on October 27, 2022.

Staff gave an overview of the case:

- Platting Officer, Fred Wagner gave the case overview.
- Staff recommends approval of the case with findings of fact and conditions of approval.

Platting member Shadrach had questions for staff.

Platting member Leffel had questions for staff.

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

Gary LoRusso, the petitioner's representative, gave a brief overview of the case.

Vice Chair Leonard opened the public hearing for public testimony.

There being no one to be heard, Chair Fernandez closed the public hearing and invited the petitioner's representative to give a brief overview.

MOTION: Platting Member McCabe made a motion to approve with 9 findings of fact and 10 conditions. Bush seconded the motion.

Discussion ensued

AMENDED

MOTION: Platting Board Member Shadrach made a motion to add Plat Note #11, Condition of Approval, stating; "If lots 3A or 3B are further subdivided, that would create more than the original lots created, a road must be constructed to a minimum residential standard to provide physical access. Leffel seconded the motion.

Recessed to address verbiage for Amended Motion at 2:18 pm

Reconvened at 2:22 pm

VOTE: The amended motion passed without objection.

VOTE: The main motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
NOVEMBER 17, 2022**

(There is no Items of Business & Miscellaneous)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Officer Fred Wagner informed the board:

- Upcoming meeting will be December 1st; we have 2 cases on the agenda. Jack Lake Est and View Pointe E.

BOARD COMMENTS

- Platting member Cottini said Thank you to everyone, and have a nice Thanksgiving.
- Platting member Shadrach
 - Mentioned it would be nice to “White Board” an item on what can be done for PUE’s
 - Happy Thanksgiving everyone
- Platting member McCabe was glad Theresa is feeling better and Happy Thanksgiving.
- Platting member Bush stated he would not be here for the next meeting, December 1, 2022.
- Chair Fernandez let everyone know that he has was appointed to the Planning Commission and he only has one more meeting on the Platting Board. He said Thank you to the board and to staff.

9. ADJOURNMENT

With no further business to come before the Platting Board, Vice Chair Leonard adjourned the meeting at **2:25** pm.

WILFRED FERNANDEZ
Platting Board Chair

ATTEST:

THERESA TARANTO
Platting Board Clerk

Public Hearings

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
DECEMBER 1, 2022

PRELIMINARY PLAT: JACK LAKE ESTATES
LEGAL DESCRIPTION: SEC 20, T19N, R04W, SEWARD MERIDIAN AK
PETITIONERS: CLAYTON ARTERBURN / JUSTIN JONES
SURVEYOR/ENGINEER: R & K LAND SURVEYING
ACRES: 40.00 ± PARCELS: 2
REVIEWED BY: MATTHEW GODDARD CASE #: 2022-150

REQUEST: The request is to create two lots from Tax Parcel A17, and to dedicate as right-of-way the portion of W. Parks Highway easement that divides the parcel, to be known as **JACK LAKE ESTATES**, containing 40.00 acres +/- . The property is located north of W. Abbey Road, east and west of W. Parks Highway and directly west of Jack Lake; within the NE ¼ Section 20, Township 19 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos
Topographic Map and As-Built
Topographic Narrative
Section Line Easement Determination

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

AGENCY COMMENTS

ADOT&PF
ADF&G
MSB Department of Public Works
MSB Development Services
Utilities

EXHIBIT E – 2 pgs
EXHIBIT F – 1 pg
EXHIBIT G – 1 pg
EXHIBIT H – 1 pg
EXHIBIT I – 1 pg

DISCUSSION: The proposed subdivision is creating two lots and dedicating the portion of W. Parks Highway that runs through this parcel as right-of-way. Proposed Lot 1 will be 9.27 acres, proposed Lot 2 will be 17.52 acres. Both lots will take access from W. Parks Highway, a State of Alaska owned and maintained road.

Access: Legal and physical access to the proposed lots exists pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

Soils Report: A topographic narrative was submitted in lieu of a geotechnical report (**Exhibit C**), pursuant to MSB 43.20.281(A)(1)(i)(i), as both proposed lots are greater than 400,000 square feet. Topographic map and as-built are at **Exhibit B**.

Comments:

ADOT&PF (**Exhibit E**) notes that no change should be made to the existing access and that further subdividing will require shared access to the north and south to the extents possible and should utilize the section line easements.

ADF&G (**Exhibit F**) notes that Jack Lake and the pond are not documented for anadromous fish species. A fish habitat permit from ADF&G Habitat section is not required at this time.

Department of Public Works Operations & Maintenance (**Exhibit G**) has no comment.

Development Services (**Exhibit H**) has no comment

Utilities: (**Exhibit K**) Enstar has no comments or recommendations. MTA has no comments. GCI 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 AK DNR Division of Mining/Land/Water; US Army Corps of Engineers; Community Council Willow; Fire Service Area #035 Willow; Road Service Area #020 Greater Willow; MSB Emergency Services, Community Development, Assessments, Planning; MEA and GCI.

CONCLUSION: The preliminary plat of Jack 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 topographic narrative was submitted in lieu of a soils report, pursuant to MSB 43.20.218(A)(1)(i)(i).

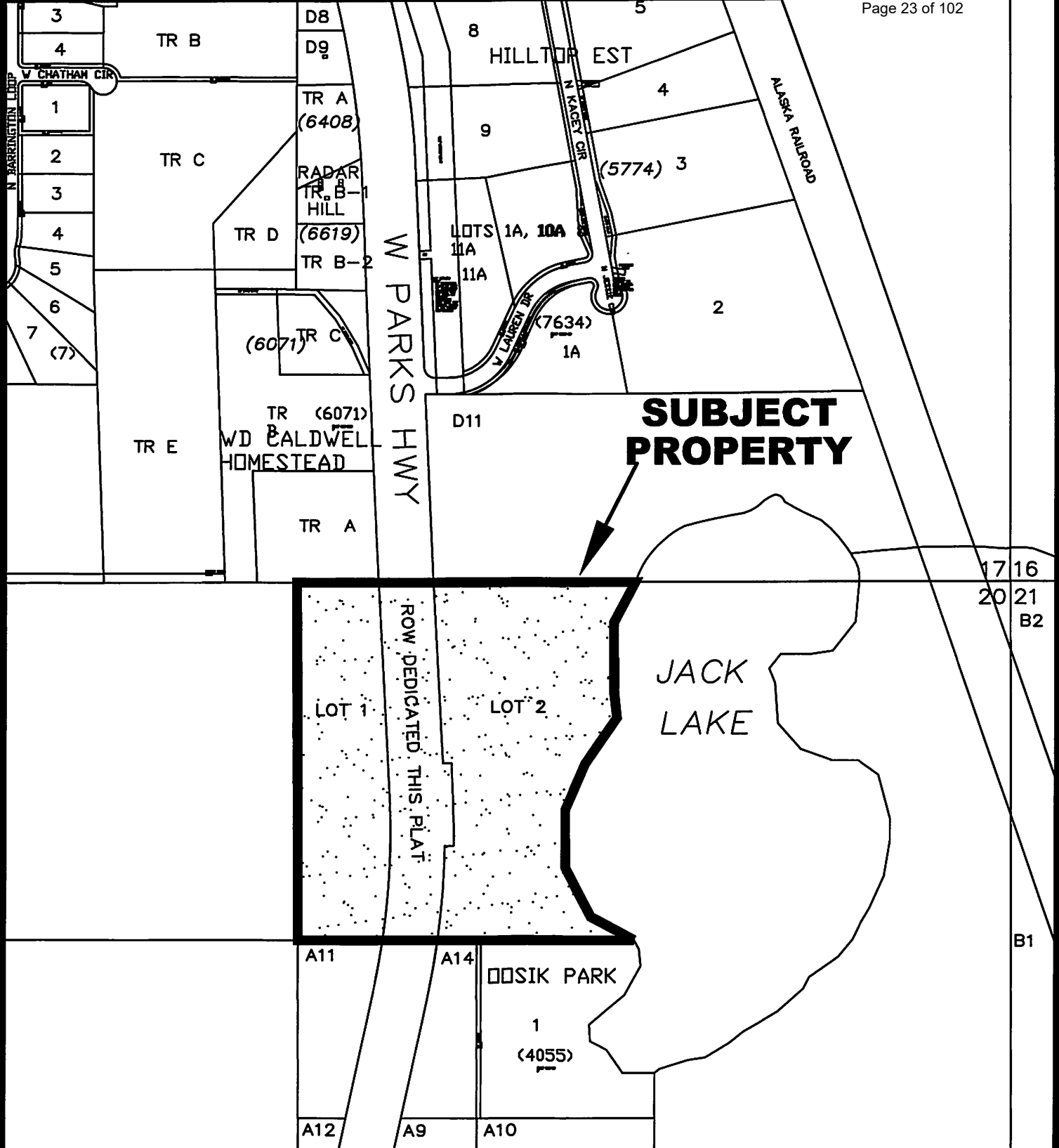
FINDINGS OF FACT

1. The plat of Jack Lake Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was not required as both proposed lots are greater than 400,000 square feet. A topographic narrative was submitted, pursuant to MSB 43.20.281(A)(1)(i)(i).
3. Both lots have 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 AK DNR Division of Mining/Land/Water; US Army Corps of Engineers; Community Council Willow; Fire Service Area #035 Willow; Road Service Area #020 Greater Willow; MSB Emergency Services, Community Development, Assessments, Planning; MEA and GCI.
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 Jack Lake Estates, Section 20, Township 19 North, Range 04 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. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit plat in full compliance with Title 43.



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED JACK LAKE ESTATES
SUBDIVISION

LOCATED WITHIN
SECTION 20, T19N, R04W, SEWARD MERIDIAN
ALASKA

WI 15 MAP

EXHIBIT A-1

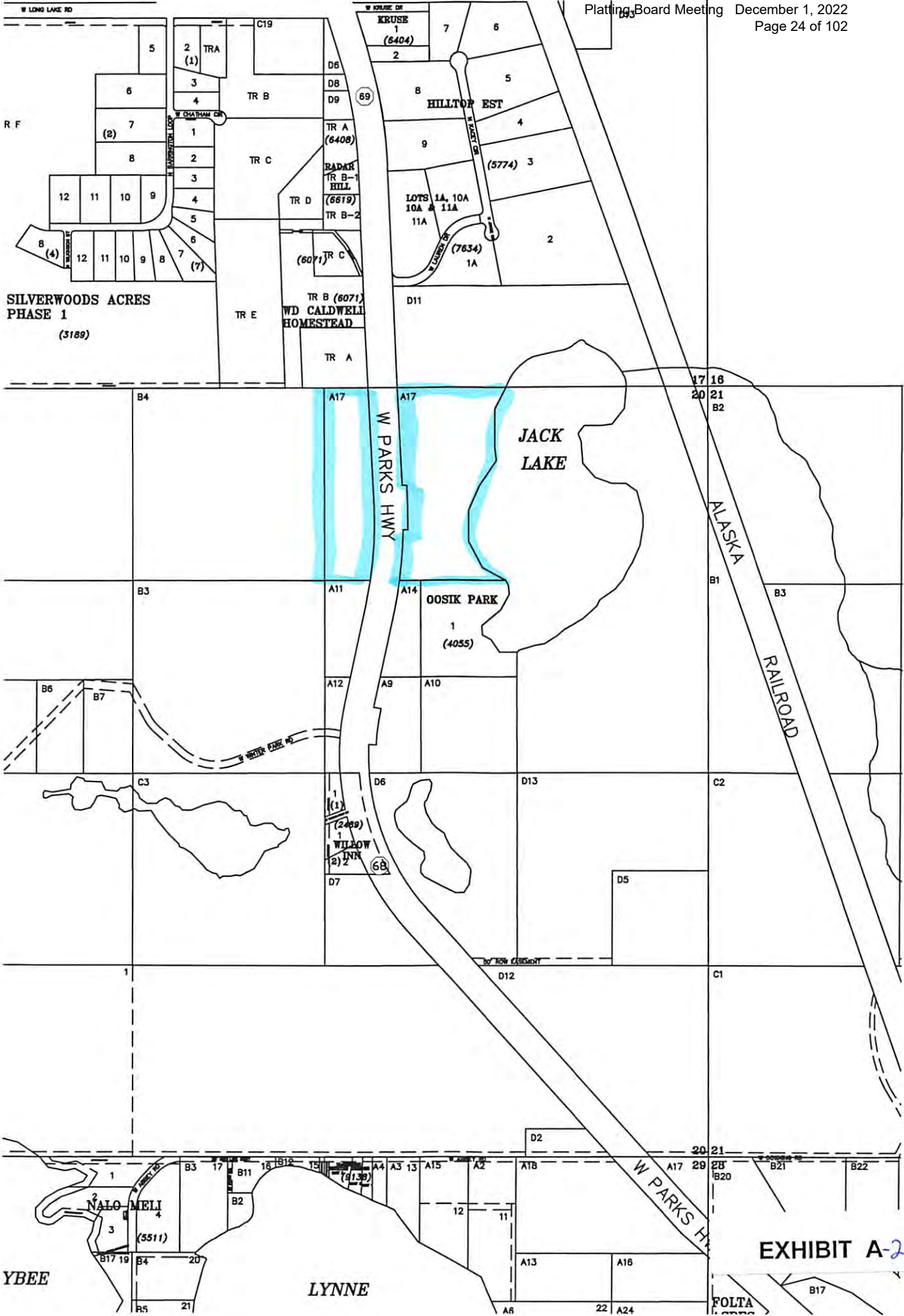


EXHIBIT A-2

YBEE

LYNNE

FOLTA



325 162.5 0 325 Feet

EXHIBIT A-3

MatSuBorough



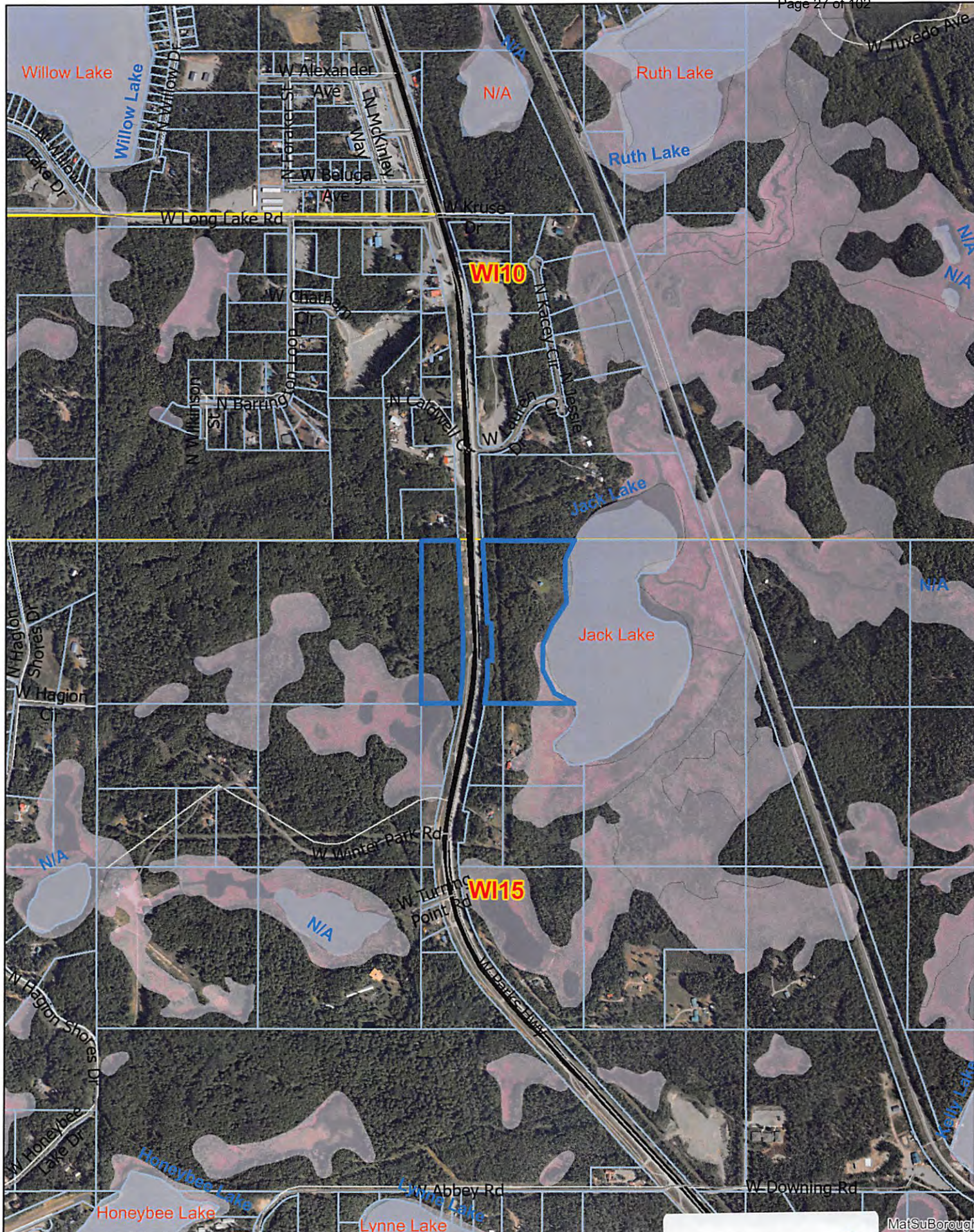


325 162.5 0 325 Feet

EXHIBIT A-4

atSuBorough



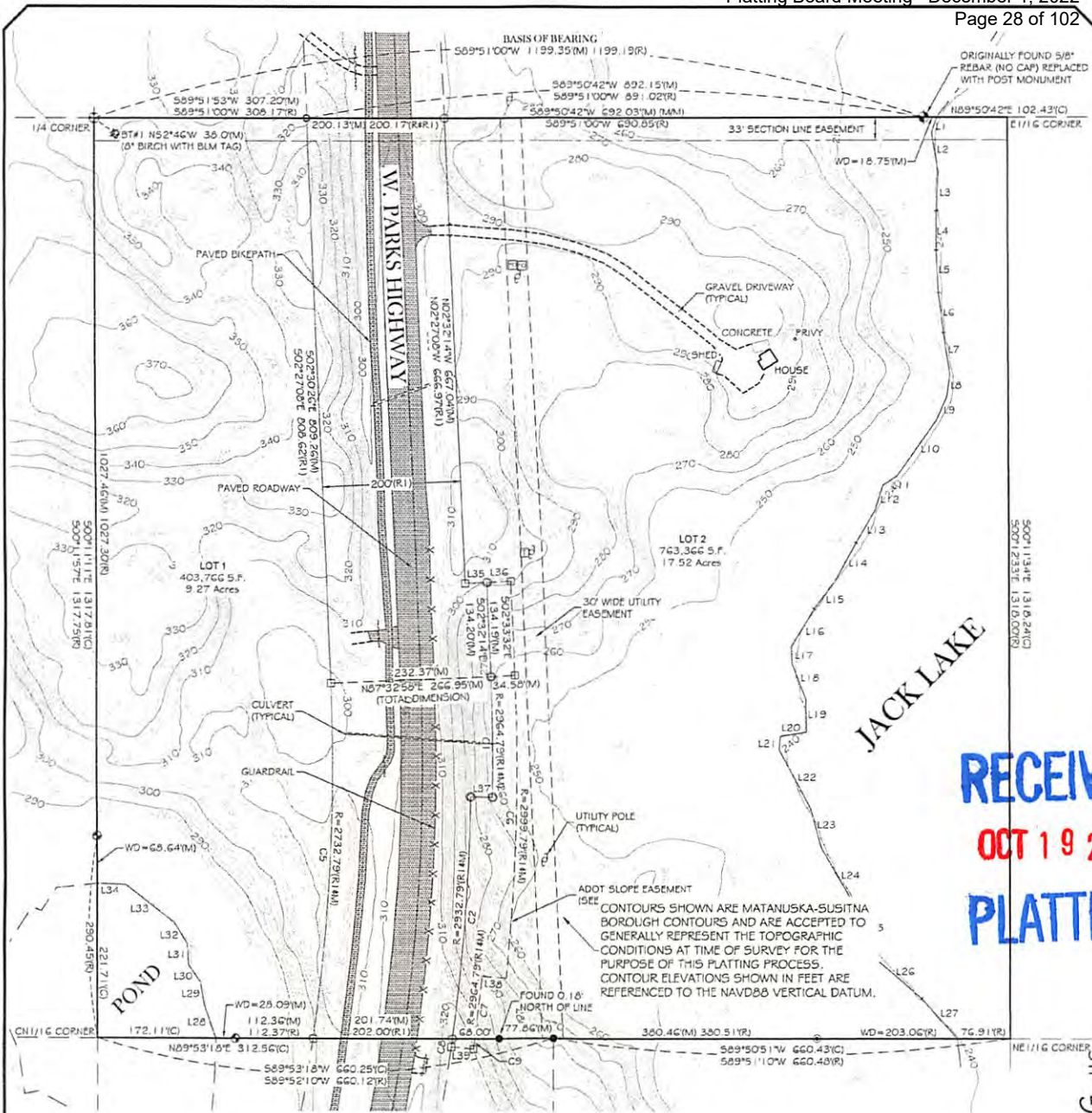


975 487.5 0 975 Feet

EXHIBIT A-5



MatSu Borough



RECEIVED
OCT 19 2022
PLATTING

NOTES:
 1. REFERENCE THE PRELIMINARY PLAT FOR HORIZONTAL CURVE AND LINE DATA AND OTHER PLANIMETRIC INFORMATION.

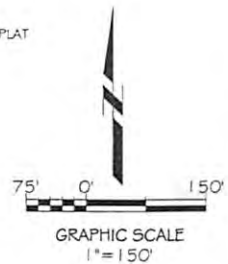
LEGEND

- ⊕ FOUND 2-1/2" BRASS CAP ON IRON PIPE (GLO 1916)
- ⊙ FOUND 2" ALUMINUM CAP ON 5/8" REBAR (LS7576)
- ⊙ FOUND 1-1/4" RED PLASTIC CAP ON 5/8" REBAR (LS 4588)
- FOUND 6" X 6" ADOT YELLOW CONCRETE ROW MONUMENT
- FOUND 1-1/4" IRON PIPE (NO CAP)
- FOUND 5/8" REBAR (NO CAP)
- ⊕ TO BE SET 3-1/4" ALUMINUM CAP ON 2-1/2" ALUMINUM POST (LS 11004)
- TO BE SET 5/8" REBAR WITH 1-1/4" RED PLASTIC CAP ATTACHED (LS 1004)
- ⊕ FOUND BEARING TREE
- (R) RECORD OF SURVEY PLAT #2002-55
- (R1) ADOT RIGHT-OF-WAY MAP PROJECT 1-0A4-1(G) PLAT #2006-151

I HEREBY CERTIFY THAT AN ACCURATE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: **NW1/4NE1/4 SEC. 20 T19N R4W SM. AK** OF THE PALMER RECORDING DISTRICT, ALASKA WAS MADE ON **11-11-2021** AND THAT THE CONTOURS SHOWN HEREON GENERALLY REPRESENT THE TOPOGRAPHIC CONDITIONS AT THE TIME OF SURVEY FOR THE PURPOSE OF THIS PLATTING ACTION.



R & K LAND SURVEYING, LLC



R & K LAND SURVEYING, LLC
 PO BOX 606
 WILLOW, ALASKA 99688
 (907) 495-0047
 #156327

TOPOGRAPHY

PREPARED FOR:
 CLAYTON ARTERBURN AND JUSTIN JONES

DRAWN BY: RLW
 CHECKED BY: KEW

JOB NO.: 2021
 SCALE: 1" =

FIELD BK: RKL5 2021-09
 RKL5 2022-05

EXHIBIT B

RECEIVED
OCT 19 2022
PLATTING



R & K Land Surveying, LLC
PO Box 606
Willow, Alaska 99688
Office: (907) 495-0047
Email: rklandsurveying@gmail.com

October 18, 2022

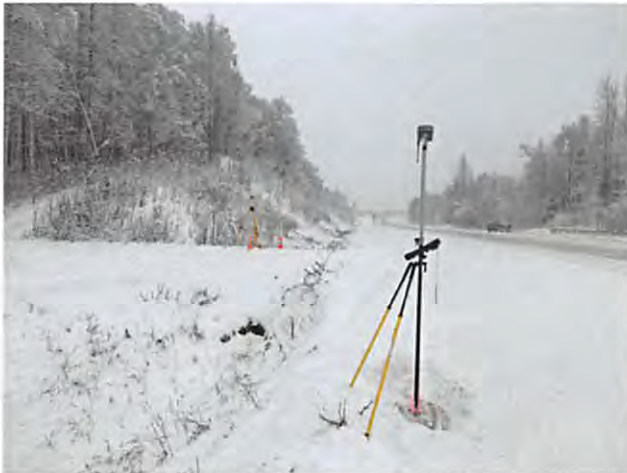
RE: Jack Lake Estates Topographic Narrative
T19N R4W Section 20 NW1/4NE1/4, S.M., AK

Matanuska-Susitna Borough
350 E. Dahlia Avenue
Palmer, Alaska 99645
Attn: Fred Wagner

Mr. Wagner,

This letter is being provided regarding the preliminary plat submittal for Jack Lake Estates on behalf of Clayton Arterburn and Justin Jones. This letter covers the topographic narrative for the parent parcel.

The terrain for the parent parcel within T19N R4W Section 20 NW1/4NE1/4 has several rolling hills, is heavily wooded with a portion containing lowlands and swampy grounds. This parcel is divided by the Parks Highway and has water frontage on the east and west sides. The Parks Highway right-of-way contains approximately 6.77 acres of the proposed subdivision. The eastern area along Jack Lake, proposed as Lot 2, contains the lowest levels in elevation around 240 feet and the west portion of the parcel, proposed as Lot 1, contains the highest elevation levels rising to approximately 370 feet. These hills are heavily wooded with mature birch and spruce. The undergrowth is comprised of typical bushes, alder, and some devils club. This wooded area accounts for essentially the entire area of the parcel.



North view along the west side of the Parks Highway.

Portions of the parcel that contain lowlands and swampy grounds are adjacent to Jack Lake in proposed Lot 2, near the southeast corner of the parcel and adjacent to the unnamed pond in proposed Lot 1, near the southwest corner of the parcel.



These lowlands and swampy areas are currently shown on the Borough's wetland maps and are classified as a "Depression" wetlands adjacent to the unnamed pond and "Kettle" wetlands adjacent to Jack Lake. The "Depression" wetlands account for approximately 2.7% of the overall area of the entire parcel affecting the proposed Lot 1, while the "Kettle" wetlands account for approximately 4.6% of the overall area of the entire parcel affecting the proposed Lot 2.



Current development is the Parks Highway with associated improvements including a paved bike path along the west edge of the highway and a small residential cabin and gravel driveway located on the north half of the eastern portion of the property facing Jack Lake.

The following supporting documents are provided:

- RKLS Jack Lake Estates Contour map
- MSB Wetlands Map with 2020 imagery overlay
- MSB 2011 Contours with 2020 imagery overlay
- MSB 2011 Hillshade

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Richard Wentworth". The signature is written in a cursive style.

Richard Wentworth, PLS, CFeds
Owner/Land Surveyor



R & K Land Surveying, LLC
PO Box 606
Willow, Alaska 99688
Office: (907) 495-0047

RECEIVED
OCT 04 2022
PLATTING

RE: T19N R4W Section 20 NW1/4NE1/4 Seward Meridian, Alaska
Section Line Easement Determination / Opinion

Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, Alaska 99645
Attn: Fred Wagner

Mr. Wagner,

This letter is being provided regarding the existence of section line easement(s), if any, for the purpose of a platting action for the current land owners, Clayton Arterburn and Justin Jones. The following documents are provided in support of described determination:

BLM Plat for Township 19 North, Range 4 West, SM, AK accepted July 24, 1917
BLM Master Title Plat for T19N, R4W, SM, AK current to September 13, 2007
US PATENT 1234752 issued January 20, 1964
Date of Entry/Application was November 29, 1960
Section Line Easement Research datasheet
BLM Case Abstract for AKA 053526 datasheet

The Rectangular Survey Plat for Township 19 North, Range 4 West, Seward Meridian, Alaska, dated May 25, 1917 was accepted by The General Land Office on July 24, 1917.

AFFECTED SECTION LINES:

Located within Township 19 North Range 4 West, Seward Meridian, AK
Section line common to Section 20 and Section 17.

SECTION LINE EASEMENT DETERMINATION / OPINION:

I have reviewed the information from the Bureau of Land Management (BLM) files, including the BLM Historical Index, BLM and / or State of Alaska Patents, Official BLM Survey Plats, BLM case abstract sheets, recorded subdivision plats, recorded land deeds, etc. Using the dates of patent entry from the BLM patents and case abstract sheets, comparing these dates to the BLM Official Survey Plat date of approval and reviewing the status of affected lands, my opinion is as follows:

The lands underlying the subject section line(s) within the NW1/4NE1/4 of Section 20, were conveyed to Willis Edward Kahn by US Patent No. 1234752. The date of entry/application according to the case file abstract for BLM case file AKA 053526 was November 29, 1960, the Patent was issued on January 20, 1964.

Review of the BLM Historical Index indicates that the lands described above were unappropriated and unreserved Federal land on or after April 6, 1923. **Surveyed federal land that was unappropriated and unreserved at any time on or after April 6, 1923 through January 17, 1949, the width identified in ch. 19, SLA 1923 for any section line easement, is 33 feet (11 AAC 51.025 editor's note #2).**

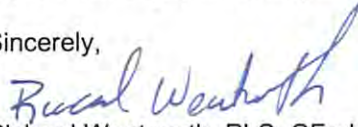
EXHIBIT D-1

October 3, 2022

Additional search of public records did not find that these section line easements have been vacated or are currently in the process of being vacated by DNR.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Richard Wentworth, PLS, CFeds
Owner/Land Surveyor

SECTION LINE EASEMENT RESEARCH

Legal Description				Patent Serial Number	Date of Entry	Issue Date	Date of BLM Survey	Patent from US or AK?	SLE
Aliquot Part(s)	Sec	Twn	Rng						
S2 SW4	17	19N	4W	1227045	1/15/59	5/24/62	7/24/1917	US	33'
SW4 SE4	17	19N	4W	1227045	1/15/59	5/24/62	7/24/17	US	33'
SE4 SE4	17	19N	4W	1234103	1/15/59	11/12/63	7/24/17	US	33'
E2 NW4	20	19N	4W	1234724	1/13/60 3/27/59	1/17/64 1/17/64	7/24/17	US	33'
NW4 NE4	20	19N	4W	1234752	11/29/60	1/20/64	7/24/17	US	33'
E2 NE4	20	19N	4W	50-67-0015	1/24/60	7/13/66	7/24/17	US	50'

EXHIBIT D-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

October 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:

- **Summers PA14 (KMc) S. Bodenburg Loop**
 - No objection to platting action
 - No change to existing access to S. Bodenburg Loop

- **Jack Lake Estates (MG) Parks Highway**
 - No objection to platting action
 - No change to existing access.
 - Future subdividing will require consolidated, shared access to the north and south to the extents possible and should utilize section line easements.

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.

"Keep Alaska Moving through service and infrastructure."

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) 269-0512 or david.post@alaska.gov.

Sincerely,

A handwritten signature in black ink that reads "David Post". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David Post
Surface Transportation Manager

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Brad Sworts, MSB Transportation Manager
Jacob Ciufu, P.E., Regional Hydrologist, DOT&PF
Sean Baski, Chief, Highway Design, DOT&PF
Danika Simpson, Property Management Supervisor, Right of Way, DOT&PF
Noah King, P.E. Project Manager, DOT&PF

Matthew Goddard

From: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Friday, October 21, 2022 9:46 AM
To: Matthew Goddard
Subject: RFC Jack Lake Estates (MG)

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

Good morning,

The ADF&G Habitat section has reviewed the RFC packet and supplemental documents. Jack Lake and the pond are not documented for anadromous fish species. A fish habitat permit from the ADF&G Habitat section is not required 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: Wednesday, November 2, 2022 6:24 PM
To: Matthew Goddard
Cc: Elaine Flagg
Subject: RE: RFC Jack Lake Estates (MG)

No comment.

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: Friday, October 14, 2022 11:46 AM
To: Eisenman, Mark E (DOT) <mark.eisenman@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; waco_chair@waco-ak.org; admin@waco-ak.org; Ronald Forsyth <rgfnorth@mtaonline.net>; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Victor Snell <Victor.Snell@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>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: RFC Jack Lake Estates (MG)

Hello,

The following link is a request for comments on the proposed Jack Lakes Estates Subdivision.

Please ensure all comments are submitted by **November 4, 2022** so they can be integrated into the staff report.

https://matsugovus-my.sharepoint.com/:f/g/person/matthew_goddard_matsugov_us/EuLEUr31ThZFu9xcKXzuRr4B38tmoLqdsqDjdJgnHB_9JQ?e=ZsT1q6

Feel free to contact me if you have any questions.

Thank you,
Matthew Goddard

Matthew Goddard

From: Permit Center
Sent: Thursday, October 20, 2022 4:03 PM
To: Matthew Goddard
Subject: RE: RFC Jack Lake Estates (MG)

No comments

Thank you,

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, October 14, 2022 11:46 AM
To: Eisenman, Mark E (DOT) <mark.eisenman@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; waco_chair@waco-ak.org; admin@waco-ak.org; Ronald Forsyth <rgfnorth@mtaonline.net>; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Victor Snell <Victor.Snell@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>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: RFC Jack Lake Estates (MG)

Hello,

The following link is a request for comments on the proposed Jack Lakes Estates Subdivision.

Please ensure all comments are submitted by **November 4, 2022** so they can be integrated into the staff report.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EuLEUr31ThZFu9xcKXzuRr4B38tmoLqdsqDjdJgnHB9JQ?e=ZsT1q6

Feel free to contact me if you have any questions.

Thank you,
Matthew Goddard
Platting Technician



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

October 17, 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.

- **JACK LAKE ESTATES
(MSB Case # 2022-150)**

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

Sincerely,

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

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

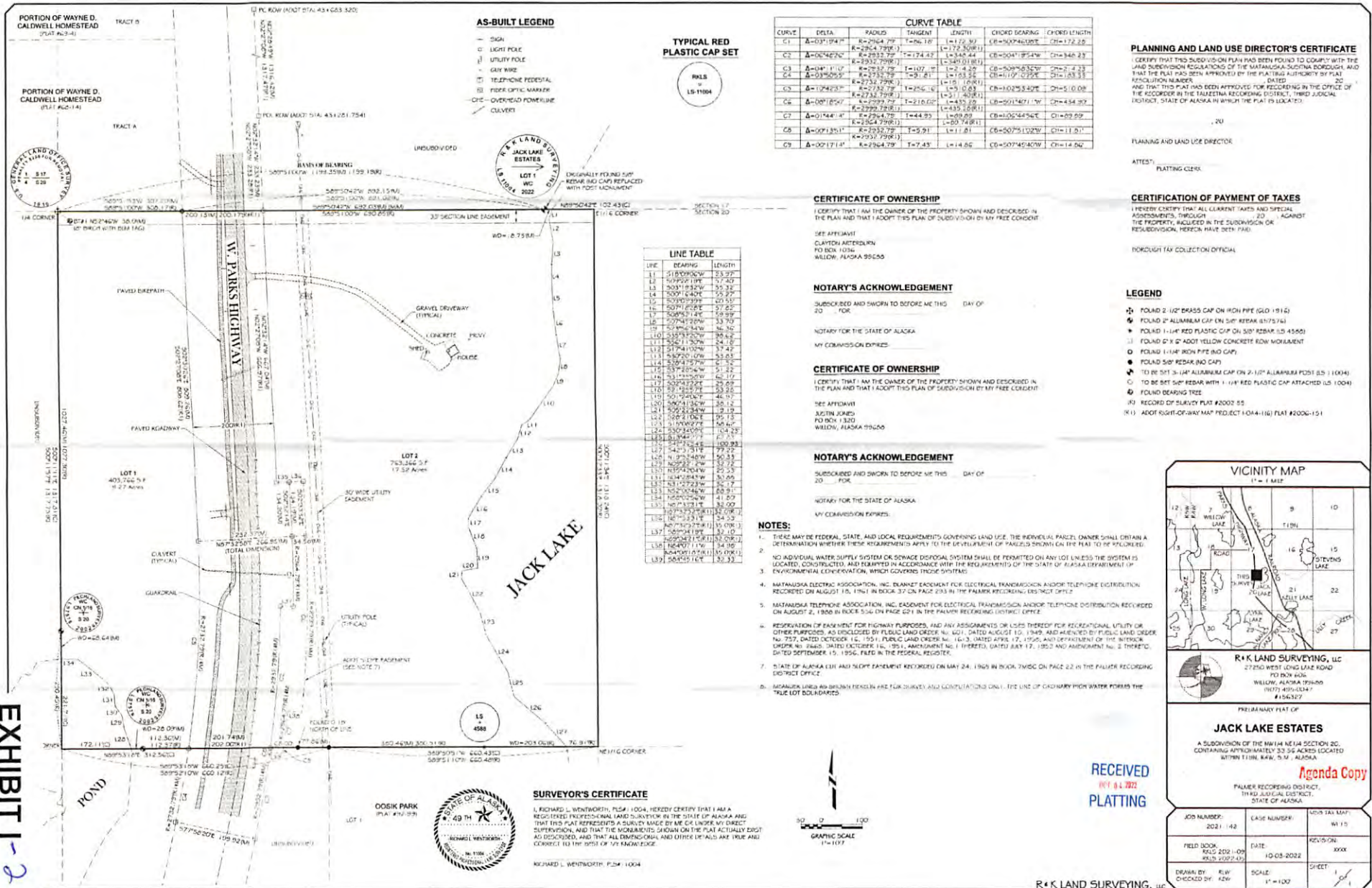


EXHIBIT 1-2

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

PLANNING AND LAND USE DIRECTOR

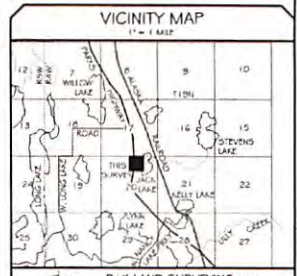
CERTIFICATE OF OWNERSHIP
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THE PLAN AND THAT I ADAPT THIS PLAN OF SUBDIVISION BY MY FREE CHOICE.
SEE AFFIDAVIT
CLAYTON ASTERDURN
PO BOX 1034
WELLS, ALASKA 99566

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____ FOR
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF OWNERSHIP
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THE PLAN AND THAT I ADAPT THIS PLAN OF SUBDIVISION BY MY FREE CHOICE.
SEE AFFIDAVIT
JUSTIN JONES
PO BOX 1320
WELLS, ALASKA 99566

NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____ FOR
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

- NOTES:**
1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.
 2. NO ADDITIONAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
 3. MATANUSKA ELECTRIC ASSOCIATION, INC. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION RECORDED ON AUGUST 2, 1988 IN BOOK 554 ON PAGE 291 IN THE PALMER RECORDING DISTRICT OFFICE.
 4. MATANUSKA TELEPHONE ASSOCIATION, INC. EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION RECORDED ON AUGUST 2, 1988 IN BOOK 554 ON PAGE 291 IN THE PALMER RECORDING DISTRICT OFFICE.
 5. RESERVATION OF PAYMENT FOR HIGHWAY PURPOSES, AND ANY ASSIGNMENTS OR LIENS THEREBY FOR RECREATIONAL UTILITY OR OTHER PURPOSES, AS PROVIDED BY PUBLIC LAND ORDER NO. 6011, DATED AUGUST 10, 1949, AND AMENDED BY PUBLIC LAND ORDER NO. 737, DATED OCTOBER 16, 1951; PUBLIC LAND ORDER NO. 1613, DATED APRIL 17, 1956, AND DEPARTMENT OF THE INTERIOR ORDER NO. 3466, DATED OCTOBER 16, 1951; AMENDMENT NO. 1 THEREBY, DATED JULY 17, 1952; AND AMENDMENT NO. 2 THEREBY, DATED SEPTEMBER 15, 1956; FILED IN THE FEDERAL REGISTER.
 6. STATE OF ALASKA EUI AND SLOPE EASEMENT RECORDED ON MAY 24, 1969 IN BOOK 79832 ON PAGE 22 IN THE PALMER RECORDING DISTRICT OFFICE.
 7. MATANUSKA LINE AND BUSHLINE RESERVE ARE FOR SURVEY AND CONTIGUOUS ONLY. THE LINE OF ORDINARY HIGH WATER FORMS THE TRUE LOT BOUNDARIES.



R & K LAND SURVEYING, LLC
27450 WEST LONG LAKE ROAD
PO BOX 406
WELLS, ALASKA 99566
PH: 907-834-4041
#156327

PRELIMINARY PLAT OF
JACK LAKE ESTATES
A SUBDIVISION OF THE NW1/4 NE1/4 SECTION 20,
CONTAINING APPROXIMATELY 33.26 ACRES LOCATED
WITHIN T14N, R4W, 20E, ALASKA

Agenda Copy

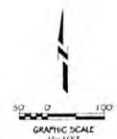
JOB NUMBER: 2021-143	CASE NUMBER: WI 15	USER TAX MAP:
FIELD BOOK: RSC 202-09 R15.1 (2022-01)	DATE: 10-05-2022	REVISION: XXXX
DRAWN BY: KRW	SCALE: 1" = 100'	SHEET: 1 / 1

RECEIVED
NOV 8 2022
PLATTING

R & K LAND SURVEYING, LLC

SURVEYOR'S CERTIFICATE
I, RICHARD L. WENTWORTH, PLS# 11004, 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 AND CORRESPOND TO THE BEST OF MY KNOWLEDGE.

RICHARD L. WENTWORTH, PLS# 11004



Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Tuesday, October 18, 2022 7:45 AM
To: Matthew Goddard
Subject: RE: RFC Jack Lake Estates (MG)

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

Good morning,

MTA has reviewed the plat for Jack Lake 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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, October 14, 2022 11:46 AM
To: Eisenman, Mark E (DOT) <mark.eisenman@alaska.gov>; Horton, George C (DNR) <george.horton@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; regpagemaster@usace.army.mil; waco_chair@waco-ak.org; admin@waco-ak.org; Ronald Forsyth <rgfnorth@mtaonline.net>; thp@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Victor Snell <Victor.Snell@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>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: RFC Jack Lake Estates (MG)

Hello,

The following link is a request for comments on the proposed Jack Lakes Estates Subdivision.

Please ensure all comments are submitted by **November 4, 2022** so they can be integrated into the staff report.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EuLEUr31ThZFu9xcKXzuRr4B38tmoLqdsqDjdJgnHB9JQ?e=ZsT1q6

6B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
DECEMBER 1, 2022

PRELIMINARY PLAT: VIEW POINTE EAST MASTER PLAN
LEGAL DESCRIPTION: SEC 21 & 16, T17N, R01E, SEWARD MERIDIAN AK
PETITIONERS: ARCTIC DEVCO, INC.
SURVEYOR/ENGINEER: BESSE ENGINEERING
ACRES: 51.66 ± PARCELS: 70
REVIEWED BY: MATTHEW GODDARD CASE #: 2022-153

REQUEST: The request is to create 69 lots and 1 tract by a four phase master plan from Tract D, View Pointe at the Ranch, Plat #2020-93, to be known as **VIEW POINTE EAST MSP**, containing 51.66 acres +/- . The petitioner will dedicate as right-of-way and construct internal roads to serve as access for all lots, Tract D-1 will take access from S. Trunk Road. The property is located south of E. Parks Highway, west of S. Glenn Highway and directly east of S. Trunk Road; within the SE ¼ Section 16 and the NE ¼ Section 21, Township 17 North, Range 01 East, Seward Meridian, Alaska. Petitioner is requesting a variance from MSB 43.20.300(A) and 43.20.300(C)-(D).

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 5 pgs
Topographic Map and As-Built	EXHIBIT B – 3 pgs
Geotechnical Report	EXHIBIT C – 23 pgs
Drainage Plan	EXHIBIT D – 3 pgs
Average Daily Traffic (ADT) Calculations	EXHIBIT E – 1 pg
Plan and Profile	EXHIBIT F – 3 pgs
Site Visit Photos	EXHIBIT G – 10 pgs

AGENCY COMMENTS

Alaska Railroad	EXHIBIT H – 2 pgs
ADF&G	EXHIBIT I – 1 pg
Department of Public Works Operations & Maintenance	EXHIBIT J – 1 pgs
Development Services	EXHIBIT K – 1 pg
Utilities	EXHIBIT L – 3 pgs

DISCUSSION: The proposed subdivision will be creating 69 lots and one tract by a four phase master plan. The lot sizes will range from 20,081 square feet up to 67,482 square feet. This property is located south of E. Parks Highway, north of the Alaska Railroad, and directly east of S. Trunk Road. These lots will be served by a community water system, as such the minimum lot size allowed is 20,000 square feet per MSB 43.20.281(A)(2). The petitioner is applying for two variances, the first is to MSB 43.20.300(A) Lot and Block Design, due to the length of proposed Block 2; the second is to MSB 43.20.60(C)-(D) Dedication to

Public, due to interconnectivity. Both of these variance requests will be in your handouts as they will be submitted after the staff report was written.

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 the interior street is constructed.

Soils Report: A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Steve Eng notes that the soils tests reveal sandy soils, with varying amounts of gravel and silts. The subdivision site is well drained with little to no vegetation. Surface topography is generally flat or of low relief. No wetlands vegetation is present. Since this was a past borrow pit, some of the test holes indicate fill material. Most of the fill material is sand/gravel in nature. Some organic fill was noted, such as tree stumps/roots. Some chunks of pavement were noted in a test hole. No ground water was encountered. Clean sand was the predominant soil. Only one test hole showed evidence of silt, test hole #4, but this was underlain by fine sand. Test holes 7, 9, 16, and 18 showed evidence of previous fill. Fill encountered was minor with no hazardous waste. The fill encountered can be avoided by penetration or removal. All of the soil logs demonstrate the ability to provide soil suitable for on-site septic systems. All proposed lots contain at least 10,000 square feet of useable building area and 10,000 square feet 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**.

Comments:

Alaska Railroad (**Exhibit H**) has noted that the drainage will exit into an Alaska Railroad (AKRR) right-of-way. Either the stormwater drainage will need to be diverted away from the AKRR right-of-way, or a hydrologic study is requested that recommends mitigation measures to ensure there is not an increase in storm water entering the ARRC ROW. Attached is the section of the AARC Technical Standards which outlines requirements for stormwater drainage. *Staff notes that the petitioner is working with the Alaska Railroad to resolve this as shown at Recommendation #4 and #5.*

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

Department of Public Works Operations & Maintenance (**Exhibit J**) states that a stub road to the east should be dedicated to allow for future connection to Sapphire Road, the entire corridor from Trunk Road to the end of the stub should be designed to Residential Subcollector standard at a minimum. *Staff notes that the petitioner is applying for a variance from 43.20.60(D)-(D).*

All other internal roads will need to be constructed to Residential standards at a minimum. The vertical profiles will need to be redesigned to meet landing requirements of the SCM section A09.4 and to provide vertical curves between changes in grades per SCM A05. The petitioner will need to ensure the drainage easements are sized sufficiently to facilitate maintenance-catch basins and storm drain outfalls will require vehicular access. A drainage report along with any other required construction plans must be submitted to DPW at least one week prior to the desired preconstruction conference date. The submitted topographic plat shows slopes steeper than 25% that are not mentioned in the soils report. The soils report or topo plat should show where useable septic area meeting 43.20.281(A)(1)(a) is located on each lot to ensure that minimum requirements are met. *Staff notes that the site conditions have been altered due to development, updated topographic mapping will need to be submitted as shown at recommendation #3.*

Development Services (**Exhibit K**) has no comments.

Utilities: (Exhibit L) GCI has no comments or objections. MTA has no comments. Enstar 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 US Army Corps of Engineers; Community Council Gateway; Fire Service Area #130 Central Matsu; Road Service Area #9 Midway; MSB Emergency Services, Community Development, Assessments or Planning; Enstar or MEA.

CONCLUSION: The preliminary master plan of View Pointe East 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).

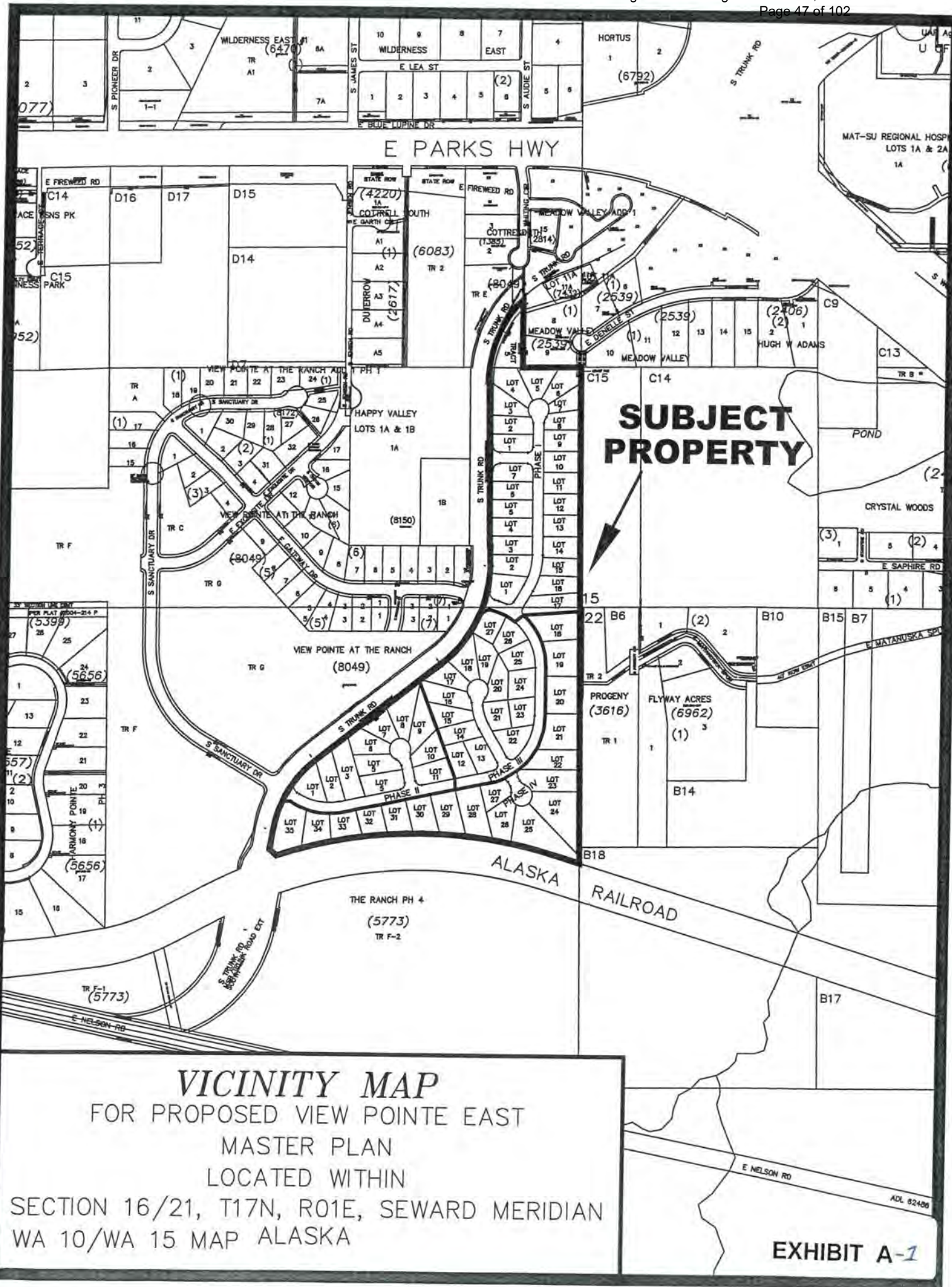
FINDINGS OF FACT

1. The master plan of View Pointe East 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 proposed lots will contain the minimum required 10,000 square feet of useable building area and 10,000 contiguous square feet of useable septic area.
3. The petitioner is applying for a variance to MSB 43.20.300(A) Lot and Block Design and to MSB 43.20.60(C)-(D) Dedication to Public.
4. A community water system will serve all lots in the View Pointe East Master Plan.
5. All lots will have the required legal and physical access pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.
6. All lots will have the required frontage pursuant to MSB 43.20.320.
7. ARRC stated that the drainage plan shows stormwater flows leaving the subdivision and entering the AARC ROW. A Hydrologic Study is needed per the AARC Technical Standards Manual.
8. 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 Gateway; Fire Service Area #130 Central Matsu; Road Service Area #9 Midway; MSB Emergency Services, Community Development, Assessments or Planning; Enstar or MEA.
9. There were no objections from any federal or state agencies, Borough departments, or utilities.
10. 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 master plan of View Pointe East, Section 16 & 21, Township 17 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Submit updated topographic mapping that reflects current site conditions.
4. Conduct a hydrologic study to show mitigation measures to ensure there is not an increase in storm water entering the ARRC ROW. Provide findings of study to Platting Staff.
5. Provide ARRC with a full storm water analysis per Section 2.3 of the ARRC Technical Standards for Roadway, Trail, and Utility Facilities in the AARC Right-of-Way manual. Obtain ARRC approval of the analysis.
6. Construct the water lines, provide asbuilt drawing of the water system, and provide ADEC certificate to operate for the water system extension within each phase prior to recordation.
7. Pay postage and advertising fees.
8. Construct interior streets and cul-de-sacs MSB residential street standards for each phase of the master plan:
 - a) Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit street inspection reports as required by Section F1.4, F1.5 and F1.6 of the Subdivision Construction Manual.
 - b) Provide DPW acceptance of the road to Platting staff.
 - c) Provide as-built of streets once construction is complete.
 - d) Obtain approval of Road Names from Platting Assistant.
9. Show all easements of record on each phase of the master plan.
10. Submit recording fees for each phase of the master plan, payable to Department of Natural Resources (DNR).
11. Submit plat in full compliance with Title 43 for each phase of the master plan.



VICINITY MAP
FOR PROPOSED VIEW POINTE EAST
MASTER PLAN
LOCATED WITHIN
SECTION 16/21, T17N, R01E, SEWARD MERIDIAN
WA 10/WA 15 MAP ALASKA

EXHIBIT A-1

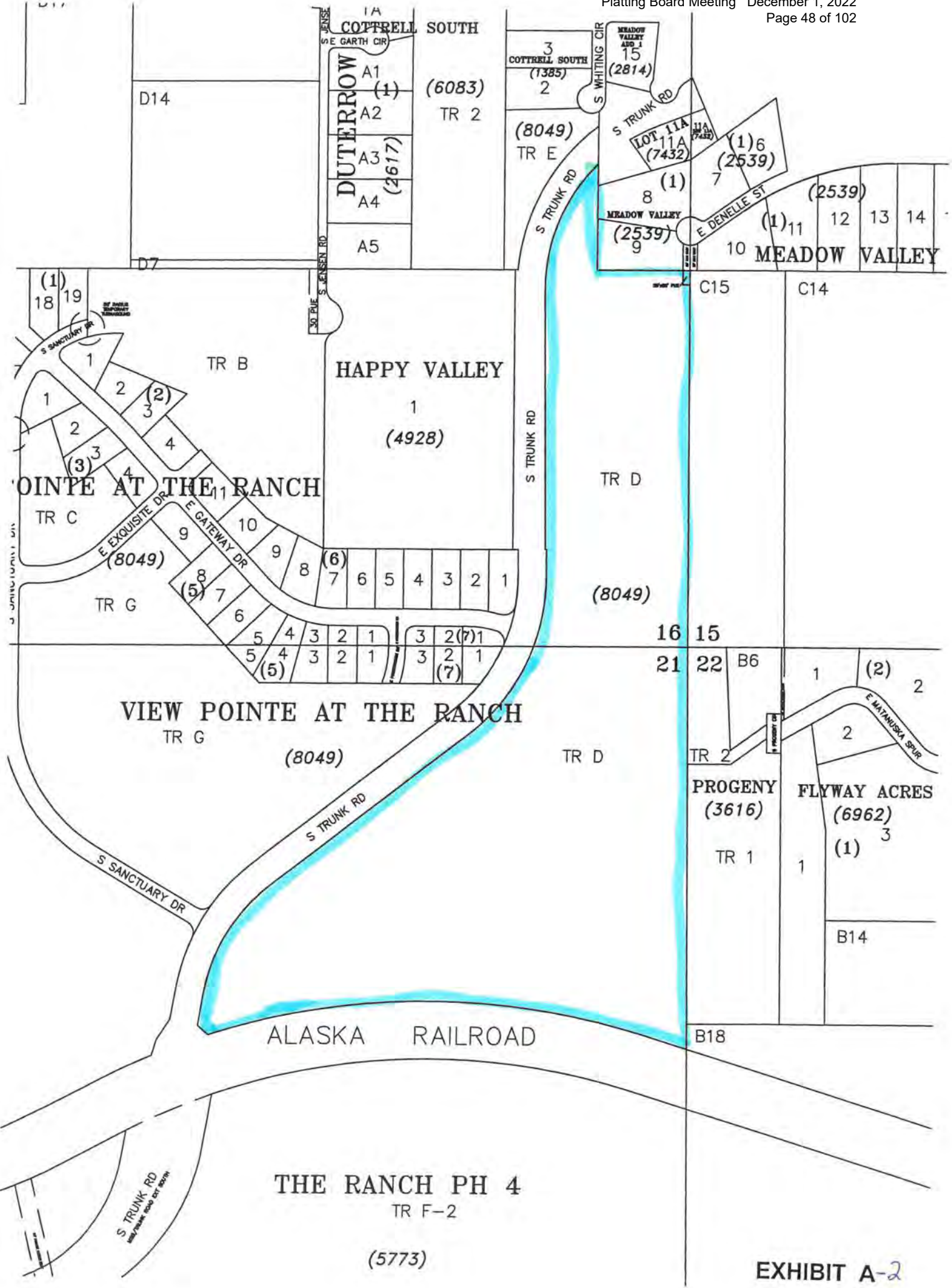
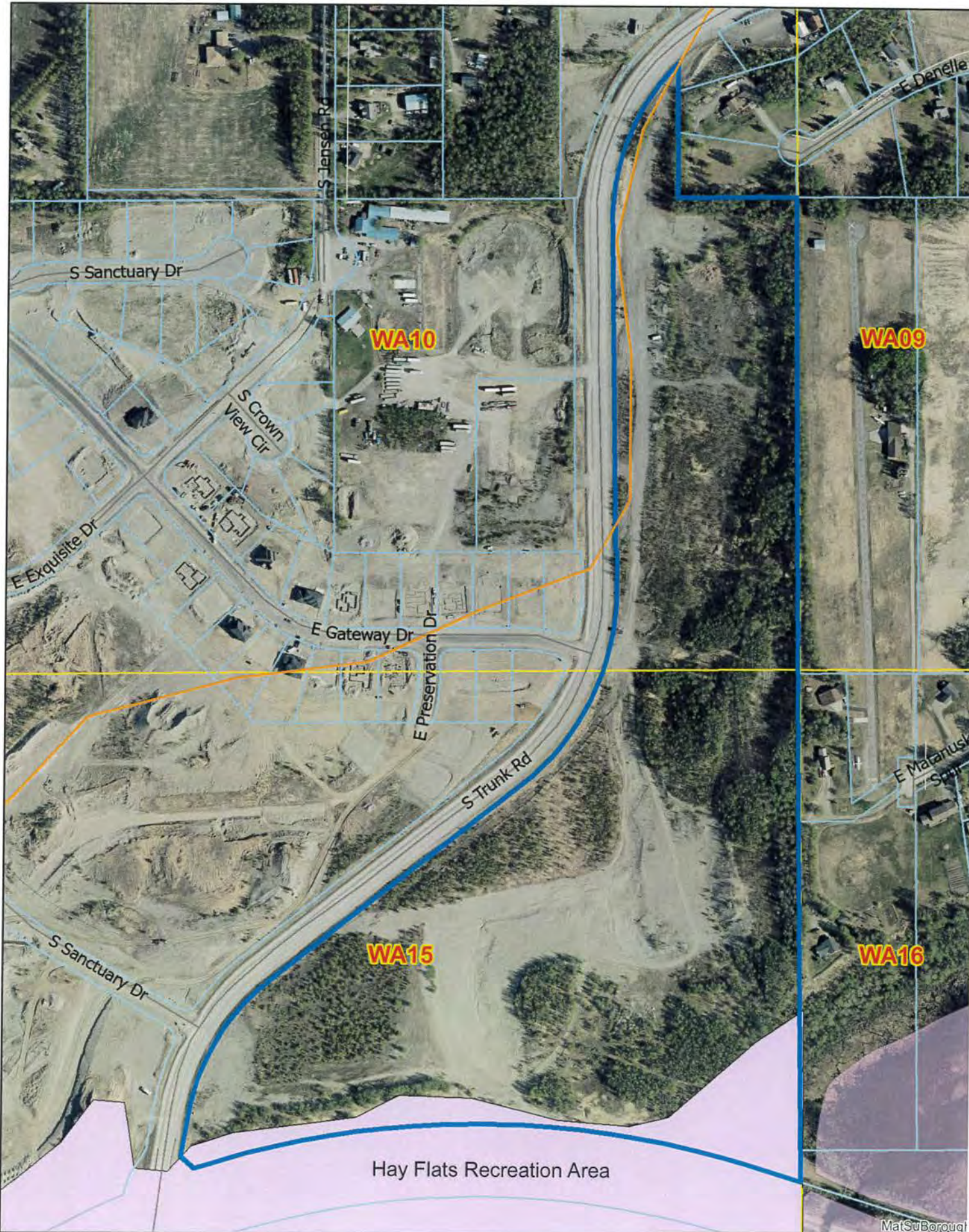
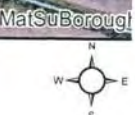


EXHIBIT A-2



330 165 0 330 Feet

EXHIBIT A-3





330 165 0 330 Feet

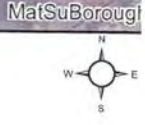
EXHIBIT A-4





610 305 0 610 Feet

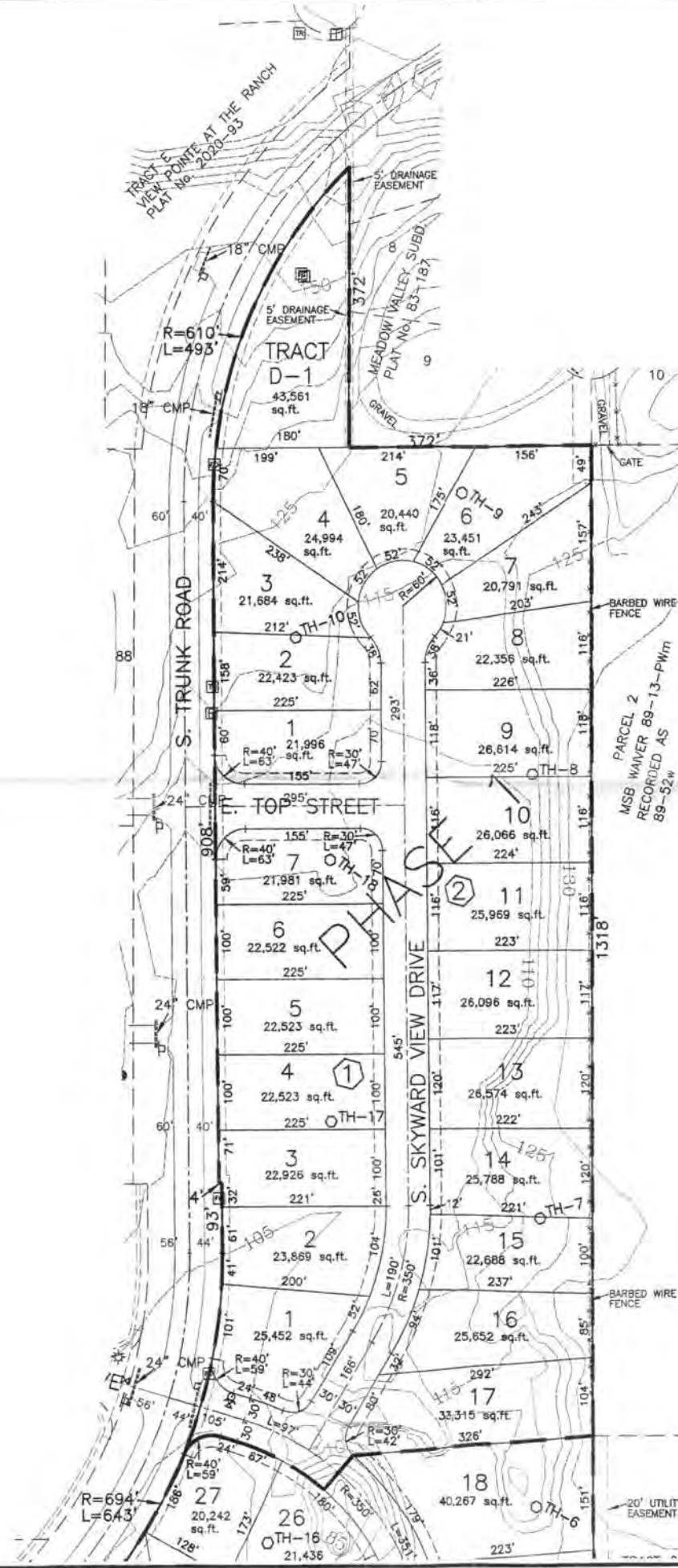
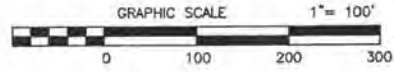
EXHIBIT A-5



LEGEND

- SS— SANITARY SEWER LINE & MANHOLE
- ⊖—SD— STORM DRAIN LINE & MANHOLE
- W— WATER LINE AND VALVE BOX
- ▽ SANITARY SEWER SERVICE
- ⊕ WATER SERVICE
- STORM DRAIN CATCH BASIN
- ⊕ FIRE HYDRANT
- ⊕ SANITARY SEWER CLEANOUT
- === DRAINAGE CULVERT
- TH-1 SOIL TEST HOLE
- UTILITY POLE
- ⊕ STREET LIGHT POLE
- UG--- UNDERGROUND NATURAL GAS
- UT--- UNDERGROUND TELEPHONE
- UE--- UNDERGROUND ELECTRIC
- OE--- OVERHEAD ELECTRIC
- UC--- UNDERGROUND COMMUNICATIONS
- EDGE OF PAVING
- ⊕ TELEPHONE PEDESTAL
- ⊕ ELECTRICAL PEDESTAL
- ⊕ ELECTRICAL TRANSFORMER
- ⊕ COMMUNICATIONS PEDESTAL
- ⊕ WATER WELL

1" = 100'



MASTER PLAN, AS-BUILT & TOPOGRAPHIC MAP OF
VIEW POINTE EAST
A SUBDIVISION OF TRACT D, VIEW POINTE AT THE RANCH
(PLAT No. 2020-93).
LOCATED WITHIN SECTIONS 16 & 21, T17N, R1E, SEWARD
MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL
DISTRICT, STATE OF ALASKA.
Containing 51.66 acres more or less

Besse Engineering
1890 Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257

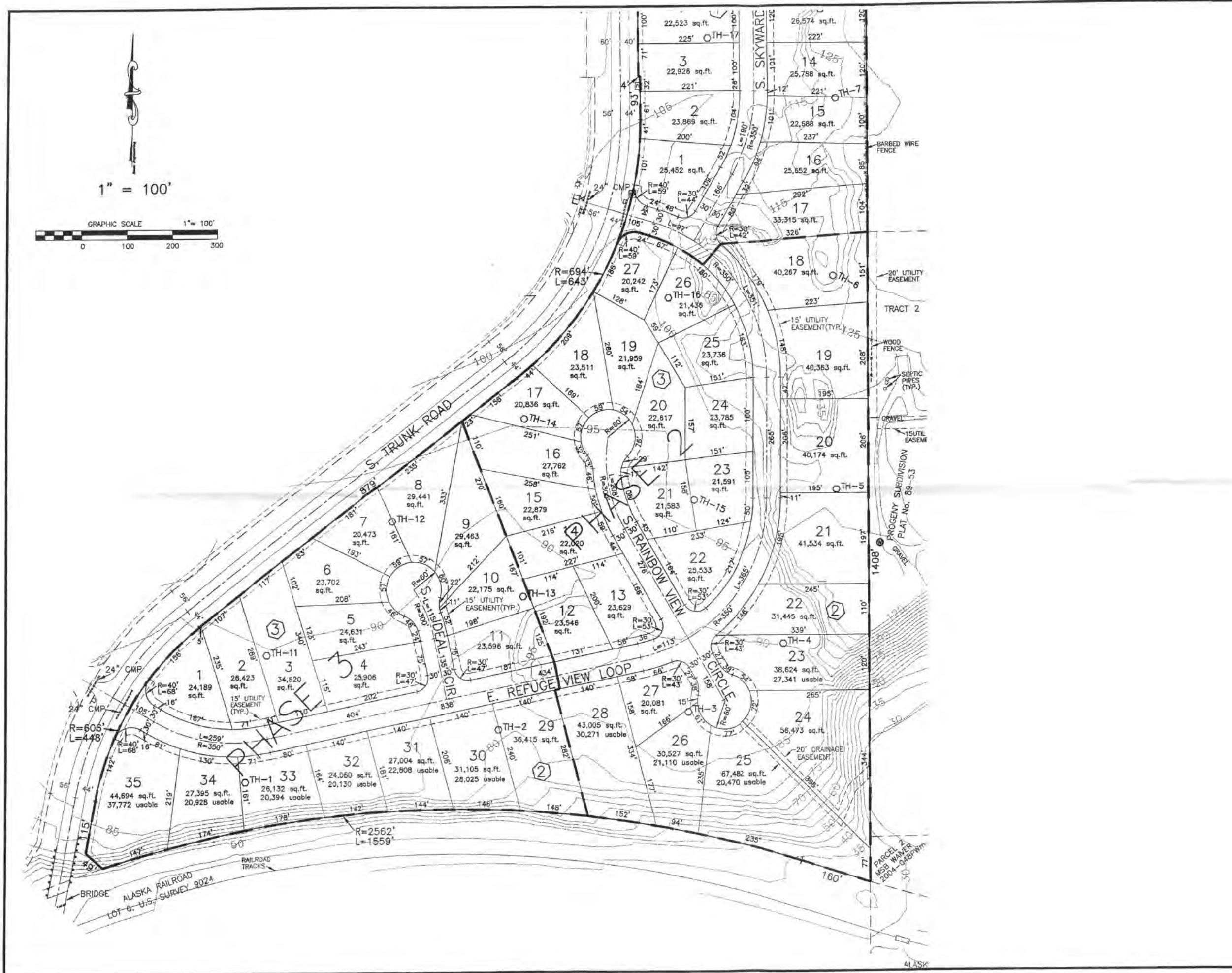
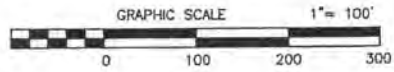
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Tax M:	W. O. No. B11-10	Sheet	2 of 3

EXHIBIT B-2

LEGEND

- SS— SANITARY SEWER LINE & MANHOLE
- SD— STORM DRAIN LINE & MANHOLE
- W— WATER LINE AND VALVE BOX
- ▽ SANITARY SEWER SERVICE
- WATER SERVICE
- STORM DRAIN CATCH BASIN
- FIRE HYDRANT
- SANITARY SEWER CLEANOUT
- ==== DRAINAGE CULVERT
- TH-1 SOIL TEST HOLE
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- ELECTRICAL PEDESTAL
- ELECTRICAL TRANSFORMER
- COMMUNICATIONS PEDESTAL
- WATER WELL

1" = 100'



MASTER PLAN, AS-BUILT & TOPOGRAPHIC MAP OF
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 MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL
 DISTRICT, STATE OF ALASKA.
 Containing 51.66 acres more or less



BESSE ENGINEERING
 1890 Jaime Marie Circle
 Wasilla, Alaska 99654
 907-357-4257

Field Book: B11-10 Scale: 1" = 100' Date: 15AUG22 DWG: ViewPoints2022
 Sheet 3 of 3

EXHIBIT B-3



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GEOTECHNICAL SOILS REPORT

FOR

VIEW POINTE EAST

WASILLA, ALASKA

Submitted by:

NorthRim Engineering
P.O. Box 770724
Eagle River, AK 99577-0724
(907) 694-7028

Steve Eng, PE, PH
SteveEng.com

June, 2022

CIVIL

ENVIRONMENTAL

HYDROLOGY

EXHIBIT C-1



SteveEng.com

View Pointe East

June 2022

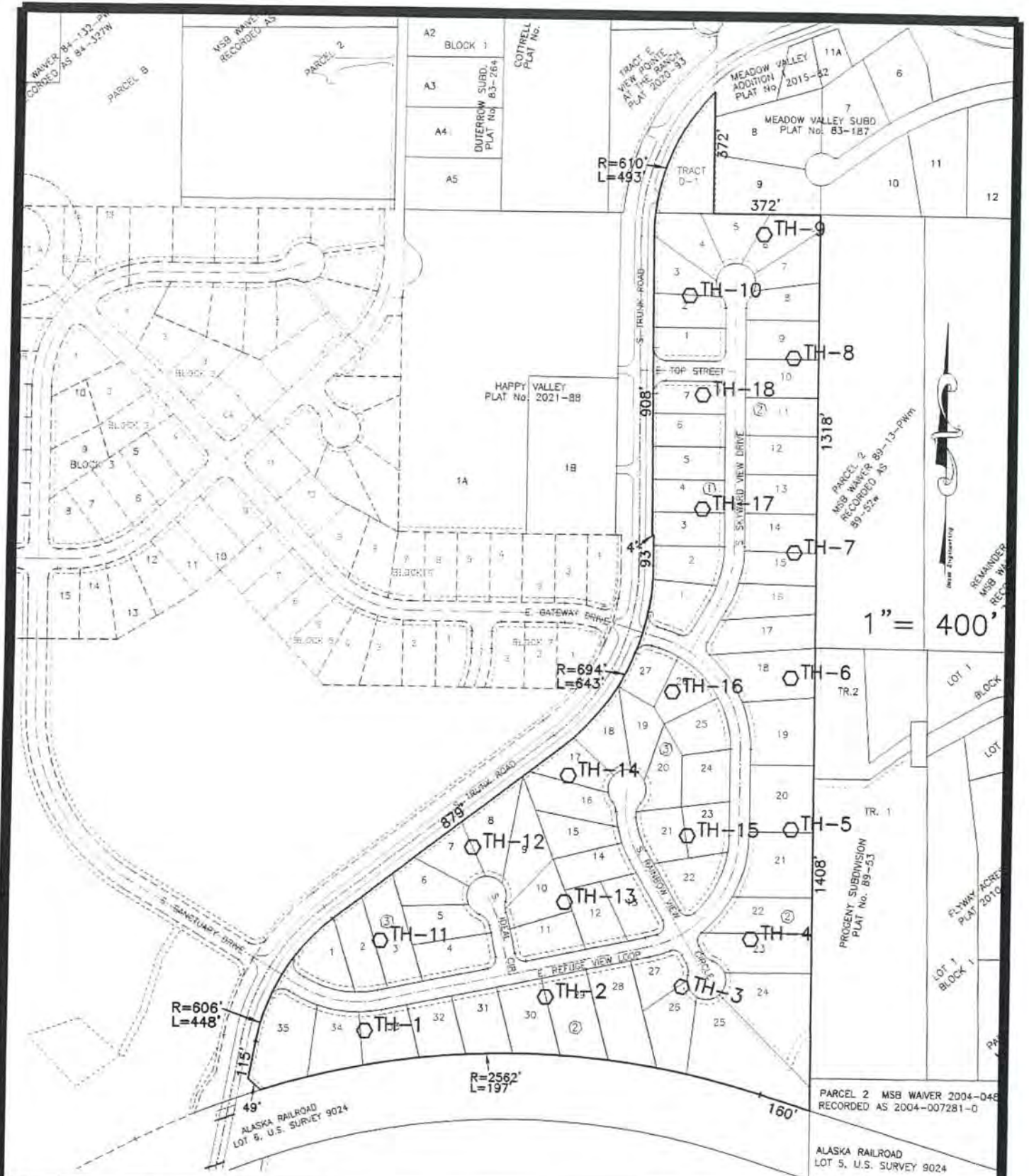
Contents

INTRODUCTION 2

SITE CHARACTERISTICS 2

SOIL LOG DISCUSSION 3

APPENDIX 3



1890 W. Jaime Marie Circle
 Wasilla, Alaska 99654

May, 2022

TEST BORING LOCATION MAP

VIEW POINTE EAST

LOCATED WITHIN SECTIONS 16 & 21,
 T17N, R1E, S.M., PALMER
 RECORDING DISTRICT ALASKA

EXHIBIT C-3



SteveEng.com

View Pointe East

June 2022

1. INTRODUCTION

The View Pointe East subdivision is in the platting stage. This subdivision follows a pattern of previous successful subdivisions. Soil tests were recently conducted in May 2022; this is generally considered the high groundwater month for the year. Eighteen test holes were excavated & logged. The soils logs for these sites are included in this report. The test hole numbers can be located on the attached location map. The site for this subdivision has been used as a borrow pit in the past for sand and gravel. This past use is indicative of soils with favorable potential for residential development. Soils in this subdivision have been observed to be uniformly superior, and for this reason the number of soil test sites are similar; uniformly clean sand with gravel. Many excavation cuts exist in the south areas of the subdivision which demonstrate the predominant sandy and well-drained nature of the soil. Lots will be near a half-acre in size and will be provided with a community water system. The Test Boring Location Map depicts the soil site location of this report. Each lot will be able to provide a minimum of 10,000 FT² of useable area for a septic system.

2. SITE CHARACTERISTICS

Geomorphology in this vicinity is indicative of this glaciated region. Various deposits of glacial till are present in the area. The recent soil tests reveal sandy soil, with varying amount of gravel and silts. The subdivision site is well drained with little to no vegetation. Surface topography is generally flat or of low relief. No wetlands vegetation is present. The many soil test sites have revealed generally good soil for construction and septic systems. The soil is generally a clean sand, but a few areas show some silty characteristics, which are depicted in the soil logs. The site is very well drained; no groundwater was encountered in any of the test holes.

Since this was a past borrow pit, some of the test holes indicate fill material. Most of the fill material is sand/gravel in nature. Some organic fill was noted, such as tree stumps/roots. Some chunks of pavement were noted in a test hole.

It is very unusual not to encounter any groundwater, but this was the case during this soils investigation.



SteveEng.com

View Pointe East

June 2022

3. SOIL LOG DISCUSSION

The recent soil logs continue to reveal a large quantity of generally clean sand. All test pits were completely dry, no groundwater encountered. Clean sand was the predominant soil, this is the preferred material for septic systems. Only one test hole exhibited evidence of silt, TH 4, but this was underlain by fine sand. These zones are depicted in the soils logs. Test holes 7, 9, 16, and 18 showed evidence of previous fill. Fill encountered was minor, no hazardous waste. The fill encountered could be avoided by penetration or removal.

All of the soil logs demonstrate the ability to provide soil suitable for on-site septic systems. All proposed lots contain at least 10,000 square feet of useable building area and 10,000 square feet of contiguous useable septic area.

4. APPENDIX

1. Test Boring Location Map
2. Soil Logs





SOILS LOG - PERCOLATION TEST

Date Performed: 5/24/22

Performed For: Rex Turner

Legal Description: Location Map

DEPTH
(FEET)

1 -
2 -
3 -
4 -
5 -
6 -
7 -
8 -
9 -
10 -
11 -
12 -
13 -
14 -
15 -
16 -
17 -
18 -
19 -
20 -
21 -



Sand SP

T.H. Location: See Attached Test
Boring Location Map

Groundwater? No
Depth --
Water Depth

After Monitoring: None Date: 5/31/22

#	Date	Gross Time	Net Time	Depth	Net Drop
1	5/31	0	--	6'	--
2	5/31	10	10 min.	2'	4'
3	5/31	10	--	6'	--
4	5/31	20	10 min.	1'	5'
5	5/31	20	--	6'	--
6	5/31	30	10 min.	1'	5'
7	5/31	30	--	6'	--
8	5/31	40	10 min.	1'	5'
9	5/31	40	--	6'	--
10	5/31	50	10 min.	1'	5'
11	5/31	50	--	6'	--
12	5/31	60	10 min.	1'	5'

Percolation Rate 2 min/in Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: Measured To The Nearest 1/16"

Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

<p>NORTHRIM ENGINEERING SteveEng.com PO Box 770724 Eagle River, Alaska 99577 907.694.7028</p>	VIEW POINTE EAST	TH 1
	TESTHOLE LOG GEOTECHNICAL	



SOILS LOG - PERCOLATION TEST

Date Performed: 5/24/22

Performed For: Rex Turner

Legal Description: Location Map

DEPTH
(FEET)

1 -
2 -
3 -
4 -
5 -
6 -
7 -
8 -
9 -
10 -
11 -
12 -
13 -
14 -
15 -
16 -
17 -
18 -
19 -
20 -
21 -

Sand SP

T.H. Location: See Attached Test
Boring Location Map

Groundwater? No
Depth --

Water Depth

After Monitoring: None

Date: 5/31/22

#	Date	Gross Time	Net Time	Depth	Net Drop
1	5/31	0	--	6'	--
2	5/31	10	10 min.	2'	4'
3	5/31	10	--	6'	--
4	5/31	20	10 min.	1'	5'
5	5/31	20	--	6'	--
6	5/31	30	10 min.	1'	5'
7	5/31	30	--	6'	--
8	5/31	40	10 min.	1'	5'
9	5/31	40	--	6'	--
10	5/31	50	10 min.	1'	5'
11	5/31	50	--	6'	--
12	5/31	60	10 min.	1'	5'

Percolation Rate 2 min/in Perc Hole Diameter 6'
Test Run Between 3' & 4'

Comments: Measured To The Nearest 1/16".

Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING SteveEng.com PO Box 770724 Eagle River, Alaska 99577 907.694.7028		VIEW POINTE EAST	TH 2 Date: <u>5/24/22</u> SHEET: <u>2 of 18</u>
		TESTHOLE LOG GEOTECHNICAL	

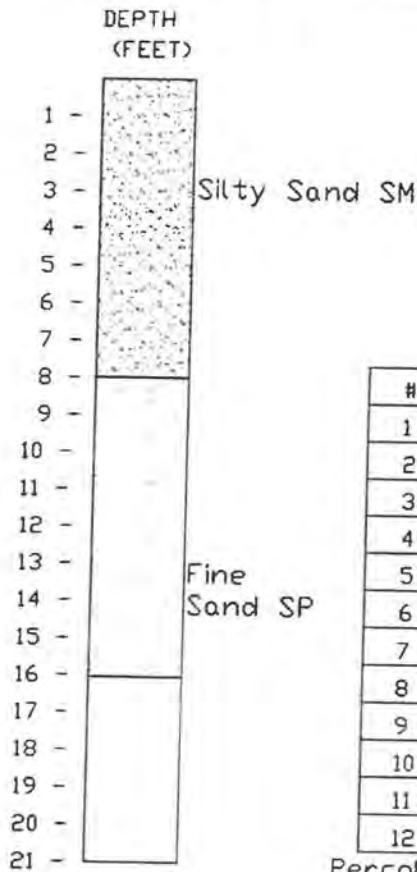


SOILS LOG - PERCOLATION TEST

Date Performed: 5/24/22

Performed For: Rex Turner

Legal Description: Location Map



T.H. Location: See Attached Test Boring Location Map

Groundwater? No
Depth --

Water Depth
After Monitoring: None Date: 5/31/22

#	Date	Gross Time	Net Time	Depth	Net Drop
1	5/31	0	--	6'	--
2	5/31	10	10 min.	5'	1'
3	5/31	10	--	6'	--
4	5/31	20	10 min.	5'	1'
5	5/31	20	--	6'	--
6	5/31	30	10 min.	5'	1'
7	5/31	30	--	6'	--
8	5/31	40	10 min.	5'	1'
9	5/31	40	--	6'	--
10	5/31	50	10 min.	5'	1'
11	5/31	50	--	6'	--
12	5/31	60	10 min.	5'	1'

Percolation Rate 10 min/in Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: Measured To The Nearest 1/16"
Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING SteveEng.com PO Box 770724 Eagle River, Alaska 99577 907.694.7028		VIEW POINTE EAST	TH 3
		TESTHOLE LOG GEOTECHNICAL	

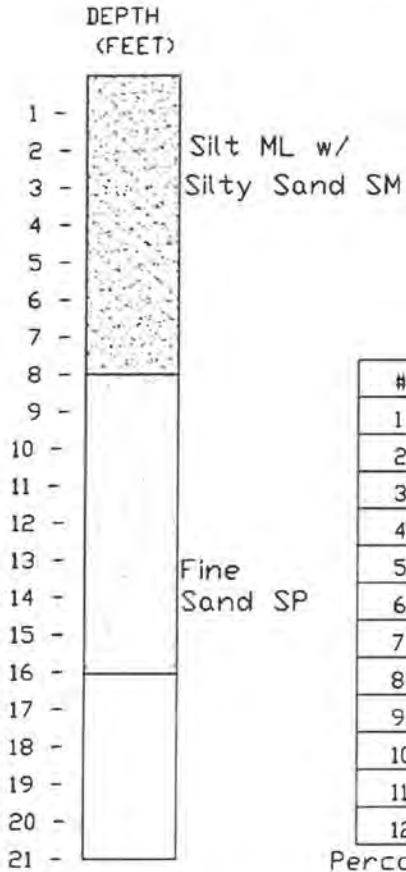


SOILS LOG - PERCOLATION TEST

Date Performed: 5/24/22

Performed For: Rex Turner

Legal Description: Location Map



T.H. Location: See Attached Test Boring Location Map

Groundwater? No
Depth ---
Water Depth

After Monitoring None Date: 5/31/22

#	Date	Gross Time	Net Time	Depth	Net Drop
1	5/31	0	--	6'	--
2	5/31	10	10 min.	5'	1'
3	5/31	10	--	6'	--
4	5/31	20	10 min.	5.5'	0.5'
5	5/31	20	--	6'	--
6	5/31	30	10 min.	5.5'	0.5'
7	5/31	30	--	6'	--
8	5/31	40	10 min.	5.5'	0.5'
9	5/31	40	--	6'	--
10	5/31	50	10 min.	5.5'	0.5'
11	5/31	50	--	6'	--
12	5/31	60	10 min.	5.5'	0.5'

Percolation Rate 20 min/in Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: Measured To The Nearest 1/16"
Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING SteveEng.com PO Box 770724 Eagle River, Alaska 99577 907.694.7028		VIEW POINTE EAST	TH 4 Date: <u>5/24/22</u> SHEET: <u>4 of 18</u>
		TESTHOLE LOG GEOTECHNICAL	

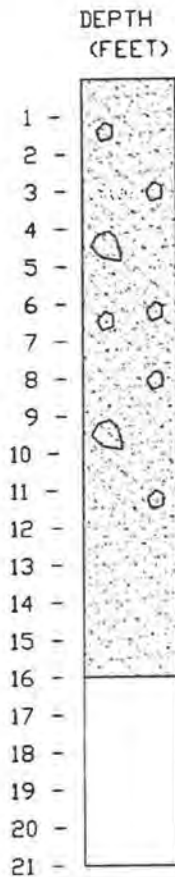


SOILS LOG - PERCOLATION TEST

Date Performed: 5/24/22

Performed For: Rex Turner

Legal Description: Location Map



Sand SP
w/ Gravel

T.H. Location: See Attached Test
Boring Location Map

Groundwater? No

Depth ---

Water Depth

After Monitoring: None Date: 5/31/22

#	Date	Gross Time	Net Time	Depth	Net Drop
1	5/31	0	--	6'	--
2	5/31	10	10 min.	2'	4'
3	5/31	10	--	6'	--
4	5/31	20	10 min.	1'	5'
5	5/31	20	--	6'	--
6	5/31	30	10 min.	1'	5'
7	5/31	30	--	6'	--
8	5/31	40	10 min.	1'	5'
9	5/31	40	--	6'	--
10	5/31	50	10 min.	1'	5'
11	5/31	50	--	6'	--
12	5/31	60	10 min.	1'	5'

Percolation Rate 2 min/in Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: Measured To The Nearest 1/16"

Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

<p>NORTHRIM ENGINEERING SteveEng.com PO Box 770724 Eagle River, Alaska 99577 907.694.7028</p>	VIEW POINTE EAST	TH 5
	TESTHOLE LOG GEOTECHNICAL	



SOILS LOG - PERCOLATION TEST

Date Performed: 5/24/22

Performed For: Rex Turner

Legal Description: Location Map

DEPTH
(FEET)
1 -
2 -
3 -
4 -
5 -
6 -
7 -
8 -
9 -
10 -
11 -
12 -
13 -
14 -
15 -
16 -
17 -
18 -
19 -
20 -
21 -



Sand SP

T.H. Location: See Attached Test

Boring Location Map

Groundwater? No
Depth --

Water Depth

After Monitoring: None Date: 5/31/22

#	Date	Gross Time	Net Time	Depth	Net Drop
1	5/31	0	--	6'	--
2	5/31	10	10 min.	2'	4'
3	5/31	10	--	6'	--
4	5/31	20	10 min.	1'	5'
5	5/31	20	--	6'	--
6	5/31	30	10 min.	1'	5'
7	5/31	30	--	6'	--
8	5/31	40	10 min.	1'	5'
9	5/31	40	--	6'	--
10	5/31	50	10 min.	1'	5'
11	5/31	50	--	6'	--
12	5/31	60	10 min.	1'	5'

Percolation Rate 2 min/in Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: Measured To The Nearest 1/16"

Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING SteveEng.com PO Box 770724 Eagle River, Alaska 99577 907.694.7028		VIEW POINTE EAST	TH 6 Date: <u>5/24/22</u> SHEET: <u>6 of 18</u>
		TESTHOLE LOG GEOTECHNICAL	

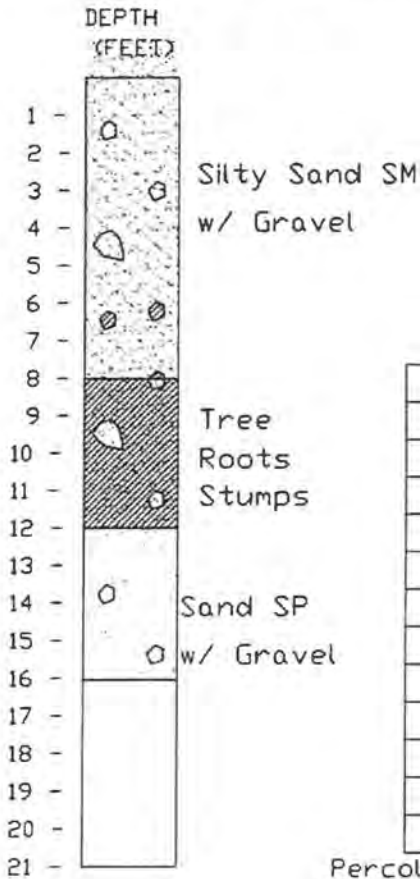


SOILS LOG - PERCOLATION TEST

Date Performed: 5/24/22

Performed For: Rex Turner

Legal Description: Location Map



T.H. Location: See Attached Test
Boring Location Map

Groundwater? No
Depth --
Water Depth

After Monitoring: None Date: 5/31/22

#	Date	Gross Time	Net Time	Depth	Net Drop
1	5/31	0	--	6'	--
2	5/31	10	10 min.	3'	3
3	5/31	10	--	6'	--
4	5/31	20	10 min.	2'	4'
5	5/31	20	--	6'	--
6	5/31	30	10 min.	2'	4'
7	5/31	30	--	6'	--
8	5/31	40	10 min.	2'	4'
9	5/31	40	--	6'	--
10	5/31	50	10 min.	2'	4'
11	5/31	50	--	6'	--
12	5/31	60	10 min.	2'	4'

Percolation Rate 2.5 min/in Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: Measured To The Nearest 1/16"

Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

<p>NORTHRIM ENGINEERING SteveEng.com PO Box 770724 Eagle River, Alaska 99577 907.694.7028</p>	VIEW POINTE EAST	TH 7
	TESTHOLE LOG GEOTECHNICAL	

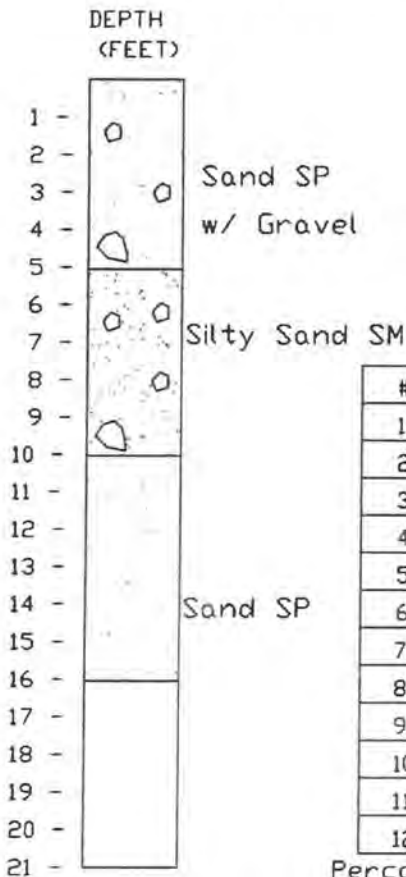


SOILS LOG - PERCOLATION TEST

Date Performed: 5/24/22

Performed For: Rex Turner

Legal Description: Location Map



T.H. Location: See Attached Test Boring Location Map

Groundwater? No
Depth --
Water Depth
After Monitoring: None Date: 5/31/22

#	Date	Gross Time	Net Time	Depth	Net Drop
1	5/31	0	--	6'	--
2	5/31	10	10 min.	2'	4'
3	5/31	10	--	6'	--
4	5/31	20	10 min.	1'	5'
5	5/31	20	--	6'	--
6	5/31	30	10 min.	1'	5'
7	5/31	30	--	6'	--
8	5/31	40	10 min.	1'	5'
9	5/31	40	--	6'	--
10	5/31	50	10 min.	1'	5'
11	5/31	50	--	6'	--
12	5/31	60	10 min.	1'	5'

Percolation Rate 2 min/in Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: Measured To The Nearest 1/16"
Performed By NorthRim Eng. I Steve Eng CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 5/24/22

NORTHRIM ENGINEERING SteveEng.com PO Box 770724 Eagle River, Alaska 99577 907.694.7028		VIEW POINTE EAST	TH 8
		TESTHOLE LOG GEOTECHNICAL	

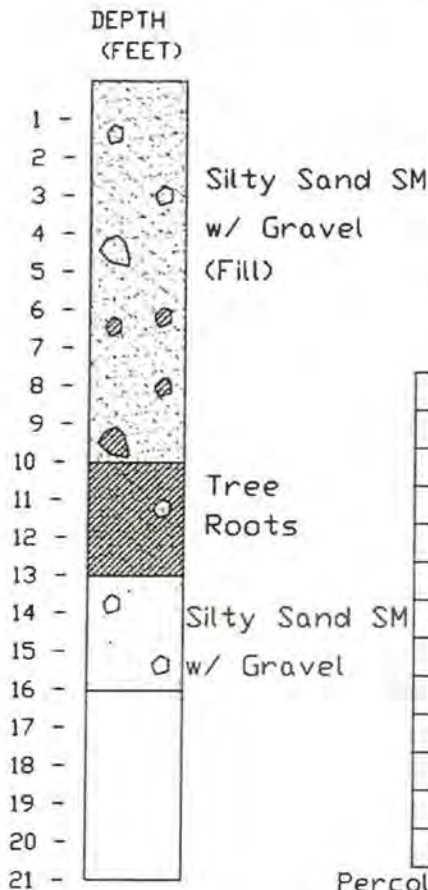


SOILS LOG - PERCOLATION TEST

Date Performed: 5/24/22

Performed For: Rex Turner

Legal Description: Location Map



T.H. Location: See Attached Test Boring Location Map

Groundwater? No
Depth --
Water Depth
After Monitoring. None Date: 5/31/22

#	Date	Gross Time	Net Time	Depth	Net Drop
1	5/31	0	--	6"	--
2	5/31	10	10 min.	3'	3
3	5/31	10	--	6"	--
4	5/31	20	10 min.	2'	4'
5	5/31	20	--	6"	--
6	5/31	30	10 min.	2'	4'
7	5/31	30	--	6"	--
8	5/31	40	10 min.	2'	4'
9	5/31	40	--	6"	--
10	5/31	50	10 min.	2'	4'
11	5/31	50	--	6"	--
12	5/31	60	10 min.	2'	4'

Percolation Rate 2.5 min/in Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: Measured To The Nearest 1/16"

Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS Performed in Accordance with All State/Municipal Guidelines in Effect ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING SteveEng.com PO Box 770724 Eagle River, Alaska 99577 907.694.7028		VIEW POINTE EAST	TH 9 Date: 5/24/22 SHEET: 9 of 18
		TESTHOLE LOG GEOTECHNICAL	

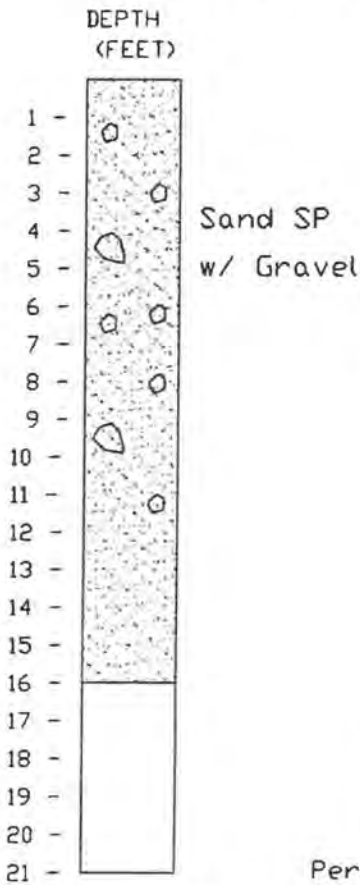


SOILS LOG - PERCOLATION TEST

Date Performed: 5/24/22

Performed For: Rex Turner

Legal Description: Location Map



T.H. Location: See Attached Test Boring Location Map

Groundwater? No
Depth --

Water Depth

After Monitoring: None Date: 5/31/22

#	Date	Gross Time	Net Time	Depth	Net Drop
1	5/31	0	--	6'	--
2	5/31	10	10 min.	2'	4'
3	5/31	10	--	6'	--
4	5/31	20	10 min.	1'	5'
5	5/31	20	--	6'	--
6	5/31	30	10 min.	1'	5'
7	5/31	30	--	6'	--
8	5/31	40	10 min.	1'	5'
9	5/31	40	--	6'	--
10	5/31	50	10 min.	1'	5'
11	5/31	50	--	6'	--
12	5/31	60	10 min.	1'	5'

Percolation Rate 2 min/in Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: Measured To The Nearest 1/16"

Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS Performed In Accordance with All State/Municipal Guidelines in Effect ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING SteveEng.com PO Box 770724 Eagle River, Alaska 99577 907.694.7028		VIEW POINTE EAST	TH 10
		TESTHOLE LOG GEOTECHNICAL	

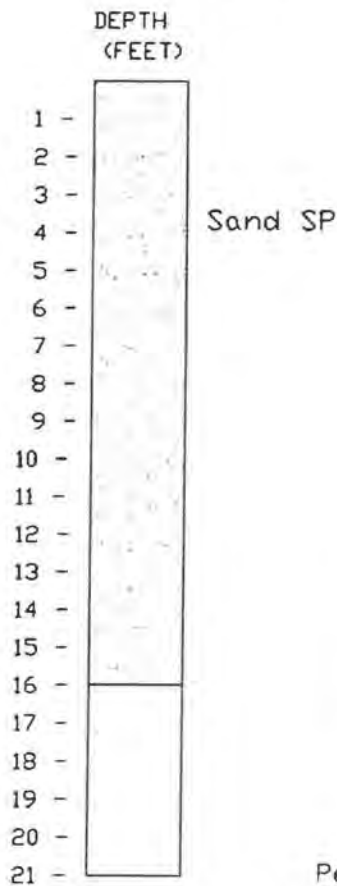


SOILS LOG - PERCOLATION TEST

Date Performed: 5/24/22

Performed For: Rex Turner

Legal Description: Location Map



T.H. Location: See Attached Test
Boring Location Map

Groundwater? No

Depth --

Water Depth

After Monitoring: None Date: 5/31/22

#	Date	Gross Time	Net Time	Depth	Net Drop
1	5/31	0	--	6"	--
2	5/31	10	10 min.	2'	4'
3	5/31	10	--	6"	--
4	5/31	20	10 min.	1'	5'
5	5/31	20	--	6"	--
6	5/31	30	10 min.	1'	5'
7	5/31	30	--	6"	--
8	5/31	40	10 min.	1'	5'
9	5/31	40	--	6"	--
10	5/31	50	10 min.	1'	5'
11	5/31	50	--	6"	--
12	5/31	60	10 min.	1'	5'

Percolation Rate 2 min/in Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: Measured To The Nearest 1/16".

Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

<p>NORTHRIM ENGINEERING SteveEng.com PO Box 770724 Eagle River, Alaska 99577 907.694.7028</p>	VIEW POINTE EAST	<p>TH 11</p>
	TESTHOLE LOG GEOTECHNICAL	



SOILS LOG - PERCOLATION TEST

Date Performed: 5/24/22

Performed For: Rex Turner

Legal Description: Location Map

DEPTH
(FEET)
1 -
2 -
3 -
4 -
5 -
6 -
7 -
8 -
9 -
10 -
11 -
12 -
13 -
14 -
15 -
16 -
17 -
18 -
19 -
20 -
21 -



Sand SP

T.H. Location: See Attached Test
Boring Location Map

Groundwater? No
Depth --
Water Depth

After Monitoring None Date: 5/31/22

#	Date	Gross Time	Net Time	Depth	Net Drop
1	5/31	0	--	6"	--
2	5/31	10	10 min.	2"	4"
3	5/31	10	--	6"	--
4	5/31	20	10 min.	1"	5"
5	5/31	20	--	6"	--
6	5/31	30	10 min.	1"	5"
7	5/31	30	--	6"	--
8	5/31	40	10 min.	1"	5"
9	5/31	40	--	6"	--
10	5/31	50	10 min.	1"	5"
11	5/31	50	--	6"	--
12	5/31	60	10 min.	1"	5"

Percolation Rate 2 min/in Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: Measured To The Nearest 1/16"

Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING SteveEng.com PO Box 770724 Eagle River, Alaska 99577 907.694.7028		VIEW POINTE EAST	TH 12 Date: 5/24/22 SHEET: 12 of 18
		TESTHOLE LOG GEOTECHNICAL	



SOILS LOG - PERCOLATION TEST

Date Performed: 5/24/22

Performed For: Rex Turner

Legal Description: Location Map

DEPTH
(FEET)

1 -
2 -
3 -
4 -
5 -
6 -
7 -
8 -
9 -
10 -
11 -
12 -
13 -
14 -
15 -
16 -
17 -
18 -
19 -
20 -
21 -

Sand SP

T.H. Location: See Attached Test
Boring Location Map

Groundwater? No
Depth --
Water Depth

After Monitoring: None Date: 5/31/22

#	Date	Gross Time	Net Time	Depth	Net Drop
1	5/31	0	--	6'	--
2	5/31	10	10 min.	2'	4'
3	5/31	10	--	6'	--
4	5/31	20	10 min.	1'	5'
5	5/31	20	--	6'	--
6	5/31	30	10 min.	1'	5'
7	5/31	30	--	6'	--
8	5/31	40	10 min.	1'	5'
9	5/31	40	--	6'	--
10	5/31	50	10 min.	1'	5'
11	5/31	50	--	6'	--
12	5/31	60	10 min.	1'	5'

Percolation Rate 2 min/in Perc Hole Diameter 6'
Test Run Between 3' & 4'

Comments: Measured To The Nearest 1/16".

Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING SteveEng.com PO Box 770724 Eagle River, Alaska 99577 907.694.7028		VIEW POINTE EAST	TH 13 Date: <u>5/24/22</u> SHEET: <u>13 of 18</u>
		TESTHOLE LOG GEOTECHNICAL	

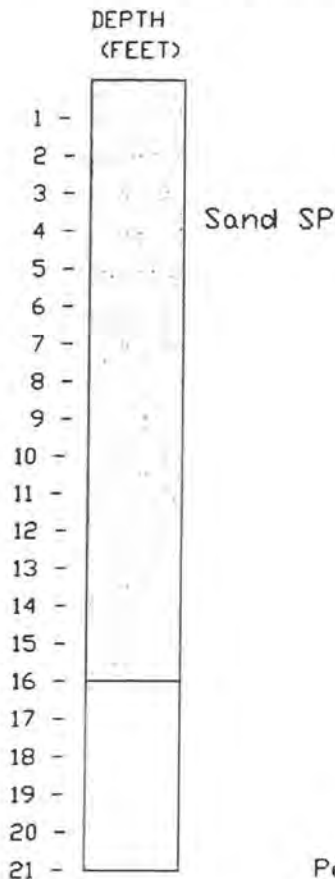


SOILS LOG - PERCOLATION TEST

Date Performed: 5/24/22

Performed For: Rex Turner

Legal Description: Location Map



T.H. Location: See Attached Test Boring Location Map

Groundwater? No
Depth --
Water Depth

After Monitoring: None Date: 5/31/22

#	Date	Gross Time	Net Time	Depth	Net Drop
1	5/31	0	--	6'	--
2	5/31	10	10 min.	2'	4'
3	5/31	10	--	6'	--
4	5/31	20	10 min.	1'	5'
5	5/31	20	--	6'	--
6	5/31	30	10 min.	1'	5'
7	5/31	30	--	6'	--
8	5/31	40	10 min.	1'	5'
9	5/31	40	--	6'	--
10	5/31	50	10 min.	1'	5'
11	5/31	50	--	6'	--
12	5/31	60	10 min.	1'	5'

Percolation Rate 2 min/in Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: Measured To The Nearest 1/16".

Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS Performed in Accordance with All State/Municipal Guidelines in Effect ON THIS DATE. DATE: _____

<p>NORTHRIM ENGINEERING SteveEng.com PO Box 770724 Eagle River, Alaska 99577 907.694.7028</p>		VIEW POINTE EAST	TH 14
		TESTHOLE LOG GEOTECHNICAL	Date: <u>5/24/22</u> SHEET: <u>14 of 18</u>

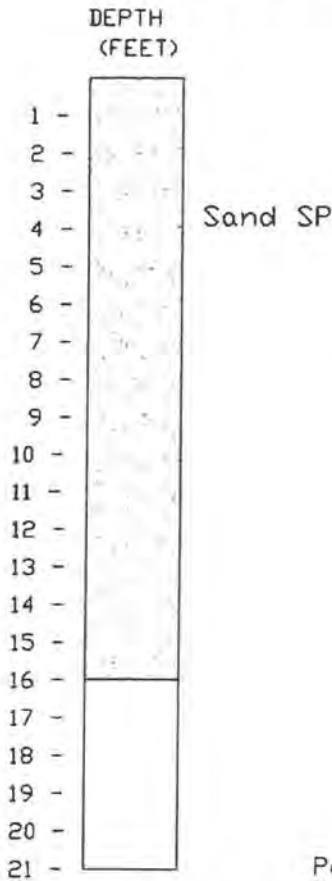


SOILS LOG - PERCOLATION TEST

Date Performed: 5/24/22

Performed For: Rex Turner

Legal Description: Location Map



T.H. Location: See Attached Test
Boring Location Map

Groundwater? No
Depth --
Water Depth

After Monitoring: None Date: 5/31/22

#	Date	Gross Time	Net Time	Depth	Net Drop
1	5/31	0	--	6'	--
2	5/31	10	10 min.	2'	4'
3	5/31	10	--	6'	--
4	5/31	20	10 min.	1'	5'
5	5/31	20	--	6'	--
6	5/31	30	10 min.	1'	5'
7	5/31	30	--	6'	--
8	5/31	40	10 min.	1'	5'
9	5/31	40	--	6'	--
10	5/31	50	10 min.	1'	5'
11	5/31	50	--	6'	--
12	5/31	60	10 min.	1'	5'

Percolation Rate 2 min/in Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: Measured To The Nearest 1/16"

Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING SteveEng.com PO Box 770724 Eagle River, Alaska 99577 907.694.7028		VIEW POINTE EAST	TH 15 Date: <u>5/24/22</u> SHEET: <u>15 of 18</u>
		TESTHOLE LOG GEOTECHNICAL	

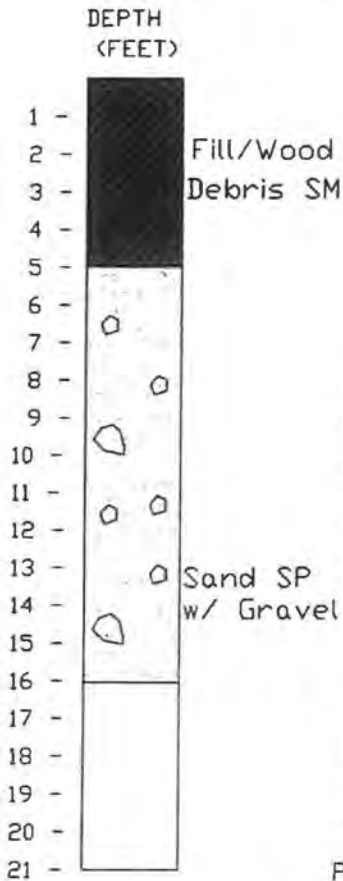


SOILS LOG - PERCOLATION TEST

Date Performed: 5/24/22

Performed For: Rex Turner

Legal Description: Location Map



T.H. Location: See Attached Test Boring Location Map

Groundwater? No
Depth --

Water Depth
After Monitoring None Date: 5/31/22

#	Date	Gross Time	Net Time	Depth	Net Drop
1	5/31	0	--	6'	--
2	5/31	10	10 min.	3'	3
3	5/31	10	--	6'	--
4	5/31	20	10 min.	2'	4'
5	5/31	20	--	6'	--
6	5/31	30	10 min.	2'	4'
7	5/31	30	--	6'	--
8	5/31	40	10 min.	2'	4'
9	5/31	40	--	6'	--
10	5/31	50	10 min.	2'	4'
11	5/31	50	--	6'	--
12	5/31	60	10 min.	2'	4'

Percolation Rate 2.5 min/in Perc Hole Diameter 6"
Test Run Between 5' & 6'

Comments: Measured To The Nearest 1/16"
Performed By NorthRim Eng. I Steve Eng CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: 5/24/22

NORTHRIM ENGINEERING SteveEng.com PO Box 770724 Eagle River, Alaska 99577 907.694.7028		VIEW POINTE EAST	TH 16 Date: 5/24/22 SHEET: 16 of 18
		TESTHOLE LOG GEOTECHNICAL	

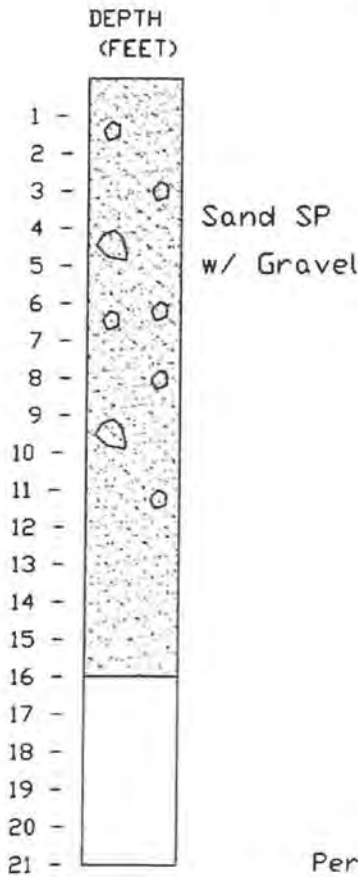


SOILS LOG - PERCOLATION TEST

Date Performed: 5/24/22

Performed For: Rex Turner

Legal Description: Location Map



T.H. Location: See Attached Test
Boring Location Map

Groundwater? No
Depth --
Water Depth
After Monitoring, None Date: 5/31/22

#	Date	Gross Time	Net Time	Depth	Net Drop
1	5/31	0	--	6'	--
2	5/31	10	10 min.	3'	3
3	5/31	10	--	6'	--
4	5/31	20	10 min.	2'	4'
5	5/31	20	--	6'	--
6	5/31	30	10 min.	2'	4'
7	5/31	30	--	6'	--
8	5/31	40	10 min.	2'	4'
9	5/31	40	--	6'	--
10	5/31	50	10 min.	2'	4'
11	5/31	50	--	6'	--
12	5/31	60	10 min.	2'	4'

Percolation Rate 2.5 min/in Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: Measured To The Nearest 1/16"

Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS
Performed in Accordance with All State/Municipal Guidelines in Effect
ON THIS DATE. DATE: _____

NORTHRIM ENGINEERING SteveEng.com PO Box 770724 Eagle River, Alaska 99577 907.694.7028		VIEW POINTE EAST	TH 17 Date: <u>5/24/22</u> SHEET: <u>17 of 18</u>
		TESTHOLE LOG GEOTECHNICAL	

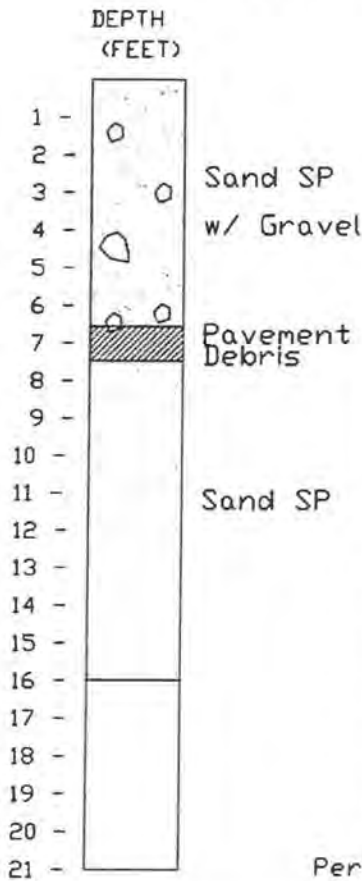


SOILS LOG - PERCOLATION TEST

Date Performed: 5/24/22

Performed For: Rex Turner

Legal Description: Location Map



T.H. Location: See Attached Test Boring Location Map

Groundwater? No
Depth --

Water Depth

After Monitoring, None Date: 5/31/22

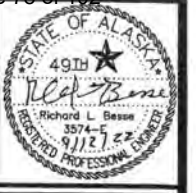
#	Date	Gross Time	Net Time	Depth	Net Drop
1	5/31	0	--	6'	--
2	5/31	10	10 min.	3'	3
3	5/31	10	--	6'	--
4	5/31	20	10 min.	2'	4'
5	5/31	20	--	6'	--
6	5/31	30	10 min.	2'	4'
7	5/31	30	--	6'	--
8	5/31	40	10 min.	2'	4'
9	5/31	40	--	6'	--
10	5/31	50	10 min.	2'	4'
11	5/31	50	--	6'	--
12	5/31	60	10 min.	2'	4'

Percolation Rate 2.5 min/in Perc Hole Diameter 6"
Test Run Between 3' & 4'

Comments: Measured To The Nearest 1/16".

Performed By NorthRim Eng. I _____ CERTIFY THAT THIS TEST WAS Performed in Accordance with All State/Municipal Guidelines in Effect ON THIS DATE. DATE: _____

<p>NORTHRIM ENGINEERING SteveEng.com PO Box 770724 Eagle River, Alaska 99577 907.694.7028</p>	VIEW POINTE EAST	TH 18
	TESTHOLE LOG GEOTECHNICAL	



ARCTIC DEVO, INC.
 P.O. Box 3489
 Palmer, Alaska 99645
 907-746-6000
 907-745-8335 (FAX)

**VIEW POINTE EAST
 DRAINAGE IMPROVEMENTS**
 A SUBDIVISION OF TRACT D, VIEW POINTE AT THE RANCH
 (PLAT No. 2020-93)
 LOCATED WITHIN SECTIONS 16 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER
 RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

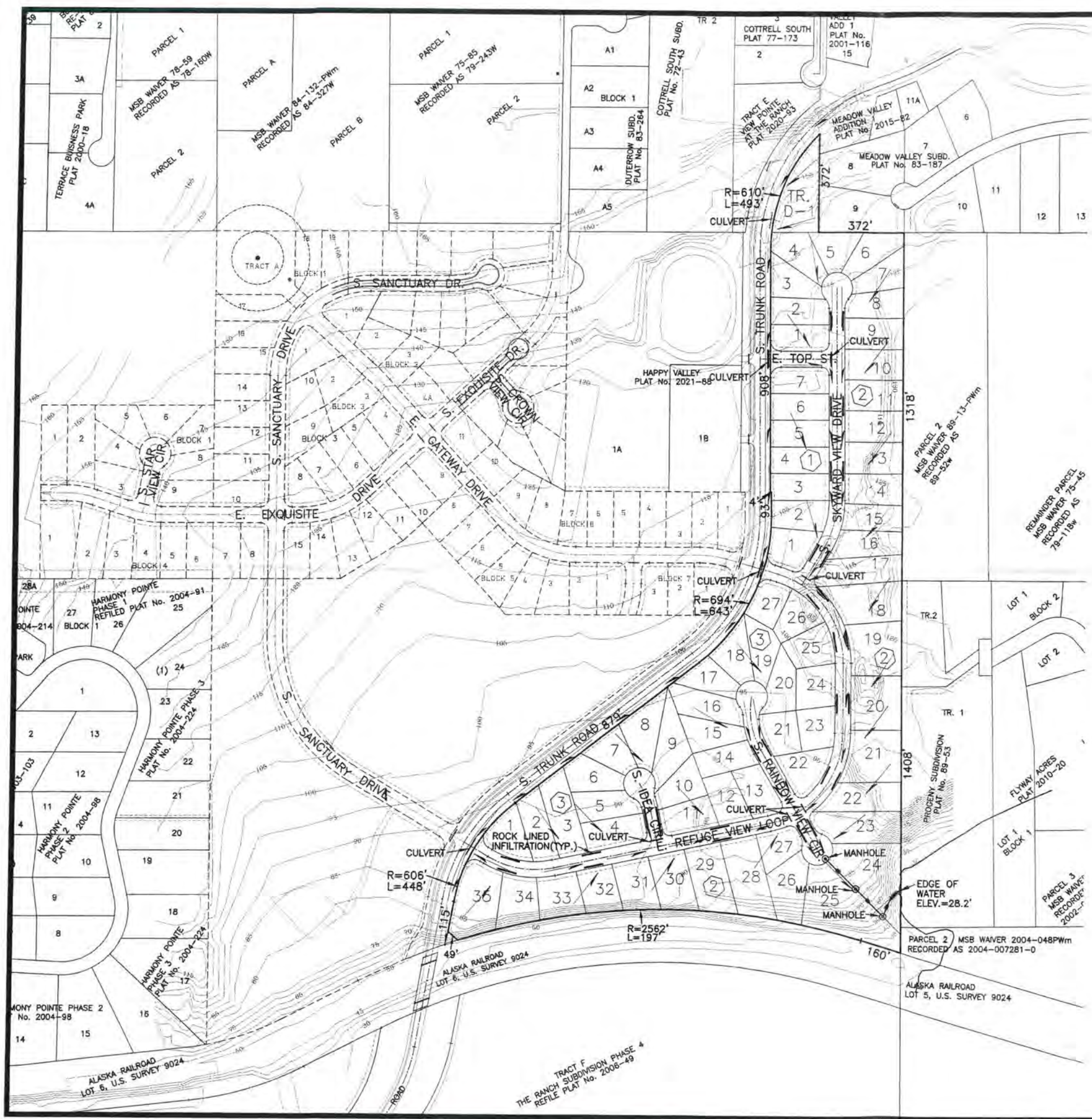
REVISIONS:

RECEIVED
 SEP 14 2022
 PLATTING

JOB NO. 811-10
 DATE 15AUG22
 DRAWING VIEWPOINTE2022
 REVIEWED RLB

SITE DRAINAGE PLAN

SHEET NO. 1 of 3



1" = 200'



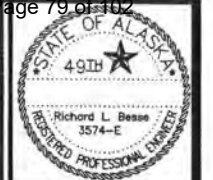
LEGEND

- SS — SANITARY SEWER LINE & MANHOLE
- SD — STORM DRAIN LINE & MANHOLE
- W— WATER LINE AND VALVE BOX
- ▽ SANITARY SEWER SERVICE
- WATER SERVICE
- STORM DRAIN CATCH BASIN
- FIRE HYDRANT
- SANITARY SEWER CLEANOUT
- DRAINAGE CULVERT
- TH-1 SOIL TEST HOLE
- UTILITY POLE
- STREET LIGHT POLE
- UG --- UNDERGROUND NATURAL GAS
- UT --- UNDERGROUND TELEPHONE
- UE --- UNDERGROUND ELECTRIC
- OE --- OVERHEAD ELECTRIC
- UC --- UNDERGROUND COMMUNICATIONS
- — — — — EDGE OF PAVING
- TELEPHONE PEDESTAL
- ELECTRICAL PEDESTAL
- ELECTRICAL TRANSFORMER
- COMMUNICATIONS PEDESTAL
- WATER WELL
- — — — — DRAINAGE
- — — — — ROCK FILLED INFILTRATION SHALE

NOTES

1. ALL LINES ARE NON-RADIAL EXCEPT WHERE NOTED OTHERWISE.
2. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THESE SYSTEMS.
3. 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.
4. THE SOUTHERN PORTION OF THIS PROPERTY IS PARTIALLY COVERED IN THE HAY FLATS RECREATION AREA SPECIAL USE DISTRICT.
5. THIS SUBDIVISION IS SERVED BY AN ADEC APPROVED MUNICIPAL WATER SYSTEM. NO ON-LOT WATER SUPPLY SYSTEM PERMITTED.
6. THE FOLLOWING BLANKET EASEMENTS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY: RECORDED: AUGUST 2, 2002 AT RECEPTION No. 2002-016357-0; RECORDED: FEBRUARY 18, 2021 AT RECEPTION No. 2021-004133-0.
7. THE FOLLOWING BLANKET EASEMENT GRANTED TO ENSTAR NATURAL GAS, AND RECORDED IN THE PALMER RECORDING DISTRICT EXIST ON THIS PROPERTY: RECORDED: JULY 21, 2020 AT RECEPTION No. 2020-016537-0.
8. NO DIRECT VEHICULAR ACCESS ONTO S. TRUNK ROAD ALLOWED FROM ANY LOT IN THIS SUBDIVISION. TRACT D-1 IS SERVED BY AN EXISTING MSB DRIVEWAY.

EXHIBIT D -1



ARCTIC DEVCO, INC.
P.O. Box 3489 99645
Palmer, Alaska
907-746-6000
907-745-8335 (FAX)

**VIEW POINTE EAST
DRAINAGE IMPROVEMENTS**
A SUBDIVISION OF TRACT D, VIEW POINTE AT THE RANCH
(PLAT No. 2020-93).
LOCATED WITHIN SECTIONS 16 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER
RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

REVISIONS	

JOB NO. B11-10
DATE 15AUG22
DRAWING VIEWPOINTE2022
REVIEWED RLB

SITE DRAINAGE PLAN
SHEET NO. 2 of 3

LEGEND

- SS— SANITARY SEWER LINE & MANHOLE
- SD— STORM DRAIN LINE & MANHOLE
- W— WATER LINE AND VALVE BOX
- ▽ SANITARY SEWER SERVICE
- WATER SERVICE
- STORM DRAIN CATCH BASIN
- FIRE HYDRANT
- SANITARY SEWER CLEANOUT
- DRAINAGE CULVERT
- TH-1 SOIL TEST HOLE
- UTILITY POLE
- STREET LIGHT POLE
- UG --- UNDERGROUND NATURAL GAS
- UT --- UNDERGROUND TELEPHONE
- UE --- UNDERGROUND ELECTRIC
- OE --- OVERHEAD ELECTRIC
- UC --- UNDERGROUND COMMUNICATIONS
- E --- EDGE OF PAVING
- TELEPHONE PEDESTAL
- ELECTRICAL PEDESTAL
- ELECTRICAL TRANSFORMER
- COMMUNICATIONS PEDESTAL
- WATER WELL
- DRAINAGE
- ROCK FILLED INFILTRATION SWALE



1" = 100'

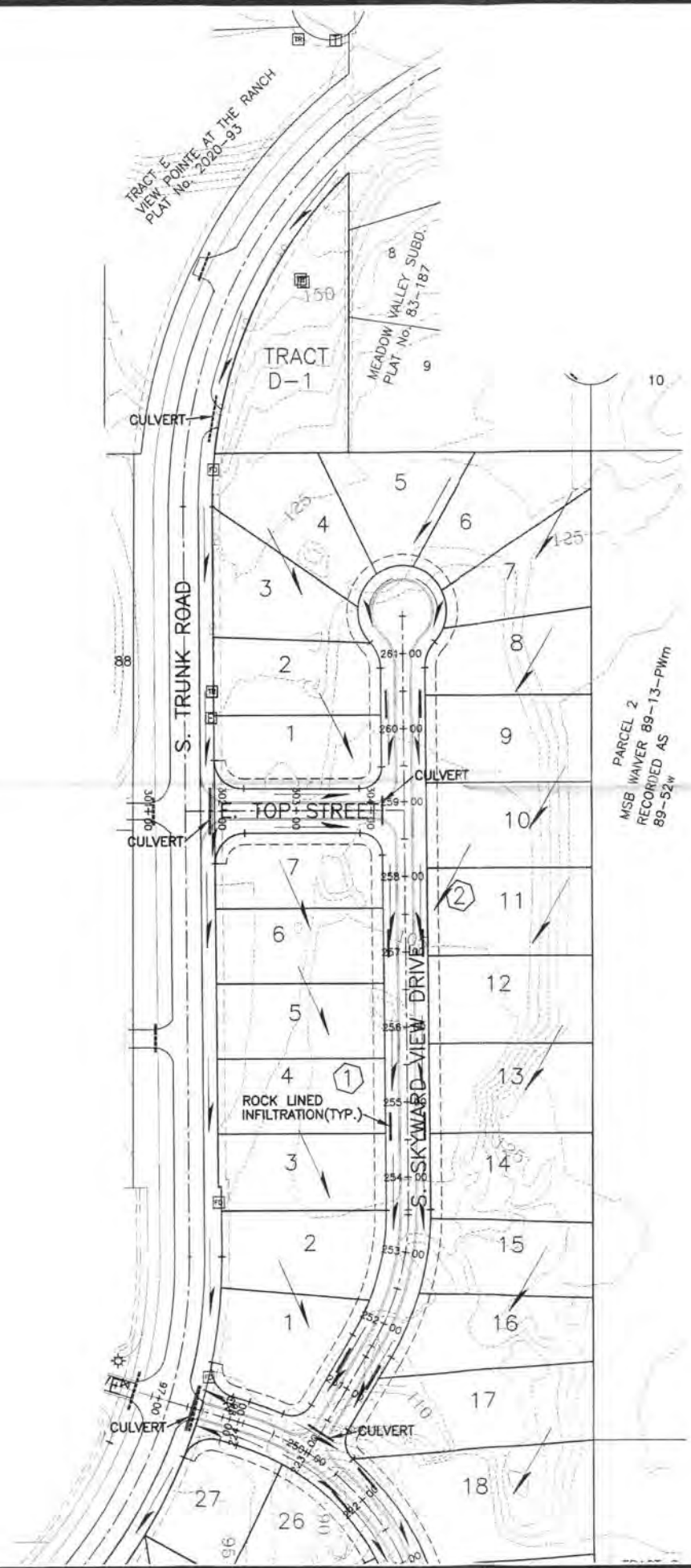
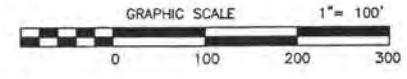


EXHIBIT D-2



ARCTIC DEVCO, INC.
P.O. Box 3489
Palmer, Alaska 99645
907-746-6000
907-745-8335 (FAX)

**VIEW POINTE EAST
DRAINAGE IMPROVEMENTS**
A SUBDIVISION OF TRACT D, VIEW POINTE AT THE RANCH
(PLAT No. 2020-93).
LOCATED WITHIN SECTIONS 16 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER
RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

REVISION

JOB NO. B11-10
DATE 15AUG22
DRAWING VIEWPOINTE2022
REVIEWED RLB

SITE DRAINAGE PLAN
SHEET NO. 3 of 3

- LEGEND**
- ⊙-SS- SANITARY SEWER LINE & MANHOLE
 - ⊙-SD- STORM DRAIN LINE & MANHOLE
 - W- WATER LINE AND VALVE BOX
 - ▽ SANITARY SEWER SERVICE
 - ⊞ WATER SERVICE
 - ⊞ STORM DRAIN CATCH BASIN
 - ⊞ FIRE HYDRANT
 - ⊞ SANITARY SEWER CLEANOUT
 - ⊞ DRAINAGE CULVERT
 - ⊞ TH-1 SOIL TEST HOLE
 - ⊞ UTILITY POLE
 - ⊞ STREET LIGHT POLE
 - UG- UNDERGROUND NATURAL GAS
 - UT- UNDERGROUND TELEPHONE
 - UE- UNDERGROUND ELECTRIC
 - OE- OVERHEAD ELECTRIC
 - UC- UNDERGROUND COMMUNICATIONS
 - EDGE OF PAVING
 - ⊞ TELEPHONE PEDESTAL
 - ⊞ ELECTRICAL PEDESTAL
 - ⊞ ELECTRICAL TRANSFORMER
 - ⊞ COMMUNICATIONS PEDESTAL
 - ⊞ WATER WELL
 - DRAINAGE
 - ROCK FILLED INFILTRATION SWALE

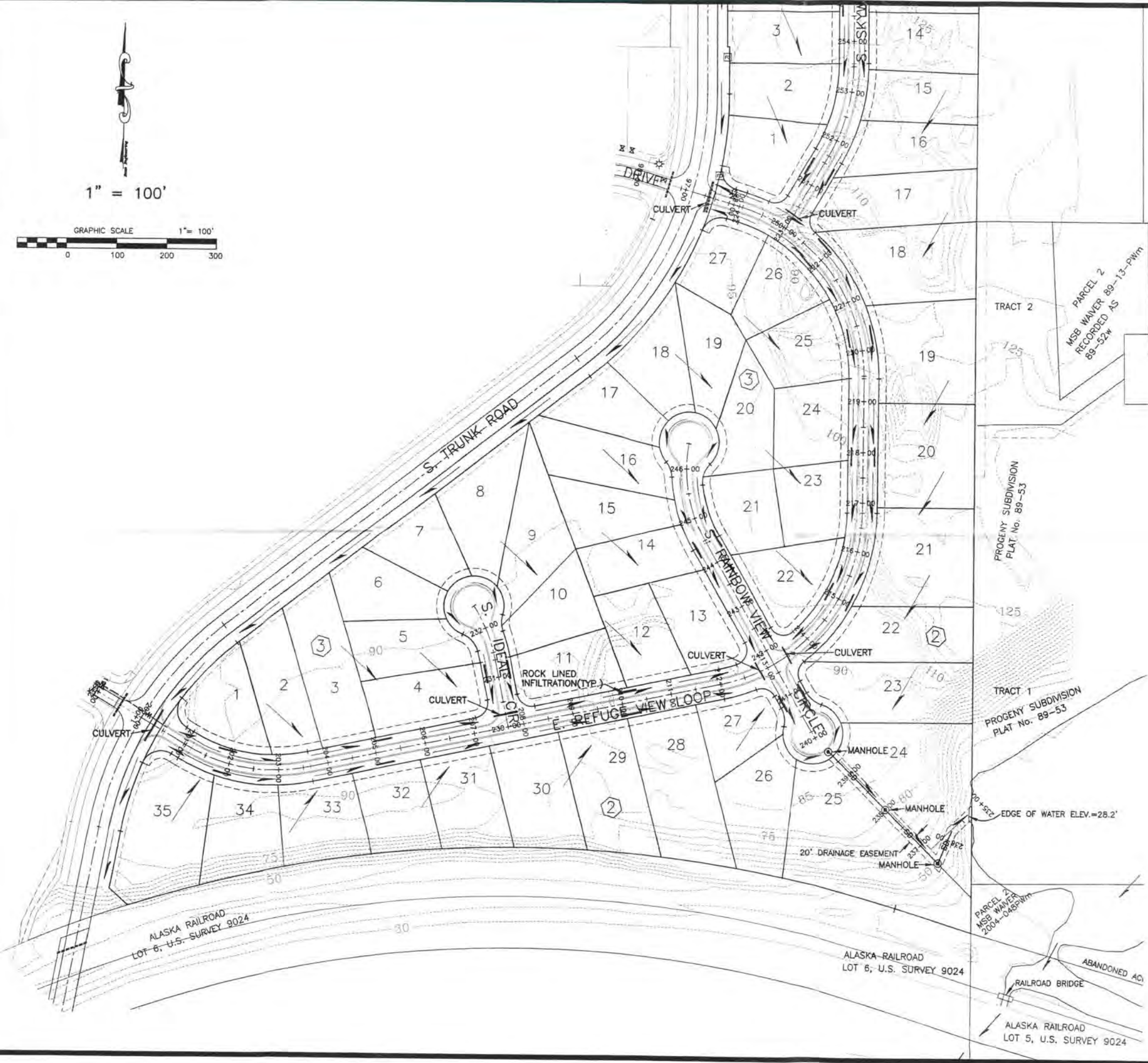
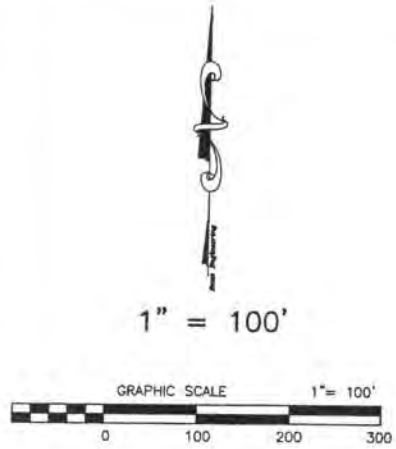


EXHIBIT D-3

RECEIVED
OCT 17 2022
PLATTING

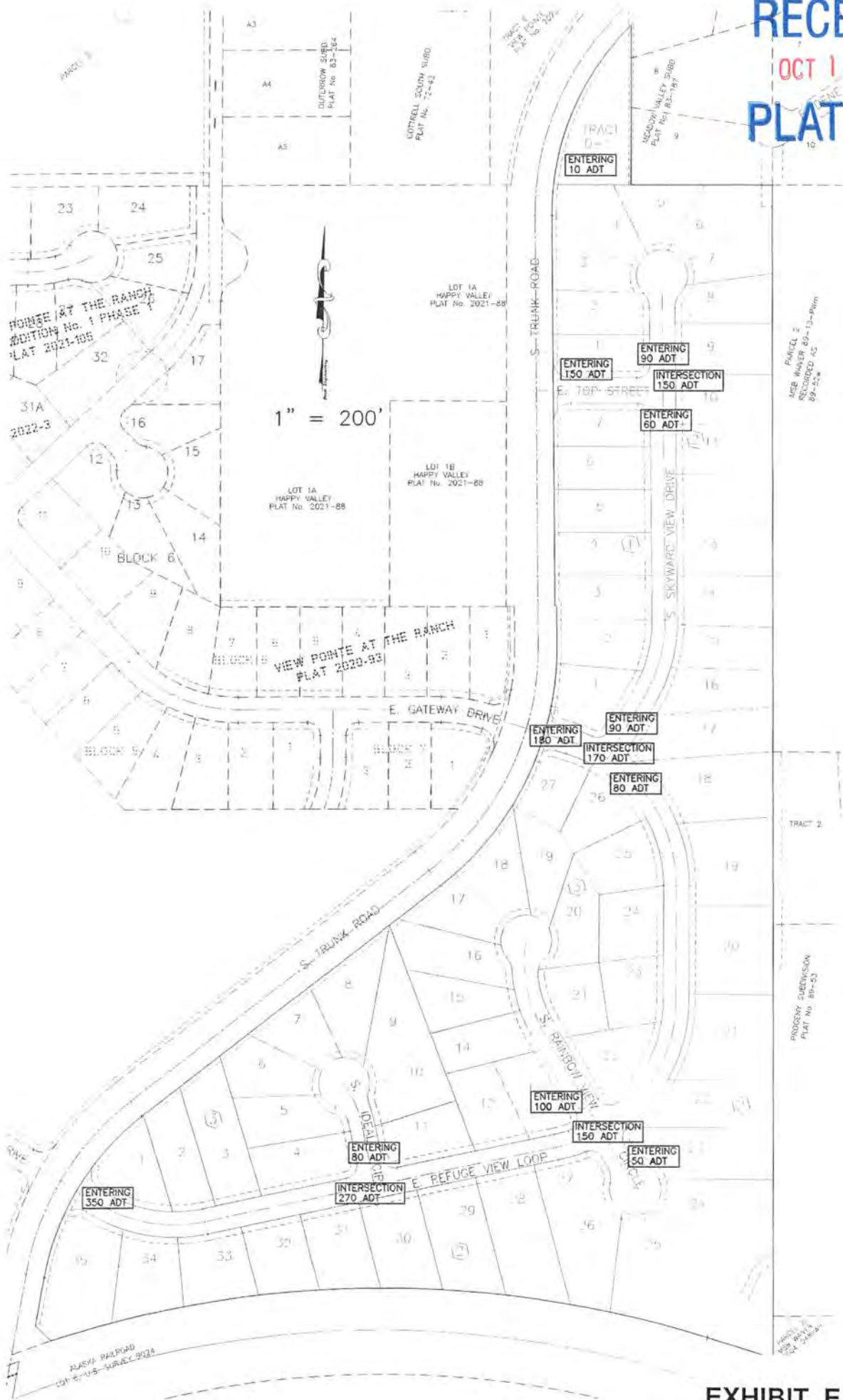


EXHIBIT E



Besse Engineering
1890 Joanne Marie Circle
Wasilla, Alaska 99564
907-357-4257

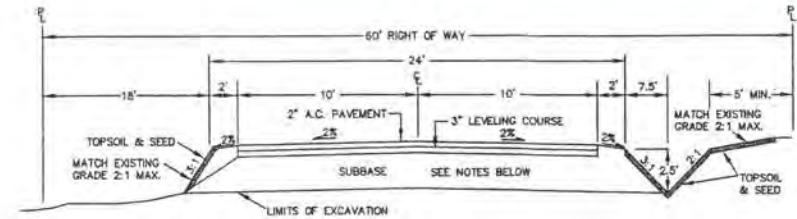
ARCTIC DEVCO, INC.
P.O. Box 3489
Palmer, Alaska 99645
907-746-6000
907-745-8335 (FAX)

VIEW POINTE EAST
STREET IMPROVEMENTS
A SUBDIVISION OF TRACT D, VIEW POINTE AT THE RANCH
(PLAT No. 2020-93).
LOCATED WITHIN SECTIONS 16 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER
RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

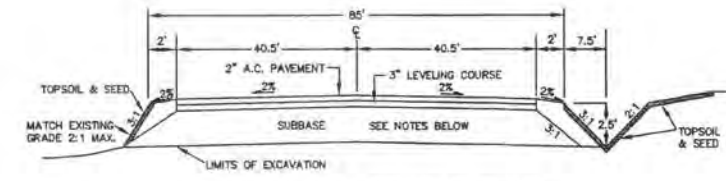
RECEIVED
SEP 11 2022
PLATTING

PRELIMINARY
CONSTRUCTION PLANS

SHEET NO.
C-1



TYPICAL RESIDENTIAL & RESIDENTIAL SUBCOLLECTOR N.T.S.
E. REFUGE VIEW LOOP, S. SKYWARD DRIVE, E. TOP STREET,
S. IDEA CIRCLE, S. RAINBOW LOOP

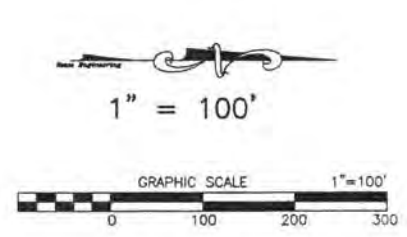


TYPICAL CUL-DE-SAC BULB N.T.S.
S. IDEA CIRCLE, S. RAINBOW LOOP, S. SKYWARD VIEW DRIVE

STREET CONSTRUCTION NOTES

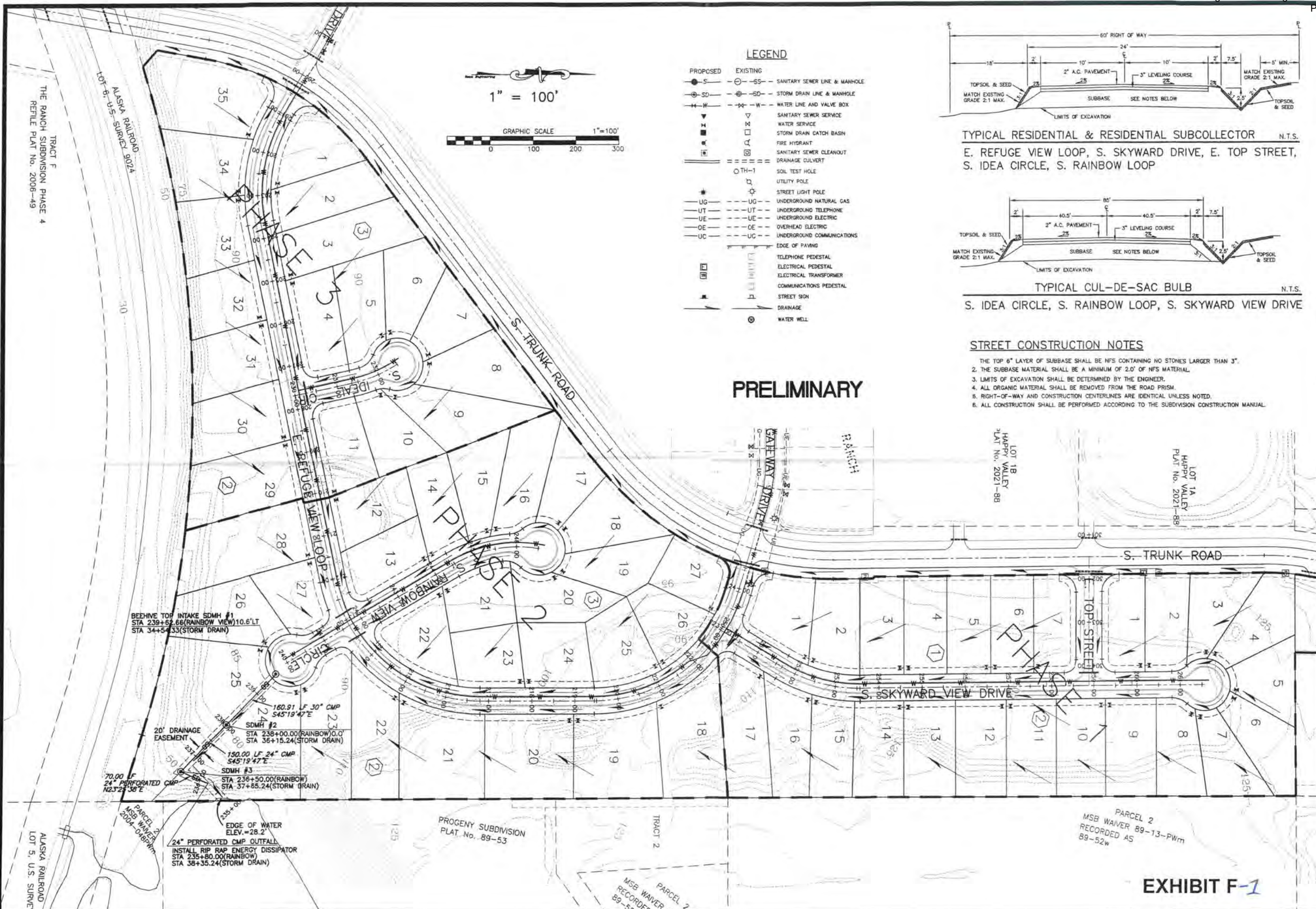
1. THE TOP 6" LAYER OF SUBBASE SHALL BE NFS CONTAINING NO STONES LARGER THAN 3".
2. THE SUBBASE MATERIAL SHALL BE A MINIMUM OF 2.0' OF NFS MATERIAL.
3. LIMITS OF EXCAVATION SHALL BE DETERMINED BY THE ENGINEER.
4. ALL ORGANIC MATERIAL SHALL BE REMOVED FROM THE ROAD PRISM.
5. RIGHT-OF-WAY AND CONSTRUCTION CENTERLINES ARE IDENTICAL UNLESS NOTED.
6. ALL CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE SUBDIVISION CONSTRUCTION MANUAL.

PRELIMINARY



LEGEND

PROPOSED	EXISTING	DESCRIPTION
—S—	—SS—	SANITARY SEWER LINE & MANHOLE
—SD—	—SD—	STORM DRAIN LINE & MANHOLE
—W—	—W—	WATER LINE AND VALVE BOX
—	—	SANITARY SEWER SERVICE
—	—	WATER SERVICE
—	—	STORM DRAIN CATCH BASIN
—	—	FIRE HYDRANT
—	—	SANITARY SEWER CLEANOUT
—	—	DRAINAGE CULVERT
—	—	SOIL TEST HOLE
—	—	UTILITY POLE
—	—	STREET LIGHT POLE
—UG—	—UG—	UNDERGROUND NATURAL GAS
—UT—	—UT—	UNDERGROUND TELEPHONE
—UE—	—UE—	UNDERGROUND ELECTRIC
—OE—	—OE—	OVERHEAD ELECTRIC
—UC—	—UC—	UNDERGROUND COMMUNICATIONS
—	—	EDGE OF PAVING
—	—	TELEPHONE PEDESTAL
—	—	ELECTRICAL PEDESTAL
—	—	ELECTRICAL TRANSFORMER
—	—	COMMUNICATIONS PEDESTAL
—	—	STREET SIGN
—	—	DRAINAGE
—	—	WATER WELL



PARCEL 2
MSB WAIVER 89-13-PWm
RECORDED AS
89-52w

EXHIBIT F-1

TRACT F
THE RANCH SUBDIVISION PHASE 4
REFILE PLAT No. 2006-49

ALASKA RAILROAD
LOT 5, U.S. SURVEY

BEEHIVE TOP INTAKE SDMH #1
STA 239+62.66(RAINBOW VIEW)10.6'LT
STA 34+54.33(STORM DRAIN)

SDMH #2
160.91 LF 30° CMP
S45°19'47"E
STA 238+00.00(RAINBOW)0.0'
STA 36+15.24(STORM DRAIN)

20' DRAINAGE EASEMENT

SDMH #3
150.00 LF 24° CMP
S45°19'47"E
STA 236+50.00(RAINBOW)
STA 37+85.24(STORM DRAIN)

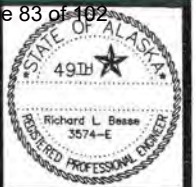
70.00 LF
24" PERFORATED CMP
N23°24'38"E

24" PERFORATED CMP OUTFALL
INSTALL RIP RAP ENERGY DISSIPATOR
STA 235+80.00(RAINBOW)
STA 38+35.24(STORM DRAIN)

EDGE OF WATER
ELEV.=28.2'

PROGENY SUBDIVISION
PLAT No. 89-53

PARCEL 2
MSB WAIVER
RECORDED
89-52w



ARCTIC DEVCO, INC.
 P.O. Box 3489
 Palmer, Alaska 99645
 907-746-6000
 907-745-8335 (FAX)

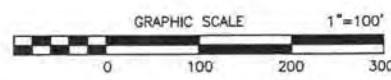
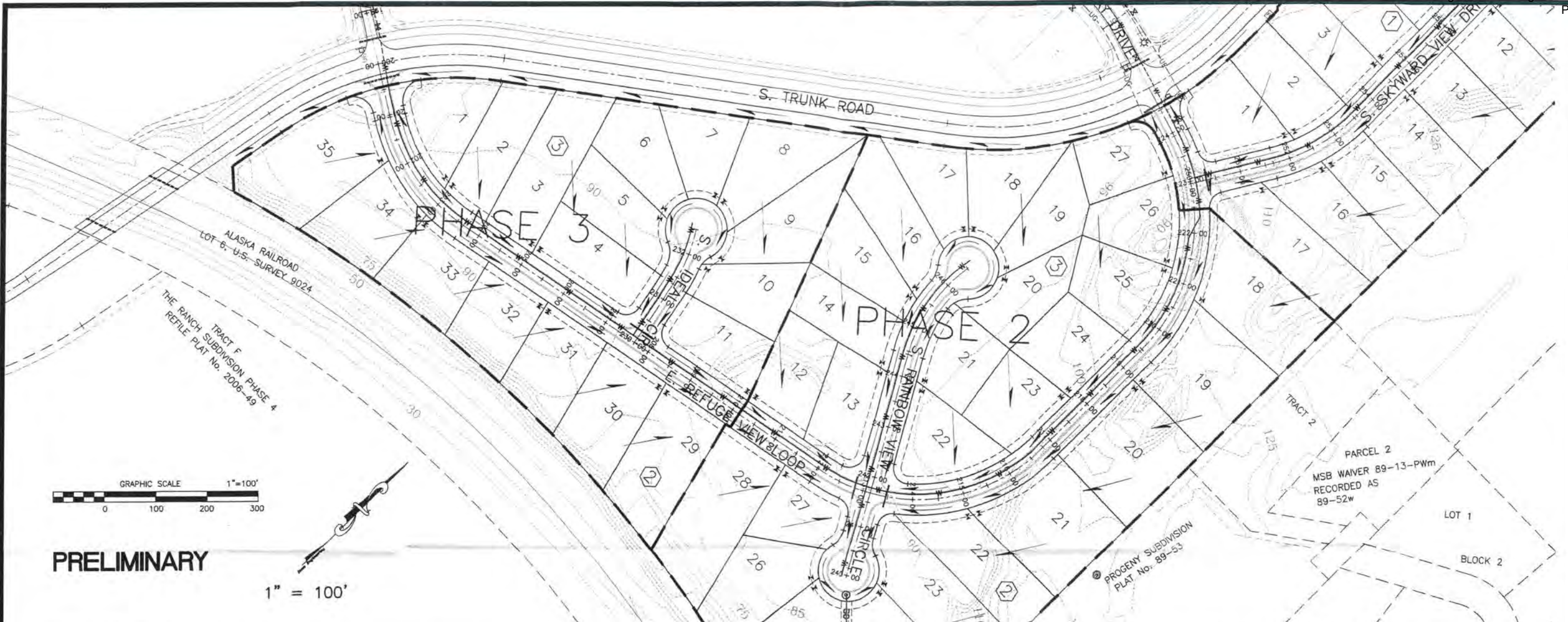
**VIEW POINTE EAST
 STREET IMPROVEMENTS**
 A SUBDIVISION OF TRACT D, VIEW POINTE AT THE RANCH
 (PLAT No. 2020-93).
 LOCATED WITHIN SECTIONS 16 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER
 RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

REVISIONS

JOB NO.	B11-16
DATE	12SEP22
DRAWING	VIEWPOINTE2022
REVIEWED	RLB

PRELIMINARY
 CONSTRUCTION PLANS

SHEET NO. C-2



PRELIMINARY

1" = 100'

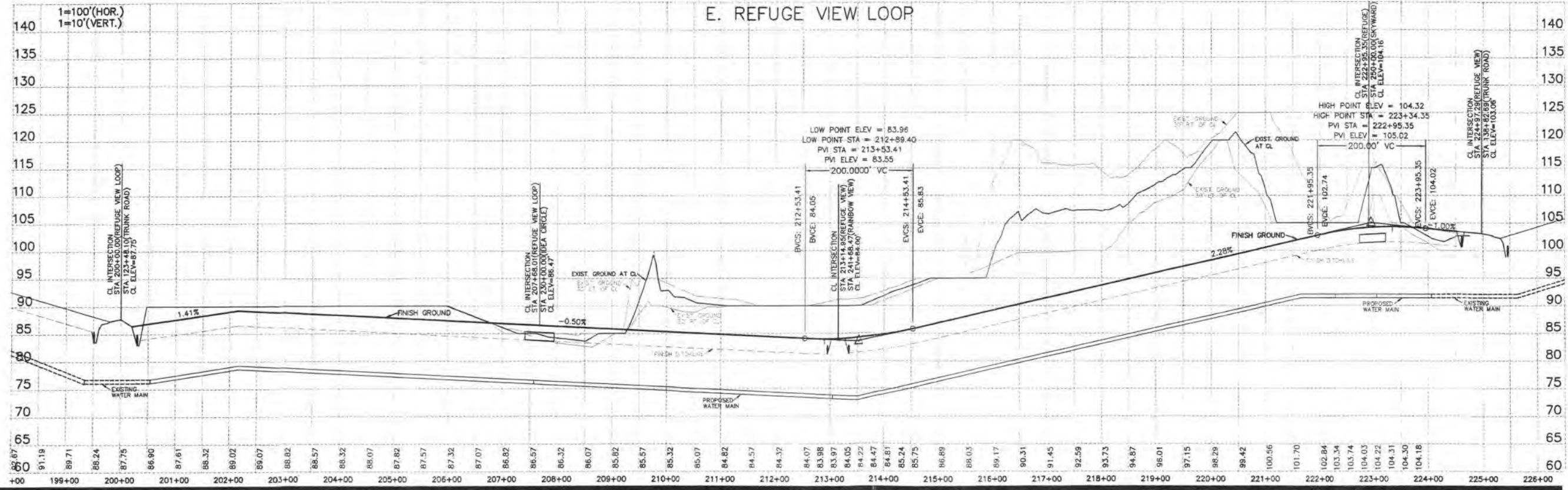


EXHIBIT F-2



Besse Engineering
 1890 Jaime Marie Circle
 Wasilla, Alaska 99654
 907-357-4257

ARCTIC DEVO, INC.
 P.O. Box 3489
 Palmer, Alaska 99645
 907-746-6000
 907-746-8335 (FAX)

VIEW POINTE EAST STREET IMPROVEMENTS
 A SUBDIVISION OF TRACT D, VIEW POINTE AT THE RANCH (PLAT No. 2020-93).
 LOCATED WITHIN SECTIONS 16 & 21, T17N, R1E, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

REVISIONS

NO.	DATE	DESCRIPTION
1	12SEP22	VIEWPOINTE2022
2		RLB

JOB NO. B15-10
 DATE 12SEP22
 DRAWING VIEWPOINTE2022
 REVIEWED RLB

PRELIMINARY CONSTRUCTION PLANS

SHEET NO. **C-3**

PRELIMINARY

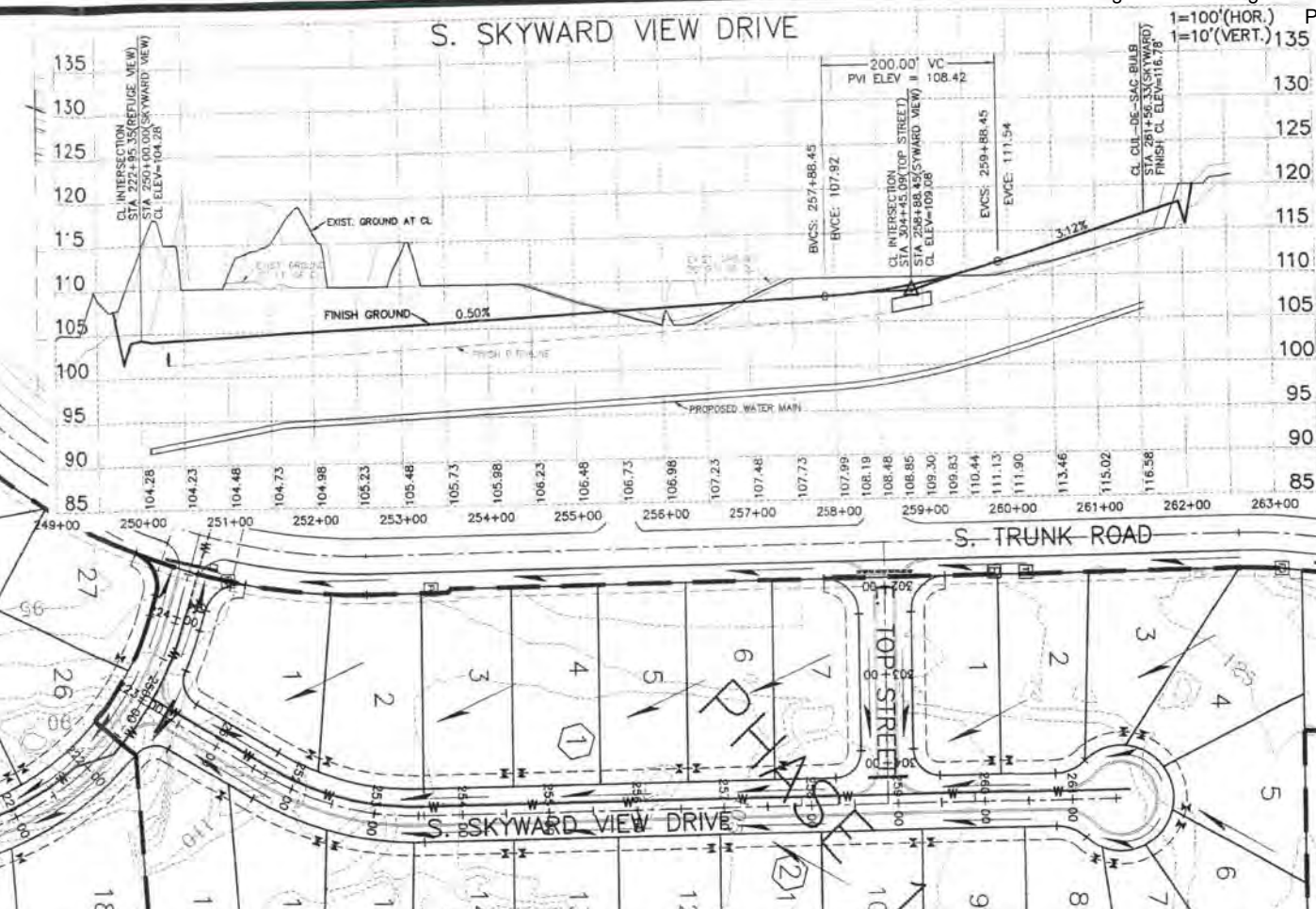
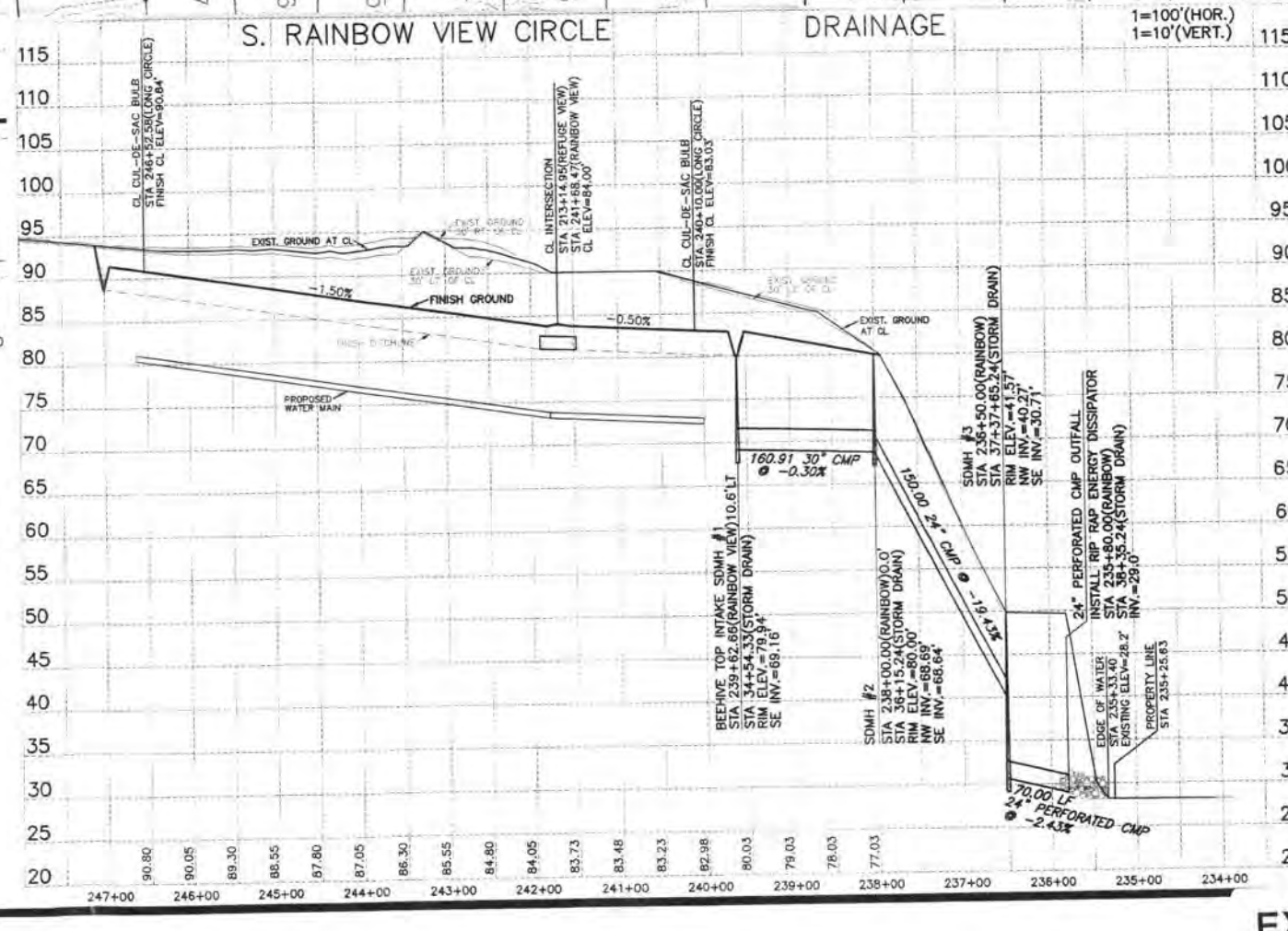
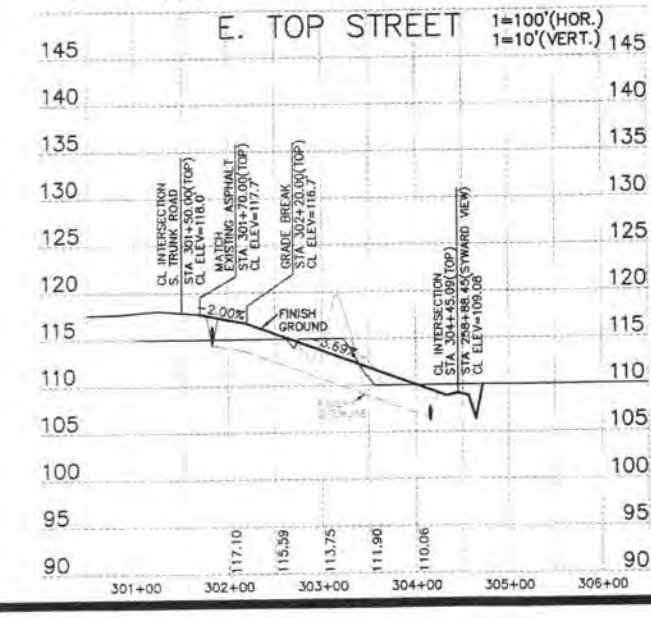
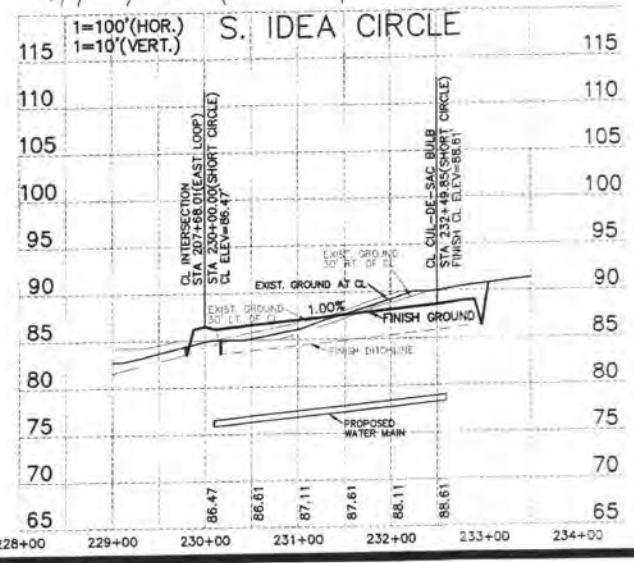
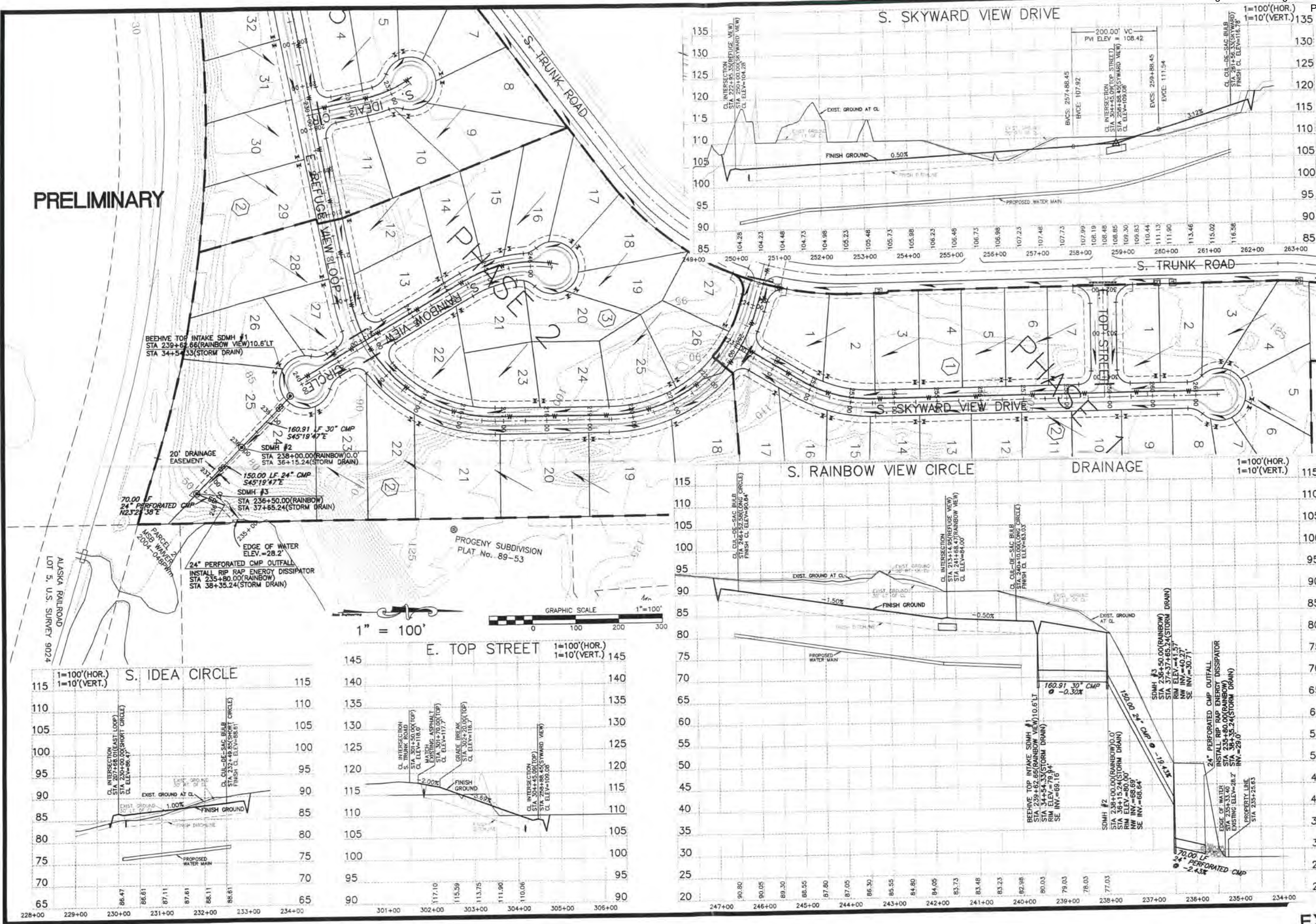


EXHIBIT F-3

SITE VISIT REPORT

Case Name: Vie Pointe East MSP	Date: 10/27/2022 Time: 11:30am
Owner: Arctic Devco INC	Case Number: 2022-153
Surveyor/Engineer: Besse Engineering	Tax ID #: 8049000T00D
Subdivision:	Regarding:

SITE CONDITIONS

Weather: Clear Skies	Temperature: 23°
Wind: None	
General Site Condition: Under Construction	

Personnel on site: Fred Wagner, Amy Otto-Buchanan, Kimberly McClure & Matthew Goddard

Equipment in use: N/A

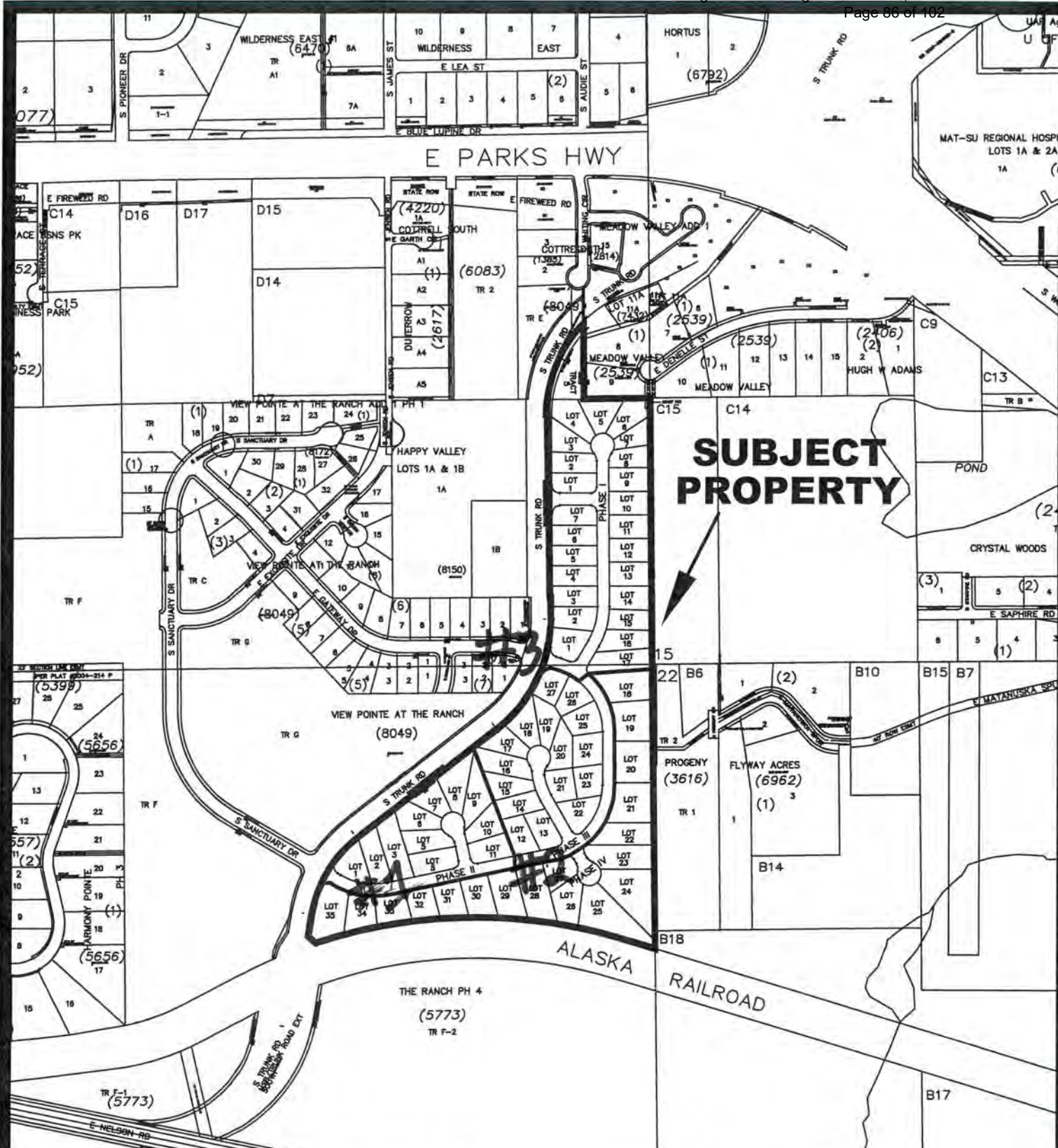
Current phase of work: N/A

Reason for Visit/Remarks: (See attached photos)

Signed By: 

Date: 10/28/2022

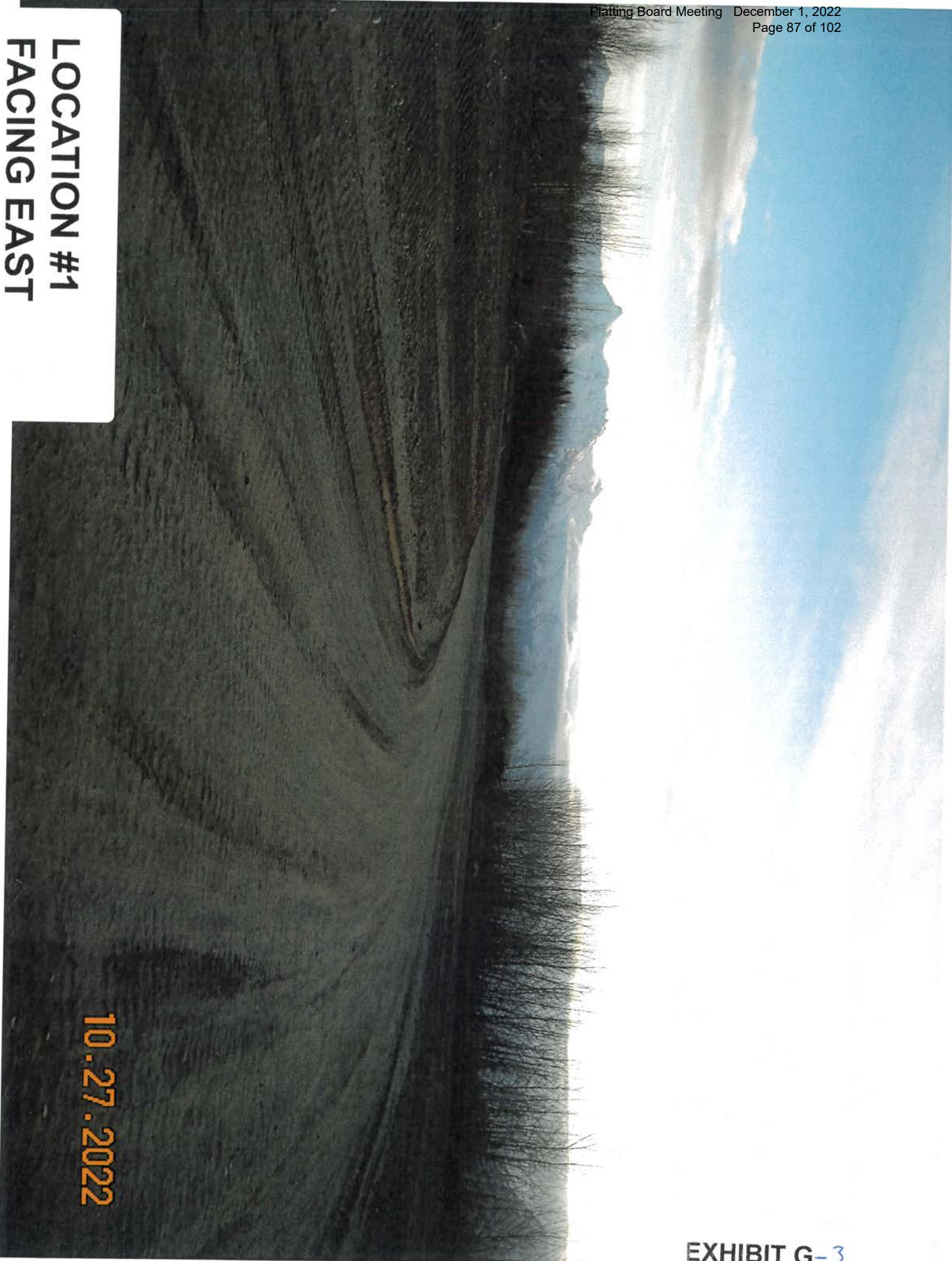
EXHIBIT G-1



VICINITY MAP
 FOR PROPOSED VIEW POINTE EAST
 MASTER PLAN
 LOCATED WITHIN
 SECTION 16/21, T17N, R01E, SEWARD MERIDIAN
 WA 10/WA 15 MAP ALASKA

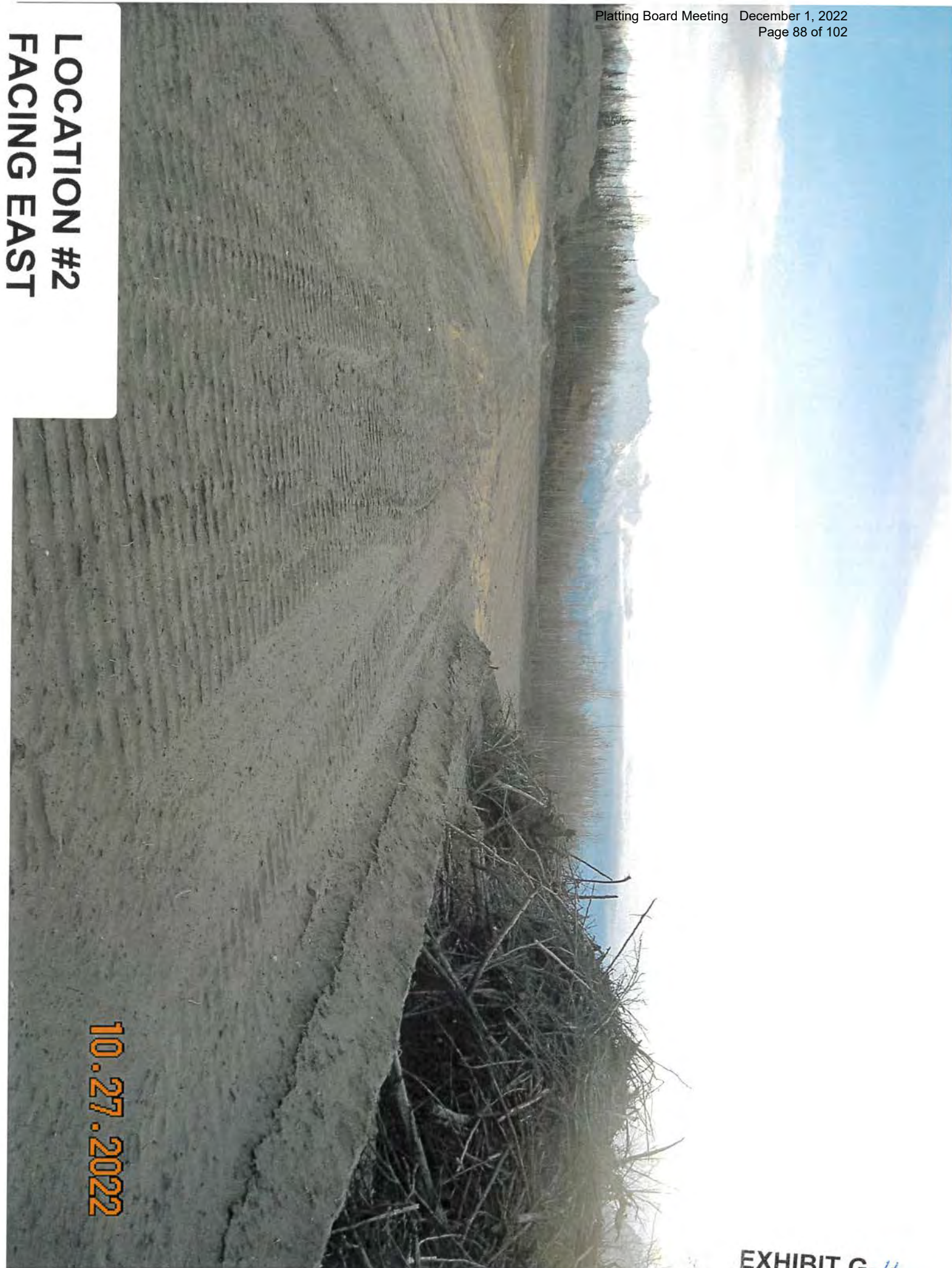
EXHIBIT G-2

**LOCATION #1
FACING EAST**



10.27.2022

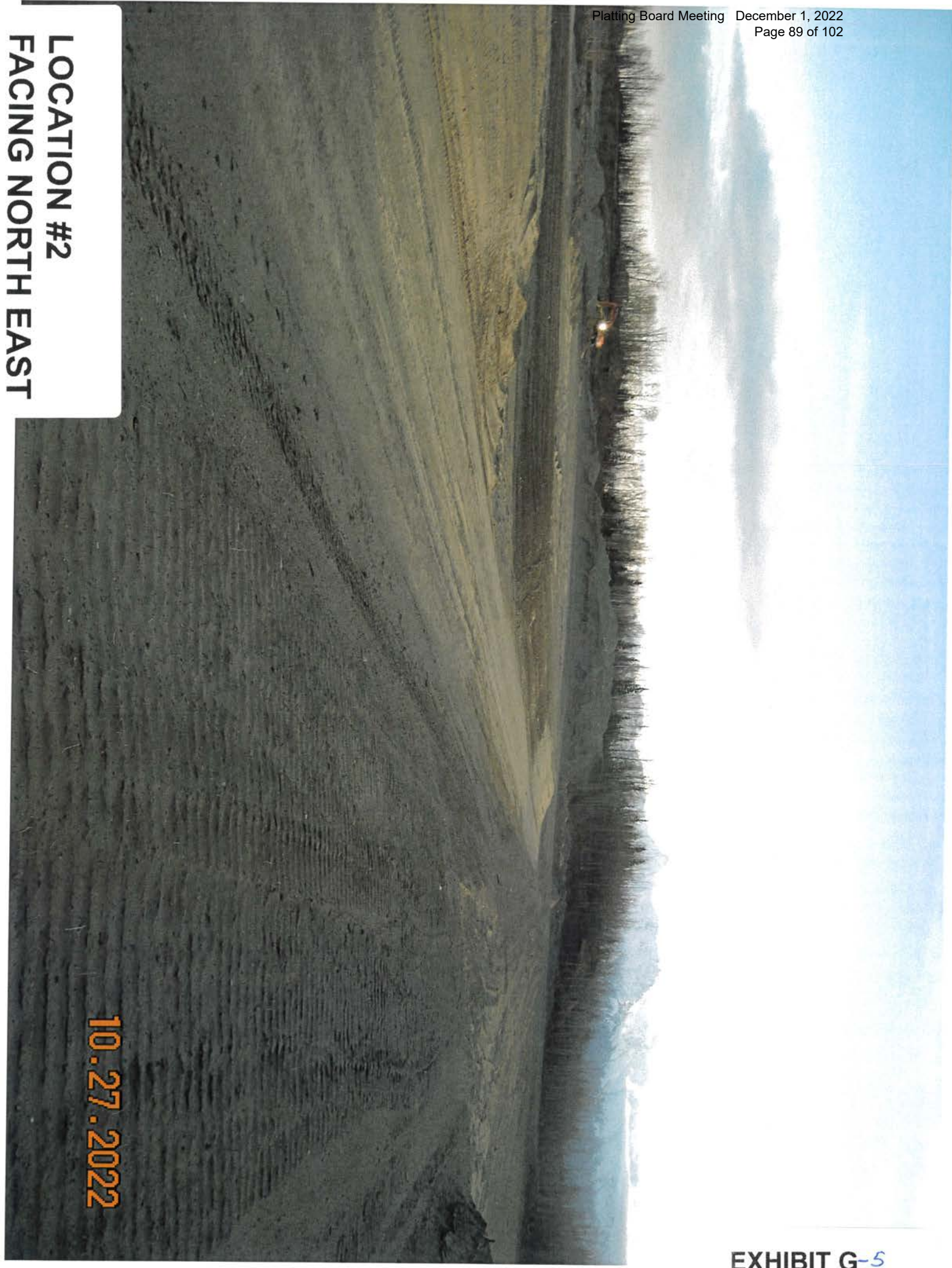
EXHIBIT G-3



**LOCATION #2
FACING EAST**

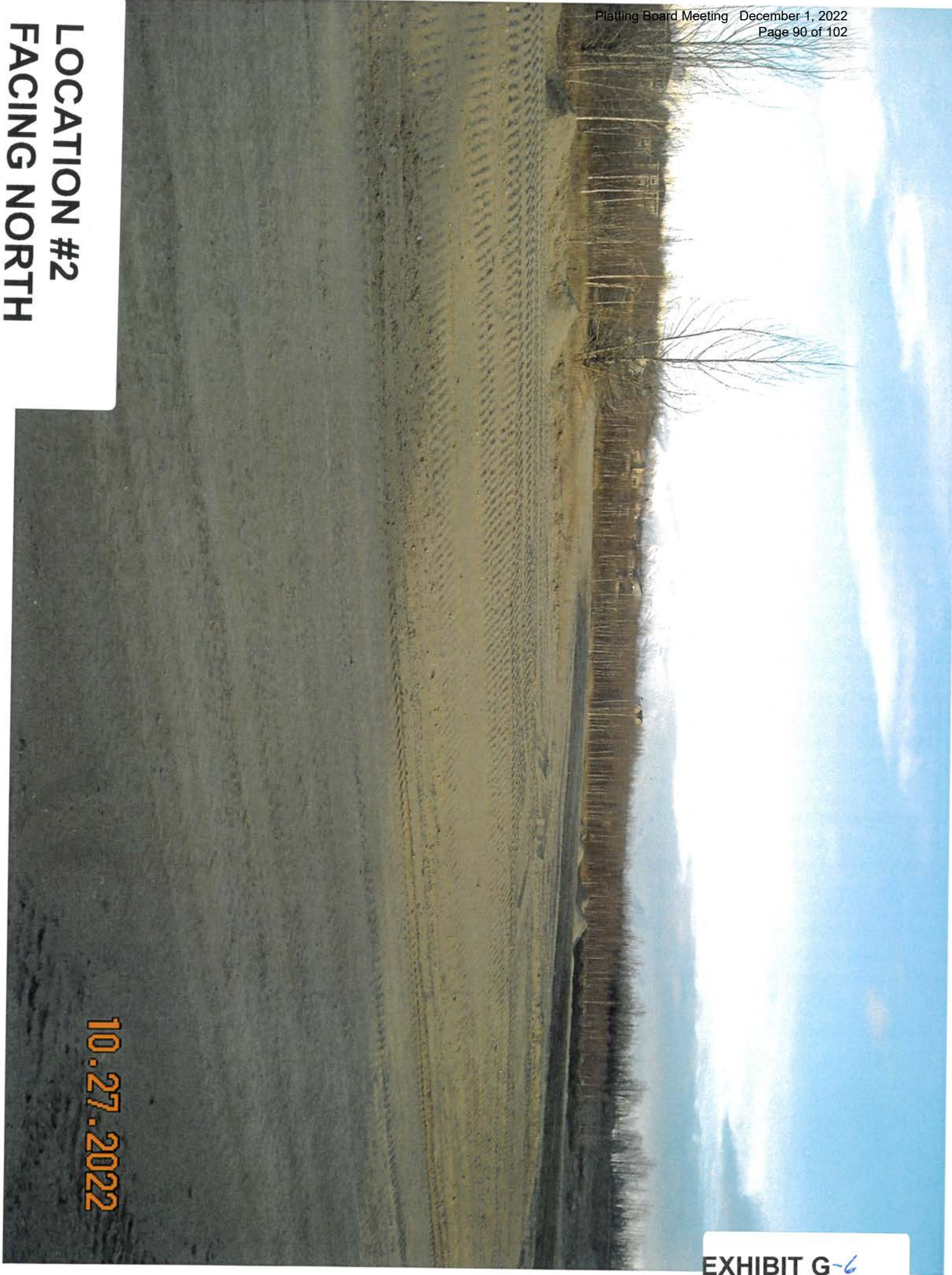
10.27.2022

EXHIBIT G-4



**LOCATION #2
FACING NORTH EAST**

10.27.2022



**LOCATION #2
FACING NORTH**

10.27.2022

**LOCATION #2
FACING WEST**



10.27.2022

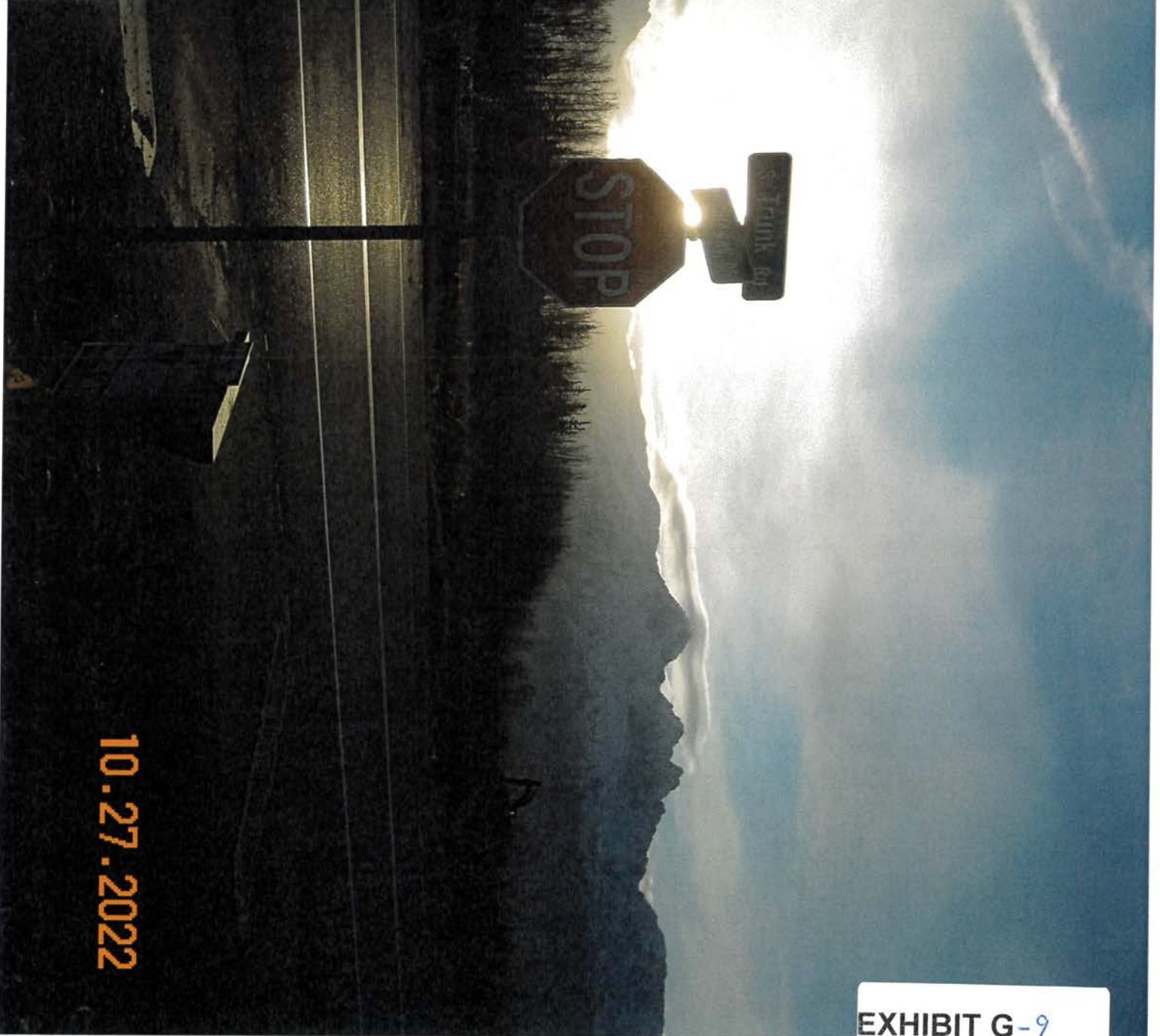
EXHIBIT G-7

**LOCATION #3
FACING EAST**



10.27.2022

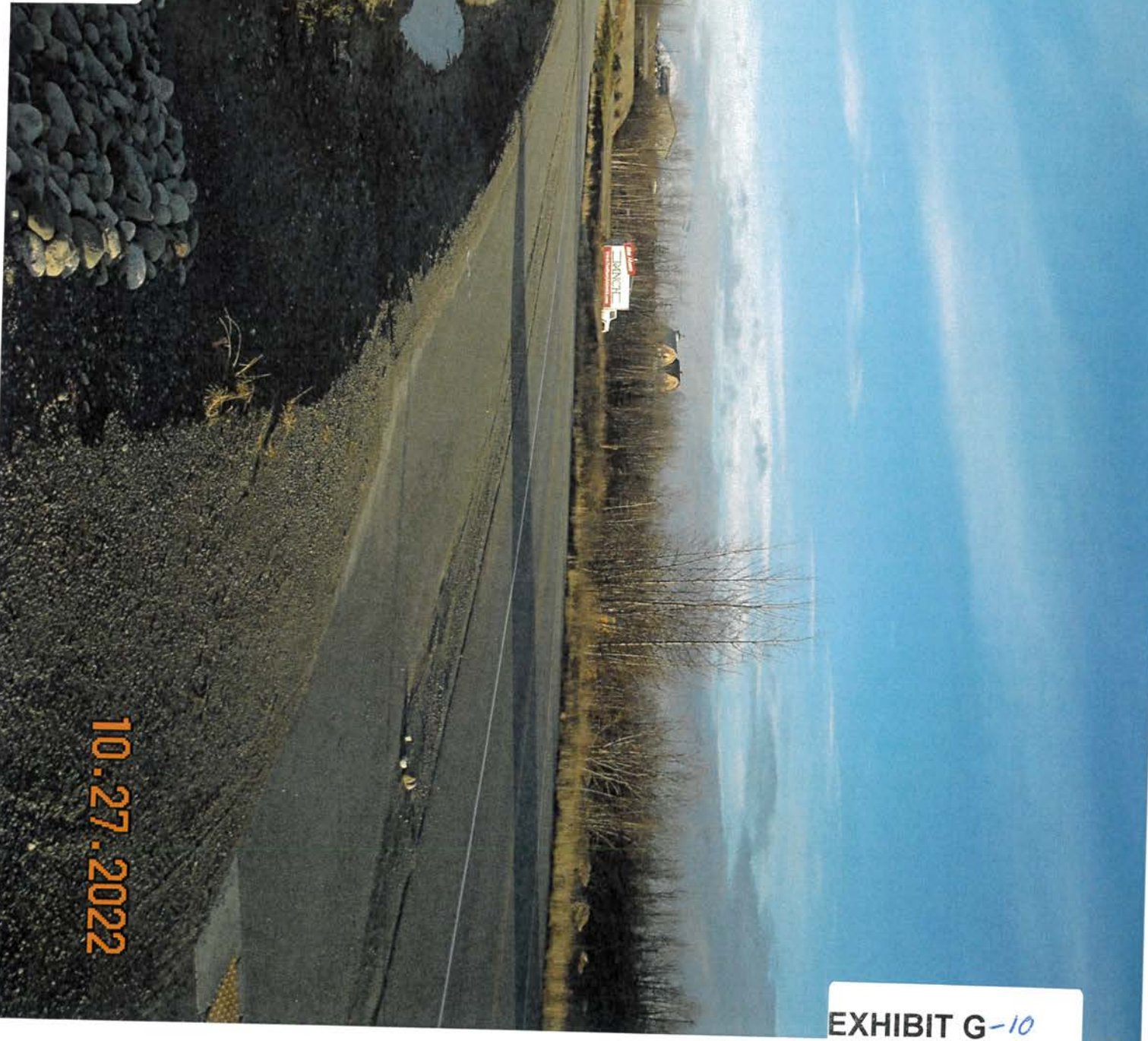
**LOCATION #3
FACING SOUTH EAST**



10.27.2022

EXHIBIT G-9

**LOCATION #3
FACING NORTH EAST**



10.27.2022

EXHIBIT G-10



November 1, 2022

Matthew Goddard
Matanuska Susitna Borough
350 E. Dahlia Ave
Palmer, AK 99645

ROW & PUBLIC PROJECTS

TEL 907.265.3026

FAX 907.265.2638

RE: View Pointe East MSP

Dear Mr. Goddard:

The Alaska Railroad Corporation (ARRC) has reviewed the preliminary platting documents provided on October 17, 2022. The drainage plan for the View Pointe East shows an increase of storm water runoff entering the ARRC Right of Way (ROW) at the Trunk Road/ARRC overpass. ARRC has specific concerns with the following:

- Drainage plan shows stormwater flows leaving the subdivision via Refuge View Loop, entering Trunk Road, and then onto the ARRC ROW at the Trunk Road overpass.
- Drainage plan shows stormwater flows conveyed to a piped system that outfalls through a 24-inch corrugated metal pipe to the southeast of the proposed development, into anadromous water that goes under a railroad bridge at MP 152.27.

A hydrologic study is requested that recommends mitigation measures to ensure there is not an increase in storm water entering the ARRC ROW. The Matanuska-Susitna Borough and ARRC have recently observed damage to existing facilities at this location due to development in the surrounding area and ARRC is concerned the new development as planned will further negative impacts to the ARRC ROW.

Attached is a copy of the ARRC Technical Standards, which outlines requirements for stormwater drainage in Part 3, Section 5. Thank you for the opportunity to review the preliminary documents. Should you have any questions, please do not hesitate to contact me at 907.265.3026.

Sincerely,

Kate Dueber
Manager ROW & Public Projects

cc: Brian Lindamood, ARRC VP Engineering & Chief Engineer
Andrew Gallagher, ARRC Public Projects Engineer
Tom Adams, MSB Public Works Director

Enclosed: ARRC Technical Standards

EXHIBIT H-1

Technical Standards for Roadway, Trail, and Utility Facilities

such a way as to prevent or severely dissuade circumvention of those measures by pedestrians or non-motorized vehicles.

4. Vertical Separation

No transverse slope within twelve (12) feet of the centerline of ARRC Track shall exceed five percent (5%). No transverse slope between twelve (12) feet and twenty-five (25) feet from the centerline of ARRC Track shall exceed two (2) feet horizontal to one (1) foot vertical (2:1).

Any type of retaining structure or reinforced earth shall be designed to withstand the live-load surcharge per AREMA Chapter 8, Part 5 for Coopers E-80 loading. No tie-backs or other forms of mechanical earth stabilization will be allowed within the live-load surcharge zone underneath the track (AREMA, Figure 1-5-11).

5. Drainage

All storm drainage from non-ARRC Facilities will drain away from ARRC Track or other ARRC facilities. Where this is not feasible, the Facility Owner will design the proposed Facility to collect storm-water run-off and either:

- A. divert it off and away from ARRC property; or
- B. provide ARRC with a full storm water analysis per Section 2.3 of this policy.

Any drainage-related permits or other down-stream improvements required to be made to drainage facilities, ARRC's or otherwise, shall be made the responsibility of the proposed Facility Owner under any ARRC permit issued for a Facility.

6. Snow Storage

No Facility shall be designed in such a fashion that snow being removed can be cascaded within the Railway Clear Zone. Where proposed Facilities are separated vertically with the railroad below, the proposed Facilities will incorporate a closed barrier to prevent snow, ice, and debris from errantly falling within the Railway Clear Zone.

7. Lights, Signs and Signals

All Facility signs, lights, or signal systems either oriented with a skew angle greater than seventy-five (75) degrees of ARRC Track, or any located within fifty (50) feet of ARRC Track, shall be of such design that they do not resemble any sign, lights, or signals used for the control of trains.

8. At-Grade Crossings

A. Location

1. The location, ownership, and responsibilities relating to At-Grade Crossings are generally governed by the ARRC Railroad/Highway Crossing Policy, ARRC Board Rule No. 13.
2. No grade crossing, separation, or other Roadway Facility shall inhibit the future separation of any other existing grade crossing.



Matthew Goddard

From: Moenaert, Crystal L (DFG) <crystal.moenaert@alaska.gov>
Sent: Friday, October 21, 2022 10:00 AM
To: Matthew Goddard
Subject: View Pointe East MSP Request for Comments (MG) - ADF&G Habitat Section

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

Good morning,

The ADF&G Habitat section has reviewed the RFC packet and supplemental documents associated with View Pointe East MSP. The project area is not documented for anadromous or resident fish waterbodies. At this time, a fish habitat permit from the ADF&G Habitat section is not required. If fish presence is discovered at any time, please let us know.

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: Monday, November 7, 2022 6:53 PM
To: Matthew Goddard
Cc: Elaine Flagg; Tom Adams; Brad Sworts; Will Barickman; Don Thomas
Subject: RE: View Pointe East MSP Request for Comments (MG)

Hi Matthew –

- This case is under the 2022 SCM.
- Dedicate stub ROW to east for future connection to Sapphire Road, the entire corridor from Trunk Road to the end of the stub should be designed to Residential Subcollector standard at minimum.
- Construct roads to Residential standard at minimum.
- Redesign vertical profiles to meet landing requirements of A09.4 (sloped away from the through street) and to provide vertical curves between changes in grades per A05.
- Ensure drainage easements are sized sufficiently to facilitate maintenance – catch basins and storm drain outfalls will require vehicular access. Coordinate with O&M staff for maintenance requirements.
- The drainage report, along with any other required construction plans, must be submitted to DPW at least 1 week prior to the desired preconstruction conference date.
 - The drainage report will need to show that the subdivision drainage design complies with the drainage design criteria of D03.
 - The preliminary drainage plan shows a change in the runoff patterns from the site to and through ARRC ROW – their review of and approval to construct the drainage improvements affecting their ROW must be obtained prior to the preconstruction conference.
- The submitted topo plat shows slopes steeper than 25% that are not mentioned in the soils report. The soils report or topo plat should show where useable septic area meeting 43.20.281(A)(1)(a) is located on each lot to ensure that minimum requirements are met.

Thank you,

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: Monday, October 17, 2022 4:35 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; maddys@akrr.com; stephensD@akrr.com; Kate Dueber <DueberK@akrr.com>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Fire Code <Fire.Code@matsugov.us>; StephanieNowersDistrict2@gmail.com; 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>;

Matthew Goddard

From: Permit Center
Sent: Thursday, October 20, 2022 4:07 PM
To: Matthew Goddard
Subject: RE: View Pointe East MSP Request for Comments (MG)

No comments

Thank you,

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, October 17, 2022 4:35 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; maddys@akrr.com; stephensD@akrr.com; Kate Dueber <DueberK@akrr.com>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Fire Code <Fire.Code@matsugov.us>; StephanieNowersDistrict2@gmail.com; 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>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: View Pointe East MSP Request for Comments (MG)

Hello,
The following link is a request for comments for the proposed View Pointe East Master Plan. Please submit all comments by **November 7, 2022** so they can be incorporated into the staff report that will be presented to the Platting Board.

https://matsugovus-my.sharepoint.com/:f/g/personal/matthew_goddard_matsugov_us/EoJ_ca_fNrhPtNQDihyUILMBmcJijA0z72vhQTDPb_hkA?e=iNuZhh

Feel free to contact me if you have any questions.

Thank you,
Matthew Goddard

Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, October 20, 2022 9:57 AM
To: Matthew Goddard
Subject: RE: View Pointe East MSP Request for Comments (MG)

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

Good morning,

MTA has reviewed the plat for View Pointe East. 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: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, October 17, 2022 4:35 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; maddys@akrr.com; stephensD@akrr.com; Kate Dueber <DueberK@akrr.com>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Fire Code <Fire.Code@matsugov.us>; StephanieNowersDistrict2@gmail.com; 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>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; ospdesign@gci.com; msb.hpc@gmail.com
Subject: View Pointe East MSP Request for Comments (MG)

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Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, October 26, 2022 9:55 AM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: View Pointe East MSP Request for Comments (MG)
Attachments: RFC Packet.pdf; Agenda Plat.pdf

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

Matthew,

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

Thanks,

MIREYA ARMESTO

GCI | Technician II, GIS Mapping

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Monday, October 17, 2022 4:35 PM
To: Percy, Colton T (DFG) <colton.percy@alaska.gov>; sarah.myers@alaska.gov; maddys@akrr.com; stephensD@akrr.com; Kathryn Dueber <DueberK@akrr.com>; regpagemaster@usace.army.mil; gatewaycommunitycouncil@gmail.com; davemtp@mtaonline.net; antiquetuck@gmail.com; Fire Code <Fire.Code@matsugov.us>; StephanieNowersDistrict2@gmail.com; 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>; Permit Center <Permit.Center@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Planning <MSB.Planning@matsugov.us>; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; msb.hpc@gmail.com
Subject: View Pointe East MSP Request for Comments (MG)

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Feel free to contact me if you have any questions.

Thank you,

