

# AGENDA



**2. APPROVAL OF MINUTES**

A. December 21, 2023

**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**

(None)

**6. PUBLIC HEARINGS**

A. **SHADOWRIDGE:** The request is to create 8 lots from the east 60' of the south 600' of the SE1/4 NE1/4 Sec. 32, T 18N, R. 1E, SM, AK, U.S. Gov. Lot 1 and N1/2 of U.S. Gov. Lot 5 Sec. 32, T.18N. R.1E. SM, AK, Except therefrom the west 660' of U.S. Gov. Lot 1 and U.S. Gov. Lot 6 and N1/2 of U.S. Gov. Lot 7 Sec.33, T.18N, R.1E. SM, AK excepting therefrom a portion of U.S. Gov. Lot 6 described in 2021-017480-0, to be known as **Shadowridge**, containing 68.81 acres +/- . All proposed lots will access 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 #6. **\*\*This case was continued from the November 17, 2023 public hearing.** (Petitioner/Owner: 6R Development Group LLC, Staff: Chris Curlin, Case # 2022-052)

B. **30' PUBLIC USE EASEMENT VACATION GOVT LOT 6:** The request is to vacate the 30' Public Use Easement on the western boundary of **Government Lot 6** (Tax ID#17N04W26B009), containing 23,940 sf (.55 acres +/-). The property is located directly west of S. About Time Street and directly north of S. West Judy Avenue; located within the NW ¼ Section 26, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (Petitioner/Owner: Samuel & Heather Dickinson, Staff: Chris Curlin, Case #2023-138)

C. **VICTORY GERWIG:** The request is to create 7 lots from Tract I-1, Lee Subdivision Add #1, Plat 88-14, Lot 1, Gerwig Subdivision, Plat 2010-43, Parcel 1, MSB Waiver 84-65-PWm, Parcel 2, MSB Waiver 85-32-PWm, Parcel 1, MSB Waiver 91-17-PWm, Parcels 1 & 2, MSB Waiver 91-24-PWm, & the SE ¼ NW1/4, Section 27, T20N R8E to be known as **Victory Gerwig**, containing 94.91 acres +/- . The property is located south west of Index Lake, North of W. Glenn Highway, and east of S. Muddy Creek Circle (Tax ID # 3445000L00I-1, 6979000L001, 20N08E27A005 / A006 / A007 / B002 / B004 / B005); within the N ½ Section 27, Township 20 North, Range 08 East, Seward Meridian, Alaska. In the Glacier View Community Council and in Assembly District #7. (Petitioner/Owner: Hanson Land Solutions, Charles & Brolene Gerwig, Edward & Rosanna Hamlin, Haines & Cleve Noble Jr & Isabel Nobel, Case #2023-140)

**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 18, 2024, Platting Board Meeting; We have one case on the agenda.
  - Mountain Top Acres

## **9. BOARD COMMENTS**

## **10. ADJOURNMENT**

# MINUTES

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
December 21, 2023**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on December 21, 2023, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Leonard called the Meeting to order at 1:00 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. Ron Johnson, District Seat #1
- Mr. Eric Koan, District Seat #3
- Mr. Dan Bush, District Seat #4
- Mr. Alan Leonard, District Seat #7, Chair

Platting Board members absent and excused were:

- Mr. Brian Goodman, District Seat #2
- Ms. Michelle Traxler, District Seat#5
- Mr. Sandra Kreger, District Seat #6

Staff in attendance:

- Mr. Alex Strawn, Planning & Land Use Director
- Ms. Amy Otto-Buchanan, Platting Specialist
- Ms. Karol Riese, Acting Platting Clerk
- Mr. Matthew Goddard, Platting Technician
- Mr. Chris Curlin, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting member Koan led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

GENERAL CONSENT: The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- December 7, 2023, Minutes were approved unanimously.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

*(None)*

**4. UNFINISHED BUSINESS**

*(None)*

**5. RECONSIDERATIONS/APPEALS**

*(No Reconsiderations/Appeals)*

**6. PUBLIC HEARINGS**

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
December 21, 2023**

- A. **Variance – Chickaloon Branch Road:** The request is for a variance from MSB 43.20.140 Physical Access for N. Chickaloon Branch Road. The road is located north of N. Glenn Highway, and west, north and south of Chickaloon River; within Section 25, Township 20 North, Range 05 East, Seward Meridian, Alaska. In Chickaloon Community Council and Assembly District #1. (*Petitioner/Owner: All Points North LLC,, Staff: Amy Otto-Buchanan, Case #2023-129*)

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

Karol Riese provided the mailing report:

- Stating that 12 public hearing notices were mailed out on November 14, 2023.

Staff gave an overview of the case:

- Staff recommends approval with conditions and finding of facts.

Chair Leonard invited the petitioner/petitioner’s representative to give an overview.

The petitioner/petitioner’s representative gave a brief overview of the case.

Chair Leonard opened the public hearing for public testimony.

There being no one to be heard Chair Leonard left the public hearing open and invited the petitioner and/or the petitioner’s representative to give a brief overview.

Board Member Koan asked if SHPO was involved.

The petitioner/petitioner’s representative gave a brief overview of the case.

**MOTION:** Platting Member Johnson made a motion to approve variance from MSB 43.20.140 Physical Access for N. Chickaloon Branch Road. Platting Member Bush seconded the motion.

Discussion ensued.

**VOTE:** The motion passed without objection.

**7. PLATTING STAFF & OFFICER COMMENTS**

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Planning & Land Use Director informed the board of upcoming items:

- Next meeting January 4, 2024. We have 3 cases on the agenda.
  - Shadowridge
  - 30’ PUE Vacation Govt Lot 6
  - Victory Gerwig

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
December 21, 2023**

**BOARD COMMENTS.**

- Platting member Koan – I do believe SHPO should be added as a step.
- Platting member Johnson – Wish the staff and fellow board members a Merry Christmas and Happy New Year.

**8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Leonard adjourned the meeting at 1:12 PM.

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ALAN LEONARD  
Platting Board Chair

ATTEST:

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KAROL RIESE  
Acting Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JANUARY 4, 2024

PRELIMINARY PLAT: SHADOWRIDGE  
LEGAL DESCRIPTION: SEC 32 & 33, T18N, R01E S.M., AK  
PETITIONERS: 6R DEVELOPMENT GROUP, LLC  
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS  
ACRES: 68.61 +/- PARCELS: 8  
REVIEWED BY: CHRIS CURLIN CASE #: 2022-052

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**REQUEST:**

The request is to create 8 lots from the east 60' of the south 600' of the SE1/4 NE1/4 Sec. 32, T 18N, R. 1E, SM, AK, U.S. Gov. Lot 1 and N1/2 of U.S. Gov. Lot 5 Sec. 32, T.18N. R.1E. SM, AK, Except therefrom the west 660' of U.S. Gov. Lot 1 and U.S. Gov. Lot 6 and N1/2 of U.S. Gov. Lot 7 Sec.33, T.18N, R.1E. SM, AK excepting therefrom a portion of U.S. Gov. Lot 6 described in 2021-017480-0, to be known as **SHADOWRIDGE**, containing 68.81 acres +/- . All proposed lots will access 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 (**Exhibit E**) from MSB 43.20.140 for conformance with the Subdivision Construction Manual regarding tangent length between horizontal curves. The proposed subdivision is located west of Finger Lake, southeast of Finger Lake Elementary School and directly west and east of N. Ridgewater Street, located within Sections 32 & 33 Township 18 North, Range 01 East, Seward Meridian, Alaska. **This case was continued from the November 2, 2023 public hearing.**

**EXHIBITS:**

Vicinity Map and Aerial Photos	<b>Exhibit A</b> – 4 pgs
Soils Report	<b>Exhibit B</b> – 10 pgs
ADT Report	<b>Exhibit C</b> – 4 pgs
Site Plan	<b>Exhibit D</b> – 11 pgs
Variance Application	<b>Exhibit E</b> – 4 pgs

**COMMENTS:**

ADF&G	<b>Exhibit F</b> – 3 pgs
ADOT&PF	<b>Exhibit G</b> – 2 pgs
MSB Pre-design and Engineering	<b>Exhibit H</b> – 6 pgs
Utilities	<b>Exhibit I</b> – 5 pgs
Public	<b>Exhibit J</b> – 6 pgs

**DISCUSSION:** The proposed subdivision is creating eight lots from the former Lakebridge Condominium. Lots range in size from 2.61 acres to 11.40 acres. Proposed Lots will take access from N. Ridgewater Street, a privately maintained road. N. Ridgewater Street will need to be upgraded/certified to Residential standard to 60 feet south of the Lot 3 and Lot 4 shared property line. A T-Turnaround will also be constructed. A variance application and answers to A-C can be seen at **(Exhibit E)**. An ADT has been submitted and can be seen at **(Exhibit C)**.

**Variance Application:** The petitioner has submitted a variance application pursuant to MSB 43.15.075 with supporting criteria A-C answered **(Exhibit E)**. The request is from MSB 43.20.140 Physical Access. A variance will be required for the lack of a 100 ft straight stretch in the middle of the reverse curve at the north edge of the parcel to be subdivided. Currently constructed tangent is 60 ft. Road is only being certified to 60 ft south of the Lot 3 and Lot 4 shared property line intersecting the roadway easement.

Variance Application Item 3 questions:

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

*As a low volume, low speed road a shortening of the tangent from 100 ft to 60 ft is not a detriment to safety. Reverse curves with no tangent are common when constrained by ROW or topographical constraints such as this location where the ROW is effectively offset half the width over a short distance. Leaving the roadway where it is has no injurious effect to adjacent properties.*

- B. The variance request is based upon conditions of the property that are atypical to other properties: and

*This is a unique scenario due to the intersecting offset ROW's. This is not a common issue but a function of the section line easement to the north appearing to never exist nor an easement being reserved by the subdivision of this parcel. This necessitated a ROW of sufficient width for a road being carved out of the Finger Lake School parcel to provide legal access to lots to the south that pulled access from this section line easement.*

- C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43 .20 shall result in undue substantial hardship to the owner of the property.

*Realigning the road would require removal and replacement of existing pavement and would require the entering and exiting curve radius's to be decreased from over 600 ft as currently constructed minimum values in order to create a 100 ft tangent.*

**Soils Report:** A geotechnical report was submitted **(Exhibit B)**, pursuant to MSB 43.20.281(A). Bill Klebesadel, P.E., notes that five test pits were excavated for the proposed lots. Test pit locations were selected for land sloping less than 25%, or that will be at final certification, 50 feet from any slopes exceeding 25% with more than 10' of elevation change, or will be at final certification, more than 100 feet from the mean high water of any body of open water, surface water, or wetland, over 200 feet from any public water well and over 100 feet from any private water well, and outside of any known debris burial site. The test holes were dug to a depth of 8' to 16'. Ground water was encountered on test hole #8 at 13 feet and was dug to 14 feet. Seeps were encountered in test hole # 2 at 3 feet and was dug to a depth of 11 feet. Soils in test hole # 2 consisted of peat and other highly organic to 11 feet. Test hole # 3, soils consisted of organic silts and silty clays of low plasticity (OL) overlying silty gravels, gravel-sand-silt mixtures (GM), poorly graded sands, gravelly sands, little/no fines (SP), and well-graded

gravels, gravel-sand mix, little/no fines (GW). Test hole 4A consisted of organic silts and silty clays of low plasticity (OL) over well-graded gravels, gravel-sand mix, little/no fines (GW). Test Hole #5 consisted of organic silts and silty clays of low plasticity (OL) overlying silty gravels, gravel-sand-silt mixtures (GM) over well-graded gravels, gravel-sand mix, little/no fines (GW). Test Hole #8 soils consisted of organic silts and silty clays of low plasticity (OL) overlying silty gravels, gravel-sand-silt mixtures (GM), inorganic silts & very fine sands (ML), over well-graded gravels, gravel-sand mix, little/no fines (GW). Areas requiring fill and/or grading are identified in the report and on the test hole map. The engineer states all lots contain sufficient overall area. All have at least 10,000 square feet of contiguous usable building area. All lots at least 10,000 square feet of "contiguous usable septic area" or will have once specified Fill and Re-Grading have been completed. *Petitioner to submit updated usable area report after regrading. See Condition of Approval #4.*

**Comments:**

ADF&G (**Exhibit F**) I have attached my previously submitted comments that I sent to Kim McClure and have some updates. In review of the updated lot divisions, it appears that lot lines have been adjusted such that Cottonwood Creek now divides lots 1 and 2 which leads me to believe that S. Ridgewater Street will be utilized to access lots 2 – 5 and that modifications such as additional road access culverts or bridges over Cottonwood Creek will not be necessary. As a follow up, a few things to keep in mind.

- 1) 1. Cottonwood Lake and Cottonwood Creek are catalogued for Chinook, coho, and sockeye salmon as well as resident fish while Finger Lake has resident fish only. Because of this, they have different permitting authorities. For Cottonwood Lake and Cottonwood Creek, a fish habitat permit is required for the modification of the bed and banks of the water bodies at or below the ordinary high water line for activities such as culverts, bridges, docks, boat launches, bank stabilization and restoration as well as motorized equipment crossings and water withdrawals. For Finger Lake, a fish habitat permit would be required for any activities that impede fish passage (unlikely on a lake) or for water withdrawals.
- 2) As previously mentioned, or standard in-water work window for Cottonwood Lake and Cottonwood Creek is May 15 – July 15 while Finger Lake does not have a timing window.
- 3) If the applicant is anticipating any of the forementioned work they are welcome to contact me to discuss their plans and our permitting authority.

ADOT&PF (**Exhibit G**) Has reviewed the plat and has no comments.

DPW Pre-design and Engineering (**Exhibit H**) notes per 43.20.281 (a)(ii), usable septic area must be at least 100' from open waters, surface water, or wetlands. Based on aerial imagery, the entirety of Lot 1, block 2 appears to be wetlands. Without a wetland delineation, PD&E does not support the creation of a fill pad to create usable area. *Staff notes this is condition of approval #5.*

Proposed T turnaround is in a wetland. Where feasible, roads should be constructed so as to not disturb wetlands. Redesign turnaround to be outside of wetland area. *Staff notes this is condition of approval #6.*

Applicant should be aware that further development of these parcels, will likely require certification of Ridgewater Street and Eek Street to higher classification standards.

Multiple revisions of plan drawings have been submitted. It is unclear to PD&E, which plans are current. Submit up-to-date road and bridge construction plan and profile drawings as one combined set for PD&E review. The final plans should be included in the platting board packet.

**Utilities: (Exhibit I)** GCI has no comments or objections. MEA and ENSTAR did not respond. MTA requests a 15' Utility Easement on each side of the road. *Staff notes this is condition of approval #7.*

**Public:** Donald Boese (**Exhibit J**), a property owner to the west objects based on concerns of the land being wetlands and that end of Cottonwood Lake is some of the last nesting area for ducks and swans.

John Jordan (**Exhibit J**), a property owner to the south has concerns about the future plans for the 8 lots. Single family homes? Condos? Townhouses? How much additional traffic is expected to be placed on N. Ridgewater Street if request is approved? How will lot owners contribute to the expense of maintaining N. Ridgewater Street?

John Dieffenderfer (**Exhibit J**), property owner to the southeast, I have a few concerns related to the proposed development project to create 8 lakefront lots, to be known as SHADOWRIDGE on the shore of Finger Lake within the Mat-Su Borough. I've lived here on Finger Lake since 1998, and have watched first-hand how the development of lakeshore properties has impacted the quality of the lake itself. For this new development, there are some very specific concerns. First, Cottonwood Creek transits through portions of the subject property, and was historically used as a hiking/snow machine trail that allowed access from Finger Lake to Cottonwood Lake along the side of that creek bed. The creek bed is a marshy swamp during the spring and summer, and is permanently saturated with water year round, and the creek itself is always filled with water. It is only solid when the surface is frozen. It appears to be overgrown with an abundance of wetland vegetation. From appearances, at least part of the proposed development is on designated wetlands. As a further indicator, on the Mat-Su Borough Wetlands Viewer it shows a large portion of land, part of which is intrusive to the parcel in question, as a designated "Kettle Wetland." It also shows that a portion of the subject property in an area that is a designated "discharge slope. n Consequently, before any development should be allowed to take place in those areas it is important that a full and comprehensive wetlands assessment be done by the Corps of Engineers, and only after that assessment has been accomplished should permits to build be issued. If the area is in fact found to be wetlands, then appropriate measures need to be taken in accordance with existing local, state, and federal laws related to wetland development before construction approval is granted. In the area of my subdivision, a wetlands assessment was required before building was allowed back in 1998. Strict adherence to the 75' setback requirement was also mandated. Since then, many additional lots have been developed on Finger Lake, and most houses that have been built have been cleared of tree vegetation, and replaced with sloping grass covered yards, and without any mandatory holding areas to prevent runoff into the lake. The consequences are obvious, and the unmitigated runoff has impacted the lake since we have lived there. Clearly, the combination of lawn maintenance, including the use of pesticides and fertilizer associated with these many properties, has definitely had long term impacts. At one time I could stand on my dock and see the lake bottom, but now that is no longer possible, and the weed growth in the lake, which was virtually non-existent when our home was built, has over

the years become so problematic in the last several years that the west end of Finger Lake is unboatable in late summer, with weed growth so thick and copious that it reaches the surface. Consequently, before further lots are approved careful consideration should be given to the impact of subject property on both Finger Lake and Cottonwood Lakes. For the parcel in question, this could be especially problematic since Cottonwood Creek cuts through the parcel, and will directly carry rainfall runoff from the proposed properties into Cottonwood Lake, via the creek, as well as Finger Lake, via the shoreline slope of each proposed lakeshore lot. I'm not against development of the subject property, as long as a wetland assessment has been accomplished by the Corps of Engineers, and careful planning is used to protect both Cottonwood Creek, its runoff into Cottonwood Lake, as well as the shoreline of Finger Lake.

Christine Ekle (**Exhibit J**), property owner to the south, Upon reviewing the correspondence associated with the platting meeting for Shadow ridge on Nov 2nd 2023, it appears as though the borough is taking into consideration the petitioners schedule (see handout #1 exhibit A). As a tax paying citizen, I would like the same courtesy extended to me and my fellow neighbors. Unfortunately, Jan 4th doesn't work for us: ( Here are a list of dates that would be more appropriate: Dec 7th (the original date the borough suggested prior to Mr. Hanson's schedule influence) Furthermore, it is becoming blatantly obvious that the petitioner continues to receive specialized treatment in regard to Shadow Ridge. For instance, how did the petitioner KNOW that the continuance would be approved? He was not physically at the meeting nor was he on the phone and to my knowledge he did not offer a reason as to why a continuance was requested. It leads me to the conclusion that he must've known his request would be approved and a motion would be made during the meeting. How does one secure such a motion/decision (his 3rd continuance) prior to a platting meeting? Isn't the purpose of the meeting to determine if a continuance should be granted in the first place? Why wasn't the public informed of that same decision or at least given the courtesy to remain at work, at home, or wherever we had to take time from to come to a meeting that had been predetermined, behind borough doors? Unfortunately, I had an appointment for my son that day and I showed up late (Nov 2nd just wasn't the best day for me and yet I still made it) which didn't give me any time to review the correspondence without missing more of the meeting. As previously stated, I expect the same courtesy that you are showing Mr. Hanson or the specialized treatment needs to end immediately. It is criminal. Lastly, in my opinion if this was as important as it appears to be for HLS, I would think they would do whatever it takes to be present for a meeting that ultimately determines how they can proceed as a developer. If the borough continues to bend over for Mr. Hanson, then where should his motive to attend be derived from? It appears the borough has enjoyed sending its patrons on a wild goose chase every platting meeting, from lack of notices to abrupt schedule changes, and never-ending continuances. Luckily, the borough walls are thin and loose lips sink ships. I suggest you make the appropriate changes to the meeting date and time and send out an accurate public mailing as the platting officer stated he intended to champion for. Have a great day!!

At the time of staff report write-up, there were no responses from DNR Division of M/L/W; US Army Corps of Engineers, Community Council #7 North Lakes; Road Service Area #25 Bogard; MSB Emergency Services, Community Development, or Assessments; or MEA.

## **CONCLUSION**

The plat of Shadowridge is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plats*. A soils report was submitted, legal and physical access exist, as-built survey, and

topographic information were submitted. There were no objections received from outside agencies, utilities. There was one objection from the public at the time of this staff report.

**FINDINGS of FACT FOR VARIANCE FROM MSB 43.20.140(A)(1):**

1. Variance Application has been submitted in accordance with MSB 43.15.075 Variance; Standards of approval.
2. The petitioner has responded to the criteria A-C as follows:
  - A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property: and  
*As a low volume, low speed road a shortening of the tangent from 100 ft to 60 ft is not a detriment to safety. Reverse curves with no tangent are common when constrained by ROW or topographical constraints such as this location where the ROW is effectively offset half the width over a short distance. Leaving the roadway where it is has no injurious effect to adjacent properties.*
  - B. The variance request is based upon conditions of the property that are atypical to other properties: and  
*This is a unique scenario due to the intersecting offset ROW's. This is not a common issue but a function of the section line easement to the north appearing to never exist nor an easement being reserved by the subdivision of this parcel. This necessitated a ROW of sufficient width for a road being carved out of the Finger Lake School parcel to provide legal access to lots to the south that pulled access from this section line easement.*
  - C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43 .20 shall result in undue substantial hardship to the owner of the property.  
*Realigning the road would require removal and replacement of existing pavement and would require the entering and exiting curve radius's to be decreased from over 600 ft as currently constructed minimum values in order to create a 100 ft tangent.*

**RECOMMENDED CONDITIONS OF APPROVAL FOR VARIANCE FROM MSB 43.20.140(A)(1) PHYSICAL ACCESS:**

**Staff recommends approval of the variance request from MSB 43.20.140 Physical Access for the preliminary plat of Shadowridge, SEC 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska contingent on staff recommendations:**

1. Petitioner has supplied the criteria required by MSB 43.15.075 Variance; Standards of Approval.

**FINDINGS OF FACT FOR SUBDIVISION:**

1. The preliminary plat of Shadowridge is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.016 *Preliminary Plats*.
2. The variance request was submitted in accordance with MSB 43.15.075 Variance; Standards of Approval.
3. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area or will have post grading and filling.
4. All lots will have the required frontage pursuant to MSB 43.20.320.

5. Cottonwood Creek is catalogued as an anadromous water body, any development below the high-water line of Cottonwood Creek will require a fish habitat permit.
6. 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 #7 North Lakes; Road Service Area #25 Bogard; MSB Emergency Services, Community Development, or Assessments; MTA or MEA.
7. Further development of these parcels will likely require certification of Ridgewater Street and Eek Street to higher classification standards.

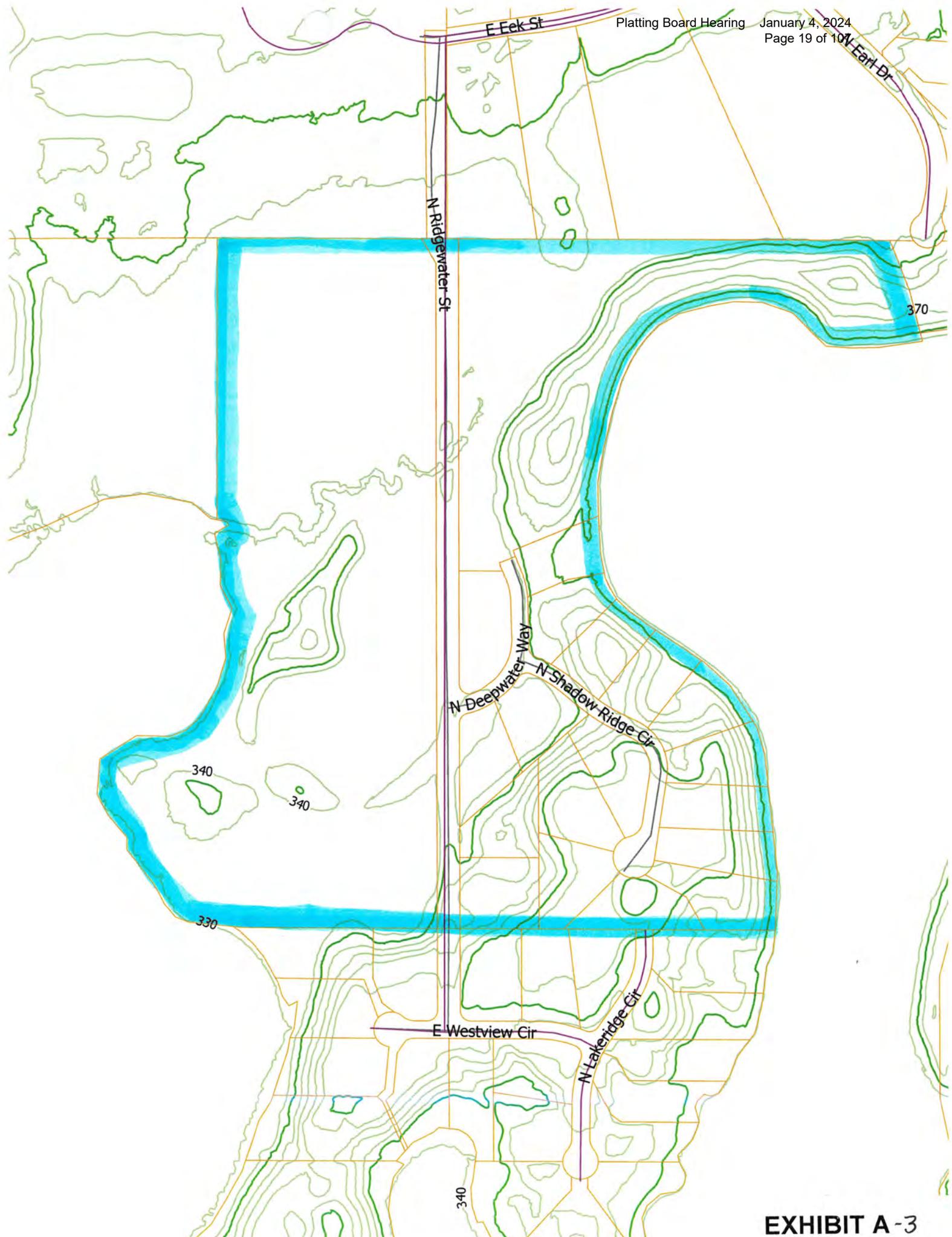
**RECOMMENDED CONDITIONS OF APPROVAL FOR SUBDIVISION:**

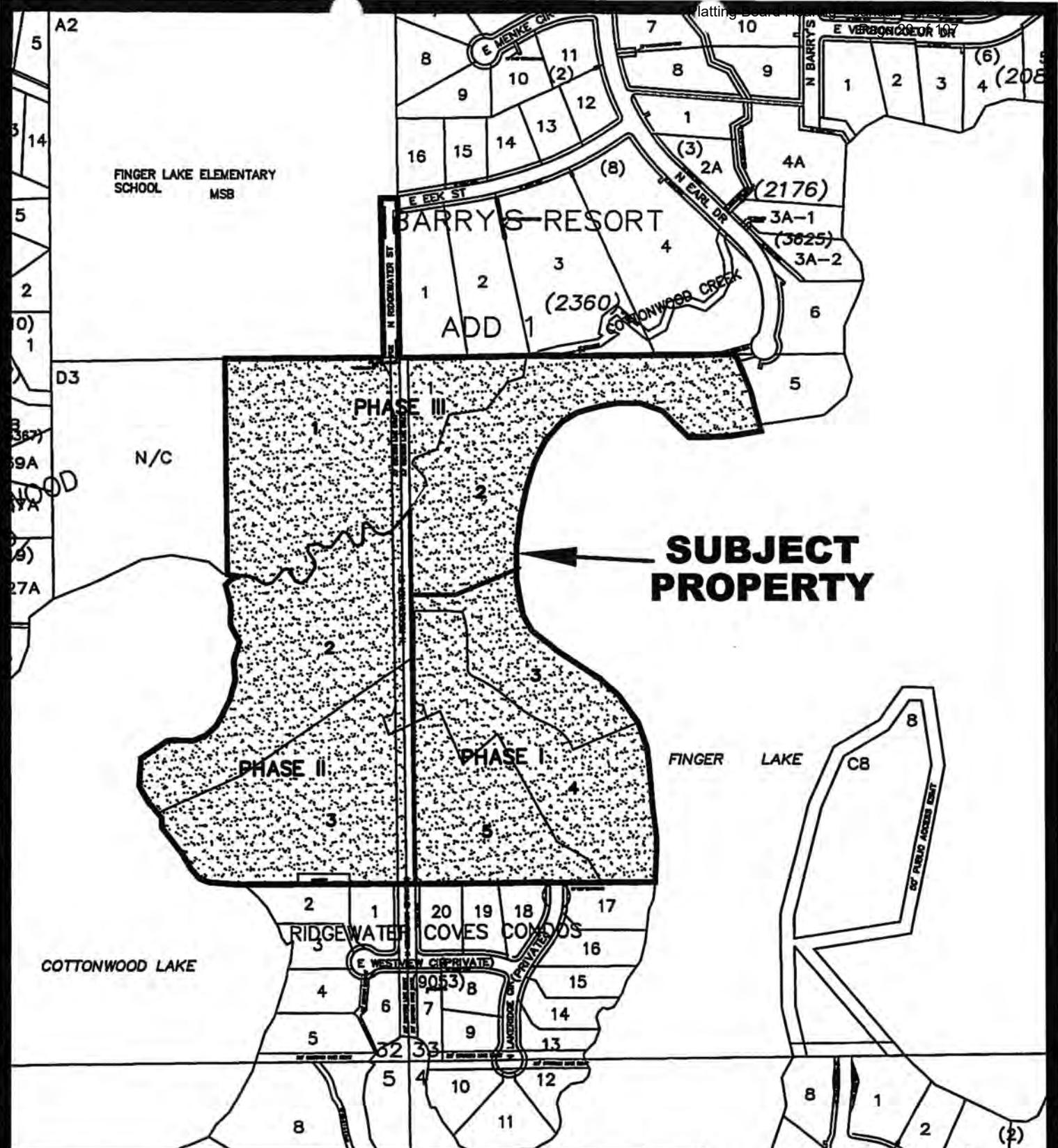
**Staff recommends approval of the preliminary plat of Shadowridge, SEC 32 & 33, Township 18 North, Range 01 East, Seward Meridian, Alaska contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Construct and Certify N. Ridgewater Street to 60 feet south of the Lot 3 and Lot 4 shared property line, and the proposed T-Turnaround to MSB residential standards.
  - a) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff.
  - b) Redesign bridge with vertical curves leading into the approaches instead of grade breaks.
  - c) Certify that Eek Street meets requirements for a residential sub collector road and Ridgewater Street meets the requirements for residential road as outlined in the 2022 SCM.
  - d) Arrange Pre-Final and Final inspections with DPW per SCM F01.6 and F01.7, submit Final Report to Platting per F01.8, and obtain a Certificate of Construction Acceptance from DPW per F01.9
  - e) Submit as-built of street, T-Turnaround, and drainage improvements once construction is complete.
4. Submit updated soils report after grading/filling complete.
5. Submit a Wetlands Delineation before constructing a fill pad on Lot 1, Phase 1.
6. Redesign turnaround to be outside of wetland area.
7. Grant a 15' Utility Easement on each side of N. Ridgewater St.
8. Pay postage and advertising fees.
9. Show all easements of record on final plat.
10. Submit recording fees, payable to Department of Natural Resources (DNR).
11. Submit final plat in full compliance with Title 43.









### VICINITY MAP

FOR PROPOSED SHADOWRIDGE SUBDIVISION  
 LOCATED WITHIN  
 SECTION 32 & 33, T18N, R01E, SEWARD  
 MERIDIAN  
 ALASKA

WA07 MAP



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



**RECEIVED**  
JUL 28 2023  
**PLATTING**

**USEABLE AREA CERTIFICATION**

**SHADOWRIDGE**

A SUBDIVISION OF

US GOV. LOT 1 AND N1/2 OF US GOV LOT 5, SEC 32 & US GOV. LOT 6 AND N1/2 OF US GOV LOT 7, SEC 33, T18N R1E, SM, AK

**INTRODUCTION TO INVESTIGATION**

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

**INDIVIDUAL LOTS: MINIMUM SIZES**

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

EXCEPTIONS:

**USABLE BUILDING AREAS**

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

**USABLE SEPTIC AREAS**

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

**SOILS INVESTIGATION**

EXCAVATIONS

- Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep ("shallow trench" or "bed systems" are anticipated) and 2' below encountered water table\*
- Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- Test-holes or borings were made to the depth of permafrost (test holes with permafrost or impermeable layer):

- \* Exceptions: The following Test Holes sufficed for analyzing suitability for on-site septic but will need to be dug deeper prior to final certification to meet Title 43 requirements

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**SURVEYING & LAND DEVELOPMENT SERVICES**  
305 E. Fireweed Ave. Palmer, AK 99645

SOIL CLASSIFICATIONS

- Soils within the potential absorption system area are expected to have a percolation rate of 15 minutes per inch or faster and have been visually classified under Uniform Soils Classification System as:
- (GW) TEST HOLES:  (GP) TEST HOLES:
- (SW) TEST HOLES:  (SP) TEST HOLES:
- Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:
- (GM) TEST HOLES:  (SM) TEST HOLES:
- Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:
- Entirely unsuitable receiving soil full depth. Fill will be required in this area. TEST HOLES:

**GROUND WATER INVESTIGATION**

- No groundwater was encountered in any of the Test Holes
- Groundwater was encountered in some Test Holes. Seasonal High Water table level was determined by:
- Monitoring Test Hole pipes must be installed and monitored prior to placement of fill TEST HOLES:
- Soil Mottling or Staining Analysis: TEST HOLES:
- Exact Water Table depth not determined in holes dug outside of developable areas TEST HOLES:
- Depth to seasonal high water is a min. of 8' TEST HOLES:
- Depth to seasonal high water is less than 8' TEST HOLES:
- Fill will be required  A suitable standard design will be provided

**SUMMARY OF REQUIRED FURTHER ACTION**

- Additional Fill required to ensure 8' of coverage above water table Lots:
- New Test Holes Monitoring tubes must be installed on each lot prior to fill placement for certifying fill coverages
- The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:
- Re-Grading will be required to eliminate slopes in excess of 25% Lots:

*I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Useable Building Area" 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area" or will once the specified Fill and Re-Grading have been completed.*

*William S. Klebesadel* 7-27-23  
William S. Klebesadel P.E. Date  
Professional Engineer



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GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG			
Parcel:	Lot C3 Sec 33, Lot D2 Sec 32	TEST HOLE NO.	Date: 12/17/20
Insp. By:	SIMON GILLILAND	2	Job # 20-316

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP	
1ft	PT PEAT AND OTHER HIGHLY ORGANIC SOILS	See attached	
2ft			
3ft			
4ft			
5ft			
6ft			
7ft			
8ft			
9ft			
10ft			
11ft			
12ft			
13ft			
14ft			
15ft			
16ft			
17ft			
18ft			
19ft			
20ft			

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

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

COMMENTS:

- 0-4 brown peat
- 4-7 light brown peat
- 7-11 grey highly decomposed peat

Depth	
11ft	Total Depth of Test Hole
3ft	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL

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

GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG				
Parcel:	US GOV. LOT 6 AND N1/2 OF US GOV LOT 7, SEC 33	TEST HOLE NO.	Date:	12/18/20
Insp. By:	SIMON GILLILAND	3	Job #	20-316

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																													
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached																													
2ft	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES																														
3ft																																
4ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST																													
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop																								
6ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	1																													
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**HANSON LAND SOLUTIONS**  
*SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES*  
305 E. Fireweed Ave. Palmer, AK 99645

**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

<b>Parcel:</b>	<b>US GOV. LOT 6 AND N1/2 OF US GOV LOT 7, SEC 33</b>	<b>TEST HOLE NO.</b>	<b>Date:</b>	<b>07/27/23</b>
<b>Insp. By:</b>	<b>WILLIAM KLEBESADEL</b>	<b>4A</b>	<b>Job #</b>	<b>20-316</b>

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																									
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**HANSON LAND SOLUTIONS**  
**SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES**  
305 E. Fireweed Ave. Palmer, AK 99645

**GEOTECHNICAL ANALYSIS - SOIL INSPECTION LOG**

<b>Parcel:</b>	<b>US GOV. LOT 6 AND N1/2 OF US GOV LOT 7, SEC 33</b>	<b>TEST HOLE NO.</b>	<b>Date:</b>	<b>12/18/20</b>
<b>Insp. By:</b>	<b>SIMON GILLILAND</b>	<b>5</b>	<b>Job #</b>	<b>20-316</b>

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES						
3ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.						
4ft								
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PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

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



COMMENTS:

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

WATER LEVEL MONITORING	
Date	WATER LEVEL

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

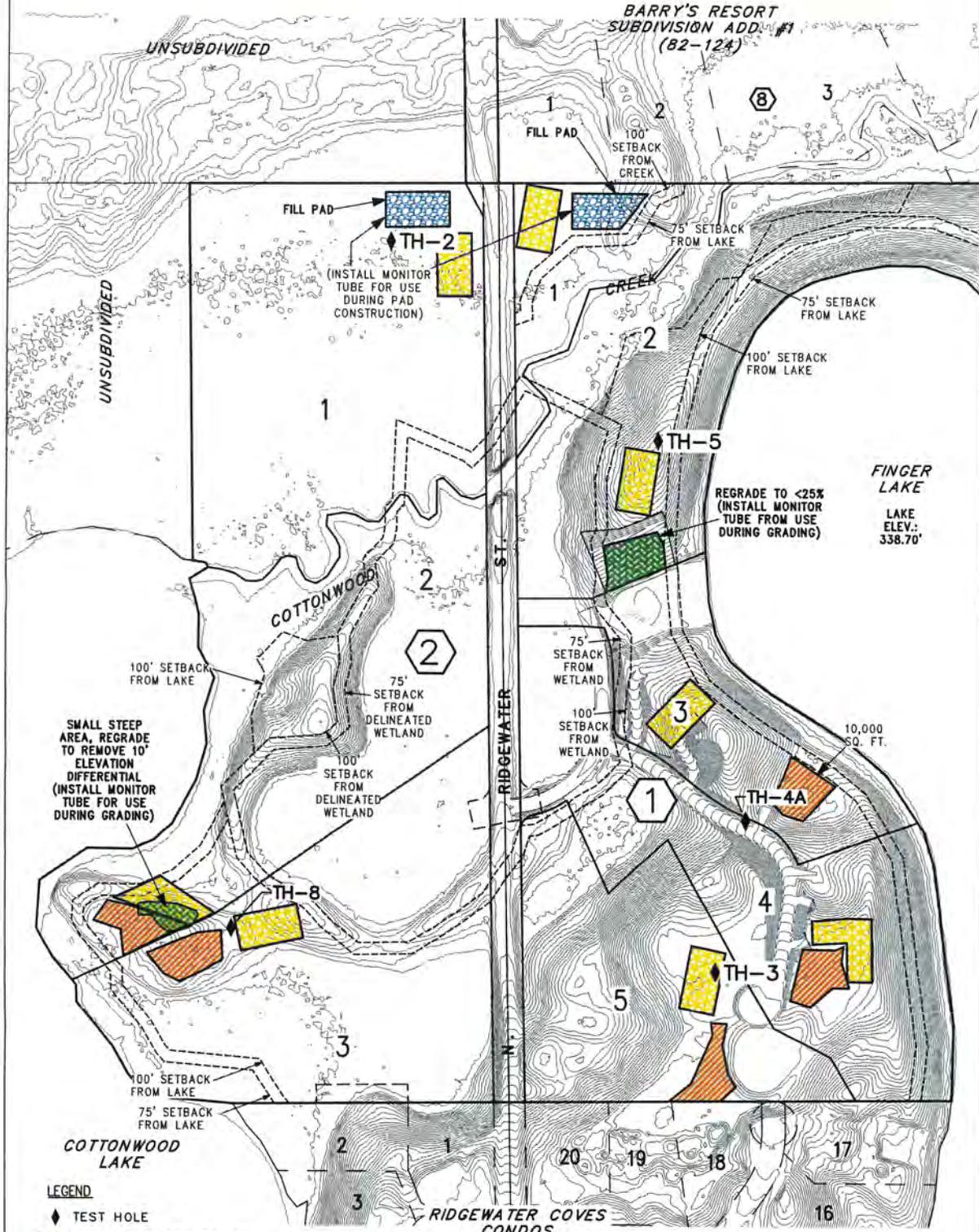
**GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG**

Parcel:	Lot C3 Sec 33, Lot D2 Sec 32	TEST HOLE NO.	Date:	12/18/20
Insp. By:	SIMON GILLILAND	8	Job #	20-316

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP											
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached											
2ft	ML	INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR												
3ft														
4ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST											
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop						
6ft			1											
7ft			2											
8ft			3											
9ft			4											
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18ft	Perc. Hole Diam. (in.):													
19ft	Test Run Between:													
20ft	ft and ft Deep													
														
									COMMENTS:					
Depth														
14ft	Total Depth of Test Hole													
None	Depths where Seeps encountered													
13ft	Depths where Ground Water encountered													
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No	Monitor Tube Installed?													
WATER LEVEL MONITORING														
Date	WATER LEVEL													

**HANSON LAND SOLUTIONS**  
SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES  
305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

**TEST HOLE LOCATION EXHIBIT MAP**



- LEGEND**
- ◆ TEST HOLE
  - EXISTING 10,000 SQ. FT. BUILDABLE AREA
  - REGRADE SLOPES
  - EXISTING 10,000 SQ. FT. USEABLE AREA
  - FILL REQUIRED

SHADOWRIDGE SUBDIVISION		
FILE: 20-316	DRAWN: ELF	07/27/23

**EXHIBIT A**  
Page 1 of 1





DATE: 20-31-23  
 DESIGN: CEN  
 DRAWN BY: ELF  
 SCALE: 1"=40'  
 22x34.11x20.1  
 SHEET: 2 OF 2

WASILLA, ALASKA  
 SHADOW RIDGE  
 SITE PLAN - DESIGN  
 USEABLE SEPTIC AREA  
 GRADING-DRAINAGE PLAN

NOTES  
 1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE DESIRED TOP OF THE SURFACE (2x4" W/S) AND THE DITCH SHOULDER.  
 2. THE 2' BACKGROUND ORIGINAL (BROOK) CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE NULANASKA SUSTAINA BOROUGH/LUMA/MAASRY PROJECT BY 2011/2012

LEGEND

- AREA TO BE REGRADED TO 25% OR LESS
- USEABLE SEPTIC AREA

STATE OF ALASKA  
 PLATTING BOARD

MINOR  
 LANE SOLUTIONS, LLC  
 PALM BEACH, ALASKA 99501  
 (907) 946-7728



RECEIVED  
 JUL 28 2023  
 PLATTING

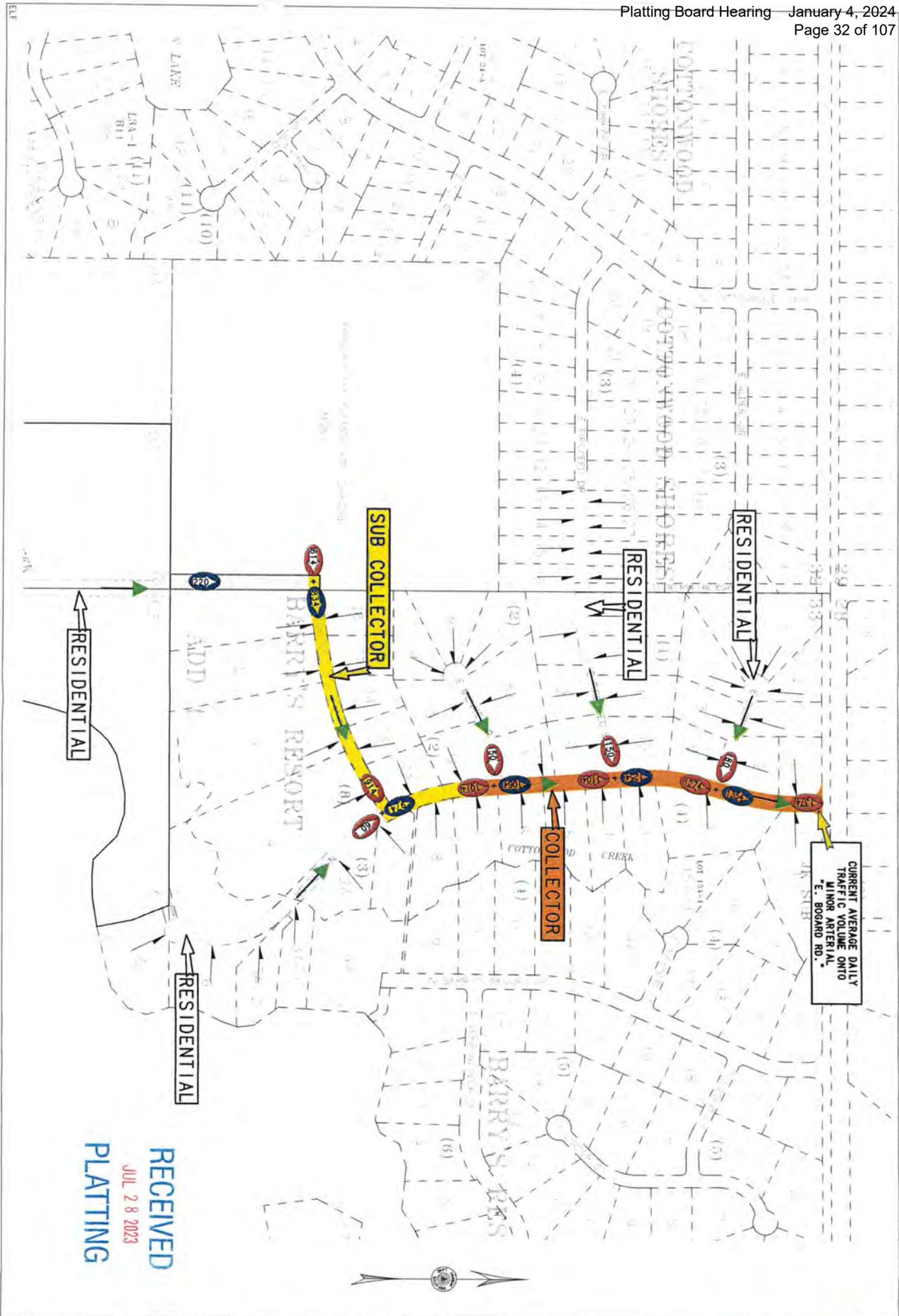


DWG. 23-109  
 DRAWN BY: ELF  
 CHECKED: CEH  
 SCALE: 1"=400'  
 23.01.11.2407  
 REVISION DATE:  
 07/28/23

PALMER, ALASKA  
 SHADOWBRIDGE  
 EXISTING AVERAGE  
 DAILY TRAFFIC

NOTES  
 1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT  
 2. SUMMARY: EXISTING AVERAGE DAILY TRAFFIC ON THE INTERSECTION OF E. LANWATER RD  
 EXIT ONTO E. OUTER SPRINGER LOOP IS 280.





RECEIVED  
JUL 28 2023  
PLATTING

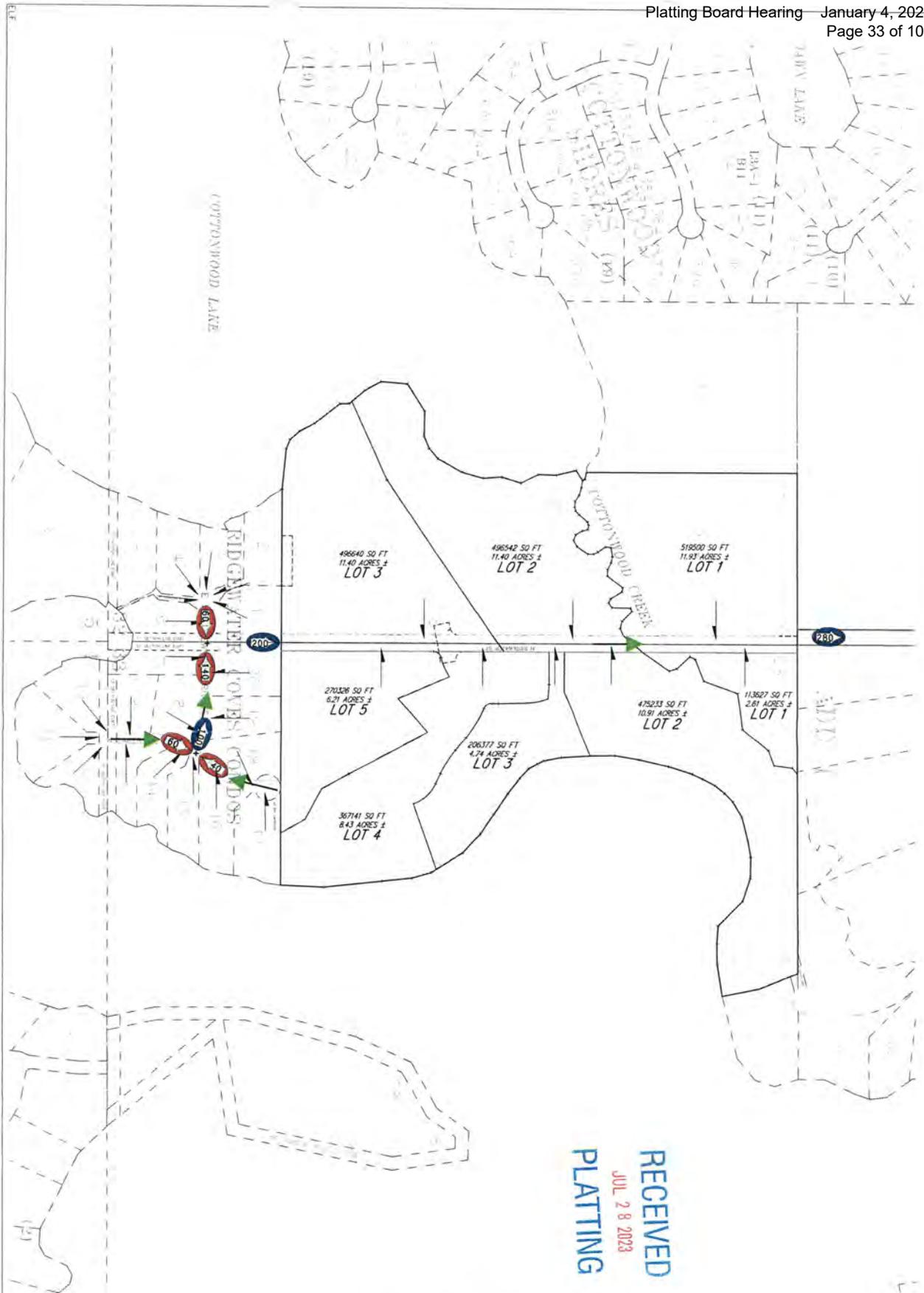


DATE: 23-108  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE: 1"=130'  
22x34.1" x 17.0"  
REVISION DATE:  
07/28/23

PALMER, ALASKA  
SHADOWBRIDGE  
EXISTING AVERAGE  
DAILY TRAFFIC

NOTES  
1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.  
2. SAMPLE: EXISTING AVERAGE DAILY TRAFFIC ON THE INTERSECTION OF E. LANGLER RD. EXIT ONTO E. OUTER SPRINGER LOOP IS 265.





REFERENCE  
SHEET 3 OF 4  
C-20

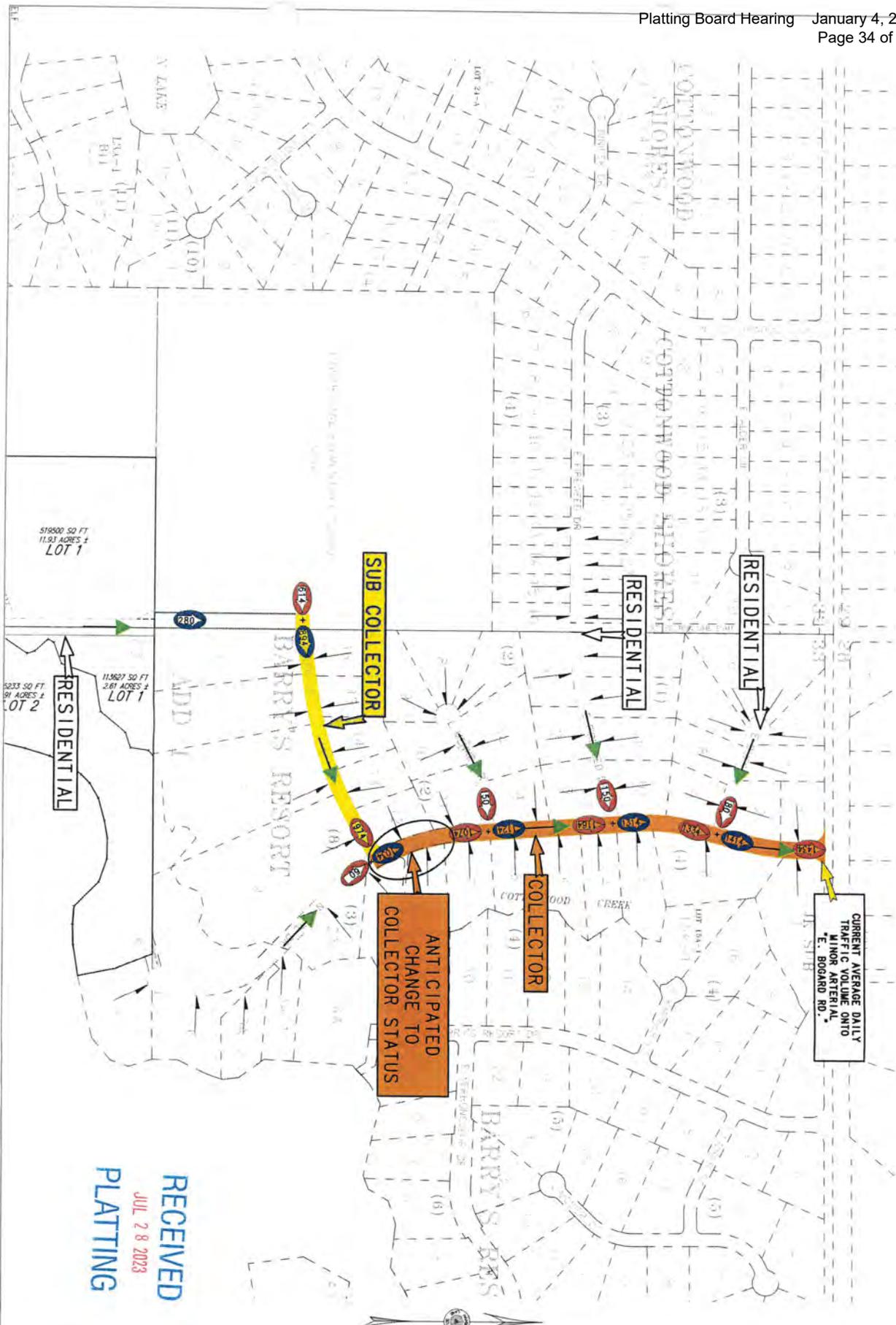
DATE: 03-31-23  
DRAWN BY: ELP  
CHECKED: CEM  
DESIGN: 23-108  
SCALE: 1"=280'  
PROJECT: 22-24-1-140

**PALMER, ALASKA  
SHADOWBRIDGE  
ANTICIPATED AVERAGE  
DAILY TRAFFIC**

**NOTES**

1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
2. SUMMARY-EXPECTED AVERAGE DAILY TRAFFIC INCREASES BY 40 ON THE INTERSECTION OF E. LAVALTER LOOP ONTO E. OUTER SPRINGER LOOP IN WHICH REQUIRES NO UPDATE OF ROAD STATUS AS IT DOES NOT EXCEED 400.





**RECEIVED**  
**JUL 28 2023**  
**PLATTING**

ENGINEER: 23-103  
 DESIGN: CEH  
 DRAWN BY: ELF  
 CHECKED: CEH  
 SCALE: 1"=400'  
 23-103-1-140  
 REVISION DATE:  
 09-31-23

REFERENCE NUMBER: C-20  
 SHEET 4 OF 4

**PALMER, ALASKA**  
**SHADOWBRIDGE**  
**ANTICIPATED AVERAGE**  
**DAILY TRAFFIC**

**NOTES**

1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT
2. SUMMARY EXPECTED AVERAGE DAILY TRAFFIC INCREASES BY 40 ON THE INTERSECTION OF E. LANGLIER LOOP ONTO E. OUTER SPRINGER LOOP IN WHICH REQUIRES NO UPDATE OF ROAD STATUS AS IT DOES NOT EXCEED 400.





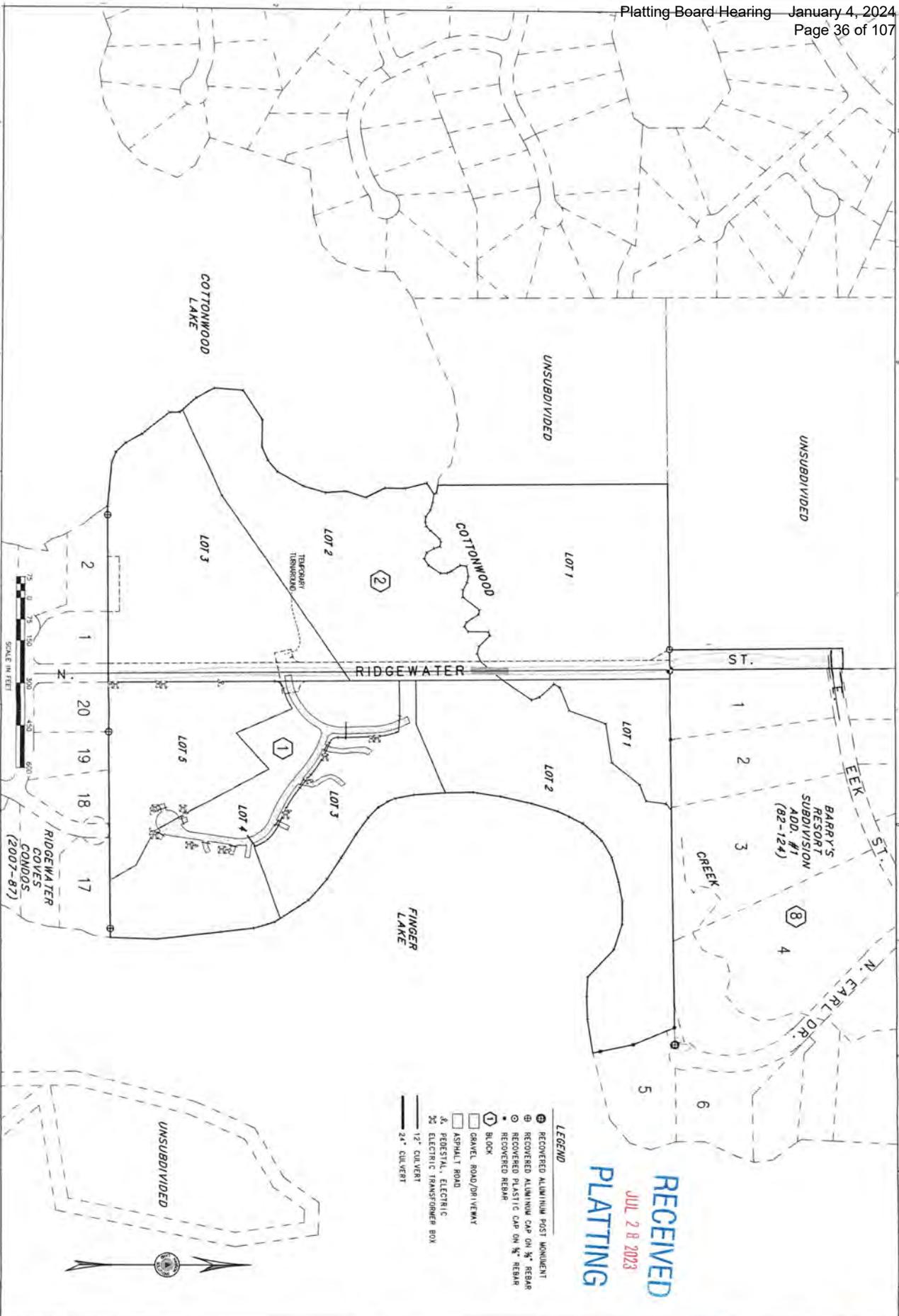
PROJECT: 2023-007  
 DRAWN BY: ELP  
 CHECKED: CEH  
 SCALE: 1" = 400'  
 22/11/23  
 REVISION DATE: 07/27/23

WASILLA, ALASKA  
 SHADOWRIDGE  
 SITE PLAN - EXISTING CONDITIONS  
 PROJECT OVERVIEW

NOTES  
 1. THE LARGE SHOWN HEREIN IS DERIVED FROM PUBLISHED DATA OF THE METANOSKA SOUTHERN BUREAU SURVEY.  
 A PROJECT OF 2016-2018.  
 2. THE HORIZONTAL DATUM IS NAD83. ELEVATION IS IN FEET.

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 JUL 28 2023  
 PLATTING





- LEGEND**
- ⊕ RECOVERED ALUMINUM POST MONUMENT
  - ⊕ RECOVERED ALUMINUM CAP ON 3" REBAR
  - ⊙ RECOVERED PLASTIC CAP ON 3" REBAR
  - RECOVERED REBAR
  - ◻ BLOCK
  - ◻ GRAVEL ROAD/DRIVEWAY
  - ◻ ASPHALT ROAD
  - ⊕ PEDESTAL, ELECTRIC
  - ⊕ 24" ELECTRIC TRANSFORMER BOX
  - 12" CULVERT
  - 24" CULVERT

**RECEIVED**  
JUL 28 2023  
**PLATTING**

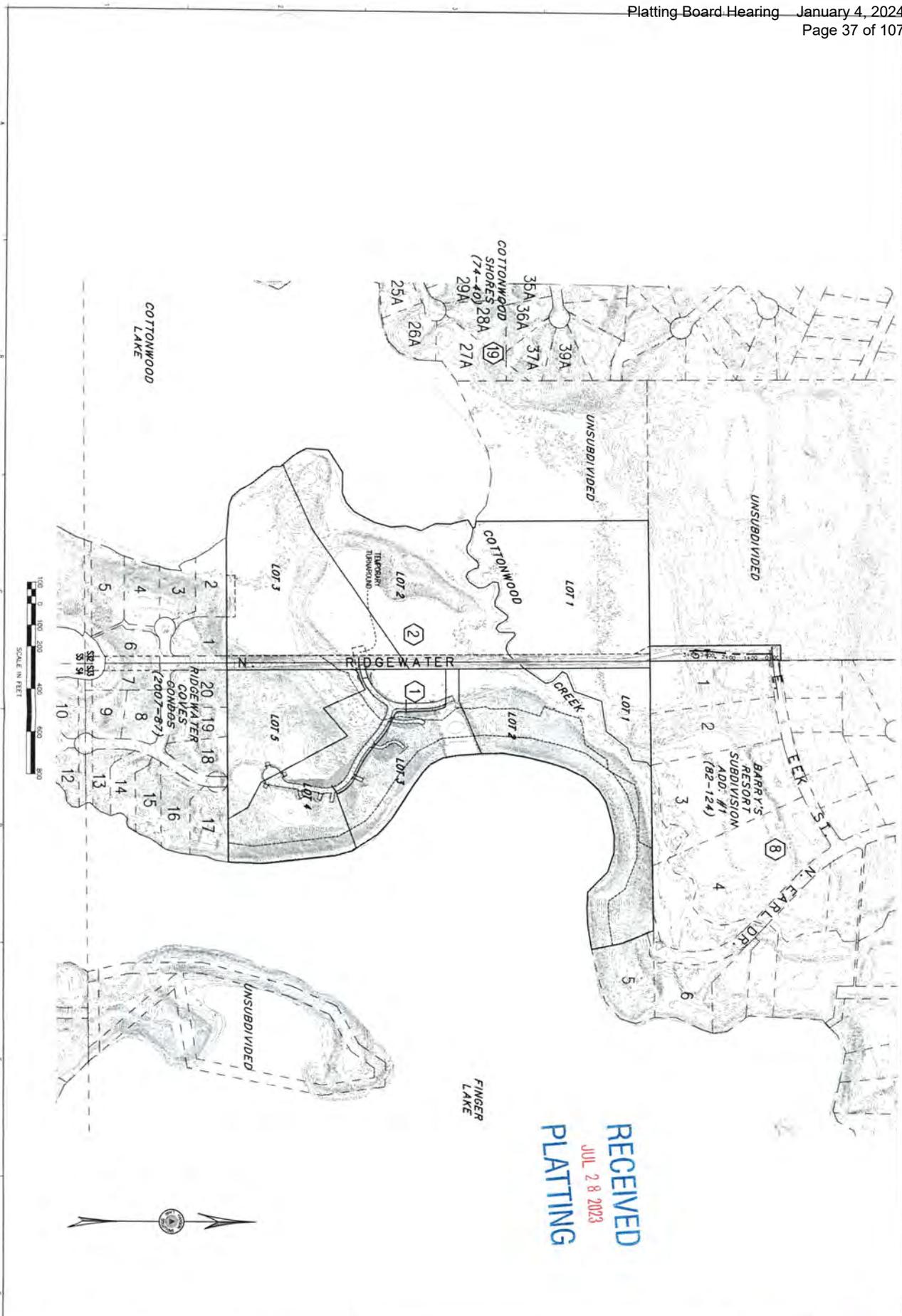
WASILLA, ALASKA  
SHADOWRIDGE  
SITE PLAN - EXISTING CONDITIONS  
PLANMETRY-AB

DATE: 06-30-2023  
DESIGN: GEN  
DRAWN BY: EEF  
CHECKED: GEN  
SCALE: 1"=300'  
22334.1'-1190'  
REVISION DATE:  
07/27/23

REFERENCE  
SHEET 1 OF 4  
V-21  
SHEET 2 OF 4

NOTES  
1. THIS FIELD SURVEY WAS CONDUCTED ON XXV XX, 2023. ALL MONUMENTS HAVE BEEN FOUND OR SET AS ACCORDING HEREIN.  
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.





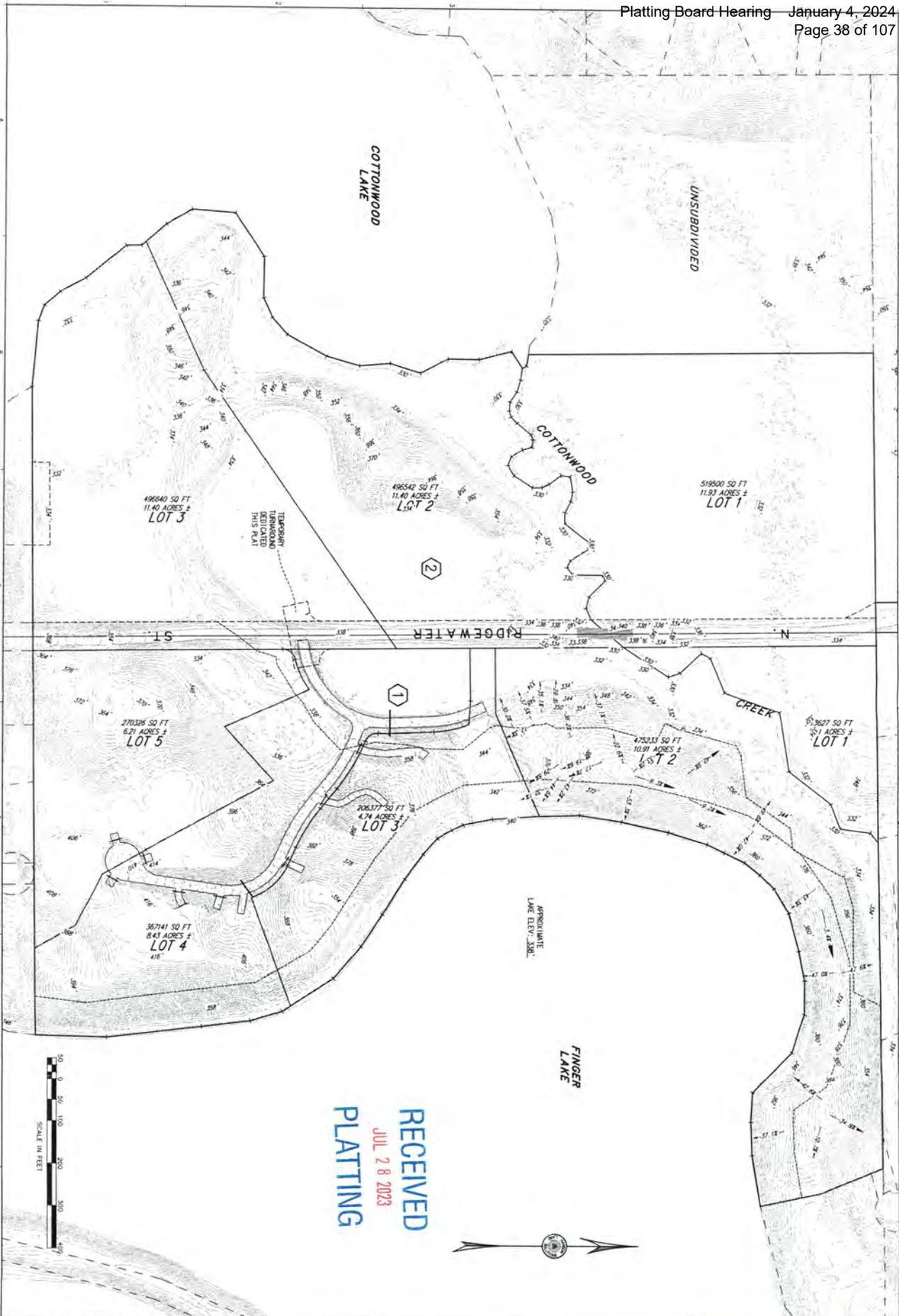
WASILLA, ALASKA  
 SHADOWRIDGE  
 SITE PLAN - EXISTING CONDITIONS  
 TOPOGRAPHY

DATE: 7-26-2023  
 DESIGN: JLF  
 DRAWN BY: EEF  
 CHECKED: CEH  
 SCALE: 1"=400'  
 22x34.1"=200'  
 REVISION DATE:  
 07/27/23

REFERENCE  
 NUMBER:  
 V-22  
 SHEET 3 OF 4

NOTES  
 1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANOKA SUSTAINABLE BIOLOGY  
 LIBRARY/IMAGERY PROJECT OF 2011/2012.  
 2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2003.0)  
 3. THE VERTICAL DATUM IS NAVD83 (GEOID 2005)





RECEIVED  
JUL 28 2023  
PLATTING

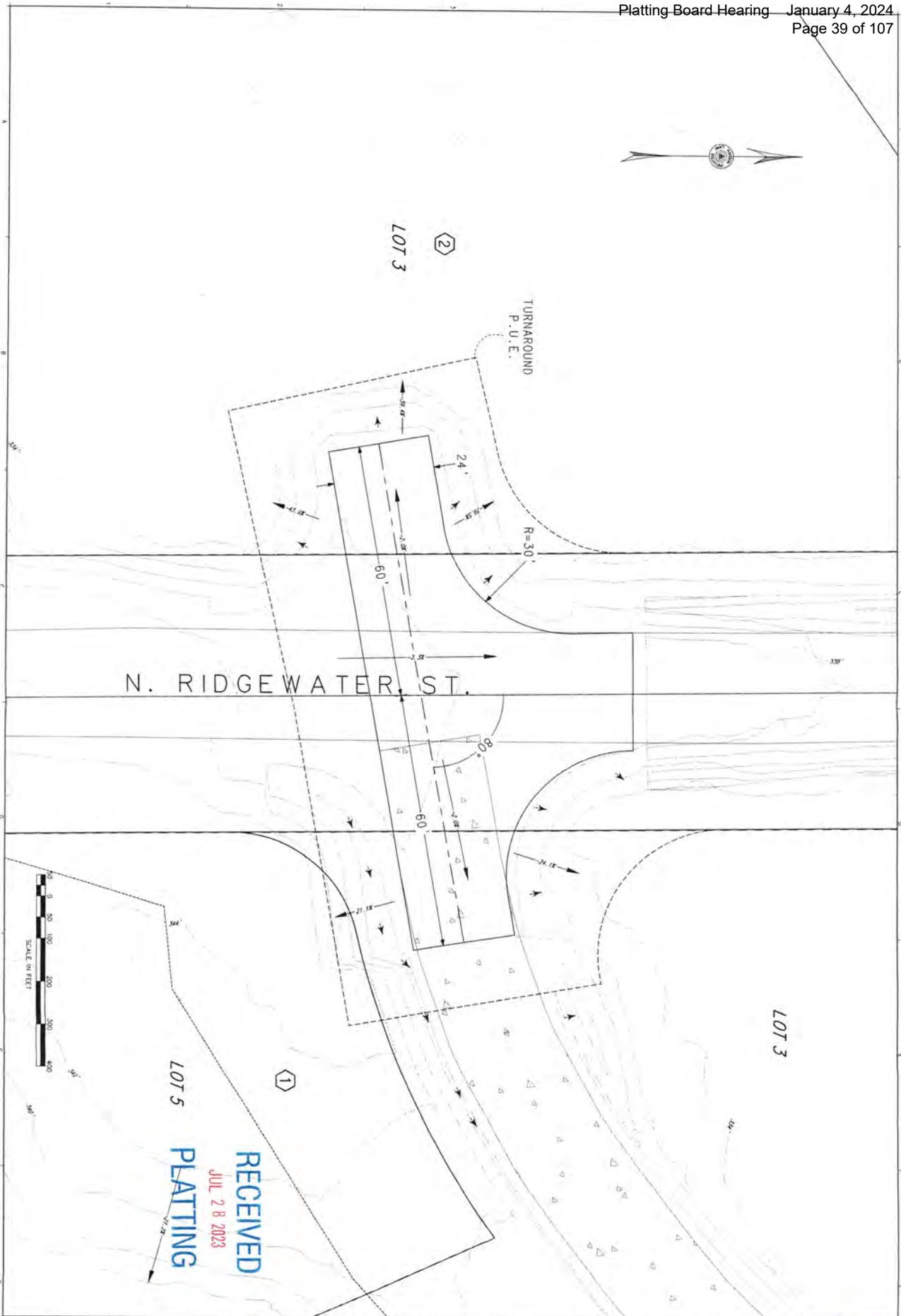


REFERENCE SHEET 1-24  
SHEET 4 OF 4

WASILLA, ALASKA  
SHADOWRIDGE  
SITE PLAN - EXISTING CONDITIONS  
TOPOGRAPHY

NOTES  
1. THE 2" CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE METANAKKA SECTIONAL BOROUGH  
LAND SURVEY PROJECT OF 2011/2012;  
2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2003.0)  
3. THE VERTICAL DATUM IS NAVD83 (IGLD1985)





REFERENCE NUMBER: D-21  
 SHEET 1 OF 1

DESIGN: CEH  
 DRAWN BY: ELF  
 CHECKED: GEN  
 REVISION DATE: 07/27/23  
 22x34 1'-10"  
 11x17 1'-20"

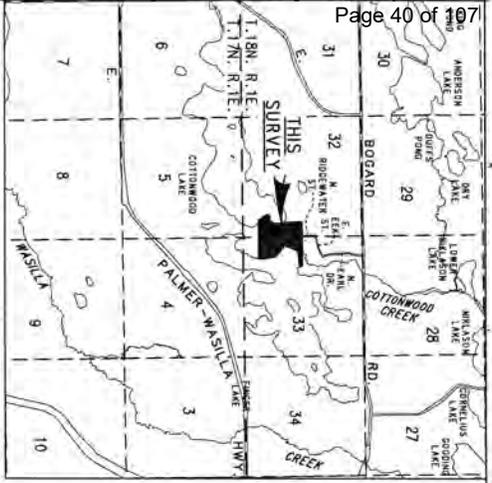
WASILLA, ALASKA  
 SHADOW RIDGE  
 SITE PLAN - DESIGN  
 GRADING-DRAINAGE PLAN

NOTES  
 1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE DESIGNED TOP OF THE SUBBASE (24" MFS) AND THE DITCH BACKSLOPES.  
 2. THE 2' BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE NATALASKA SUSTAINABLE BOROUGHS/HAUSLEY PROJECT OF 2011/2012.



LAND SOLUTIONS, LLC  
 502 E. PARKER BLVD  
 ANCHORAGE, ALASKA  
 (907) 566-7738





SOURCE: NSG TAX MAPS WA07, WA08, SCALE 1:117; 1"=5280', WA09, & WA010

**PLAN SET**  
**SHADOWRIDGE**

**SHEETS**

- 1. C-1.0 COVER SHEET
- 2-4. D-1.0 - D-1.4 SITE PLAN DESIGN - DRAINAGE PLAN
- 3-10. C-2.1 - C-2.5 PLAN AND PROFILE



RECEIVED

DEC 20 2023

PLATTING

**NOTES**

- 1. ROAD CONSTRUCTION TO FOLLOW NSG SUBDIVISION CONSTRUCTION MANUAL, RESIDENTIAL STANDARDS.

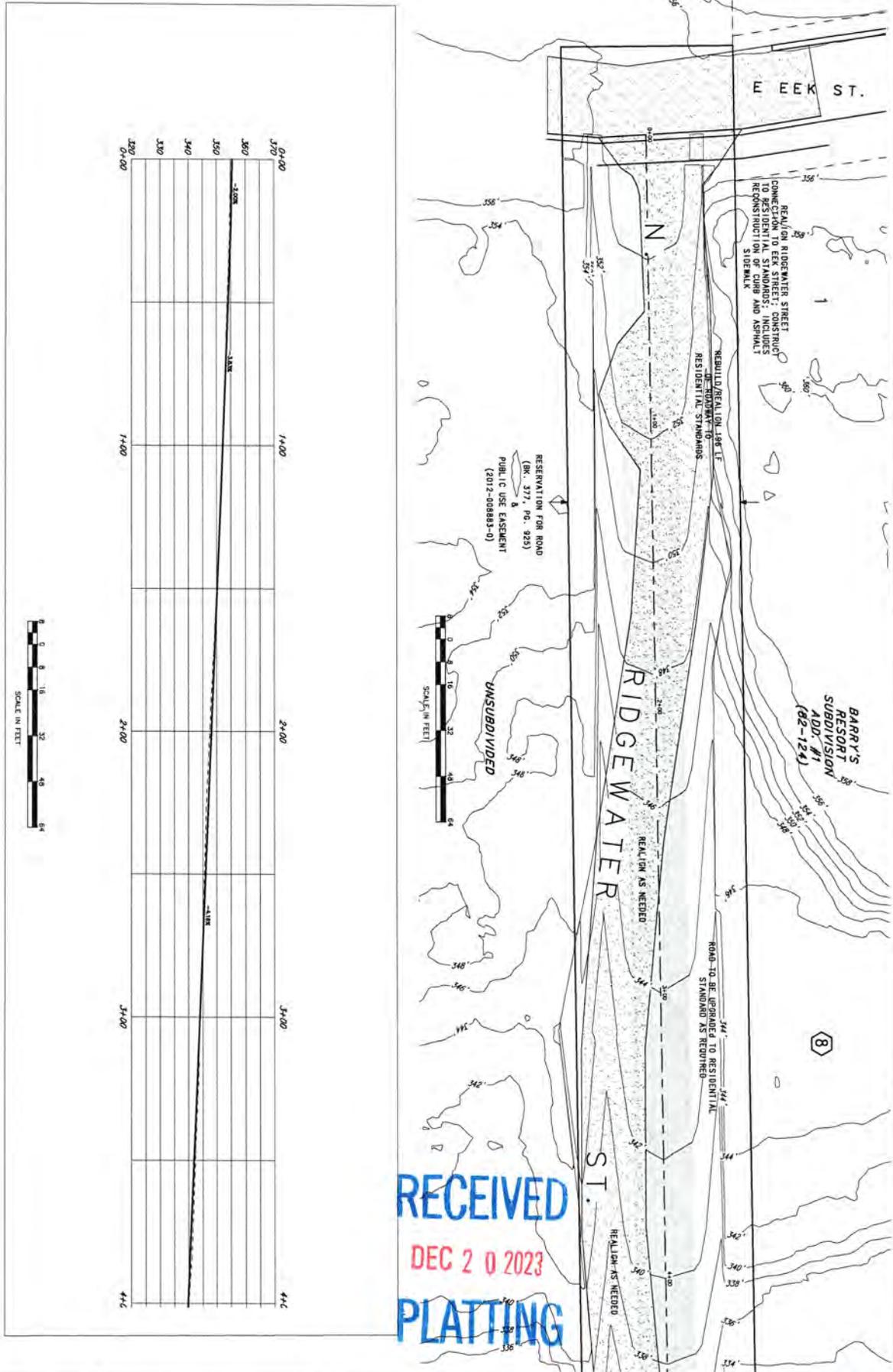
WASILLA, ALASKA  
SHADOWRIDGE  
TYPICAL SECTION/  
PROJECT OVERVIEW

DATE: 2-28-23	DESIGN: CEH
DRAWN BY: ELF	CHECKED: CEH
SCALE: 1"=100'	SCALE: 1"=200'
22/11/23	REVISION DATE:
12/11/23	

REFERENCE: NSG WA07, WA08, WA09, & WA010  
C-1.0  
SHEET 1 OF 10



EXHIBIT D-6



RECEIVED  
 DEC 20 2023  
 PLATTING

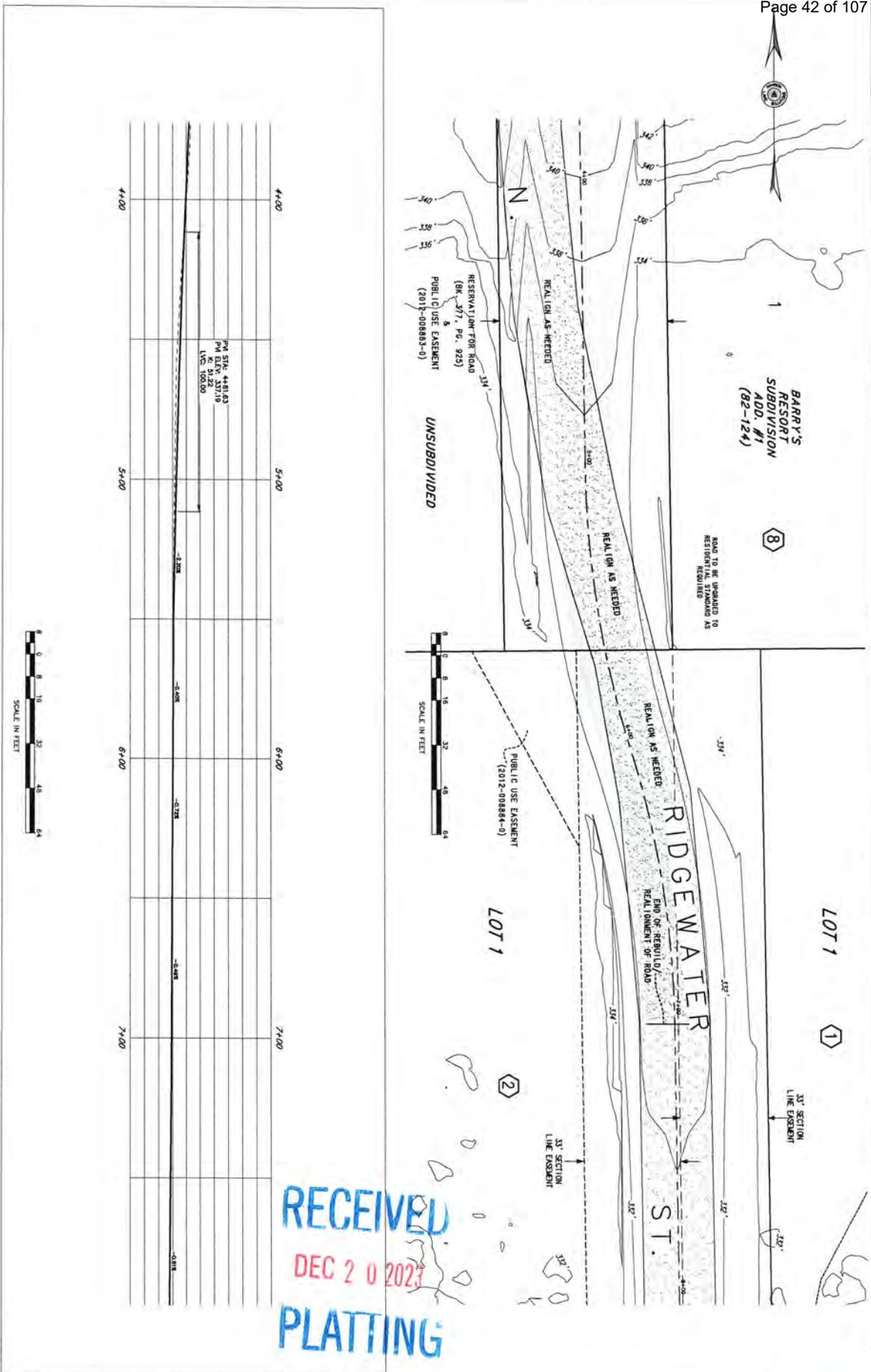
WASILLA, ALASKA  
 SHADOWRIDGE  
 PLAN AND PROFILE - DESIGN  
 N. RIDGEWATER ST.

DATE: 2-28-18  
 DESIGN: CEH  
 DRAWN BY: ELT  
 CHECKED: CEH  
 SCALE: 1"=40'  
 22935-1-16  
 REVISION DATE:  
 12/14/23

REFERENCE  
 C-21  
 SHEET 6 OF 10

- NOTES
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA, SUSITNA BOROUGH, LIDAR/IMAGERY PROJECT OF 2019.
  2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.





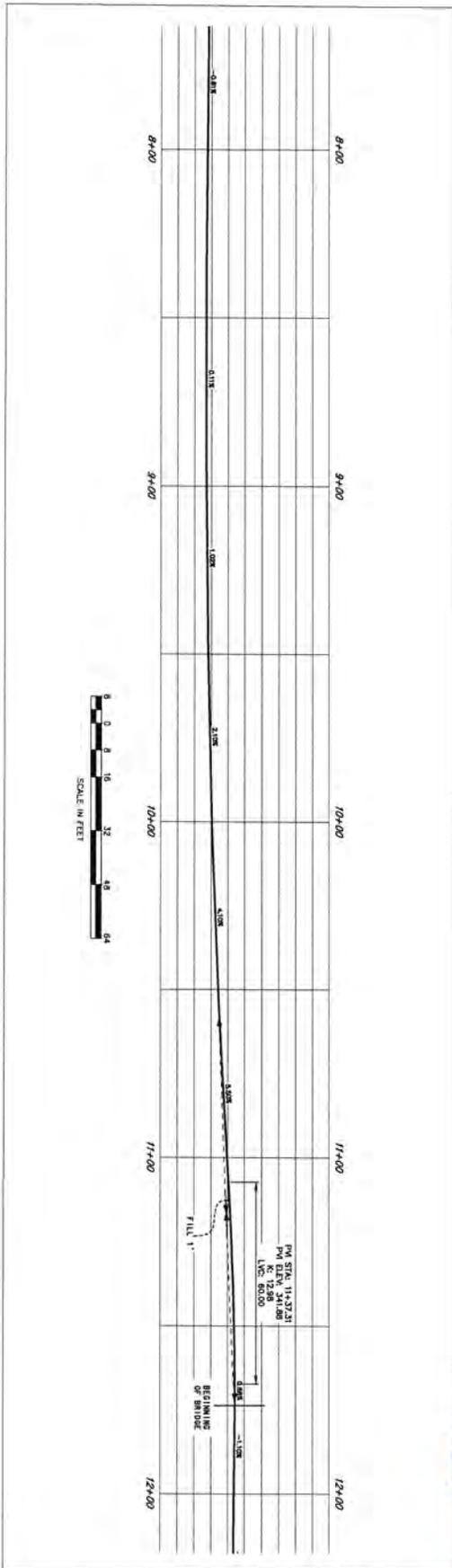
RECEIVED  
 DEC 20 2023  
 PLATTING

DESIGNER: J. B. BROWN  
 DRAWN BY: E.L.F.  
 CHECKED: C.E.H.  
 SCALE: 1"=32'  
 DATE: 12/14/23  
 REVISION DATE:

**WASILLA, ALASKA**  
**SHADOWRIDGE**  
**PLAN AND PROFILE - DESIGN**  
**N. RIDGEWATER ST.**

NOTES  
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2019.  
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.





**RECEIVED**  
 DEC 20 2023  
**PLATTING**

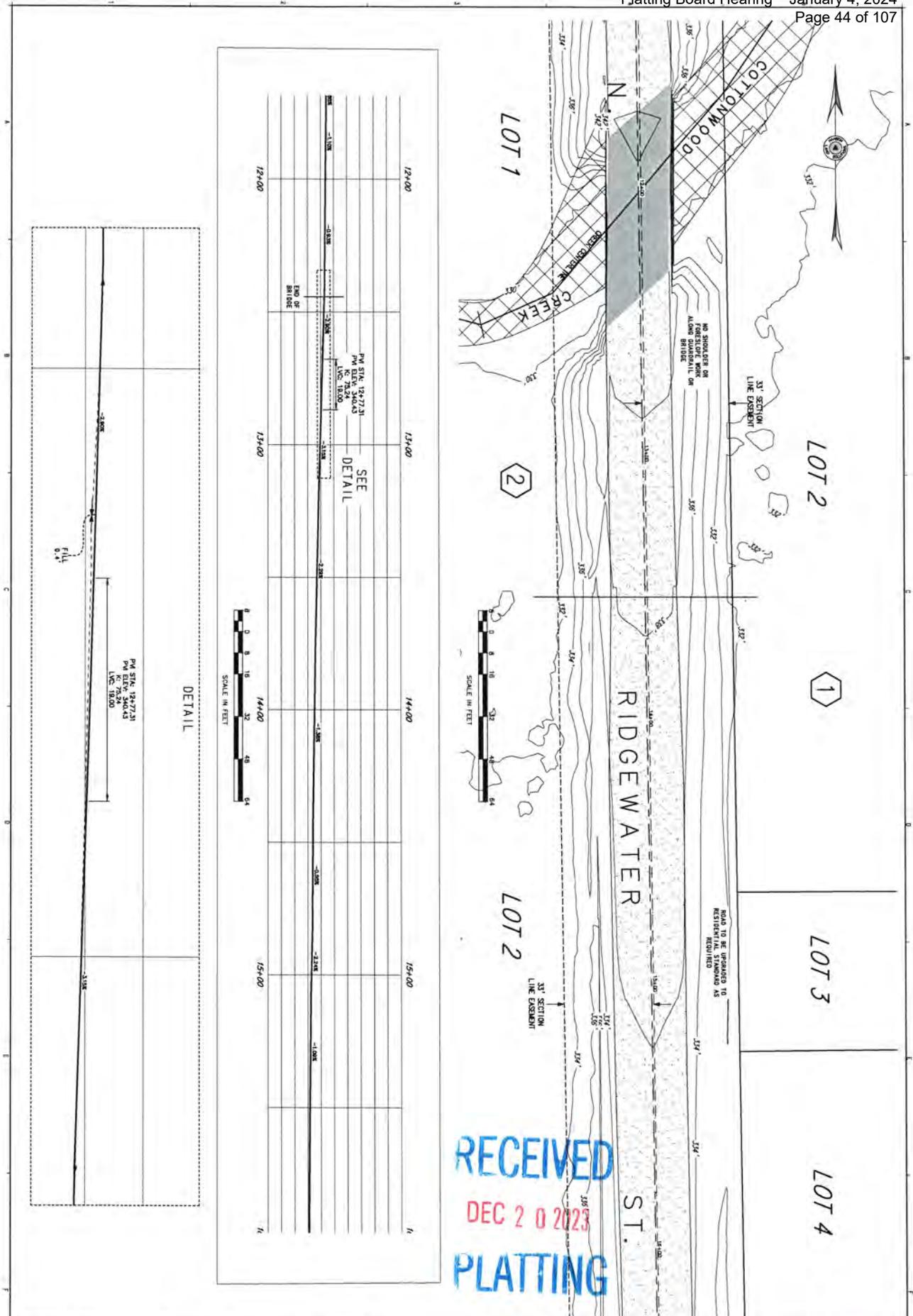
- NOTES
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2019.
  2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

WASILLA, ALASKA  
 SHADOWRIDGE  
 PLAN AND PROFILE - DESIGN  
 N. RIDGEWATER ST.

DWG. NO. 20-318C  
 DATE: 12/14/23  
 DRAWN BY: ELP  
 CHECKED: CEH  
 SCALE: 1" = 32'  
 REVISION DATE: 12/14/23  
 REFERENCE NUMBER: C-25  
 SHEET 8 OF 10



EXHIBIT D-9



DATE: 12/14/23  
 DESIGN: JAC  
 DRAWN BY: ELF  
 CHECKED: CEH  
 SCALE: 1"=30'  
 2023.11.16  
 REVISION DATE:  
 12/14/23

WASILLA, ALASKA  
 SHADOWRIDGE  
 PLAN AND PROFILE - DESIGN  
 N. RIDGEWATER ST.

NOTES  
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2019.  
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.





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



May 31, 2022

Matanuska-Susitna Borough  
Department of Public Works  
350 E. Dahlia Ave  
Palmer, AK 99645

Ridgewater Rd certification, Required upgrades, and Variance Request Letter

To Mr. Wagner,

A variance will be required for the lack of a 100 ft straight stretch in the middle of the reverse curve at the north edge of the parcel to be subdivided. Currently constructed tangent is 60 ft. Road is only being certified to 60 ft south of the Lot 3 and Lot 4 shared property line intersecting the roadway easement.

**Variance Application Item 3 questions:**

A. As a low volume, low speed road a shortening of the tangent from 100 ft to 60 ft is not a detriment to safety. Reverse curves with no tangent are common when constrained by ROW or topographical constraints such as this location where the ROW is effectively offset half the width over a short distance. Leaving the roadway where it is has no injurious effect to adjacent properties.

B. This is a unique scenario due to the intersecting offset ROW's. This is not a common issue but a function of the section line easement to the north appearing to never exist nor an easement being reserved by the subdivision of this parcel. This necessitated a ROW of sufficient width for a road being carved out of the Finger Lake School parcel to provide legal access to lots to the south that pulled access from this section line easement.

C. Realigning the road would require removal and replacement of existing pavement and would require the entering and exiting curve radius's to be decreased from over 600 ft as currently constructed minimum values in order to create a 100 ft tangent.

Roadway intersection from Ridgewater onto Eek will have to be improved to attain the required 25 ft radius's. Best course of action would be to move the roadway west roughly 10 ft to center the roadway in the ROW. Ditches will also have to be created along this stretch. It is also probable that the cluster mailbox will have to be moved to allow the road realignment as well as potentially other current obstructions and vegetation.

Roadway pavement is 22 ft at the narrowest survey measured location; north of the parcel and south of Eek Rd adjacent to school parcel. Shoulders are a minimum of 2 ft in width.

In places the foreslopes are less than 3:1 prior to the base of the big hill in areas no protect by guardrail. In these areas being upgraded they will will have to be improved to minimum 3:1 slopes

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

unless protected by existing guardrail. Improvement to end 60 ft south of the Lot 3 and Lot 4 shared property line intersecting the roadway easement. This portion of roadway south of this 60 ft required frontage is not being upgraded or certified. A maintenance turnaround will be installed near or at the end of the road being upgraded and certified.

Roadway grade was measured to be under the maximum of 10% going up the big hill (in area not being certified at the south end of Ridgewater) and is under 5% plus or minus for the majority of the remaining roadway north to Eek Rd.

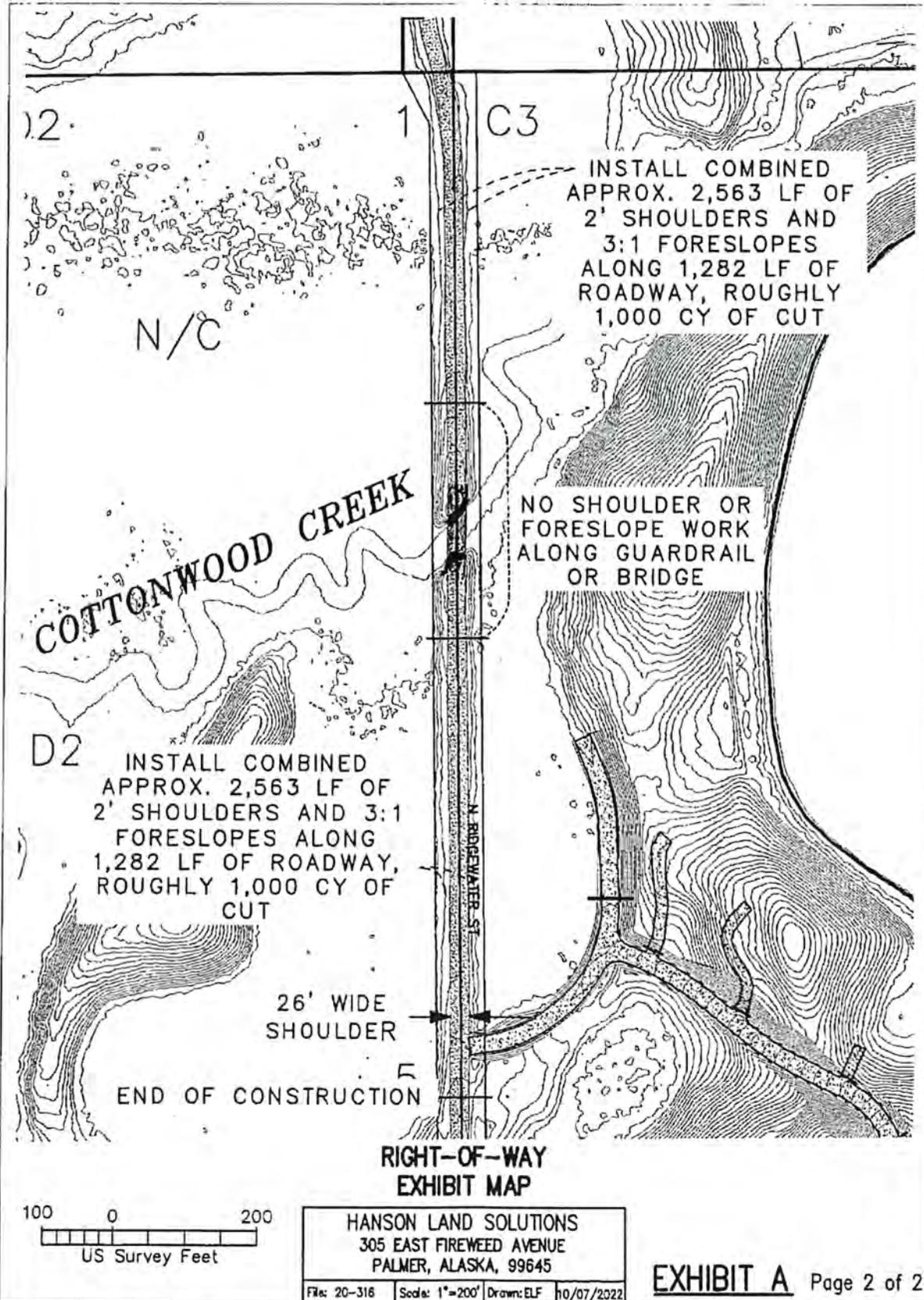
In response to the DPW comment the grade brakes from the bridge approaches to the deck grade vary from 4.5% at the southeast corner to 11% at the northeast corner. These are both concrete surfaces that appear to have been poured in place.

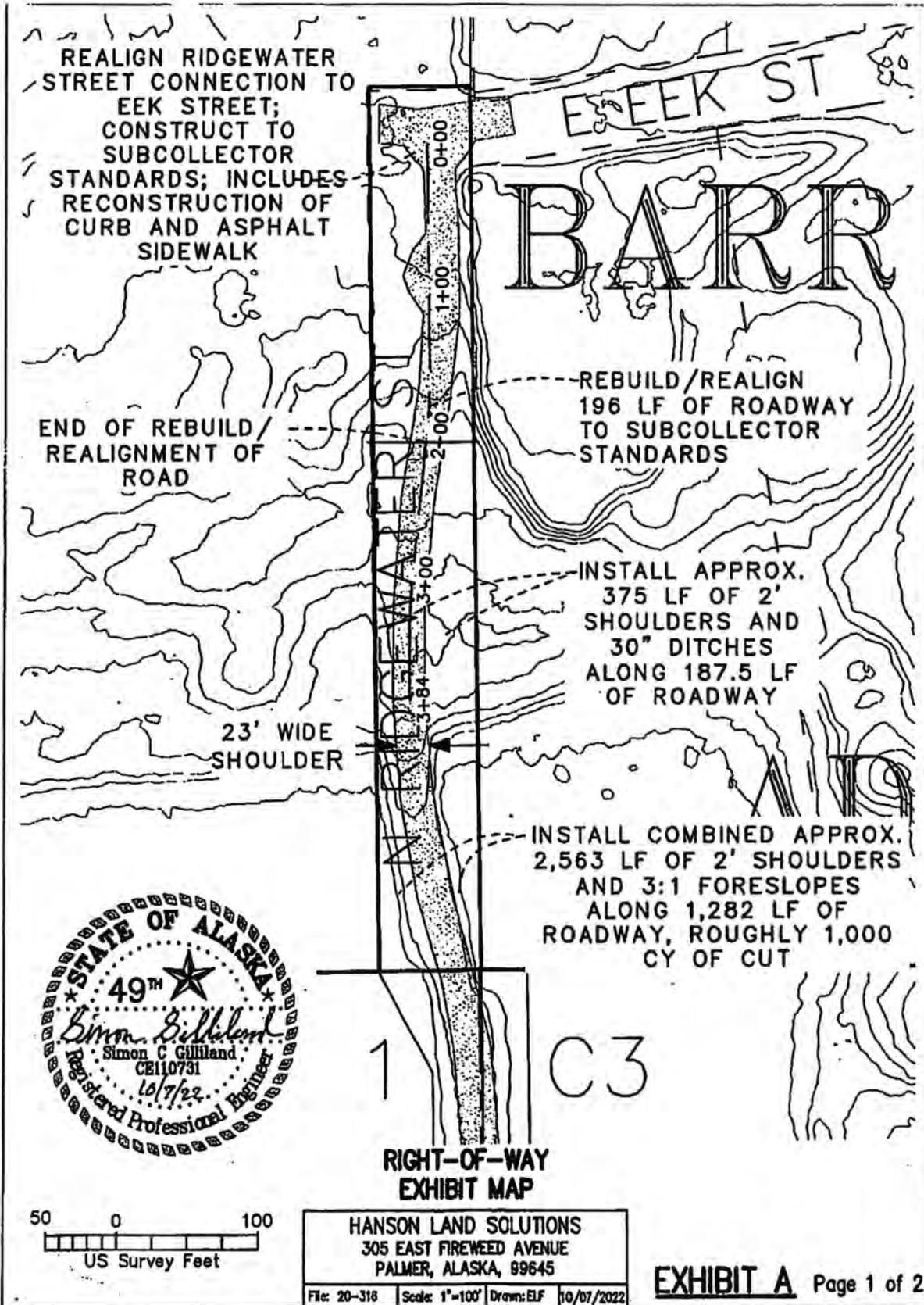
Road curves meeting the curve requirements to be certified as Residential Sub-collector.

Respectfully,

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







## Jesse Curlin

---

**From:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>  
**Sent:** Thursday, September 21, 2023 8:07 AM  
**To:** Jesse Curlin  
**Cc:** Percy, Colton T (DFG); Carter, Marla M (DFG)  
**Subject:** RE: RFC Shadowridge  
**Attachments:** RE: Shadowridge (KMc)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hi Jesse,

I have attached my previously submitted comments that I sent to Kim McClure and have some updates. In review of the updated lot divisions, it appears that lot lines have been adjusted such that Cottonwood Creek now divides lots 1 and 2 which leads me to believe that S. Ridgewater Street will be utilized to access lots 2 – 5 and that modifications such as additional road access culverts or bridges over Cottonwood Creek will not be necessary. As a follow up, a few things to keep in mind.

- 1) Cottonwood Lake and Cottonwood Creek are catalogued for Chinook, coho, and sockeye salmon as well as resident fish while Finger Lake has resident fish only. Because of this, they have different permitting authorities. For Cottonwood Lake and Cottonwood Creek, a fish habitat permit is required for the modification of the bed and banks of the water bodies at or below the ordinary high water line for activities such as culverts, bridges, docks, boat launches, bank stabilization and restoration as well as motorized equipment crossings and water withdrawals. For Finger Lake, a fish habitat permit would be required for any activities that impede fish passage (unlikely on a lake) or for water withdrawals.
- 2) As previously mentioned, or standard in-water work window for Cottonwood lake and Cottonwood Creek is May 15 – July 15 while Finger Lake does not have a timing window.
- 3) If the applicant is anticipating any of the forementioned work they are welcome to contact me to discuss their plans and our permitting authority.

Sincerely,

### **Sarah E. E. (Wilber) Myers**

Habitat Biologist IV, Mat-Su Area Manager

ADF&G Habitat Section, Palmer Office

Office: 907-861-3206

Fax: 907-861-3232

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

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>

**Sent:** Monday, September 11, 2023 5:02 PM

**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor

## Bridge and Culvert Design and Construction Checklist

### Culvert

- Culverts should be installed during the low flow periods whenever feasible (and in water work on anadromous stream should be conducted during the timing window of May 15<sup>th</sup> – July 15<sup>th</sup>)
- Align culvert with stream flow
- Conduct appropriate temporary diversion stream procedures
- Use a corrugated metal pipe (cmp) that is sized properly for 1.2\*bankfull width
- Culvert is to be embedded 20 - 30% (and footings buried underneath scour level)
- Culvert grade should be approximate to the channel slope, but in no instance should it deviate more than 1% from the natural grade (e.g. a 4% channel with a 3% grade)
- Similar bed material and composition
- Create stream channel with rest areas within the culvert
- Tie streambank into the ends of the culvert
- Revegetate the streambank as needed

### Bridge

- Construct abutments upland of ordinary high water line
- The wooden portions of the bridge and bridge components may be constructed of untreated lumber or lumber treated with preservatives free of arsenic and pentachlorophenol (PCP). Pressure-treated lumber is preferred, however, after market, topical wood preservatives may be used provided they adhere to the above guidelines and are applied in an upland location and allowed to fully cure prior to placement in or over a waterbody. Acceptable common pressure treatments include: ACQ (Ammoniacal Copper Quat), ACZA (Ammoniacal Copper Zinc Arsenate), and MCA (Micronized Copper Azole)
- Wooden bridge components may not be painted or treated with any preservative other than as described above. Corrosion treatments for metal dock components shall be applied in an upland location prior to construction over water
- Revegetate the streambank as needed

Bankfull width: flow that just fills the channel to the top of its banks and at the point where the water begins to overflow onto the floodplain

Ordinary high water line: in the non-tidal portion of a river, lake or stream: the portion of the bed(s) and banks up to which the presence and action of the non-tidal water is so common and usual, and so long continued in all ordinary years, as to leave a natural line or "mark" impressed on the bank or shore as indicated by erosion, shelving, changes in soil characteristics, destruction of terrestrial vegetation, or other distinctive physical characteristics

**From:** [Myers, Sarah E E \(DFG\)](#)  
**To:** [Mark Whisenhunt](#)  
**Subject:** Request for Comments: Cottonwood Lake / Finger Lake Condos  
**Date:** Tuesday, June 7, 2022 1:24:00 PM

---

Hi Mark,

I've been receiving some calls of concern regarding a public notice for development on these two properties:

[Matanuska-Susitna Borough- myProperty Detail \(matsugov.us\)](#)

[Matanuska-Susitna Borough- myProperty Detail \(matsugov.us\)](#)

Typically we receive requests for comments regarding platting and developments and I don't think I have seen any in a while, to include the development of these two properties. I like to share any aspects of their construction that may require fish habitat permits so they have good BMPs in place to begin with.

For Tract A, the property has both Cottonwood Lake and Cottonwood Creek to take into consideration. Any modification to the banks or bed of either requires a permit from us – this could be docks, culverts, bridge, vegetation removal, boat launch, pulling water from the lake, etc. For Unit 99 there is Cottonwood Cook and Finger Lake. The same applies for Cottonwood Creek over here but Finger Lake has less restrictions as it is not catalogued as a salmon bearing water body. For Finger Lake, a permit is required any activity that could impede fish passage or pulling water from the lake.

Our permits do not have a fee at this time and we have up to 30 days to review an application. I would recommend that the developer contact our office early in the process to ensure that their plans are permissible and can be accomplished without any bumps in the road. Feel free to pass on this email to the appropriate person at the MSB and the developer.

Sincerely,

**Sarah E. E. (Wilber) Myers**

Habitat Biologist IV, Mat-Su Area Manager

ADF&G Habitat Section, Palmer Office

Office: 907-861-3206

Fax: 907-861-3232

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



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.alaska.gov

September 19, 2023

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Shadowridge Subdivision, Sec 32 & 33, T18N, R01E, S.M, AK (Finger Lake)**

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

- **Angus Acres; Parcel #1 & #2, MSB Waiver 2005-10; Outer Springer Loop Road**
  - No objection to lot division or public use easement.
  - No objection to Holstein Way variance, but do not preclude this connection. Subsequent development of these lots may require development of Holstein Way.
  - Existing access onto Outer Springer Loop to be preserved.
  - Please add as plat note regarding future authorization of existing driveways with access to Outer Springer Loop outside of Public Use Easement: "Change of use requires reapplying for access permits and may require consolidation of existing access onto Outer Springer Loop outside of the Public Use Easement."

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

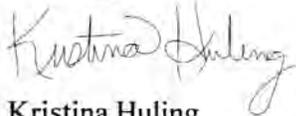
We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of

those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

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

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov).

Sincerely,



Kristina Huling  
Mat-Su Area Planner, DOT&PF

cc: Jacob Ciufu, P.E., Regional Hydrologist, DOT&PF  
Sean Baski, Chief, Highway Design, DOT&PF  
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF  
Devki Rearden, Engineering Associate, DOT&PF  
Morris Beckwith, Right of Way, DOT&PF  
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB

## Jesse Curlin

---

**From:** Craig Hanson <ceh@hlsalaska.com>  
**Sent:** Thursday, December 28, 2023 12:18 PM  
**To:** Jesse Curlin  
**Subject:** Re: FW: 20-316 FW: RFC Shadowridge

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

Hello, Jesse,

I just saw this... our office is closed this week.

The remaining items (in purple) are all things we can work with. I won't be able to get the P&P labels updated until next week however.

--  
Respectfully,  
Craig Hanson, RLS  
Hanson Land Solutions, LLC  
305 E. Fireweed Ave.  
Palmer, AK 99645  
(907)746-7738

---

---- On Tue, 26 Dec 2023 15:56:59 -0800 **Jesse Curlin** <jesse.curlin@matsugov.us> wrote ---

The latest response from DPW is below, this time in purple.  
Please respond as soon as possible.  
The staff report for the hearing is due today.

Sincerely,

Jesse C. "Chris" Curlin  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7873

**From:** Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>  
**Sent:** Tuesday, December 26, 2023 2:38 PM  
**To:** Jesse Curlin <[Jesse.Curlin@matsugov.us](mailto:Jesse.Curlin@matsugov.us)>  
**Cc:** Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>  
**Subject:** Re: 20-316 FW: RFC Shadowridge

Chris,

Updates to the comments below in purple.

Daniel Dahms, PE

Department of Public Works

Pre-Design and Engineering Division

---

**From:** Jesse Curlin <[Jesse.Curlin@matsugov.us](mailto:Jesse.Curlin@matsugov.us)>  
**Sent:** Tuesday, December 12, 2023 3:32 PM  
**To:** Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>  
**Subject:** RE: 20-316 FW: RFC Shadowridge

Thank you!

Sincerely,

Jesse C. "Chris" Curlin

Platting Technician

Matanuska-Susitna Borough

(907) 861-7873

**From:** Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>  
**Sent:** Tuesday, December 12, 2023 3:27 PM  
**To:** Jesse Curlin <[Jesse.Curlin@matsugov.us](mailto:Jesse.Curlin@matsugov.us)>  
**Cc:** Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Elaine Flagg <[Elaine.Flagg@matsugov.us](mailto:Elaine.Flagg@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>  
**Subject:** RE: 20-316 FW: RFC Shadowridge

Chris,

Please see updates in red.

Daniel Dahms, PE

Department of Public Works

Pre-Design and Engineering Division

**From:** Daniel Dahms  
**Sent:** Wednesday, October 25, 2023 12:46 PM  
**To:** Jesse Curlin <[Jesse.Curlin@matsugov.us](mailto:Jesse.Curlin@matsugov.us)>  
**Cc:** Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Elaine Flagg <[Elaine.Flagg@matsugov.us](mailto:Elaine.Flagg@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Tammy Simmons <[Tammv.Simmons@matsugov.us](mailto:Tammv.Simmons@matsugov.us)>  
**Subject:** RE: 20-316 FW: RFC Shadowridge

Chris,

Please see PD&E comments below in GREEN.

Regarding the inaccuracies on the variance request, PD&E would prefer the variance application to be as accurate as possible, but will leave that to you.

Daniel Dahms, PE

Department of Public Works

Pre-Design and Engineering Division

**From:** Jesse Curlin <[Jesse.Curlin@matsugov.us](mailto:Jesse.Curlin@matsugov.us)>  
**Sent:** Wednesday, October 25, 2023 10:28 AM  
**To:** Brad Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Elaine Flagg <[Elaine.Flagg@matsugov.us](mailto:Elaine.Flagg@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Tammy Simmons <[Tammv.Simmons@matsugov.us](mailto:Tammv.Simmons@matsugov.us)>; Daniel Dahms <[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>  
**Subject:** FW: 20-316 FW: RFC Shadowridge

Below is the response to the DPW comments.

Thank you,

Chris

**From:** Craig Hanson <[ceh@hlsalaska.com](mailto:ceh@hlsalaska.com)>  
**Sent:** Wednesday, October 25, 2023 9:59 AM  
**To:** Jesse Curlin <[Jesse.Curlin@matsugov.us](mailto:Jesse.Curlin@matsugov.us)>  
**Subject:** 20-316 FW: RFC Shadowridge

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

Chris,

1. Fortunately in this case, the proposed area is not currently in a wetland, as a formal delineation will verify during the course of certifying created Usable Area sometime after the hearing. Incidentally, authority regarding the filling of wetlands lies with the Corps of Engineers and not MSB. The petitioner has a right to place fill on his property. Assuming he does so with proper permitting from the Corps of Engineers, said placement could render an area non-wetland and thenceforth in compliance with 43.20.281 (a)(ii). PD&E recommends a condition of approval stating that if useable area is not achievable on this lot, the lot be absorbed into another lot.  
**Comment still stands.**

2. The petitioner agrees to moving this turnaround location. Revised drawings have been provided. The proposed T turnaround location will limit available snow storage area because both roads leading off of it are set to be private. The proposed T turnaround configuration does not meet requirements of A07.2. An 80 degree intersection angle is not allowed on T turnarounds. As previously commented on May 13, 2022, "Maintenance turnaround needed – coordinate with DPW & Road Maintenance Superintendent to determine a turnaround design that will be serviceable since two privately maintained roads will continue from the turnaround." PD&E would prefer an offset cul-de-sac (offset to the east) at this location. **This comment has not been addressed. The request for the offset cul-de-sac as described above has not been met nor has another alternative meeting the requirements of the 2022 SCM been proposed.** Thank you for changing the turnaround to an offset cul-de-sac. The drainage plan shows the cul-de-sac overlapping wetlands. Is there a way to minimize the impacts to wetlands, perhaps by moving the cul-de-sac further south? Consider whether a drainage facility will be needed near the cul-de-sac for treatment of runoff before it enters the wetlands.

3. As discussed in previous correspondence, Eek Street is already a subcollector, It is maintained as such currently and the present platting action does not trigger a change to that status. It is our understanding that code does not support a requirement to certify a road whose status is not being changed. **We agree, Eek Street is warranted to be classified as a subcollector, however it is currently classified as a residential road. PD&E will assess and reclassify. Eek Street has been reclassified as a residential subcollector.**

4. ok

5. Another copy of the documents have been provided. The road plan set does not include Plan and Profile sheets. Plan and Profile is not required unless road grades exceed 6%. In this case the road itself has no grades exceeding 6%, only the bridge does. The grades created by the bridge approaches are being addressed with the plans for the bridge itself in cooperation with PD&E. The existing Condition of Approval requiring construction to residential standard, certified by DPW, is sufficient to ensure that the bridge is suitably modified. The bridge is considered part of the road, therefore per F01.1 (c), a plan and profile must be submitted with the preliminary plat showing the sections of road where proposed grades exceed 6%. This must include the vertical curves or grade breaks on either side of the section (ie. proposed vertical curves leading into the bridge deck to eliminate the existing grade breaks). Thank you for supplying a plan and profile which addresses our comment.

Please note, the profile shown indicates multiple grade breaks, some of which are in excess of 2%. Vertical curves meeting the requirements of the 2022 SCM will need to be designed in these locations before the road is constructed.

From sta. 2+00 to 5+00 along the western ROW boundary and around 5+75 along the eastern ROW boundary the roadway plan shows the road veering close to the ROW. Taking into account the proposed 30" ditches, this would mean construction would not be contained within the ROW. Redesign the road so that all improvements are contained within the ROW or alternatively, obtain additional ROW. Add horizontal alignment information including curve and tangent data to the plans. Thank you for supplying the updated drawings. Per SCM Table A1-1 the minimum horizontal curve radius is 225'. Please add horizontal alignment information including curve and tangent data to the plans so that PD&E may review the design prior to a variance to curve radius being granted.

6. The petitioner has already been working extensively with DPW and PD&E (Mike Campfield) to derive a suitable solution for bridge improvements. These improvements may include appropriate adjustments to the bridge approaches. Construction of Ridgewater Street to MSB residential standard is already a Condition of Approval for the subdivision and it is clear that DPW/ PD&E approval will be required before it is accepted. See comment for #5. Thank you for providing the plan and profiles showing improvements to the bridge approaches.

7. Per MSB SCM F01.1(b) and D02.1, a preliminary drainage plan for the entire project area was already submitted. In response to a request this summer, an addendum was provided to that initial Drainage Plan showing the drainage patterns resultant of the proposed grading for usable areas. Another copy of the documents has been provided. Provided drainage plan is missing the drainage patterns of Ridgewater street (this could also be accomplished with a full plan and profile). Identify ordinary high water mark of the waterbodies on the drainage plan. Identify wetlands on the drainage plan. This comment has not been addressed in full. D02.1 (a) requires depiction of the OHWM of waterbodies and D02.1 (c) requires depiction of wetlands on the preliminary drainage plan. Thank you for providing the plan and profile which addresses the requested drainage patterns. Drainage facilities should be placed near sta. 8+50, the low spot in the profile, to allow for treatment for the runoff before it drains into the nearby waterbodies. (repeat of portion of previous comment) Drainage facilities should be placed near sta. 8+50, the low spot in the profile, to allow for treatment for the runoff before it drains into the nearby waterbodies. Consider other locations for treatment of runoff from the road (and especially the cul-de-sac bulb) before it enters the wetlands.

8. The variance request is for a short tangent in the northerly portion of Ridgewater St. ROW that has been constructed and used for many years. The brief mention within the variance request document of the southerly terminus of the road to later be certified aligning with lots 3 and 4 instead of Lot 4 and 5 is not really relevant to the request. The already provided exhibit map showing construction required before the eventual certification shows details to the current location between lot 4 and 5 and was certified by the same engineer. Ok.

--

Respectfully,  
Craig Hanson, RLS  
Hanson Land Solutions, LLC  
305 E. Fireweed Ave.  
Palmer, AK 99645  
(907)746-7738

## Jesse Curlin

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**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Wednesday, September 20, 2023 10:34 AM  
**To:** Jesse Curlin  
**Subject:** RE: RFC Shadowridge

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hi Jesse,

MTA has reviewed Shadowridge and would like to request a 15' UE on each side of the road.

Thank you,

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Monday, September 11, 2023 5:02 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dmitri Fonov <Fonov@matsugov.us>; board@nlakes.cc; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; hessmer@mtaonline.net; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <james.christopher@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; davemtp@mtaonline.net; david.post@alaska.gov; Fire Code <Fire.Code@matsugov.us>; kristina.huling@alaska.gov; mark.eiesnman@alaska.gov  
**Subject:** RFC Shadowridge

## Jesse Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, September 21, 2023 5:42 PM  
**To:** Jesse Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Shadowridge  
**Attachments:** Plat Page 3 of 3.pdf; Plat Page 1 of 3.pdf; Plat Page 2 of 3.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

Jesse,

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

Thanks,

**MIREYA ARMESTO**

GCI | Technician III, GIS Mapping  
m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

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**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Monday, September 11, 2023 5:02 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Collections <Collections@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Marcia vonEhr <Marcia.vonEhr@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Postmaster <pamela.j.melchert@usps.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dmitri Fonov <Fonov@matsugov.us>; board@nlakes.cc; Brian Davis <Brian.Davis@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; hessmer@mtaonline.net; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; James Christopher <james.christopher@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>; davemtp@mtaonline.net; david.post@alaska.gov; Fire Code <Fire.Code@matsugov.us>; kristina.huling@alaska.gov; mark.eiesnman@alaska.gov  
**Subject:** RFC Shadowridge

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

Good afternoon,

Attached is the updated Request for Comments with a different lot design for Shadowridge, Case 2022-052. Comments are due by **September 22, 2023**.

**CERTIFICATE OF PAYMENT OF TAXES**  
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH JANUARY 1, 2024, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREIN HAVE BEEN PAID.

DATE: \_\_\_\_\_

BY COLLECTION OFFICIAL (PRINT NAME AND SIGNATURE)

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN IS IN ACCORDANCE WITH THE LAND SUBDIVISION REGULATIONS OF THE ANTI-SUBSIDIA-ADDITION ACT, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE STATE OF ALASKA.

DATE: \_\_\_\_\_

BY PLANNING & LAND USE DIRECTOR (PRINT NAME AND SIGNATURE)

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I, THE UNDERSIGNED, AS OWNER OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY AND THAT I AM DEDICATING THE PROPERTY TO THE PUBLIC USE OF THE STATE OF ALASKA.

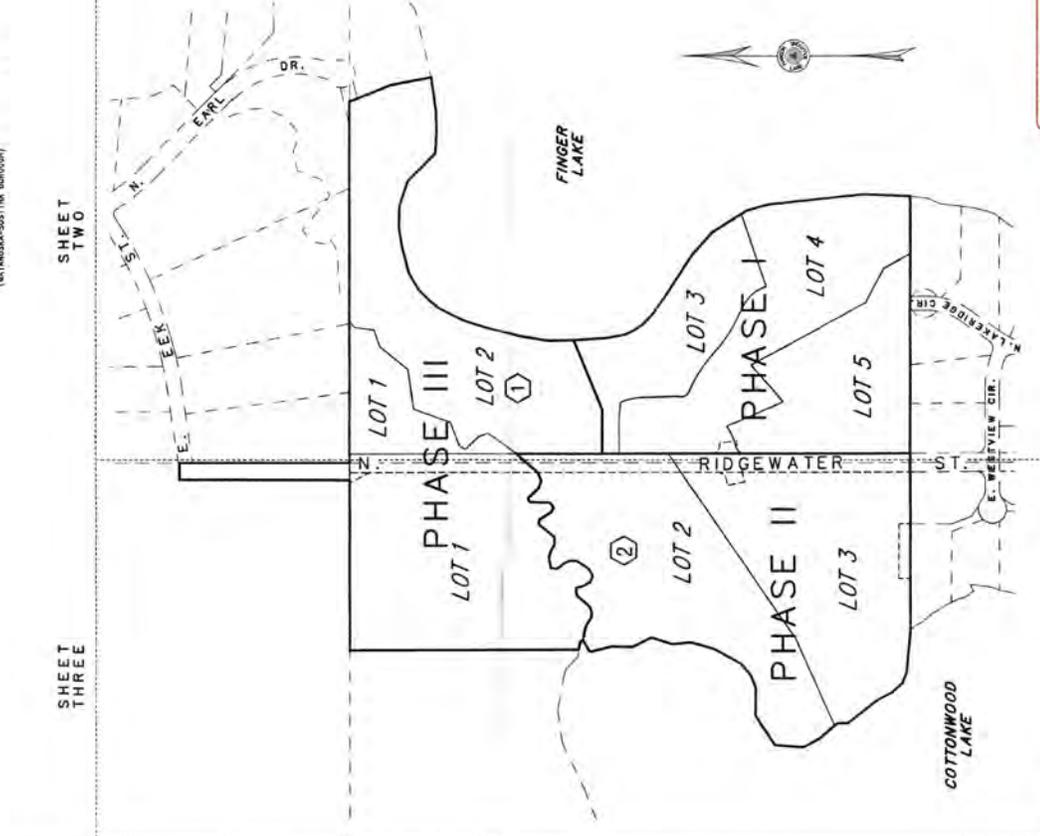
DATE: \_\_\_\_\_

BY OWNER (PRINT NAME AND SIGNATURE)

**NOTARY ACKNOWLEDGEMENT**  
I, THE UNDERSIGNED, DO HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND THAT I AM DEDICATING THE PROPERTY TO THE PUBLIC USE OF THE STATE OF ALASKA.

DATE: \_\_\_\_\_

BY NOTARY (PRINT NAME AND SIGNATURE)



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3	S 89° 56' 37"E	7.64
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**NOTES**  
1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.  
2. THE METRIC POINT POSITION OF THE POINT IS A RECORDED ALASKA MAP WITH A METRIC POINT POSITION OF 51° 29' 54.60"N 148° 17' 34.18"W. BE PERMITTED ON ANY UNIT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA DEPARTMENT OF LAND AND MINING.  
3. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE, THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A PERMIT TO USE THE LAND.  
4. LAKESIDE BOUNDARIES ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY FROM 2019. LAKESIDE BOUNDARIES ARE ALONG THE ORDINARY HIGH WATER LINE OF FINGER LAKE, REFLECTED ON THE PLAN.  
5. THIS SUBDIVISION IS ENCOMPASSED BY A NEIGHBORING DISTRICT BOUNDARY RECORDED ON SEPTEMBER 16, 2021 AT DOCUMENT # 2021-024747-0.  
6. THIS SUBDIVISION IS ENCOMPASSED BY A NEIGHBORING DISTRICT BOUNDARY RECORDED ON SEPTEMBER 17, 2021 AT DOCUMENT # 2021-027590-0.

**RECEIVED PLATTING**  
A MASTER PLAN OF SHADOWBRIDGE A SUBDIVISION OF THE CITY OF PALMER, ALASKA, IS HEREBY RECORDED IN THE OFFICE OF THE RECORDER IN THE STATE OF ALASKA.  
FILE # 2023-101-01-001 (SALE) 10000 10/20/2023 09

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT I AM THE SURVEYOR OF THIS SUBDIVISION. I HAVE BEEN LICENSED BY THE BOARD OF SURVEYORS AND MAPPING ENGINEERS OF THE STATE OF ALASKA. MY LICENSE NUMBER IS 10000. I HAVE BEEN LICENSED SINCE 10/20/2023.

DATE: \_\_\_\_\_

BY SURVEYOR (PRINT NAME AND SIGNATURE)

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I, THE UNDERSIGNED, AS OWNER OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY AND THAT I AM DEDICATING THE PROPERTY TO THE PUBLIC USE OF THE STATE OF ALASKA.

DATE: \_\_\_\_\_

BY OWNER (PRINT NAME AND SIGNATURE)

**NOTARY ACKNOWLEDGEMENT**  
I, THE UNDERSIGNED, DO HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND THAT I AM DEDICATING THE PROPERTY TO THE PUBLIC USE OF THE STATE OF ALASKA.

DATE: \_\_\_\_\_

BY NOTARY (PRINT NAME AND SIGNATURE)

LINE #	BEARING	LENGTH
1	S 89° 52' 27"E	27.68
2	S 89° 52' 24"E	30.00
3	S 89° 56' 37"E	7.64
4	S 89° 54' 57"E	23.25
5	S 89° 54' 57"E	33.25
6	S 89° 53' 57"E	33.00
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**MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION**  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

6522B19L026A 5  
BOESE DONALD C & JOYCE E  
5650 E CHERRY CIR  
WASILLA AK 99654

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: 6R DEVELOPMENT GROUP LLC**

**REQUEST:** The request is to create 8 lots from the east 60' of the south 600' of the SE1/4 NE1/4 Sec. 32, T 18N, R. 1E, SM, AK, U.S. Gov. Lot 1 and N1/2 of U.S. Gov. Lot 5 Sec. 32, T.18N. R.1E. SM, AK, Except therefrom the west 660' of U.S. Gov. Lot 1 and U.S. Gov. Lot 6 and N1/2 of U.S. Gov. Lot 7 Sec.33, T.18N, R.1E. SM, AK excepting therefrom a portion of U.S. Gov. Lot 6 described in 2021-017480-0, to be known as **SHADOWRIDGE**, containing 68.81 acres +/- . All proposed lots will access 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 #6. **\*\*This case was continued from the November 17, 2022 public hearing.**

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **November 2, 2023**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m** To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

[ ] No Objection  Objection [ ] Concern

Name: Donald Boese Address: 5650 E. Cherry Circle, Wasilla, AK 99654

Comments: I object to the Subdivision of Phase I & Phase III. This land is basically wetland and that end of Cottonwood Lake is some of the last nesting area for Ducks & Swans

Case # 2022-052 CC Note: Vicinity Map Located on Reverse Side

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

9053000L004 45  
JORDAN JOHN C & WANDA J  
5950 E WESTVIEW CIR  
WASILLA AK 99654-4385

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: 6R DEVELOPMENT GROUP LLC**

**REQUEST:** The request is to create 8 lots from the east 60' of the south 600' of the SE1/4 NE1/4 Sec. 32, T 18N, R. 1E, SM, AK, U.S. Gov. Lot 1 and N1/2 of U.S. Gov. Lot 5 Sec. 32, T.18N. R.1E. SM, AK, Except therefrom the west 660' of U.S. Gov. Lot 1 and U.S. Gov. Lot 6 and N1/2 of U.S. Gov. Lot 7 Sec.33, T.18N, R.1E. SM, AK excepting therefrom a portion of U.S. Gov. Lot 6 described in 2021-017480-0, to be known as **SHADOWRIDGE**, containing 68.81 acres +/- . All proposed lots will access 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 #6. **\*\*This case was continued from the November 17, 2022 public hearing.**

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **November 2, 2023**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

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[ ] No Objection [ ] Objection [X] Concern

**Name:** John Jordan **Address:** 5950 E Westview Circle, Wasilla AK

**Comments:** Notice only says the request is to create 8 lots. What is future plans for the 8 lots? Single family homes? Condos? Townhouses? How much additional traffic is expected to be placed on N Ridgewater St if request is approved? How will lot owners contribute to the expense of maintaining N Ridgewater St?

Case # 2022-052 CC *Note: Vicinity Map Located on Reverse Side*

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

RECEIVED  
OCT 30 2023  
PLATTING

2698B01L008 17  
DIEFFENDERFER JOHN C & S S TRDIEFFENDERFER JOHN&SHARON TRES  
1750 N LANDMARK DR  
PALMER AK 99645-9368

**REVISED LOCATION: NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: 6R DEVELOPMENT GROUP LLC**

**REQUEST:** The request is to create 8 lots from the east 60' of the south 600' of the SE1/4 NE1/4 Sec. 32, T 18N, R. 1E, SM, AK, U.S. Gov. Lot 1 and N1/2 of U.S. Gov. Lot 5 Sec. 32, T.18N. R.1E. SM, AK, Except therefrom the west 660' of U.S. Gov. Lot 1 and U.S. Gov. Lot 6 and N1/2 of U.S. Gov. Lot 7 Sec.33, T.18N, R.1E. SM, AK excepting therefrom a portion of U.S. Gov. Lot 6 described in 2021-017480-0, to be known as **SHADOWRIDGE**, containing 68.81 acres +/- . All proposed lots will access 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 #6. **\*\*This case was continued from the November 17, 2022 public hearing.**

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing in **Conference Room 149 at Fire Station 6-2, 4568 S. Knik Goose Bay Road, Wasilla, Alaska** on the proposed **Subdivision**. The public hearing is scheduled for **November 02, 2023**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: [platting@matsugov.us](mailto:platting@matsugov.us). Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/platting](http://www.matsugov.us/boards/platting).

[ ] No Objection  Objection  Concern

Name: JOHN Dieffenderfer Address: 1750 N Landmark Dr, Palmer, AK

Comments: See attached concern

I have a few concerns related to the proposed development project to create 8 lakefront lots, to be known as SHADOWRIDGE on the shore of Finger Lake within the Mat-Su Borough. I've lived here on Finger Lake since 1998, and have watched first-hand how the development of lakeshore properties has impacted the quality of the lake itself. For this new development, there are some very specific concerns. First, Cottonwood Creek transits through portions of the subject property, and was historically used as a hiking/snow machine trail that allowed access from Fingerlake to Cottonwood lake along the side of that creek bed. The creek bed is a marshy swamp during the spring and summer, and is permanently saturated with water year round, and the creek itself is always filled with water. It is only solid when the surface is frozen. It appears to be overgrown with an abundance of wetland vegetation.

From appearances, at least part of the proposed development is on designated wetlands. As a further indicator, on the Mat-su Borough Wetlands Viewer it shows a large portion of land, part of which is intrusive to the parcel in question, as a designated "Kettle Wetland." It also shows that a portion of the subject property in an area that is a designated "discharge slope." Consequently, before any development should be allowed to take place in those areas it is important that a full and comprehensive wetlands assessment be done by the Corps of Engineers, and only after that assessment has been accomplished should permits to build be issued. If the area is in fact found to be wetlands, then appropriate measures need to be taken in accordance with existing local, state, and federal laws related to wetland development before construction approval is granted.

In the area of my subdivision, a wetlands assessment was required before building was allowed back in 1998. Strict adherence to the 75' setback requirement was also mandated. Since then, many additional lots have been developed on Finger Lake, and most houses that have been built have been cleared of tree vegetation, and replaced with sloping grass covered yards, and without any mandatory holding areas to prevent runoff into the lake. The consequences are obvious, and the unmitigated runoff has impacted the lake since we have lived there. Clearly, the combination of lawn maintenance, including the use of pesticides and fertilizer associated with these many properties, has definitely had long term impacts. At one time I could stand on my dock and see the lake bottom, but now that is no longer possible, and the weed growth in the lake, which was virtually non-existent when our home was built, has over the years become so problematic in the last several years that the west end of Finger Lake is unboatable in late summer, with weed growth so thick and copious that it reaches the surface. Consequently, before further lots are approved careful consideration should be given to the impact of subject property on both Finger Lake and Cottonwood Lakes. For the parcel in question, this could be especially problematic since Cottonwood Creek cuts through the parcel, and will directly carry rainfall runoff from the proposed properties into Cottonwood Lake, via the creek, as well as Finger Lake, via the shoreline slope of each proposed lakeshore lot.

I'm not against development of the subject property, as long as a wetland assessment has been accomplished by the Corps of Engineers, and careful planning is used to protect both Cottonwood Creek, its runoff into Cottonwood Lake, as well as the shoreline of Finger Lake.



Sincerely,

J.C. Dieffenderfer

## Jesse Curlin

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**From:** Christine Ekle <christineekle@gmail.com>  
**Sent:** Monday, November 6, 2023 11:57 AM  
**To:** Jesse Curlin; Fred Wagner  
**Cc:** Alechia Nordstrom; Pomrenke, Erick  
**Subject:** Shadow Ridge Platting Meeting Follow Up

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Upon reviewing the correspondence associated with the platting meeting for Shadow ridge on Nov 2<sup>nd</sup> 2023, it appears as though the borough is taking into consideration the petitioners schedule (see handout #1 exhibit A). As a tax paying citizen, I would like the same courtesy extended to me and my fellow neighbors. Unfortunately, Jan 4<sup>th</sup> doesn't work for us :(

Here are a list of dates that would be more appropriate:

Dec 7<sup>th</sup> (the original date the borough suggested prior to Mr. Hanson's schedule influence)

Furthermore, it is becoming blatantly obvious that the petitioner continues to receive specialized treatment in regard to Shadow Ridge. For instance, how did the petitioner KNOW that the continuance would be approved? He was not physically at the meeting nor was he on the phone and to my knowledge he did not offer a reason as to why a continuance was requested. It leads me to the conclusion that he must've known his request would be approved and a motion would be made during the meeting. How does one secure such a motion/decision (his 3<sup>rd</sup> continuance) prior to a platting meeting? Isn't the purpose of the meeting to determine if a continuance should be granted in the first place? Why wasn't the public informed of that same decision or at least given the courtesy to remain at work, at home, or wherever we had to take time from to come to a meeting that had been predetermined, behind borough doors? Unfortunately, I had an appointment for my son that day and I showed up late (Nov 2<sup>nd</sup> just wasn't the best day for me and yet I still made it) which didn't give me any time to review the correspondence without missing more of the meeting. As previously stated, I expect the same courtesy that you are showing Mr. Hanson or the specialized treatment needs to end immediately. It is criminal.

Lastly, in my opinion if this was as important as it appears to be for HLS, I would think they would do whatever it takes to be present for a meeting that ultimately determines how they can proceed as a developer. If the borough continues to bend over for Mr. Hanson, then where should his motive to attend be derived from? It appears the borough has enjoyed sending its patrons on a wild goose chase every platting meeting, from lack of notices to abrupt schedule changes, and never-ending continuances. Luckily, the borough walls are thin and loose lips sink ships. I suggest you make the appropriate changes to the meeting date and time and send out an accurate public mailing as the platting officer stated he intended to champion for.

Have a great day!!

Christine Ekle

6B

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
JANUARY 4, 2024

PRELIMINARY PLAT: 30' P.U.E. VACATION GOVERNMENT LOT 6

LEGAL DESCRIPTION: SEC 26, T17N, R04W, SEWARD MERIDIAN AK

PETITIONERS: SAMUEL DICKINSON

SURVEYOR: BUSH CONSTRUCTION SURVEYS, INC.

ACRES: .55 +/- PARCELS: NA

REVIEWED BY: CHRIS CURLIN CASE #: 2023-138

**REQUEST:** The request is to vacate the 30' Public Use Easement on the western boundary of **Government Lot 6** (Tax ID#17N04W26B009), containing 23,940 sf (.55 acres +/-). The property is located directly west of S. About Time Street and directly north of S. West Judy Avenue; located within the NW ¼ Section 26, Township 17 North, Range 04 West, Seward Meridian, Alaska.

Pursuant to MSB 43.10.065(G), the applicant is required to place a sign, notifying the public of the date, time, and place of the public hearing, at all common points of access to that portion of the easement or right-of-way that is subject of the application for 30 days prior to the public hearing.

Platting staff is recommending a continuation of this case to January 18, 2024, to allow for proper noticing to be accomplished.

**RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the continuation of the preliminary plat of 30' PUE Vacation Government Lot 6, Section 26, Township 17 North, Range 04 West, Seward Meridian, Alaska, to January 18, 2024 to allow for proper public notice.**

6C

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
January 4, 2024**

PRELIMINARY PLAT: VICTORY GERWIG  
LEGAL DESCRIPTION: SEC 27, T20N, R08E, SEWARD MERIDIAN AK  
PETITIONERS: HANSON LAND SOLUTIONS  
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS  
ACRES: 94.91 ± PARCELS: 7  
REVIEWED BY: MATTHEW GODDARD CASE #: 2023-140

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**REQUEST:** The request is to create 7 lots from Tract I-1, Lee Subdivision Add #1, Plat 88-14, Lot 1, Gerwig Subdivision, Plat 2010-43, Parcel 1, MSB Waiver 84-65-PWm, Parcel 2, MSB Waiver 85-32-PWm, Parcel 1, MSB Waiver 91-17-PWm, Parcels 1 & 2, MSB Waiver 91-24-PWm, & the SE ¼ NW1/4, Section 27, T20N R8E to be known as **VICTORY GERWIG**, containing 94.91 acres +/- . The property is located south west of Index Lake, north of W. Glenn Highway, and east of S. Muddy Creek Circle (Tax ID # 3445000L00I-1, 6979000L001, 20N08E27A005 / A006 / A007 / B002 / B004 / B005); within the N ½ Section 27, Township 20 North, Range 08 East, Seward Meridian, Alaska. In the Glacier View Community Council and in Assembly District #7.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A – 4 pgs</b>
Topographic Map and As-Built	<b>EXHIBIT B – 4 pgs</b>
Geotechnical Report	<b>EXHIBIT C – 7 pgs</b>
Topographic Narrative	<b>EXHIBIT D – 1 pg</b>
Average Daily Traffic (ADT) Calculations	<b>EXHIBIT E – 2 pgs</b>

**AGENCY COMMENTS**

ADOT&PF	<b>EXHIBIT F – 3 pgs</b>
ADF&G	<b>EXHIBIT G – 1 pg</b>
USACE	<b>EXHIBIT H – 2 pgs</b>
MSB Department of Public Works	<b>EXHIBIT I – 1 pg</b>
MSB Development Services	<b>EXHIBIT J – 1 pg</b>
Utilities	<b>EXHIBIT K – 2 pgs</b>

**DISCUSSION:** The proposed subdivision is north and south of W. Glenn Highway. Access for proposed Lots Two through Seven will be from S. Victory Road. Proposed Lot 1 will have access from W. Glenn highway. Platting is not recommending the upgrade of S. Victory Road to Borough standards as ADOT&PF currently maintains and has a road project planned to upgrade S. Victory Road. ADOT&PF recommends not upgrading the road as seen at **Exhibit F**. The petitioner is dedicating that portion of the W. Glenn

Highway that traverses their property, the portion of S. Victory Road that traverses Lots 2, 3, 6 & 7, as well as granting a public use easement for the portion of S. Victory Road that crosses proposed Lot 5.

**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. All proposed lots have legal access. All lots will have physical access once ADOT&PF has completed their upgrades.

**Soils Report:** A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Benjamin Gerwig, P.E. notes that three test holes were dug to a depth of 12'. Groundwater was encountered in Test hole #3. Water level monitoring took place on June 21, 2023 and June 25, 2023. Benjamin Gerwig states "*I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 40,000 square feet are as follows: 1. All contain sufficient overall area. 2. All have at least 10,000 square feet of "Useable Building Area". 3. All have at least 10,000 square feet of "Contiguous Useable Septic Area".*" Per MSB 43.20.381(A)(1)(i)(i) a topographic narrative was supplied for lots greater than 400,000 square feet (**Exhibit D**). Topographic map and as-built are at **Exhibit B**. Average Daily Traffic (ADT) Calculations are at **Exhibit E**.

**Comments:**

ADOT&PF (Exhibit F) has the following comments:

- ADOT&PF has no objections to the proposed plat.
- ADOT&PF requests all lots dedicate right-of-way along S. Victory Road and W. Glenn Highway. (**Recommendation #7**) *Platting staff notes that after receiving this request the petitioner did agree to dedicating these sections as right-of-way.*
- Add a plat note stating "No direct access to the W. Glenn Highway will be permitted for Lots 2, 3 & 4. Access must be taken from S. Victory Road." (**Recommendation #4**)
- Add a plat note stating "DOT&PF will permit one singular access onto the Glenn Highway for Lot 1. Subsequent development of Lot 1 will require continued use of this existing access."
- Clarify location of all easements in Lot 1 including access road to the Matanuska River that runs through Lot 1. (**Recommendation #9**)
- Apply for a new driveway permit for access for Lot 1 onto the Glenn Highway. Platting actions invalidate previously existing driveway permits. (**Recommendation #6**)
- Add a Certificate of Ownership and Dedication for ADOT&PF to sign regarding Glenn Highway right of way dedication. (**Recommendation #8**)
- Victory Road is maintained by ADOT&PF and currently has a ADOT&PF project in design for improvements along this corridor. ADOT&PF recommends petitioners not be required to upgrade.

ADF&G (**Exhibit G**) has no objections to the proposed platting action with the following comment: There is a stream channel that runs through Lots 1, 2, 3 & 6 so the property owners should take into consideration that a fish habitat permit may be required for any culverts installed on that stream channel.

USACE (**Exhibit H**) notes that waters of the U.S. may be impacted by the proposal. Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically

adapted for life in saturated soil conditions. The project proponent is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to ADF&G.

MSB Department of Public Works (**Exhibit I**) has no comments.

MSB Development Services (**Exhibit J**) notes that there are non-permitted accesses on properties involved in this platting action. The petitioner will need to apply for driveway permits for all existing accesses that are not currently permitted (**Recommendation #5**).

**Utilities:** (**Exhibit K**) ENSTAR has no comments or recommendations. GCI did not respond. MEA did not respond. MTA requests the 30' wide MEA Electric line easement be labeled as a 30' T&E. *Platting staff notes that all easements will be shown accurately on the final plat (Recommendation #9).*

At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #21 Glacier View; MSB Emergency Services, Community Development, Assessments, Planning, Development Services; GCI or MEA.

**CONCLUSION:** The preliminary plat of Victory Gerwig 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 access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access. Physical access will exist once ADOT&PF completes the upgrade of S. Victory Road per MSB 43.20.140 Physical Access. Frontage for the subdivision will exist once ADOT&PF completes the upgrade of S. Victory Road, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

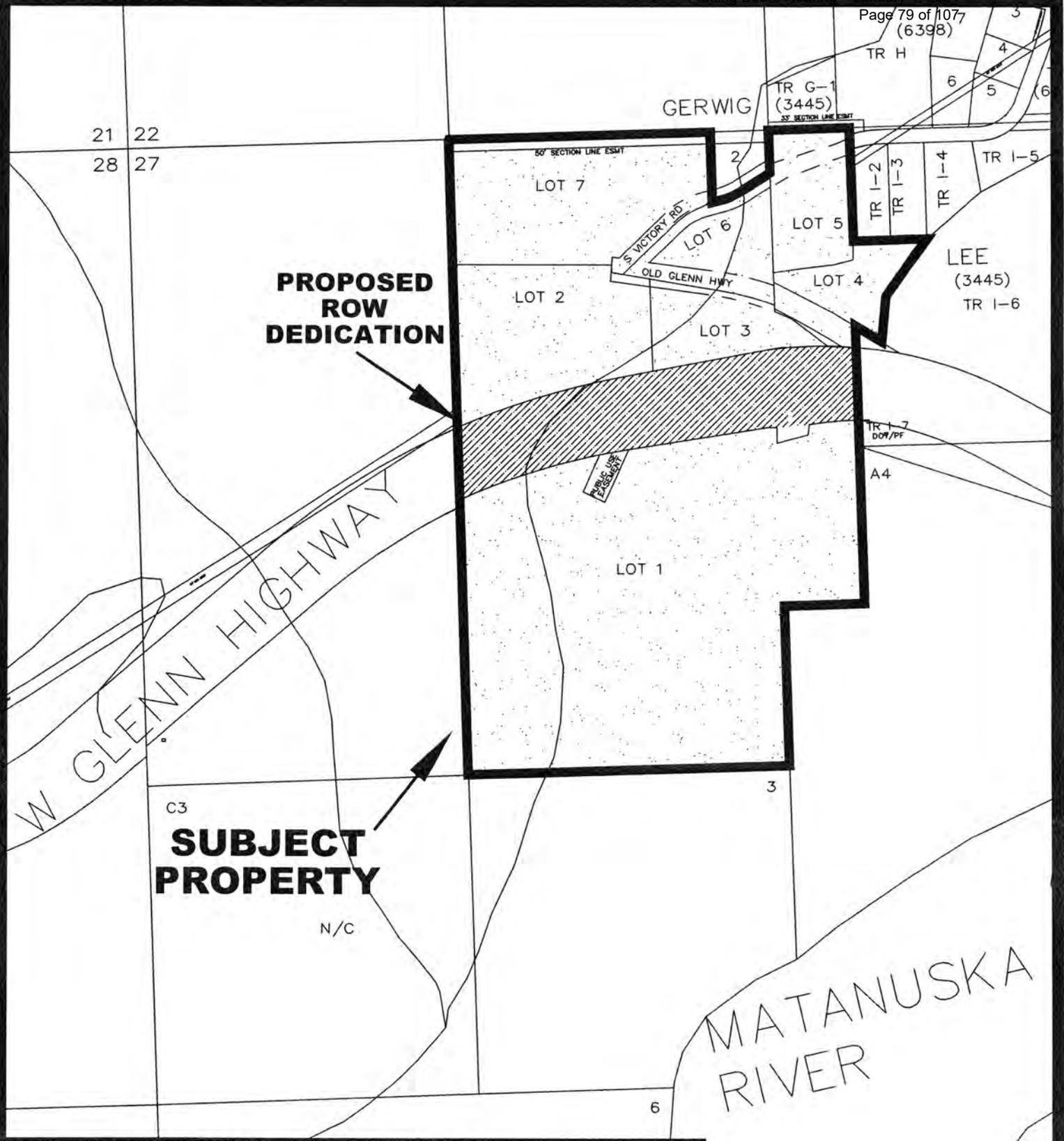
#### **FINDINGS OF FACT**

1. The plat of Victory Gerwig is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. Legal access exists pursuant to MSB 43.20.120.
4. Physical access will exist once ADOT&PF completes the planned road project on S. Victory Road pursuant to MSB 43.20.140.
5. Frontage will exist once ADOT&PF completes the planned road project on S. Victory Road pursuant to MSB 43.20.320.
6. Victory Road is maintained by ADOT&PF and currently has a ADOT&PF project in design for improvements along this corridor. ADOT&PF recommends petitioners not be required to upgrade.
7. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #21 Glacier View; MSB Emergency Services, Community Development, Assessments, Planning, Development Services; GCI or MEA.
8. ADF&G noted that a fish habitat permit may be required for any culverts installed on the stream channel that crosses Lots 1, 2, 3 & 6.
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 plat of Victory Gerwig, Section 27, Township 20 North, Range 08 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. Pay postage and advertising fees.
4. Add a plat note stating no direct access to the W. Glenn Highway will be permitted for Lots 2, 3 & 4.
5. Provide Platting Staff copies of all driveway permits/permit application for all existing accesses.
6. Apply for new driveway permit for Lot 1's access onto the W. Glenn Highway.
7. Dedicate as right of way that portion of S. Victory Road that traverses Lots 2, 3, 6 & 7.
8. Add a certificate of acceptance for ADOT&PF.
9. Show all easements of record on final plat.
10. Submit recording fees, payable to Department of Natural Resources (DNR).
11. Submit plat in full compliance with Title 43.



**PROPOSED  
ROW  
DEDICATION**

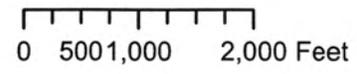
**SUBJECT  
PROPERTY**

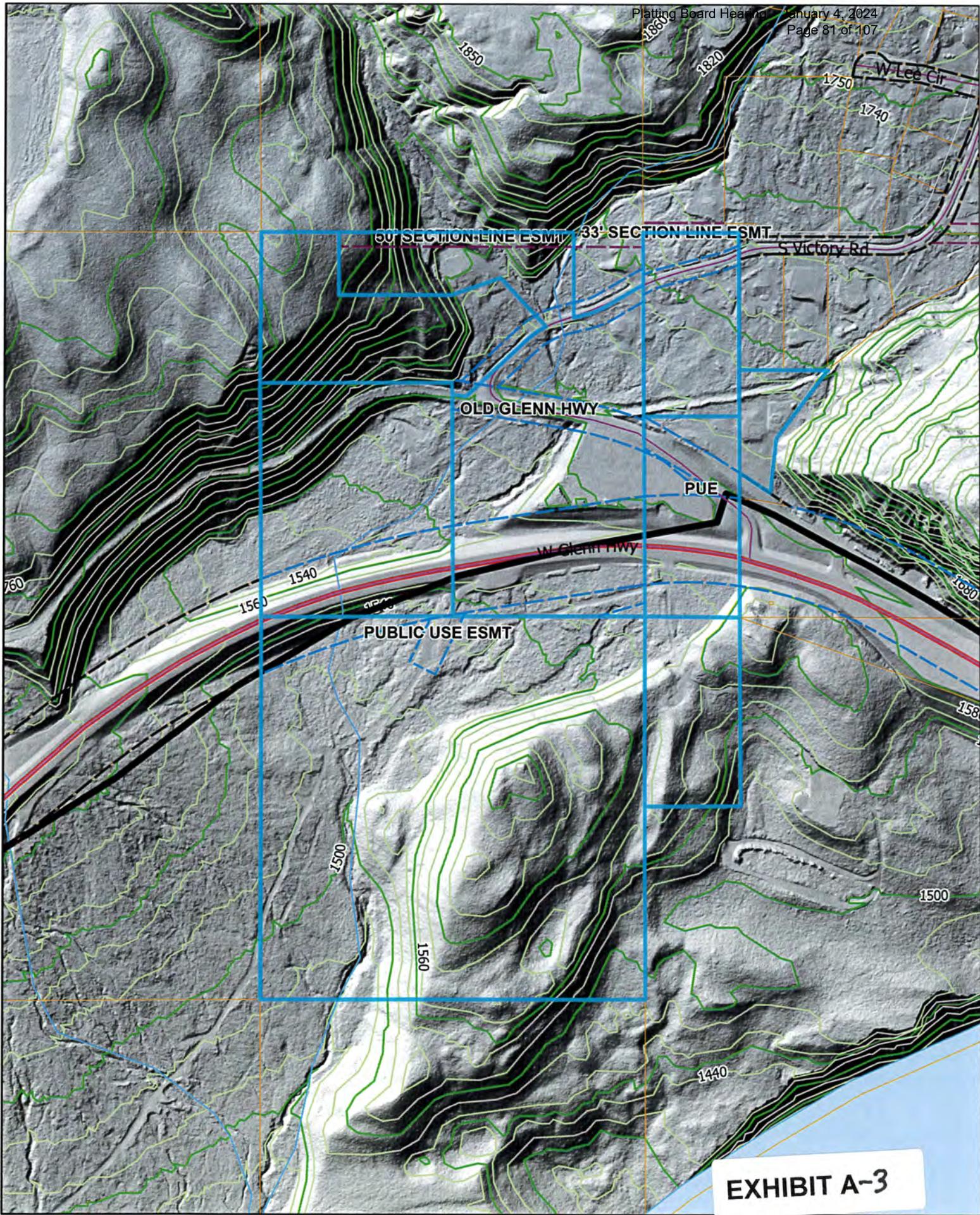
**VICINITY MAP**

FOR PROPOSED VICTORY GERWIG SUBDIVISION  
LOCATED WITHIN  
SECTION 27, T20N, R08E, SEWARD MERIDIAN  
ALASKA



**EXHIBIT A-2**





**EXHIBIT A-3**



0 500 1,000 2,000 Feet

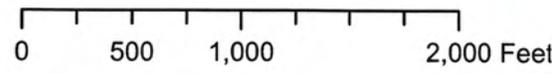
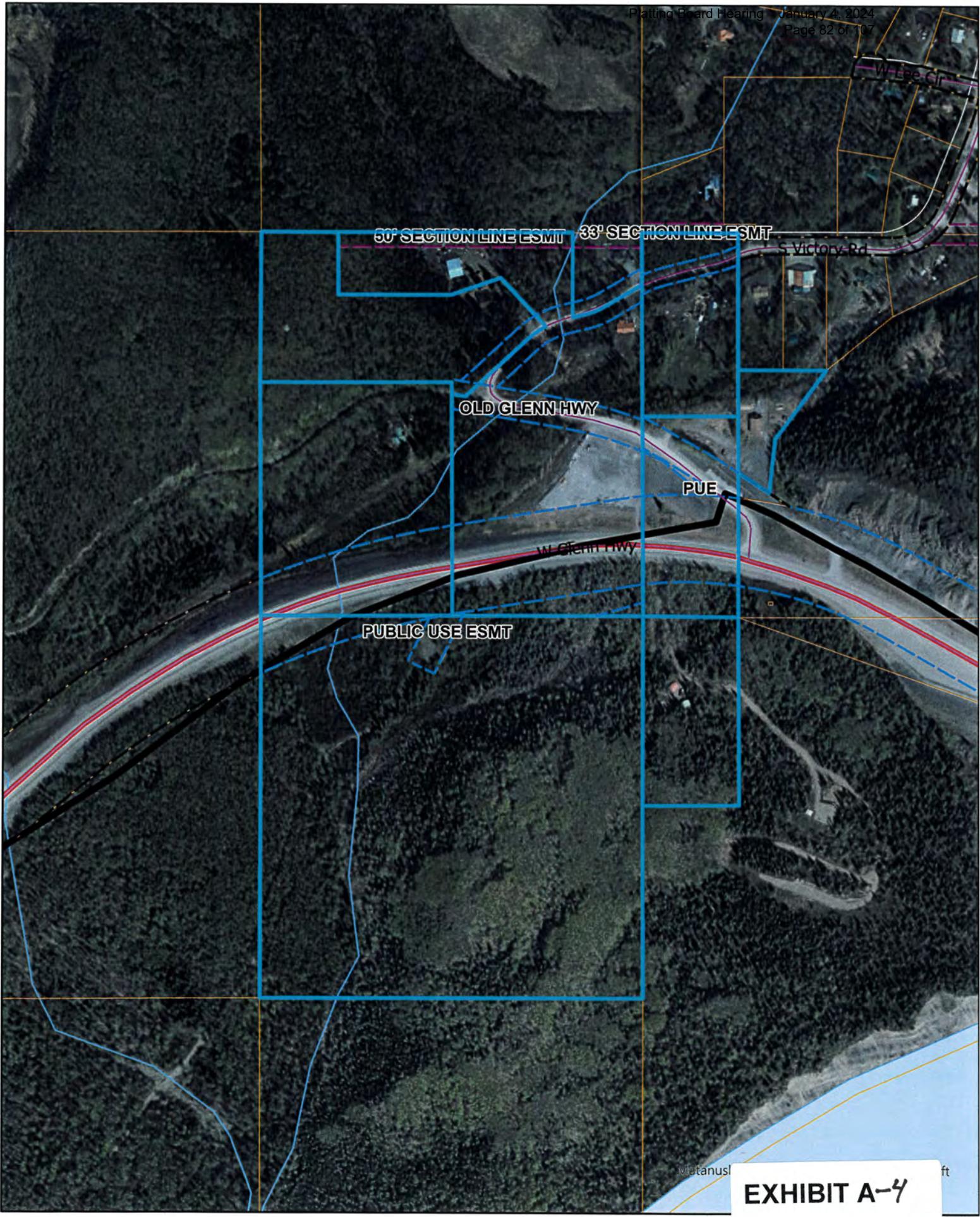
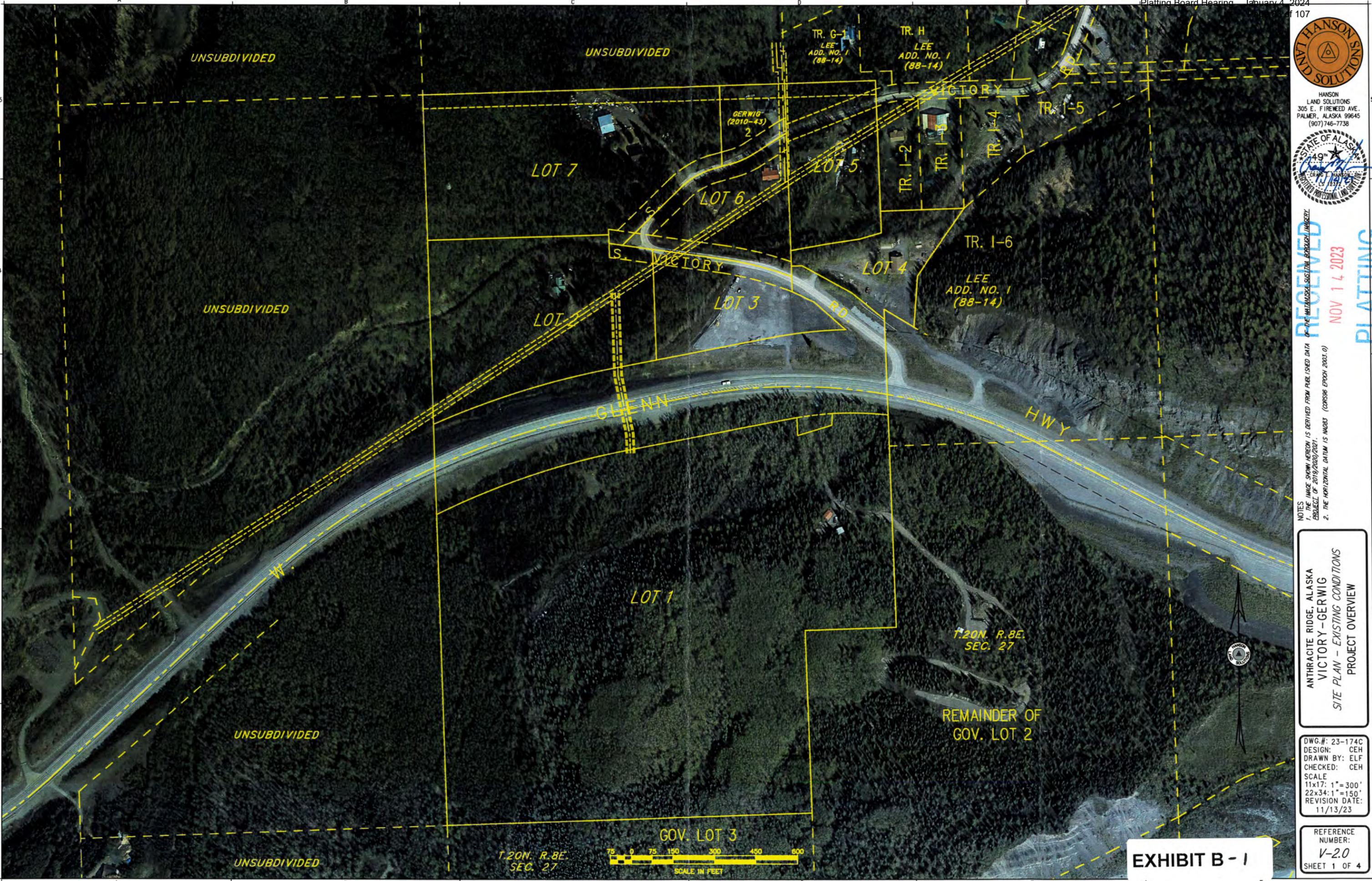


EXHIBIT A-4

Matanuska

ft



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



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NOTES  
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLIC DATA  
PRODUCED BY 2019/2020/2021.  
2. THE HORIZONTAL DATUM IS NAD83 (GROSSBACH EPOCH 2002.0)

ANTHRACITE RIDGE, ALASKA  
VICTORY - GERWIG  
SITE PLAN - EXISTING CONDITIONS  
PROJECT OVERVIEW

DWG.#: 23-174C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1" = 300'  
22x34: 1" = 150'  
REVISION DATE:  
11/13/23

REFERENCE  
NUMBER:  
V-2.0  
SHEET 1 OF 4

EXHIBIT B - 1

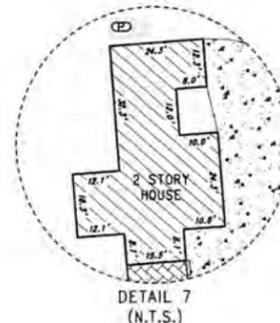
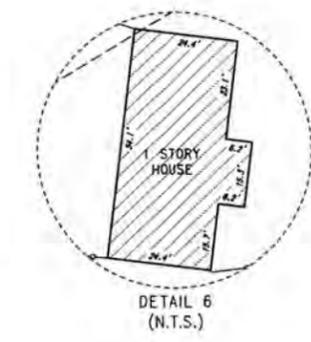
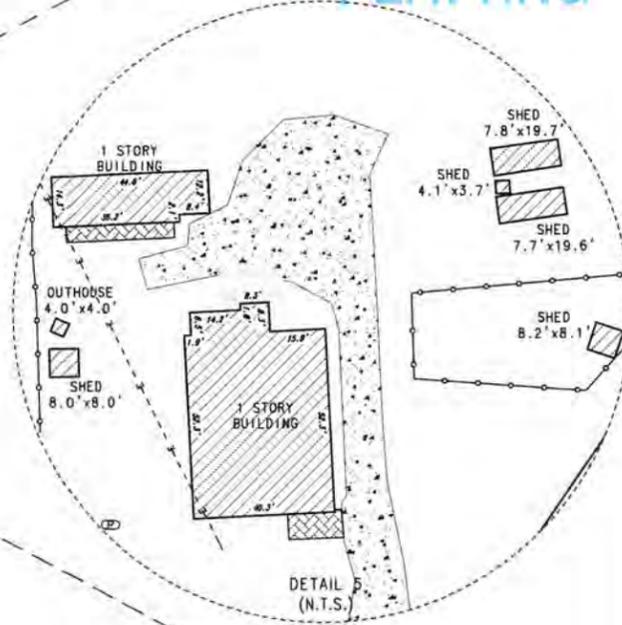
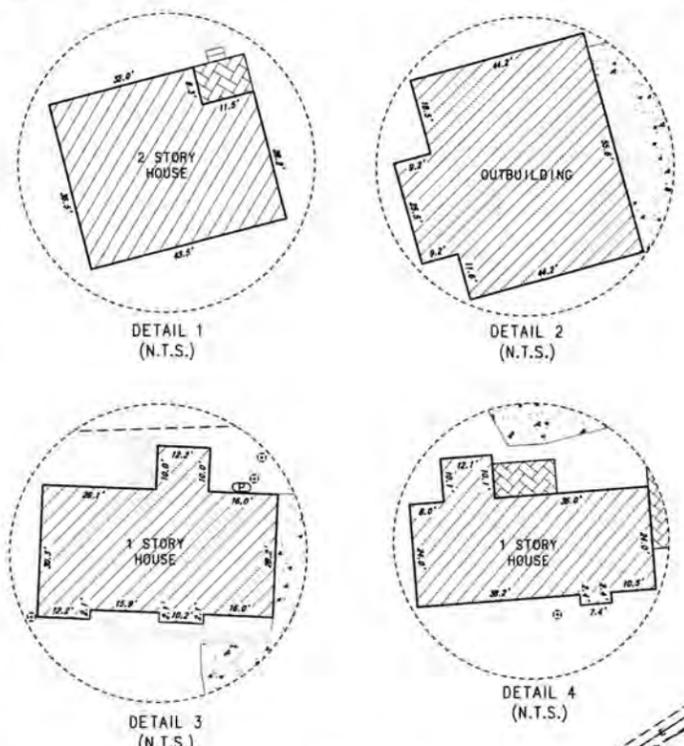
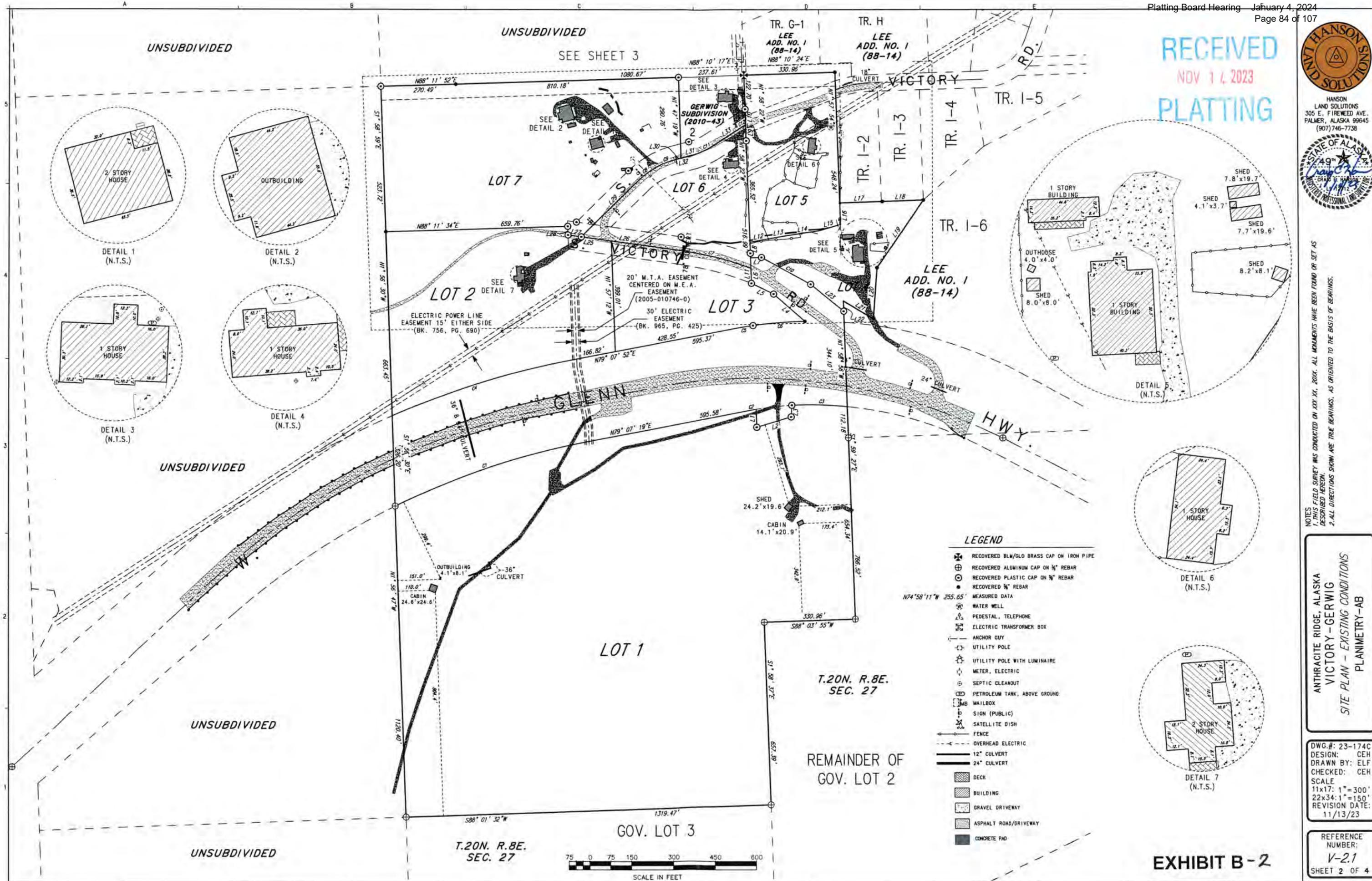


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PALMER, ALASKA 99645  
(907) 746-7738



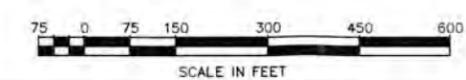
NOTES  
1. THIS FIELD SURVEY WAS CONDUCTED ON XXV XXI, 20XX. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREIN.  
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

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**LEGEND**

- ⊗ RECOVERED BLW/GLO BRASS CAP ON IRON PIPE
- ⊕ RECOVERED ALUMINUM CAP ON 1/2" REBAR
- ⊙ RECOVERED PLASTIC CAP ON 1/2" REBAR
- RECOVERED 3/4" REBAR
- MEASURED DATA
- ⊕ WATER WELL
- ⊕ PEDESTAL, TELEPHONE
- ⊕ ELECTRIC TRANSFORMER BOX
- ⊕ ANCHOR GUY
- ⊕ UTILITY POLE
- ⊕ UTILITY POLE WITH LUMINAIRE
- ⊕ METER, ELECTRIC
- ⊕ SEPTIC CLEANOUT
- ⊕ PETROLEUM TANK, ABOVE GROUND
- ⊕ MAILBOX
- ⊕ SIGN (PUBLIC)
- ⊕ SATELLITE DISH
- FENCE
- OVERHEAD ELECTRIC
- 12" CULVERT
- 24" CULVERT
- ▨ DECK
- ▨ BUILDING
- ▨ GRAVEL DRIVEWAY
- ▨ ASPHALT ROAD/DRIVEWAY
- ▨ CONCRETE PAD



ANTHRACITE RIDGE, ALASKA  
VICTORY - GERWIG  
SITE PLAN - EXISTING CONDITIONS  
PLANIMETRY-AB

DWG.#: 23-174C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1" = 300'  
22x34: 1" = 150'  
REVISION DATE:  
11/13/23

REFERENCE  
NUMBER:  
V-2.1  
SHEET 2 OF 4

EXHIBIT B-2

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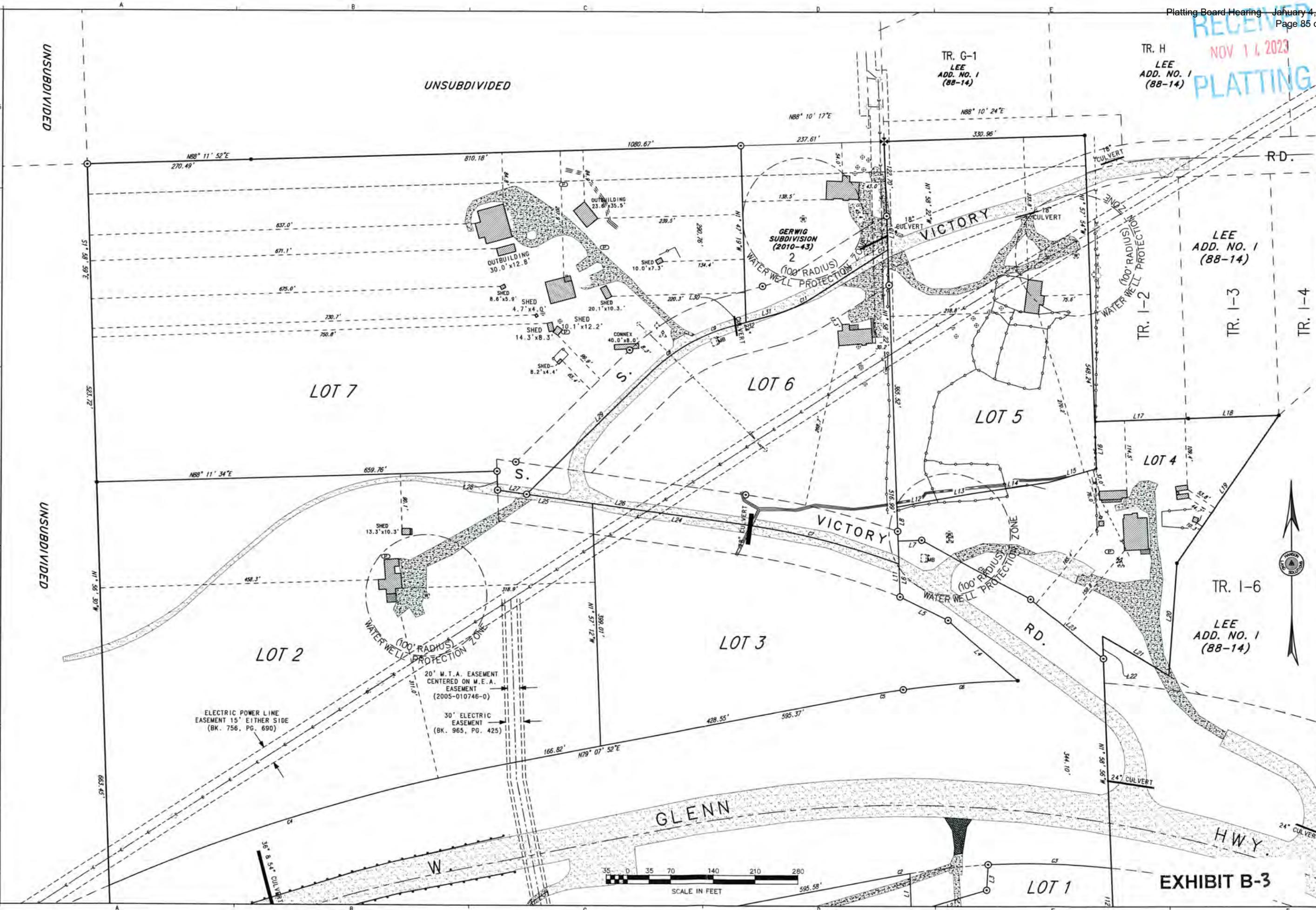


NOTES  
 1. THIS FIELD SURVEY WAS CONDUCTED ON XX XX, 20XX. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.  
 2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

ANTHRACITE RIDGE, ALASKA  
 VICTORY - GERWIG  
 SITE PLAN - EXISTING CONDITIONS  
 PLANIMETRY-AB

DWG.#: 23-174C  
 DESIGN: CEH  
 DRAWN BY: ELF  
 CHECKED: CEH  
 SCALE  
 11x17: 1"=140'  
 22x34: 1"=70'  
 REVISION DATE:  
 11/13/23

REFERENCE  
 NUMBER:  
 V-2.1  
 SHEET 3 OF 4



UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

EXHIBIT B-3



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NOTES  
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE ALASKA SURVEY BUREAU  
2. THE HORIZONTAL DATUM IS NAD83 (GEOID09)  
3. THE VERTICAL DATUM IS NAVD83 (GEOID09)



ANTHRACITE RIDGE, ALASKA  
VICTORY - GERWIG  
SITE PLAN - EXISTING CONDITIONS  
TOPOGRAPHY

DWG.#: 23-174C  
DESIGN: CEH  
DRAWN BY: ELF  
CHECKED: CEH  
SCALE  
11x17: 1"=300'  
22x34: 1"=150'  
REVISION DATE:  
11/13/23

REFERENCE  
NUMBER:  
V-2.2  
SHEET 4 OF 4

EXHIBIT B-4

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VICTORY - GERWIG

A SUBDIVISION OF

TOWNSHIP 20N RANGE 8E SECTION 27

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

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

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

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

All land recognized as suitable for Useable Septic Area is outside of any land dedicated to Public Use.

The Useable Septic Area is not situated within any easement (Utility or otherwise) such that use of said easement would interfere with an on-site septic.

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

The useable area consists entirely of land sloping less than 25% or will be at final certification.

The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.

The useable area is not less than 100' from the mean high water of any body of water, swamp, bog or marsh

The useable area is not less than 200' from any public water well, nor less than 100' from any known private water well

The useable area is outside of any known debris burial site.

SOILS INVESTIGATION

EXCAVATIONS

Test-holes or borings have been made such that the bottom of the excavation is at least 12' deep and "shallow trench" or "bed systems" are anticipated

Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or

"sewage pits" will likely be used

Test-holes or borings were made to the depth of permafrost (test notes with permafrost or impermeable layer):

or an impermeable layer.

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES:

(GP) TEST HOLES:

(SW) TEST HOLES: LOT 4 (TH 2)

(SP) TEST HOLES: LOT 3 (TH1),  
LOTS 5&6 (TH3)

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

(GM) TEST HOLES:  (SM) TEST HOLES:

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

Bedrock, Clay, or other impermeable stratum was encountered. TEST HOLES:

**GROUND WATER INVESTIGATION**

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

Monitoring Test Holes May through October: TEST HOLES:  TH 3 (LOT 5)  
Soil Mottling or Staining Analysis: TEST HOLES:

Depth to seasonal high water is a min. of 8' TEST HOLES:  TH 3 (LOT 5)

Depth to seasonal high water is less than 8'  
Fill will be required A suitable standard design will be provided

**SUMMARY OF REQUIRED FURTHER ACTION**

Additional fill required to ensure 8' of coverage above water table  
Lots:

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

Re-grading will be required to eliminate slopes in excess of 2:1  
Lots:

No further action required to establish sufficient usable area.

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

Benjamin C Gerwig P.E. Benjamin C. Gerwig Date 7/6/2023  
Professional Engineer



Parcel:	Victory - Gerwig Lot 3 (Pad)	TEST HOLE NO.	Date:	06/21/23
Insp. By:	Benjamin Gerwig	1 (Pad)	Job #	

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP
1ft	SW WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES SAND, GRAVELLY, DRY, GRITTY (PREVIOUS IMPORTED MAT'L)	See attached
2ft		
3ft		
4ft		
5ft		

		PERCOLATION TEST					
		Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft	SP POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES PREDOMINATELY SAND (PREVIOUS O.G.)	1					
7ft		2					
8ft	SW WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES Uniform material 7' - 12'. Sand with some gravel, very similar to 1'-5' but includes some larger cobbles (up to 6" diameter).	3					
9ft		4					
10ft		5					
11ft		6					
12ft	SW WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES BOTTOM OF HOLE	7					
		8					
		9					
		10					
		11					
		12					

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



7/6/23

COMMENTS:

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

WATER LEVEL MONITORING	
Date	WATER LEVEL

Parcel:	Victory - Gerwig Lot 4 (Store)	TEST HOLE NO.	Date:	06/21/23
Insp. By:	Benjamin Gerwig	2	Job #	

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP
1ft	SW WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES (PREVIOUSLY IMPORTED / FILL)	See attached
2ft		
3ft	PT PEAT AND OTHER HIGHLY ORGANIC SOILS	
4ft	ML INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR	

TEST HOLE EXCAVATION ANALYSIS		PERCOLATION TEST					
5ft	SP-SM POORLY-GRADED SANDS, GRAVELLY SANDS, MODERATE FINES, SILTY SANDS, SAND-SILT MIXTURES Transition zone, mostly SP	Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft	SW WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES Gritty. Uniform from ~5' to 12'	1					
7ft		2					
8ft		3					
9ft		4					
10ft		5					
11ft		6					
12ft	BOTTOM OF HOLE	7					
		8					
		9					
		10					
		11					
		12					

13ft		Perc. Hole Diam. (in.):				
14ft		Test Run Between:				
15ft		N/A	ft	and	N/A	ft Deep
16ft						
17ft						
18ft						
19ft						
20ft						

7/6/23

COMMENTS:

---



---

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

WATER LEVEL MONITORING	
Date	WATER LEVEL

Parcel:	Victory-Gerwig Lot 6 (Kodiak)	TEST HOLE NO.	Date:	06/21/23
Insp. By:	Benjamin Gerwig	3	Job #	

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP
1ft	SP POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES SAND MOSTLY, 90% <3". GRITTY / COARSE. SLIGHT GREY COLOR.	See attached
2ft		
3ft		
4ft		
5ft	BAND OF DARKER BROWN COLOR, 6 INCHES OR LESS.	

		PERCOLATION TEST					
	SP	Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	1					
7ft		2					
8ft	STARTS TRANSITIONING TO MORE WELL GRADED WITH DEPTH BUT FAIRLY UNIFORM OVERALL	3					
9ft		4					
10ft	SW WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	5					
11ft	(SEEP AT 10.5')	6					
12ft	BOTTOM OF HOLE	7					
		8					
		9					
		10					
		11					
		12					

13ft
14ft
15ft
16ft
17ft
18ft
19ft
20ft

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



7/6/23

**COMMENTS:**  
MONITORING TUBE STICK-UP: 4' (15' TOTAL)  
MEASUREMENTS BELOW: FROM TOP OF PIPE  
AND FROM GROUND SURFACE IN ( )

Depth	
12 FT	Total Depth of Test Hole
10.5 FT	Depths where Seeps encountered
12 FT	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
YES	Monitor Tube Installed?

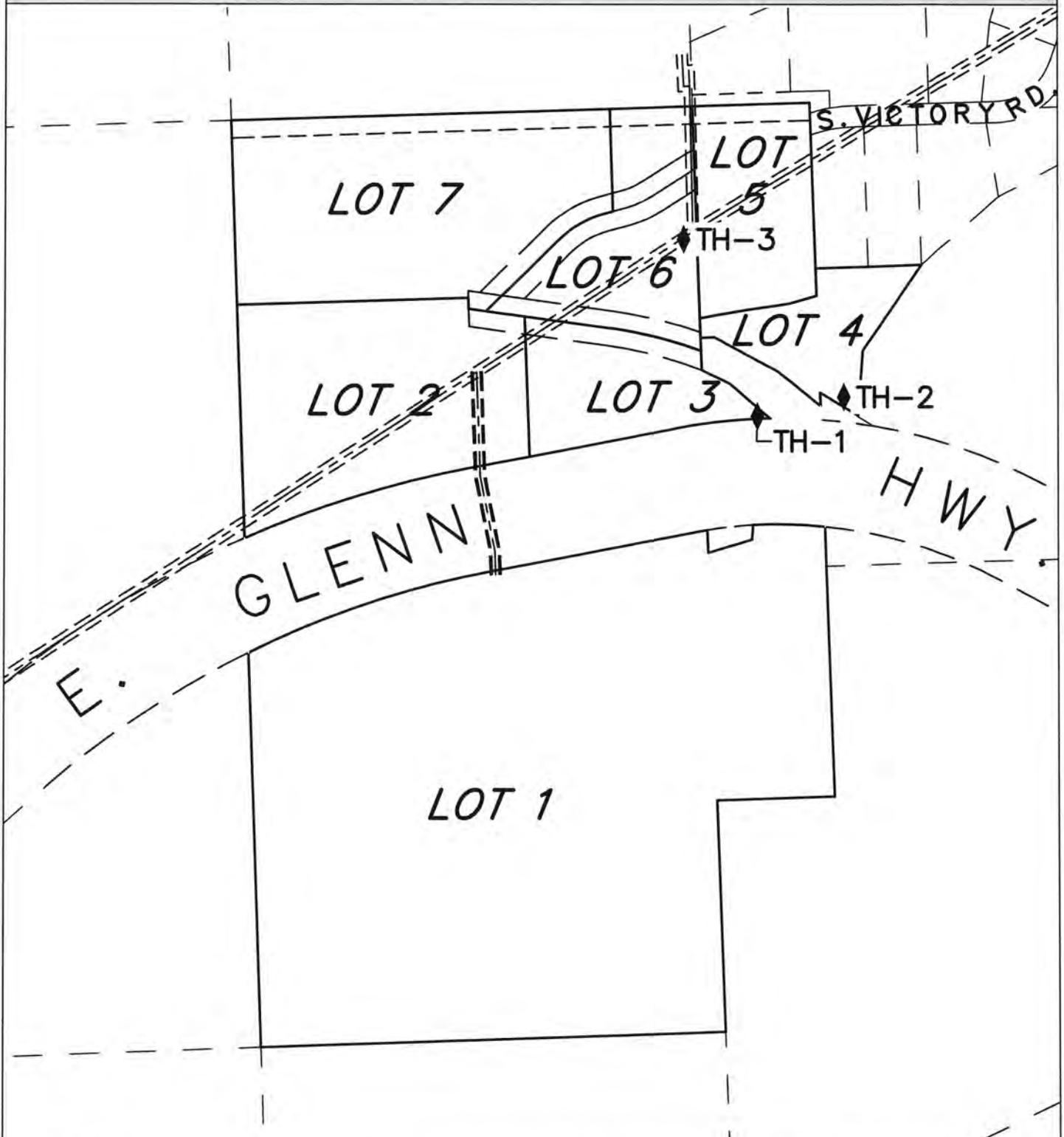
WATER LEVEL MONITORING	
Date	WATER LEVEL
6/21/23	13'6" (10'6") @ 3pm
6/25/23	13'8" (10'8")

**HANSON LAND SOLUTIONS**

*SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES*

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

**TEST HOLE LOCATION EXHIBIT MAP**



**LEGEND**

◆ TEST HOLE

**VICTORY GERWIG SUBDIVISION**

FILE: 23-174

DRAWN: ELF

09/28/23

**EXHIBIT A**

Page 1 of 1

**EXHIBIT C-6**



EXHIBIT C-7

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



**USEABLE AREA: TOPOGRAPHIC NARRATIVE**

**VICTORY GERWIG**  
A SUBDIVISION OF

**TRACT I-1 (88-14); L1&2(2010-43); P1(84-154W); P2 (85-154W); P1 (91-71W); P1&2 91-24-Pwm AND SE1/4 NW1/4 SEC. 27, T.20N. R.8E. SM AK PALMER RECORDING DISTRICT AK**

**INTRODUCTION**

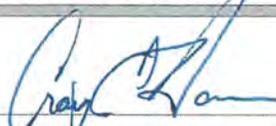
*The following narrative presents a summary of visible observations, relevant known local parameters and record data sufficient to describe the topographic features of the described property*

**NARRATIVE**

Lots 1, 2 & 7 of the proposed Victory Gerwig subdivision contain 45.26, 9.99 and 11.99 acres of land respectively. The land is primarily tree covered with a mixture of Spruce, Birch and Cottonwood.

All lots generally slope to the south with a 10-15% slope.

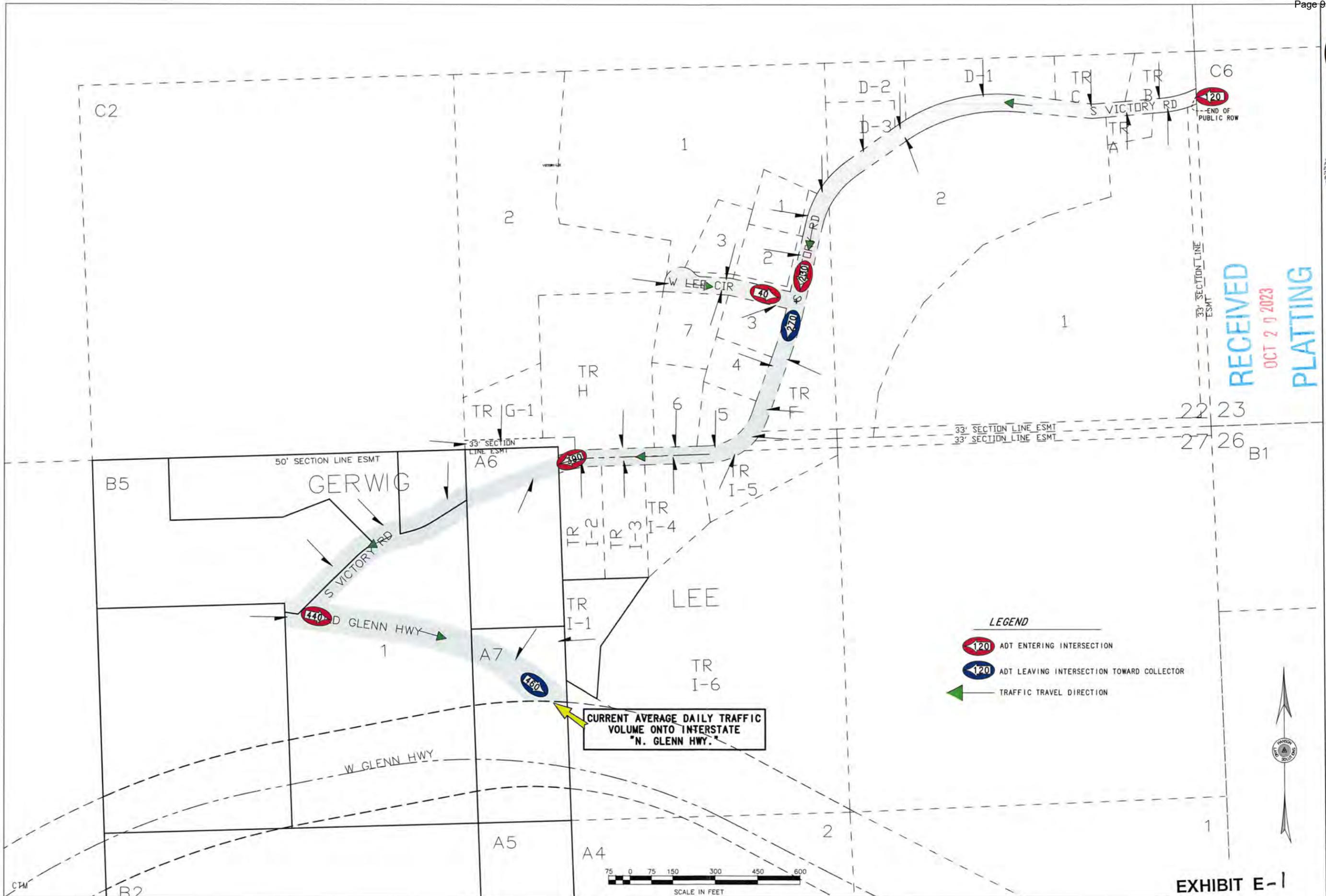
Water-bodies on the Lots consist of 2 small streams in the northeastern corner of Lot 7 that converge on the upper side of the Lot 7 driveway and then cross the road along with a very small section of stream crossing the southeastern most tip of Lot 2

  
\_\_\_\_\_  
Craig E. Hanson PLS                      10/26/23  
Professional Land Surveyor              Date





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NOTES  
 1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.  
 2. SUMMARY: EXISTING AVERAGE DAILY TRAFFIC AT THE INTERSECTION OF S. VICTORY RD. EXITING ONTO N. GLENN HWY. IS 340.

PALMER, ALASKA  
 VICTORY - GERWIG  
 EXISTING AVERAGE  
 DAILY TRAFFIC

DWG #: 23-174  
 DESIGN: CEH  
 DRAWN BY: ELF  
 CHECKED: CEH  
 SCALE  
 11x17: 1"=300'  
 22x34: 1"=150'  
 REVISION DATE:  
 10/19/23

REFERENCE  
 NUMBER:  
 C-2.0  
 SHEET 1 OF 2

EXHIBIT E-1



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 (907)746-7738

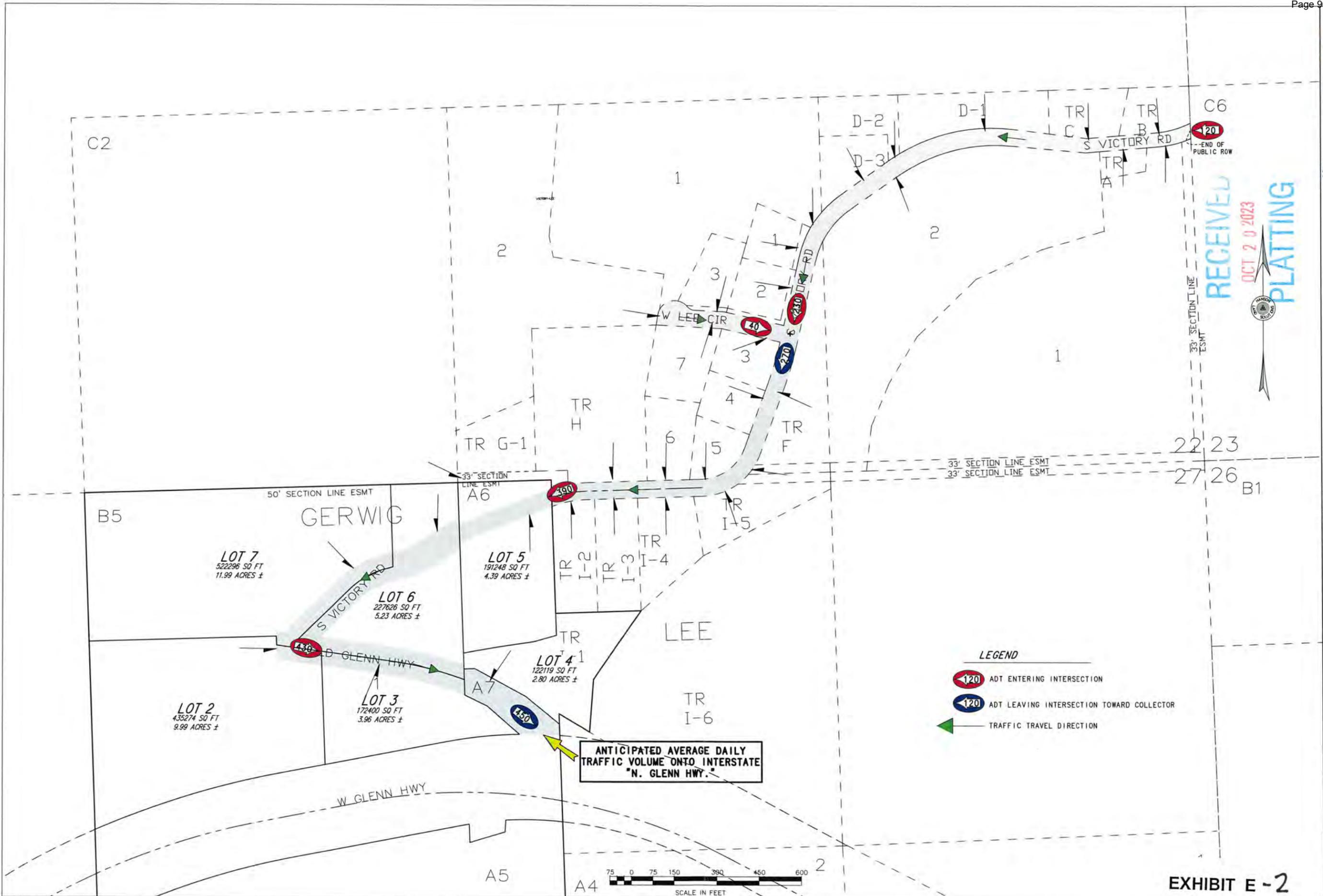


**NOTES:**  
 1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.  
 2. SUMMARY EXPECTED AVERAGE DAILY TRAFFIC DECREASES BY 10 ON AT INTERSECTION OF S. VICTORY RD. ONTO N. GLENN HWY. IN WHICH REQUIRES NO UPDATE OF ROAD STATUS AS IT DOES NOT EXCEED XXX.

PALMER, ALASKA  
 VICTORY-GERWIG  
 ANTICIPATED AVERAGE  
 DAILY TRAFFIC

DWG.#: 23-174  
 DESIGN: CEH  
 DRAWN BY: ELF  
 CHECKED: CEH  
 SCALE  
 11x17: 1"=300'  
 22x34: 1"=150'  
 REVISION DATE:  
 10/19/23

REFERENCE  
 NUMBER:  
 C-2.0  
 SHEET 2 OF 2



RECEIVED  
 OCT 20 2023  
 PLATTING

EXHIBIT E-2



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

## Department of Transportation and Public Facilities

Division of Project Delivery  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main: 907-269-0520  
Fax: 907-269-0521  
dot.alaska.gov

December 11, 2023

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **Plat #2012-114 & Plat #75-11, Irish Hills RSB Lots 1A-1 & Lot 3A Block 1, Burma Road**

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

- **Plat No. 72-31, PA 12 Hotchkiss, Outer Springer Loop Road**
  - No direct access for Lot 2 or Lot 3 to Outer Springer Loop Road will be authorized. Please add as plat note.
  - Lots 1, 2 and 3 required to share access. Dedicate a public use easement and show this on plat to formalize shared access.
  - No driveways through flag portions of Lots 2 and 3 will be permitted to access Outer Springer Loop Road.
  - Subsequent development of Lots 1, 2, and 3 require continued use of public use easement. No further access to Outer Springer Loop Road will be authorized.
  - Subsequent utility development required through public use easement.
- **Plat #2003-57, WA 11 Hale, Southcentral Foundation, Knik-Goose Bay Road and Palmer-Wasilla Highway**
  - No objection to the proposed lot division.
  - No direct access for Lot 2A to the Palmer-Wasilla Highway will be authorized.
  - Lot 2A and Lot 2B required to share access to Knik-Goose Bay Road.

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT F-1**

- DOT&PF requires shared access be shown on plat through a dedicated public use easement.
- Subsequent development of Lot 2A and Lot 2B required to continue use of public use easement. No further access to Knik-Goose Bay Road will be authorized.
- Apply for a new driveway permit for access onto Knik-Goose Bay Road. Plat actions invalidate existing driveway permits and require permits to be reapplied for. Driveway permits can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
- No new utility access through Knik-Goose Bay Road or right of way, or the Palmer-Wasilla Highway or right of way will be authorized. Utilities and subsequent utility development required through existing driveway access.
  
- **MSB Waiver Resolution #84-132-PWM, filed as 84-327W; WA 10 HLS for Moriarty Enterprises; Parks Highway**
  - No objection to lot consolidation.
  - Consolidate driveways into one access onto Fireweed Road. Only one access will be authorized onto Fireweed Road.
  - Subsequent lot development requires continued use of singular access onto Fireweed Road.
  - Apply for a new approach road permit for access onto Fireweed Road. Platting actions invalidate existing driveway and approach road permits. This access needs to go through an approach road review due to the guardrail at this location. Apply for an Approach Road Review at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
  - No new utility access through Fireweed Road. Subsequent development requires utilities through existing access.
  
- **MSB Waiver Resolution #84-65-PWm, #85-32-PWm, #91-17-PWm, #91-24-PWm; AR 08 HLS for Chuck Gerwig; Victory Road**
  - No objection to the proposed plat.
  - DOT&PF requests all lots dedicate right of way along Victory Road and Glenn Highway.
  - Please add as plat note: "No direct access to the Glenn Highway will be permitted for Lots 2, 3 & 4. Access must be taken from Victory Road. Subsequent subdivision of these lots will require continued access through Victory Road."
  - Please add as plat note: "DOT&PF will permit one singular access onto the Glenn Highway for Lot 1. Subsequent development of Lot 1 will require continued use of this existing access."
  - Clarify location of all easements in Lot 1 including access road to the Matanuska River that runs through Lot 1.
  - Apply for a new driveway permit for access for Lot 1 onto the Glenn Highway. Platting actions invalidate previously existing driveway permits. Driveway permits can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
  - DOT&PF requests the Mat-Su Borough add a Certificate of Ownership and Dedication for DOT&PF to sign regarding Glenn Highway right of way dedication.

- o MSB pre-application packet indicates that petitioners will need to upgrade Victory Road to borough standards. Victory Road is maintained by DOT&PF and currently has a DOT&PF project in design for improvements along this corridor. DOT&PF recommends petitioners not required to upgrade.

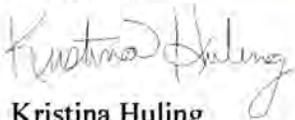
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or [kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov).

Sincerely,



**Kristina Huling**  
Mat-Su Area Planner, DOT&PF

cc: Sean Baski, Chief, Highway Design, DOT&PF  
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF  
Devki Rearden, Engineering Associate, DOT&PF  
Morris Beckwith, Right of Way, DOT&PF  
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB  
Orion LeCroy, Acting Traffic & Safety Engineer, DOT&PF

## Matthew Goddard

---

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Thursday, December 7, 2023 11:12 AM  
**To:** Matthew Goddard  
**Cc:** Myers, Sarah E E (DFG); Carter, Marla M (DFG)  
**Subject:** RE: RFC Victory Gerwig (MG)

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

Hi Matthew,

Alaska Department of Fish and Game (ADF&G) has reviewed the proposed platting action to create 7 lots to be known as Victory Gerwig, containing approximately 94.91 acres. This property is located south of Index Lake and north of the Matanuska River. ADF&G has **no objections** to this proposed platting action with the following comment:

- There is a stream channel that runs through lots 1, 2, 3 & 6 so the property owners should take into consideration that a fish habitat permit may required for any culverts installed on that stream channel. If the owner has questions they can reach out to the Habitat Section Office at (907)861-3200 or [dfg.hab.infopaq@alaska.gov](mailto:dfg.hab.infopaq@alaska.gov).

Thank you for the opportunity to review and comment on this proposed platting action.

## Colton Percy

### Habitat Biologist

### Access Defense Program

Alaska Department of Fish and Game  
Division of Wildlife Conservation  
333 Raspberry Rd  
Anchorage, AK 99518  
907-267-2118

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>

**Sent:** Wednesday, November 15, 2023 4:42 PM

**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; josephdavisak@mac.com; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

**Subject:** RFC Victory Gerwig (MG)

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

Hello,

## Matthew Goddard

---

**From:** Moore, Stephen A CIV USARMY CEPOA (USA) <Stephen.A.Moore2@usace.army.mil>  
**Sent:** Thursday, November 16, 2023 3:01 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Victory Gerwig (MG)

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

Matthew,

Thanks for providing the new link, and the opportunity to comment.

It appears waters of the U.S. may be impacted by the proposal. Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

The project proponent is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and will be assigned a project manager to assist. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

V/r,

Steve Moore  
Project Manager  
North Branch  
Regulatory Division  
Alaska District  
U.S. Army Corps of Engineers  
Phone 907.753.5713  
Fax 907.753.5567

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Thursday, November 16, 2023 2:37 PM  
**To:** Moore, Stephen A CIV USARMY CEPOA (USA) <Stephen.A.Moore2@usace.army.mil>  
**Subject:** [Non-DoD Source] RE: RFC Victory Gerwig (MG)

Good afternoon Steve,

I have regenerated the link (see below). Hopefully this one works for you.

 [Victory Gerwig](#)

Have a great day,  
Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

---

**From:** Moore, Stephen A CIV USARMY CEPOA (USA) <[Stephen.A.Moore2@usace.army.mil](mailto:Stephen.A.Moore2@usace.army.mil)>  
**Sent:** Thursday, November 16, 2023 2:24 PM  
**To:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Subject:** RE: RFC Victory Gerwig (MG)

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

Mr. Goddard,

Can you please check and resend the below link? I'm not able to open it, many thanks.

V/r,

Steve Moore  
Project Manager  
North Branch  
Regulatory Division  
Alaska District  
U.S. Army Corps of Engineers  
Phone 907.753.5713  
Fax 907.753.5567

---

**From:** Matthew Goddard <[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)>  
**Sent:** Wednesday, November 15, 2023 4:42 PM  
**To:** Huling, Kristina N (DOT) <[kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov)>; Post, David E (DOT) <[david.post@alaska.gov](mailto:david.post@alaska.gov)>;  
[dnr.scro@alaska.gov](mailto:dnr.scro@alaska.gov); Myers, Sarah E E (DFG) <[sarah.myers@alaska.gov](mailto:sarah.myers@alaska.gov)>; Percy, Colton T (DFG)  
<[colton.percy@alaska.gov](mailto:colton.percy@alaska.gov)>; Pagemaster, Reg POA <[regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)>; [josephdavisak@mac.com](mailto:josephdavisak@mac.com); Brian  
Davis <[Brian.Davis@matsugov.us](mailto:Brian.Davis@matsugov.us)>; Ron Bernier <[Ron.Bernier@matsugov.us](mailto:Ron.Bernier@matsugov.us)>; Margie Cobb  
<[Margie.Cobb@matsugov.us](mailto:Margie.Cobb@matsugov.us)>; Eric Phillips <[Eric.Phillips@matsugov.us](mailto:Eric.Phillips@matsugov.us)>; Tom Adams <[Tom.Adams@matsugov.us](mailto:Tom.Adams@matsugov.us)>; Brad  
Sworts <[Brad.Sworts@matsugov.us](mailto:Brad.Sworts@matsugov.us)>; Jamie Taylor <[Jamie.Taylor@matsugov.us](mailto:Jamie.Taylor@matsugov.us)>; Daniel Dahms  
<[Daniel.Dahms@matsugov.us](mailto:Daniel.Dahms@matsugov.us)>; Tammy Simmons <[Tammy.Simmons@matsugov.us](mailto:Tammy.Simmons@matsugov.us)>; Charlyn Spannagel  
<[Charlyn.Spannagel@matsugov.us](mailto:Charlyn.Spannagel@matsugov.us)>; Katrina Kline <[katrina.kline@matsugov.us](mailto:katrina.kline@matsugov.us)>; MSB Farmers  
<[MSB.Farmers@matsugov.us](mailto:MSB.Farmers@matsugov.us)>; Permit Center <[Permit.Center@matsugov.us](mailto:Permit.Center@matsugov.us)>; Planning <[MSB.Planning@matsugov.us](mailto:MSB.Planning@matsugov.us)>;  
Alex Strawn <[Alex.Strawn@matsugov.us](mailto:Alex.Strawn@matsugov.us)>; Fred Wagner <[Frederic.Wagner@matsugov.us](mailto:Frederic.Wagner@matsugov.us)>;  
[pamela.j.melchert@usps.gov](mailto:pamela.j.melchert@usps.gov); [matthew.a.carey@usps.gov](mailto:matthew.a.carey@usps.gov); John Aschenbrenner <[John.Aschenbrenner@matsugov.us](mailto:John.Aschenbrenner@matsugov.us)>;  
Andrew Fraiser <[andrew.fraiser@enstarnaturalgas.com](mailto:andrew.fraiser@enstarnaturalgas.com)>; ROW <[row@enstarnaturalgas.com](mailto:row@enstarnaturalgas.com)>; Right of Way Dept.

## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Tuesday, December 5, 2023 4:13 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Victory Gerwig (MG)

Matthew,

No comments from PD&E.

Daniel Dahms, PE  
Department of Public Works  
Pre-Design and Engineering Division

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, November 15, 2023 4:42 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; josephdavisak@mac.com; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Victory Gerwig (MG)

Hello,

The following link is a Request for Comments on the proposed Victory Gerwig Subdivision. Please ensure all comments have been submitted by December 8, 2023 so they can be incorporated in the staff report that will be presented to the Platting board.

[Victory Gerwig](#)

Feel free to contact me if you have any questions.

Thank you,  
Matthew Goddard  
Platting Technician  
907-861-7881  
[Matthew.Goddard@matsugov.us](mailto:Matthew.Goddard@matsugov.us)

## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Thursday, November 16, 2023 11:44 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Victory Gerwig (MG)

Good Morning,

The following parcels need driveway permits:

20N08E27A007  
20N08E27A006  
6979000L001  
20N08E27B005

Looks like many of these qualify for the fee waivers too.

Thank you,

Jennifer Monnin, CFM  
Permit Technician  
350 E Dahlia Ave  
Palmer, AK 99645  
[Jennifer.monnin@matsugov.us](mailto:Jennifer.monnin@matsugov.us)  
907-861-7822

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, November 15, 2023 4:42 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; josephdavisak@mac.com; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Victory Gerwig (MG)

Hello,

The following link is a Request for Comments on the proposed Victory Gerwig Subdivision.  
Please ensure all comments have been submitted by December 8, 2023 so they can be incorporated in the staff report that will be presented to the Platting board.



**ENSTAR Natural Gas Company, LLC**  
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

November 22, 2023

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.

**Victory Gerwig Subdivision  
(MSB Case #2023-140)**

If you have any questions, please feel free to contact me at (907) 334-7911 or by email at [sterling.lopez@enstarnaturalgas.com](mailto:sterling.lopez@enstarnaturalgas.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Sterling Lopez", written over a horizontal line.

Sterling Lopez  
Right of Way & Permitting Supervisor  
ENSTAR Natural Gas Company, LLC  
O: (907) 334-7911  
C: (907) 764-6286

**EXHIBIT K-1**

## Matthew Goddard

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Thursday, November 16, 2023 12:35 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Victory Gerwig (MG)

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

Hi Matthew,

Thank you for reaching out for the opportunity to comment. MTA has reviewed Victory Gerwig and would like to request that instead of labeling it a 30' wide MEA Electric line easement that they label it a 30' T&E easement to avoid future confusion.

Thank you,

### Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | [www.mtasolutions.com](http://www.mtasolutions.com)



Life. Technology. Together.

---

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, November 15, 2023 4:42 PM  
**To:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; josephdavisak@mac.com; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop  
**Subject:** RFC Victory Gerwig (MG)

Hello,

The following link is a Request for Comments on the proposed Victory Gerwig Subdivision.

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
(PLATTING CLERK)

**NOTES**

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE NORTHEAST CORNER OF LOT 7 (SURVEYED POINT 713), A RECOVERED BRASS CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 48' 05.72"N 147° 59' 03.89"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

**SURVEYOR'S CERTIFICATE**



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

**CERTIFICATE OF PAYMENT OF TAXES**

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

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USES SHOWN.

EDWARD D. HAMLIN DATE \_\_\_\_\_  
65050 S. VICTORY RD.  
SUTTON, AK 99674

ROSANNA HAMLIN DATE \_\_\_\_\_  
65050 S. VICTORY RD.  
SUTTON, AK 99674

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USES SHOWN.

CLEVE I. JR. NOBLE DATE \_\_\_\_\_  
66000 S. VICTORY RD.  
SUTTON, AK 99674

ISABEL NOBLE DATE \_\_\_\_\_  
66000 S. VICTORY RD.  
SUTTON, AK 99674

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

TIFFANY GERWIG DATE \_\_\_\_\_  
65920 S. VICTORY RD.  
SUTTON, AK 99674

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

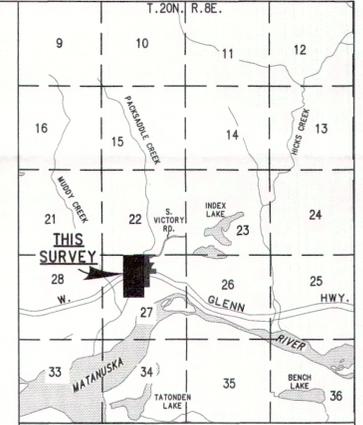
EILEEN M. HAINES DATE \_\_\_\_\_  
P.O. BOX 1102  
CHICKALOOON, AK 99674-1102

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_



SOURCE: MSB TAX MAP A01, A02, A07, & A08 1"=5280'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH, AND GRANT ALL EASEMENTS TO THE USES SHOWN.

CHARLES W. GERWIG DATE \_\_\_\_\_  
65920 S. VICTORY RD.  
SUTTON, AK 99674

BROLENE J. GERWIG DATE \_\_\_\_\_  
65920 S. VICTORY RD.  
SUTTON, AK 99674

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

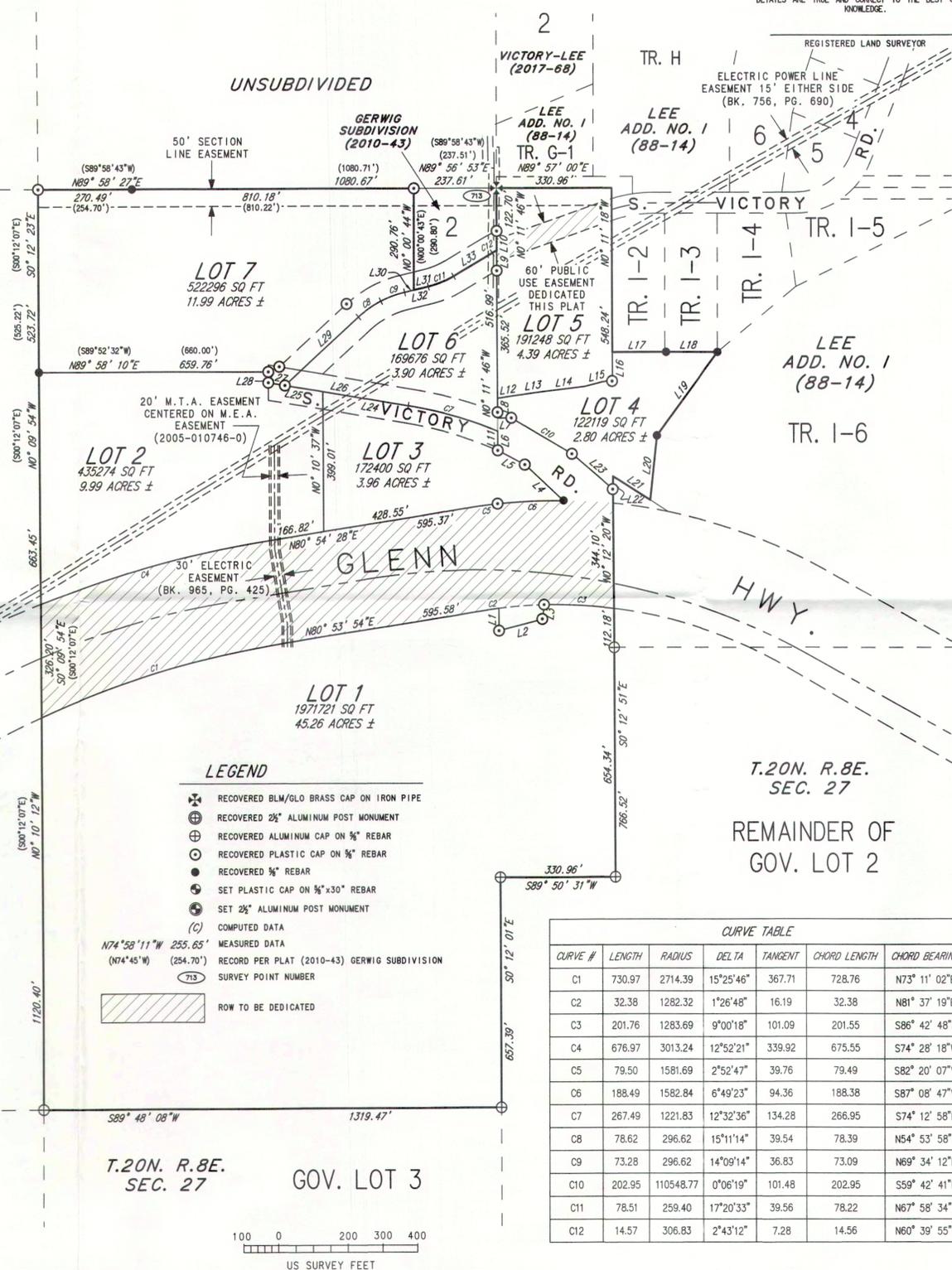
RECEIVED  
NOV 14 2023  
PLATTING

A PLAT OF  
**VICTORY GERWIG**  
A SUBDIVISION OF  
TRACT 1-1  
LEE SUBDIVISION ADD. #1  
(88-14),  
LOT 1  
GERWIG SUBDIVISION  
(2010-43),  
PARCEL 1  
MSB WAIVER RES. 84-65-PWm  
(84-154W),  
PARCEL 2  
MSB WAIVER RES. 85-32-PWm  
(85-154W),  
PARCEL 1  
MSB WAIVER RES. 91-17PWm  
(91-71W),  
PARCELS 1 & 2  
MSB WAIVER RES. 91-24-PWm  
&  
SE 1/4 NW 1/4 SEC. 27, T.20N. R.8E. SM, AK  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
N 1/2 SEC. 27, T.20N. R.8E. SM, AK  
CONTAINING 94.91 ACRES MORE OR LESS

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

LINE #	BEARING	LENGTH
L1	S0° 12' 32"E	64.61
L2	N75° 05' 19"E	129.96
L3	N5° 13' 00"E	42.11
L4	S47° 04' 56"E	150.11
L5	S62° 24' 43"E	88.81
L6	N0° 11' 46"W	92.00
L7	N89° 54' 25"E	39.36
L8	S0° 09' 26"E	39.74
L9	N0° 11' 46"W	57.88
L10	N0° 11' 46"W	55.71
L11	S0° 11' 46"E	54.20
L12	S80° 58' 30"W	46.38
L13	S82° 01' 10"W	85.88
L14	S83° 09' 39"W	121.52
L15	S75° 41' 36"W	81.73
L16	S0° 11' 18"E	77.46
L17	S89° 51' 21"W	154.54

LINE #	BEARING	LENGTH
L18	S89° 51' 21"W	148.89
L19	N36° 28' 03"E	295.70
L20	N6° 06' 51"E	185.48
L21	S57° 30' 52"E	126.56
L22	N0° 11' 18"W	37.00
L23	S49° 09' 21"E	154.58
L24	S80° 29' 17"E	249.03
L25	N80° 22' 58"W	158.63
L26	N80° 29' 17"W	359.27
L27	N80° 08' 33"W	48.40
L28	S0° 14' 09"E	31.07
L29	N47° 18' 21"E	288.31
L30	N76° 38' 50"E	27.49
L31	N76° 38' 50"E	42.41
L32	N76° 38' 50"E	69.90
L33	N59° 18' 19"E	129.90



CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	730.97	2714.39	15°25'46"	367.71	728.76	N73° 11' 02"E
C2	32.38	1282.32	1°26'48"	16.19	32.38	N81° 37' 19"E
C3	201.76	1283.69	9°00'18"	101.09	201.55	S86° 42' 48"E
C4	676.97	3013.24	12°52'21"	339.92	675.55	S74° 28' 18"W
C5	79.50	1581.69	2°52'47"	39.76	79.49	S82° 20' 07"W
C6	188.49	1582.84	6°49'23"	94.36	188.38	S87° 08' 47"W
C7	267.49	1221.83	12°32'36"	134.28	266.95	S74° 12' 58"E
C8	78.62	296.62	15°11'14"	39.54	78.39	N54° 53' 58"E
C9	73.28	296.62	14°09'14"	36.83	73.09	N69° 34' 12"E
C10	202.95	110548.77	0°06'19"	101.48	202.95	S59° 42' 41"E
C11	78.51	259.40	17°20'33"	39.56	78.22	N67° 58' 34"E
C12	14.57	306.83	2°43'12"	7.28	14.56	N60° 39' 55"E