

# MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER  
Fred Wagner

PLATTING CLERK  
Kayla Kinneen

PLATTING TECHNICIANS  
Matthew Goddard  
Chris Curlin  
Natasha Heindel



PLATTING BOARD  
Chair Ron Johnson, District 1  
Brian Goodman, District 2  
Vice Chair Eric Koan, District 3  
Dan Bush, District 4  
Michelle Traxler, District 5  
Sandra Kreger, District 6  
Sidney Bertz, District 7  
Karla McBride, Alternate A  
Robert Hallford, Alternate B

## **PLATTING BOARD AGENDA** **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

**PLATTING BOARD MEETING**

**1:00 P.M.**

**September 5, 2024**

Ways you can participate in Platting Board meetings:

### **IN PERSON**

**IN WRITING:** You can submit written comments by email to [platting@matsugov.us](mailto:platting@matsugov.us) or by mail to Matanuska-Susitna Borough, Platting Division, 350 E. Dahlia Avenue, Palmer, AK 99645

**TELEPHONIC TESTIMONY:** (Audio only)

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

- Dial 1-855-290-3803; you will hear “Joining conference” when you are admitted to the meeting.
- You will be automatically muted and able to listen to the meeting.
- When the Chair announces audience participation or a public hearing you would like to speak to, press \*3; you will hear “Your hand has been raised.”
- When it is your turn to testify you will hear “Your line has been unmuted.”
- State your name for the record, spell your last name, and provide your testimony.

**OBSERVE:** You can observe the meeting via the live stream video at:

- <https://www.facebook.com/MatSuBorough>
- Matanuska-Susitna Borough – YouTube

### **1. CALL TO ORDER**

- A. Roll Call and Determination of Quorum (by Secretary)
- B. Pledge of Allegiance
- C. Approval of Agenda

### **2. APPROVAL OF MINUTES**

A. August 15, 2024

### 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. **SPRINGS WEST:** The request is to create 40 lots and one tract from Lot 1, Barry's Spring Crest (Plat #2022-16) and the SW1/4 SE1/4 and the NW1/4 SE1/4 Section 20, T18N, R01E; (Tax ID's 18N01E20D005, 18N01E20D002, & 8168000L001). The property is directly south of N. Sandburg Drive, directly west of E. Beverly Ann Lane, and north of N. Caribou Street; within the SE ¼ Section 20, T18 North, Range 2 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. **This case was continued from the August 15<sup>th</sup> Platting Board Hearing.** (Petitioner/Owner: Beverly Barry, Michelle Barry, Deanna Arthur, & Jo Ann Hinds, Staff: Natasha Heindel, Case # 2024-071)

B. **CORREIRA ESTATES:** The request is to create 10 lots from Lot 2, I & B (Plat #2023-20), to be known as **CORREIRA ESTATES**. The property is directly west of S. Comsat Road, directly north of E. Camelot Place and directly south of E. Shangrila Drive;(Tax ID# 8461000L002) within the SE ¼ Section 29, T26 North, Range 4 West, Seward Meridian, Alaska. In the Talkeetna Community Council and in Assembly District #7.(Petitioner/Owner: Brian Correia, Staff: Chris Curlin, Case # 2024-073)

C. **NORTH 40:** The request is to create 21 lots and two Tracts from Government Lots 1, 2, & 4 in the S ½ NE 1/4, SE ¼ NW ¼, NE ¼ SW 1/4, Section 15, Township 19 North, Range 04 East, (Tax ID 19N04E15A001), to be known as **NORTH 40**, containing 255 acres +/- . The property is southeast of the Kings River, and directly north and south of N. Glenn Highway at approximately mile 68; within Section 15, Township 19 North, Range 04 East, Seward Meridian, Alaska. In the Chickaloon Community Council and in Assembly District #1.(Petitioner/Owner: Brett Gatten, Staff: Chris Curlin, Case # 2024-085)

D. **HOMESTEAD HILLS PH 2 (UE):** The request is to create 17 lots from Lot 4, Tracts A & B, Homestead Hills Subdivision, Plat #2017-83, and Parcel C3, created from Government Lot 4, to be known as **HOMESTEAD HILLS PHASE 2**, containing 127.2 acres +/- . The petitioner is proposing the elimination of the utility easements on Lot 4 with new utility easement dedications following the proposed roads. The property is located south of S. Ed Rush Road, south and west of E. Knik River Road, and northwest of Hunter Creek (Tax ID #16N04E30C003, 7682000T00A, 7682000T00B, & 7682000L004); within the SE ¼ Section 25, Township 16 North, Range 03 East, & the SW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1.(Petitioner/Owner: Brett Gatten, Staff: Chris Curlin, Case # 2024-085)

## ITEMS OF BUSINESS & MISCELLANEOUS

*(None)*

### 7. 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: Kayla Kinneen)*

- September 19, 2024, Platting Board Meeting; we have two cases to be heard:
  - Ancient Tree Estates B1 L4 SLEV
  - Alliance Country Heights

### 8. BOARD COMMENTS

### 9. ADJOURNMENT



# MINUTES



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
August 15, 2024**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on August 15, 2024, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Alaska. Chair Johnson called the Meeting to order at 1:02 p.m.

**1. CALL TO ORDER**

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1, Chair  
Mr. Eric Koan, District Seat #3, Vice Chair  
Ms. Michelle Traxler, District Seat #5  
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Dan Bush, District Seat #4  
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Mr. Brian Goodman, District Seat #2  
Ms. Sandra Kreger, District Seat #6  
Mr. Sidney Bertz, District seat #7

Staff in attendance:

Mr. Alex Strawn, Planning Director  
Ms. Kayla Kinneen, Platting Board Clerk  
Mr. Matthew Goddard, Platting Technician  
Mr. Chris Curlin, Platting Technician  
Ms. Natasha Heindel, Platting Technician

**B. THE PLEDGE OF ALLEGIANCE**

Platting Member McBride led the pledge of allegiance.

**C. APPROVAL OF THE AGENDA**

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

MOTION: Platting Member Koan made motion to approve the agenda. Platting Member Traxler seconded.

The agenda was approved unanimously.

**2. APPROVAL OF MINUTES**

- August 1, 2024.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
August 15, 2024**

MOTION: Platting Membe Traxler made motion to approve August 1, 2024 minutes.  
Platting Member McBride seconded.

Minutes were approved unanimously.

**3. AUDIENCE PARTICIPATION & PRESENTATIONS**

**PERSONS TO BE HEARD** (Three minutes per person for items not scheduled for public hearing)  
(None)

**4. UNFINISHED BUSINESS**

(None)

**5. RECONSIDERATIONS/APPEALS**

(None)

**6. PUBLIC HEARINGS**

A. **SPRINGS WEST**: The request is to create 40 lots and one tract from Lot 1, Barry's Spring Crest (Plat #2022-16) and the SW1/4 SE1/4 and the NW1/4 SE1/4 Section 20, T18N, R01E; (Tax ID's 18N01E20D005, 18N01E20D002, & 8168000L001). The property is directly south of N. Sandburg Drive, directly west of E. Beverly Ann Lane, and north of N. Caribou Street; within the SE ¼ Section 20, T18 North, Range 2 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. (Petitioner/Owner: Beverly Barry, Michelle Barry, Deanna Arthur & Jo Ann Hinds Staff: Chris Curlin, Case #2024-071)

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

Kayla Kinneen provided the mailing report:

- Stating that 136 public hearing notices were mailed out on June 27, 2024.

Staff gave an overview of the case:

- Staff recommends continuation to September 5<sup>th</sup> Platting Board Meeting.

Chair Johnson invited the petitioner/petitioner's representative to give an overview.

The petitioner's representative was not present.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson left the public hearing open and



**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
August 15, 2024**

invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative was not present.

Discussion ensued.

**MOTION:** Platting Member Traxler made a motion to continue the preliminary plat of Springs West to September 5<sup>th</sup> 2024. Platting Member McBride 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

Platting Clerk, Kayla Kinneen informed the board of upcoming items:

- There is 4 cases on September 5th Platting Board Meeting.
  - Correira Estates
  - North 40
  - Homestead Hills Ph 2 (UE)
  - Springs West

**BOARD COMMENTS.**

- Traxler- Is going to go vote.
- Koan- Hopes everyone enjoys the fair.
- Chair Johnson- Mentions that this was the fastest and easiest meeting.

**8. ADJOURNMENT**

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **1:10 PM**.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD MINUTES**

**REGULAR MEETING  
August 15, 2024**

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\_\_\_\_\_  
RON JOHNSON  
Platting Board Chair

ATTEST:

\_\_\_\_\_  
KAYLA KINNEEN  
Platting Board Clerk

DRAFT

6A



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 5, 2024

PRELIMINARY PLAT: SPRINGS WEST  
LEGAL DESCRIPTION: SEC 20, T18N, R01E, SEWARD MERIDIAN, AK  
PETITIONER: BEVERLY BARRY, MICHELLE BARRY, DEANNA ARTHUR,  
& JO ANN HINDS  
SURVEYOR: HANSON LAND SOLUTIONS  
ACRES: 99.85 ± PARCELS: 41  
REVIEWED BY: CHRIS CURLIN CASE #: 2024-071

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**REQUEST:** The request is to create 40 lots and one tract from Lot 1, Barry’s Spring Crest (Plat #2022-16) and the SW1/4 SE1/4 and the NW1/4 SE1/4 Section 20, T18N, R01E, in three phases, to be known as **SPRINGS WEST**. The property is directly south of N. Sandburg Drive, directly west of E. Beverly Ann Lane, and north of N. Caribou Street; within the SE ¼ Section 20, 18 North, Range 2 East, Seward Meridian, AK. **This case is continued from August 15, 2024.**

**EXHIBITS:**

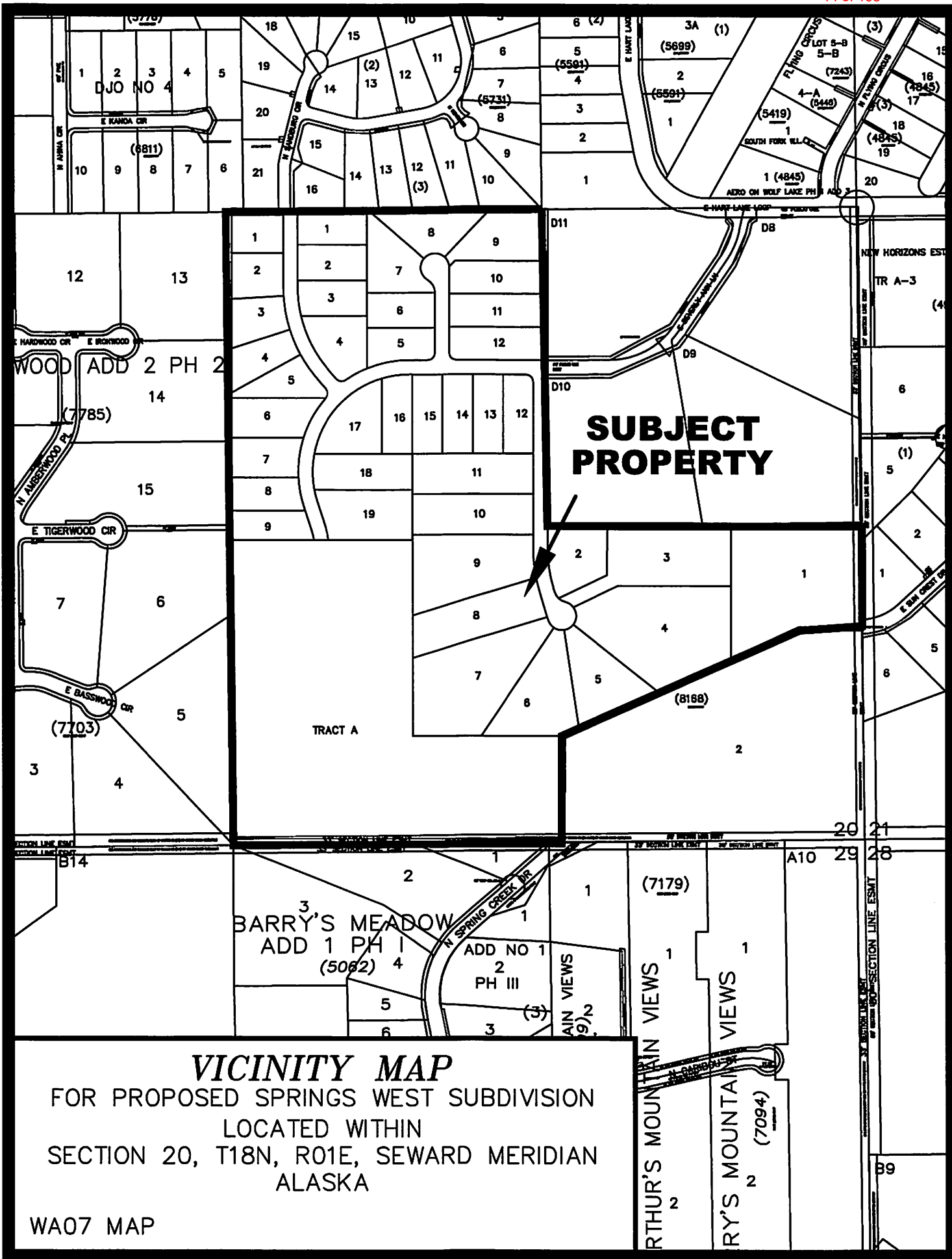
Vicinity Map

**EXHIBIT A – 1 pg**

The petitioner has requested a continuance to September 5, 2024. The request is to allow time to monitor new test holes. Staff recommends the Board grant the continuance to September 19, 2024.

**RECOMMENDATIONS FOR GRANTING A CONTINUANCE**

**Suggested motion: I move to approve a continuance to September 19, 2024 of the preliminary plat of SPRINGS WEST, Township 18 North, Range 01 East, Section 20, Seward Meridian, Alaska**



**VICINITY MAP**

FOR PROPOSED SPRINGS WEST SUBDIVISION  
LOCATED WITHIN  
SECTION 20, T18N, R01E, SEWARD MERIDIAN  
ALASKA

WA07 MAP

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)

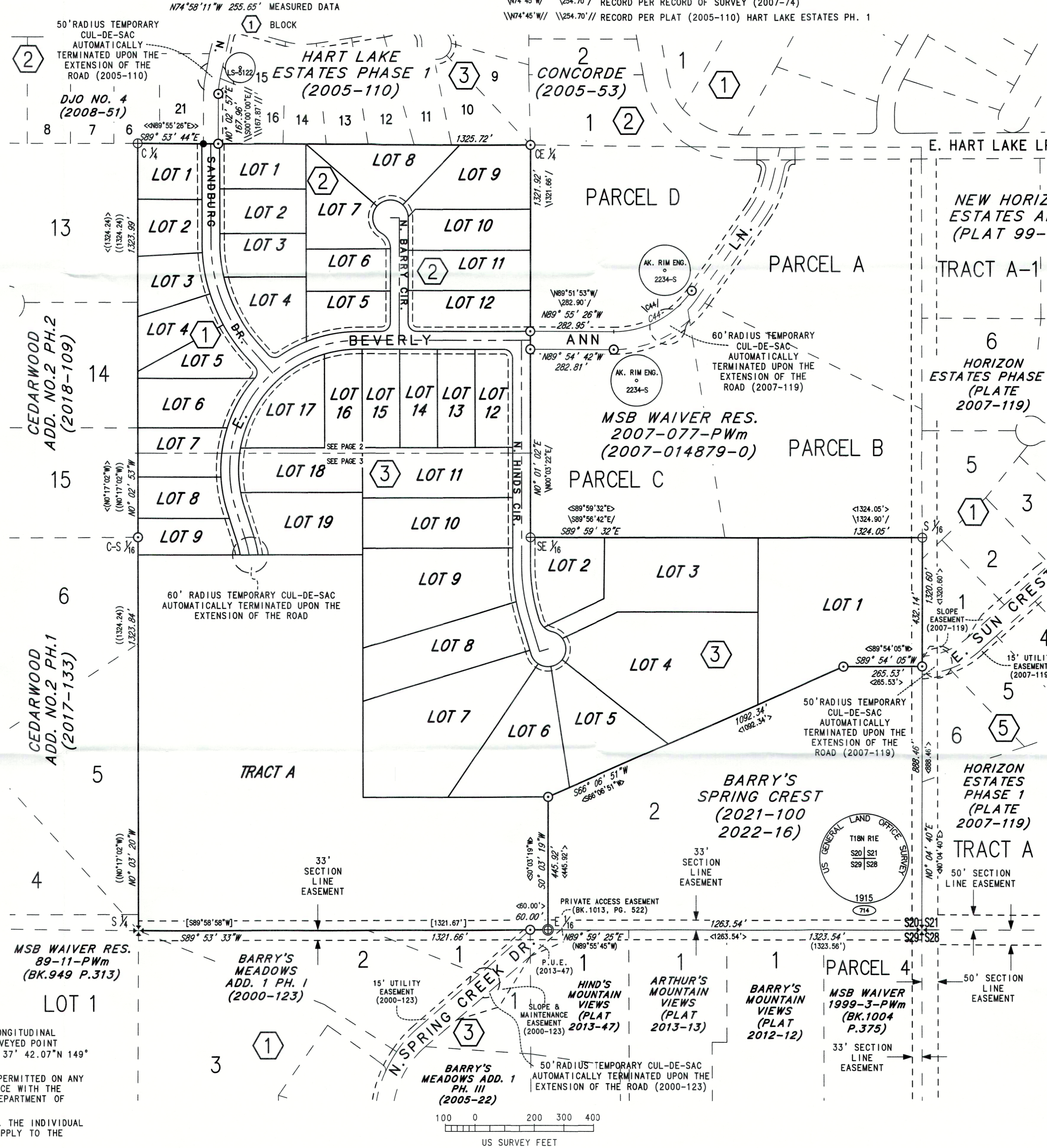
CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT, CHORD LENGTH, CHORD BEARING. Rows C1 through C44.

NOTES

- 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SECTION CORNER COMMON TO SECTIONS 20, 21 28 & 29 (SURVEYED POINT 714)...
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION...
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

LEGEND

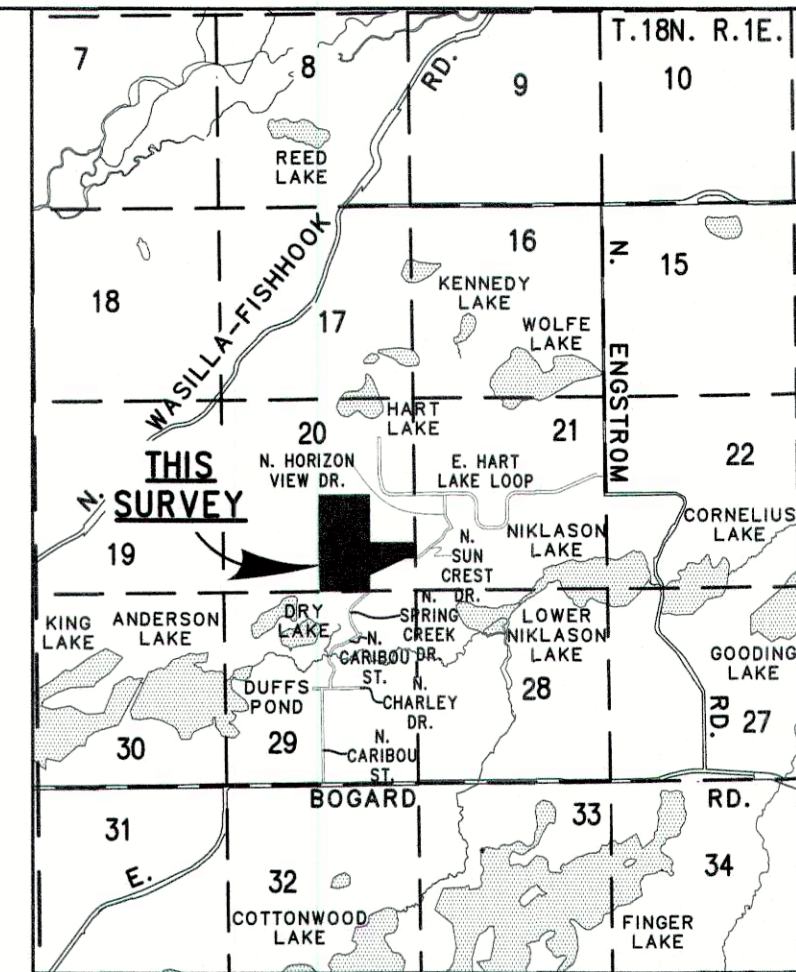
- RECOVERED 2 1/2" GLO BRASS CAP ON IRON PIPE
RECOVERED 2 1/2" ALUMINUM POST MONUMENT
RECOVERED 1 1/2" ALUMINUM CAP ON 3/8" REBAR
RECOVERED PLASTIC CAP ON 3/8" REBAR
RECOVERED 3/8" REBAR
SET PLASTIC CAP ON 3/8" X 30" REBAR AT CORNERS, PT'S, AND PC'S.
COMPUTED DATA
MEASURED DATA



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

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

BEVERLY ANN BARRY DATE \_\_\_\_\_ 3880 N. CARIBOU ST. WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

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

FOR \_\_\_\_\_

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

JO ANNE E. HINDS DATE \_\_\_\_\_ 3880 N. CARIBOU ST. WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT

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

FOR \_\_\_\_\_

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

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

A PLAT OF SPRINGS WEST A SUBDIVISION OF LOT 1, BARRY'S SPRING CREST (PLAT 2021-100, RE-FILED AS 2022-16) AND THE SW 1/4 SE 1/4 AND THE NW 1/4 SE 1/4 SEC. 20 T.18N. R.1E. PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA LOCATED WITHIN SE 1/4 SEC. 20, T.18N. R.1E. SM, AK CONTAINING 99.85 ACRES MORE OR LESS

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

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 through L13.

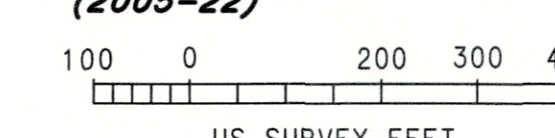


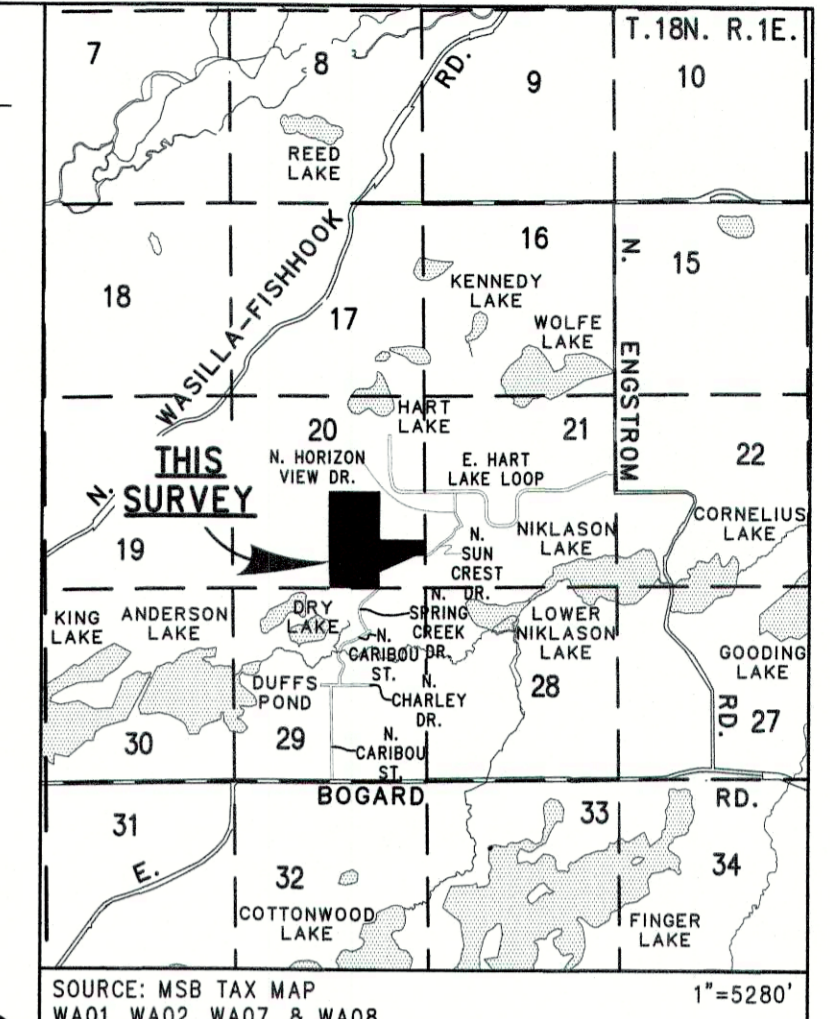
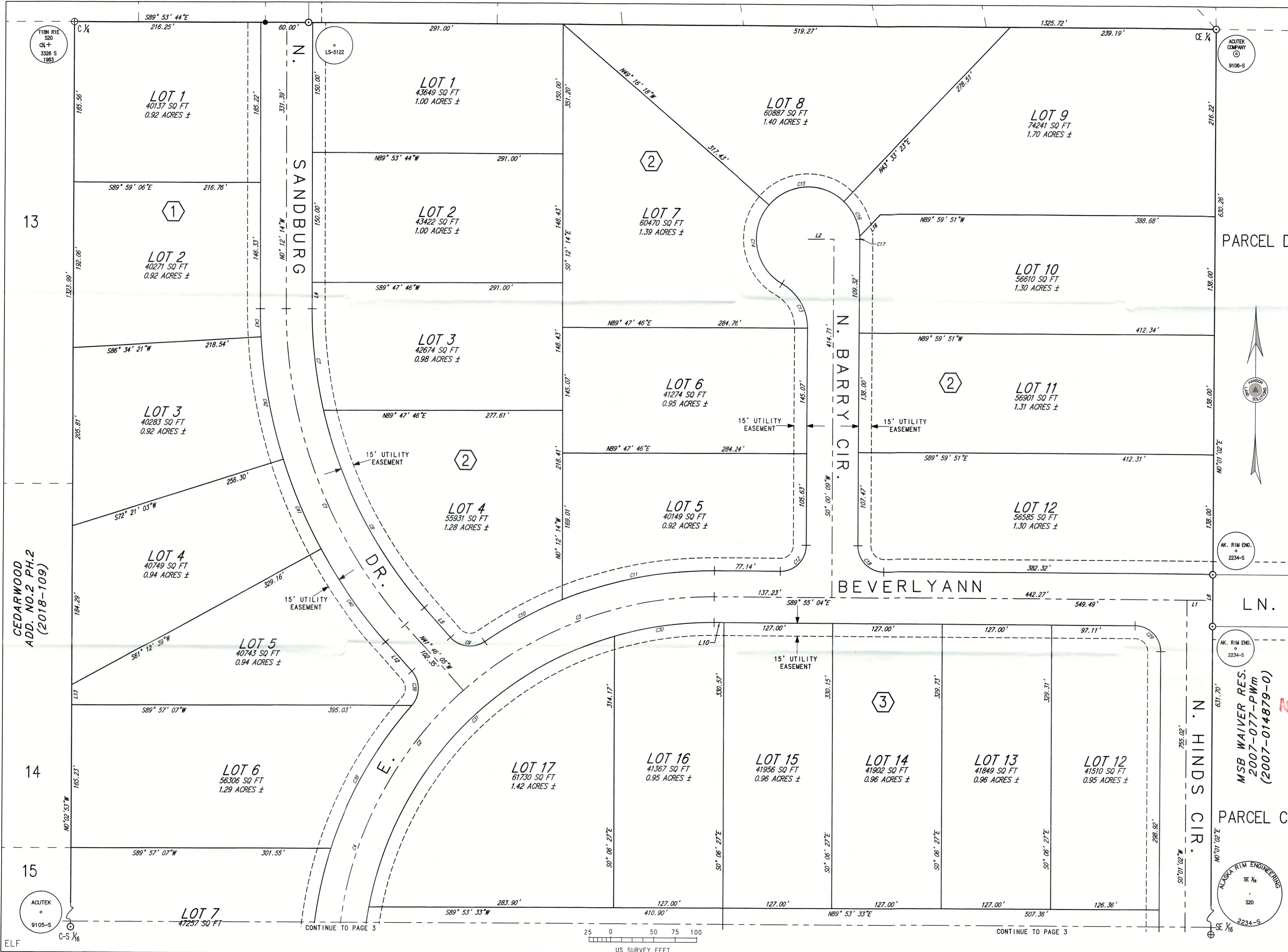
TYPICAL SET 1 1/4" PLASTIC CAP



Agenda Copy

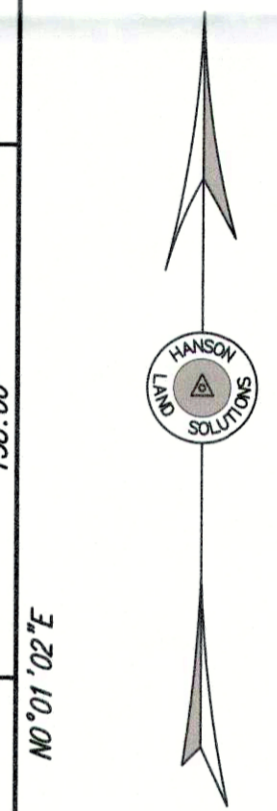
RECEIVED MAY 23 2024 PLATTING





SOURCE: MSB TAX MAP WA01, WA02, WA07, & WA08 1"=5280'

PARCEL D



AK. RIM ENG. 2234-S

AK. RIM ENG. 2234-S

MSB WAIVER RES. 2007-077-PWm (2007-014879-0)

PARCEL C

ALASKA RIM ENGINEERS  
SE 1/4  
S20  
2234-S

Agenda Copy RECEIVED MAY 23 2024 PLATTING

A PLAT OF  
**SPRINGS WEST**  
A SUBDIVISION OF  
**LOT 1,  
BARRY'S SPRING CREST  
(PLAT 2021-100, RE-FILED AS 2022-16)  
AND THE SW 1/4 SE 1/4 AND THE NW 1/4 SE 1/4  
SEC. 20 T.18N. R.1E.**  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
SE 1/4 SEC. 20, T.18N. R.1E. SM, AK  
CONTAINING 99.85 ACRES MORE OR LESS

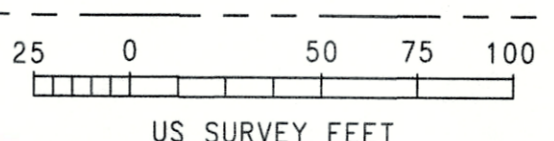
**HANSON  
LAND SOLUTIONS**  
ALASKA BUSINESS LICENSE #1525  
305 EAST FIREWEED AVENUE  
PALMER, ALASKA, 99645  
(907)746-7738

CEDARWOOD  
ADD. NO.2 PH.2  
(2018-109)

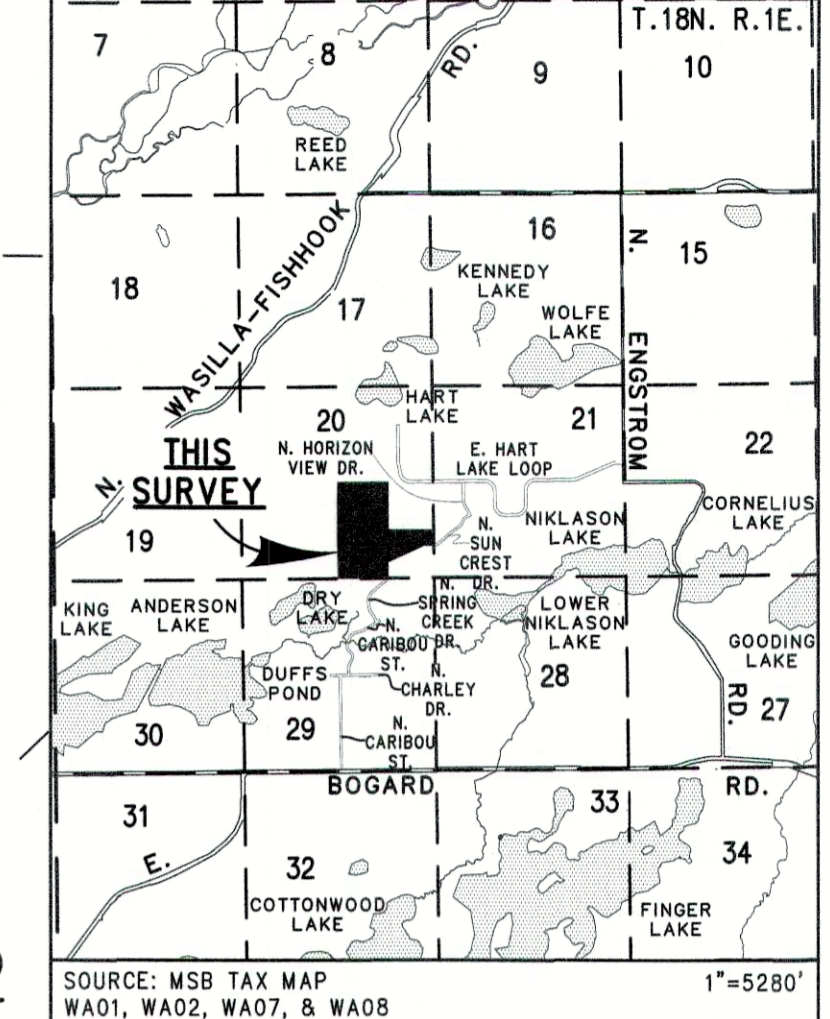
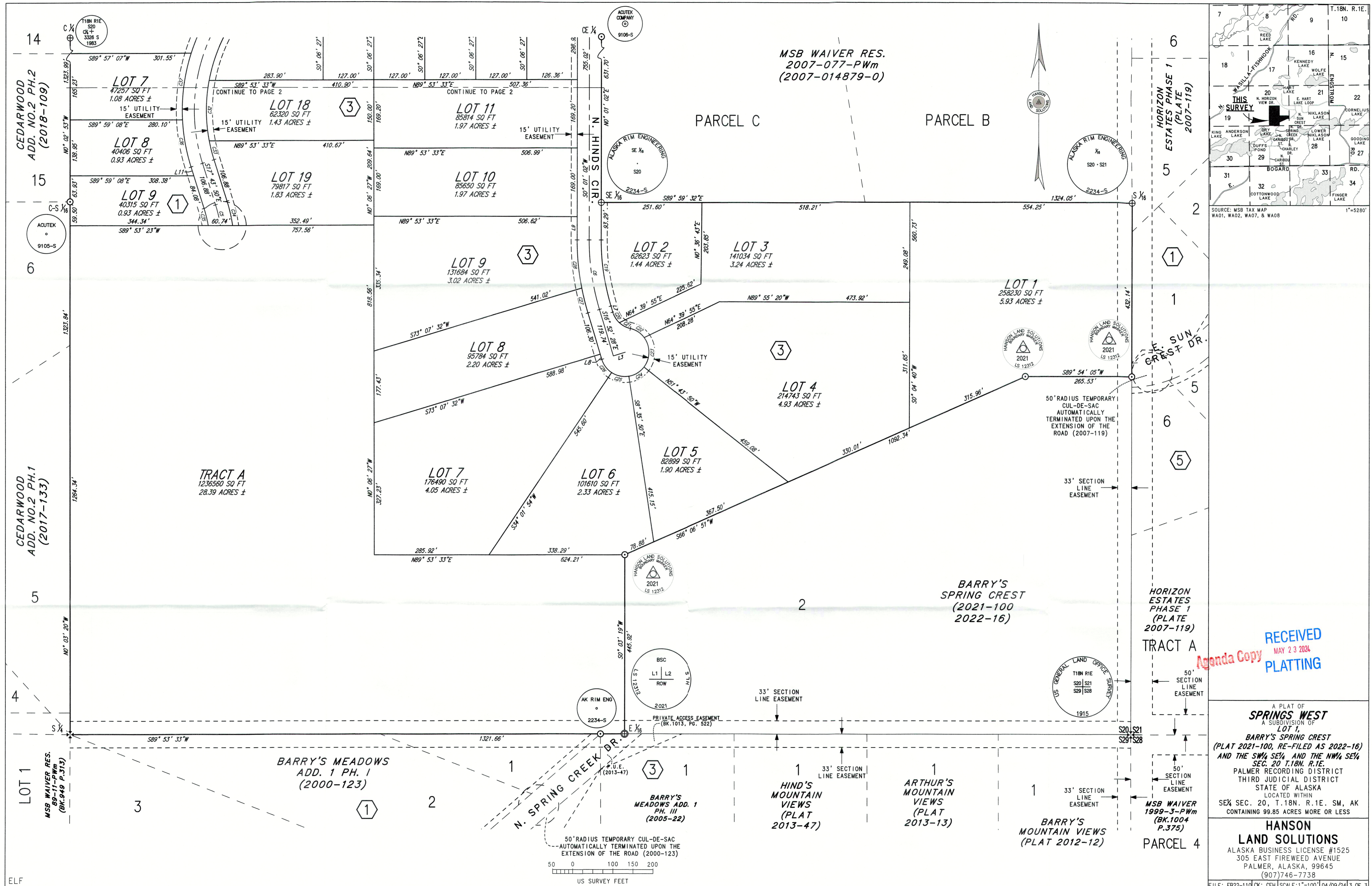
ELF

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CONTINUE TO PAGE 3







SOURCE: MSB TAX MAP WA01, WA02, WA07, & WA08 1"=5280'

RECEIVED  
MAY 23 2024  
PLATTING

A PLAT OF  
**SPRINGS WEST**  
A SUBDIVISION OF  
**LOT 1,**  
**BARRY'S SPRING CREST**  
(PLAT 2021-100, RE-FILED AS 2022-16)  
AND THE SW¼ SE¼ AND THE NW¼ SE¼  
SEC. 20 T.18N. R.1E.  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
SE¼ SEC. 20, T.18N. R.1E. SM, AK  
CONTAINING 99.85 ACRES MORE OR LESS

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



**B**



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 5, 2024

PRELIMINARY PLAT: CORREIRA ESTATES  
LEGAL DESCRIPTION: SEC 29, T26N, R04W, SEWARD MERIDIAN AK  
PETITIONER: BRIAN CORREIRA  
SURVEYOR: HANSON LAND SOLUTIONS  
ACRES: 22.80 ± PARCELS: 10  
REVIEWED BY: CHRIS CURLIN CASE #: 2024-073

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**REQUEST:** The request is to create 10 lots and from Lot 2, I & B (Plat #2023-20). The property is directly west of S. Comsat Road, directly north of E. Camelot Place and directly south of E. Shangrila Drive; within the SE ¼ Section 29, Township 26 North, Range 4 West, Seward Meridian, Alaska. **This case is continued from August 1, 2024.**

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 4 pgs
Soils Report	<b>EXHIBIT B</b> – 9 pgs
Topographic Mapping and Drainage Plan	<b>EXHIBIT C</b> – 2 pgs
MSB Vacation Resolution 94-154	<b>EXHIBIT D</b> – 1 pg
<b><u>AGENCY COMMENTS</u></b>	
USACE	<b>EXHIBIT E</b> – 1 pg
ADOT&PF	<b>EXHIBIT F</b> – 3 pgs
MSB DPW PD&E	<b>EXHIBIT G</b> – 1 pg
Permit Center	<b>EXHIBIT H</b> – 1 pg
Talkeetna Lakes Advisory Committee	<b>EXHIBIT I</b> – 2 pgs
Utilities	<b>EXHIBIT J</b> – 4 pgs
Public	<b>EXHIBIT K</b> – 4 pgs

**DISCUSSION:** The proposed subdivision is creating 10 lots ranging in size from 2 acres up to 2.99 acres, and dedicating and constructing an internal road. The property is located within the Christiansen Lake Land Use District and the proposed lots meet the size requirements for MSB Title 17.25.075(G). Concerns about ADL 33023 were brought to the attention of platting staff. The document vacating the easement is at **(Exhibit D)**

**Soils Report:** **(Exhibit B)** A soils report was submitted pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, Hanson Land Solutions, notes six test holes were excavated to 12'; No groundwater was encountered.

Soil descriptions are noted on each test hole log. Mr. Klebesadel concludes all lots have 10,000 sf of useable building area and 10,000 sf of contiguous useable septic area. Topographic mapping and Drainage plan are at (Exhibit C).

**Comments:**

**USACE (Exhibit E)** Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

**ADOT&PF (Exhibit F)** No objection to the proposed lot division.

Please add as plat note: "No direct access for all lots to Comsat Road."

Upgrade Shangrila Road to Mat-Su Borough standards.

Apply for an Approach Road Review for Shangrila Road. Driveway permits and Approach Road Review 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.

Existing driveway access on Comsat Road to I & B Lot 1, TA 07, MSB Property 544881 via lots subdivided within this platting action must be removed. I & B Subdivision Lot 1 access must be through Shangrila Drive. Driveway stub between Shangrila Dr through platted Lot 10 to Comsat Road must be removed.

All utility access must be through Shangrila Drive or Camelot Place. No new utility connections through Comsat Road.

Please add as plat note: "No utility connections through Comsat Road."

Suggest dedication of right of way at Lot 10 corner with Shangrila and Comsat Road to allow for potential Shangrila realignment at meeting point with Comsat Road.

**MSB DPW PD&E (Exhibit G)** Shangrila Drive and the proposed subdivision road will need to be constructed to minimum residential standards.

Construct a turnaround meeting the 2022 SCM requirements at the end. Please label all easements on the plat (Comstat Road ADL, Utility Easements etc.).

Dedicate minimum 15' wide utility easements along all road ROWs.

On the drainage plan, where does the runoff go after reaching the end of the cul-de-sac? Provide an outfall location for this drainage path.

Staff notes this is recommendation # 6.

**MSB Permit Center (Exhibit H)** There appears to be a driveway access off of Shangrila Drive going to this parcel. They will need a driveway permit, this does qualify for the fee waiver if they apply before the end of September.

*Staff notes this driveway will be removed per recommendation # 7.*

**Talkeetna Lakes Advisory Committee (Exhibit I)** Has concerns about ADL 33023 and will consider the matter at it's August 5<sup>th</sup> meeting.

**Utilities: (Exhibit J)** GCI has no comments or objections. ENSTAR has no comments or recommendations. MEA and MTA did not respond.

**Public: (Exhibit K)** Denali North Ski Club opposes the proposed subdivision due to ADL 33023.

John Strassenburgh recommends that the Platting Division, after conducting thorough research, and perhaps consultation with DNR, either: 1. act to properly show ADL 33023 on the Case 2024-073 plat, on other necessary documents within that case number, and on Plat 2023-20 (I & B Subdivision); or 2. in the event the State's records are found to be inaccurate or incomplete, formally request that DNR correct its records. Becky Long would like ADL 33023 shown on the plat.

At the time of staff report write-up, there were no responses to the Request for Comments from, Fire Service Area #136 West Lakes, Road service area #28 Gold Trail, MSB Community Development, Planning, MEA or MTA.

**CONCLUSION:** The preliminary plat of CORREIRA ESTATES is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies or Borough departments. The lots have the required legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140. The lots have the required frontage, pursuant to MSB 43.20.320. A soils report was provided by the surveyor. ADL 33023 was vacated per Resolution 94-154.

### **FINDINGS OF FACT**

1. The plat of CORREIRA ESTATES is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A).
3. All lots have the required legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140.
4. All lots have the required area pursuant to MSB 43.20.281.
5. All lots have the required frontage, pursuant to MSB 43.20.320.
6. ADL 33023 is an easement through properties in several townships and sections in the Talkeetna area.
7. ADL 33023 was vacated from the subject property in 1994 per Resolution 94-154.
8. At the time of staff report write-up, there were no responses to the Request for Comments from, Fire Service Area #24 Talkeetna, Road Service Area #29 Greater Talkeetna, MSB Community Development, Assessments, Planning, MEA or MTA.
9. There were no objections from any federal or state agencies, Borough departments, or utilities.

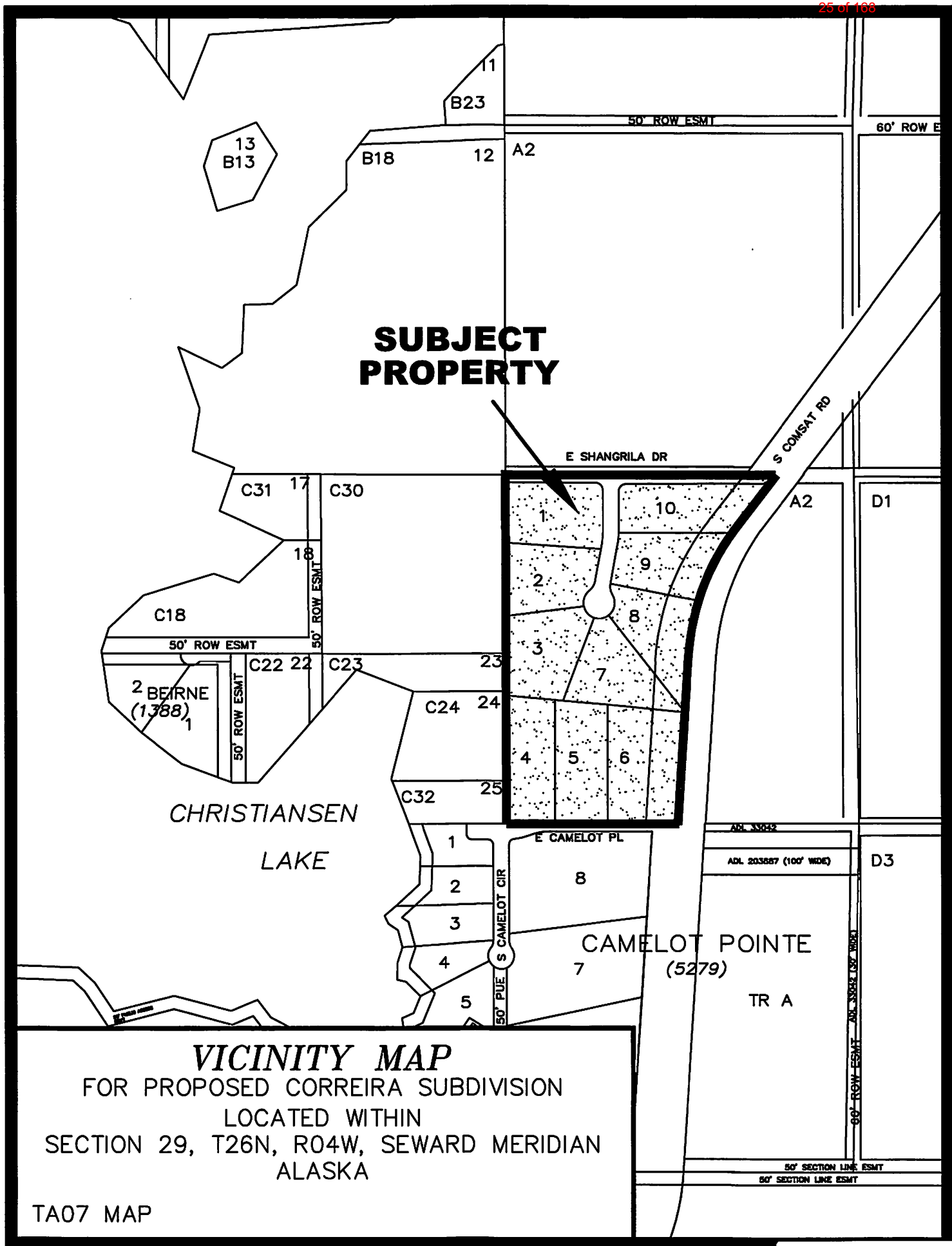
### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of CORREIRA ESTATES, Section 29, Township 26 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add plat notes: "No direct access for all lots to Comsat Road" & "No utility connections through Comsat Road."
5. Construct Shangrila Drive, proposed internal road, & cul-de-sac to Residential Street standard according to the 2022 Subdivision Construction Manual (SCM):
  - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
  - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
  - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;

- d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
  - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
  - f) Obtain approval of street names from Platting Assistant.
6. Remove driveway stub between Shangrila Drive through platted Lot 10 to Comsat Road.
  7. Show all easements of record on final plat.
  8. Submit recording fees, payable to Department of Natural Resources (DNR).
  9. Submit final plat in full compliance with Title 43.

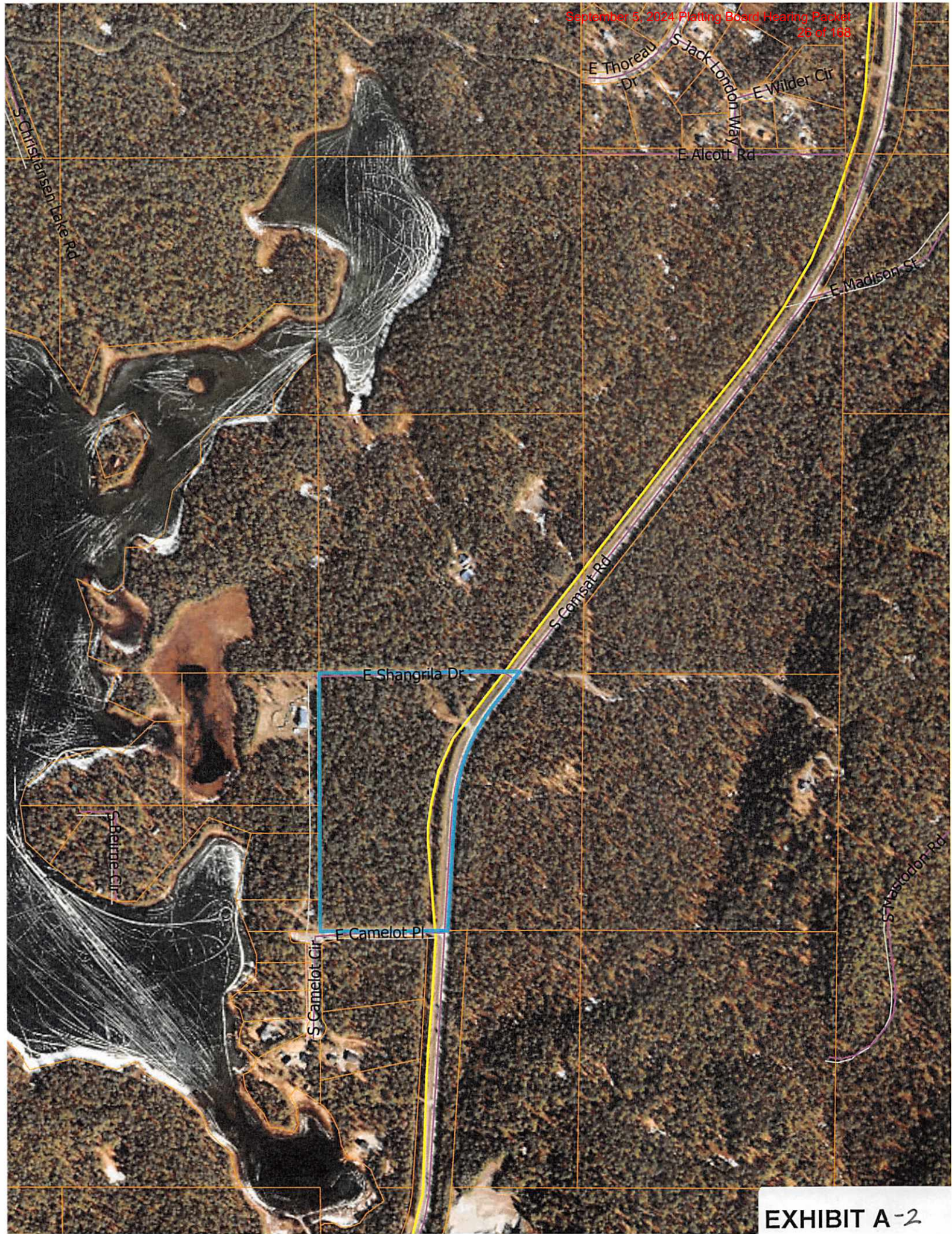




### VICINITY MAP

FOR PROPOSED CORREIRA SUBDIVISION  
LOCATED WITHIN  
SECTION 29, T26N, R04W, SEWARD MERIDIAN  
ALASKA

TA07 MAP





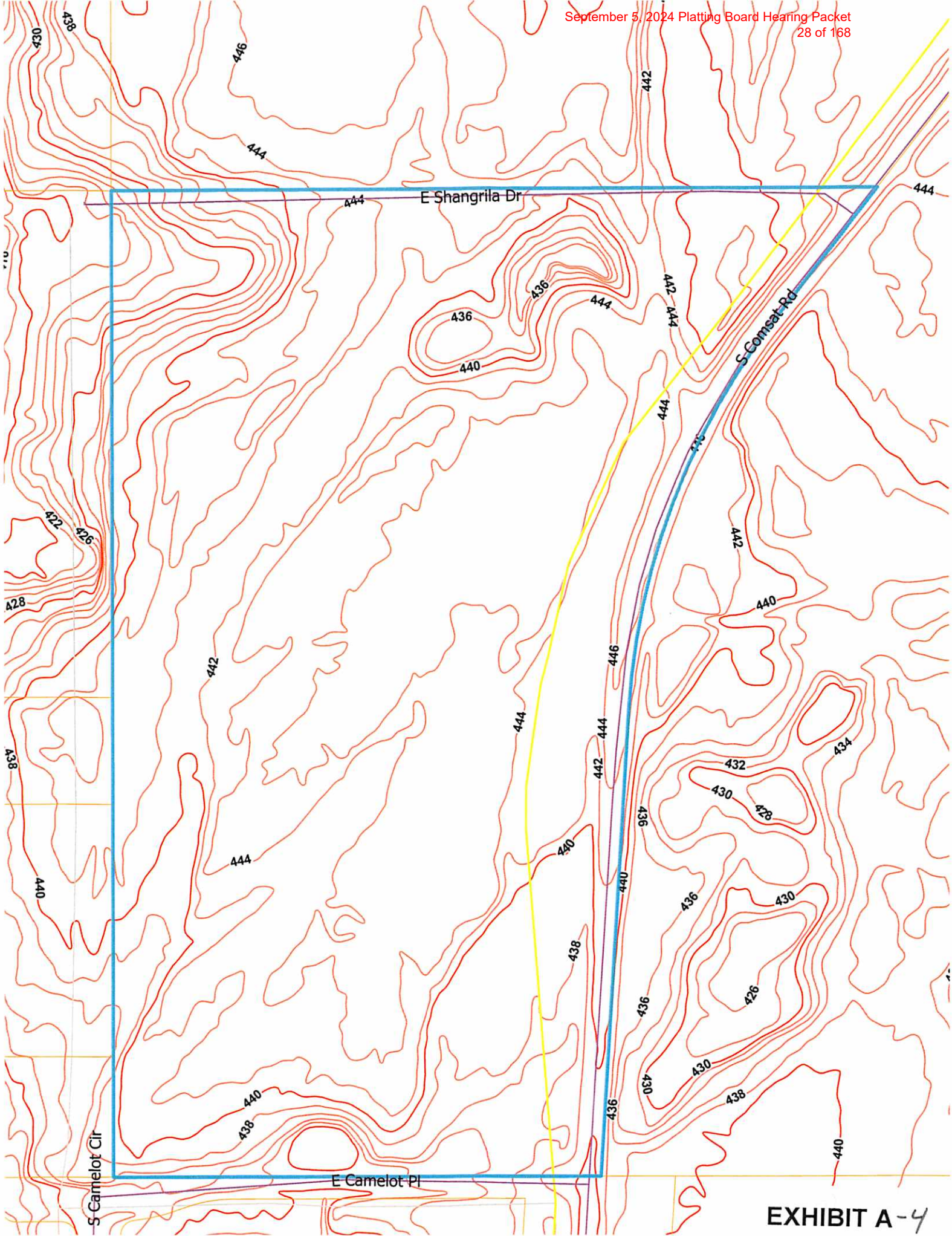
E Shangrila Dr

S Comsat Rd

S Camelot Cir

E Camelot Pl

EXHIBIT A-3



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RECEIVED  
MAY 21 2024  
PLATTING

**USEABLE AREA CERTIFICATION**

**CORREIRA ESTATES**

A SUBDIVISION OF

LOT 2, I & B SUBDIVISION (2023-20)

**INTRODUCTION TO INVESTIGATION**

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

**INDIVIDUAL LOTS: GEOMETRY**

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

EXCEPTIONS:

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

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

LOTS:

**USABLE BUILDING AREAS**

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

**USABLE SEPTIC AREAS**

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

**SOILS INVESTIGATION**

EXCAVATIONS

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

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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: TH-1, TH-3, TH-4

(GP) TEST HOLES:

(SW) TEST HOLES: TH-1, TH-2, TH-4, TH-5, TH-6

(SP) TEST HOLES: TH-1, TH-6

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

(GM) TEST HOLES:

(SM) TEST HOLES:

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

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

TEST HOLES:

**GROUND WATER INVESTIGATION**

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

Monitoring Test Holes May through October:

TEST HOLES:

Soil Mottling or Staining Analysis:

TEST HOLES:

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

TEST HOLES:

- Depth to seasonal high water is less than 8'

Fill will be required

A suitable standard design will be provided

**SUMMARY OF REQUIRED FURTHER ACTION**

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

Lots:

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

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

Lots:

- No further action required to establish sufficient usable area.

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

*Bill Klebesadel*  
WILLIAM KLEBESADEL P.E.

5/6/24


Date

Professional Engineer



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GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	LOT 2, I & B SUBDIVISION (2023-20)	TEST HOLE NO.	Date: 4-26-24
Insp. By:	STEVE WILSON	1	Job # 24-116

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																													
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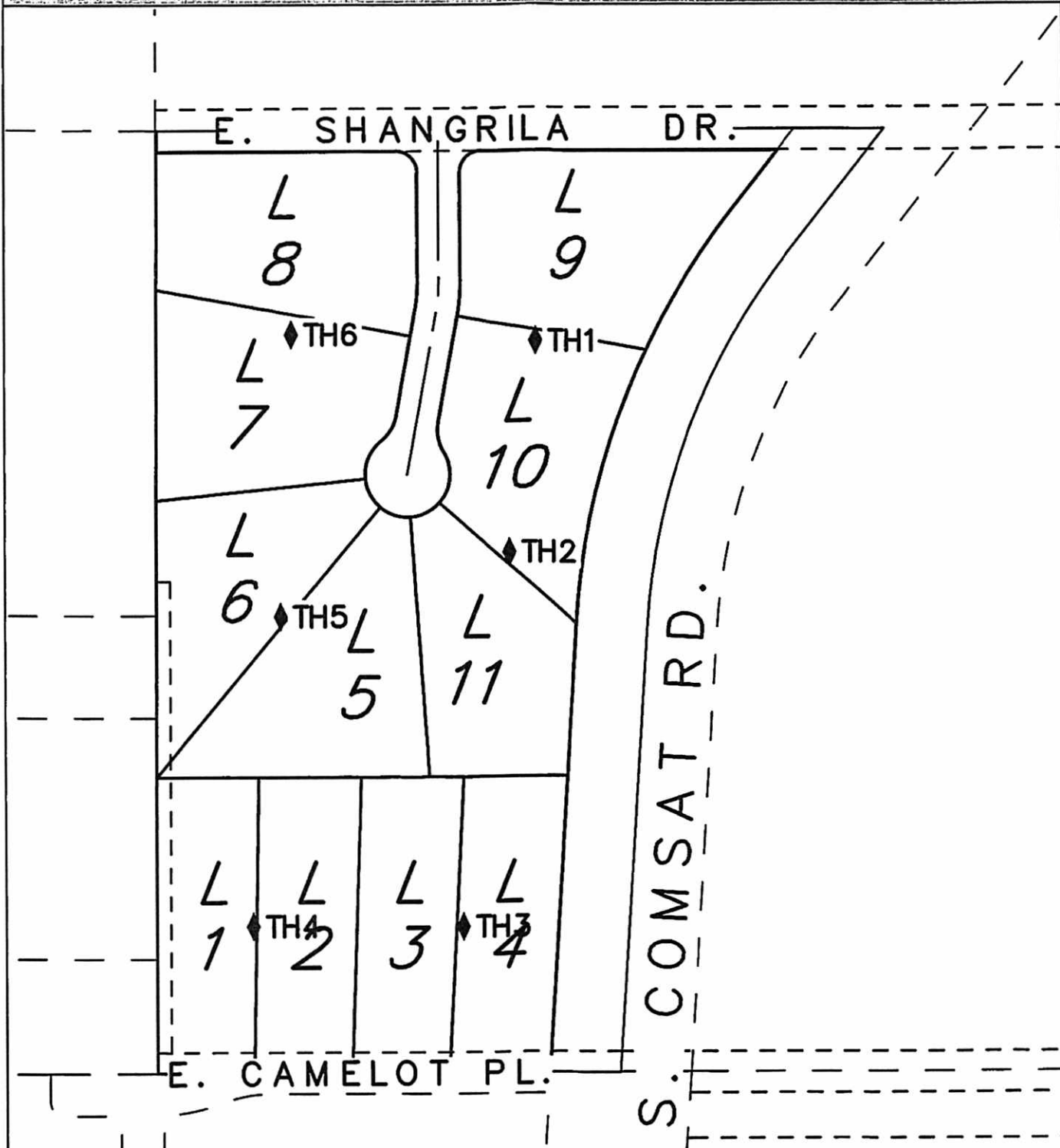
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			<table border="1"> <thead> <tr> <th colspan="2">WATER LEVEL MONITORING</th> </tr> <tr> <th>Date</th> <th>WATER LEVEL</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>						WATER LEVEL MONITORING		Date	WATER LEVEL								
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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

**CORREIRA ESTATES**

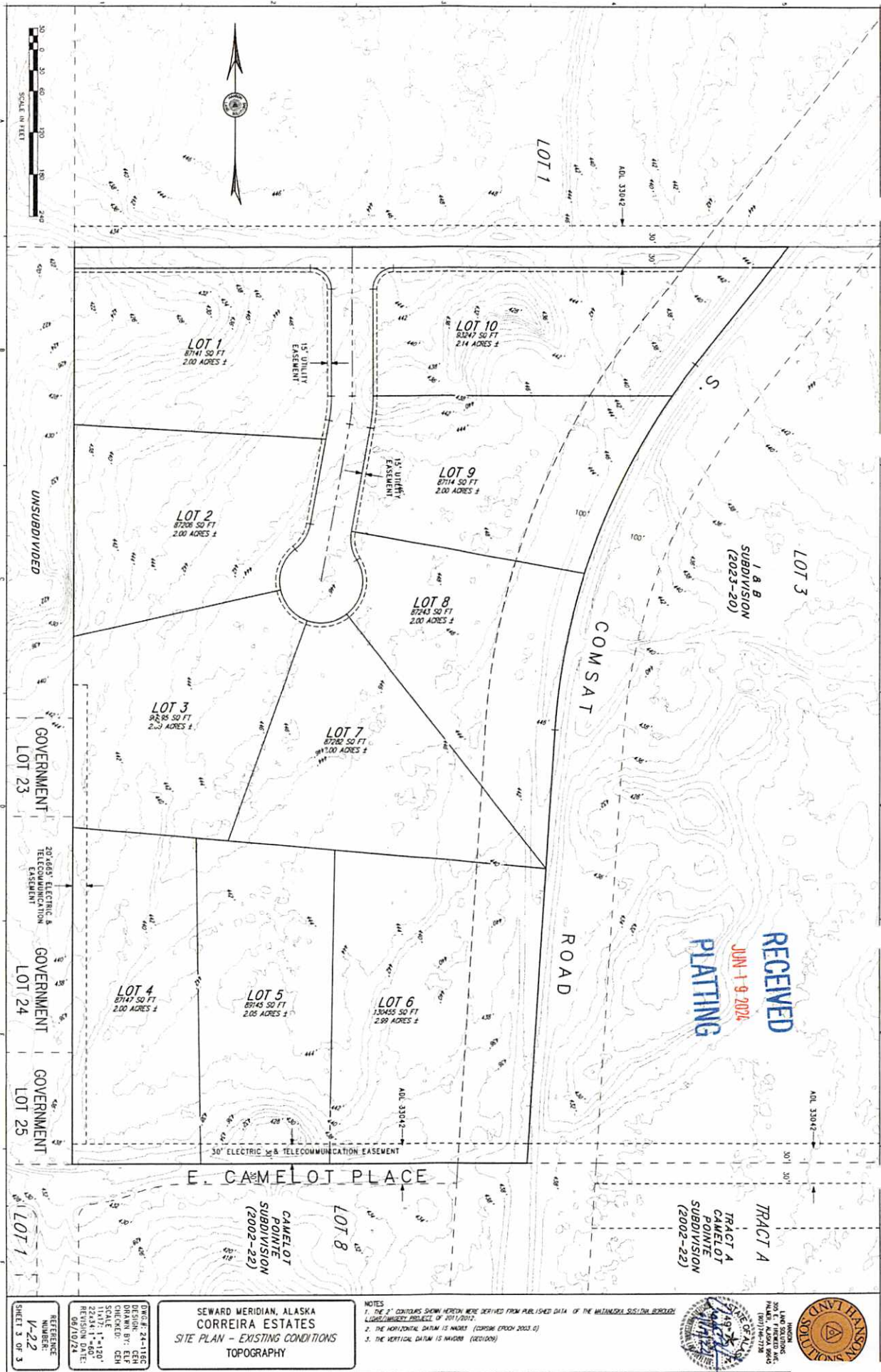
FILE: 24-116

DRAWN: ELF

04/29/24

**EXHIBIT A**

Page 1 of 1



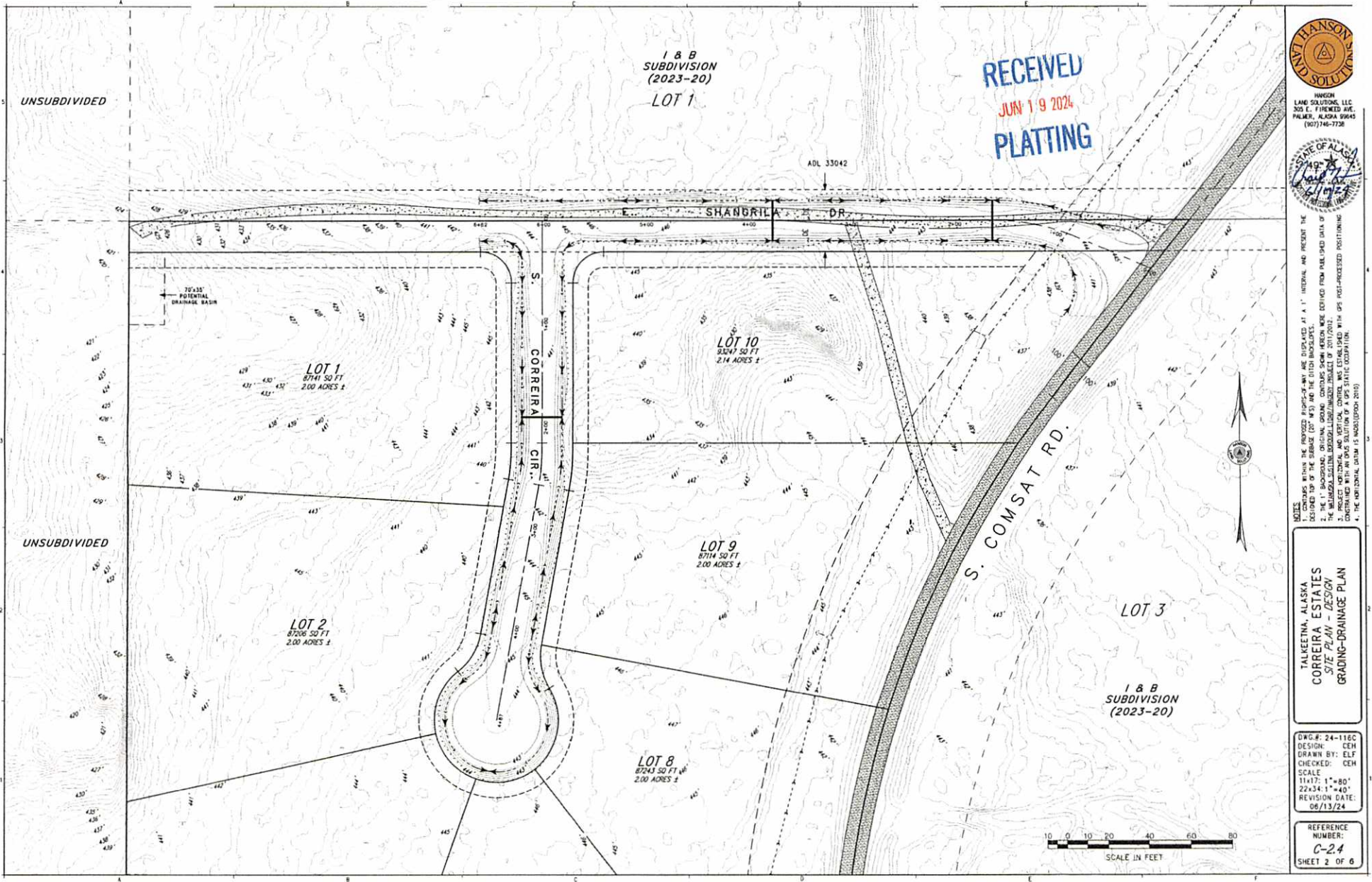
REFERENCE NUMBER: Y-22 SHEET 3 OF 3

DATE: 8-24-11  
DESIGNER: GEN  
DRAWN BY: GEN  
SCALE: 1"=150'  
SCALE: 1"=60'  
DATE: 09/10/24

SEWARD MERIDIAN, ALASKA  
CORREIRA ESTATES  
SITE PLAN - EXISTING CONDITIONS  
TOPOGRAPHY

NOTES  
1. THE 2" CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE WILSON/DAVIS SYSTEMS GROUP.  
2. THE HORIZONTAL DATUM IS NAD83 (GPOSSING EPOCH 2011.0).  
3. THE VERTICAL DATUM IS NAVD83 (1001000).





HANSON  
LAND SOLUTIONS, LLC  
305 E. FIFTH AVE.  
PALMER, ALASKA 99645  
(907)746-7736



NOTES  
1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 1" INTERVAL AND PRESENT THE DESIGNER'S BEST ESTIMATE OF THE ORIGINAL GRADE. CONTOURS FROM AERIAL DATA OF THE NATIONAL DIGITAL ELEVATION/ANALYTIC PRODUCT OF 2011/2012.  
2. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITONING CONTROLLED WITH AN OPEN STATION OF A GPS STATE OCCUPATION.  
4. THE HORIZONTAL CURVE IS 1400(0.00) 20(0.00)

TALKEETNA, ALASKA  
CORREIRA ESTATES  
SITE PLAN - DESIGN  
GRADING-DRAINAGE PLAN

DWG #: 24-116C  
DESIGN BY: CEH  
DRAWN BY: ELF  
CHECKED BY: CEH  
SCALE  
11x17: 1"=80'  
22x34: 1"=40'  
REVISION DATE:  
06/13/24

REFERENCE  
NUMBER:  
C-24  
SHEET 2 OF 6

MATANUSKA-SUSITNA BOROUGH  
PLANNING AND ZONING COMMISSION  
RESOLUTION SERIAL NO. 94 - 1 - V

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE MATANUSKA-SUSITNA BOROUGH APPROVING THE VACATION OF ANY PUBLIC INTEREST IN A PORTION OF A 60' RIGHT OF WAY ALSO KNOWN AS ADL 33023 LOCATED WITHIN THE SW $\frac{1}{4}$  NE $\frac{1}{4}$ , NW $\frac{1}{4}$  SE $\frac{1}{4}$  SECTION 29, TOWNSHIP 26 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA. LOCATED WITHIN THE TALKEETNA RECORDING DISTRICT.

WHEREAS, Alfred L. Sousa petitioned the Planning and Zoning Commission of the Matanuska-Susitna Borough to vacate any public interest in a portion of a 60' right of way also known as ADL 33023 located within the SW $\frac{1}{4}$  NE $\frac{1}{4}$ , NW $\frac{1}{4}$  SE $\frac{1}{4}$  Section 29, Township 26 North, Range 4 West, Seward Meridian, Alaska as Comsat Road now provides access to adjoining property; and

WHEREAS, notice of public hearing for the purpose of vacating any public interest was published and notices sent to affected property owners not signing the petition; and

WHEREAS, the Planning and Zoning Commission heard testimony for or against the petition and considered the merits of the petition; and

WHEREAS, the Planning and Zoning Commission approved the vacation request;

NOW THEREFORE; the Matanuska-Susitna Borough Planning and Zoning Commission resolves that any public interest in a portion of a 60' right of way also known as ADL 33023 located within the SW $\frac{1}{4}$  NE $\frac{1}{4}$ , NW $\frac{1}{4}$  SE $\frac{1}{4}$  Section 29, Township 26 North, Range 4 West, Seward Meridian, Alaska is hereby vacated.

PASSED AND APPROVED by the Planning and Zoning Commission of the Matanuska-Susitna Borough on the 19th day of June, 1972.

January 7, 1993

ATTEST:

*Rich B...*  
Planning Director for  
Matanuska-Susitna Broough

*Marilyn M. McGuire*  
Marilyn McGuire, Platting Clerk

RETURN TO:  
MATANUSKA - SUSITNA BOROUGH  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

94-154  
RECORDED - FILED 15 00  
TALKEETNA REC. DIST.  
DATE 2-7 1994  
TIME 3:50 P.M.  
Requested by ALFRED SOUSA  
Address Box 169  
TALKEETNA, AK 99676



## Chris Curlin

---

**From:** Manbeck, Rebecca S CIV USARMY CEPOA (USA) <Rebecca.S.Manbeck2@usace.army.mil>  
**Sent:** Monday, June 24, 2024 4:53 PM  
**To:** Jesse Curlin  
**Subject:** Correira Estates Subdivision Project - USACE Comments

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

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

Good afternoon,

Thank you for the opportunity to comment on the Correira Estates Subdivision project.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

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.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

You are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox ([regpagemaster@usace.army.mil](mailto:regpagemaster@usace.army.mil)) and you will be assigned a project manager to assist you.

A copy of the DA permit application can be found online at [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Sample drawings can also be found on our website at [www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf](http://www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf).

Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

Respectfully,

Rebecca (Becky) Manbeck  
Regulatory Specialist  
North Central Section  
U.S. Army Corps Engineers – Alaska District  
[Rebecca.S.Manbeck2@usace.army.mil](mailto:Rebecca.S.Manbeck2@usace.army.mil)  
Phone: (907)-251-6716



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

Department of Transportation and  
Public Facilities

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

June 28, 2024

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 the following comments:

- **Winter Rose Ph II; Plat No. 2022-67 (Bogard Road, Trunk Road)**
  - No objection to the proposed lot division.
  - Please add as plat note: "No direct access to Bogard Road or Trunk Road will be granted for Tract 1A or Tract 1B."
  - Both lots must take access through Stringfield Road. Future lot division and development required to continue taking access through Stringfield Road.
  - No new utility lines through Bogard Road, Trunk Road, or DOT&PF right of way. Utility connections must be made through Stringfield Road.
  - Please be advised that future access to Bogard Road from Stringfield Road will be restricted to right in and right out only.
  - DOT&PF requests a copy of any Traffic Impact Analysis for the Winter Rose Subdivision.
- **PA 05 HLS-Airstream; Parcel 1, MSB Waiver 75-72 recorded as 79-233W; Clyde A. Lee Jr & Peggy Lee (Palmer-Fishhook Road)**
  - No objection to the proposed plat.
  - Please add as plat note: "No direct access to Palmer-Fishhook Road for Lot 1 or Lot 2."
  - Both lots must take access through N Christiansen Lane.
- **TA 07 Correira Estates; Brian Correira, I & B Subdivision, Tax Parcel A2; Plat #2023-20 (Comsat Road)**
  - No objection to the proposed lot division.
  - Please add as plat note: "No direct access for all lots to Comsat Road."
  - Upgrade Shangrila Road to Mat-Su Borough standards.

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

**EXHIBIT F-1**

- Apply for an Approach Road Review for Shangrila Road. Driveway permits and Approach Road Review 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.
  - Existing driveway access on Comsat Road to I & B Lot 1, TA 07, MSB Property 544881 via lots subdivided within this platting action must be removed. I & B Subdivision Lot 1 access must be through Shangrila Drive. Driveway stub between Shangrila Dr through platted Lot 10 to Comsat Road must be removed.
  - All utility access must be through Shangrila Drive or Camelot Place. No new utility connections through Comsat Road.
  - Please add as plat note: "No utility connections through Comsat Road."
  - Suggest dedication of right of way at Lot 10 corner with Shangrila and Comsat Road to allow for potential Shangrila realignment at meeting point with Comsat Road.
- **WA 08 HLS Green (MG) (Palmer-Wasilla Highway)**
    - No change to existing access on Palmer-Wasilla Highway.
    - No additional access points will be permitted.
    - Platting actions invalidate existing driveway permits. Reapply for driveway permits for existing accesses. Driveway permits and Approach Road Review 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 recommends dedication of portion of Lot 1 right of way to match existing Frontage Road right of way to the west of Lot 1 at Midtown Est I RSB B/12 L6&T1&4 Block 12 Lot 3.

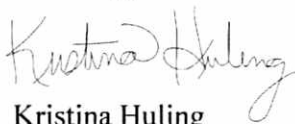
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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, Highway Design Chief, 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  
Anna Bosin, Traffic & Safety Engineer, DOT&PF

## Chris Curlin

---

**From:** Daniel Dahms  
**Sent:** Thursday, June 27, 2024 9:54 AM  
**To:** Jesse Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Correira Estates (CC)

Chris,

Shangrila Drive and the proposed subdivision road will need to be constructed to minimum residential standards. Construct a turnaround meeting the 2022 SCM requirements at the end. Please label all easements on the plat (Comstat Road ADL, Utility Easements etc.). Dedicate minimum 15' wide utility easements along all road ROWs. On the drainage plan, where does the runoff go after reaching the end of the cul-de-sac? Provide an outfall location for this drainage path.

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

---

**From:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Friday, June 14, 2024 2:38 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; contact@talkeetnacouncil.org; Eric Chappel <Eric.Chappel@matsugov.us>; J Stras <jstras@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC Correira Estates (CC)

Hello,

The following link is a request for comments on the proposed Correira Estates Subdivision. The plat has been re-designed to comply with a S.P.U.D. Please ensure all comments have been submitted by July 1, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Correira Estates](#)

Sincerely,

## Chris Curlin

---

**From:** Permit Center  
**Sent:** Monday, June 17, 2024 10:25 AM  
**To:** Jesse Curlin  
**Subject:** RE: RFC Correira Estates (CC)

Good Morning,

There appears to be a driveway access off of Shangrila Drive going to this parcel. They will need a driveway permit, this does qualify for the fee waiver if they apply before the end of September.

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:** Jesse Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Friday, June 14, 2024 2:38 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; contact@talkeetnacouncil.org; Eric Chappel <Eric.Chappel@matsugov.us>; J Stras <jstras@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way

## Chris Curlin

---

**From:** Jon Korta <jon@talkeetnacouncil.org>  
**Sent:** Sunday, July 21, 2024 12:39 PM  
**To:** Chris Curlin  
**Cc:** Christopher Mannix; Talkeetna Community Council Board Members  
**Subject:** Platting Case Number 2024-073/ADL 33023  
**Attachments:** RE- Platting Case Number 2024-073\_ADL 33023.pdf

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

Hello Jesse,

Please see the attached letter from the Talkeetna Lakes Advisory Committee regarding community concerns that ADL 33023 (an existing and valid easement) does not show up on the plat for the Correia Estates Subdivision. We would like the platting board to hold off on any action until this matter has been resolved. Ordinarily the Talkeetna Community Council meets on the first Monday of each month, but our August meeting will not take place due to a lack of a quorum. Our next community council meeting to discuss this matter is scheduled for Tuesday, Sept. 3rd. (the day after Labor Day). Please feel free to contact me if you have any questions.

Thanks,  
Jon

--

Jonathan Korta  
Chair - Talkeetna Community Council  
PO Box 608  
Talkeetna, AK 99676  
(907) 203-2532 cell

To: Mat-Su Platting Division  
From: Talkeetna Parks Advisory Board through Jon Korta, Chair of the Talkeetna Community Council  
Re: Platting Case number # 2024-073, Correira Estates

The Talkeetna Parks Advisory Committee (TPAC) is a standing committee of the Talkeetna Community Council, Inc (TCCI) established May 6, 2002 at the request of the Mat-Su Borough. The mission of TPAC is to guide the management of present and future parks, preserves, and trails on lands within the boundaries of TCCI.

At its July 15, 2024 meeting, TPAC considered Platting Action Case #2024-073 Correira Estates. TPAC is concerned that ADL 33023, a state easement that, according to state records (including the state mapping system) exists on the Case #2024-073 property.

It was brought up that the Planning Commission, some time ago, attempted to vacate the easement where it crossed this property, but it is a State of Alaska easement that the borough does not have the power to vacate on its own without participation and concurrence from the state.

Consequently, ADL 33023 is a valid easement that's got to be shown on the Agenda Plat of this Case.

ADL easements form a significant portion of the Talkeetna area network of emergency and public access roads, and public use trails. In particular, ADL 33023 is part of a north to south route connecting Comsat Rd. to Beaver Rd . It has been the subject of community wide discussion in the past regarding it's re-routing when sale or subdivision of lands that it crosses occurs.

- In 1986 the MSB Platting Board ( Resolution # 86-3-V)required the property owner to re-route a portion of ADL 33023 as a condition of approval of the Larkspur Subdivision.

-In 2008 a series of community wide meetings were held at the request of Assembly Member Tom Kluberton to discuss several alternate routes for the portion of ADL 33023 known as the Old Lake Rd. The meetings included representatives of the Talkeetna Community Council, The Road Services Board of Supervisors, the Fire Service Board of Supervisors, and members of the general public who listened to alternatives presented by the firm commissioned by the MSB Assembly, Alaska Rim Engineering.

- More recently, a homeowner, with ADL 33023 on her property, applied to the State of Alaska to reroute the easement through her property, which the state is considering .

Trails are very important to Talkeetna's economy, attract and are enjoyed by visitors, and contribute greatly to the quality of life of Talkeetna residents. We are at risk of losing trails due to development. We should be doing all we can to preserve existing and future trails.

Therefore, TPAC recommends to TCCI that it consider this matter at its August 5<sup>th</sup> meeting and also communicate its concerns to the Platting Division of the Mat-Su Borough. Additionally, due to tight time constraints,TPAC asks TCCI chair Jon Korta to forward this letter to the Platting Division as soon as possible, and request that the Platting Board not act on this proposed subdivision until the ADL 33023 issue can be sorted out and until TCCI can submit its comments.

Talkeetna Parks Advisory Committee  
Chris Mannix

To:  
Jon Korta, TCCI Chair; [jonkorta@mac.com](mailto:jonkorta@mac.com), [jon@talkeetnacouncil.org](mailto:jon@talkeetnacouncil.org)

Cc: Jesse Curlin, Borough Platting Division  
[Jesse.Curlin@matsugov.us](mailto:Jesse.Curlin@matsugov.us)



## Jesse Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Monday, July 1, 2024 5:55 PM  
**To:** Jesse Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Correira Estates (CC)  
**Attachments:** Agenda Plat.pdf

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

Jesse,

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

Thanks,

**GCI** | OSP Design

e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

---

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

**Sent:** Friday, June 14, 2024 2:38 PM

**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; contact@talkeetnacouncil.org; Eric Chappel <Eric.Chappel@matsugov.us>; J Stras <jstras@mtaonline.net>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>

**Subject:** RFC Correira Estates (CC)

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

Hello,

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

The plat has been re-designed to comply with a S.P.U.D.

Please ensure all comments have been submitted by July 1, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Correira Estates](#)

Sincerely,

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

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

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

**CERTIFICATE OF PAYMENT OF TAXES**

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

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

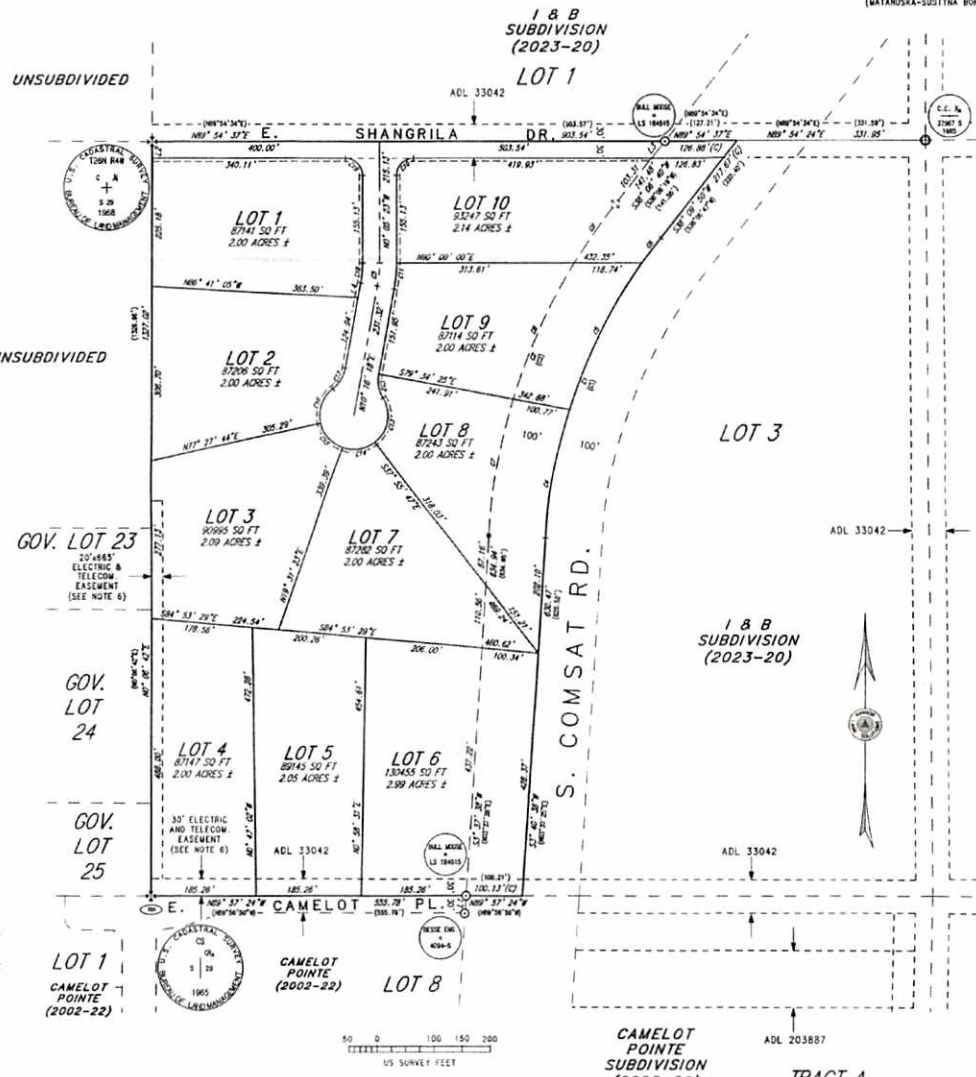
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	574.78	954.93	34°29'12"	566.14	S30° 53' 14"W	790.39
C2	634.46	1055.50	34°29'25"	624.95	S30° 53' 27"W	827.14
C3	40.86	225.00	10°21'41"	40.63	N0° 00' 28"E	26.40
C4	235.00	954.93	17°51'30"	230.43	S10° 30' 25"W	180.09
C5	287.90	954.93	17°16'24"	286.81	S10° 30' 26"W	145.05
C6	50.88	954.93	3°21'31"	50.68	S10° 30' 14"W	27.90
C7	244.65	1054.50	17°17'30"	244.10	S10° 18' 51"W	122.66
C8	262.64	1053.50	14°17'00"	261.96	S3° 04' 43"W	132.00
C9	127.17	1053.01	4°55'10"	127.09	S34° 30' 13"W	63.66
C10	47.14	79.87	80°06'41"	42.43	N44° 34' 31"E	30.03
C11	46.11	250.00	10°21'41"	46.05	N0° 00' 28"E	22.12
C12	43.36	60.00	41°24'30"	42.43	N10° 25' 30"W	22.68
C13	87.34	60.00	85°17'22"	79.68	N40° 27' 58"E	53.28
C14	60.16	60.00	57°27'17"	57.68	N40° 47' 48"E	36.89
C15	90.67	60.00	57°50'20"	58.12	N41° 30' 27"W	33.22
C16	67.25	60.00	64°13'10"	63.78	N19° 34' 18"E	37.65
C17	43.36	60.00	41°24'30"	42.43	N30° 50' 36"E	22.68
C18	35.26	105.00	10°21'41"	35.22	S5° 05' 28"W	17.68
C19	47.12	30.00	80°00'00"	42.43	S45° 05' 23"E	30.60
C20	174.20	954.93	34°27'25"	163.67	N10° 30' 40"E	226.13
C21	153.42	1053.80	34°25'42"	162.92	N10° 53' 29"E	132.71

**LEGEND**

- ⊕ RECOVERED SILVER/GOLD BRASS CAP ON IRON PIPE
- ⊙ RECOVERED 3/4" ALUMINUM POST MONUMENT
- ⊙ RECOVERED 4"x4" CONCRETE R.O.D. MONUMENT
- ⊙ RECOVERED PLASTIC CAP ON 1/2" REBAR
- RECOVERED N° REBAR
- ⊕ SET PLASTIC CAP ON N°1/2" REBAR AT ALL CORNERS, PT'S, AND PC'S
- (C) COMPUTED DATA
- (M) MEASURED DATA
- (M) MEASURED DATA (N74°45'W) (254.70') RECORD PER PLAT (2023-20)
- ⊙ SURVEY POINT NUMBER

**NOTES**

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 1 (SURVEYED POINT 701). A RECOVERED BRASS CAP WITH A NETWORK GASS GEODETIC POSITION OF 62° 18' 38.99"W 150° 03' 20.12"W.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THESE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
5. THIS SUBDIVISION IS ENCLUMBERED BY A WEA BLANKET EASEMENT RECORDED ON JANUARY 24, 1992 IN BK. 138, PG. 271.
6. THIS SUBDIVISION IS ENCLUMBERED BY A WTA EASEMENT RECORDED ON MARCH 25, IN BOOK 156, PG. 735.



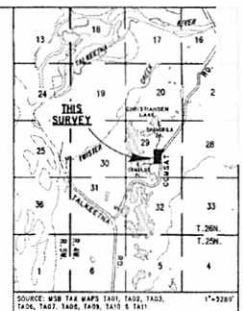
**SURVEYOR'S CERTIFICATE**



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

REGISTERED LAND SURVEYOR \_\_\_\_\_

LINE #	LENGTH	BEARING
L1	30.06	S5° 07' 04"W
L2	30.00	S0° 06' 42"W
L3	38.18	N43° 08' 40"E
L4	27.01	S10° 16' 16"W



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

BRIAN W. CORREIRA \_\_\_\_\_ DATE \_\_\_\_\_  
3891 N. RED FOX CIR.  
WASILLA, AK 99654

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
FOR \_\_\_\_\_  
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_



A PLAT OF  
**CORREIRA ESTATES**  
A SUBDIVISION OF  
LOT 2  
**1 & B SUBDIVISION**  
(PLAT 2023-20)  
TALKEENA RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
SECTION 29, T.26N, R.4W, 5M, AK  
CONTAINING 22.80 ACRES MORE OR LESS

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

APPROVED AS SHOWN   
CORRECTED   
SIGN: Mreya Armento DATE: 9/5/2024  
GCI ENGINEERING & DESIGN





**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

June 17, 2024

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

To whom it may concern:

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

- **CORREIRA ESTATES**  
**(MSB Case # 2024-073)**

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

Sincerely,

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

James Christopher  
Right of Way Agent  
ENSTAR Natural Gas Company, LLC

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

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

PLANNER AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_ (PLATTING CLERK)

**CERTIFICATE OF PAYMENT OF TAXES**

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

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

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	574.76	854.83	34°29'12"	368.14	120° 53' 14"W
C2	634.46	1023.80	34°29'12"	424.95	120° 53' 27"W
C3	41.80	325.00	10°21'41"	40.63	105° 05' 28"E
C4	231.03	854.83	13°37'35"	233.43	51° 36' 27"W
C5	257.80	854.83	17°42'28"	258.25	52° 15' 25"W
C6	23.80	854.83	3°27'17"	23.80	138° 25' 14"W
C7	244.85	1024.80	13°37'35"	244.50	51° 36' 27"W
C8	282.84	1023.80	14°17'02"	281.94	52° 04' 47"W
C9	127.17	1023.80	6°56'57"	127.08	54° 30' 19"W
C10	47.14	287.87	8°08'41"	42.43	104° 34' 27"E
C11	46.11	285.00	10°21'41"	46.05	105° 05' 28"E
C12	43.38	85.00	47°47'25"	42.43	105° 25' 08"W
C13	67.14	85.00	45°17'25"	78.68	105° 27' 26"E
C14	65.16	85.00	37°27'15"	57.88	105° 27' 48"E
C15	62.87	85.00	37°48'25"	58.12	104° 30' 27"W
C16	67.23	85.00	64°33'15"	63.78	105° 34' 16"E
C17	43.38	85.00	47°47'25"	42.43	105° 25' 08"E
C18	35.26	185.00	17°27'41"	35.22	135° 05' 28"W
C19	47.12	32.00	80°07'00"	42.43	105° 25' 27"E
(01)	(574.76)	(854.83)	(34°29'12")	(368.14)	(120° 53' 14"E)
(02)	(634.46)	(1023.80)	(34°29'12")	(424.94)	(120° 53' 27"E)

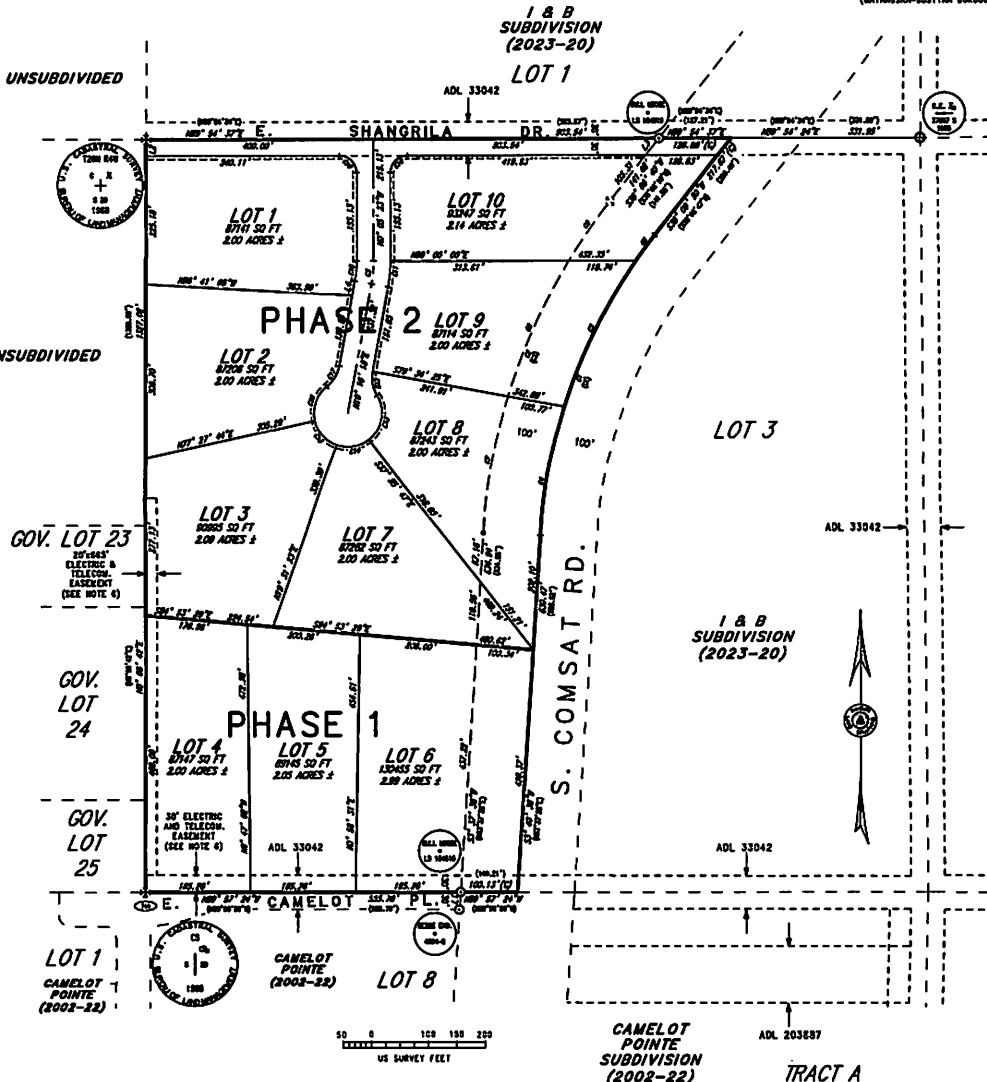
**LEGEND**

- ⊙ RECOVERED BLM/BLD BRASS CAP ON IRON PIPE
- ⊙ RECOVERED 3" ALUMINUM POST MONUMENT
- ⊙ RECOVERED 4"x4" CONCRETE R.O.W. MONUMENT
- ⊙ RECOVERED PLASTIC CAP ON 1/2" REBAR
- ⊙ RECOVERED "X" REBAR
- ⊙ SET PLASTIC CAP ON 1/2" REBAR AT ALL CORNERS, 91°'S, AND PC'S
- (C) COMPUTED DATA
- (M) MEASURED DATA
- (R) RECORD PER PLAT (2015-20)
- (S) SURVEY POINT NUMBER



**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 SOUTHWEST CORNER OF LOT 1 (SURVEY POINT 781). A RECOVERED BRASS CAP WITH A NETWORK CROSS GEODETIC POSITION OF 63° 10' 28.99"N 150° 55' 28.12"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 THESE 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.
- THIS SUBDIVISION IS ENCUMBERED BY A NEA BLANKET EASEMENT RECORDED ON JANUARY 24, 1992 IN BK. 152, PG. 271.
- THIS SUBDIVISION IS ENCUMBERED BY A NTA EASEMENT RECORDED ON MARCH 29, IN BOOK 136, PG. 728.

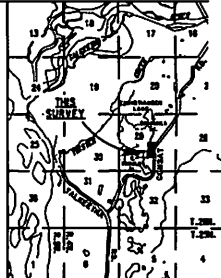


**SURVEYOR'S CERTIFICATE**



I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAN CONFORMS TO ALL LAWS OF THE STATE OF ALASKA AND THE PLAT FULLY COMES INTO BEING. I HAVE BEEN PAID FOR ALL SERVICES AND I HAVE RECEIVED THE FEE OF \$\_\_\_\_\_.  
REGISTERED LAND SURVEYOR \_\_\_\_\_

LINE TABLE	
LINE #	BEARING
L1	30.50 S 87° 04' W
L2	31.00 S 7° 42' W
L3	38.18 N 0° 16' 47" E
L4	27.21 S 7° 16' 14" W



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY THE FORCE OF THIS CERTIFICATE. I HEREBY DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.  
DEBORA H. CORREIRA \_\_\_\_\_ DATE \_\_\_\_\_  
2821 N. 2ND ECT CIR.  
WASILLA, AK 99654

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
NOTARY FOR THE STATE OF ALASKA  
BY COMMISSION EXPIRES: \_\_\_\_\_

A MASTER PLAN OF  
**CORREIRA ESTATES**  
A SUBDIVISION OF  
**LOT 2  
I & B SUBDIVISION  
(PLAT 2003-20)**  
TALKLEENA RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
SECTION 28, T.28N., R.4W., SM., AK  
CONTAINING 22.80 ACRES MORE OR LESS  
**HANSON  
LAND SOLUTIONS**  
ALASKA BUSINESS LICENSE #15293  
305 EAST FIREWOOD AVENUE  
PALMER, ALASKA, 99645  
(907)748-7738

FILE: P284-1101 (S); CEN (SCALE: 1"=100') (7/20/2011) OF 1



*Denali Nordic Ski Club PO Box 754 Talkeetna, Alaska 99676*  
[www.denalinordicskiclub.org](http://www.denalinordicskiclub.org)

To the Platting Division of the Mat-Su Borough:

I am writing in opposition to case 2024-073, on behalf of Denali Nordic Ski Club. It appears that with the proposed subdivision of Plat #2023-20, the public easement ADL 33023 would be removed.

This easement is a very important corridor for recreational use, and the club currently utilizes northern and southern portions of ADL 33023 for winter grooming, recreational skiing, and races. I can also see the likely possibility of using the corridor in the proposed plat with more frequency in the future.

With so much development currently taking place in Talkeetna, it is very important that we maintain these public use corridors to well-used recreational areas, such as Christiansen Lake.

Thank you for your time and consideration,

Aubrey Smith  
President, DNSC  
Talkeetna, AK

7/14/24

Comment Preliminary Plat Case 2024-073 Correia Estates  
Mat Su Borough Platting Decision

[platting@matsugov.us](mailto:platting@matsugov.us)

My comments concern ADL 33023 state public trail easement that bisects the subdivision. I am a member of the public that has used this ADL for years. I would like to continue that use.

The plat does NOT show this ADL easement. It should show the easement. I believe that the Borough is under the impression that this easement has been vacated. Evidence of that is not in the state Alaska Department of Natural Resources case file for ADL 33023. As far as the state is concerned, this ADL has not been vacated. Are the state ADNR records correct?

This situation should be resolved. The community needs to know the legitimate public trail and access situation per the ADL. This involves the area's trail system used by many.

The question is can the existence of the ADL be accommodated by the subdivision? This is public trail use. Perhaps the subdivision owners want access to a recreational trail.

Becky Long  
Talkeetna

## Chris Curlin

---

**From:** J Stras <jstras@mtaonline.net>  
**Sent:** Monday, July 1, 2024 11:33 AM  
**To:** Jesse Curlin  
**Subject:** Comment Preliminary Plat case 2024-073 Correira Estates  
**Attachments:** msb case 2024-073 ADL 33023 view 2.pdf; msb case 2024-073 ADL 33023.pdf; LAS case abstract ADL 33023.pdf; I & B recorded plat 321-2023-2023-20.tif; Agenda Plat msb case numer 2024-073.pdf; MSB Planning Zoning Commission reso 94-1-V.pdf

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

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

Jesse, would you please acknowledge that you have received my comments in good order. Thank you, John Strassenburgh  
June 30, 2024

To: Mat-Su Borough Platting Division

Re: Comments regarding Preliminary Plat MSB Case # 2024-073, Correira Estates

I note from DNR records that State of Alaska 60' ROW easement ADL 33023 runs through and bisects the subject property. This easement is not shown on the Agenda Plat (i.e., attached, entitled "Agenda Plat msb case number 2024-073") of the subject property nor on any of the Case 2024-073 routing documents.

ADL 33023 appears on Alaska Department of Natural Resources records as an existing easement, as my narrative below and the attachments to this email confirm. DNR's Case File Abstract for ADL 33023 (see attachment entitled "LAS case abstract ADL 33023.pdf") has no record that ADL 33023 has been moved or vacated within section 29 (the subject property is within section 29), and therefore the easement must still be in force. This Case File Abstract can be found at the DNR website at <https://dnr.alaska.gov/projects/las#filetype/ADL/filenumber/33023/landflag/y/searchtype/casefile/reporttype/abstract>

Note also that MSB Planning and Zoning Commission (see attachment entitled "MSB Planning Zoning Commission reso 94-1-V") approved the "Vacation of any Public Interest in a portion of a 60' Right of Way, also known as ADL 33023.....". Although this Planning Commission resolution covers the subject property, ADL 33023 is a State easement and the Borough lacks the authority to unilaterally vacate the public's interest in such an easement. Therefore, according to DNR records, the ADL 33023 easement on the subject property is still in force.

Attachments entitled "msb case 2024-073 ADL 33023.pdf" and "msb case 2024-073 ADL 33023 view 2" (both taken from the DNR website) show the subject property encumbered by ADL 33023. Note that I have annotated these two maps to point out the subject property, circle the references to ADL 33023, and clarify the reference to ADL 33042 on the maps (note ADL 33042 is shown on the Agenda Plat, yet ADL 33023 is not).

I find that the same scenario applies to the recorded plat of Lot 1 of the I & B Subdivision, plat 2023-20, which also omits ADL 33023. See "I & B recorded plat 321-2023-2023-20" attached.

From my review of the maps and narrative found at the DNR website, ADL 33023 exists across the subject property, and therefore the public has a valid interest in this ROW. Accordingly, the plat of Correira Estates, Case 2024-073, must show this easement. Similarly, ADL 33023 runs through Lot 1 of the I & B Subdivision and that plat therefore must also show ADL 33023.

My recommendation is that the Platting Division, after conducting thorough research, and perhaps consultation with DNR, either: 1. act to properly show ADL 33023 on the Case 2024-073 plat, on other necessary documents within that case number, and on Plat 2023-20 (I & B Subdivision); or 2. in the event the State's records are found to be inaccurate or incomplete, formally request that DNR correct its records.

Thank you for your consideration.

Sincerely,  
John Strassenburgh  
[jstras@mtaonline.net](mailto:jstras@mtaonline.net)



mapper.dnr.alaska.gov/controller?do=load\_map&plss=S026N004W29#map=14.273800659179685/-16704545.61/8933905.88/0

Run Query 1 Search Value

Center S026N004W  
Township: MSB case # 2024-73

### Layer Management

#### Base Map

ArcGIS USA Topo Map

#### Layer List

V A L

#### Layer Name

- Easements
- PLSS Section Grid
- Agreement, Settlement, Reconvey...
- Federal Actions
- Land Disposal - Conveyed
- Management Agreement
- Mental Health Trust Land

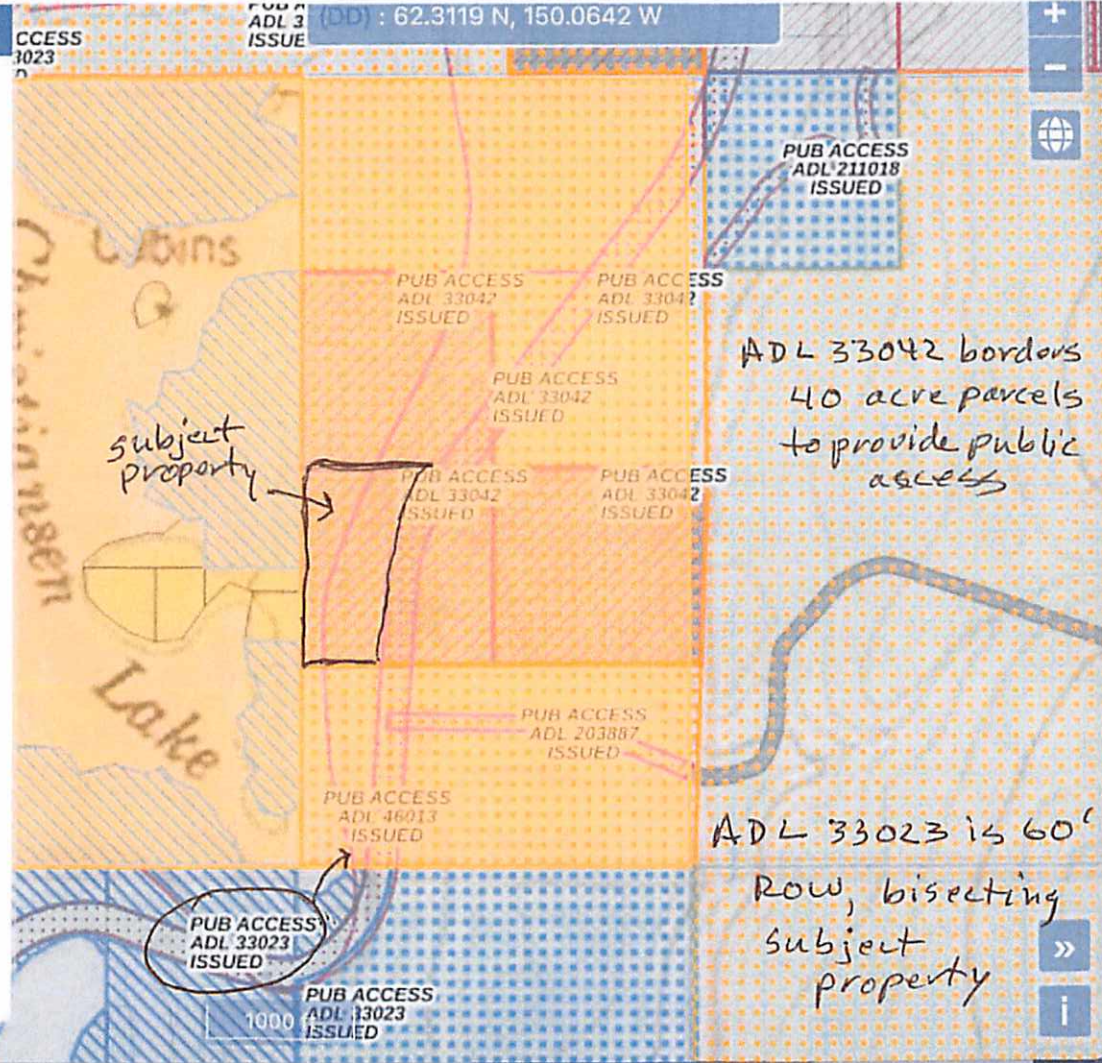
#### Layer Catalog

Type to Search

Clear

#### DNR Land Records

- Base
- Land Estate
  - Agreement, Settlement, Reconveyance
  - Easements
  - Federal Actions
  - Land Disposal - Available



Meridian: S	Township: 026N	Range: 004W	Section: 21	Section Acres: 0
Meridian: S	Township: 026N	Range: 004W	Section: 29	Section Acres: 0
Meridian: S	Township: 026N	Range: 004W	Section: 32	Section Acres: 0

Search Land Records Map

Search Land Records Map

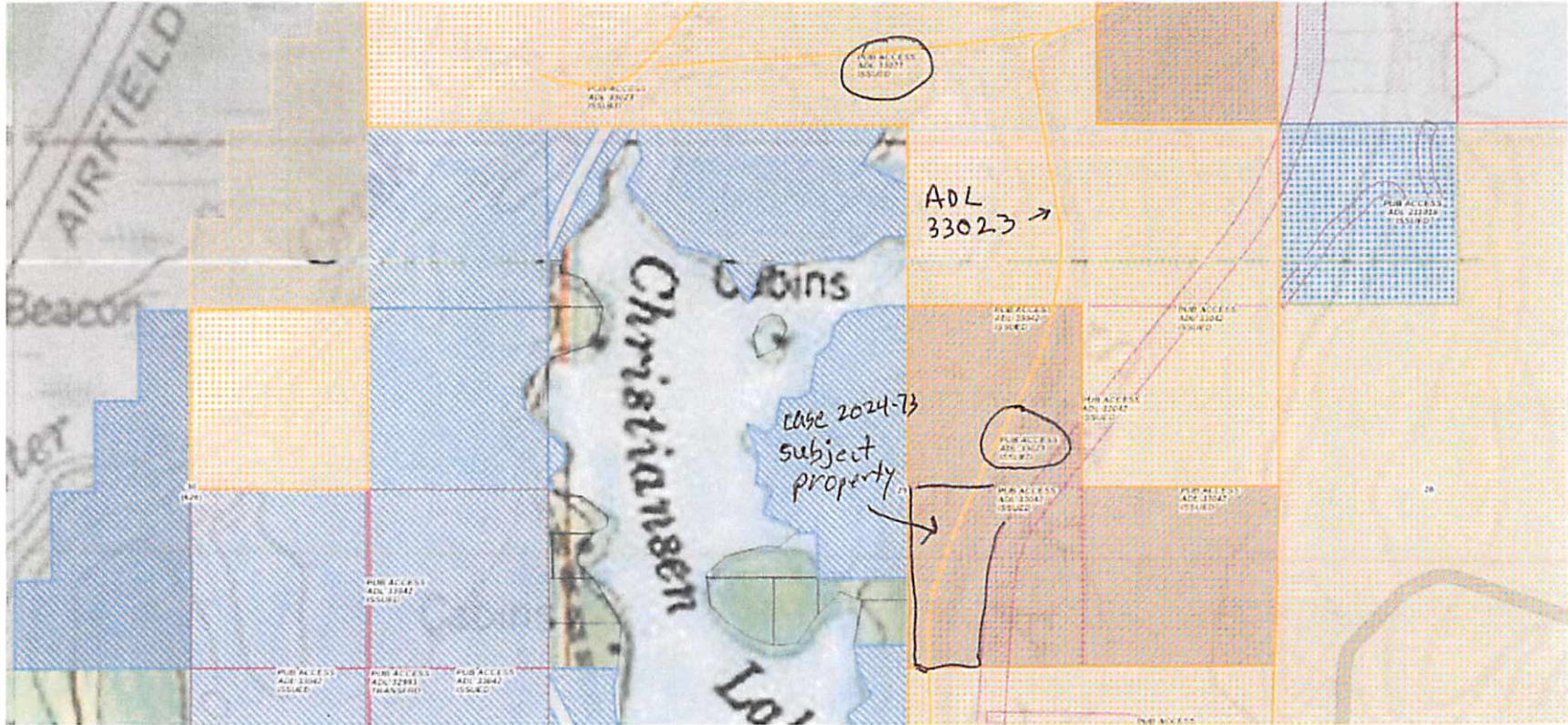
Search Land Records Map

EXHIBIT K-5

#### Case Actions

"msb case 2024-073 ADL 33023 view 2"

MSB Case # 2024-073



from DNR website showing  
ADL 33023 bisecting  
the subject property

"Agenda Plat - 7 msb case number 2024-073"

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

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

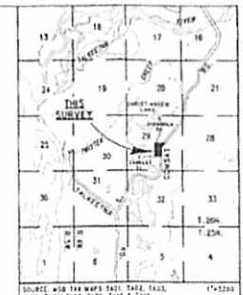
PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ADDRESS: \_\_\_\_\_ (PLATTING CLERK)

**CERTIFICATE OF PAYMENT OF TAXES**

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

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



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

OWNER'S NAME \_\_\_\_\_ DATE \_\_\_\_\_  
JOHN W. RED FOR CTR.  
BASILLA, AK 99504

**NOTARY ACKNOWLEDGEMENT**

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
FOR \_\_\_\_\_  
NOTARY FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

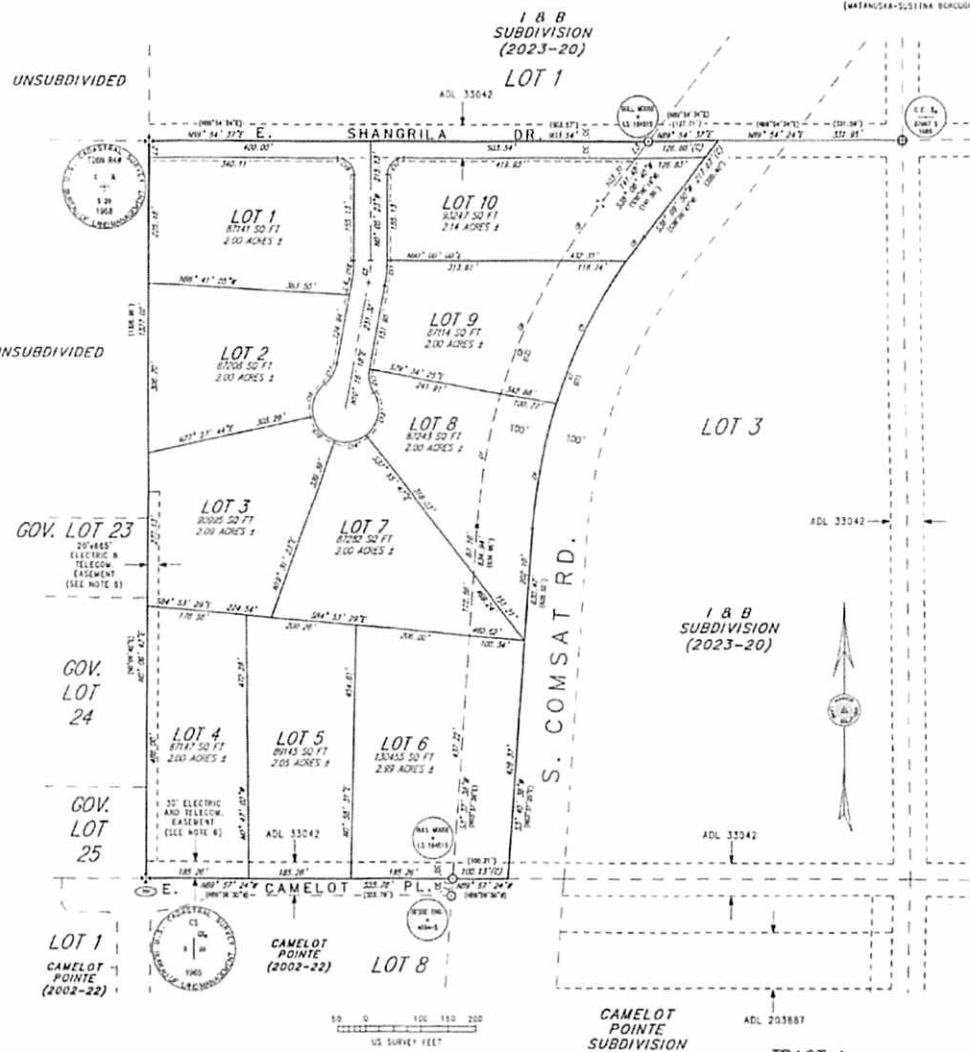


I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE BENCHMARKS SHOWN ON THE PLAN ACCURATELY DEFINE AND DESCRIBE THE TRUE AND CORRECT POSITION OF THE BENCHMARKS.

REGISTERED LAND SURVEYOR \_\_\_\_\_

LINE #	LENGTH	BEARING
L1	36.00	S2° 07' 04" W
L2	36.00	S0° 00' 00" W
L3	36.18	N0° 00' 00" W
L4	27.00	S10° 14' 10" W

CURVE #	LENGTH	CHORD	CHORD BEARING	SAFETY
C1	174.78	354.83	S47°29'37"	569.14
C2	534.86	1055.50	S4°28'25"	1044.95
C3	40.59	82.00	S72°14'41"	40.43
C4	27.00	54.00	S75°02'00"	27.00
C5	287.50	574.93	S7°12'29"	287.50
C6	70.00	140.00	S72°14'41"	70.00
C7	244.00	488.00	S75°02'00"	244.00
C8	202.04	404.08	S47°29'37"	202.04
C9	127.11	254.22	S72°14'41"	127.11
C10	87.14	174.28	S75°02'00"	87.14
C11	40.59	81.18	S72°14'41"	40.59
C12	40.59	81.18	S75°02'00"	40.59
C13	87.14	174.28	S72°14'41"	87.14
C14	87.14	174.28	S75°02'00"	87.14
C15	87.14	174.28	S72°14'41"	87.14
C16	87.14	174.28	S75°02'00"	87.14
C17	40.59	81.18	S72°14'41"	40.59
C18	40.59	81.18	S75°02'00"	40.59
C19	87.14	174.28	S72°14'41"	87.14
C20	87.14	174.28	S75°02'00"	87.14
C21	174.28	348.56	S72°14'41"	174.28
C22	174.28	348.56	S75°02'00"	174.28



- LEGEND**
- RECOVERED BELLYED BRASS CAP ON IRON PIPE
  - RECOVERED 3" ALUMINUM POST MONUMENT
  - RECOVERED 8"x8" CONCRETE R.O.W. MONUMENT
  - RECOVERED PLASTIC CAP ON 1/2" REBAR
  - RECOVERED 1/2" REBAR
  - SET PLASTIC CAP ON 1/2" x 3/8" REBAR AT ALL CORNERS, PT'S, AND P.C'S
  - COMPUTED DATA
  - MEASURED DATA
  - RECORD PER PLAT (2023-20)
  - SURVEY POINT NUMBER

- 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 SOUTHWEST CORNER OF LOT 1 (SURVEY POINT 201). A RECOVERED BRASS CAP WITH A NEEDLE POINT INDICATES POSITION OF 87° 15' 58.84" W 100' 00" S 27° 12' 14" 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 THESE SYSTEMS.
  - THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE, THE INDIVIDUAL PARCELS, OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
  - THIS SUBDIVISION IS ENGINEERED BY A MEASUREMENT ENGINEER RECORDED ON JANUARY 24, 1942 IN 24, 150, P. 271.
  - THIS SUBDIVISION IS ENGINEERED BY A WEA EASEMENT RECORDED ON MARCH 29, 19 2004 156, P. 235.

EXHIBIT K-7

RECEIVED  
Agenda Copy  
PLATTING

A PLAT OF  
**CORREIRA ESTATES**  
A SUBDIVISION OF  
**LOT 2**  
**I & B SUBDIVISION**  
**(PLAT 2023-20)**  
TALKEENA RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
SIX SEC. 28, T.24N. R.4E. 2M. AK  
CONTAINING 22.90 ACRES MORE OR LESS

**HANSON**  
**LAND SOLUTIONS**  
ALASKA BUSINESS LICENSE #15220  
305 EAST FIREWEEB AVENUE  
PALMER, ALASKA 99545  
(907)746-2735

FILE: FRM-114.DWG: SGP: 12/11/2024 11:00 06/10/24 0:1

We are now accepting payments online for case agreements and mining claims bills! To make a payment by credit card or from your bank account, click here.

Online Public Notices

Results - Case File Abstract

**Summary**

**File: ADL 33023**

**Customer:** 000163282      **DNR DMLW SCRO EASEMENTS**  
 550 W 7TH AVE  
 ANCHORAGE AK 99501

**Case Type:** 581 PUBLIC EASEMENT      **DNR Unit:** 200 LAND MANAGEMENT

**File Location:** SCDOLD SCDO LAND SECTION

**Case Status:** 35 ISSUED      **Status Date:** 06/29/1966

**Total Acres:** 0.000      **Date Initiated:** 06/29/1966

**Office of Primary Responsibility:** LSC LND-SOUTHCENTRAL REG

**Last Transaction Date:** 03/28/2023      **Case Subtype:** 8003 ACCESS

**Last Transaction:** FILE SEE OTHER ASSOCIATED FILE

**Land Records**

Meridian: S    Township: 024N    Range: 004W    Section: 17    Section Acres: 0  
 Meridian: S    Township: 024N    Range: 004W    Section: 18    Section Acres: 0  
 Meridian: S    Township: 024N    Range: 004W    Section: 19    Section Acres: 0  
 Meridian: S    Township: 024N    Range: 004W    Section: 20    Section Acres: 0  
 Meridian: S    Township: 026N    Range: 004W    Section: 16    Section Acres: 0  
 Meridian: S    Township: 026N    Range: 004W    Section: 20    Section Acres: 0  
 Meridian: S    Township: 026N    Range: 004W    Section: 21    Section Acres: 0  
 Meridian: S    Township: 026N    Range: 004W    Section: 29    Section Acres: 0  
 Meridian: S    Township: 026N    Range: 004W    Section: 32    Section Acres: 0

**Case Actions**

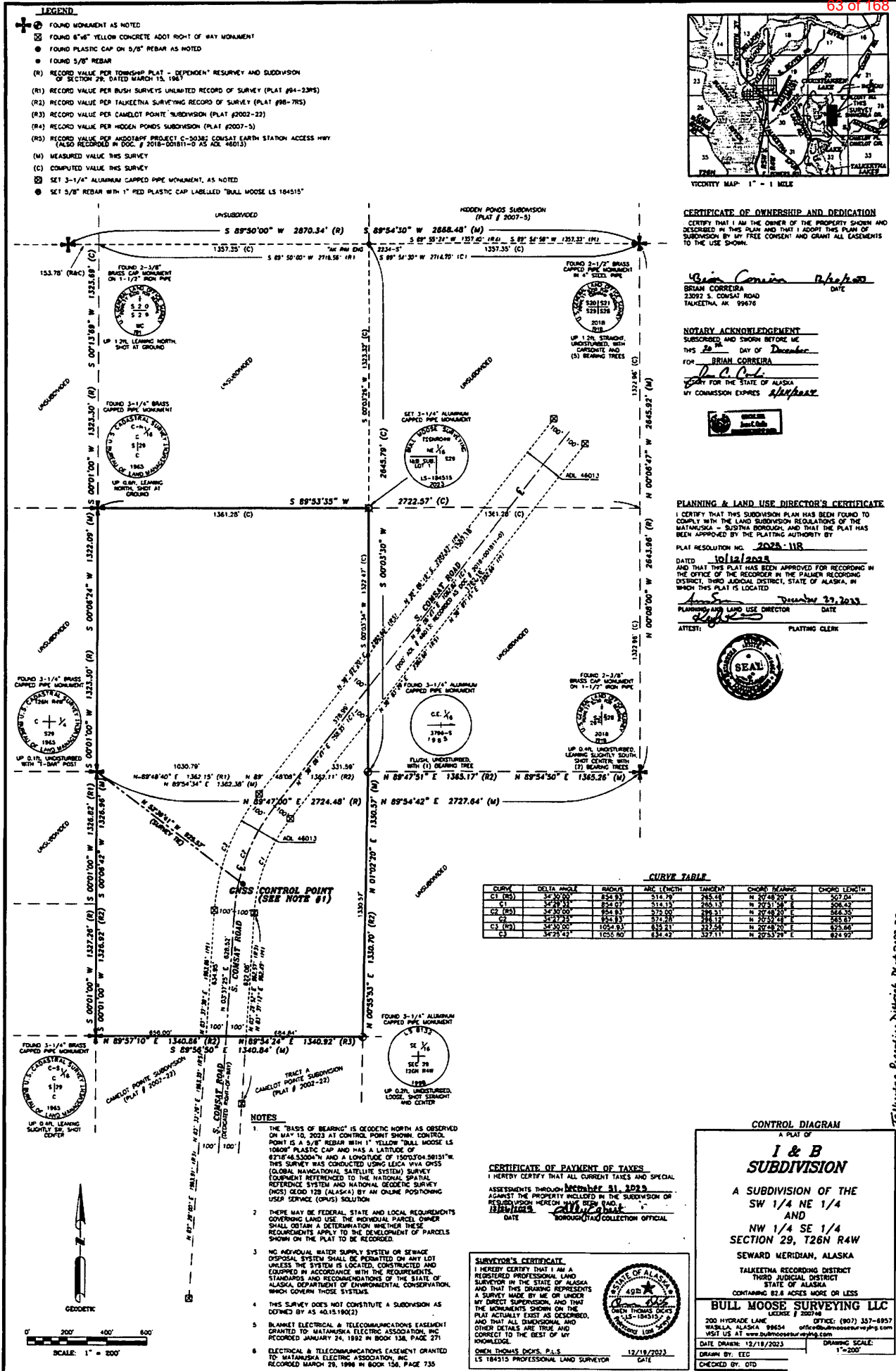
<b>06-29-1966 DESIGNATED</b>		
<b>STATUS 23</b>	23	<b>EASEMENT CREATED</b>
<i>DESIGNATED BY DIV. OF LANDS FOR THE 1966 TALKEETNA LAND SALE. R/W 60 FT IN WIDTH. "APPROXIMATE" LOCATION ENTERED ON STATUS PLATS/UNSURVEYED</i>		
<b>06-02-1982 PARTIALLY CONVEYED/TRANSFERRED</b>		
<i>TRANSACTION DATE IS NOTIFICATION DATE. A PORTION OF THE LANDS COVERED BY THIS R/W CONVEYED TO MAT-SU BOROUGH EFFECTIVE 10-20-1965.</i>		
<b>02-21-1984 COMMENTS</b>		
<i>EXACT LOCATION ON THE GROUND FOR THIS R/W UNKNOWN. CENTERLINE SURVEY REQUESTED AS IT PROVIDES ACCESS TO PAST LAND SALES AND OTHER LANDS.</i>		
<b>08-02-1986 CASEFILE CUSTOMER DOCUMENTED</b>		
<b>CUSTOMER NUMBER</b>	000163282	<b>DIV LAND &amp; WATER MGM</b>
<b>UNIT CODE</b>	200	<b>LAND MANAGEMENT</b>

<b>RELATIONSHIP CODE</b>	10	<b>OWNER</b>
THIS TRANSACTION WAS GENERATED BY THE CONVERSION TO THE NEW CUSTOMER SYSTEM TO DOCUMENT THE UNIT AND RELATIONSHIP CODES		
<b>01-02-2003 STATUS CODE STANDARDIZED</b>		
<b>STATUS CODE</b>	35	ISS/APPRV/ACTV AUTH
***** STATUS CODE STANDARDIZATION ***** STATUS CODE CHANGED BY BATCH UPDATE		
<b>06-09-2005 AMENDED</b>		
<b>EFFECTIVE DATE:</b>	06-09-2005	
WITHIN SECTION 20, T26N, R4W, SM THIS PUBLIC ACCESS EASEMENT HAS BEEN INCREASED TO 100 FT IN WIDTH WHERE IT OCCURS WITHIN ADL 228178 ONLY.		
<b>06-23-2006 PARTIALLY CONVEYED/TRANSFERRED</b>		
<b>STATE PATENT NUMBER</b>	227778	
PARTIAL TRANSFER TO MSB WITHIN SECTION 32 FILE COY SENT TO MSB		
<b>08-30-2006 STATUS PLAT UPDATE REQUESTED</b>		
<b>ATTACHMENTS SENT (Y,N):</b>	Y	YES
PARTIAL TRANSFER TO MSB. PER LAND EXCHNGE AGREEMENT SIGNED 6-23-06 REF. ADL 227778, WITHIN SECTION 32 NW1/4NW1/4		
<b>09-18-2006 STATUS PLAT UPDATED</b>		
<b>REQUESTED TRANSACTION:</b>	SPU	STATUS PLAT UPDATED
<b>ACTION TAKEN:</b>	C	COMPLETED
<b>10-05-2006 COMMENTS</b>		
COMPLETED PARTIAL TRANSFER BUT AM UNABLE TO CORRECT ACREAGE SINCE THE FILE DOES NOT CONTAIN ACCURATE ISSUED ACRES.		
<b>10-06-2006 STATUS PLAT UPDATE REQUESTED</b>		
<b>ATTACHMENTS SENT (Y,N):</b>	Y	YES
SEE ATTACHMENT- PARTIAL TRF WAS HIGHLIGHTED PORTION-CHANGE THE REST OF THE EASEMENT BACK TO ISSUED STATUS		
<b>10-20-2006 STATUS PLAT UPDATED</b>		
<b>REQUESTED TRANSACTION:</b>	SPU	STATUS PLAT UPDATED
<b>ACTION TAKEN:</b>	C	COMPLETED
<b>03-07-2018 COMMENTS</b>		
SUBTYPES WERE RESTRUCTURED ON 3.7.2018 FOR 581 AND 582 EASEMENTS TO SIMPLIFY LAS REPORTING. NO AFFECT ON MANAGEMENT IS INTENDED.		
<b>01-15-2020 COMMENTS</b>		
FILE SPLIT: FILE 1 CONTAINS GENERAL ADL INFORMATION FILE 2 CONTAINS LORENA KNAPP REQUEST		
<b>06-23-2020 AGENCY REVIEW SENT</b>		
APPLICANT KNAPP REQUEST RELOCATION OF PORTION OF ADL THROUGH PRIVATE PARCEL: AGENCY REVIEW EXP 7/27/2020		
<b>06-23-2020 PUBLIC NOTICE SENT</b>		
<b>COMMENTS DUE:</b>	07-27-2020	
APPLICANT KNAPP REQUESTS RELOCATION OF PORTION OF EASEMENT THROUGH PRIVATE PARCEL: PUBLIC NOTICE EXP 7/27/2020		
<b>04-20-2021 SEE OTHER ASSOCIATED FILE</b>		
<b>ASSOC FILE TYPE</b>	ADL	ALASKA DIV OF LANDS
<b>ASSOC FILE NUMBER</b>	233749	
THE APPLICANT HAS APPLIED TO DEVELOP A SECTION OF ADL 33023.		
<b>07-06-2022 SEE OTHER ASSOCIATED FILE</b>		
<b>ASSOC FILE TYPE</b>	ADL	ALASKA DIV OF LANDS
<b>ASSOC FILE NUMBER</b>	234057	
ADL 234057- FILE CREATED TO SERIALIZE A PROPOSED REALIGNMENT OF A PORTION OF ADL 33023- KNAPP		

<b>03-28-2023 SEE OTHER ASSOCIATED FILE</b>		
<b>ASSOC FILE TYPE</b>	ADL	ALASKA DIV OF LANDS
<b>ASSOC FILE NUMBER</b>	234174	
<i>ADL 234174 - FILE CREATED TO SERIALIZED A PROPOSED REALIGNMENT OF ADL 33023</i>		

### Legal Description

"APPROXIMATE" LEGAL DESCRIPTION 06 29 1966  
 LOCATED WITHIN SECTIONS 17 - 20, TOWNSHIP 24 NORTH, RANGE 4 WEST,  
 SECTIONS 16, 20, 21, 29 AND 32, TOWNSHIP 26 NORTH, RANGE 4 WEST,  
 SEWARD MERIDIAN.  
 LANDS PARTIALLY CONVEYED TO MATANUSKA-SUSITNA BOROUGH  
 NOTIFICATION DATE 06-02-1982 EFFECTIVE DATE 10-20-1965  
 TOWNSHIP 24 NORTH, RANGE 4 WEST, SEWARD MERIDIAN  
 LOCATED WITHIN SECTION 17: W1/2 SW1/4. SECTION 19: S1/2 NE1/4, SE1/4



MATANUSKA-SUSITNA BOROUGH  
PLANNING AND ZONING COMMISSION  
RESOLUTION SERIAL NO. 94 - 1 - V

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE MATANUSKA-SUSITNA BOROUGH APPROVING THE VACATION OF ANY PUBLIC INTEREST IN A PORTION OF A 60' RIGHT OF WAY ALSO KNOWN AS ADL 33023 LOCATED WITHIN THE SW $\frac{1}{4}$  NE $\frac{1}{4}$ , NW $\frac{1}{4}$  SE $\frac{1}{4}$  SECTION 29, TOWNSHIP 26 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, ALASKA. LOCATED WITHIN THE TALKEETNA RECORDING DISTRICT.

WHEREAS, Alfred L. Sousa petitioned the Planning and Zoning Commission of the Matanuska-Susitna Borough to vacate any public interest in a portion of a 60' right of way also known as ADL 33023 located within the SW $\frac{1}{4}$  NE $\frac{1}{4}$ , NW $\frac{1}{4}$  SE $\frac{1}{4}$  Section 29, Township 26 North, Range 4 West, Seward Meridian, Alaska as Comsat Road now provides access to adjoining property; and

WHEREAS, notice of public hearing for the purpose of vacating any public interest was published and notices sent to affected property owners not signing the petition; and

WHEREAS, the Planning and Zoning Commission heard testimony for or against the petition and considered the merits of the petition; and

WHEREAS, the Planning and Zoning Commission approved the vacation request;

NOW THEREFORE; the Matanuska-Susitna Borough Planning and Zoning Commission resolves that any public interest in a portion of a 60' right of way also known as ADL 33023 located within the SW $\frac{1}{4}$  NE $\frac{1}{4}$ , NW $\frac{1}{4}$  SE $\frac{1}{4}$  Section 29, Township 26 North, Range 4 West, Seward Meridian, Alaska is hereby vacated.

PASSED AND APPROVED by the Planning and Zoning Commission of the Matanuska-Susitna Borough on the 19th day of June, 1972.

January 7, 1993

ATTEST:

*Rich B...*  
\_\_\_\_\_  
Planning Director for  
Matanuska-Susitna Broough

*Marilyn McGuire*  
\_\_\_\_\_  
Marilyn McGuire, Platting Clerk

RETURN TO:  
MATANUSKA-SUSITNA BOROUGH  
350 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

94-154  
RECORDED - FILED 15 00  
TALKEETNA REC. DIST.  
DATE 2-7 1994  
TIME 3:50 P.M.  
Requested by ALFRED SOUSA  
Address Box 169  
TALKEETNA, AK 99676



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

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

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

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

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	574.78	954.93	34°29'12"	566.14	S20° 55' 14"W	296.39
C2	634.46	1055.50	34°26'25"	624.95	S20° 53' 27"W	327.14
C3	40.69	225.00	10°21'41"	40.63	N5° 05' 28"E	20.40
C4	231.00	954.93	13°51'35"	230.43	S10° 36' 25"W	116.06
C5	287.90	954.93	17°16'26"	286.81	S26° 10' 26"W	145.05
C6	55.88	954.93	3°21'11"	55.88	S36° 29' 14"W	27.95
C7	244.65	1054.50	13°17'35"	244.10	S10° 18' 51"W	122.88
C8	262.64	1053.53	14°17'00"	261.96	S24° 04' 43"W	132.00
C9	127.17	1053.01	6°55'10"	127.09	S34° 39' 19"W	63.66
C10	47.14	29.97	90°06'41"	42.43	N44° 54' 37"E	30.03
C11	46.11	255.00	10°21'41"	46.05	N5° 05' 28"E	23.12
C12	43.36	60.00	41°24'35"	42.43	N10° 25' 59"W	22.68
C13	87.14	60.00	83°12'29"	79.68	N10° 27' 58"E	53.28
C14	60.16	60.00	57°27'10"	57.68	N80° 47' 48"E	32.89
C15	60.67	60.00	57°56'20"	58.12	N41° 30' 27"W	33.22
C16	67.25	60.00	64°13'10"	63.78	N19° 34' 18"E	37.65
C17	43.36	60.00	41°24'35"	42.43	N30° 58' 36"E	22.68
C18	35.26	195.00	10°21'41"	35.22	S5° 05' 28"W	17.68
C19	47.12	30.00	90°00'00"	42.43	S45° 05' 23"E	30.00
(C1)	(574.28)	(954.93)	(34°27'25")	(565.67)	(N20° 52' 48"E)	(296.12)
(C2)	(634.42)	(1055.80)	(34°25'42")	(624.92)	(N20° 53' 29"E)	(327.11)

**LEGEND**

- ⊕ RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- ⊕ RECOVERED 3/4" ALUMINUM POST MONUMENT
- ⊕ RECOVERED 6"x6" CONCRETE R.O.W. MONUMENT
- ⊕ RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED 3/8" REBAR
- ⊕ SET PLASTIC CAP ON 3/8"x30" REBAR AT ALL CORNERS, PT'S, AND PC'S
- (C) COMPUTED DATA
- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD PER PLAT (2023-20)
- 701 SURVEY POINT NUMBER



**NOTES**

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF LOT 1 (SURVEYED POINT 701), A RECOVERED BRASS CAP WITH A NETWORK GNSS GEODETIC POSITION OF 62° 18' 38.99"N 150° 03' 20.12"W.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
5. THIS SUBDIVISION IS ENCUMBERED BY A MEA BLANKET EASEMENT RECORDED ON JANUARY 24, 1992 IN BK. 138, PG. 271.
6. THIS SUBDIVISION IS ENCUMBERED BY A MTA EASEMENT RECORDED ON MARCH 29, IN BOOK 156, PG. 735.

**CERTIFICATE OF PAYMENT OF TAXES**

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

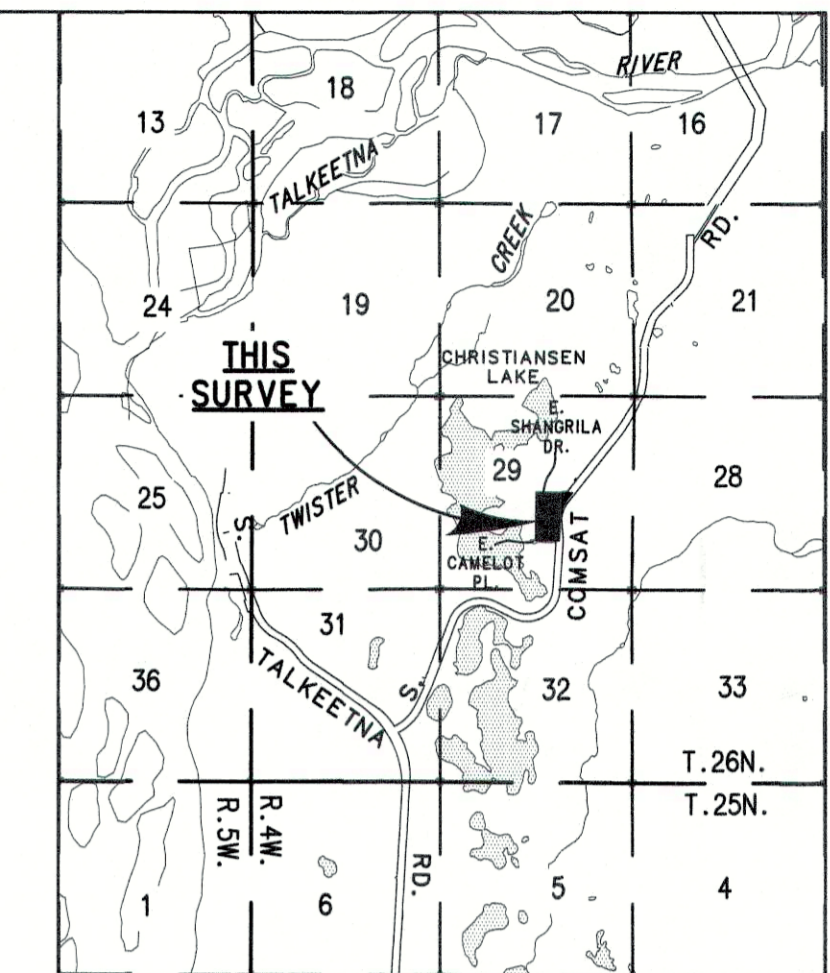
TAX COLLECTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_  
(MATANUSKA-SUSITNA BOROUGH)

**SURVEYOR'S CERTIFICATE**



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

REGISTERED LAND SURVEYOR



SOURCE: MSB TAX MAPS TA01, TA02, TA03, TA06, TA07, TA08, TA09, TA10 & TA11 1"=5280'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

BRIAN R. CORREIRA DATE \_\_\_\_\_  
3891 N. RED FOX CIR.  
WASILLA, AK 99654

**NOTARY ACKNOWLEDGEMENT**

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

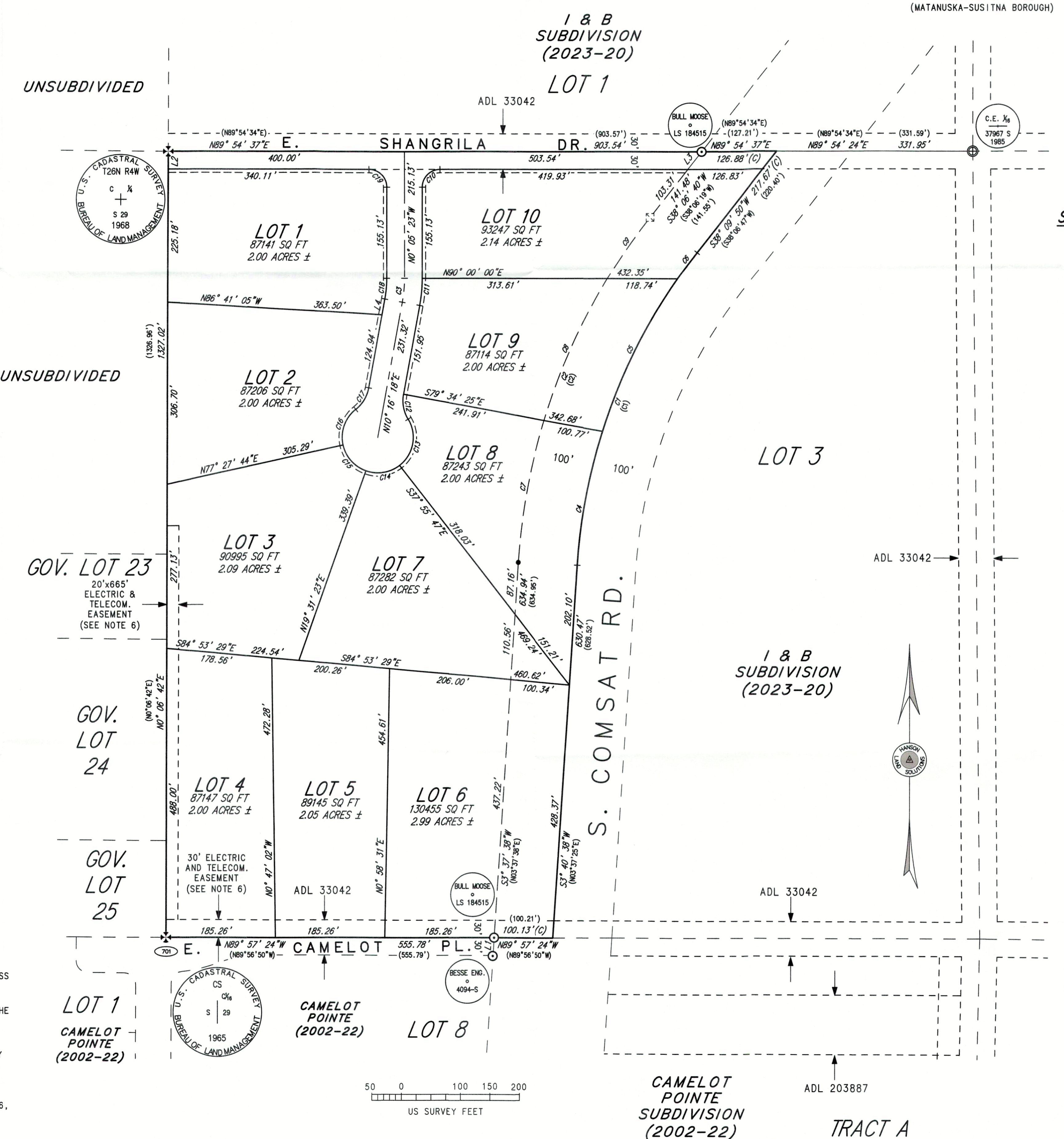
FOR \_\_\_\_\_

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

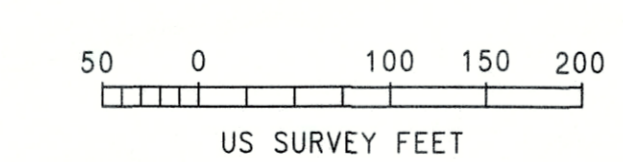
**RECEIVED**  
Agenda Copy JUN 12 2024  
**PLATTING**

A PLAT OF  
**CORREIRA ESTATES**  
A SUBDIVISION OF  
LOT 2  
**I & B SUBDIVISION**  
(PLAT 2023-20)  
TALKEETNA RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
LOCATED WITHIN  
SEX SEC. 29, T.26N. R.4W. SM, AK  
CONTAINING 22.80 ACRES MORE OR LESS

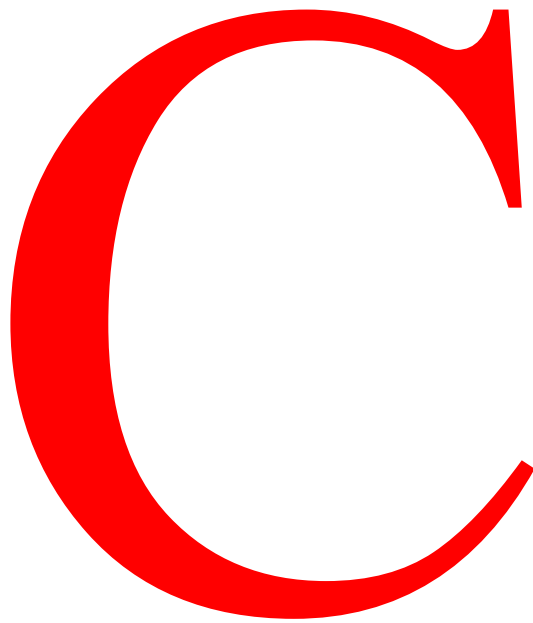
**HANSON**  
**LAND SOLUTIONS**  
ALASKA BUSINESS LICENSE #1525  
305 EAST FIREWEED AVENUE  
PALMER, ALASKA, 99645  
(907)746-7738



LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.06	S3° 07' 04"W
L2	30.00	S0° 06' 42"W
L3	38.18	N38° 06' 40"E
L4	27.01	S10° 16' 18"W









STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 5, 2024

PRELIMINARY PLAT: NORTH 40  
LEGAL DESCRIPTION: SEC 15, T19N, R04E S.M., AK  
PETITIONERS: BRETT GATTEN  
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING, LLC /  
MICHAEL ERDMAN, P.E.  
ACRES: 255.00 +/- PARCELS: 23  
REVIEWED BY: CHRIS CURLIN CASE #: 2024-085

---

**REQUEST:**

The request is to create 21 lots and two Tracts from Government Lots 1, 2, & 4 in the S ½ NE 1/4, SE ¼ NW ¼, NE ¼ SW 1/4, Section 15, Township 19 North, Range 04 East, to be known as NORTH 40, containing 255 acres +/- . The property is southeast of the Kings River, and directly north and south of N. Glenn Highway at approximately mile 68; within Section 15, Township 19 North, Range 04 East, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Map and Aerial Photos **Exhibit A – 4 pgs**  
Soils Report & Topographic Narrative **Exhibit B – 3 pgs**

**COMMENTS:**

ADOT&PF **Exhibit C – 1 pg**  
MSB Pre-design and Engineering **Exhibit D – 1 pg**  
MSB Permit Center **Exhibit E – 1 pg**  
Utilities **Exhibit F – 1 pg**

**DISCUSSION:** The proposed subdivision is creating 21 lots and two Tracts. Lots 1-9, Block 3 and Lots 1-7, Block 4 will be accessed by air using the proposed runway on Tract A. Pursuant to MSB 43.20.100 (B) Upon finding that no practical means of providing road access to a proposed subdivision exists and upon a showing that permanent public access by air, water, or railroad is both practical and feasible, the platting board shall waive the road requirements of subsection (A) of this section. If other than road access is approved, the mode of access shall be noted on the plat. Lots in Blocks 1 and 2 will take access from the N. Glenn Highway.

**Soils Report:** A Soils Report and Topographic Narrative (**Exhibit B**) were submitted pursuant to MSB 43.281.20(1)(i)(i), by Michael Erdman, PE. Ten test pits were excavated to a depth of 12 feet. No groundwater was encountered. Soil descriptions are listed on the test hole log. The engineer states that the proposed Lots 1-3, Block 2, Lots 1-9, Block 3, and Lots 1-8, Block 4 each contains a minimum of 10,000 square feet of contiguous usable septic area, and a minimum 10,000 square feet of contiguous usable building area, as defined by MSB Title 43

**COMMENTS:**

**ADOT&PF (Exhibit C)** Our ROW section is in conversation with the below applicant regarding the North 40 plat, and we need to have a meeting with them in order to resolve driveway and access discussions. We had a meeting scheduled previously, actually prior to their plat coming through MSB, but they cancelled. We will need to meet with them before I can send you plat comments. If they are unable to reschedule before their case is supposed to go before the platting board, is it possible to postpone their case going before the platting board/to the plat board meeting because of the unresolved comments?

*Staff notes comments will be presented as a hand-out if received before the hearing.*

**DPW Pre-design and Engineering (Exhibit D)** Coordinate access with AKDOT for access onto Glenn Hwy for Lot 1,2, & 3.

*Staff notes this is condition #3.*

**MSB Permit Center (Exhibit E)** has no comment.

**Utilities: (Exhibit F)** ENSTAR has no comments. GCI has no comments or objections. MEA and MTA did not respond.

There were no objections received from Borough departments, outside agencies or the public at the time of this staff report.

**CONCLUSION**

The preliminary plat of North 40 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. Access is by water or air pursuant to MSB 43.20.100 (G)(2)(a).

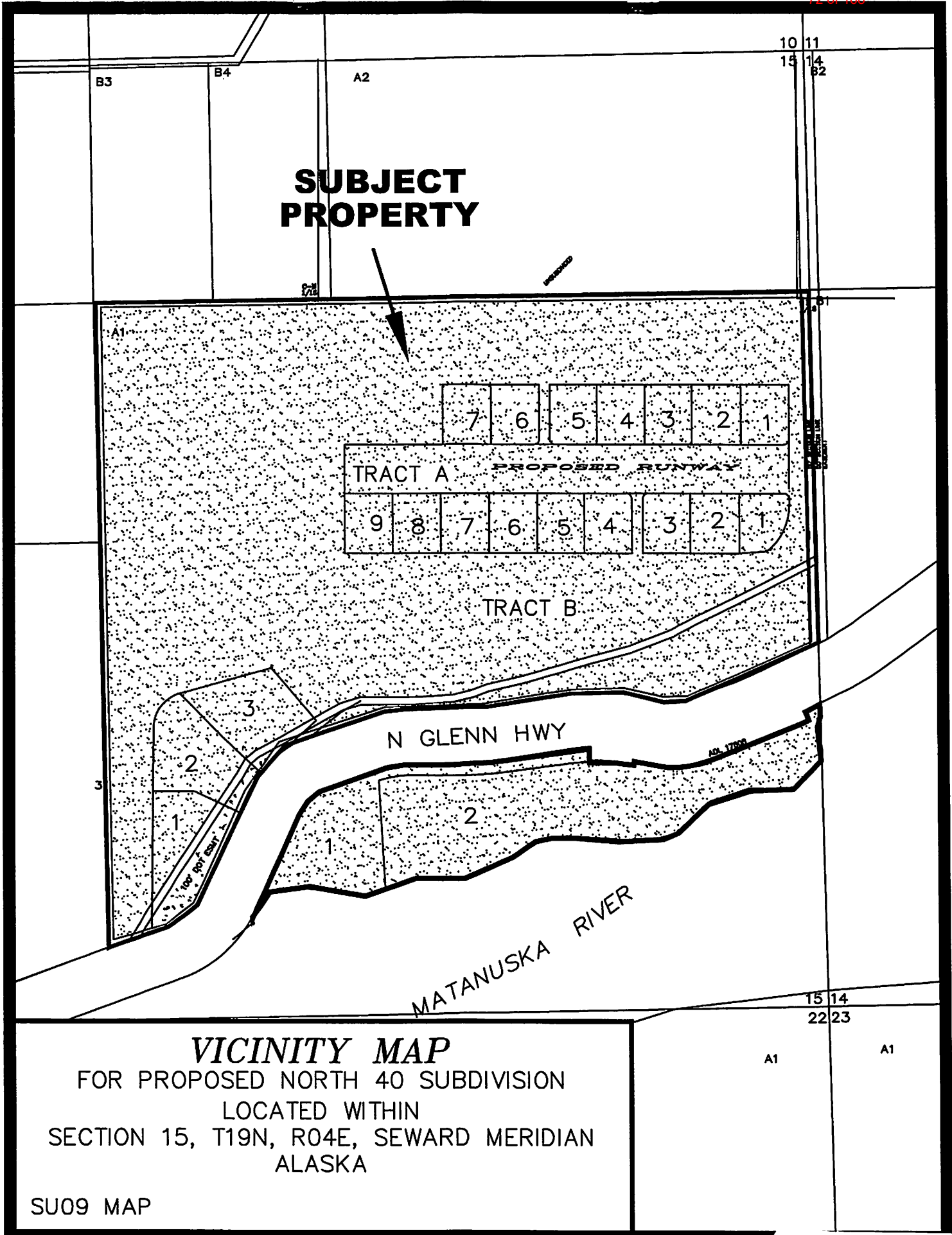
**FINDINGS of FACT:**

1. The preliminary plat of North 40 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A Soils Report & Topographic Narrative was submitted pursuant to MSB 43.20.28.
3. All lots in Blocks 1 & 2 will have access to N. Glenn Highway
4. All lots in Blocks 3 & 4 will have the required access by air pursuant to MSB 43.20.100 (B)
5. There were no objections from any borough departments, outside agencies, utilities, or the public.
6. At the time of staff report write-up, there were no responses to the Request for Comments from AK DF&G; MSB Emergency Services, Community Development, or Assessments; MTA or MEA.

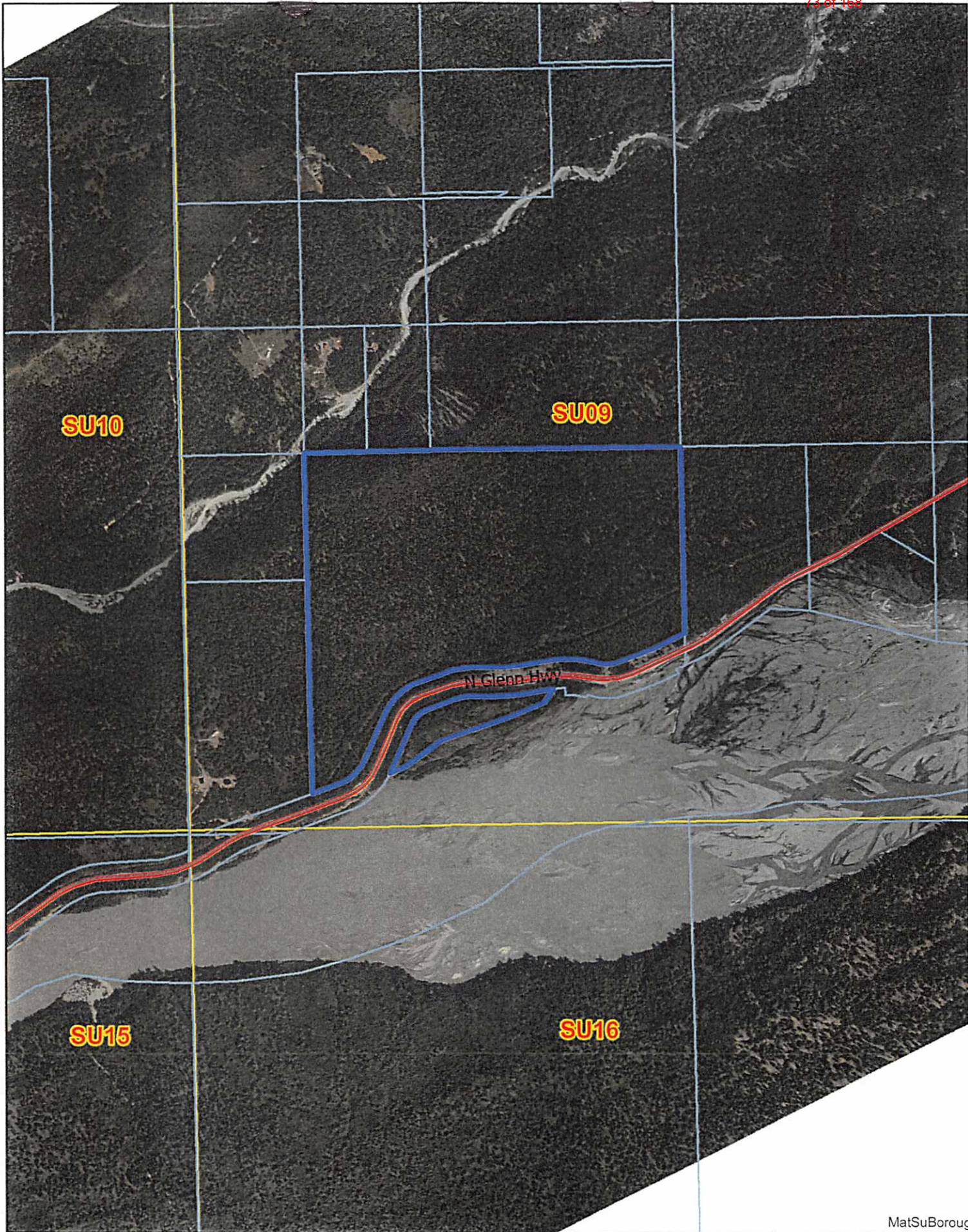
**RECOMMENDED CONDITIONS OF APPROVAL:**

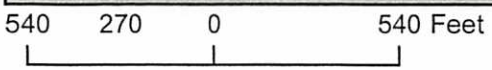
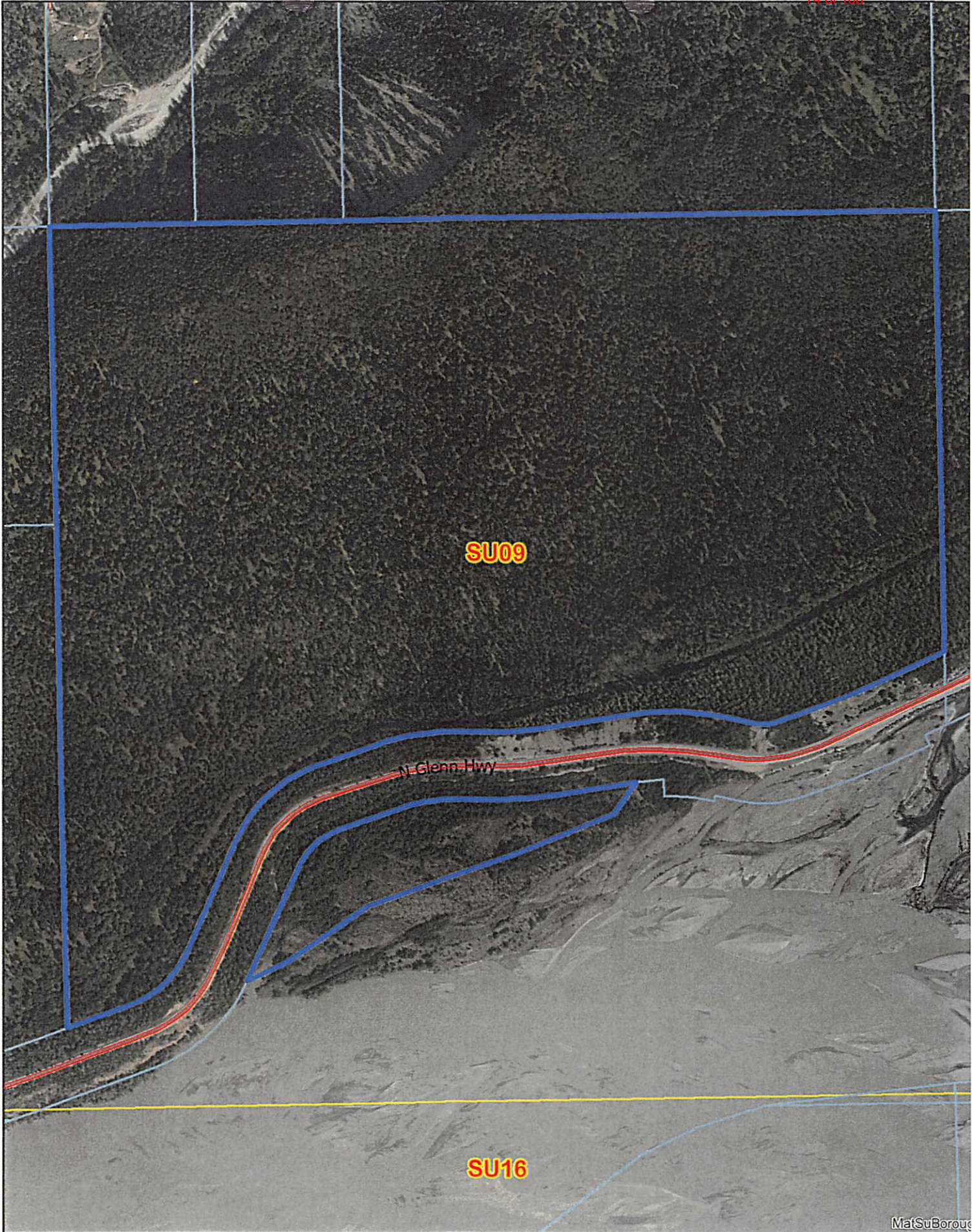
Staff recommends approval of the preliminary plat of North 40, contingent on the following recommendations:

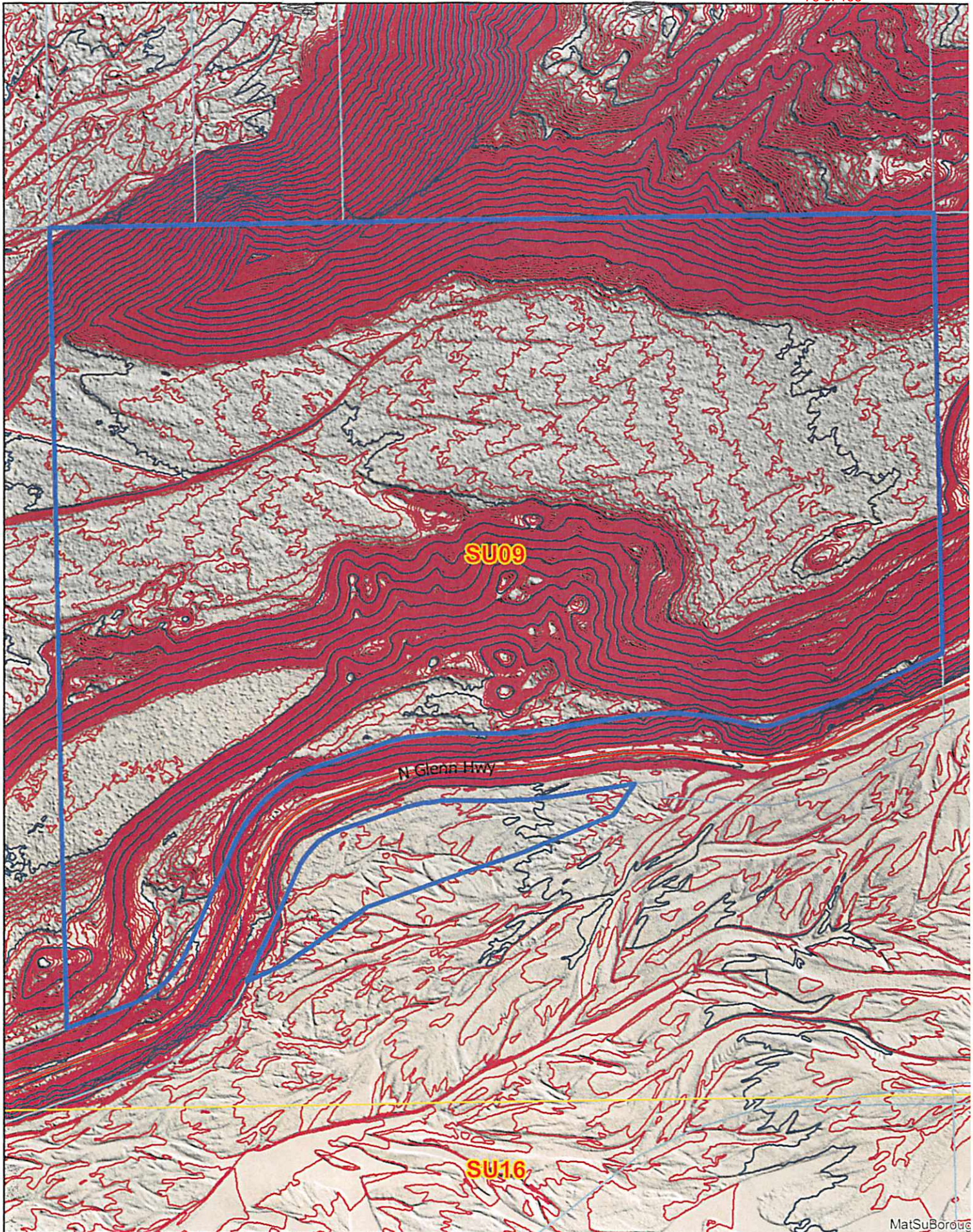
1. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
2. Pursuant to MSB 43.20.100(B), Add a plat note stating that Blocks 3 & 4 access is by air.
3. Coordinate access to N. Glenn Highway with ADOT&PF.
4. Show all easements of record on final plat.
5. Submit final plat in full compliance with Title 43.











540 270 0 540 Feet

MatSuBorough

EXHIBIT A-4

**ERDMAN & ASSOCIATES**  
**Consulting Engineers / Water Testing Laboratory**

5200 Dunbar Drive  
Wasilla, AK 99654

Phone 907-232-3140  
[akcivilengineer@gmail.com](mailto:akcivilengineer@gmail.com)

July 16, 2024

Matanuska Susitna Borough  
350 East Dahlia Ave.  
Palmer, AK 99645

Attn: Mr. Fred Wagner, Platting Officer

Re: Proposed North 40 Estates; Soils Report & Usable Septic Area Determination

RECEIVED  
JUL 16 2024  
PLATTING

Dear Mr. Wagner,

Erdman & Associates was retained to evaluate soil conditions and usable septic area for the proposed subdivision. As shown on the preliminary plat by Bull Moose Surveying, Robert S. Hoffman, RLS, the proposed subdivision will create 21 lots and 2 tracts.

Lots 1&2, Block 1 exceed 400,000 square feet in area and are, therefore exempt from usable area requirements. The topography of these lots is relatively level, and they are well vegetated with brush and trees.

On 3/16/24 Erdman & Associates inspected the excavation of ten (10) test pits on the subject property to evaluate usable area on Lots 1-3, Block 2, Lots 1-9, Block 3, and Lots 1-8, Block 4, each of which has an area greater than 40,000 square feet.

A test hole location map is attached, and test hole logs are included below. The test holes revealed that surficial soils are organics and silt, underlain by silty gravel to depths of 2.5 to 4 feet, underlain by clean sand/gravel to a depth of 12 feet below ground surface. Neither groundwater nor impermeable soils were encountered in any of the test holes to the depths indicated.

TH #1  
0-1' Organics, Silt  
1-4' Silty Sandy Gravel (GM)  
4-12' Sandy Gravel (GP/GW)  
w/ Cobbles

TH #2  
0-1' Organics, Silt  
1-3.5' Silty Sandy Gravel (GM)  
3.5-12' Sandy Gravel (GP/GW)  
w/ Cobbles

TH #3  
0-1' Organics, Silt  
1-4' Silty Sandy Gravel (GM)  
4-12' Sandy Gravel (GP/GW)  
w/ Cobbles

TH #4  
0-1' Organics, Silt/Topsoil  
1-3' Silty Sandy Gravel (GM)  
3-12' Sandy Gravel (GP/GW)  
w/ Cobbles

TH #5  
0-1' Organics, Silt/Topsoil  
1-3' Silty Sandy Gravel (GM)  
3-12' Sandy Gravel (GP/GW)  
w/ Cobbles, Boulders

TH #6  
0-1' Organics, Silt/Topsoil  
1-3' Silty Sandy Gravel (GM)  
3-12' Sandy Gravel (GP/GW)  
w/ Cobbles, Boulders

TH #7  
0-0.5' Organics, Silt/Topsoil  
0.5-2.5' Silty Sandy Gravel (GM)  
2.5-12' Sandy Gravel (GP/GW)  
w/ Cobbles, Boulders

TH #8  
0-0.5' Organics, Silt/Topsoil  
0.5-4' Silty Sandy Gravel (GM)  
4-12' Sandy Gravel (GP/GW)  
w/ Cobbles

TH #9  
0-0.5' Organics, Silt/Topsoil  
0.5-3' Silty Sandy Gravel (GM)  
3-12' Sandy Gravel (GP/GW)  
w/ Cobbles

North 40 Estates – Subdivision Soils Report

July 16, 2024  
Page Two

**TH #10**

- 0-1' Organics, Silt/Topsoil**
- 1-3' Silty Sandy Gravel (GM)**
- 3-12' Sandy Gravel (GP/GW)**  
**w/ Cobbles**

The soil and water table conditions encountered are suitable for the installation of conventional onsite wastewater disposal (septic) systems.

Based upon our soils investigation, observation of surface topography, and review of topographic mapping on preliminary plat, it is my opinion that the proposed Lots 1-3, Block 2, Lots 1-9, Block 3, and Lots 1-8, Block 4 each contains a minimum of 10,000 square feet of contiguous usable septic area, and a minimum 10,000 square feet of contiguous usable building area, as defined by MSB Title 43. Please call if you have any questions or need additional information.

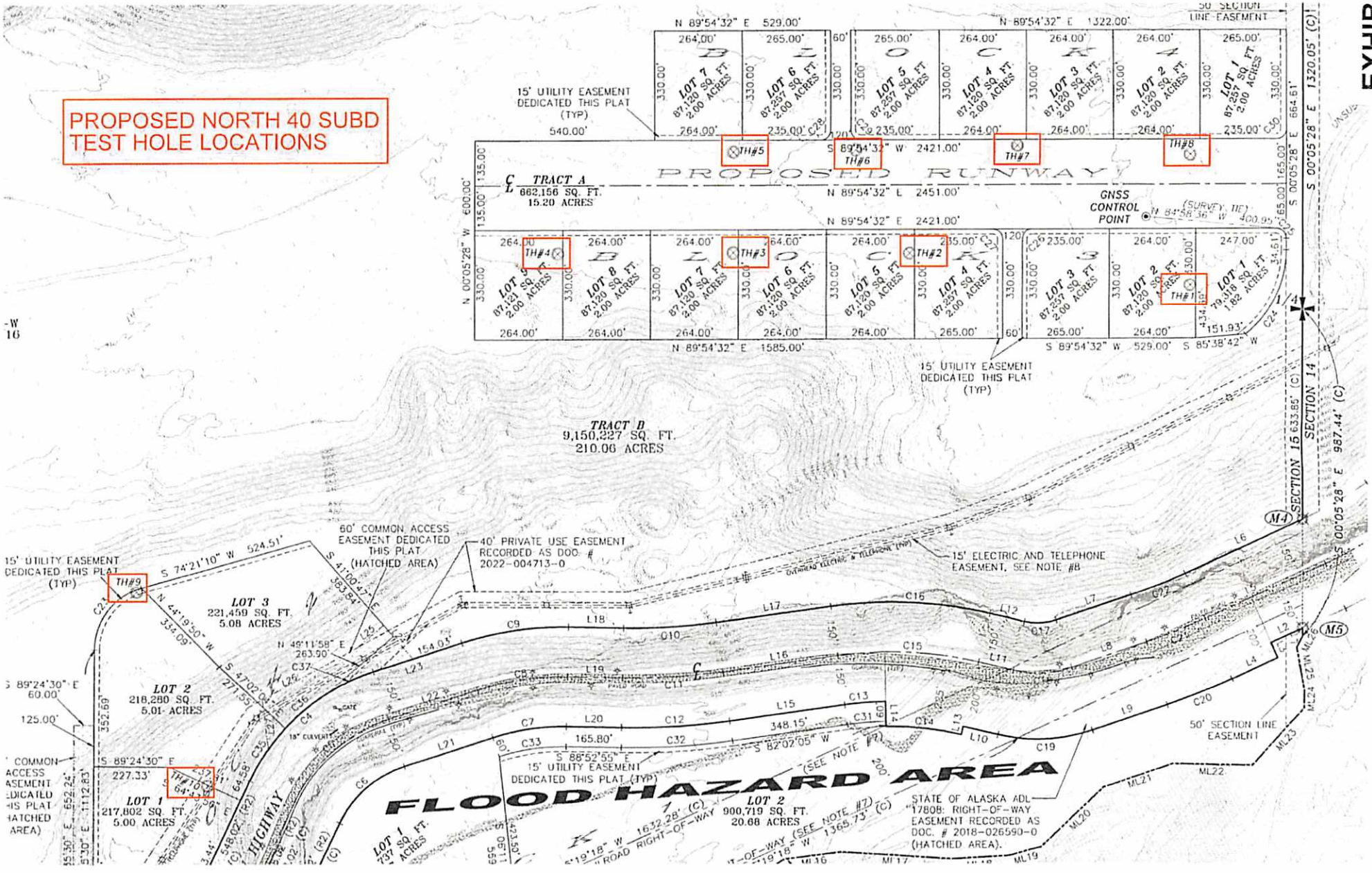
Sincerely,



Michael R. Erdman, P.E.



PROPOSED NORTH 40 SUBD  
TEST HOLE LOCATIONS



## Chris Curlin

---

**From:** Huling, Kristina N (DOT) <kristina.huling@alaska.gov>  
**Sent:** Thursday, August 8, 2024 1:47 PM  
**To:** Chris Curlin  
**Subject:** RE: RFC North 40 (CC)

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

Just as a follow up to our other conversation regarding Meekin's Air. Our ROW section is in conversation with the below applicant regarding the North 40 plat, and we need to have a meeting with them in order to resolve driveway and access discussions. We had a meeting scheduled previously, actually prior to their plat coming through MSB, but they cancelled. We will need to meet with them before I can send you plat comments. If they are unable to reschedule before their case is supposed to go before the platting board, is it possible to postpone their case going before the platting board/to the plat board meeting because of the unresolved comments?

### Kristina Huling

Mat-Su Area Planner | 907.269.0509  
Alaska DOT&PF, Anchorage; Planning

---

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

**Sent:** Tuesday, July 23, 2024 1:09 PM

**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; coryandjames@mtaonline.net; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; timhaledistrict1@gmail.com; Post, David E (DOT) <david.post@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>

**Subject:** RFC North 40 (CC)

**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,

The following link is a request for comments on the proposed North 40 Subdivision.

Please ensure all comments have been submitted by August 9, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [North 40](#)

## Chris Curlin

---

**From:** Daniel Dahms  
**Sent:** Thursday, August 8, 2024 3:51 PM  
**To:** Chris Curlin  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC North 40 (CC)

Chris,

Coordinate with AKDOT for access onto the Glenn Hwy for Lot 1, Lot 2, and Lot 3.

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

---

**From:** Chris Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Tuesday, July 23, 2024 1:09 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; coryandjames@mtaonline.net; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; timhaledistrict1@gmail.com; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC North 40 (CC)

Hello,

The following link is a request for comments on the proposed North 40 Subdivision. Please ensure all comments have been submitted by August 9, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

[☐ North 40](#)

Sincerely,

Chris Curlin  
Platting Technician  
Matanuska-Susitna Borough  
(907) 861-7873



## Chris Curlin

---

**From:** Permit Center  
**Sent:** Wednesday, July 24, 2024 9:03 AM  
**To:** Chris Curlin  
**Subject:** RE: RFC North 40 (CC)

No comments from the Permit Center.

**Brandon Tucker**  
Permit Technician  
[Matanuska-Susitna Borough Permit Center](#)  
350 E Dahlia Ave  
Palmer AK 99645  
P (907) 861-7871  
F (907) 861-8158

---

**From:** Chris Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Tuesday, July 23, 2024 1:09 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; coryandjames@mtaonline.net; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; timhaledistrict1@gmail.com; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC North 40 (CC)

Hello,

The following link is a request for comments on the proposed North 40 Subdivision.  
Please ensure all comments have been submitted by August 9, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

[☐ North 40](#)

Sincerely,

Chris Curlin  
Platting Technician  
Matanuska-Susitna Borough

## Chris Curlin

---

**From:** James Christopher <James.Christopher@enstarnaturalgas.com>  
**Sent:** Wednesday, July 24, 2024 9:00 AM  
**To:** Chris Curlin  
**Cc:** Sterling Lopez  
**Subject:** RE: RFC North 40 (CC)  
**Attachments:** MSB No Comments 2024-085.pdf

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

Hello,

Please see ENSTARS attached letter with no comments.

Thank you,

Jimmy Christopher  
Right of Way Agent  
**ENSTAR Natural Gas Company, LLC**  
O: (907) 334-7944  
C: (614) 623-3466

---

**From:** Chris Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Tuesday, July 23, 2024 1:09 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; coryandjames@mtaonline.net; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; timhaldistrict1@gmail.com; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ENSTAR ROW Shared Mailbox <row@enstarnaturalgas.com>  
**Subject:** RFC North 40 (CC)

**CAUTION:** This email originated outside of ENSTAR/TSU. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are not sure, use the "Report Phish" button or contact [enstar.helpdesk@enstarnaturalgas.com](mailto:enstar.helpdesk@enstarnaturalgas.com)

Hello,

The following link is a request for comments on the proposed North 40 Subdivision.



**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

July 24, 2024

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

To whom it may concern:

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

- **NORTH 40**  
**(MSB Case # 2024-085)**

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

Sincerely,

James Christopher  
Right of Way Agent  
ENSTAR Natural Gas Company, LLC

## Chris Curlin

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Thursday, August 8, 2024 4:59 PM  
**To:** Chris Curlin  
**Cc:** OSP Design Group  
**Subject:** RE: RFC North 40 (CC)  
**Attachments:** Agenda Plat pg 2.pdf

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

Chris,

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

Thanks,

**GCI** | OSP Design

e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

---

**From:** Chris Curlin <Jesse.Curlin@matsugov.us>  
**Sent:** Tuesday, July 23, 2024 1:09 PM  
**To:** Alex Strawn <Alex.Strawn@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Elaine Flagg <Elaine.Flagg@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>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; coryandjames@mtaonline.net; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; timhaledistrict1@gmail.com; David Post <david.post@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>  
**Subject:** RFC North 40 (CC)

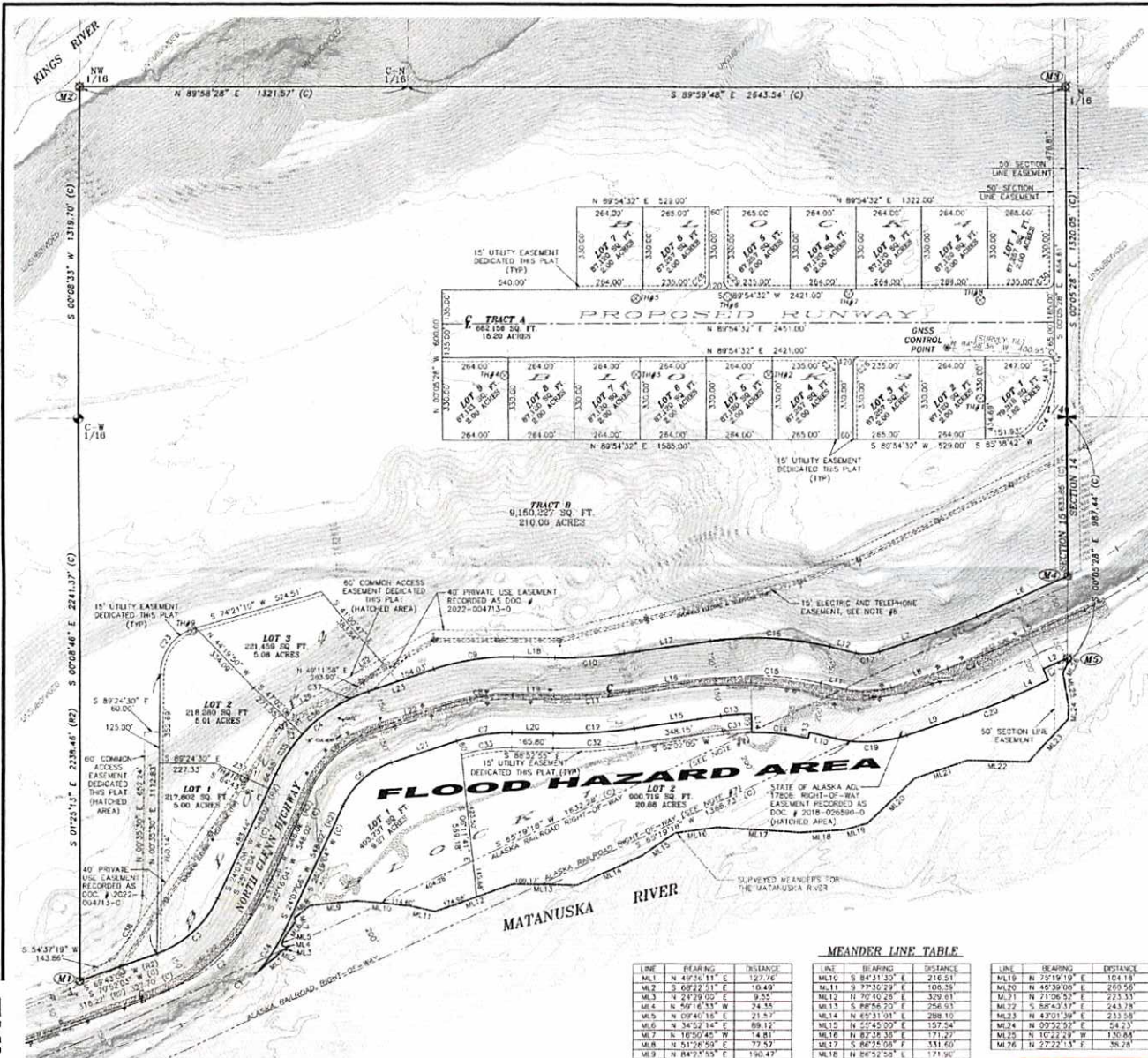
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

The following link is a request for comments on the proposed North 40 Subdivision. Please ensure all comments have been submitted by August 9, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [North 40](#)

Sincerely,



**CURVE TABLE**

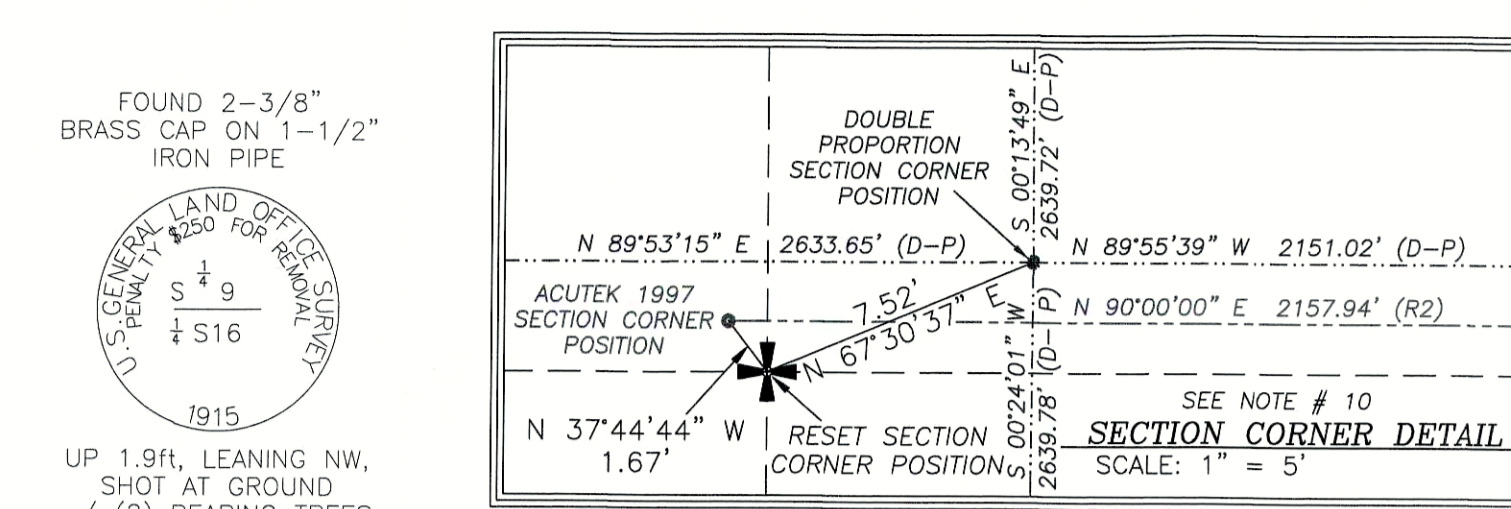
CURVE	DELTA ANGLE	POINTS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C2 (R2)	45°35'59"	722.86	575.38	560.31	S 49°04'05" W
C3 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C4 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C5 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C6 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C7 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C8 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C9 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C10 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C11 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C12 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C13 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C14 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C15 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C16 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C17 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C18 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C19 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C20 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C21 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C22 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C23 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C24 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C25 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C26 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C27 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C28 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C29 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C30 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C31 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C32 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C33 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C34 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C35 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C36 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C37 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C38 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C39 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C40 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C41 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C42 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C43 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C44 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C45 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C46 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C47 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C48 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C49 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C50 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C51 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C52 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C53 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C54 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C55 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C56 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C57 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C58 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C59 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C60 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C61 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C62 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C63 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C64 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C65 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C66 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C67 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C68 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C69 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C70 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C71 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C72 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C73 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C74 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C75 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C76 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C77 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C78 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C79 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C80 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C81 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C82 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C83 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C84 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C85 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C86 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C87 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C88 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C89 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C90 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C91 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C92 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C93 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C94 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C95 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C96 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W
C97 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C98 (R2)	45°35'59"	722.86	575.38	560.31	S 47°04'05" W
C99 (R2)	45°35'59"	722.86	575.38	560.31	S 46°55'07" W
C100 (R2)	45°35'59"	722.86	575.38	560.31	S 48°04'05" W

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 00°05'28" E	24.21
L2	N 64°34'22" E	105.80
L3	N 69°51'07" E	105.80
L4	N 25°25'56" W	50.00
L5	N 24°14'46" W	56.00
L6	S 64°34'22" W	114.61
L7	S 82°43'11" W	154.51
L8	N 64°34'22" E	327.43
L9	N 65°43'11" E	327.43
L10	N 64°34'22" E	403.39
L11	N 70°11'22" E	394.96
L12	N 70°11'22" E	239.36
L13	N 71°50'11" E	239.36
L14	N 70°11'22" E	239.36
L15	N 71°50'11" E	239.36
L16	N 70°11'22" E	239.36
L17	N 71°50'11" E	239.36
L18	N 70°11'22" E	239.36
L19	N 71°50'11" E	239.36
L20	N 70°11'22" E	239.36
L21	N 71°50'11" E	239.36
L22	N 70°11'22" E	239.36
L23	N 71°50'11" E	239.36
L24	N 70°11'22" E	239.36
L25	N 71°50'11" E	239.36
L26	N 70°11'22" E	239.36
L27	N 71°50'11" E	239.36
L28	N 70°11'22" E	239.36
L29	N 71°50'11" E	239.36
L30	N 70°11'22" E	239.36
L31	N 71°50'11" E	239.36
L32	N 70°11'22" E	239.36
L33	N 71°50'11" E	239.36
L34	N 70°11'22" E	239.36
L35	N 71°50'11" E	239.36
L36	N 70°11'22" E	239.36
L37	N 71°50'11" E	239.36
L38	N 70°11'22" E	239.36
L39	N 71°50'11" E	239.36
L40	N 70°11'22" E	239.36
L41	N 71°50'11" E	239.36
L42	N 70°11'22" E	239.36
L43	N 71°50'11" E	239.36
L44	N 70°11'22" E	239.36
L45	N 71°50'11" E	239.36
L46	N 70°11'22" E	239.36
L47	N 71°50'11" E	239.36
L48	N 70°11'22" E	239.36
L49	N 71°50'11" E	239.36
L50	N 70°11'22" E	239.36
L51	N 71°50'11" E	239.36
L52	N 70°11'22" E	239.36
L53	N 71°50'11" E	239.36
L54	N 70°11'22" E	239.36
L55	N 71°50'11" E	239.36
L56	N 70°11'22" E	239.36
L57	N 71°50'11" E	239.36
L58	N 70°11'22" E	239.36
L59	N 71°50'11" E	239.36
L60	N 70°11'22" E	239.36
L61	N 71°50'11" E	239.36
L62	N 70°11'22" E	239.36
L63	N 71°50'11" E	239.36
L64	N 70°11'22" E	239.36
L65	N 71°50'11" E	239.36
L66	N 70°11'22" E	239.36
L67	N 71°50'11" E	239.36
L68	N 70°11'22" E	239.36
L69	N 71°50'11" E	239.36
L70	N 70°11'22" E	239.36
L71	N 71°50'11" E	239.36
L72	N 70°11'22" E	239.36
L73	N 71°50'11" E	239.36
L74	N 70°11'22" E	239.36
L75	N 71°50'11" E	239.36
L76	N 70°11'22" E	239.36
L77	N 71°50'11" E	239.36
L78	N 70°11'22" E	239.36
L79	N 71°50'11" E	239.36
L80	N 70°11'22" E	239.36
L81	N 71°50'11" E	239.36
L82	N 70°11'22" E	239.36
L83	N 71°50'11" E	239.36
L84	N 70°11'22" E	239.36
L85	N 71°50'11" E	239.36
L86	N 70°11'22" E	239.36
L87	N 71°50'11" E	239.36
L88	N 70°11'22" E	239.36
L89	N 71°50'11" E	239.36
L90	N 70°11'22" E	239.36
L91	N 71°50'11" E	239.36
L92	N 70°11'22" E	239.36
L93	N 71°50'11" E	239.36
L94	N 70°11'22" E	239.36
L95	N 71°50'11" E	239.36
L96	N 70°11'22" E	239.36
L97	N 71°50'11" E	239.36
L98	N 70°11'22" E	239.36
L99	N 71°50'11" E	239.36
L100	N 70°11'22" E	239.36

**LEGEND**

- ⊕ FOUND MONUMENT AS NOTED
- ⊙ FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
- (R) RECORD VALUE PER TOWNSHIP PLAT ACCEPTED APRIL 5, 1916
- (H) RECORD VALUE PER ACUTE RECORD OF SURVEY 97-66
- (R2) RECORD VALUE PER ALASKA DISTRICT RECORD OF SURVEY 2015-16, PROJECT AK (01) 13501 (CLARENCE HERRING MAP 66.5-10-03 RECONSTRUCTION)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- ⊕ SET 3/4" x 3/4" ALUMINUM CAPPED PIPE MONUMENT, AS NOTED
- ⊙ SET 5/8" x 3/8" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10665)
- ⊕ POWER POLE
- ⊙ GUY ANCHOR



NOTES
1. THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON OCTOBER 17, 2023 AT CONTROL POINT SHOWN...

- 2. 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.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA...

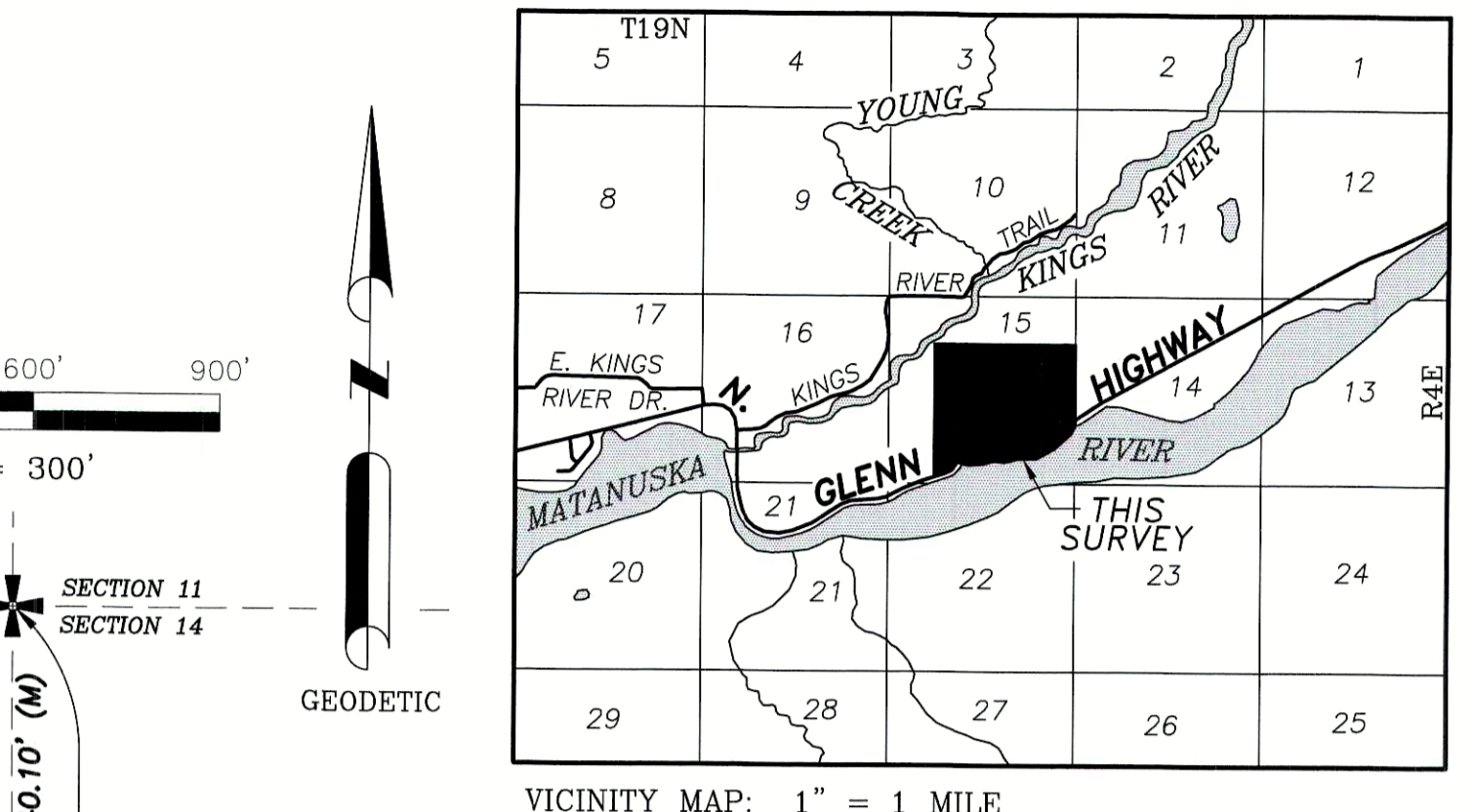
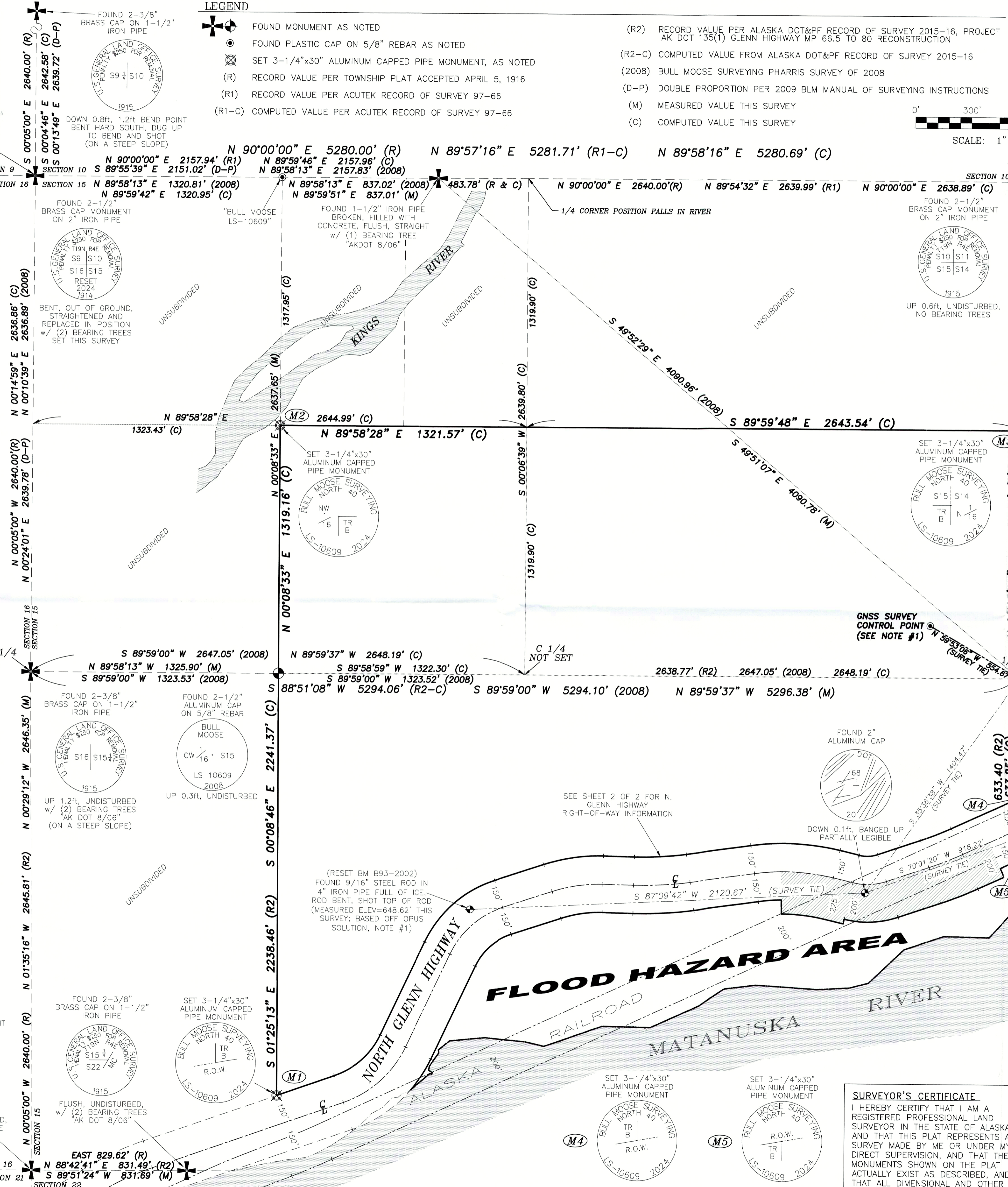
PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

PLAT RESOLUTION NO.
DATED
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 THIS PLAT IS LOCATED.

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

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...

AGENDA COPY
PRELIMINARY
RECEIVED JUL 10 2024 PLATTING



CERTIFICATE OF OWNERSHIP AND DEDICATION
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT AND GRANT ALL EASEMENTS TO THE USE SHOWN.

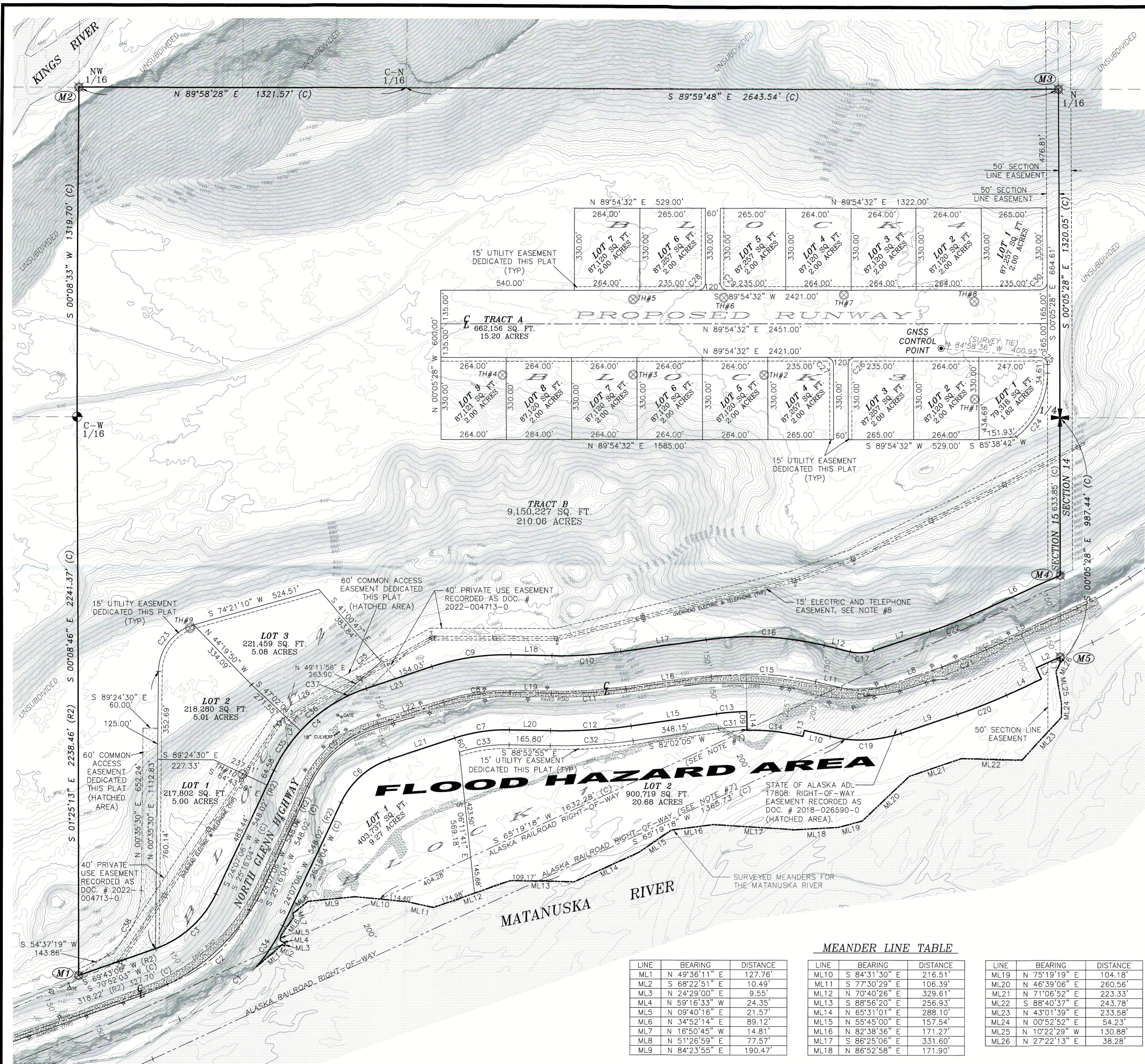
BRETT GATTEN
3910 TAMBERT DR.
WASILLA, AK 99654

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME
THIS DAY OF
FOR BRETT GATTEN
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES

A PLAT OF
NORTH 40 SUBDIVISION
A REPLAT OF:
S 1/2 NE 1/4,
SE 1/4 NW 1/4,
NE 1/4 SW 1/4,
SECTION 15, T19N R4E

SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 255.00 ACRES MORE OR LESS
BULL MOOSE SURVEYING LLC
LICENSE # 200746
200 HYGRADE LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 office@bulmoosesurveying.com
VISIT US AT www.bulmoosesurveying.com
DATE DRAWN: 7/10/2024 DRAWING SCALE: 1"=300'
DRAWN BY: EEG SHEET 1 OF 2
CHECKED BY: RSH

# FLOOD HAZARD AREA



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1 (R2)	45°35'59"	722.96'	575.38'	560.31'	S 46°55'07" W
C1	45°35'59"	722.96'	575.38'	560.31'	S 48°04'03" W
C2 (R2)	45°35'59"	572.96'	456.00'	444.06'	S 46°55'07" W
C2	45°35'59"	572.96'	456.00'	444.06'	S 48°04'03" W
C3 (R2)	45°35'59"	422.96'	336.62'	327.81'	S 46°55'07" W
C3	45°35'59"	422.96'	336.62'	327.81'	S 48°04'03" W
C4 (R2)	46°40'01"	627.46'	511.06'	497.05'	S 47°27'08" W
C4	46°40'01"	627.46'	511.06'	497.05'	S 48°36'04" W
C5 (R2)	46°40'01"	477.46'	388.89'	378.23'	S 47°27'08" W
C5	46°40'01"	477.46'	388.89'	378.23'	S 48°36'04" W
C6 (R2)	46°40'01"	327.46'	266.71'	259.40'	S 47°27'08" W
C6	46°40'01"	327.46'	266.71'	259.40'	S 48°36'04" W
C7 (R2)	19°11'00"	668.51'	223.83'	222.78'	S 81°31'35" W
C7	19°11'00"	668.51'	223.83'	222.78'	S 80°22'38" W
C8 (R2)	19°11'00"	818.51'	274.05'	272.77'	S 81°31'35" W
C8	19°11'00"	818.51'	274.05'	272.77'	S 80°22'38" W
C9 (R2)	19°11'00"	968.51'	324.27'	322.76'	S 81°31'35" W
C9	19°11'00"	968.51'	324.27'	322.76'	S 80°22'38" W
C10 (R2)	09°05'00"	1759.86'	279.00'	278.71'	S 85°25'38" W
C10	09°05'00"	1759.86'	279.00'	278.71'	S 86°34'35" W
C11 (R2)	09°05'00"	1909.86'	302.78'	302.46'	S 85°25'38" W
C11	09°05'00"	1909.86'	302.78'	302.46'	S 86°34'35" W
C12 (R1)	09°05'00"	2059.86'	326.56'	326.22'	S 85°25'38" W
C12	09°05'00"	2059.86'	326.56'	326.22'	S 86°34'35" W
C13 (R2)	07°04'20"	995.92'	122.93'	122.85'	S 84°25'18" W
C13	07°04'20"	995.92'	122.93'	122.85'	S 85°34'15" W
C14 (R2)	14°09'39"	920.92'	227.61'	227.03'	N 84°57'42" W
C14	14°09'39"	920.92'	227.61'	227.03'	N 83°48'46" W
C15 (R2)	21°13'59"	1145.92'	424.67'	422.24'	N 85°29'52" W
C15	21°13'59"	1145.92'	424.67'	422.24'	N 87°20'56" W
C16 (R2)	21°13'59"	1295.92'	480.25'	477.51'	N 88°29'52" W
C16	21°13'59"	1295.92'	480.25'	477.51'	N 87°20'56" W
C17 (R2)	31°45'53"	177.40'	98.35'	97.10'	S 86°14'11" W
C17	31°45'53"	177.40'	98.35'	97.10'	S 87°23'07" W
C18 (R2)	31°45'53"	327.40'	181.50'	179.19'	S 86°14'11" W
C18	31°45'53"	327.40'	181.50'	179.19'	S 87°23'07" W
C19 (R2)	31°45'53"	527.40'	292.37'	288.66'	S 86°14'11" W
C19	31°45'53"	527.40'	292.37'	288.66'	S 87°23'07" W
C20 (R2)	05°47'00"	2109.86'	212.97'	212.88'	S 67°27'44" W
C20	05°47'00"	2109.86'	212.97'	212.88'	S 68°36'41" W
C21 (R2)	05°47'00"	1909.86'	192.78'	192.70'	S 67°27'44" W
C21	05°47'00"	1909.86'	192.78'	192.70'	S 68°36'41" W
C22 (R2)	05°47'00"	1759.86'	177.64'	177.56'	S 67°27'44" W
C22	05°47'00"	1759.86'	177.64'	177.56'	S 68°36'41" W
C23	73°45'40"	195.00'	251.04'	234.06'	N 37°28'20" E
C24	52°33'58"	320.00'	293.58'	283.40'	N 26°11'31" E
C25	90°00'00"	30.00'	47.12'	42.43'	S 45°05'28" E
C26	90°00'00"	30.00'	47.12'	42.43'	N 44°54'32" E
C27	90°00'00"	30.00'	47.12'	42.43'	S 45°05'28" E
C28	90°00'00"	30.00'	47.12'	42.43'	N 44°54'32" E
C29	90°00'00"	30.00'	47.12'	42.43'	S 45°05'28" E
C30	90°00'00"	30.00'	47.12'	42.43'	N 44°54'32" E
C31	07°04'20"	935.92'	115.52'	115.45'	S 85°34'15" W
C32	09°05'00"	2119.86'	336.07'	335.72'	S 86°34'35" W
C33	19°11'00"	608.51'	203.74'	202.79'	S 81°31'35" W
C34	15°31'26"	722.96'	193.88'	193.28'	N 33°01'47" E
C35	17°41'52"	627.46'	193.81'	193.04'	N 34°07'00" E
C36	14°51'34"	627.46'	162.73'	162.28'	N 50°23'43" E
C37	14°06'35"	627.46'	154.52'	154.13'	N 64°52'47" E
C38	53°42'58"	320.00'	300.01'	289.14'	N 27°26'59" E

LINE TABLE

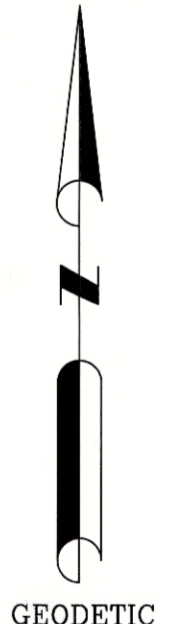
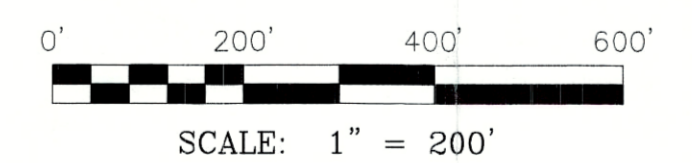
LINE	BEARING	DISTANCE
L1	S 00°05'28" E	24.71'
L2(R2)	N 64°34'22" E	105.60'
L2	N 65°43'11" E	105.69'
L3(R2)	N 25°25'38" W	50.00'
L3	N 24°16'49" W	50.00'
L4(R2)	S 64°34'22" W	154.51'
L4	N 65°43'11" E	154.51'
L5(R2)	N 64°34'22" E	327.49'
L5	N 65°43'11" E	327.58'
L6(R2)	N 64°34'22" E	403.09'
L6	N 65°43'11" E	394.96'
L7(R2)	N 70°21'22" E	239.96'
L7	N 71°30'11" E	239.96'
L8(R2)	N 70°21'22" E	239.96'
L8	N 71°30'11" E	239.96'
L9(R2)	N 70°21'22" E	239.96'
L9	N 71°30'11" E	239.96'
L10(R2)	N 77°52'54" W	107.66'
L10	N 76°43'56" W	107.66'
L11(R2)	N 77°52'54" W	107.66'
L11	N 76°43'56" W	107.66'
L12(R2)	N 77°52'54" W	107.66'
L12	N 76°43'56" W	107.66'
L13(R2)	N 12°07'06" E	25.00'
L13	N 13°16'04" E	25.00'
L14(R2)	N 02°02'33" W	75.00'
L14	N 00°53'35" W	75.00'
L15(R2)	N 80°53'06" E	348.15'
L15	N 82°02'05" E	348.15'
L16(R2)	N 80°53'06" E	348.15'
L16	N 82°02'05" E	348.15'
L17(R2)	N 80°53'06" E	348.15'
L17	N 82°02'05" E	348.15'
L18(R2)	N 89°58'06" E	165.80'
L18	N 88°52'55" E	165.80'
L19(R2)	N 89°58'06" E	165.80'
L19	N 88°52'55" E	165.80'
L20(R2)	N 89°58'06" E	165.80'
L20	N 88°52'55" E	165.80'
L21(R2)	N 70°47'06" E	279.63'
L21	N 71°56'05" E	279.63'
L22(R2)	N 70°47'06" E	279.63'
L22	N 71°56'05" E	279.63'
L23(R2)	N 70°47'06" E	279.63'
L23	N 71°56'05" E	279.63'
L24	N 41°00'47" W	135.15'
L25	S 49°11'58" W	101.65'
L26	S 61°15'24" W	328.46'
L27	S 06°56'04" E	149.66'

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
- RECORD VALUE PER TOWNSHIP PLAT ACCEPTED APRIL 5, 1916
- RECORD VALUE PER ACUTEK RECORD OF SURVEY 97-66
- RECORD VALUE PER ALASKA DOT&PF RECORD OF SURVEY 2015-16, PROJECT AK DOT 135(1) GLENN HIGHWAY MP 66.5 TO 80 RECONSTRUCTION
- MEASURED VALUE THIS SURVEY
- COMPUTED VALUE THIS SURVEY
- SET 3-1/4x30" ALUMINUM CAPPED PIPE MONUMENT, AS NOTED
- POWER POLE
- GUY ANCHOR
- TRAFFIC SIGN
- TEST HOLE

Agenda Copy PRELIMINARY

RECEIVED JUL 10 2024 PLATTING



MEANDER LINE TABLE

LINE	BEARING	DISTANCE
ML1	N 49°36'11" E	127.76'
ML2	S 68°22'51" E	10.49'
ML3	N 24°29'00" E	9.55'
ML4	N 59°16'33" W	24.35'
ML5	N 09°40'16" E	21.57'
ML6	N 34°52'14" E	89.12'
ML7	N 16°50'45" W	14.81'
ML8	S 51°26'59" E	77.57'
ML9	N 84°23'55" E	190.47'

LINE	BEARING	DISTANCE
ML10	S 84°31'30" E	216.51'
ML11	S 77°30'29" E	106.39'
ML12	N 70°40'26" E	329.61'
ML13	S 88°56'20" E	256.93'
ML14	N 65°31'01" E	288.10'
ML15	N 55°45'00" E	157.54'
ML16	N 82°38'36" E	171.27'
ML17	S 86°25'06" E	331.60'
ML18	N 86°52'58" E	171.90'

LINE	BEARING	DISTANCE
ML19	N 75°19'19" E	104.18'
ML20	N 46°39'06" E	260.56'
ML21	N 71°06'52" E	223.33'
ML22	S 88°40'37" E	243.78'
ML23	N 43°01'39" E	233.58'
ML24	N 00°52'52" E	54.23'
ML25	N 10°22'29" W	130.88'
ML26	N 27°22'13" E	38.28'

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.



ROBERT S. HOFFMAN, P.L.S. 7/10/2024  
 LS-10609 PROFESSIONAL LAND SURVEYOR DATE

A PLAT OF  
**NORTH 40 SUBDIVISION**  
 A REPLAT OF:  
 S 1/2 NE 1/4,  
 SE 1/4 NW 1/4,  
 NE 1/4 SW 1/4,  
 GOVERNMENT LOTS 1, 2 AND 4  
 SECTION 15, T19N R4E

SEWARD MERIDIAN, ALASKA  
 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA  
 CONTAINING 255.00 ACRES MORE OR LESS  
**BULL MOOSE SURVEYING LLC**  
 License # 200746  
 200 HYGRADE LANE OFFICE: (907) 357-6957  
 WASILLA, ALASKA 99654 office@bulmoosesurveying.com  
 DRAWN BY: EEG DRAWING SCALE:  
 DATE: 7/10/2024 1"=200'  
 CHECKED BY: RSH SHEET  
 2 OF 2

# FLOOD HAZARD AREA





D



STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
SEPTEMBER 5, 2024

PRELIMINARY PLAT: HOMESTEAD HILLS PHASE 2

LEGAL DESCRIPTION: SEC 30, T16N, R04E, SEWARD MERIDIAN AK  
SEC 25, T16N, R03E, SEWARD MERIDIAN AK

PETITIONERS: JOHN & JULIE NYSTROM

SURVEYOR/ENGINEER: ALL POINTS NORTH

ACRES: 127.2 ± PARCELS: 17

REVIEWED BY: MATTHEW GODDARD CASE #: 2024-086 / 2024-087

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**REQUEST:** The request is to create 17 lots from Lot 4, Tracts A & B, Homestead Hills Subdivision, Plat #2017-83, and Parcel C3, created from Government Lot 4, to be known as **HOMESTEAD HILLS PHASE 2**, containing 127.2 acres +/- . The petitioner is proposing the elimination of the utility easements on Lot 4 with new utility easement dedications following the proposed roads. The property is located south of S. Ed Rush Road, south and west of E. Knik River Road, and northwest of Hunter Creek; within the SE ¼ Section 25, Township 16 North, Range 03 East, & the SW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1.

**EXHIBITS**

Vicinity Map and Aerial Photos	<b>EXHIBIT A</b> – 5 pgs
Plan and Profile	<b>EXHIBIT B</b> – 2 pgs
Geotechnical Report	<b>EXHIBIT C</b> – 9 pgs
Drainage Plan	<b>EXHIBIT D</b> – 23 pgs
Petition for Elimination or Modification of Easement	<b>EXHIBIT E</b> – 5 pgs
Letters of Non-Objection from Utility companies	<b>EXHIBIT F</b> – 5 pgs

**AGENCY COMMENTS**

Department of Public Works Operations & Maintenance	<b>EXHIBIT G</b> – 16 pgs
Development Services	<b>EXHIBIT H</b> – 1 pg
Utilities	<b>EXHIBIT I</b> – 5 pgs
Public Comments	<b>EXHIBIT J</b> – 1 pg

**DISCUSSION:** The proposed subdivision is creating 17 lots from Tracts A & B, Homestead Hills Subdivision, Plat #2017-83, and Parcel 3, Created from Government Lot 4. The petitioner is requesting the elimination of the platted utility easement adjacent to the pole portion of Tract B. New utility easement will be granted along the proposed roads as part of this plat. Dedication and construction of internal streets to mountain access standard is being proposed to serve as legal and physical access for all lots. Access for the proposed subdivision is from S. Back Home Drive, a Borough maintained road. Proposed lot 4A as currently

designed will be split by the Greater Butte Road Service Area boundary, the petitioner will need to ensure that all lots reside entirely within or outside of a service area boundary (**Recommendation #6**).

**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. The petitioner has provided plan and profile (**Exhibit B**) for the proposed mountain access standard roads. Access requirements will be met once interior streets have been constructed.

**Soils Report:** A geotechnical report was submitted (**Exhibit C**), pursuant to MSB 43.20.281(A). Max Schillinger, Registered Professional Engineer, notes that the proposed project of Homestead Hills Phase 2 includes the subdivision of three large parcels into seventeen lots ranging in size from 2 to 22 acres. The majority of this project site is mostly forested with some cleared roads and historic gravel pit. Neither signs of standing water nor bedrock was noted. This investigation chose nine test holes and two cut banks to investigate the usable area of the proposed lots as seen on the attached map. All soils were evaluated to a minimum of 12 foot depth. In addition to test holes, two large cutbanks were evaluated that were greater than 12 feet high. All holes yielded similar gravelly soil suitable for septic. The majority of the soil was comprised of clean gravel and sand, as seen in the test log and photos. Groundwater levels were absent at the time of exploration. In conclusion, Homestead Hills Phase 2 has adequate soils and topography such that each lot will have a minimum 10,000 square feet of contiguous septic area and 10,000 square feet building area. Topographic map and as-built are on the agenda plat. Drainage Plan at **Exhibit D**. Average Daily Traffic (ADT) Calculations are at **Exhibit G-3**.

**Petition for Elimination or Modification of Utility Easement:** A petition to eliminate the utility easement adjacent to the flag portion of Tract B was submitted (**Exhibit E**). Letters of non-objection from all four utility companies were included as part of the request (**Exhibit F**). The letter of non-objection from GCI did not include Tract A, and Lot 4, Homestead Hills. An updated letter of non-objection will be required from GCI prior to recordation (**Recommendation #5**).

### **Comments:**

Department of Public Works Pre-Design and Engineering Division (**Exhibit G**). PD&E submitted comments with multiple concerns, the petitioner has since worked with DPW to address their concerns. The following are the revised comments (**Exhibit G12**):

- Provide stub ROW to the unsubdivided parcels to the south and to the west. Provide figures showing road constructability in these alignments.  
The petitioner noted concerns of dedication as they currently endure significant trespass during hunting season, and a stub PUE would only make the problem worse.  
PD&E notes that they defer to the Platting Board regarding the stub ROW dedication.
- Current design has Lot 4A partially within the RSA 26 Boundary. Amend the RSA boundary or redesign so that all lots are completely within or outside the RSA boundary (**Recommendation #6**).  
The petitioner acknowledges the need to address the RSA boundary.
- The petition for the modification of utility easements states that the easements are on Tract B when in fact they are on Lot 4 and Tract A. Revise the petition and obtain updated letters of non-objection from the utility companies (**Recommendation #5**).  
*Platting Staff notes that the petitioner has since submitted a revised Petition to eliminate the utility easement that includes Lot 4 and Tract A, as seen at (**Exhibit E-3**).*

- Private driveway easement (2017-040158-0) going to deed parcel #2004-075428-0 should be vacated prior to this plat being recorded (**Recommendation #7**).  
The petitioner has agreed to eliminate the easement prior to recordation.
- Submit an ADT estimate. This will determine the engineering criteria (SCM Table 1A) that the roads will be required to meet (ie. Residential, residential Subcollector).  
The petitioner has supplied an ADT as part of their communication with PD&E (**Exhibit G-3**).
- K value minimum for crest vertical curve is 12 for sag 26 (for residential roads). Redesign vertical curves to meet the required standard (may be different from residential depending on ADT estimate).  
The petitioner has provided the requested ADT and proposes traffic mitigation in the form of a 20mph speed zone.  
PD&E agrees to the design deviation for a 20mph design speed (**Recommendation #8**).
- Redesign Curve C7 to meet the minimum 225' radius or provide justification. *Platting staff notes that this will be handled at the pre-construction meeting.*
- All drainage features existing or proposed should be located within drainage easements. *Platting staff notes that all drainage improvements and required easements will be decided upon at the pre-construction meet and finalized prior to recordation (**Recommendation #9**). All easements will be shown on the final plat.*
- Identify runoff at the following locations and maintain predevelopment/postdevelopment flows to meet requirements of table D-1:
  - Swale 2B at the point that it exists the boundary of the subdivision.
  - Drainage from Lot 4A where it exists into the road ROW for Back Home Drive.
  - Sump 1A at any potential overflow locations to neighboring parcels.*Platting staff notes that final drainage design requirements will be resolved at the pre-construction meeting with MSB Public Works, Pre-Design and Engineering Division (**Recommendation 4e**).*

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

**Utilities:** (**Exhibit I**) ENSTAR has no comments or recommendations. GCI notes that the legal description in title block on the agenda plat is shown incorrectly. *Platting staff notes that this will be corrected in the final review process.* MEA did not respond. MTA requests 10'-15' utility easements along proposed roads E. Bobcat Ridge Circle and S. Back Home Drive. *Platting staff notes that the petitioner is proposing 15' utility easements along all streets being dedicated on this plat. This is shown on the agenda plat.*

**Public:** (**Exhibit J**) Chia HIS Chiavetta a property owner to the north has no objections to the subdivision.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #19 South Knik River; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Emergency Services, Community Development, Assessments, or Planning; or MEA.

**CONCLUSION:** The preliminary plat of Homestead Hills Phase 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access.

Frontage for the subdivision will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.218(A)(1).

### **FINDINGS OF FACT**

1. The plat of Homestead Hills Phase 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. All lots will have the required legal and physical access pursuant to MSB 43.20.100, 43.20.120, & 43.20.140.
5. The proposed roads are designed to Mountain Access Standards.
6. DPW PD&E supports the design deviation of the proposed roads with a requirement for traffic mitigation in the form of a 20mph speed zone sign.
7. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; Community Council #19 South Knik River; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Emergency Services, Community Development, Assessments, or Planning; or MEA.
8. There were no objections from any federal or state agencies, Borough departments, or utilities.
9. There were no objections from the public in response to the Notice of Public Hearing.
10. There was one non-objection received from the public in response to the Notice of Public Hearing.

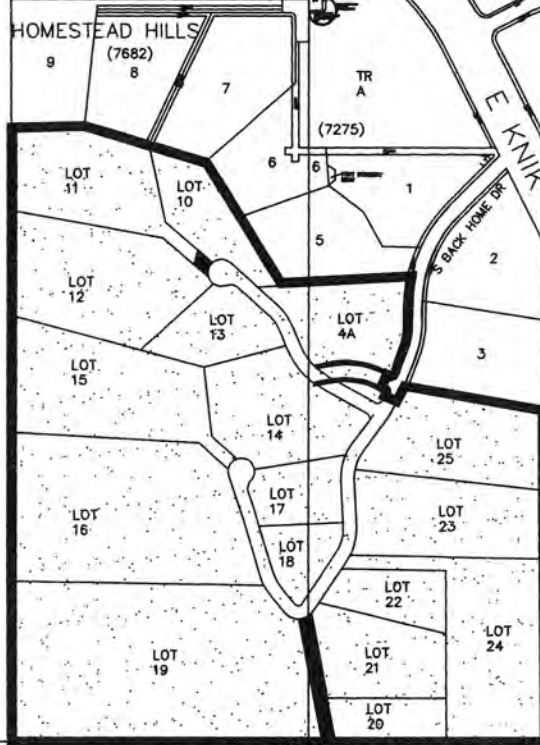
### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL**

**Suggested motion: I move to approve the preliminary plat of Homestead Hills Phase 2, Section 30, Township 16 North, Range 04 East, & Section 25, Township 16 North, Range 03 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. Construct the access road and cul-de-sac to pioneer standard according to the 2022 Subdivision Construction Manual (SCM):
  - a) Submit an updated drainage report addressing DPW Pre-Design and Engineering's comments seen at Exhibit G-1, and other construction plans to Department of Public Works (DPW) per SCM F01.2;
  - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
  - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
  - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
  - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
  - f) Obtain approval of street names from Platting Assistant.
5. Provide an updated letter of non-objection from GCI that includes Lot 4 and Tract A of Homestead Hills, Plat #2017-83.
6. Provide Platting Staff proof that no lots will be split by a service area boundary.

7. Eliminate any portion of the private easement recorded at 2017-040158-0 that falls within the proposed right of way dedication.
8. Install a 20 MPH speed limit sign near the beginning of Back Home Drive.
9. Provide an as-built of all final drainage facilities and provide all needed drainage easements.
10. Show all easements of record on final plat.
11. Submit recording fees, payable to Department of Natural Resources (DNR).
12. Submit plat in full compliance with Title 43.

**SUBJECT  
PROPERTY**



**VICINITY MAP**

FOR PROPOSED HOMESTEAD HILLS PHASE 2  
SUBDIVISION

LOCATED WITHIN  
SECTION 30, T16N, R04E, & SECTION 25, T16N,  
R03E, SEWARD MERIDIAN

KG 06 & KG07 MAP ALASKA

**EXHIBIT A - 1**



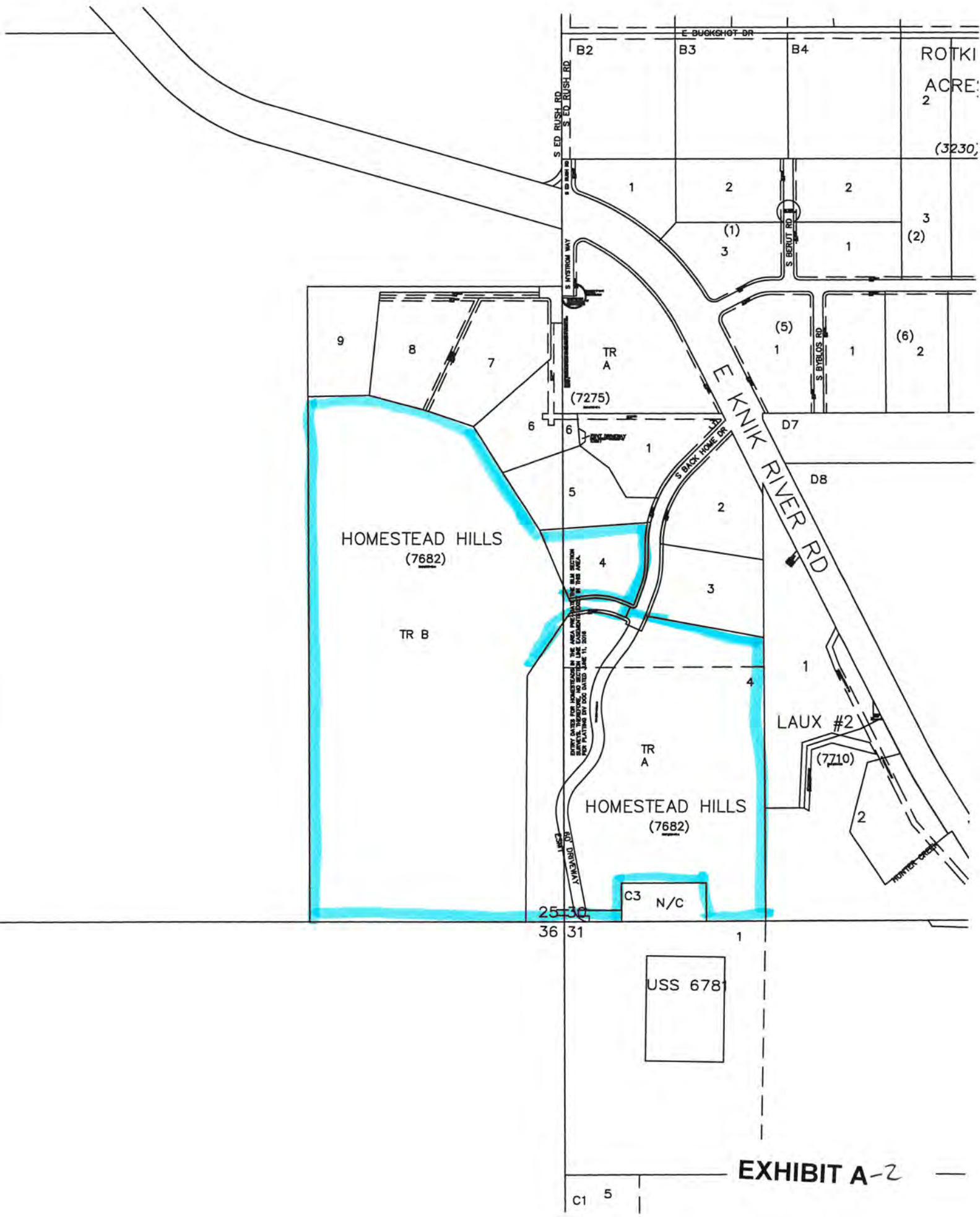


EXHIBIT A-2



**KG06**

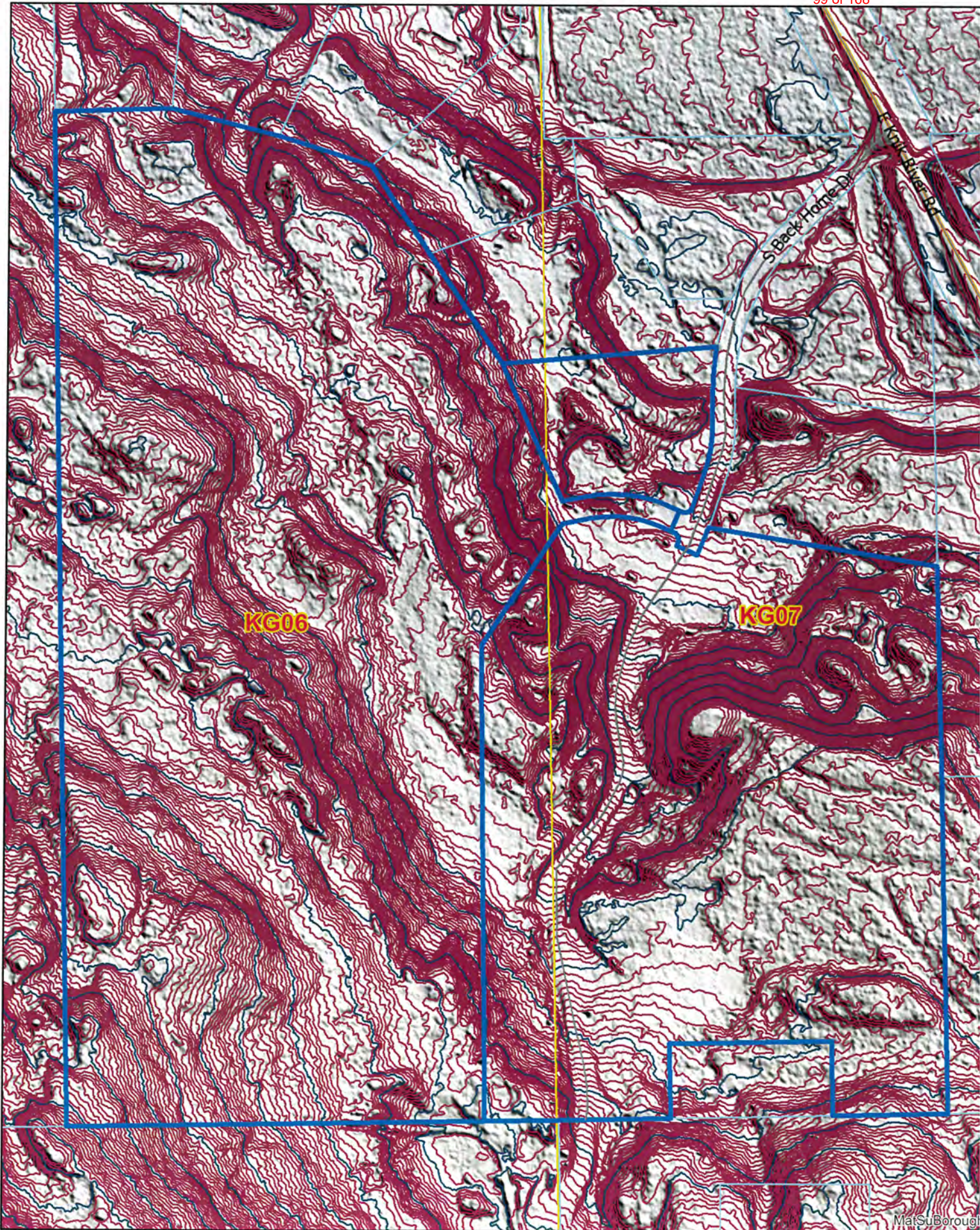
**KG07**

325 162.5 0 325 Feet

**EXHIBIT A-3**

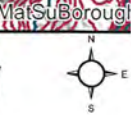
MatSu Borough





325 162.5 0 325 Feet

EXHIBIT A-4



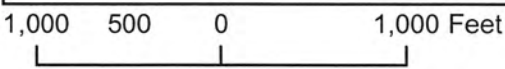
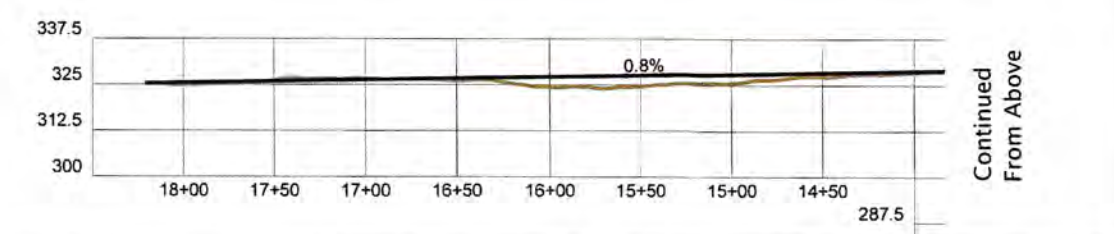
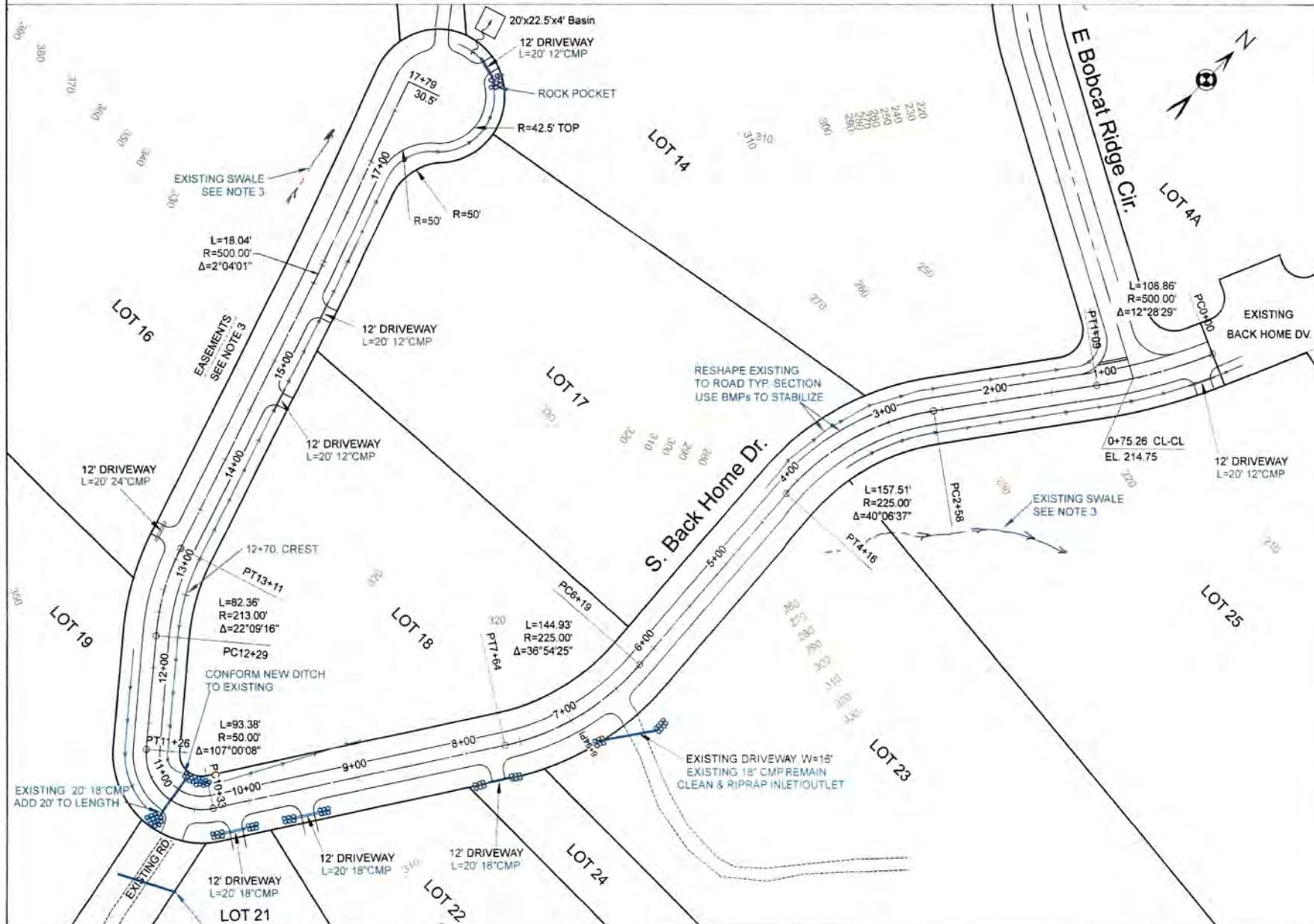
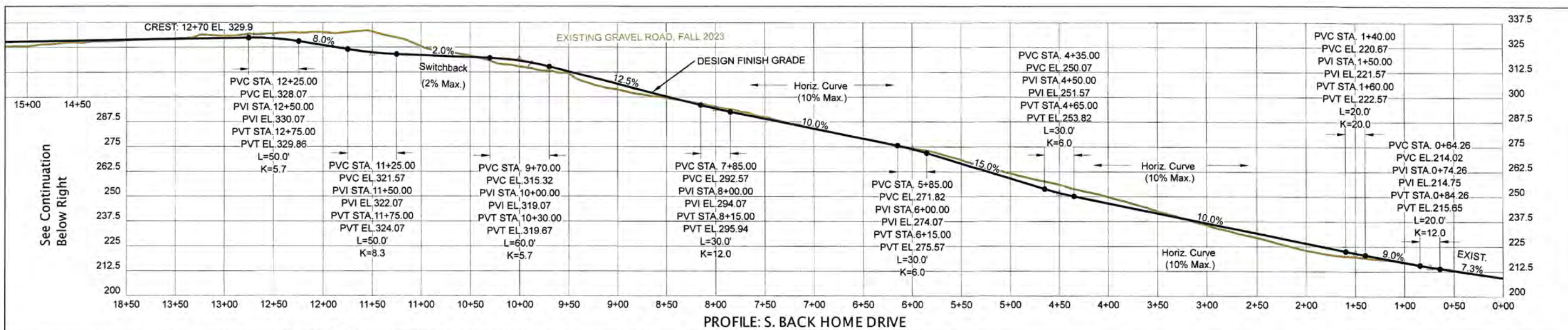


EXHIBIT A-5

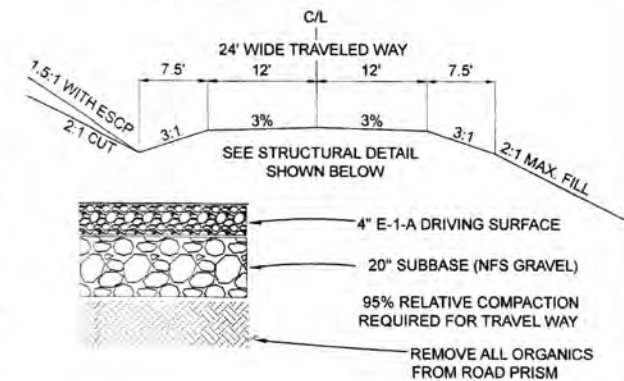
MatSu Borough





**ROAD DESIGN NOTES**

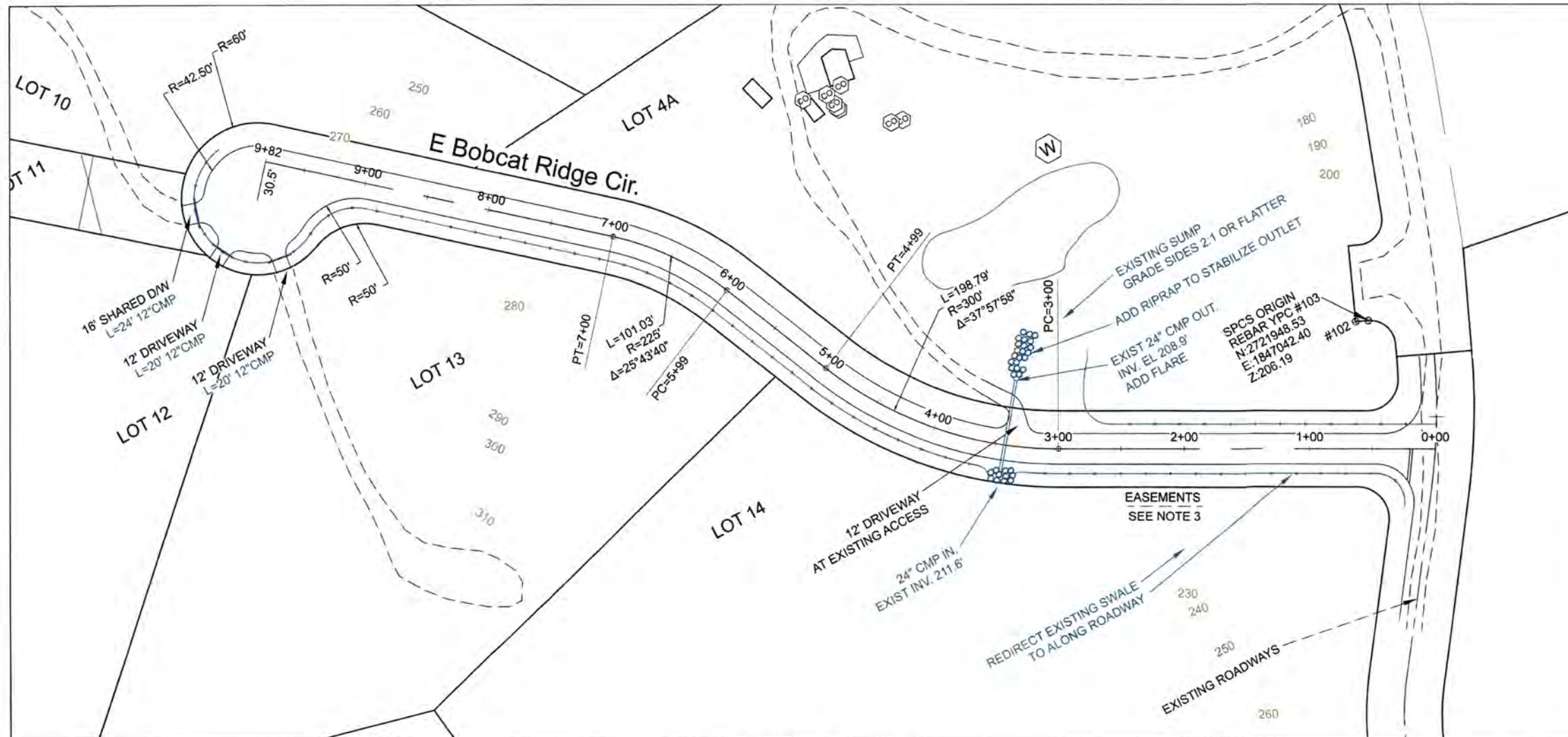
- ROAD DESIGN STANDARD:  
MATANUSKA-SUSITNA BOROUGH "MOUNTAIN ACCESS" STANDARDS (OR BETTER).
  - ROAD DESIGN CRITERIA AND GEOMETRIC STANDARDS:  
DESIGN SPEEDS: 25 MPH  
MAXIMUM CL GRADE: 15% MAX. FOR L=200' MAX. WITH LESS BREAKS OF 10% OR LESS AND 10% IN CURVES  
VERTICAL CURVE K VALUE = NOT SPECIFIED (K=12 FOR RESIDENTIAL)  
ROW RETURN RADIUS = 30'  
ROW WIDTH = 60'  
LANE WIDTH = 24' WHERE ROAD STEEPNESS EXCEEDS 7%, 20' OTHERWISE. NOTE THIS PROJECT IS ADOPTING 24' TOTAL ROAD WIDTH EVERYWHERE.  
ROAD CURVE RETURN RADIUS = NOT SPECIFIED (R=20' PER RESIDENTIAL)  
MAXIMUM CL GRADE WITHIN 50 FEET OF AN INTERSECTION: 9%  
ROAD CROWN: 3%  
ROAD FORESLOPES: 2:1 OR FLATTER, WITH DITCHES 2.5 DEEP  
BACKSLOPES: 2:1, OR AS STEEP AS 1.5:1 IF STABILIZED  
ROAD CENTERLINE RADIUS MINIMUM: R=225'. NOTE SWITCHBACKS AREA ALLOWED AT R=40' TURNING RADIUS AT 2%  
CUL-DE-SAC DIMENSIONS: R=60' ROW, R=42.5' SURFACES, AND R=50' RETURNS FOR BOTH ROW AND SURFACE.
  - SLOPE, DRAINAGE, AND UTILITY EASEMENTS:  
OTHER DRAINAGE AND SLOPE EASEMENTS, AND UTILITY EASEMENTS, WILL BE GRANTED BASED ON FINAL ASBUILT OF THE FACILITIES AND NEEDS OF MATANUSKA ELECTRIC ASSOCIATION AND MATANUSKA TELEPHONE ASSOCIATION. THEY ARE NOT SHOWN HEREON. AT A MINIMUM, A 15' UTILITY EASEMENT WILL BE GRANTED ALONG ALL RIGHTS OF WAY.
- (NOTES CONTINUED TO RIGHT)



**PLAN AND PROFILE S. BACK HOME DRIVE**

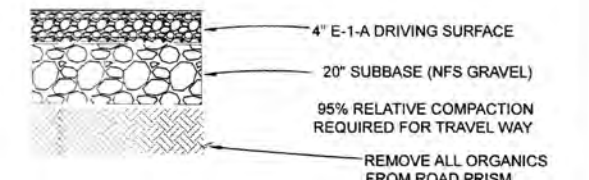
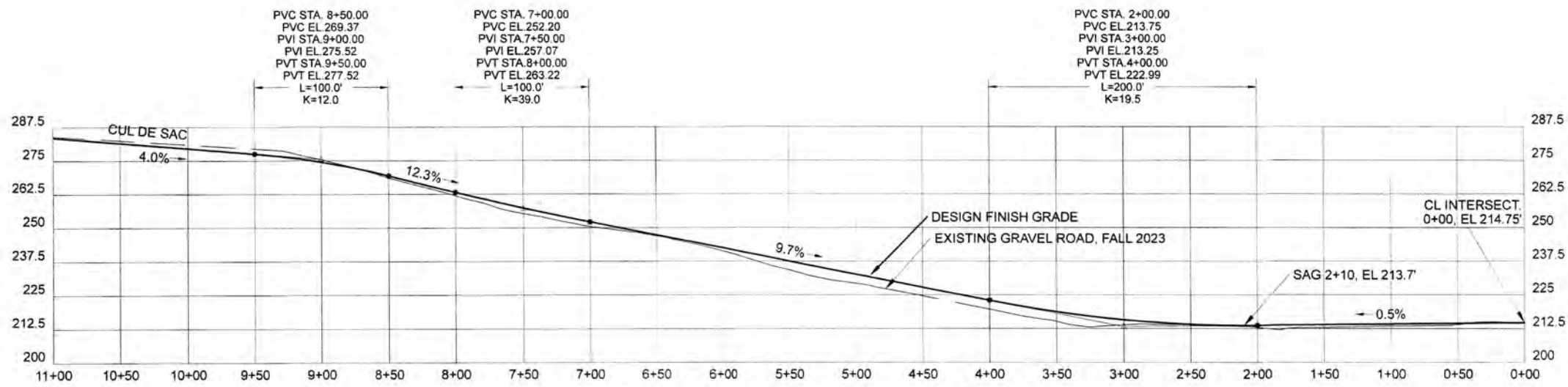
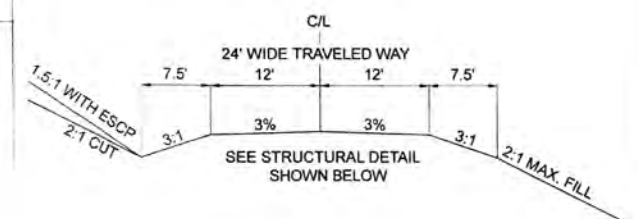
**HOMESTEAD HILLS PHASE 2**  
A RE-SUBDIVISION OF LOT 4, LOT 5, TRACT A, & TRACT B  
HOMESTEAD HILLS SUBDIVISION, PLAT #2017-83 &  
DOC. #2018-004592-0  
CONTAINING 127.2 ACRES  
ANCHORAGE RECORDING DISTRICT, ALASKA

Date: 7-9-2024 Sheet: 1 of 1



**ROAD DESIGN NOTES**

- 1) ROAD DESIGN STANDARD:  
MATANUSKA-SUSITNA BOROUGH "MOUNTAIN ACCESS" STANDARDS (OR BETTER).
- 2) ROAD DESIGN CRITERIA AND GEOMETRIC STANDARDS:  
DESIGN SPEEDS: 25 MPH  
MAXIMUM CL GRADE: 15% MAX. FOR L=200' MAX. WITH LESS BREAKS OF 10% OR LESS AND 10% IN CURVES  
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ROW RETURN RADIUS = 30'  
ROW WIDTH = 60'  
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ROAD CURVE RETURN RADIUS = NOT SPECIFIED (R=20' PER RESIDENTIAL)  
MAXIMUM CL GRADE WITHIN 50 FEET OF AN INTERSECTION: 9%  
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CUL-DE-SAC DIMENSIONS: R=60' ROW, R=42.5' SURFACES, AND R=50' RETURNS FOR BOTH ROW AND SURFACE.
- 3) SLOPE, DRAINAGE, AND UTILITY EASEMENTS:  
OTHER DRAINAGE AND SLOPE EASEMENTS, AND UTILITY EASEMENTS, WILL BE GRANTED BASED ON FINAL ASBUILT OF THE FACILITIES AND NEEDS OF MATANUSKA ELECTRIC ASSOCIATION AND MATANUSKA TELEPHONE ASSOCIATION. THEY ARE NOT SHOWN HEREON. AT A MINIMUM, A 15' UTILITY EASEMENT WILL BE GRANTED ALONG ALL RIGHTS OF WAY.
- 4) ROAD TYPICAL SECTION AS SHOWN BELOW:



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PLAN AND PROFILE  
E. BOBCAT RIDGE CIRCLE  
**HOMESTEAD HILLS PHASE 2**  
A RE-SUBDIVISION OF LOT 4, LOT 5, TRACT A, & TRACT B  
HOMESTEAD HILLS SUBDIVISION, PLAT #2017-83 &  
DOC. #2004-075428-0  
CONTAINING 127.2 ACRES  
ANCHORAGE RECORDING DISTRICT, ALASKA

RECEIVED  
JUL 19 2024  
PLATTING

To: **Matanuska Susitna Borough  
Platting Division  
350 E. Dahlia Avenue  
Palmer, Alaska, 99645**

Date: **6/30/2024**

Job: **20-21 Nystrom**

Subject: **M.S.B. Title 43 Geotechnical Investigation, Homestead Hills Phase 2**

### INTRODUCTION

#### **Project Location**

At the request of the Matanuska Susitna Borough, we have performed a soils and usable area investigation for the proposed Homestead Hills Phase 2 Subdivision. The subject parcel is located at the existing south end of Back Home Drive, Palmer. The M.S.B. Tax Identification Numbers of the subject parcels are 157682000L004/T00A/T00B. The geographic location is approximately latitude N 61°26'43", longitude W148°49'17".

#### **Project Description and Overview Map**

Homestead Hills Phase 2 is a resubdivision of three large parcels into 127 acre parcel into Seventeen Lots, ranging in size from 2 to 22 acres.











**Scope of Investigation**

M.S.B. Title 43 includes definitions and regulations regarding septic and building usable areas. Title 43 requires that all lots have a minimum of 40,000 square feet, of which a minimum 10,000 feet shall be building area and a minimum 10,000 feet shall be contiguous septic field area. Title 43 requires soil borings or test holes be dug under the direction of an Alaska registered civil engineer, and that a report of the findings be written.

**Soil Classification**

Gravel is defined as particles greater than no.4 sieve, or size greater than 4.75mm. Sand is defined as particles smaller than no.4 sieve but larger than no. 200 sieve, or 0.075mm-4.75mm. Silt and clay are particles finer than no. 200 sieve, or smaller than 0.075mm. The Unified Soil Classification System was used in this report. Typically found in the Matanuska Valley are course-grained soils, see UCS information in the table to the right:

COARSE-GRAINED SOILS (more than 50% of material is larger than No. 200 sieve size.)		
<b>GRAVELS</b> More than 50% of coarse fraction larger than No. 4 sieve size	Clean Gravels (Less than 5% fines)	
	 GW	Well-graded gravels, gravel-sand mixtures, little or no fines
	 GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines
	Gravels with fines (More than 12% fines)	
<b>SANDS</b> 50% or more of coarse fraction smaller than No. 4 sieve size	 GM	Silty gravels, gravel-sand-silt mixtures
	 GC	Clayey gravels, gravel-sand-clay mixtures
	Clean Sands (Less than 5% fines)	
	 SW	Well-graded sands, gravelly sands, little or no fines
	 SP	Poorly graded sands, gravelly sands, little or no fines
	Sands with fines (More than 12% fines)	
	 SM	Silty sands, sand-silt mixtures
	 SC	Clayey sands, sand-clay mixtures

**RESULTS**

**Vegetation, Topography, and Bedrock**

The majority of this project site is mostly forested with some cleared roads and historic gravel pit. Neither signs of standing water nor bedrock was noted.

**Soil Investigation**

This investigation chose nine test holes and two cut banks to investigate the usable area of the proposed lots as seen on the attached map. All soils were evaluated to a minimum of 12 foot depth. In addition to test holes, two large cutbanks were evaluated that were greater than 12 feet high. All holes yielded similar gravelly soil suitable for septic. The majority of the soil was comprised of clean gravel and sand, as seen in the test log and photos on the following pages. Groundwater levels were absent at the time of exploration.



Sample Name	Total grams	Sand silt	% Gravel	% of Sand	Unified Soil Class
#589 1'-2'	1250	550	48%	44%	GW
#589 2'-12'	2000	1375	23%	69%	SW
#590 1'-8'	1600	975	31%	61%	SP
#590 8'-12'	1225	675	37%	55%	SW
#591 1'-8'	1200	800	25%	67%	SW
#591 8'-12'	900	500	36%	56%	SW
#592 2'-7'	925	500	38%	54%	SW
#592 7'-12'	1075	525	43%	49%	SW
#593 1'-4'	650	575	52%	40%	GW
#593 4'-12'	900	775	32%	60%	SP
#594 1'-3'	800	800	48%	44%	GW
#594 3'-12'	950	550	32%	60%	SP
#595 5'-9'	1200	625	40%	52%	SW
#595 9'-12'	1100	500	47%	45%	GW
#596 1'-5'	1200	700	34%	58%	SW
#596 5'-12'	1300	625	44%	48%	SW
#597 1'-9'	800	700	5%	88%	SP
#597 9'-12'	1300	700	38%	54%	SW

QUARRY /  
CUTBANKS

VIS. GW/SW

Note 1: in all samples, the percentage of silt/clay fines was appx. 8%

Note 2: all samples, water was absent

Note 3: in all samples, the sieve analysis was taken at the typical depths for septic field.  
The top layers are topsoil and sandy light brown material.

**TEST HOLE PHOTOS**










### QUARRY AND TYPICAL CUTBANK PHOTO

Homestead Hills Phase 2 has several visible cutbanks as it has been historically used as a gravel quarry. These cutbanks allow for easy review of material as deep as 80 feet below original ground surface. All visible cutbanks show gravel, photo below taken at the quarry.



### CONCLUSIONS

Homestead Hills Phase 2 has adequate soils and topography such that ***each lot will have a minimum 10,000 square feet contiguous septic area and 10,000 square feet building area.*** The investigation identified the soil types to be suitable for conventional bed and trench systems. Being a mountain environment, all future developers should be watching for seasonal springs and other challenging conditions typical of steep hillsides. Lots were designed to be larger to accommodate plenty of flexibility and buildable space for this reason. Please contact me should you have any questions about this usable area certification.










Max Schillinger, P.E.



June 30, 2024

### LEGEND

-  Measured lot lines are shown solid/bold
-  Record/unmeasured lines are shown dashed
-  Seasonal Drainage Ways
-  10,000 s.f. Usable Area (100'x100' Box) with potential driveway locations and maximum grades
-  Common Driveway Easement between two lots sharing the same driveway.
-  PT#  Test Hole for Matsu Borough Usable Area purposes

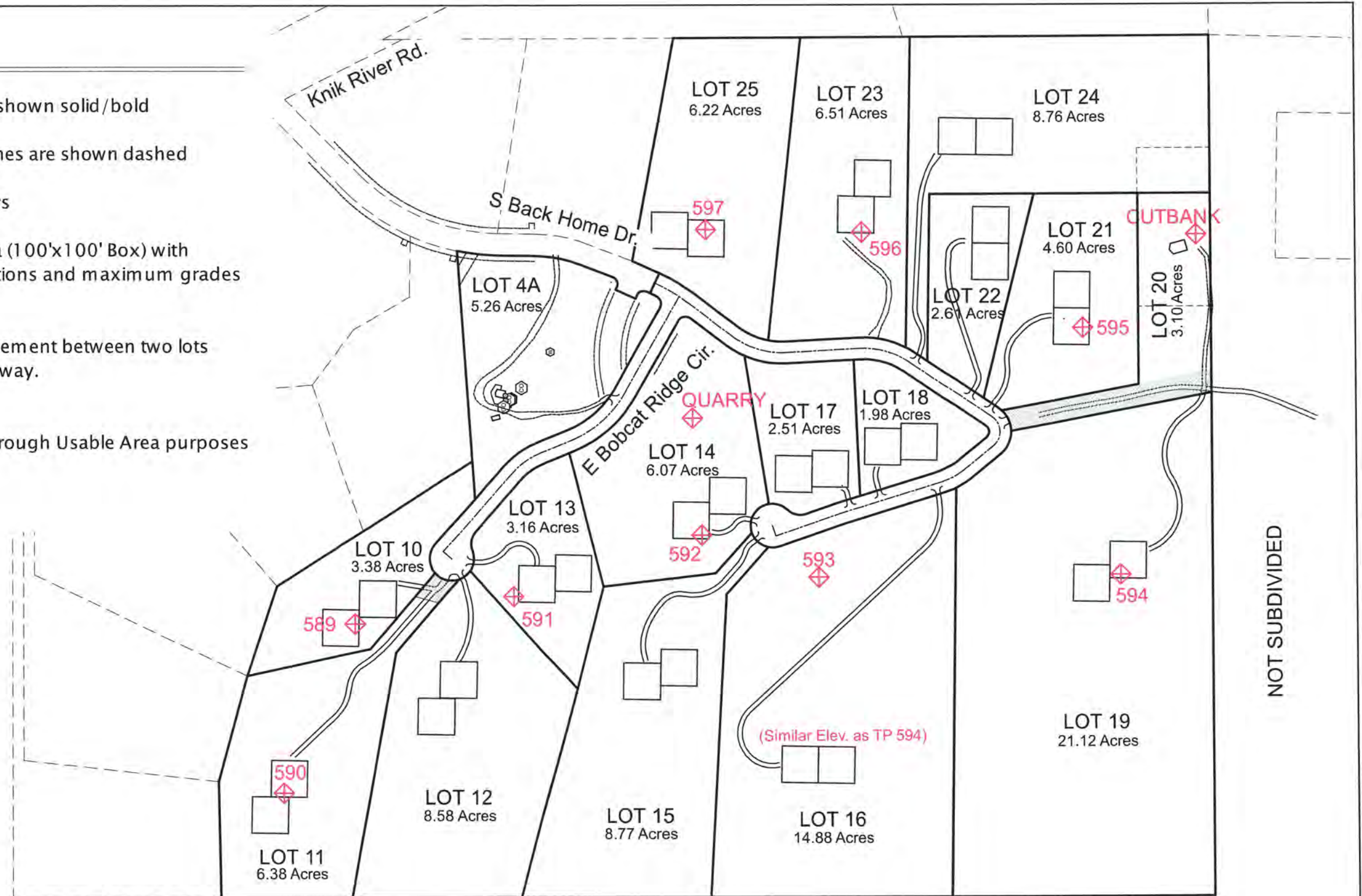


### ENGINEER


Max A. Schillinger  
All Points North  
17600 Rambling Rd.  
P.O. Box 4207  
Palmer, AK 99645  
907-746-4185



SCALE: 1" = 300 Feet



NOT SUBDIVIDED

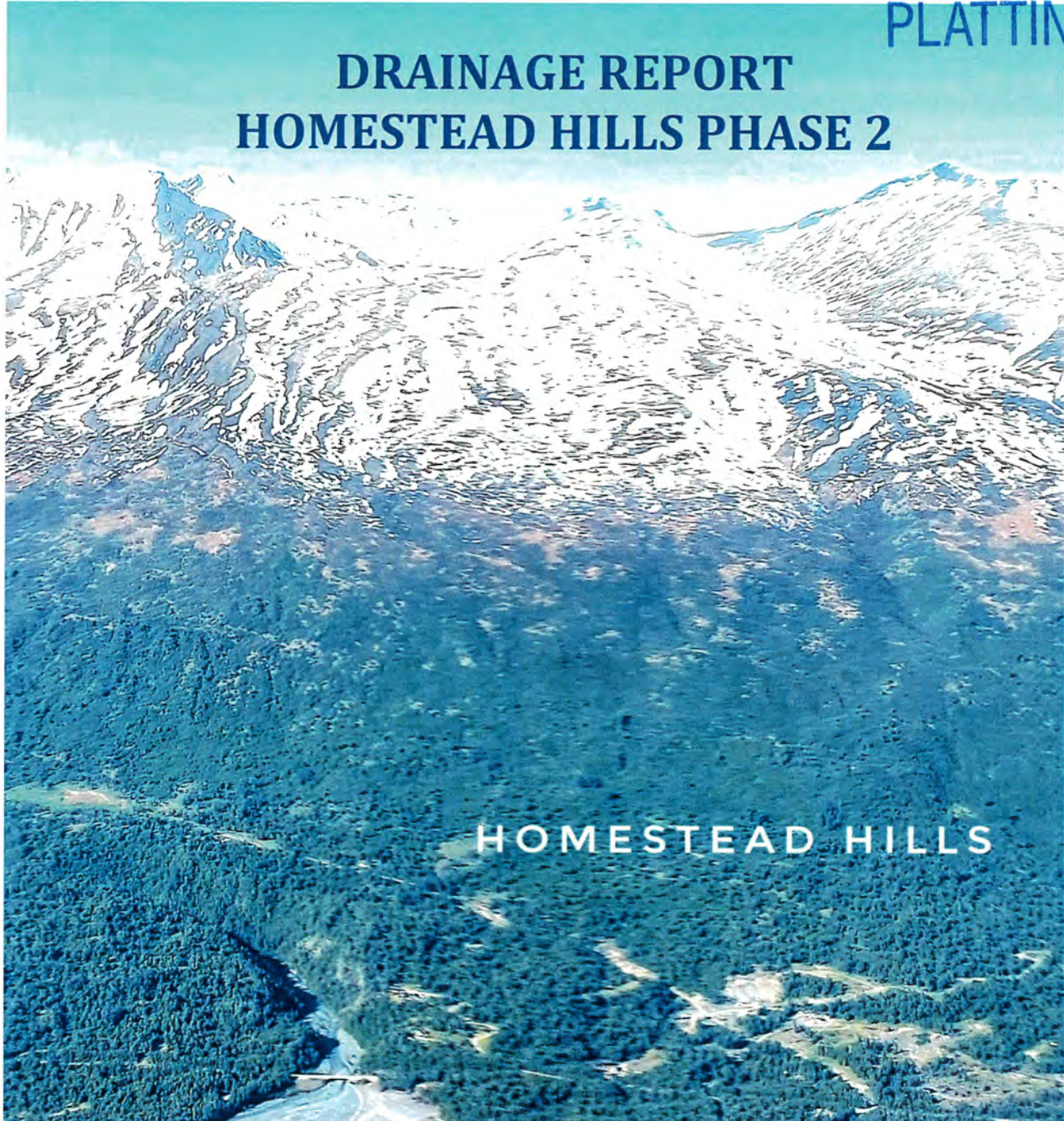
	CLIENT	John and Julie Nystrom	APN JOB #	21-02
	PROJECT	Homestead Hills Phase 2	TEST HOLES:	May 2023
	SHEET TITLE	Soil Test Hole Map	REPORT:	6-30-2024

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# DRAINAGE REPORT HOMESTEAD HILLS PHASE 2



HOMESTEAD HILLS

**Prepared For:**  
Matanuska Susitna Borough  
Platting Division  
350 E. Dahlia Avenue  
Palmer, Alaska, 99645  
(907) 861-7874



**Prepared By:**  
All Points North LLC  
Max Schillinger, PE, PLS  
17600 E. Rambling Rd.  
Palmer, Alaska 99645  
(907) 355-4185

Revised: 7-9-2024

EXHIBIT D-1



## 1. INTRODUCTION

### 1.1 Project Location

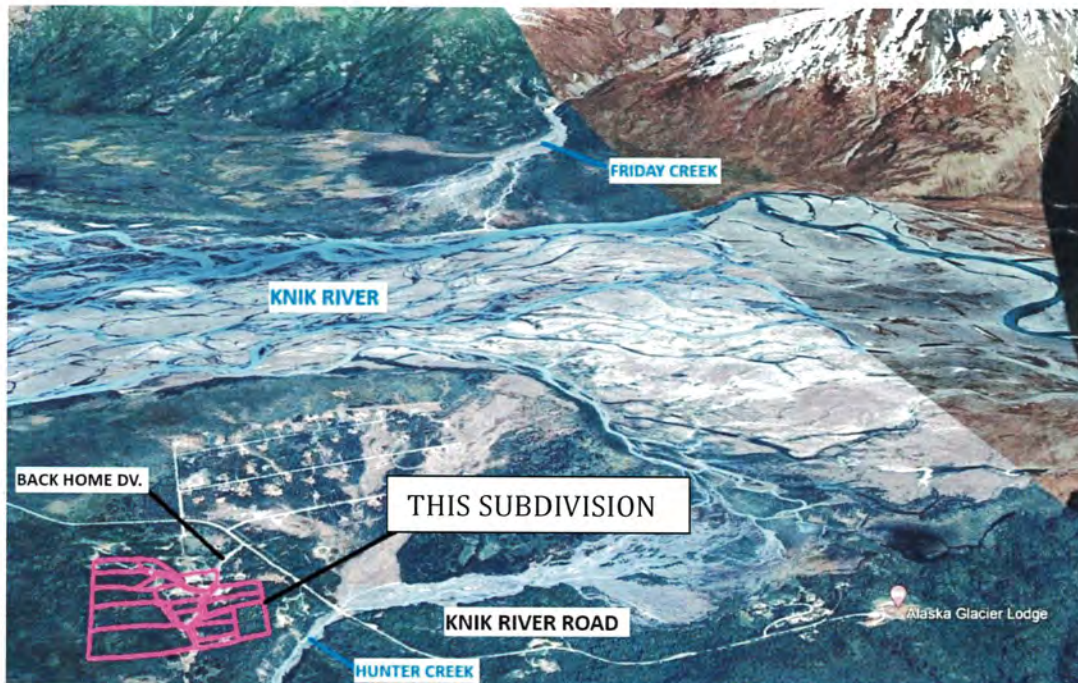
The subject parcel is located at the existing south end of Back Home Drive, Palmer, Alaska. The lots are shown in magenta on the map below. The M.S.B. Tax Identification Numbers of the subject parcels are 157682000L004/T00A/T00B. The geographic location is approximately latitude N 61°26'43", longitude W148°49'17".

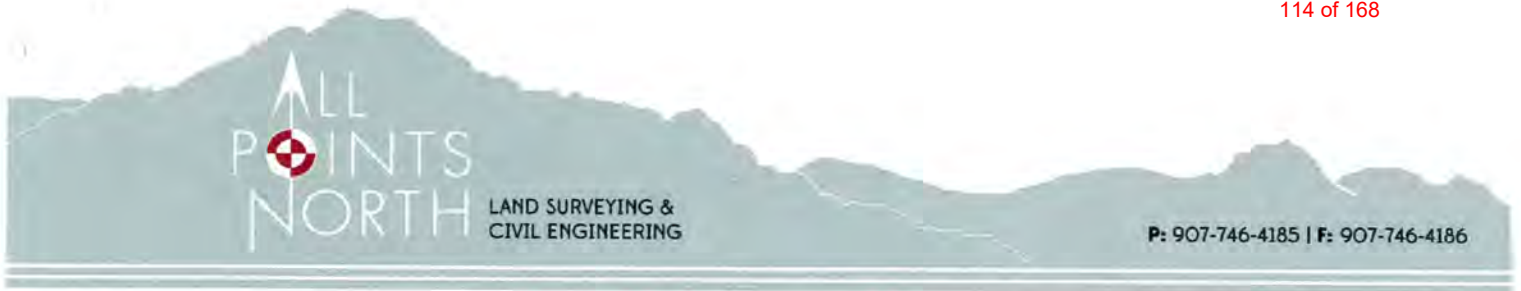
### 1.2 Project Description and Overview Map

Homestead Hills Phase 2 is a resubdivision of three large parcels into 127 acre parcel into Seventeen Lots, ranging in size from 2 to 22 acres. The site is largely developed, and has been for over 40 years, with roads and gravel extraction. This development will create lots along the existing roadways. 700 feet of new road, and miscellaneous existing roads drainage ditches will need to be upgraded as a part of this project.

### 1.3 Purpose and Basis of Investigation

Responsible stormwater management is the treatment, retention, detention, infiltration, and conveyance of stormwater and other surface waters without adversely impacting the adjoining, nearby, or downstream properties and receiving waters. Subdivisions requiring road construction in the Borough are subject to drainage plan and report requirements. These requirements are outlined in detail in the MSB 2022 Subdivision Construction Manual (SCM), which was adopted to Borough Code on July 22, 2022. The Scope of this Investigation follows the SCM requirements.





## 2. DRAINAGE PLAN NARRATIVE

### 2.1 Drainage Plan Introduction

Subdivision Construction Manual, Section D02.1 requires a drainage plan be provided, including the items listed below. The required drainage plan is attached to this report.

### 2.2 Drainage Plan Comments

MSB Plan requirements are as follow, and →project specific comments are shown below.

(a) Existing and proposed property lines, plottable easements disclosed in the title report, the OHWM of water bodies with 100-foot upland offset, and existing mapped flood hazard areas.

→This project contains a pond upland as shown on the drainage map. No changes will be made during this project to the offsite pond.

(b) Existing topography with horizontal and vertical accuracy meeting US National Map Accuracy standards, with 5-foot contour intervals if the ground slope is less than 10 percent and 10-foot contour intervals if the ground slope is greater than 10 percent.

→ Ground shown per MSB 2011 lidar is used and consistent with current pre-const site. Since south of this site was not mapped by lidar, for upstream run-on mapping, the USGS 3DEP elevation data was used.

(c) Existing features that convey or retain drainage, including but not limited to: water bodies, wetlands, natural valleys, swales, ditches, check dams, culverts, and pipe systems.

→ All features are shown. This site contains several natural and historically created stormwater storage basins as shown on the drainage plan.

(d) Proposed drainage pattern and features, both constructed and natural, on site. Identify conveyance types, flow directions, and any drainage changes that may affect adjacent property.

→ Existing and proposed drainage will be consistent. This project will not change the macro drainage patterns onsite. This project will upgrade and add erosion control to a few culverts and basins, as outlined in drainage recommendations.

(e) Proposed stream crossings and anticipated culvert sizes. Identify fish-bearing streams.

→This project includes no fish bearing streams. All Streams onsite are seasonal (become dry on parts of the year. Anticipated culvert sizes are shown on the plan and discussed in drainage recommendations.

(f) Final Drainage Plan to be updated for (1) Pre-development and post-development catchment and (2) locations where peak flow occur and leave the site.

→The attached drainage plan all information. Pre and post catchment areas and peak flow locations are on the drainage plan. Typically peak flow occurs at the bottom of the drainage area, where they enter the basins.

### 3. METHODOLOGY AND SITE INFORMATION

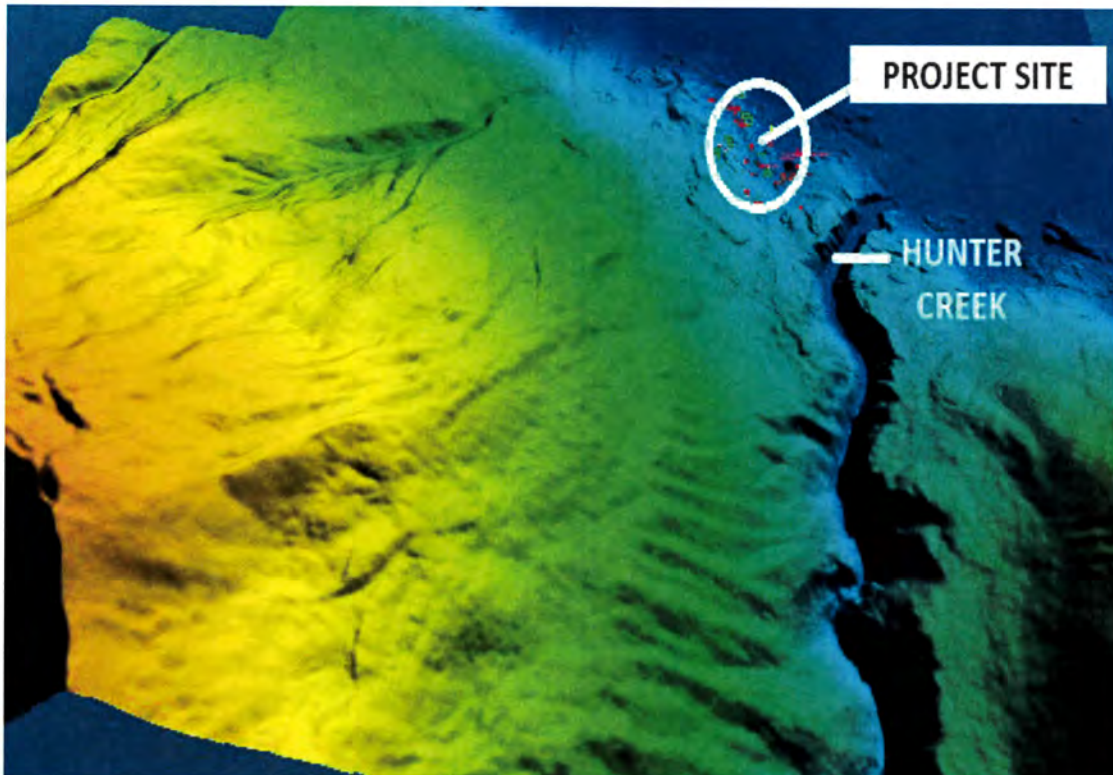
#### 3.1 Introduction to Methodology and Site Information

This project lies in a complex mountainous environment, that contains springs, streams, ponds, and uphill seasonal snow melt run-on conditions, and existing culverts, roads, stormwater basins. These complexities create a need to consider a variety of sources to create an accurate report. This report considered a variety of information from mapping, standard engineering calculations, site inspections, and the reports from the owner, who has occupied the land for over 40 years. Also the rainfall information from NOAA, Palmer Alaska, was utilized.

#### 3.2 Mapping and Software

This project relied on mapping from the 2011 MSB Lidar Project for the core site mapping. For offsite mapping south of the subdivision, for which the 2011 Lidar omits, the USGS 3DEP dataset was used. South of the project mapping is important as it allows analysis of the run-on potential from uphill sources. Finally, individual shots with Survey-grade GPS were taken at various points of interest around the site.

To Map macro lines and directions, Carlson Hydrology, Global Mapper, was used. An isometric view of the large scale terrain model is shown below:



### 3.3 Standard Engineering Calculations utilized

The standard engineering calculations used in the report include:

- **Manning's Equation:** for open channel flow (ditch flow) and culvert flow

$$Q = VA = \left( \frac{1.49}{n} \right) AR^{\frac{2}{3}} \sqrt{S} \quad [\text{U.S.}]$$

Q = Flow Rate, (ft<sup>3</sup>/s)

v = Velocity, (ft/s)

A = Flow Area, (ft<sup>2</sup>)

n = Manning's Roughness Coefficient

R = Hydraulic Radius, (ft)

S = Channel Slope, (ft/ft)

Notes for this project

- Mannings roughness for compacted clean gravel swales is 0.025
- Mannings roughness for natural mountain stream channels with boulders is 0.045.
- Mannings roughness for corrugated steel pipes are 0.022
- Hec 22 inlet control nomograph is attached for additional culvert sizing check where culvert will be constrained by inlet conditions.c

- **Rational Method:** for runoff at various rain events

$$Q = ciA$$

Q = flow in cubic feet per second

c = runoff coefficient (assume 1 for impervious area, 0.5 gravel, 0.1 forest)

I = intensity at assumed Tc time of concentration, in inches per hour.

A = Acres

- **Time of Concentration:** Tc is the time needed for water to flow from the most remote point in a watershed to the watershed outlet. This time is important because it is utilized above in determining when peak flow will occur. The longest flow channel from the pond level on the south end of the property, to bottom of hill at the north end of the property, is approximately 3000 feet. The gradient is approximately 10% on average.

Thus the Tc for the site can estimated at approximately one hour utilizing Carlson Hydrology,

Curve Number: 45 (woods, poor, hydrologic soil group A)

Length of Flow: 3000ft

Average Slope: 10%

Time of Concentration: 1.023 hrs, 61.4 mins -> USE Tc of 1 Hour

For drainage along individual streets, with limited uphill run-on, it is customary to also consider a TC minimum of 10 minutes. This ensures individual roads can handle short, intense storms.



### 3.4 Rainfall Data, Intensities

This report utilized provided from the Palmer Alaska NOAA station. Pertinent information includes the rainfall intensity (in inches per hour) which is shown below, and rainfall depth (amount in inches) which is shown on the following page.

**Rainfall Intensity, Palmer Alaska NOAA**

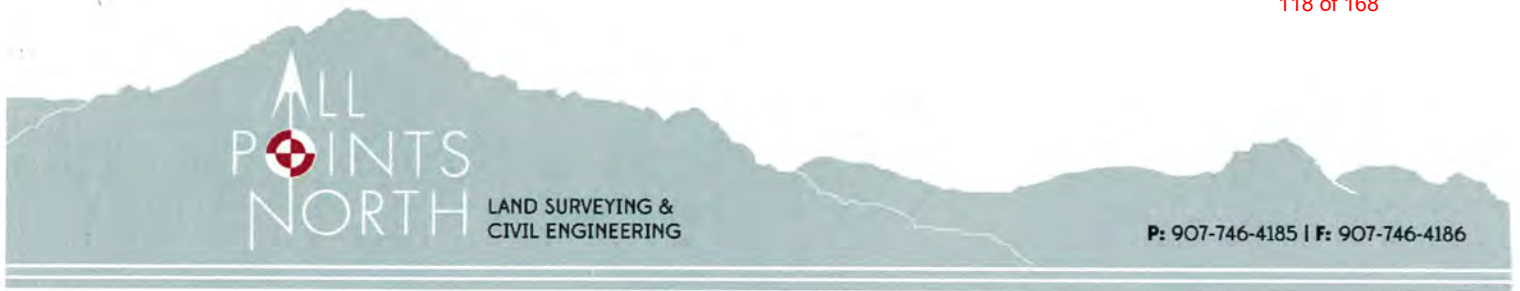
<b>PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)<sup>1</sup></b>										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.28 (0.996-1.69)	1.60 (1.22-2.14)	2.00 (1.49-2.76)	2.34 (1.70-3.30)	2.81 (1.98-4.07)	3.17 (2.20-4.70)	3.52 (2.38-5.33)	3.92 (2.62-6.08)	4.45 (2.90-7.10)	4.86 (3.12-7.91)
10-min	0.864 (0.672-1.14)	1.07 (0.822-1.44)	1.34 (1.00-1.85)	1.57 (1.15-2.21)	1.88 (1.33-2.74)	2.12 (1.47-3.15)	2.36 (1.60-3.59)	2.63 (1.75-4.09)	2.99 (1.94-4.76)	3.26 (2.09-5.30)
15-min	0.676 (0.524-0.888)	0.836 (0.640-1.12)	1.05 (0.780-1.44)	1.22 (0.892-1.72)	1.47 (1.04-2.13)	1.66 (1.14-2.46)	1.84 (1.25-2.80)	2.06 (1.37-3.19)	2.33 (1.52-3.72)	2.54 (1.63-4.14)
30-min	0.448 (0.348-0.590)	0.554 (0.424-0.742)	0.696 (0.518-0.958)	0.814 (0.592-1.15)	0.976 (0.690-1.42)	1.10 (0.762-1.63)	1.22 (0.830-1.86)	1.36 (0.908-2.12)	1.55 (1.01-2.47)	1.69 (1.08-2.75)
60-min	0.307 (0.239-0.404)	0.380 (0.290-0.509)	0.477 (0.355-0.657)	0.557 (0.405-0.784)	0.668 (0.472-0.969)	0.753 (0.521-1.12)	0.838 (0.568-1.27)	0.934 (0.622-1.45)	1.06 (0.690-1.69)	1.16 (0.741-1.88)
2-hr	0.183 (0.142-0.241)	0.226 (0.173-0.304)	0.284 (0.212-0.391)	0.332 (0.242-0.468)	0.398 (0.282-0.578)	0.449 (0.310-0.666)	0.500 (0.338-0.758)	0.556 (0.370-0.863)	0.632 (0.412-1.01)	0.690 (0.442-1.12)
3-hr	0.142 (0.110-0.186)	0.175 (0.134-0.234)	0.219 (0.163-0.302)	0.256 (0.187-0.361)	0.307 (0.217-0.446)	0.347 (0.240-0.514)	0.386 (0.261-0.585)	0.430 (0.286-0.666)	0.488 (0.318-0.779)	0.532 (0.341-0.866)
6-hr	0.096 (0.074-0.126)	0.118 (0.090-0.158)	0.148 (0.110-0.204)	0.173 (0.126-0.244)	0.208 (0.147-0.301)	0.234 (0.162-0.348)	0.261 (0.177-0.396)	0.291 (0.194-0.451)	0.330 (0.215-0.527)	0.360 (0.231-0.586)
12-hr	0.065 (0.050-0.085)	0.080 (0.061-0.108)	0.101 (0.075-0.139)	0.118 (0.086-0.166)	0.141 (0.100-0.205)	0.159 (0.110-0.236)	0.177 (0.120-0.269)	0.198 (0.132-0.307)	0.225 (0.146-0.358)	0.245 (0.157-0.399)
24-hr	0.044 (0.040-0.049)	0.055 (0.049-0.062)	0.069 (0.060-0.080)	0.080 (0.069-0.094)	0.096 (0.080-0.115)	0.108 (0.089-0.132)	0.120 (0.098-0.150)	0.134 (0.107-0.170)	0.152 (0.119-0.197)	0.166 (0.127-0.219)

**NOTABLE VALUES FOR THIS REPORT:**

→with site TC duration of 10-minutes, 10 year recurrence = 1.57 inches/hr  
100 year recurrence = 2.38 inches/hr

→with site TC duration of 1 hour, 10 year recurrence = 0.557 inches/hr  
100 year recurrence = 0.838 inches/hr

→with 24 hour duration, 1 year recurrence = 0.044 inches/hr  
10 year recurrence = 0.080 inches/hr



### 3.5 Rainfall Data, Rainfall Depths

The rainfall depth (in inches) for the Palmer NOAA Station is shown below:

**Rainfall Depth, Palmer Alaska NOAA**

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) <sup>1</sup>										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.107 (0.083-0.141)	0.133 (0.102-0.178)	0.167 (0.124-0.230)	0.195 (0.142-0.275)	0.234 (0.165-0.339)	0.264 (0.183-0.392)	0.293 (0.198-0.444)	0.327 (0.218-0.507)	0.371 (0.242-0.592)	0.405 (0.260-0.659)
10-min	0.144 (0.112-0.190)	0.179 (0.137-0.240)	0.224 (0.167-0.308)	0.262 (0.191-0.369)	0.314 (0.222-0.456)	0.354 (0.245-0.525)	0.394 (0.267-0.598)	0.439 (0.292-0.681)	0.498 (0.324-0.794)	0.543 (0.348-0.884)
15-min	0.169 (0.131-0.222)	0.209 (0.160-0.280)	0.262 (0.195-0.361)	0.306 (0.223-0.431)	0.367 (0.260-0.532)	0.414 (0.286-0.614)	0.461 (0.312-0.699)	0.514 (0.342-0.797)	0.583 (0.380-0.930)	0.636 (0.408-1.04)
30-min	0.224 (0.174-0.295)	0.277 (0.212-0.371)	0.348 (0.259-0.479)	0.407 (0.296-0.573)	0.488 (0.345-0.708)	0.550 (0.381-0.816)	0.612 (0.415-0.928)	0.682 (0.454-1.06)	0.774 (0.504-1.23)	0.844 (0.541-1.37)
60-min	0.307 (0.239-0.404)	0.380 (0.290-0.509)	0.477 (0.355-0.657)	0.557 (0.405-0.784)	0.668 (0.472-0.969)	0.753 (0.521-1.12)	0.838 (0.568-1.27)	0.934 (0.622-1.45)	1.06 (0.690-1.69)	1.16 (0.741-1.88)
2-hr	0.366 (0.284-0.482)	0.453 (0.346-0.607)	0.568 (0.423-0.782)	0.664 (0.483-0.935)	0.796 (0.563-1.16)	0.898 (0.621-1.33)	0.999 (0.677-1.52)	1.11 (0.741-1.73)	1.26 (0.824-2.02)	1.38 (0.884-2.25)
3-hr	0.425 (0.330-0.559)	0.525 (0.401-0.703)	0.659 (0.490-0.907)	0.770 (0.561-1.08)	0.923 (0.653-1.34)	1.04 (0.720-1.55)	1.16 (0.784-1.76)	1.29 (0.859-2.00)	1.47 (0.955-2.34)	1.60 (1.02-2.60)
6-hr	0.573 (0.445-0.754)	0.708 (0.541-0.948)	0.889 (0.661-1.22)	1.04 (0.756-1.46)	1.24 (0.880-1.81)	1.40 (0.971-2.08)	1.56 (1.06-2.37)	1.74 (1.16-2.70)	1.98 (1.29-3.15)	2.16 (1.38-3.51)
12-hr	0.782 (0.608-1.03)	0.968 (0.740-1.30)	1.22 (0.907-1.68)	1.42 (1.03-2.00)	1.70 (1.20-2.47)	1.92 (1.33-2.85)	2.14 (1.45-3.24)	2.38 (1.59-3.70)	2.71 (1.76-4.32)	2.95 (1.89-4.81)
24-hr	1.06 (0.958-1.18)	1.31 (1.17-1.48)	1.65 (1.45-1.91)	1.92 (1.65-2.26)	2.29 (1.93-2.76)	2.59 (2.14-3.17)	2.89 (2.34-3.60)	3.22 (2.57-4.08)	3.66 (2.85-4.74)	3.99 (3.06-5.25)

**NOTABLE VALUES FOR THIS REPORT:**

→24 hour duration, 1 year recurrence = 1.06 inches

→24 hour duration, 10 year recurrence = 1.92 inches

→24 hour duration, 100 year recurrence = 2.89 inches

### 3.6 Soil and Land Cover

The pre-development soil conditions onsite are most commonly free draining gravel (Well graded gravely sand, Unified Classification GW, see below). The encountered soil onsite is expected to have a fast percolation rate of 1-2 minutes per inch, which exceeds the rate of rainfall. Seasonal drainage melt from snow typically yields the largest runoff events in spring, when some soil areas are frozen and not as pervious as typical unfrozen soils.

Assumed post development land cover for the house sites will mostly birch forest it is currently. The lot sizes will range from 2 to 22 acres. This large size on each lot, and steepness, indicate that the lots are not likely to become fully developed beyond residences. The drainage ways are currently surrounded by alder and other moisture tolerant vegetation.

The only significant change to the existing land onsite is a new road segment. This project improves 700 feet of overgrown roadway to MSB Borough standards. All the other access roads and drainage swales onsite are existing, thus pre and post development conditions are the same for those.

A photo showing the soil and vegetation is below, taken at the onsite gravel quarry:





## 4. DRAINAGE COMPLIANCE AND CALCULATIONS

### 4.1 MSB Drainage Design Compliance

MSB has drainage design standards with the overall goal to protect infrastructure and the environment from storm events. This project is compliant with the goals by:

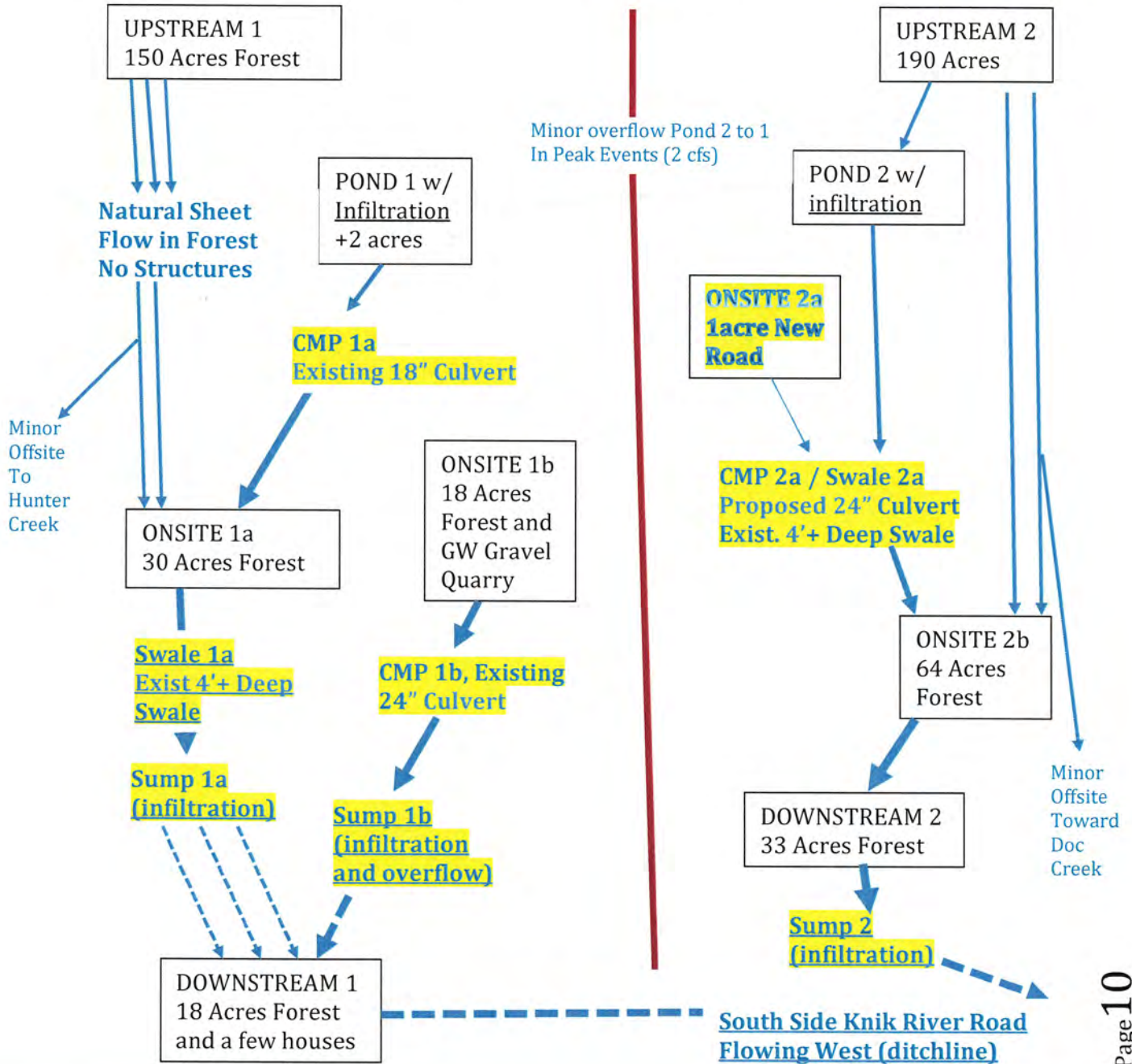
- It will retain natural drainage patterns to the extent possible. The macro drainage patterns will remain unchanged, thus will not affect the downstream land owners.
- The land cover from full development is not likely to significantly change from current conditions. Much of the parcels are too steep for clearing the entire lot. Thus all future houses should have vegetative buffers between them.
- No utility easements will be used for drainage, without the non-objection of utility owners. This project minimizes drainage crossing of utilities.
- S Back Home Drive and E Bobcat Ridge Circle will be Matsu Borough Roads. This project is not subject to other agency (i.e. State or Municipality of Anchorage) reviews. This project will not develop in wetlands, thus is not subject to USACE permits. This project disturbs just under an acre for the new road construction segment, so DEC Construction General Permit is not applicable.
- Fish passage design is not applicable. No streams on or near site have fish.





#### 4.2 Identification Drainage Paths and Critical Drainage Points, and Change

The macro drainage patterns have been identified in the drainage plan and will be unchanged, except where identified below. Drainage Calculation points are highlighted.



## 4.2 MSB Conveyance Design

MSB requests that every project sizes conveyances to pass peak flows.” The storm event requested is the 10-year, 24-hour storm event for ditches and not regulated streams, and 100-year 24-hour event for regulated streams (this site has none). Peak flows occur at the Time of concentration of the stream in question.

- **CMP 1a:** this existing culvert drains 2 acres upstream and any overflow from Pond 1

- C assumed 0.5 for gravel road
- I = 1.57 inches/hr for 10-year storm event (at 10 minute Tc)
- A = 2 Acres

$$Q = CIA \rightarrow Q = 0.5 * 2 * 1.57$$

$$Q_{needed} = 1.6 \text{ cfs}$$

$$Q_{runon} = 2 \text{ cfs from Pond 1 estimated}$$

$$Q_{needed} = 3.6 \text{ cfs}$$

Manning 18" diameter CMP, S = 7%

$$Q_{provided} = 16 \text{ cfs}$$

Constrained by Inlet Control Hw/D=1

$$Q_{provided} = 7 \text{ cfs}$$

✓ capacity OK

Engineer Recommendations: At this project, add adequate riprap. It is important that this culvert not get clogged with ice in spring melt conditions. When this culvert is clogged, the flow travels down the west side of back home drive.

- **Swale 1a:** this existing swale drains the above and 180 acres of forest

- C assumed 0.1 for mostly undeveloped forest
- I = 0.557 inches/hr for 10-year storm event (at 1 hour Tc)
- A = 30 acres Onsite 1a + 150 Acres Upstream 1.

$$Q = CIA \rightarrow Q = 0.1 * 0.557 * 180$$

$$Q_{needed} = 10 \text{ cfs}$$

$$Q_{runon} = 3.6 \text{ cfs from CMP 1a}$$

$$Q_{needed} = 13.6 \text{ cfs}$$

By Manning Equation:

Trapezoidal Swale 1.5' water

$$Q_{provided} = 25 \text{ cfs}$$

2:1 Sides, Slope = 5%, n=.025 rocky

$$\text{Velocity} = 6 \text{ ft/sec}$$

✓ capacity OK

Engineer Recommendations: This swale could have large effects on the lower offsite portion of Back Home Drive if it were to be blocked by private landowners. Thus it is recommended to provide a drainage easement over this swale. Also portions of this swale are steeper than 5%. Rock check dams may be required.

- **CMP 1b**, this is the existing 24" culvert below the quarry.
  - C assumed 0.5 for gravel road, and gravel quarry
  - I = 0.557 inches/hr for 10-year storm event (at 1 hour Tc)
  - A = 18 Acres

$$Q = CIA \rightarrow Q = 0.5 * 0.557 * 18 \quad Q_{\text{needed}} = 5 \text{ cfs}$$

Manning 18" diameter CMP, S = 2%      **Q<sub>provided</sub> = 19 cfs**  
Constrained by Inlet Control Hw/D=1      **Q<sub>provided</sub> = 13 cfs**      ✓ capacity OK

Engineer Recommendations: This culvert is new and very little rust. However it was apparently installed without the required energy dissipation rock. See photo below. See section 4.5 of this report for more information. Channel should be not "perched". Outlet swale should flow at an even gradient to the downstream Sump 1b. Riprap is required.





- **CMP 2a**, this is the proposed culvert in existing swale 2a which passes Onsite 2a, Pond 2, and any additional swale drainage

Area ONSITE 2a: 700 feet x 60' ROW of New GRAVEL ROAD.

- C assumed 0.5 for gravel road, ditches
- I = 1.57inches/hr for 10-year storm event (at 10 minute min. Tc)
- A = 1 Acre

$$Q = CIA \rightarrow Q=0.5*1.57*1 \qquad Q_{needed} = 0.8 \text{ cfs} \rightarrow \text{say } 1 \text{ cfs.}$$

Existing Swale 2a drains the pond upstream and approximately 100 acres  
(note: the pond modulates some of this flow)

- C assumed 0.1 for undeveloped forest
- I = 0.557inches/hr for 10-year storm event (at 1 hour Tc)
- A = 100 Acres in Question

$$Q = CIA \rightarrow Q=0.1*0.557*100 \qquad Q_{needed} = 6 \text{ cfs}$$

Total Needed from Above is 7 cfs

By Manning Equation:

Trapezoidal Swale 1' water, 2' bottom  
2:1 Sides, Slope = 0.7%, n=.045 rocky  
(note swale is 4' deep)

Q<sub>provided</sub> = 8 cfs      ✓ capacity OK  
Velocity = 2 ft/sec

Manning 24" diameter CMP, S = 1%  
Matches Inlet Control Hw/D=1

Q<sub>provided</sub> = 13 cfs  
Q<sub>provided</sub> = 13 cfs      ✓ capacity OK  
Velocity = 4 ft/sec

Engineer Recommendations: This swale flows gently enough for infiltration and has height to store water. Add rock check dams adjacent to cul-de-sac to store increase in stormwater. Add larger rock at entrance and exit of 24" culvert to prevent scour.

### 4.3 MSB Wetland Retention

This involves preserving onsite functionality of wetlands, and/or complying with USACE permits, as necessary. This project does not disturb wetlands. The small wetland areas in the sumps next to Knik River Road (see Sump 1c and Sump 2 on the drainage plan) will not be affected by this project. The wetland areas adjacent to the ponds upstream of the project will also not be affected by this project.

→ Wetlands are preserved





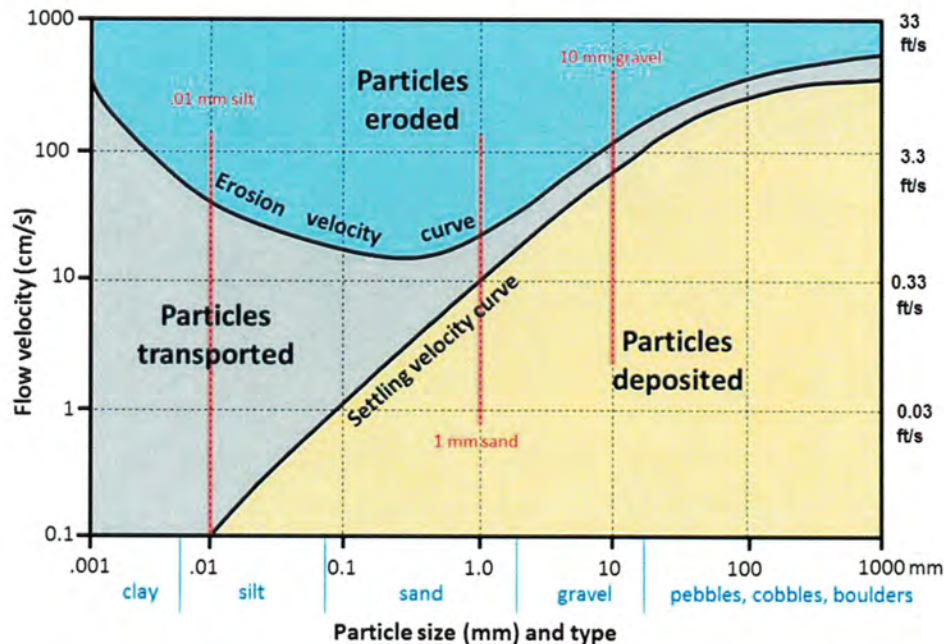
#### 4.4 MSB Water Quality Criteria

MSB drainage criteria requests that one treats the first 0.5 inches of post developed footprint for each storm event. The new road footprint is 1 acre. Thus  $(0.5 \text{ inches}/12 \text{ inch per foot}) * 1 \text{ acre footprint}$  (43560sf) = **Provide 1800 c.f. storage**

This volume can be established adjacent to Swale 2a, at northerly end of proposed cul-de-sac, by installing adding additional storage, for example **20x22.5x4 feet deep = 1800 c.f.**

This project contains clean gravel with high percolation rates. There are little fines to run off. As the land upgradient is undeveloped, run-on is clean.

MSB also requests that the median bed sediment size ("D50 particle") are not transported (eroded) at the 10-year 24 hour storm, causing drainage channels to erode. D50 is defined as the article size of gradation, of which 50 percent, of the mixture is finer by weight, m (ft)



The d50 particle size is expected to meet or exceed 1 cm. This material has erosion velocity is approximately 3.3 ft/s. Some of the channels outlined in section 4.3 have velocities exceeding this 3 ft. per second. MSB Drainage Criteria Section D04 requires ditch riprap as specified on the following page.

### 4.5 Drainage Ditch Riprap Requirements and Culvert Energy Dissipation

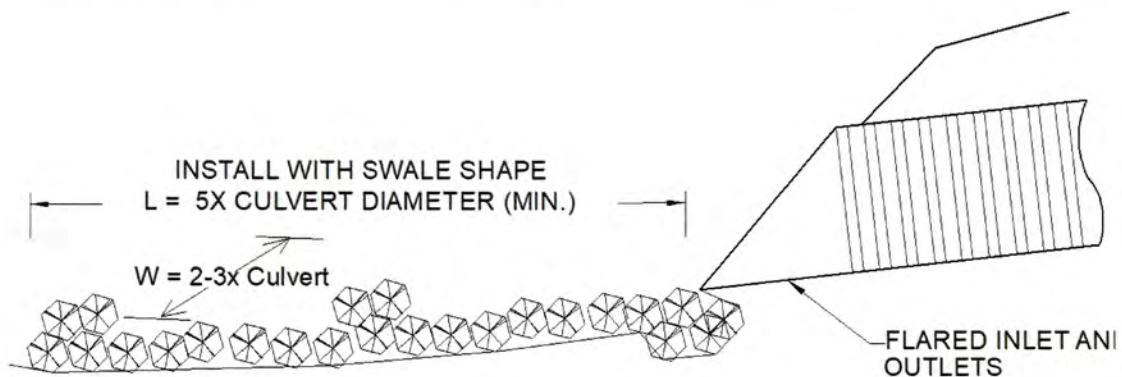
MSB Drainage Criteria Section D04 requires ditch riprap as specified below, to prevent ditchline scour and erosive events.

Flow (cfs)	Ditch Slope (ft/ft)										
	0.005	0.01	0.02	0.03	0.04	0.05	0.06	0.07	0.08	0.09	0.10
2.0	A	A	A	A	A	A	A	A	A	A	A
4.0	A	A	A	A	A	A	A	A	B	B	B
6.0	A	A	A	A	A	A	B	B	B	B	B
8.0	A	A	A	A	A	B	B	B	B	B	B
10.0	A	A	A	A	B	B	B	B	B	B	C
20.0	A	A	A	B	B	B	C	C	C	C	C
30.0	A	A	A	B	B	C	C	C	D	D	D
40.0	A	A	B	B	C	C	C	D	D	D	E

#### MSB SPECIFIED RIPRAP SIZES

Type	Material	D50 (in)	Dmax (in)	Dmin (in)	Thickness (in)
A	Native Grass, Turf, or Gravel with < 6% fines				
B	Riprap or Bone Rock	3.0	4.5	1.5	6.0
C	Riprap or Bone Rock	6.0	9.0	3.0	12.0
D	Riprap or Bone Rock	9.0	13.5	4.5	18.0
E	Riprap or Bone Rock	12.0	18.0	6.0	24.0

MSB Drainage Criteria Section D05 requires proper energy dissipation at culvers. As a general rule, riprap width shall be extent a minimum of 5x the culvert diameter, 2-3x culvert width. For this project, Type C or D riprap in table above is recommended.



#### 4.5 Extended Detention Requirement

MSB drainage criteria requests that one provide "12 to 24 hours of detention for the post development runoff in excess of the pre development runoff volume, for the 1 year 24 hour storm."

The only post development change is the 700' x 60' wide new road in forest, approximately 1 acre.  
Thus:

PRE CONSTRUCTION ONSITE AREA 2a:

- C assumed 0.1 for forest
- I = 0.044 inches/hr for 1-year 24 hour storm event
- A = 1 Acre

$$Q = CIA \rightarrow Q = 0.1 * 0.044 * 1 \qquad Q_{pre} = \underline{.0044 \text{ cfs.}}$$
$$\qquad \qquad \qquad \qquad \qquad \qquad \qquad \qquad \qquad \underline{\text{PRE 12 hour Volume}} = \underline{190 \text{ cubic feet}}$$

POST CONSTRUCTION ONSITE AREA 2a:

- C assumed 0.5 for gravel road, ditches
- I = 0.044 inches/hr for 1-year 24 hour storm event
- A = 1 Acre

$$Q = CIA \rightarrow Q = 0.5 * 0.044 * 1 \qquad Q_{post} = 0.022 \text{ cfs}$$
$$\qquad \qquad \qquad \qquad \qquad \qquad \qquad \qquad \qquad \underline{\text{POST 12 hour Volume.}} = \underline{950 \text{ cubic feet}}$$

$$\underline{\text{Difference } V_{post} - V_{pre} = 950 \text{ c.f.} - 190 \text{ c.f.} = 760 \text{ c.f.}}$$

→ Use larger detention volume calculated in section 4.4 controls, 1800 c.f. required



#### 4.6 Flood Hazard Requirement

MSB drainage criteria requests that one “maintain the post development peak runoff flow from the 10-year, 24-hour storm to less than 1.10 times the pre development runoff at all discharge points.” Furthermore, if post development discharge is greater than pre-development discharge, MSB requests that one evaluate the impacts for a distance of a mile downstream as measured along the flow path, or to the receiving water body, whichever is less.

**In this project, pre=post (no development) except the new 700 foot long road, Area 2a**

By Rational Method,  $Q=ciA$  with  $T_c=10$ min min, 10 year recurrence interval.

Existing pre development:  $Q_{pre}=0.1*1.57 \text{ inch/hr}*1 \text{ Acres} = 0.157 \text{ cfs}$   
 $Q_{pre}*1.1 = 0.17 \text{ cfs}$

Post Development:  $Q_{post}=0.5*1.57 \text{ inch/hr}*1 \text{ Acres} = 0.8 \text{ cfs}$

**Difference 0.8 – 0.17 cfs = 0.63 cfs**

This is the amount to mitigate with  
Basin orifice or absorption

Basin Area in section 4.4 is  $22.5*20 = 450 \text{ s.f.}$

$.63 \text{ cfs}/450 \text{ sf} = 0.0014 \text{ ft per second percolation needed}$

$= 1 \text{ inch per min required} = \underline{1 \text{ minute per inch}}$

→ This percolation rate will be provided with basins native soil type GW, so no downstream impacts will be felt.

→ Downstream of the project is the south side of E. Knik River Road. Its ditchlines are dry for most of the year. The infiltration basins at Sump 1a, Sump 1b, and Sump 2 are doing a good job at returning stormwater into groundwater.

→ Flood Hazard Protection requirement is met

### 4.6 Flood Hazard Requirement

MSB drainage criteria requests that one “design or identify an unobstructed overland flow path for runoff to overtop or bypass conveyance routes for the post-development 100-year, 24-hour storm.”

Area	Runoff	I at Tc	Area	Flow	Flow	Appx
Description	Coef. C	(in/hr)	A(acres)	Q (cfs)	Terminus	Basin Size
Onsite 1a and Upstream 1	0.1	0.838	180	15.1	Sump 1a	40,000
Onsite 1b	0.5	2.36	18	21.2	Sump 1b	50,000
Onsite 2a	0.5	2.36	1	1.2	New Basin	1,800
Onsite 2b and Upstream 2	0.1	0.838	100	8.4	Sump 2	45,000

This amounts to a half foot deep in MSB ditchlines. No overtop will occur outside of project ditchlines. Macro Overland flow direction is from the project site, is westerly from the project along the south side of Knik River Road, towards the large wetland area, a part of Doc Creek drainage and wetland system, which lies northwesterly of the project about 1mile.





LAND SURVEYING &  
CIVIL ENGINEERING

P: 907-746-4185 | F: 907-746-4186

## 5. CONCLUSION

The proposed new road for HOMESTEAD HILLS PHASE 2 subdivision adequately provides conveyance of stormwater without adversely impacting adjoining, nearby, or downstream properties and receiving waters.

The other existing roads and drainage systems have functioned for many years and have adequate capacity. However they require minor changes such as refined ditchwork, rock check dams, inlet and outlet dissipation. Some of these engineering recommendations have been outlined in section 4.4 of this report. They more specifically can outlines during a site inspection with the contractor and/or directed on the final construction plans created for this project.

Max Schillinger, P.E.



7-9-2024

Attached: Appendix A: MSB Drainage Criteria  
Appendix B: HEC 22 Inlet Control Nomograph  
Drainage Plan

**APPENDIX A: MSB DRAINAGE CRITERIA**

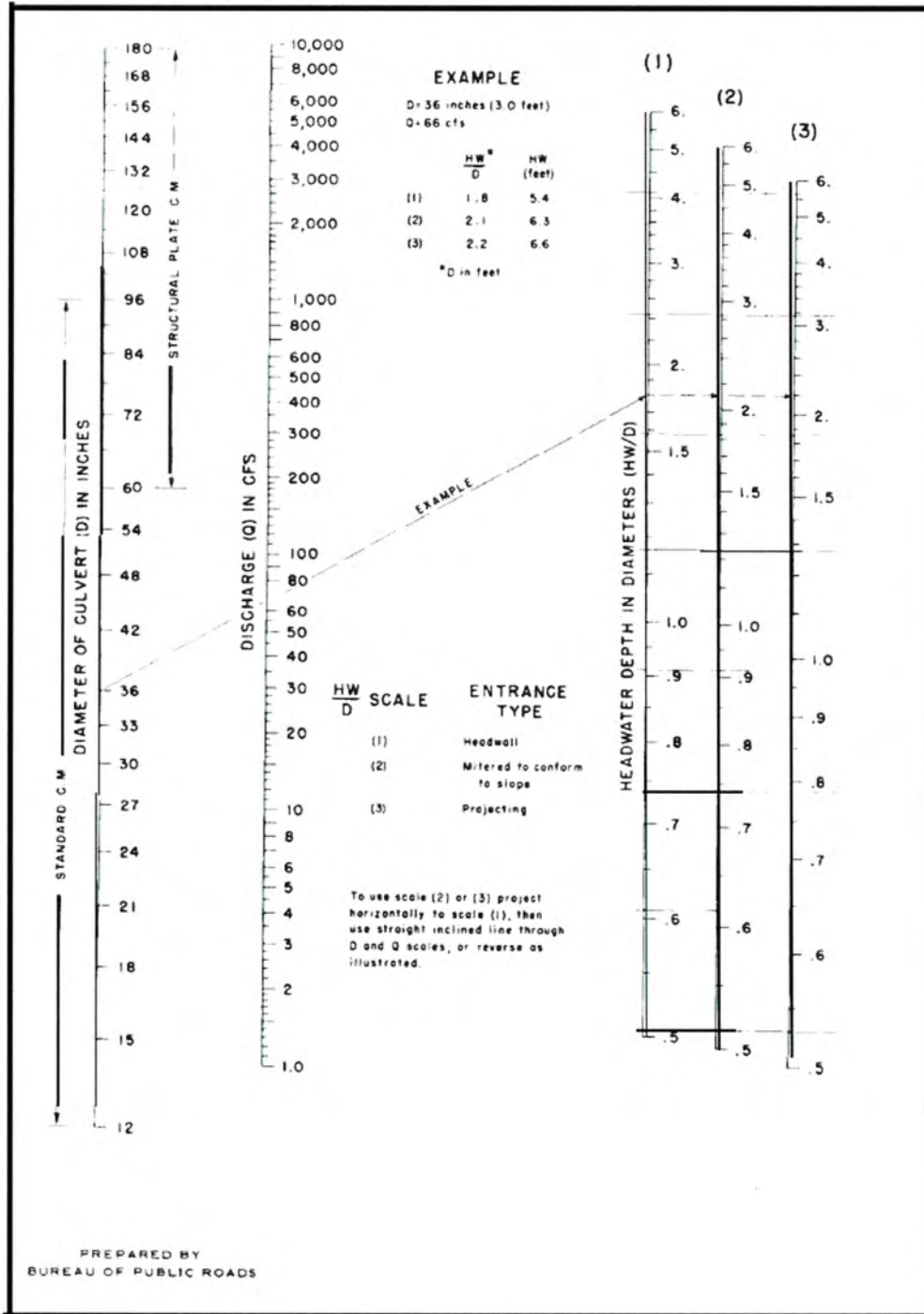
Design Requirement	Purpose	Criteria
Conveyance	Size conveyances to pass design peak flows.	Drainage ditches: 10-year, 24-hour Non-regulated streams: 10-year, 24-hour Regulated streams: 100-year, 24-hour
Wetlands	Retain function of original wetlands	Preserve the pre-development function of wetlands. For jurisdictional wetland areas, comply with United States Army Corps of Engineers wetlands development retention requirements.
Water Quality	Treat first flush pollutant loading	Treat runoff generated by 0.50 inch of rainfall in a 24-hour period.
Erosion and Sedimentation Control	Ensure channel stability for all project conveyances	Control flows in conveyance channels so that transport of particles sized D50 and greater will not occur for the post-development peak flow.
Extended Detention	Protect streams and channels from damage from smaller, more frequent storm flows	Provide 12 to 24 hours of detention for the post-development project runoff in excess of pre-development runoff volume for the 1-year, 24-hour storm.
Flood Hazard	Control peak flow to minimize downstream impacts	Option 1 Maintain the post-development project runoff peak flows from the 10-year, 24-hour storm to less than or equal to pre-development runoff peak flow at all project discharge points.  Option 2 Maintain the post-development project runoff peak flows to less than 1.10 times pre-development runoff peak flow at all project discharge points. Evaluate downstream until the project site area is less than 10% of the total upstream basin area and mitigate adverse impacts.
Flood Bypass	Prevent an increased risk of flood damage from large storm events.	Compute post-development peak flow and delineate an unobstructed, overland flow path for runoff to overtop or bypass project conveyance routes for the post-development 100-year, 24-hour storm.



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APPENDIX B: HEC 22 INLET CONTROL NOMOGRAPH



**LEGEND**

- DIVISION OF MACRO DRAINAGE
- DRAINAGE AREA#
- SEASONAL DRAINAGE SWALES
- Sump# DRAINAGE SUMP OR BASIN WHERE FLOW INFILTRATES
- Culvert # 24" CULVERT CROSSING AND SIZE
- Swale# 4ft SWALE INCLUDING MIN. DEPTH



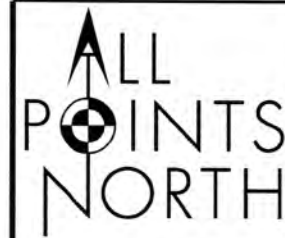
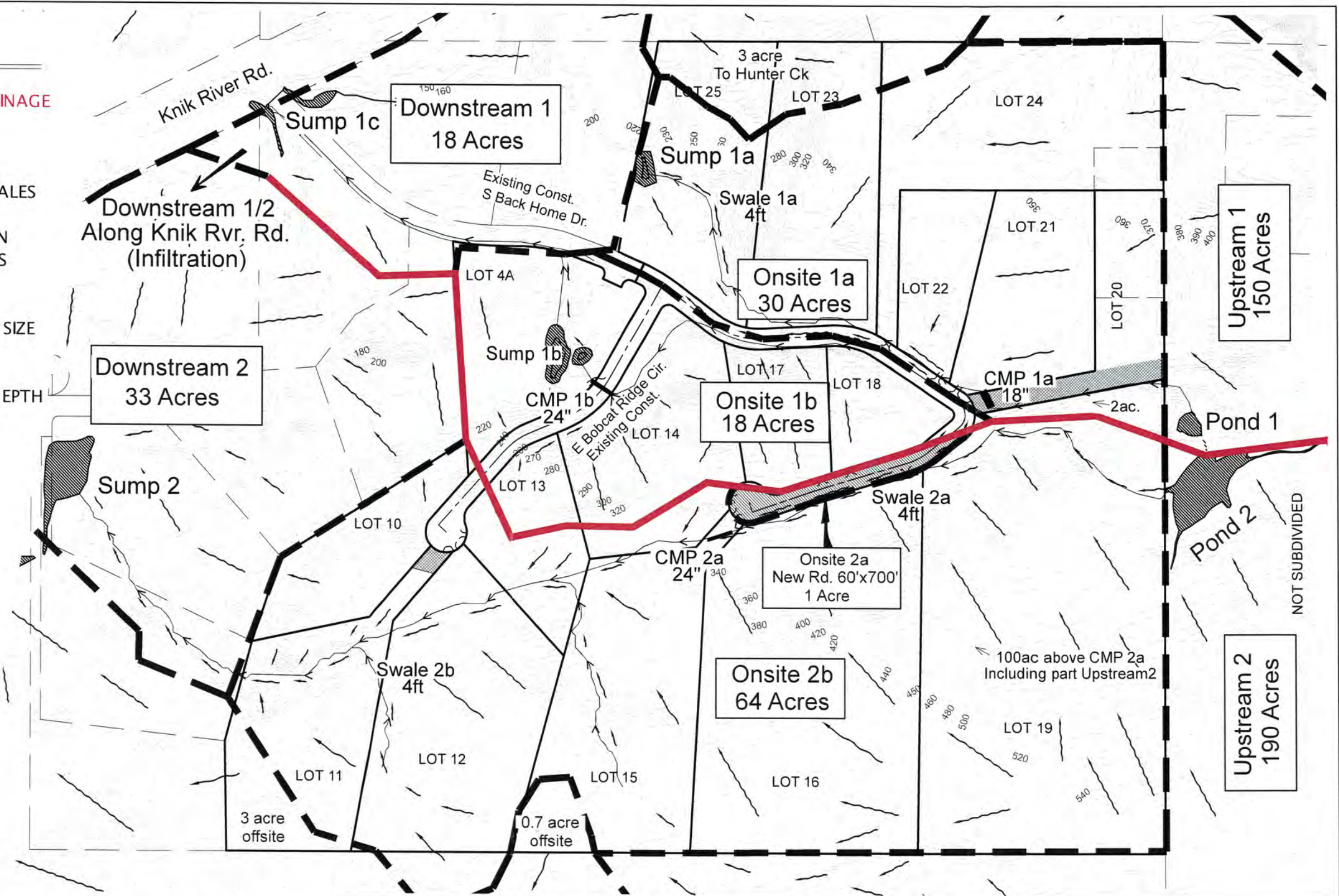
**ENGINEER**

Max A. Schillinger  
All Points North  
17600 Rambling Rd.  
P.O. Box 4207  
Palmer, AK 99645  
907-746-4185



7-9-2024

SCALE: 1" = 300 Feet



CLIENT	John and Julie Nystrom	APN JOB #	21-02
PROJECT	Homestead Hills Phase 2	DATE:	7-9-2024
SHEET TITLE	Drainage Plan	SHEET:	1 of 1

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

### PETITION FOR ELIMINATION OR MODIFICATION OF UTILITY, SLOPE, SNOW STORAGE, DRAINAGE, SANITATION, BUFFERS AND SCREENING EASEMENTS

Comes now the undersigned, JOHN & JULIE NYSTROM, and petitions the Matanuska-Susitna Borough to eliminate or modify the utility, slope, snow storage, drainage, sanitation, buffers, or screening easement(s) lying within the following described property, to-wit:

TRACT B, PLAT # 2017-83  
ANCHORAGE RECORDING DISTRICTS

Said easement(s) being more fully described as:

ALL EASEMENTS FOR UTILITIES  
WITHIN TRACT B

NOTE: Utility easement eliminations require non-objection letters from the service area utility companies at the time of submittal, see MSB 43.15.032.

RECEIVED

JUL 19 2024

PLATTING

Submitted herewith are the following:

1. A copy of the as-built showing the easement(s) to be vacated/modified (if due to encroachment)
2. \$500.00 Public Hearing Fee (no fee if submitted with Regular Plat)

The action sought by this petition is for the following reasons: (ATTACH PAGES, IF NEEDED)

THE 2024 ROAD DESIGN IS IN DIFFERENT LOCATION  
THE EASEMENTS WILL BE REPLACED  
WITH ONES THAT FIT THE ROADS  
IN THE 2024 HOMESTEAD HILLS PHASE # PROJECT.  
NOTHING IS CONSTRUCTED IN THE CURRENT EASEMENTS

APPLICANT Name: JOHN & JULIE NYSTROM Email: riverhouse99645@gmail.com

OR Mailing Address: 27638 E KNIK RIVER RD Zip: 99645

OWNER Contact Person: JOHN OR JULIE Phone: 319-610-5198

SURVEYOR Name (FIRM): ALL POINTS NORTH Email: max@allpointsnorth.us

Mailing Address: PO BOX 4207 PALMER 99645 Zip: 99645

Contact Person: MAX SCHILLINGER Phone: 907 3554185

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

**SIGNATURES OF PETITIONER(S):**

*W. Jules Nyström*



**THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH**

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

*July 23, 2024*  
DATE

*Matthew Goddard*  
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PUBLIC HEARING ON: *September 5, 2024*



Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

### PETITION FOR ELIMINATION OR MODIFICATION OF UTILITY, SLOPE, SNOW STORAGE, DRAINAGE, SANITATION, BUFFERS AND SCREENING EASEMENTS

Comes now the undersigned, JOHN & JULIE NYSTROM, and petitions the Matanuska-Susitna Borough to eliminate or modify the utility, slope, snow storage, drainage, sanitation, buffers, or screening easement(s) lying within the following described property, to-wit: A portion of Tr. A and Lot 4 TRACT ===== B, PLAT # 2017-83  
ANCHORAGE RECORDING DISTRICTS

Said easement(s) being more fully described as:

ALL EASEMENTS FOR UTILITIES  
WITHIN TRACT B flag lot flagpole, which is a portion

of Lot 4 and Tract A, See attached exhibit map of the preliminary plat

**NOTE: Utility easement eliminations require non-objection letters from the service area utility companies at the time of submittal, see MSB 43.15.032.**

Submitted herewith are the following:

1. A copy of the as-built showing the easement(s) to be vacated/modified (if due to encroachment)
2. \$500.00 Public Hearing Fee (no fee if submitted with Regular Plat)

The action sought by this petition is for the following reasons: (ATTACH PAGES, IF NEEDED)

THE 2024 ROAD DESIGN IS IN DIFFERENT LOCATION  
THE EASEMENTS WILL BE REPLACED  
WITH ONES THAT FIT THE ROADS  
IN THE 2024 HOMESTEAD HILLS PHASE # PROJECT.  
NOTHING IS CONSTRUCTED IN THE CURRENT EASEMENTS

**APPLICANT** Name: JOHN & JULIE NYSTROM Email: riverhouse99645@gmail.com

**OR** Mailing Address: 27638 E KNIK RIVER RD Zip: 99645

**OWNER** Contact Person: JOHN OR JULIE Phone: 319-610-5198

**SURVEYOR** Name (FIRM): ALL POINTS NORTH Email: max@allpointsnorth.us

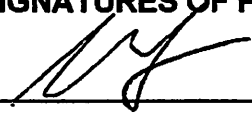
Mailing Address: PO BOX 4207 PALMER 99645 Zip: 99645

Contact Person: MAX SCHILLINGER Phone: 907 3554185

Matanuska-Susitna Borough  
Telephone (907) 861-7874

350 East Dahlia Avenue  
Palmer, Alaska 99645-6488

**SIGNATURES OF PETITIONER(S):**

  
\_\_\_\_\_  
\_\_\_\_\_



***THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH***

**THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.**

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PUBLIC HEARING ON: \_\_\_\_\_

**OWNERSHIP & DEDICATION CERTIFICATE**

We certify that we are the owners of the property shown and described in this plan and that we hereby adopt this plan of subdivision by our free consent, dedicate all rights-of-way to the Matanuska-Susitna Borough and grant all easements to the use shown.

Owner: John Weber Nystrom  
27638 E. Knik River Rd., Palmer, AK 99645

Owner: Julie L. Nystrom  
27638 E. Knik River Rd., Palmer, AK 99645

Owner: Laurie Pahnke  
PO Box 117, Unalakleet, AK 99685

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_ 20\_\_\_\_

For: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_ 20\_\_\_\_

For: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

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

I certify that this subdivision plat 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: \_\_\_\_\_

And that this plat has been approved for recording in the office of the recorder in the Anchorage Recording District, Third Judicial District, State of Alaska, in which the plat is located.

Planning and Land Use Director \_\_\_\_\_ Dated: \_\_\_\_\_

Attest: Platting Clerk \_\_\_\_\_

**CERTIFICATE OF PAYMENT OF TAXES**

I hereby certify that all current taxes and special assessments, through \_\_\_\_ 20\_\_\_\_ against the property included in the subdivision herein, have been paid.

Borough Tax Collection Official \_\_\_\_\_ Dated: \_\_\_\_\_

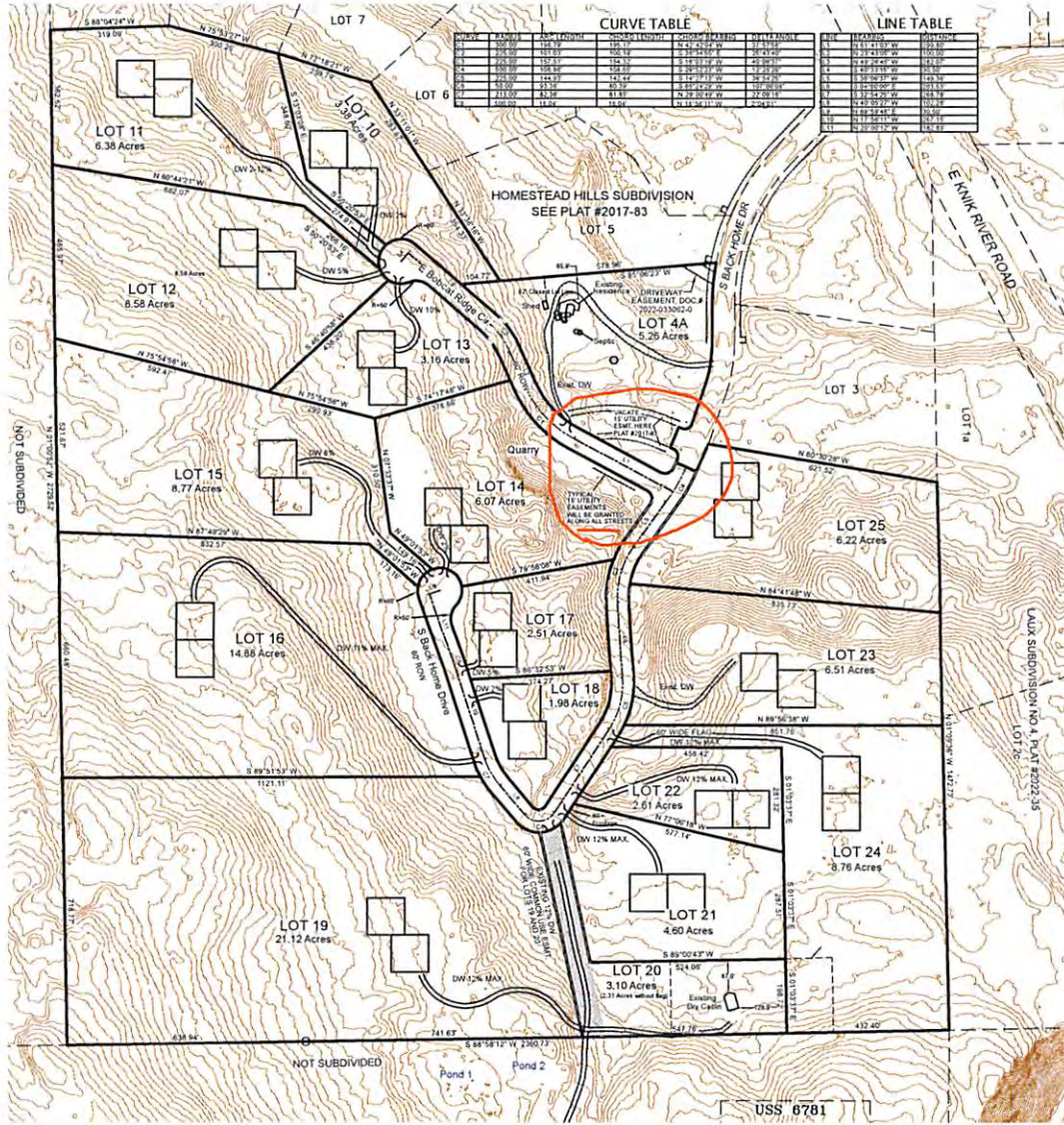


**SURVEYOR'S STATEMENT**

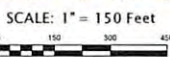
I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and that all dimensions and other details are correct.

Max A. Schlinger  
48 Points North  
17600 Rambling Rd.  
P.O. Box 4207  
Palmer, AK 99645  
907-746-4185

Date: \_\_\_\_\_



CURVE TABLE		LINE TABLE	
STATION	CHORD BEARING	STATION	CHORD BEARING
1+00.00	S 89° 51' 21" W	1+00.00	S 89° 51' 21" W
1+10.00	S 89° 51' 21" W	1+10.00	S 89° 51' 21" W
1+20.00	S 89° 51' 21" W	1+20.00	S 89° 51' 21" W
1+30.00	S 89° 51' 21" W	1+30.00	S 89° 51' 21" W
1+40.00	S 89° 51' 21" W	1+40.00	S 89° 51' 21" W
1+50.00	S 89° 51' 21" W	1+50.00	S 89° 51' 21" W
1+60.00	S 89° 51' 21" W	1+60.00	S 89° 51' 21" W
1+70.00	S 89° 51' 21" W	1+70.00	S 89° 51' 21" W
1+80.00	S 89° 51' 21" W	1+80.00	S 89° 51' 21" W
1+90.00	S 89° 51' 21" W	1+90.00	S 89° 51' 21" W
2+00.00	S 89° 51' 21" W	2+00.00	S 89° 51' 21" W



**NOTES**

- 1) There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcel shown hereon.
- 2) No Borough funds will be expended to upgrade the roads, before Borough maintenance will be provided the road will have to be upgraded by someone other than the Borough and accepted for maintenance by the public works department.
- 3) No individual water supply system or sewage disposal system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska Department of Environmental Conservation, which governs those systems.
- 4) Subject to a Blanket Easement granted to Matanuska Electric Association, per Book 305 Page 646, recorded June 13, 1978.
- 5) Subject to a Blanket Easement granted to Matanuska Telephone Association per Document #2004-072733-0, recorded September 27, 2004.
- 6) Subject to an Affidavit per Document #2005-074372-0, recorded October 14, 2005.
- 7) Subject to a driveway easement, per Docum ent #2017-040153-0, recorded September 28, 2017.

**LEGEND**

- Measured lot lines are shown solid/bold
- Record/unmeasured lines are shown dashed
- 5 ft Contours from Lidar
- Seasonal Drainage Ways
- 10,000 s.f. Usable Area (100'x100' Box) with potential driveway locations and maximum grades
- Common Driveway Easement between two lots sharing the same driveway.

PLAT OF  
**HOMESTEAD HILLS PHASE 2**  
A RE-SUBDIVISION OF LOT 4, TRACT A, AND TRACT B  
HOMESTEAD HILLS SUBDIVISION, PLAT #2017-83 AND  
DOCUMENT # 2018-004392-0  
CONTAINING 127.2 ACRES  
ANCHORAGE RECORDING DISTRICT, ALASKA  
Date: 7-9-2024 Scale: 1"=150' Sheet: 1 of 1

EXHIBIT E-5

Subject RE: RE: Homestead Hills PH 2 submittal  
From Cayla Ronken <cronken@mtasolutions.com>  
To max@allpointnorth.us <max@allpointnorth.us>  
Date 2024-07-16 08:33



Hi Max,

I had one of our engineers take a look at this and she responded with the following:

This is fine. We don't have anything in that section of the easement that they are vacating.



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)

-----Original Message-----

From: [max@allpointnorth.us](mailto:max@allpointnorth.us) <[max@allpointnorth.us](mailto:max@allpointnorth.us)>  
Sent: Wednesday, July 10, 2024 5:01 PM  
Subject: Fwd: RE: Homestead Hills PH 2 submittal

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

Be wary of unsolicited attachments, even from people you know - If something seems suspicious you may want to check with the person who supposedly sent the message to make sure it's legitimate before opening any attachments.

ENSTAR, MTA, MEA, and GCI...

We are subdividing the next phase of Homestead Hills, which is at the south end of S Back Home Drive. See attached "20-21 Nystrom..." for the proposed plat.

- 1) in 2017 we had a flag lot to Tract B including typical 15 foot easements along side the 60 foot flag. See attached Plat #2017-83 anchorage recording district.
- 2) the location of the road as constructed is now different. The flag pole will get absorbed into lot 4 which will become lot 4a. See attached marked up screen grab.
- 3) we propose granting easements where the 2024 where the road actually exists, and not on the 2017 flag lot. There's no utilities on the flag pole.
- 4) On the proposed plat we will be granting 15 foot easements along all roads, plus of course anywhere you suggest for redundant connectivity, guy anchors, transformers, peds, etc. The owner Julie and John nystrom will start work order process with MEA and MTA for the extensions.

To make the plat hearing deadline, we respectfully request a letter of non-objection by July 18th.

Thanks,  
Max Schillinger PE, PLS  
907-355-4185

Owner  
Julie Nystrom  
319-610-5198

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JUL 19 2024  
PLATTING  
EXHIBIT F-1



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4

RE: RE: Homestead Hills PH 2 sub...

Message 1 of 188

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108

Hello,

Please see ENSTARS attached letter with no comments.

Thank you,

Jimmy Christopher
Right of Way Agent
ENSTAR Natural Gas Company, LLC
O: (907) 334-7944
C: (614) 623-3466

MOA No Comment Homestea...

-----Original Message-----

From: max@allpointnorth.us
<max@allpointnorth.us>
Sent: Wednesday, July 10, 2024
5:01 PM
Subject: Fwd: RE: Homestead Hills
PH 2 submittal

CAUTION: This email originated
outside of ENSTAR/TSU. Do not
click links or open attachments
unless you recognize the sender
and know the content is safe. If
you are not sure, use the "Report
Phish" button or contact
enstar.helpdesk@enstarnaturalgas.com

ENSTAR, MTA, MEA, and GCI...

We are subdividing the next phase
of Homestead Hills, which is at
the south end of S Back Home
Drive. See attached "20-21
Nystrom..." for the proposed
plat.

1) in 2017 we had a flag lot to
Tract B including typical 15 foot
easements along side the 60 foot
flag. See attached Plat #2017-83
anchorage recording district.

2) the location of the road as
constructed is now different.
The flag pole will get absorbed



**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

July 11, 2024

Municipality of Anchorage, Planning Division  
PO Box 196650  
Anchorage, AK 99519-7943

To whom it may concern:

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

- **HOMESTEAD HILLS PHASE 2**

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

Sincerely,

*James Christopher*

James Christopher  
Right of Way Agent  
ENSTAR Natural Gas Company, LLC

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JUL 19 2024  
PLATTING



July 18, 2024

Julie Nystrom  
27638 E Knik River Rd  
Palmer, AK 99645

To whom it may concern,

GCI Communication Corp has no objection vacating the platted Right of Way and adjacent 15' Utility easement located within Section 30, T16N, R3E in Seward Meridian HOMESTEAD HILLS TRACT B, also known as 11660 S Back Home Dr, GCI WO# 24-0002-20, filed in the Anchorage Recording District, State of Alaska.

Sincerely,

DocuSigned by:  
*Alex Slavens*  
019DEE3BDD07489...

ALEX SLAVENS  
GCI | OSP Design Data Management Delivery Engineering  
907-868-1049

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JUL 19 2024  
PLATTING

EXHIBIT F-4



RECEIVED  
JUL 19 2024  
PLATTING

**MATANUSKA ELECTRIC ASSOCIATION, INC.**  
LETTER OF NON-OBJECTION

Date: July 19, 2024

Julie L. and John W. Nystrom  
27638 E. Knik River Rd  
Palmer, AK 99645

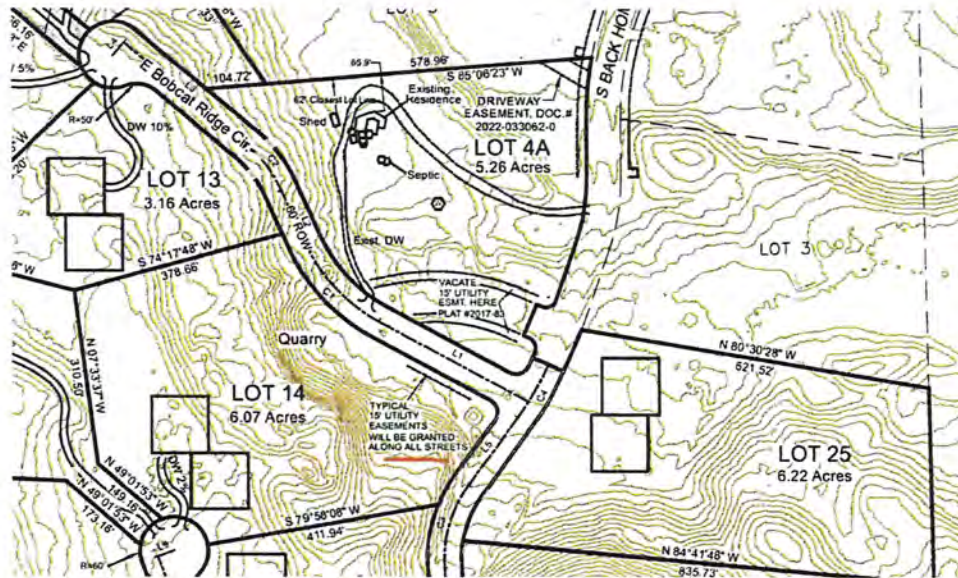
Re: Letter of Non-objection for relocation of the road and utility easements within Homestead Hills Subdivision, Plat No. 2017-83, Section 25, Township 16 N, Range 3 E, S.M., and Section 30, Township 16 N, Range 4 E, S.M., Anchorage Recording District

Julie L. and John W. Nystrom,

MEA has no objection to the relocation of the utility easements alongside 60ft platted access within Homestead Hills Subdivision, Plat No. 2017-83, Section 25, Township 16 N, Range 3 E, S.M., and Section 30, Township 16 N, Range 4 E, S.M., as long as utility easements are granted along proposed E Bobcat Ridge Cir (60 ft access) on proposed plat Homestead Hills Phase 2, as it pertains to MEA's use of the easement and is subject to the underlying landowner's approval, as shown in the drawing dated July 9, 2024.

Sincerely,

Sarah Brandt,  
Land Services Manager



PLAT OF  
**HOMESTEAD HILLS PHASE 2**  
A RE-SUBDIVISION OF LOT 4, TRACT A, AND TRACT B  
HOMESTEAD HILLS SUBDIVISION, PLAT #2017-83 AND  
DOCUMENT #2018-004592-0

CONTAINING 127.2 ACRES  
ANCHORAGE RECORDING DISTRICT, ALASKA  
Date: 7-9-2024 Scale: 1" = 150' Sheet: 1 of 1

CT ID# 1994729  
MEA EASE# N/A



## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Wednesday, August 14, 2024 3:00 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: RFC Homestead Hills Phase 2

Matthew,

- Provide stub ROW to the unsubdivided parcels to the south and to the west. Provide figures showing road constructability in these alignments.
- Current design has Lot 4A partially within the RSA 26 boundary. Amend the RSA boundary or redesign so that all lots are completely within or outside the RSA boundary.
- The petition for the modification of utility easements states that the easements are on tract B when in fact they are on Lot 4 and Tract A. Revise the petition and obtain updated letters of non-objection from the utility companies.
- Private driveway easement (2017-040158-0) going to deed parcel #2004-075428-0 should be vacated prior to this plats recording.
- Submit ADT estimate. This will determine the determine the engineering criteria (SCM Table 1A) that the roads will be required to meet (ie. residential, residential subcollector).
- K value minimum for crest vertical curve is 12 for sag 26 (for residential roads). Redesign vertical curves to meet the required standard (may be different from residential depending on ADT estimate).
- Redesign curve C7 to meet minimum 225' radius or provide justification.
- All drainage features existing or proposed should be located within drainage easements.
- Identify runoff at the following locations and maintain predevelopment/postdevelopment flows to meet requirements of table D-1:
  - Swale 2B at the point that it exits the boundary of the subdivision.
  - Drainage from Lot 4A where it exits into the road ROW for Back Home Drive.
  - Sump 1A at any potential overflow locations to neighboring parcels.

Backhome Drive is maintained. Some lots were added to RSA but not all  
Create 17 lots off of Knik River Road.

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

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, July 24, 2024 12:03 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; skrcc.sec@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; meshie@mtaonline.net; timhaledistrict1@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@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>; Code Compliance

## Matthew Goddard

---

**From:** max@allpointsnorth.us  
**Sent:** Sunday, August 18, 2024 7:46 PM  
**To:** Matthew Goddard; allpointsnorth.us@gmail.com  
**Subject:** Re: FW: RFC Homestead Hills Phase 2  
**Attachments:** SAG VC DESIGN VALUES.jpg; CREST VC DESIGN VALUES.jpg; NORTH CDS E Bobcat Ridge Circle rev8-18-2024.pdf; SOUTH CDS3 S back home drive rev8-18-2024.pdf; LOT 4 to LOT 4a Screen Grab.jpg; 20-21 Nystrom Prelim Plat-7-9-2024 marked up utility locate.pdf

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

Hi Matthew,

responses to your forwarded DPW Comments are below and additional information is attached. I assumed since their original comments went to you, that I'm supposed to respond through you and not to DPW directly, let me know, just wanting to hit the right channels.

- > \* Provide stub ROW to the unsubdivided parcels to the south and
- > to the west. Provide figures showing road constructability in these
- > alignments.

RESPONSE: The road is fine as a driveway but would be tough and steep for public road. The land to the south is federal and not likely to be developed. A "stub ROW" will only cause public nuisance. The owners currently report significant trespass during hunting season, and a stub pue would only make the problem worse as people would illegally be parallel parking up the driveway. I originally had one in earliest designs, but removed it after learning these facts from the owners.

- > \* Current design has Lot 4A partially within the RSA 26 boundary.
- > Amend the RSA boundary or redesign so that all lots are completely
- > within or outside the RSA boundary.

RESPONSE: The RSA boundary will have to be amended. If that proves too difficult, we can perhaps dedicate to MSB the narrow strips of land that the Lot 4 to Lot 4a process gets rid off. See attached "4 to 4a" screen grab.

- > \* The petition for the modification of utility easements states
- > that the easements are on tract B when in fact they are on Lot 4 and
- > Tract A. Revise the petition and obtain updated letters of
- > non-objection from the utility companies.

RESPONSE: No utility companies were confused about the vacation. The confusion DPW notes exists solely on the application form and can be easily be rectified if the words "Along the flag of" be added to "Tract B". Let me know if this is adequate given the original request to vacate that the utility companies received was unambiguous and all 4 companies established clear non-objections. The utility companies received the attached preliminary plat with the lines to vacate and typical lines to be added circled.

- > \* Private driveway easement (2017-040158-0) going to deed parcel
- > #2004-075428-0 should be vacated prior to this plat's recording.

RESPONSE: No problem, will do. Since it's a private easement, rather than vacation, it would be handled by quitclaim deed from the dominant estate (Laurie Pahnke), which we can list on the plat.

- > \* Submit ADT estimate. This will determine the engineering criteria (SCM Table 1A) that the roads will be required to meet (ie. residential, residential subcollector).

RESPONSE: Assuming residential, ADT 10 per parcel:

Bobcat Circle = 5 lots = 50 ADT

Back Home Drive = 11 lots = 110 ADT

Lot 4a will use its original lower driveway.

Parcels are not likely to be significantly resubdivided even though they are large, they lack usable flat area. The location is not such that attracts apartments. Thus all roads should continue to be extremely low volume.

- > \* K value minimum for crest vertical curve is 12 for sag 26 (for residential roads). Redesign vertical curves to meet the required standard (may be different from residential depending on ADT estimate).

RESPONSE: The mountain access roads can accommodate 20 and 25mph speeds. I have added additional K value speed information to the

attached plan and profiles. I also revised the alignment to get K values closer to residential standard where possible. Please find attached profiles, with notable changes 8-18-2024 in GREEN. I have also attached AASHTO SAG and CREST curve standards and labeled the speeds that the vertical curve meets. Back Home drive cannot fully accommodate residential standard. The mountain access standard road will be signed at 20mph. Bobcat circle achieves residential standard for grades and k values (25mph).

- > \* Redesign curve C7 to meet minimum 225' radius or provide justification.

RESPONSE: Done! Thanks for catching that.

- > \* All drainage features existing or proposed should be located within drainage easements.

RESPONSE: See note 3 on the plan and profiles. All significant drainage features will have drainage easements dedicated on the final plat. The easements are not on the preliminary plat because the roads are largely built. However the existing ditches may be reshaped and changed in location when the roads get fine-tuned to grade.

- > \* Identify runoff at the following locations and maintain predevelopment/postdevelopment flows to meet requirements of table D-1:
  - > \* Swale 2B at the point that it exits the boundary of the subdivision. \* Drainage from Lot 4A where it exits into the road ROW for Back Home Drive. \* Sump 1A at any potential overflow locations to neighboring parcels.
- > Backhome Drive is maintained. Some lots were added to RSA but not all

>

RESPONSE: OK I can look into my drainage report later this week specifically at those locations. Know that the roads are largely existing and have existed onsite for the last 40+ years. This subdivisions only cleans up the existing roads and basins. No paving is proposed. Thus Pre/Post will not change except for as outlined in the drainage report, which is the last segment of Back Home Drive.

I hope this clarifies everything! I will on a project in western alaska the first part of next week. Email will be best, or try my GCI number 907-359-1145. Note I only use the GCI number when in the Aleutians. My normal 907-355-4185 cell that you have doesn't work out there. I do get email in the evenings.

Thanks for forwarding the comments Matthew, Max

=====  
=====

On 2024-08-16 04:46, Matthew Goddard wrote:

> Hello,  
>  
> Forwarding DPW's comments on Homestead Hills Phase 2.  
>  
> Matthew Goddard  
>  
> Platting Technician  
>  
> 907-861-7881  
>  
> Matthew.Goddard@matsugov.us  
>  
> From: Daniel Dahms <Daniel.Dahms@matsugov.us>  
> Sent: Wednesday, August 14, 2024 3:00 PM  
> To: Matthew Goddard <Matthew.Goddard@matsugov.us>  
> Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor

> <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>

> Subject: RE: RFC Homestead Hills Phase 2

>

> Matthew,

>

> \* Provide stub ROW to the unsubdivided parcels to the south and  
> to the west. Provide figures showing road constructability in these  
> alignments.

> \* Current design has Lot 4A partially within the RSA 26 boundary.  
> Amend the RSA boundary or redesign so that all lots are completely  
> within or outside the RSA boundary.

> \* The petition for the modification of utility easements states  
> that the easements are on tract B when in fact they are on Lot 4 and  
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> meet (ie. residential, residential subcollector).

> \* K value minimum for crest vertical curve is 12 for sag 26 (for  
> residential roads). Redesign vertical curves to meet the required  
> standard (may be different from residential depending on ADT  
> estimate).

> \* Redesign curve C7 to meet minimum 225' radius or provide  
> justification.

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> within drainage easements.

> \* Identify runoff at the following locations and maintain  
> predevelopment/postdevelopment flows to meet requirements of table  
> D-1:

>

> \* Swale 2B at the point that it exits the boundary of the  
> subdivision.

> \* Drainage from Lot 4A where it exits into the road ROW for Back  
> Home Drive.

> \* Sump 1A at any potential overflow locations to neighboring parcels.  
>

> Backhome Drive is maintained. Some lots were added to RSA but not all  
>

> Create 17 lots off of Knik River Road.

>

> Daniel Dahms, PE

>

> Department of Public Works

>

> Pre-Design and Engineering Division

> gNeCGWOEnDYBvgZm719a4vgutMyZCJgCsA?e=BuRofl

whenever practical, but special attention to drainage should be exercised where values of  $K$  in excess of 51 m [167 ft] per percent change in grade are used.

Minimum lengths of vertical curves for flat gradients also are recognized for sag conditions. The values determined for crest conditions appear to be generally suitable for sags. Lengths of sag vertical curves, shown as vertical lines in Figure 3-44, are equal to 0.6 times the design speed in km/h [three times the design speed in mph].

Sag vertical curves shorter than the lengths computed from Table 3-36 may be justified for economic reasons in cases where an existing feature, such as a structure not ready for replacement, controls the vertical profile. In certain cases, ramps may also be designed with shorter sag vertical curves. Fixed-source lighting is desirable in such cases. For street design, some engineers accept design of a sag or crest where  $A$  is about 1 percent or less without a length of calculated vertical curve. However, field modifications during construction usually result in constructing the equivalent to a vertical curve, even if short.

Table 3-36. Design Controls for Sag Vertical Curves

Design Speed (km/h)	Metric		U.S. Customary				
	Stopping Sight Distance (m)	Rate of Vertical Curvature, $K^a$		Design Speed (mph)	Stopping Sight Distance (ft)	Rate of Vertical Curvature, $K^a$	
		Calculated	Design			Calculated	Design
20	20	2.1	3	15	80	9.4	10
30	35	5.1	6	20	115	16.5	17
40	50	8.5	9	25	155	25.5	26
50	65	12.2	13	30	200	36.4	37
60	85	17.3	18	35	250	49.0	49
70	105	22.6	23	40	305	63.4	64
80	130	29.4	30	45	360	78.1	79
90	160	37.6	38	50	425	95.7	96
100	185	44.6	45	55	495	114.9	115
110	220	54.4	55	60	570	135.7	136
120	250	62.8	63	65	645	156.5	157
130	285	72.7	73	70	730	180.3	181
				75	820	205.6	206
				80	910	231.0	231

<sup>a</sup> Rate of vertical curvature,  $K$ , is the length of curve (m) per percent algebraic difference intersecting grades (A).  $K = L/A$ .

**Sight Distance at Undercrossings**

Sight distance on the highway through a grade separation should be at least as long as the minimum stopping sight distance and preferably longer. Design of the vertical alignment is the same as at any other point on the highway except in some cases of sag vertical curves underpassing a structure as illustrated in Figure 3-45. While not a frequent concern, the structure fascia may cut the line of sight and limit the sight distance to less than otherwise is attainable. It is generally practical to provide the minimum length of sag vertical curve at grade separation structures, and even where the recommended grades are exceeded,

Table 3-34. Design Controls for Crest Vertical Curves Based on Stopping Sight Distance

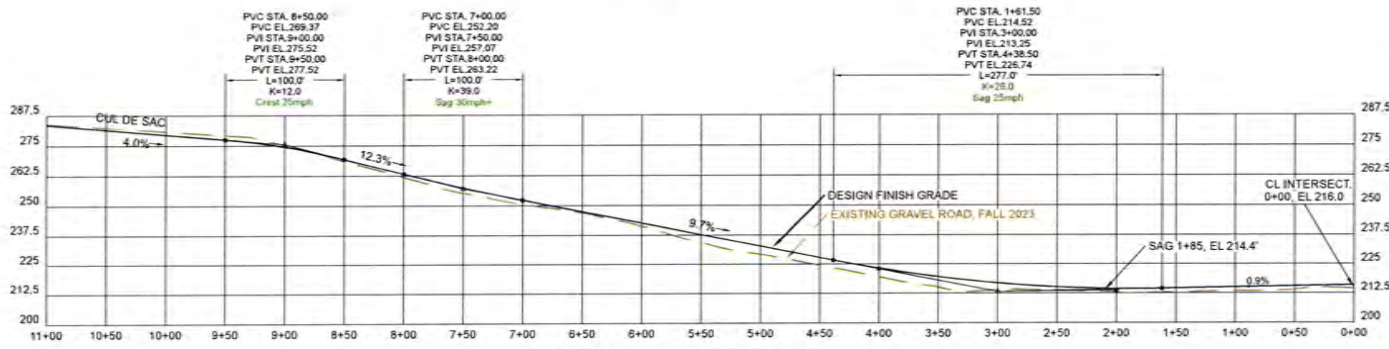
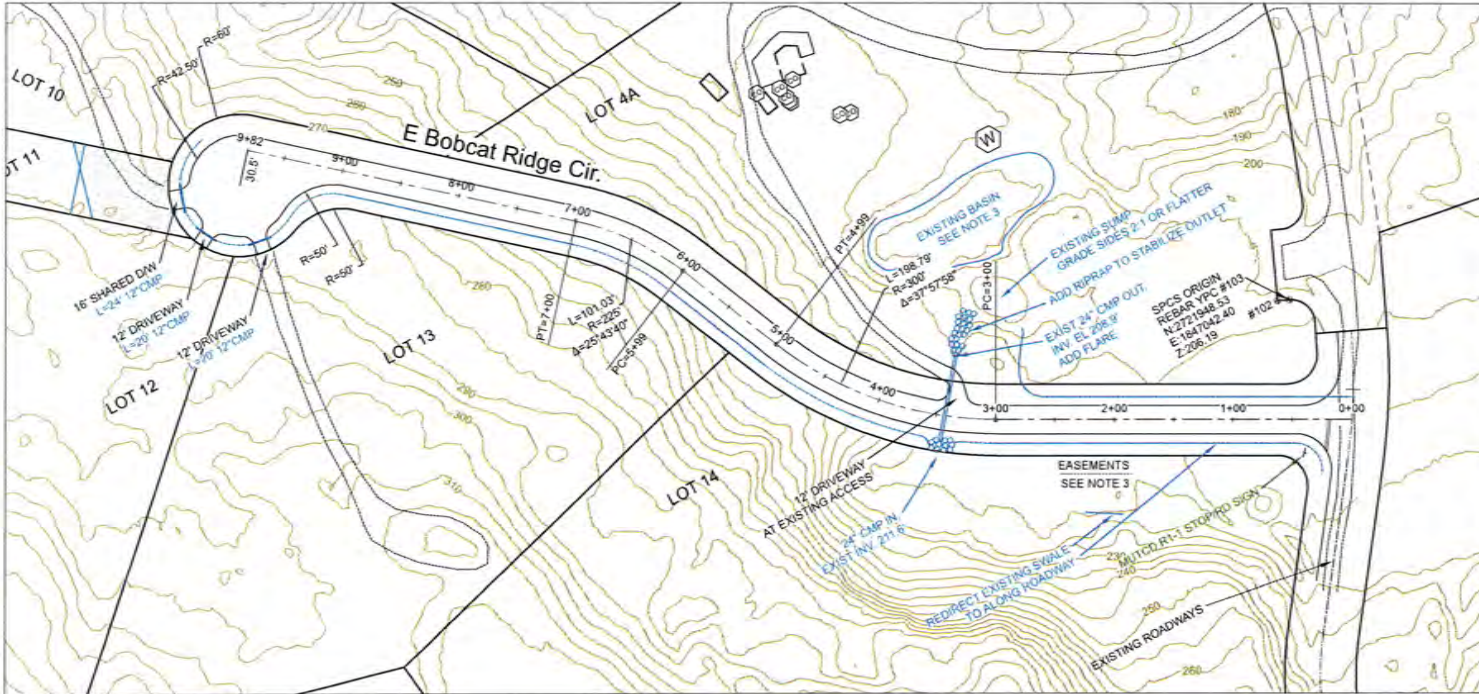
Design Speed (km/h)	Metric				U.S. Customary			
	Stopping Sight Distance (m)	Rate of Vertical Curvature, $K^o$		Design Speed (mph)	Stopping Sight Distance (ft)	Rate of Vertical Curvature, $K^o$		
		Calculated	Design			Calculated	Design	
20	20	0.6	1	15	80	3.0	3	
30	35	1.9	2	20	115	6.1	7	
40	50	3.8	4	25	155	11.1	12	
50	65	6.4	7	30	200	18.5	19	
60	85	11.0	11	35	250	29.0	29	
70	105	16.8	17	40	305	43.1	44	
80	130	25.7	26	45	360	60.1	61	
90	160	38.9	39	50	425	83.7	84	
100	185	52.0	52	55	495	113.5	114	
110	220	73.6	74	60	570	150.6	151	
120	250	95.0	95	65	645	192.8	193	
130	285	123.4	124	70	730	246.9	247	
				75	820	311.6	312	
				80	910	383.7	384	

<sup>a</sup> Rate of vertical curvature,  $K$ , is the length of curve per percent algebraic difference in intersecting grades (4).  $K = L/A$ .

The values of  $K$  derived above when  $S$  is less than  $L$  also can be used without significant error where  $S$  is greater than  $L$ . As shown in Figure 3-42, extension of the diagonal lines to meet the vertical lines for minimum lengths of vertical curves results in appreciable differences from the theoretical only where  $A$  is small and little or no additional cost is involved in obtaining longer vertical curves.

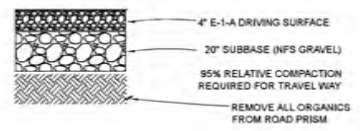
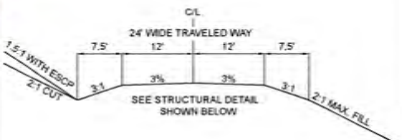
For night driving on highways without lighting, the length of visible roadway is that roadway that is directly illuminated by the headlights of the vehicle. For certain conditions, the minimum stopping sight distance values used for design exceed the length of visible roadway. First, vehicle headlights have limitations on the distance over which they can project the light intensity levels that are needed for visibility. When headlights are operated on low beams, the reduced candlepower at the source plus the downward projection angle significantly restrict the length of visible roadway surface. Thus, particularly for high-speed conditions, stopping sight distance values exceed road-surface visibility distances afforded by the low-beam headlights regardless of whether the roadway profile is level or curving vertically. Second, for crest vertical curves, the area forward of the headlight beam's point of tangency with the roadway surface is shadowed and receives only indirect illumination.

Since the headlight mounting height (typically about 0.60 m [2.00 ft]) is lower than the driver eye height used for design (1.08 m [3.50 ft]), the sight distance to an illuminated object is controlled by the height of the vehicle headlights rather than by the direct line of sight. Any object within the shadow zone must be high enough to extend into the headlight beam to be directly illuminated. On the basis of Equation 3-41, the bottom of the headlight beam is about 0.40 m [1.30 ft] above the roadway at a distance ahead of the vehicle equal to the stopping sight distance. Although the vehicle headlight system does limit roadway



PROFILE: E. BOBCAT RIDGE CIRCLE

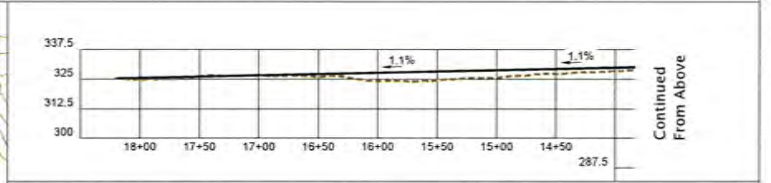
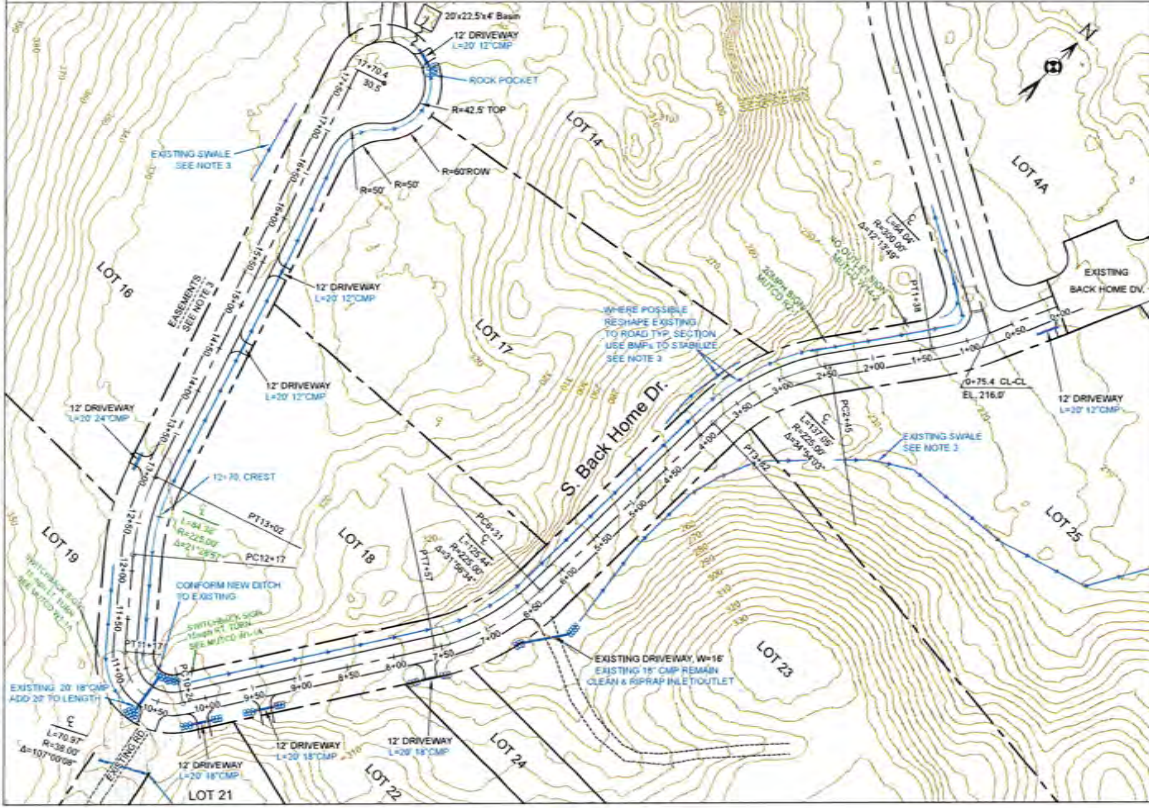
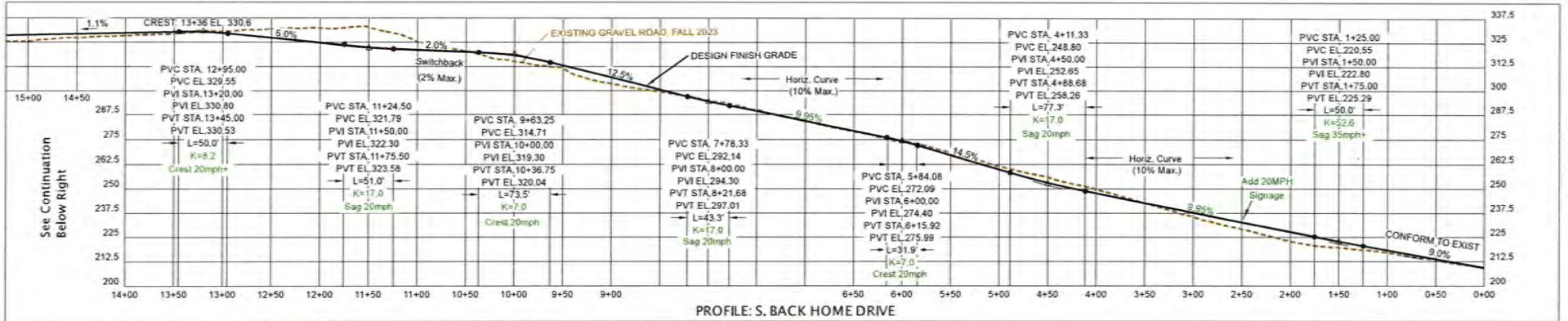
- ROAD DESIGN NOTES**
- ROAD DESIGN STANDARD:  
MATANUSKA-SUSITNA BOROUGH "MOUNTAIN ACCESS" STANDARDS (OR BETTER).
  - ROAD DESIGN CRITERIA AND GEOMETRIC STANDARDS:  
DESIGN SPEEDS: 25 MPH  
MAXIMUM CL GRADE: 15% MAX, FOR L=200' MAX, WITH LESS BREAKS OF 10% OR LESS AND 10% IN CURVES  
VERTICAL CURVE K VALUE = 12 CREST, K=26 SAG, for 25mph / MSB RES.  
ROW RETURN RADIUS = 30'  
ROW WIDTH = 60'  
LANE WIDTH = 24' WHERE ROAD STEEPNESS EXCEEDS 7%, 20' OTHERWISE. NOTE THIS PROJECT IS ADOPTING 24' TOTAL ROAD WIDTH EVERYWHERE.  
ROAD CURVE RETURN RADIUS = NOT SPECIFIED (R=20' PER RESIDENTIAL)  
MAXIMUM CL GRADE WITHIN 50 FEET OF AN INTERSECTION: 9%  
ROAD CROWN: 3%  
ROAD FORESLOPES: 2:1 OR FLATTER, WITH DITCHES 2.5 DEEP  
BACKSLOPES: 2:1, OR AS STEEP AS 1.5:1 IF STABILIZED  
ROAD CENTERLINE RADIUS MINIMUM: R=225', NOTE SWITCHBACKS AREA ALLOWED AT R=40' TURNING RADIUS AT 2%  
CUL-DE-SAC DIMENSIONS: R=60' ROW, R=42.5' SURFACES, AND R=50' RETURNS FOR BOTH ROW AND SURFACE.
  - SLOPE, DRAINAGE, AND UTILITY EASEMENTS:  
OTHER DRAINAGE AND SLOPE EASEMENTS, AND UTILITY EASEMENTS, WILL BE GRANTED BASED ON FINAL ASBUILT OF THE FACILITIES AND NEEDS OF MATANUSKA ELECTRIC ASSOCIATION AND MATANUSKA TELEPHONE ASSOCIATION. THEY ARE NOT SHOWN HEREON. AT A MINIMUM, A 15' UTILITY EASEMENT WILL BE GRANTED ALONG ALL RIGHTS OF WAY.
  - ROAD TYPICAL SECTION AS SHOWN BELOW:



PLAN AND PROFILE  
E. BOBCAT RIDGE CIRCLE

**HOMESTEAD HILLS PHASE 2**  
A RE-SUBDIVISION OF LOT 4, LOT 5, TRACT A, & TRACT B  
HOMESTEAD HILLS SUBDIVISION, PLAT #2017-83 &  
DOC. #2004-075428-0  
CONTAINING 127.2 ACRES  
ANCHORAGE RECORDING DISTRICT, ALASKA



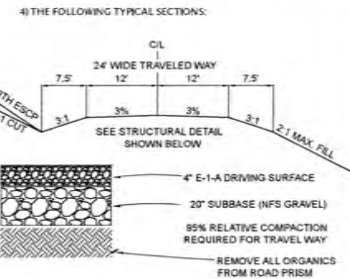


**ROAD DESIGN NOTES**

- 1) ROAD DESIGN STANDARD: MATANUSKA-SUSTINA BOROUGH "MOUNTAIN ACCESS" STANDARDS OR BETTER.
  - 2) ROAD DESIGN CRITERIA AND GEOMETRIC STANDARDS:
    - \*DESIGN SPEED: 20 MPH DUE TO SWITCHBACK AND FOR K VALUE MINIMUMS ON VERTICAL CURVES.
    - \*MAXIMUM CL GRADE: 1.5% MAX. FOR L=20' MAX. WITH LESS BREAKS OF 1.0% OR LESS AND 1.0% IN CURVES.
    - \*VERTICAL CURVE MIN. K VALUE FOR 20MPH SAG K=17, CREST=7. FOR 25MPH SAG K=26, CREST K=12.
    - ROW RETURN RADIUS = 30'
    - ROW WIDTH = 60'
    - LANE WIDTH = 24' WHERE ROAD STEEPNESS EXCEEDS 7%, 20' OTHERWISE. NOTE THIS PROJECT IS ADOPTING 24' TOTAL ROAD WIDTH EVERYWHERE.
    - ROAD CURVE RETURN RADIUS = NOT SPECIFIED (R=20' PER RESIDENTIAL)
    - MAXIMUM CL GRADE WITHIN 50 FEET OF AN INTERSECTION: 5%
    - ROAD CROWN: 3%
    - ROAD FORESLOPES: 2:1 OR FLATTER, WITH DITCHES 2.5 DEEP
    - BACKSLOPES: 2:1, OR AS STEEP AS 1.5:1 IF STABILIZED
    - ROAD CENTERLINE RADIUS MINIMUM: R=225', NOTE SWITCHBACKS AREA ALLOWED AT R=40' TURNING RADIUS AT 2%
    - CUL-DE-SAC DIMENSIONS: R=60' ROW, R=42.5' SURFACES, AND R=50' RETURNS FOR BOTH ROW AND SURFACE.
- (NOTES CONTINUED TO RIGHT)

**(CONTINUED)**

- 3) SLOPE, DRAINAGE, AND UTILITY EASEMENTS: OTHER DRAINAGE AND SLOPE EASEMENTS, AND UTILITY EASEMENTS, WILL BE GRANTED BASED ON FINAL ASSESSMENT OF THE FACILITIES AND NEEDS OF MATANUSKA ELECTRIC ASSOCIATION AND MATANUSKA TELEPHONE ASSOCIATION. THEY ARE NOT SHOWN HEREON. AT A MINIMUM, A 15' UTILITY EASEMENT WILL BE GRANTED ALONG ALL RIGHTS OF WAY.



**PLAN AND PROFILE S. BACK HOME DRIVE**

**HOMESTEAD HILLS PHASE 2**  
A RE-SUBDIVISION OF LOT 4, LOT 5, TRACT A, & TRACT B  
HOMESTEAD HILLS SUBDIVISION, PLAT #2017-83 &  
DOC. #2018-004592-0  
CONTAINING 1.272 ACRES  
ANCHORAGE RECORDING DISTRICT, ALASKA

Date: 7-9-2024 \*REVISED 8-16-2024 Sheet: 1 of 1

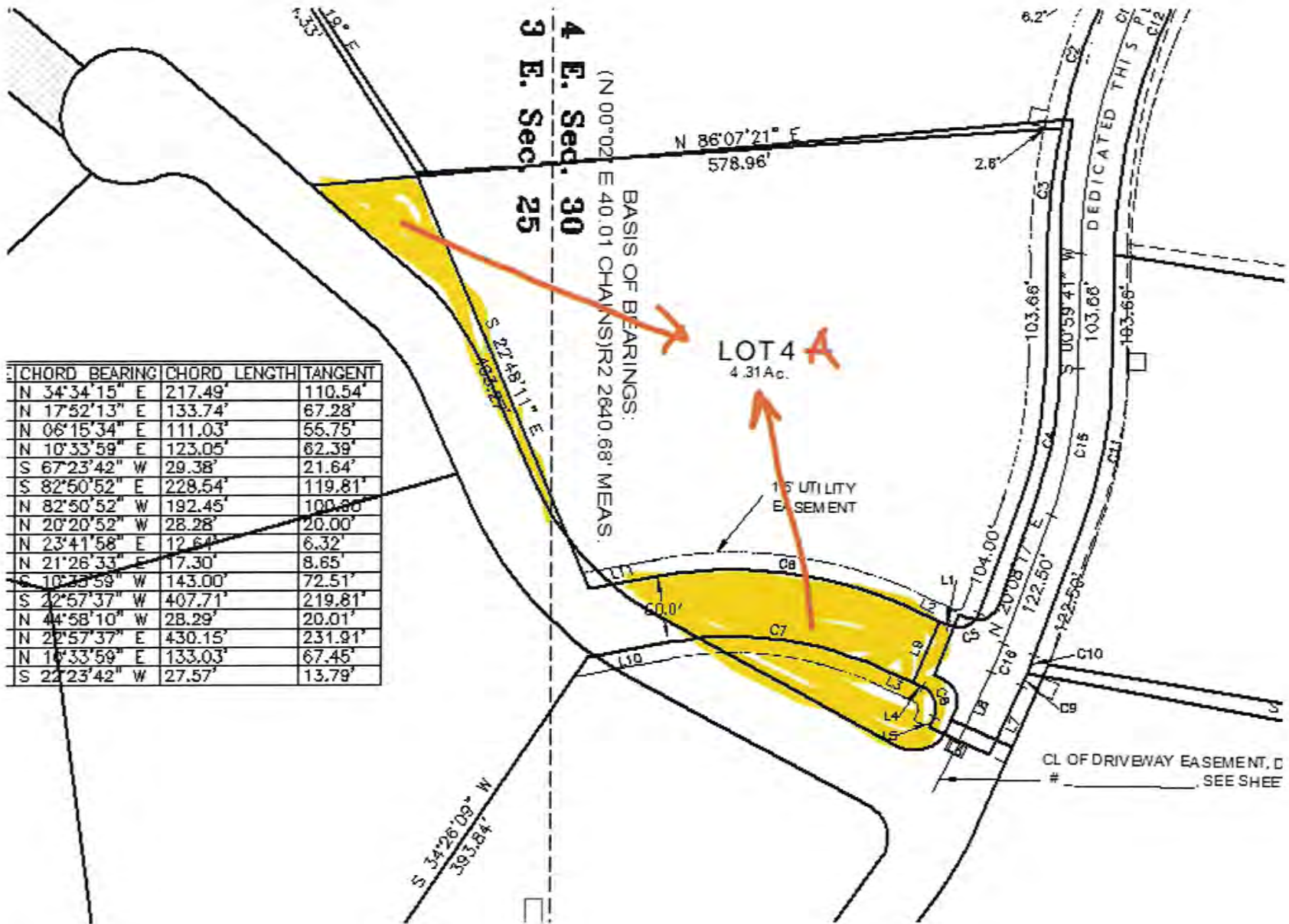


EXHIBIT G-10

**OWNERSHIP & DEDICATION CERTIFICATE**

We certify that we are the owners of the property shown and described in this plan and that we hereby adopt this plan of subdivision by our free consent, dedicate all rights-of-way to the Matanuska-Susitna Borough and grant all easements to the use shown.

Owner: John Weber Nystrom Dated: \_\_\_\_\_  
27638 E. Knik River Rd., Palmer, AK 99645

Owner: Julie L. Nystrom Dated: \_\_\_\_\_  
27638 E. Knik River Rd., Palmer, AK 99645

Owner: Laurie Fehske Dated: \_\_\_\_\_  
PO Box 117, Unalaska, AK 99685

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

For: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

For: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

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

I certify that this subdivision plat 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: \_\_\_\_\_

And that the plat has been approved for recording in the office of the recorder in the Anchorage Recording District, Third Judicial District, State of Alaska, in which the plat is located.

Date: \_\_\_\_\_

Planning and Land Use Director

Attest: Platting Clerk

**CERTIFICATE OF PAYMENT OF TAXES**

I hereby certify that all current taxes and special assessments, through \_\_\_\_\_, 20\_\_\_\_, against the property included in the subdivision hereon, have been paid.

Borough Tax Collection Official: \_\_\_\_\_

Date: \_\_\_\_\_

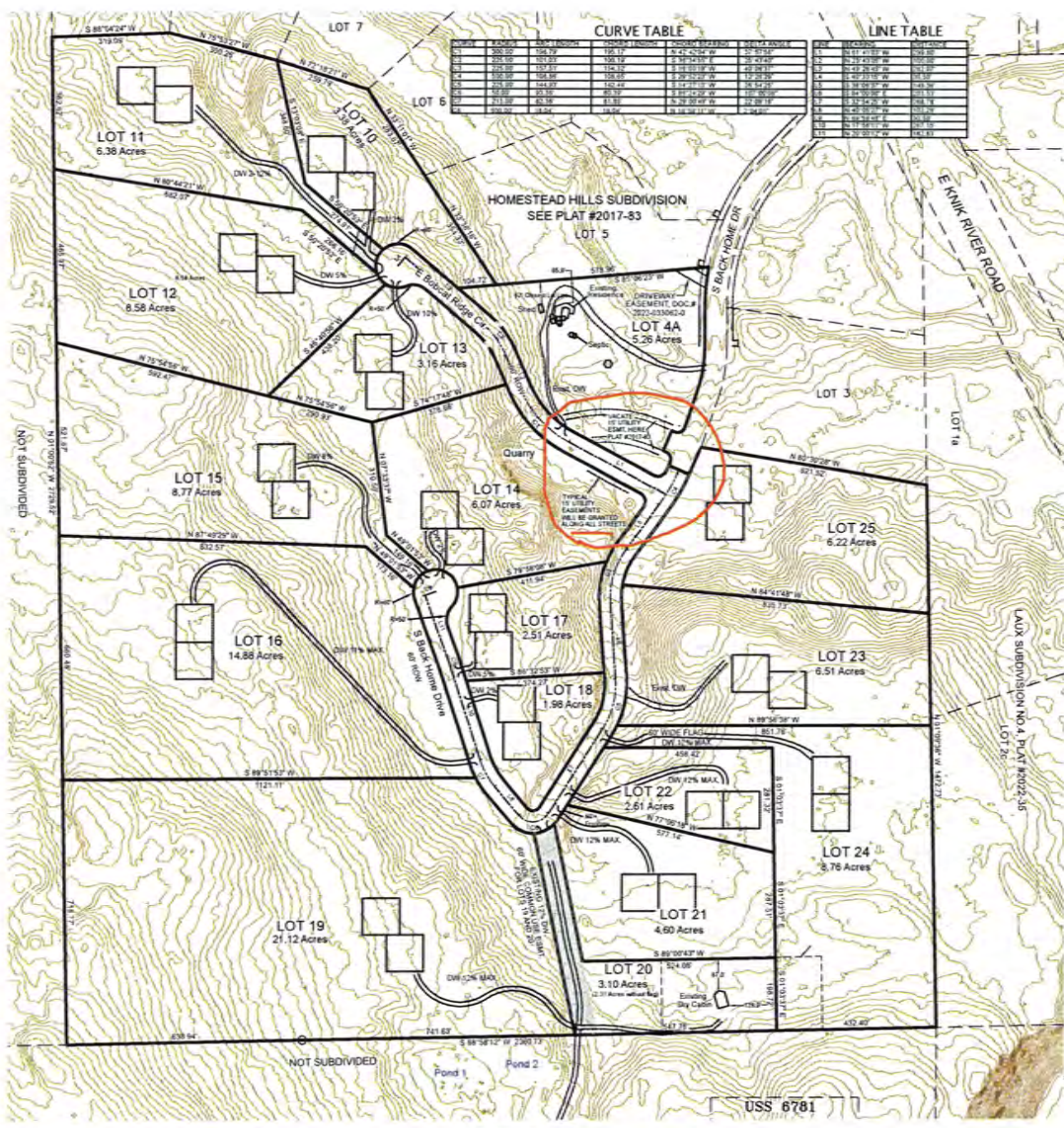


**SURVEYORS STATEMENT**

I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

**SURVEYOR**  
Max A. Schilling  
A.E. Fries, North  
17600 Rambling Rd.  
P.O. Box 4207  
Palmer, AK 99645  
907-746-4185

Date: \_\_\_\_\_

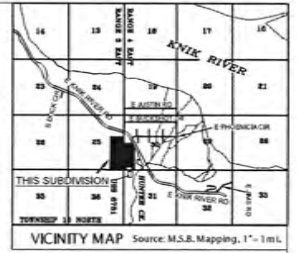


**CURVE TABLE**

STATION	CHANGING	CHANGING	CHANGING	CHANGING	CHANGING	CHANGING
1	200.00	100.00	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00	100.00	100.00
11	100.00	100.00	100.00	100.00	100.00	100.00
12	100.00	100.00	100.00	100.00	100.00	100.00
13	100.00	100.00	100.00	100.00	100.00	100.00
14	100.00	100.00	100.00	100.00	100.00	100.00
15	100.00	100.00	100.00	100.00	100.00	100.00
16	100.00	100.00	100.00	100.00	100.00	100.00
17	100.00	100.00	100.00	100.00	100.00	100.00
18	100.00	100.00	100.00	100.00	100.00	100.00
19	100.00	100.00	100.00	100.00	100.00	100.00
20	100.00	100.00	100.00	100.00	100.00	100.00
21	100.00	100.00	100.00	100.00	100.00	100.00
22	100.00	100.00	100.00	100.00	100.00	100.00
23	100.00	100.00	100.00	100.00	100.00	100.00
24	100.00	100.00	100.00	100.00	100.00	100.00
25	100.00	100.00	100.00	100.00	100.00	100.00

**LINE TABLE**

STATION	CHANGING	CHANGING	CHANGING	CHANGING	CHANGING	CHANGING
1	100.00	100.00	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00	100.00	100.00
11	100.00	100.00	100.00	100.00	100.00	100.00
12	100.00	100.00	100.00	100.00	100.00	100.00
13	100.00	100.00	100.00	100.00	100.00	100.00
14	100.00	100.00	100.00	100.00	100.00	100.00
15	100.00	100.00	100.00	100.00	100.00	100.00
16	100.00	100.00	100.00	100.00	100.00	100.00
17	100.00	100.00	100.00	100.00	100.00	100.00
18	100.00	100.00	100.00	100.00	100.00	100.00
19	100.00	100.00	100.00	100.00	100.00	100.00
20	100.00	100.00	100.00	100.00	100.00	100.00
21	100.00	100.00	100.00	100.00	100.00	100.00
22	100.00	100.00	100.00	100.00	100.00	100.00
23	100.00	100.00	100.00	100.00	100.00	100.00
24	100.00	100.00	100.00	100.00	100.00	100.00
25	100.00	100.00	100.00	100.00	100.00	100.00



- NOTES**
- 1) There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
  - 2) No Borough funds will be expended to upgrade the roads. Before Borough maintenance will be provided the road will have to be upgraded by someone other than the Borough and accepted for maintenance by the public works department.
  - 3) No individual water supply system or sewage disposal system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska Department of Environmental Conservation, which governs those systems.
  - 4) Subject to a Blanket Easement granted to Matanuska Electric Association, per Book 305 Page 646, recorded June 13, 1978.
  - 5) Subject to a Blanket Easement granted to Matanuska Telephone Association per Document #2004-072733-0, recorded September 27, 2004.
  - 6) Subject to an Affidavit per Document #2005-074372-0, recorded October 14, 2005.
  - 7) Subject to a driveway easement, per Document #2017-040153-0, recorded September 28, 2017.

- LEGEND**
- Measured lot lines are shown solid/bold
  - Record/unit-easement lines are shown dashed
  - 5 ft Contours from Lidar
  - Seasonal Drainage Ways
  - 10,000 sq. ft. Usable Area (1 000'x100' Box) with potential driveway locations and maximum grades
  - Common Driveway Easement between two lots sharing the same driveway.

SCALE: 1" = 150 Feet

PLAT OF  
**HOMESTEAD HILLS PHASE 2**  
A RE-SUBDIVISION OF LOT 4, TRACT A, AND TRACT B  
HOMESTEAD HILLS SUBDIVISION, PLAT #2017-83 AND  
DOCUMENT #2018-004592-0  
CONTAINING 127.2 ACRES  
ANCHORAGE RECORDING DISTRICT, ALASKA  
Date: 7-9-2024 Scale: 1" = 150' Sheet: 1 of 1

EXHIBIT G-11

## Matthew Goddard

---

**From:** Daniel Dahms  
**Sent:** Friday, August 23, 2024 2:12 PM  
**To:** Matthew Goddard  
**Cc:** Brad Sworts; Jamie Taylor; Tammy Simmons  
**Subject:** RE: FW: RFC Homestead Hills Phase 2

Matthew,

See comment responses in **RED** below.

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

-----Original Message-----

From: Matthew Goddard <Matthew.Goddard@matsugov.us>  
Sent: Monday, August 19, 2024 8:03 AM  
To: Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>  
Subject: FW: FW: RFC Homestead Hills Phase 2

-----Original Message-----

From: max@allpointsnorth.us <max@allpointsnorth.us>  
Sent: Sunday, August 18, 2024 7:46 PM  
To: Matthew Goddard <Matthew.Goddard@matsugov.us>; allpointsnorth.us@gmail.com  
Subject: Re: FW: RFC Homestead Hills Phase 2

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

Hi Matthew,

responses to your forwarded DPW Comments are below and additional information is attached. I assumed since their original comments went to you, that I'm supposed to respond through you and not to DPW directly, let me know, just wanting to hit the right channels.

- > \* Provide stub ROW to the unsubdivided parcels to the south and
- > to the west. Provide figures showing road constructability in these
- > alignments.

RESPONSE: The road is fine as a driveway but would be tough and steep for public road. The land to the south is federal and not likely to be developed. A "stub ROW" will only cause public nuisance. The owners currently report significant trespass during hunting season, and a stub pue would only make the problem worse as people would illegally be parallel parking up the driveway. I originally had one in earliest designs, but removed it after learning these facts from the owners.

PD&E defers to the Platting board regarding stub ROW dedication.

- > \* Current design has Lot 4A partially within the RSA 26 boundary.
- > Amend the RSA boundary or redesign so that all lots are completely
- > within or outside the RSA boundary.

RESPONSE: The RSA boundary will have to be amended. If that proves too difficult, we can perhaps dedicate to MSB the narrow strips of land that the Lot 4 to Lot 4a process gets rid off. See attached "4 to 4a" screen grab.

PD&E recommends a condition of approval to amend RSA boundary.

- > \* The petition for the modification of utility easements states
- > that the easements are on tract B when in fact they are on Lot 4 and
- > Tract A. Revise the petition and obtain updated letters of
- > non-objection from the utility companies.

RESPONSE: No utility companies were confused about the vacation. The confusion DPW notes exists solely on the application form and can be easily be rectified if the words "Along the flag of" be added to "Tract B". Let me know if this is adequate given the original request to vacate that the utility companies received was unambiguous and all 4 companies established clear non-objections. The utility companies received the attached preliminary plat with the lines to vacate and typical lines to be added circled.

PD&E recommends the application and letters of non-objection be updated to reflect the correct legal description.

- > \* Private driveway easement (2017-040158-0) going to deed parcel
- > #2004-075428-0 should be vacated prior to this plats recording.

RESPONSE: No problem, will do. Since its a private easement, rather than vacation, it would be handled by quitclaim deed from the dominant estate (Laurie Pahnke), which we can list on the plat.

Thanks.

- > \* Submit ADT estimate. This will determine the determine the
- > engineering criteria (SCM Table 1A) that the roads will be required to
- > meet (ie. residential, residential subcollector).

RESPONSE: Assuming residential, ADT 10 per parcel:

Bobcat Circle = 5 lots = 50 ADT

Back Home Drive = 11 lots = 110 ADT

Lot 4a will use its original lower driveway.

Parcels are not likely to be significantly resubdivided even though they are large, they lack usable flat area. The location is not such that attracts apartments. Thus all roads should continue to be extremely low volume.

Please provide ADT estimate out to Knik River road per A15(C)(3).

- > \* K value minimum for crest vertical curve is 12 for sag 26 (for
- > residential roads). Redesign vertical curves to meet the required
- > standard (may be different from residential depending on ADT
- > estimate).

RESPONSE: The mountain access roads can accommodate 20 and 25mph speeds. I have added additional K value speed information to the attached plan and profiles. I also revised the alignment to get K

values closer to residential standard where possible. Please find attached profiles, with notable changes 8-18-2024 in GREEN. I have also attached AASHTO SAG and CREST curve standards and labeled the speeds that the vertical curve meets. Back Home drive cannot fully accommodate residential standard. The mountain access standard road will be signed at 20mph. Bobcat circle achieves residential standard for grades and k values (25mph).

Thank you for supplying the provided information. PD&E is open to a design deviation for a 20 mph design speed. Please submit a request in writing which contains supporting information and justification for the proposed design. A condition of approval should be to install a 20 mph speed limit sign near the beginning of Back Home Drive.

- > \* Redesign curve C7 to meet minimum 225' radius or provide justification.

RESPONSE: Done! Thanks for catching that.

Thank you!

- > \* All drainage features existing or proposed should be located within drainage easements.

RESPONSE: See note 3 on the plan and profiles. All significant drainage features will have drainage easements dedicated on the final plat. The easements are not on the preliminary plat because the roads are largely built. However the existing ditches may be reshaped and changed in location when the roads get fine-tuned to grade.

- > \* Identify runoff at the following locations and maintain predevelopment/postdevelopment flows to meet requirements of table D-1:> \* Swale 2B at the point that it exits the boundary of the subdivision. \* Drainage from Lot 4A where it exits into the road ROW for Back Home Drive. \* Sump 1A at any potential overflow locations to neighboring parcels. Backhome Drive is maintained. Some lots were added to RSA but not all

RESPONSE: OK I can look into my drainage report later this week specifically at those locations. Know that the roads are largely existing and have existed onsite for the last 40+ years. This subdivisions only cleans up the existing roads and basins. No paving is proposed. Thus Pre/Post will not change except for as outlined in the drainage report, which is the last segment of Back Home Drive.

PD&E would like to emphasize that in the drainage report the postdevelopment flows need to be maintained to meet requirements of table D-1 at that the locations that the runoff leaves the boundary of the development. This will require an update to the drainage report.

I hope this clarifies everything! I will on a project in western alaska the first part of next week. Email will be best, or try my GCI number 907-359-1145. Note I only use the GCI number when in the Aleutians. My normal 907-355-4185 cell that you have doesn't work out there. I do get email in the evenings.

Thanks for forwarding the comments Matthew, Max

=====  
=====

On 2024-08-16 04:46, Matthew Goddard wrote:

> Hello,  
>  
> Forwarding DPW's comments on Homestead Hills Phase 2.  
>  
> Matthew Goddard  
>  
> Platting Technician  
>  
> 907-861-7881  
>  
> Matthew.Goddard@matsugov.us  
>  
> From: Daniel Dahms <Daniel.Dahms@matsugov.us>  
> Sent: Wednesday, August 14, 2024 3:00 PM  
> To: Matthew Goddard <Matthew.Goddard@matsugov.us>  
> Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor  
> <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>  
> Subject: RE: RFC Homestead Hills Phase 2  
>  
> Matthew,  
>  
> \* Provide stub ROW to the unsubdivided parcels to the south and  
> to the west. Provide figures showing road constructability in these  
> alignments.  
> \* Current design has Lot 4A partially within the RSA 26 boundary.  
> Amend the RSA boundary or redesign so that all lots are completely  
> within or outside the RSA boundary.  
> \* The petition for the modification of utility easements states  
> that the easements are on tract B when in fact they are on Lot 4 and  
> Tract A. Revise the petition and obtain updated letters of  
> non-objection from the utility companies.

- > \* Private driveway easement (2017-040158-0) going to deed parcel
- > #2004-075428-0 should be vacated prior to this plats recording.
- > \* Submit ADT estimate. This will determine the determine the
- > engineering criteria (SCM Table 1A) that the roads will be required to
- > meet (ie. residential, residential subcollector).
- > \* K value minimum for crest vertical curve is 12 for sag 26 (for
- > residential roads). Redesign vertical curves to meet the required
- > standard (may be different from residential depending on ADT
- > estimate).
- > \* Redesign curve C7 to meet minimum 225' radius or provide
- > justification.
- > \* All drainage features existing or proposed should be located
- > within drainage easements.
- > \* Identify runoff at the following locations and maintain
- > predevelopment/postdevelopment flows to meet requirements of table
- > D-1:
- >
- > \* Swale 2B at the point that it exits the boundary of the
- > subdivision.
- > \* Drainage from Lot 4A where it exits into the road ROW for Back
- > Home Drive.
- > \* Sump 1A at any potential overflow locations to neighboring parcels.
- >
- > Backhome Drive is maintained. Some lots were added to RSA but not all
- >
- > Create 17 lots off of Knik River Road.
- >
- > Daniel Dahms, PE
- >
- > Department of Public Works
- >
- > Pre-Design and Engineering Division
- > [gNeCGWOEnDYBvgZm719a4vgutMyZCJgCsA?e=BuRofl](https://www.alaska.gov/gNeCGWOEnDYBvgZm719a4vgutMyZCJgCsA?e=BuRofl)



## Matthew Goddard

---

**From:** Permit Center  
**Sent:** Thursday, July 25, 2024 8:32 AM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Homestead Hills Phase 2

No comments from the Permit Center.

**Brandon Tucker**  
Permit Technician  
Matanuska-Susitna Borough Permit Center  
350 E Dahlia Ave  
Palmer AK 99645  
P (907) 861-7871  
F (907) 861-8158

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, July 24, 2024 12:03 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; skrcc.sec@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; meshie@mtaonline.net; timhaldistrict1@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@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>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; pamela.j.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@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 Homestead Hills Phase 2

Hello,

The following link is a Request for Comments for the proposed Homestead Hills Phase 2. Please ensure all comments have been submitted by August 14, 2024, so they can be incorporated into the staff report packet.

[Homestead Hills Phase 2](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard  
Platting Technician



**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

July 25, 2024

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

To whom it may concern:

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

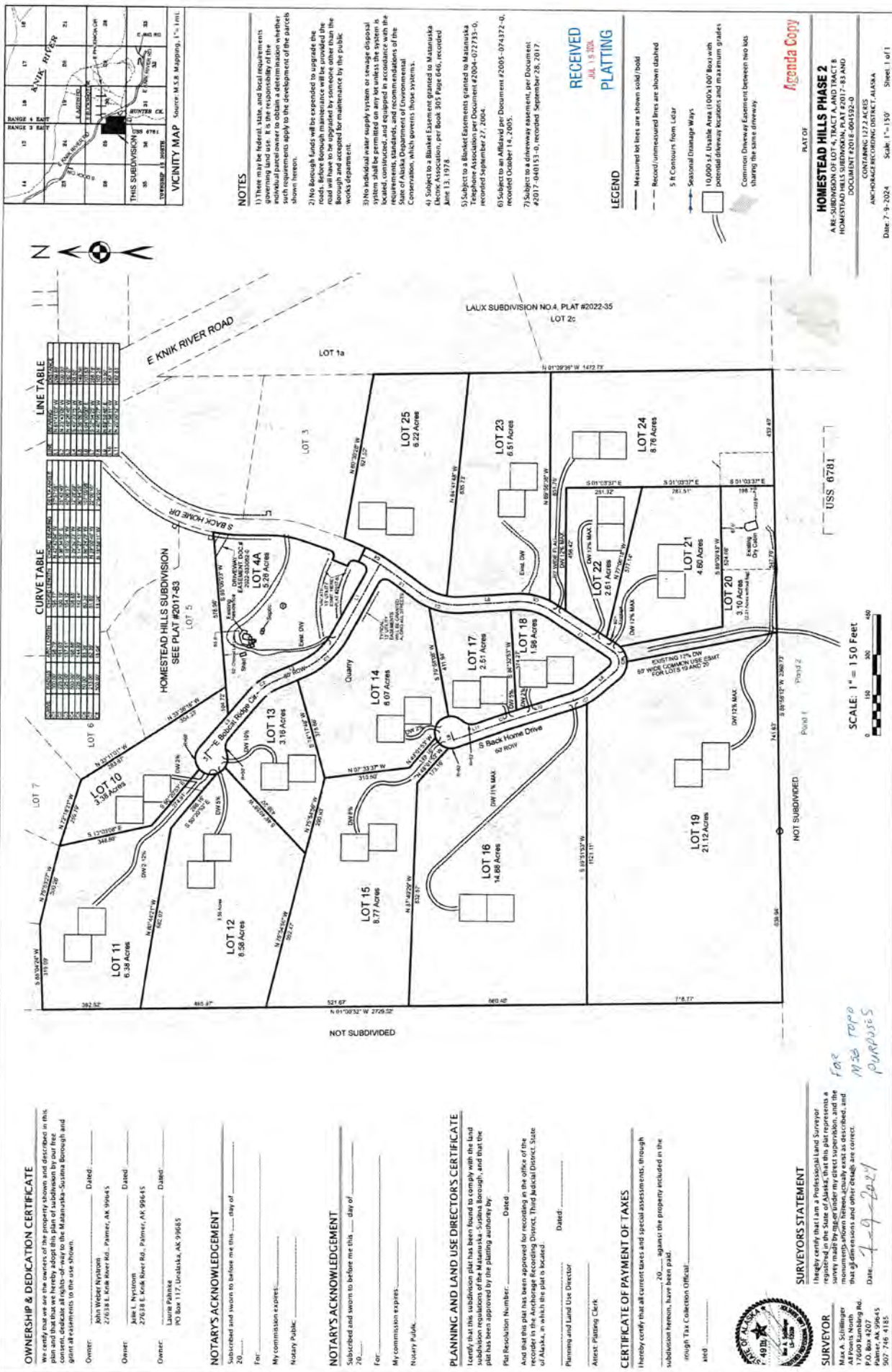
- **HOMESTEAD HILLS PHASE 2**  
**(MSB Case # 2024-086/087)**

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

Sincerely,

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

James Christopher  
Right of Way Agent  
ENSTAR Natural Gas Company, LLC



**OWNERSHIP & DEDICATION CERTIFICATE**

We certify that we are the owners of the property shown and described in this plan and that we hereby adopt this plan of subdivision by our free consent. Conditions of rights-of-way to the Matanuska-Susitna Borough and grant of easements to the State are shown.

Owner: John Weber Hyslop, 2763 S.E. Knik River Rd., Palmer, AK 99645  
 Owner: Julie L. Nestrom, 2763 S.E. Knik River Rd., Palmer, AK 99645  
 Owner: Laura Palanku, PO Box 117, Ukiakak, AK 99685

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_ 20\_\_\_\_  
 For: \_\_\_\_\_  
 My commission expires: \_\_\_\_\_  
 Notary Public: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_ 20\_\_\_\_  
 For: \_\_\_\_\_  
 My commission expires: \_\_\_\_\_  
 Notary Public: \_\_\_\_\_

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

I certify that this subdivision plat 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: \_\_\_\_\_  
 And that this plat has been approved for recording in the office of the Registrar of Titles, Anchorage Borough, Alaska, and that the plat is located in the Planning and Land Use District, Third Judicial District, State of Alaska, in which the plat is located.

**CERTIFICATE OF PAYMENT OF TAXES**

I hereby certify that all current taxes and special assessments, through subdivision session, have been paid.  
 Borough Tax Collector Official: \_\_\_\_\_  
 Date: \_\_\_\_\_

**SURVEYOR'S STATEMENT**

I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and that the dimensions and other data are correct.  
 Date: 7-9-2024  
 For MSB TAB PURPOSES



Surveyor: Max A. Schilling, 17609 Hamburg Rd., PO Box 66, AK 99645, 907 746 4185

## Matthew Goddard

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Friday, August 9, 2024 10:15 AM  
**To:** Matthew Goddard  
**Cc:** OSP Design Group  
**Subject:** RE: RFC Homestead Hills Phase 2  
**Attachments:** Agenda Plat.pdf

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

Matthew,

In review GCI has no objections only the following comment for the attached signed plat.

The legal description in the title block needs to show the location description as SECTION to be 25, Township to be 16N and Range to be 3E and SECTION to be 30, Township to be 16N and Range to be 4E.

Thanks,

**GCI** | OSP Design

e: OSPDesign@gci.com | w: [www.gci.com](http://www.gci.com)

**From:** Matthew Goddard <Matthew.Goddard@matsugov.us>  
**Sent:** Wednesday, July 24, 2024 12:03 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; skrcc.sec@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; meshie@mtaonline.net; timhaledistrict1@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@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>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@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 Homestead Hills Phase 2

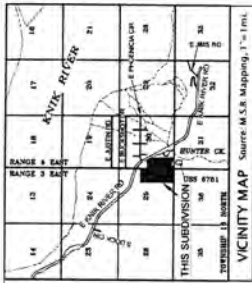
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

The following link is a Request for Comments for the proposed Homestead Hills Phase 2.

Please ensure all comments have been submitted by August 14, 2024, so they can be incorporated into the staff report packet.

 [Homestead Hills Phase 2](#)



**NOTES**

- 1) There may be federal, state, and local requirements for the installation of a water supply system. The individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown herein.
- 2) No Borough funds will be expended to upgrade the roads. Before Borough maintenance will be provided the road will have to be upgraded by someone other than the Borough and accepted for maintenance by the public works department.
- 3) No individual water supply system or sewage disposal system shall be permitted on any lot unless the system is approved by the Borough. The system shall be installed in accordance with the requirements of the Department of Environmental Conservation, which governs these systems.
- 4) Subject to a Blanket Easement granted to Maranatha Electric Association, per Book 305 Page 646, recorded June 13, 1978.
- 5) Subject to a Blanket Easement granted to Maranatha Telephone Association per Document #2004-072733-0, recorded September 27, 2004.
- 6) Subject to an Affidavit per Document #2005-074372-0, recorded October 14, 2005.
- 7) Subject to a driveway easement, per Document #2017-040153-0, recorded September 28, 2017.

RECEIVED  
JUL 18 2024  
PLATTING

**LEGEND**

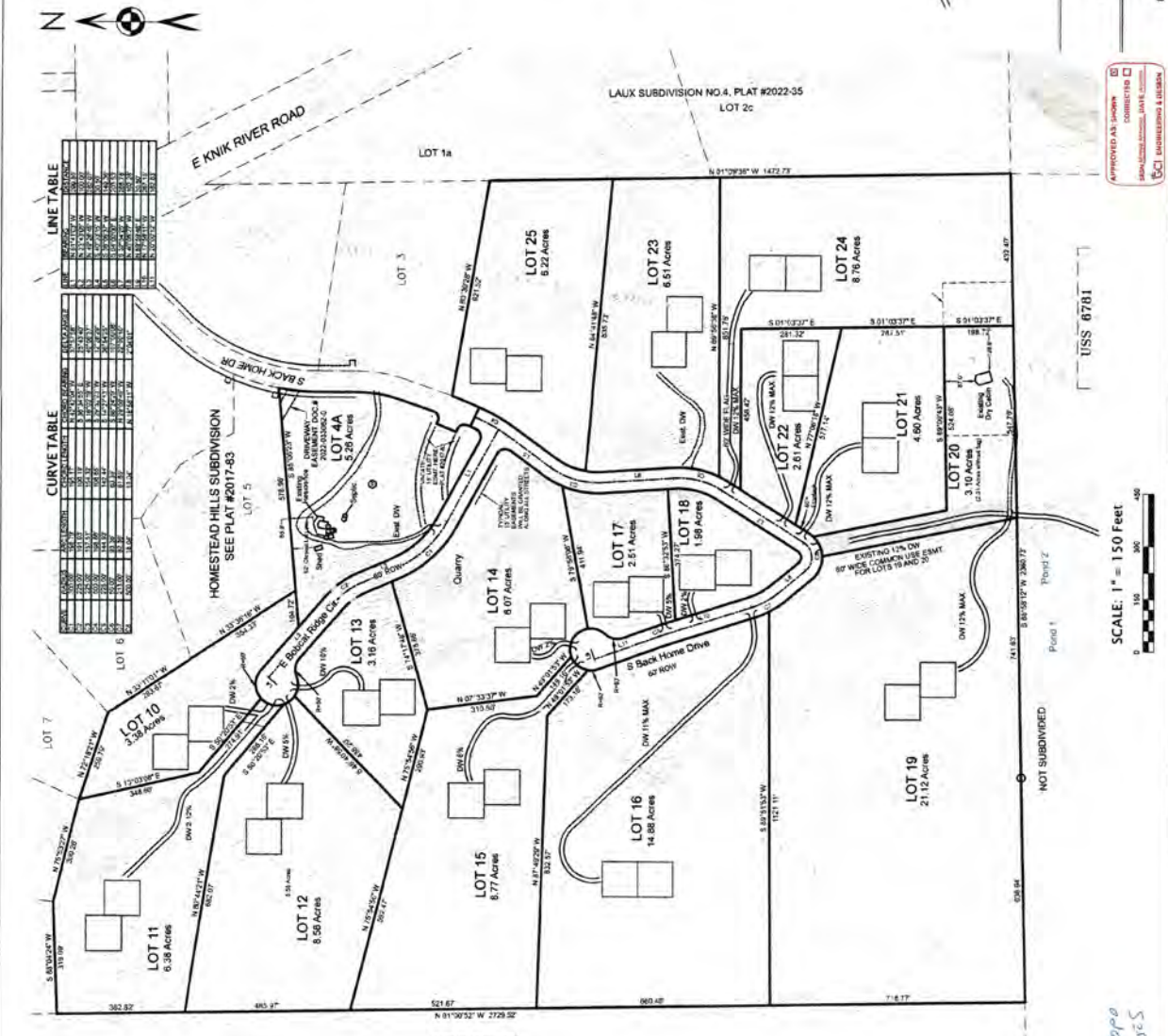
- Measured lot lines are shown solid/bold
- Record/unrecorded lines are shown dashed
- 5 ft Corners from Lular
- Seasonal Drainage Ways
- 10,000 sq. ft. Usable Area (100x100' Box) with potential driveway locations and minimum gdr's
- Common Driveway Easement between two lots sharing the same driveway.

Agenda Copy

PLAT OF  
**HOMESTEAD HILLS PHASE 2**  
AK-50-0000000000  
HOMESTEAD HILLS SUBDIVISION, PLAT #2017-43 AND  
DOCUMENT #2018-004932-0

CONTAINING 127.2 ACRES  
ANCHORAGE RECORDING DISTRICT, ALASKA  
Date: 7-9-2024 Scale: 1" = 150'

Signed For ASB TAB



**LINE TABLE**

LINE NO.	START POINT	END POINT	BEARING	DISTANCE
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...

**CURVE TABLE**

LINE NO.	START POINT	END POINT	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE
1	...	...	...	...	...	...
2	...	...	...	...	...	...
3	...	...	...	...	...	...
4	...	...	...	...	...	...
5	...	...	...	...	...	...
6	...	...	...	...	...	...
7	...	...	...	...	...	...
8	...	...	...	...	...	...
9	...	...	...	...	...	...
10	...	...	...	...	...	...
11	...	...	...	...	...	...
12	...	...	...	...	...	...
13	...	...	...	...	...	...
14	...	...	...	...	...	...
15	...	...	...	...	...	...
16	...	...	...	...	...	...
17	...	...	...	...	...	...
18	...	...	...	...	...	...
19	...	...	...	...	...	...
20	...	...	...	...	...	...
21	...	...	...	...	...	...
22	...	...	...	...	...	...
23	...	...	...	...	...	...
24	...	...	...	...	...	...
25	...	...	...	...	...	...

SCALE: 1" = 150 Feet



**OWNERSHIP & DEDICATION CERTIFICATE**  
We certify that we are the owners of the property shown and described in this plan and that we hereby adopt this plan of subdivision by our free consent, declare all rights-of-way to the Maranatha-Susina Borough and grant all easements to the use shown.

Owner: John Weber Nyström  
27638 E. Ark River Rd., Palmer, AK 99645  
Date: \_\_\_\_\_

Owner: Jake L. Nyström  
27638 E. Ark River Rd., Palmer, AK 99645  
Date: \_\_\_\_\_

Owner: Larve Palaska  
PO Box 117, Upretakka, AK 99645  
Date: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**  
Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

For: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Notary Public: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**  
Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

For: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Notary Public: \_\_\_\_\_

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**  
I certify that this subdivision plat has been found to comply with the Land Subdivision regulations of the Maranatha-Susina Borough, and that the plat has been approved by the platting authority by:  
Plat Resolution Number: \_\_\_\_\_ Date: \_\_\_\_\_

And that this plat has been approved for recording in the office of the State of Alaska, in which the plat is located.

Planning and Land Use Director: \_\_\_\_\_ Date: \_\_\_\_\_  
Attest: Platting Clerk: \_\_\_\_\_

**CERTIFICATE OF PAYMENT OF TAXES**  
I hereby certify that all current taxes and special assessments, through subdivision hereon, have been paid, against the property included in the Borough Tax Collection Official: \_\_\_\_\_  
Date: \_\_\_\_\_

**SURVEYOR'S STATEMENT**  
I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and that all dimensions and other data are correct.

Date: 7-9-2024

**SURVEYOR**  
Max A. Schilling  
17600 Blanding Rd.  
P.O. Box 4207  
Palmer, AK 99645  
907-746-4185



FOR  
MSE TOPO  
PURPOSES

## Matthew Goddard

---

**From:** Cayla Ronken <cronken@mtasolutions.com>  
**Sent:** Thursday, August 1, 2024 3:19 PM  
**To:** Matthew Goddard  
**Subject:** RE: RFC Homestead Hills Phase 2

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

Hi Matthew,

MTA has reviewed Homestead Hills Phase 2 and would like to comment/request 10-15' UE's along proposed roads E Bobcat Ridge Circle and S Back Home Drive.

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, July 24, 2024 12:03 PM  
**To:** Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; skrcc.sec@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; meshie@mtaonline.net; timhaldistrict1@gmail.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@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>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Christina Sands <Christina.Sands@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>; Code Compliance <Code.Compliance@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@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 Homestead Hills Phase 2

Hello,

The following link is a Request for Comments for the proposed Homestead Hills Phase 2.

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

**RECEIVED**  
AUG 20 2024  
**PLATTING**

7275000T00A 2  
CHIAVETTA CHIA HSI  
11245 S NYSTROM WAY  
PALMER, AK 99645

**NOTIFICATION OF PUBLIC HEARING**

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

**PETITIONER/OWNER: JOHN & JULIE NYSTROM**

**REQUEST:** The request is to create 17 lots from Lot 4, Tracts A & B, Homestead Hills Subdivision, Plat #2017-83, and Parcel C3, created from Government Lot 4, to be known as **HOMESTEAD HILLS PHASE 2**, containing 127.2 acres +/- . The petitioner is proposing the elimination of the utility easements on Lot 4 with new utility easement dedications following the proposed roads. The property is located south of S. Ed Rush Road, south and west of E. Knik River Road, and northwest of Hunter Creek (Tax ID #16N04E30C003, 7682000T00A, 7682000T00B, & 7682000L004); within the SE ¼ Section 25, Township 16 North, Range 03 East, & the SW ¼ Section 30, Township 16 North, Range 04 East, Seward Meridian, Alaska. In the South Knik River Community Council and in Assembly District #1.

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 **September 5, 2024**, 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 packet has been written will be given to the Platting Board in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Matthew Goddard** at (907) 861-7881. 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: Chia Hsi Chiavetta Address: 11245 S. Nystrom Way, Palmer, Ak, 99645

Comments: Just fyi next time don't complain when neighbors create subdivisions and you turn around & do the same.

**OWNERSHIP & DEDICATION CERTIFICATE**

We certify that we are the owners of the property shown and described in this plan and that that we hereby adopt this plan of subdivision by our free consent, dedicate all rights-of-way to the Matanuska-Susitna Borough and grant all easements to the use shown.

Owner: \_\_\_\_\_ Dated: \_\_\_\_\_  
John Weber Nystrom  
27638 E. Knik River Rd., Palmer, AK 99645

Owner: \_\_\_\_\_ Dated: \_\_\_\_\_  
Julie L. Nystrom  
27638 E. Knik River Rd., Palmer, AK 99645

Owner: \_\_\_\_\_ Dated: \_\_\_\_\_  
Laurie Pahnke  
PO Box 117, Unalaska, AK 99685

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
For: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Notary Public: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
For: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Notary Public: \_\_\_\_\_

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

I certify that this subdivision plat 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: \_\_\_\_\_

And that this plat has been approved for recording in the office of the recorder in the Anchorage Recording District, Third Judicial District, State of Alaska, in which the plat is located.

\_\_\_\_\_  
Planning and Land Use Director  
Dated: \_\_\_\_\_

\_\_\_\_\_  
Attest: Platting Clerk

**CERTIFICATE OF PAYMENT OF TAXES**

I hereby certify that all current taxes and special assessments, through \_\_\_\_\_, 20\_\_\_\_ against the property included in the subdivision hereon, have been paid.

Borough Tax Collection Official: \_\_\_\_\_  
Dated: \_\_\_\_\_



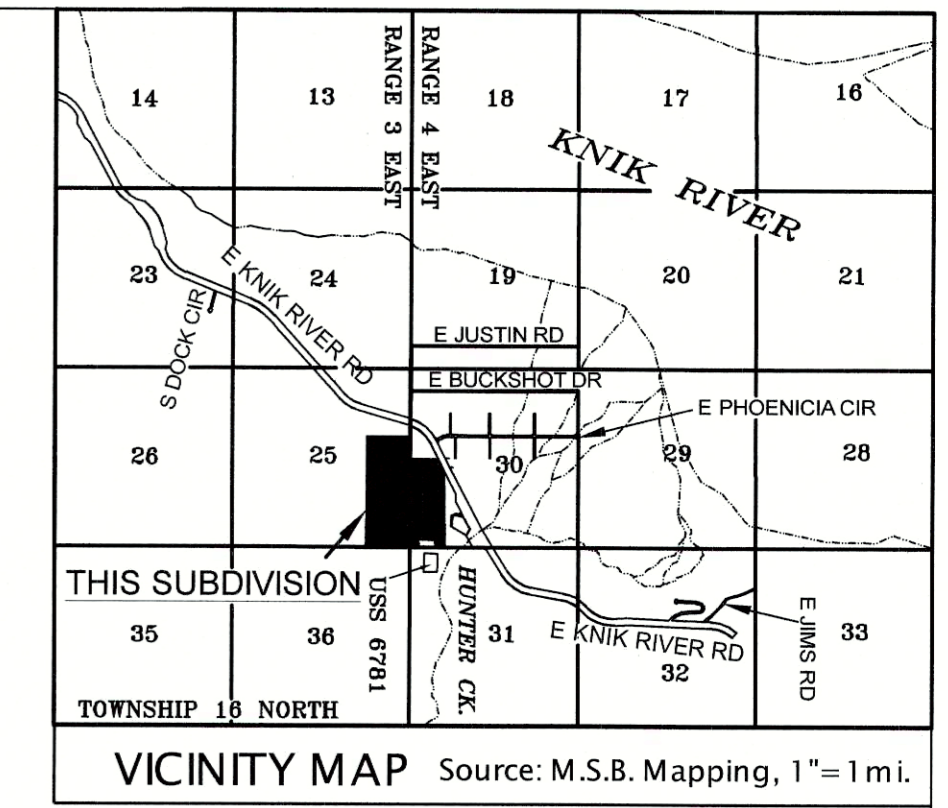
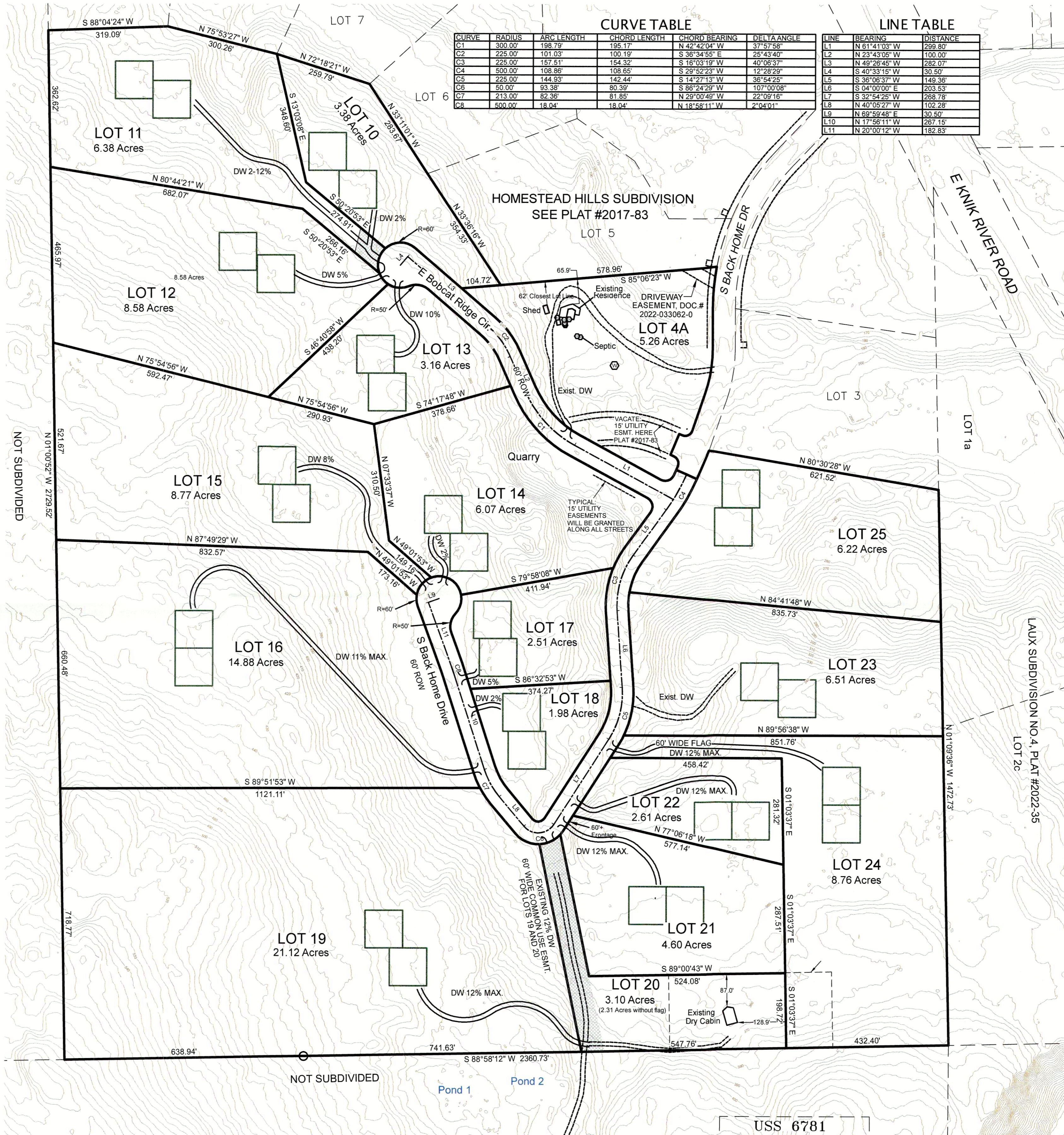
**SURVEYOR**  
Max A. Schillinger  
All Points North  
17600 Rambling Rd.  
P.O. Box 4207  
Palmer, AK 99645  
907-746-4185

**SURVEYORS STATEMENT**

I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date: 7-9-2024

*FOR MSB TOPO PURPOSES*



**NOTES**

- 1) There may be federal, state, and local requirements governing land use. It is the responsibility of the individual parcel owner to obtain a determination whether such requirements apply to the development of the parcels shown hereon.
- 2) No Borough funds will be expended to upgrade the roads. Before Borough maintenance will be provided the road will have to be upgraded by someone other than the Borough and accepted for maintenance by the public works department.
- 3) No individual water supply system or sewage disposal system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska Department of Environmental Conservation, which governs those systems.
- 4) Subject to a Blanket Easement granted to Matanuska Electric Association, per Book 305 Page 646, recorded June 13, 1978.
- 5) Subject to a Blanket Easements granted to Matanuska Telephone Association per Document #2004-072733-0, recorded September 27, 2004.
- 6) Subject to an Affidavit per Document #2005-074372-0, recorded October 14, 2005.
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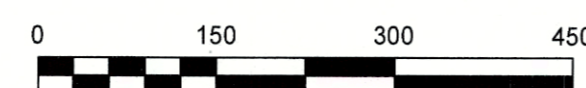
**LEGEND**

- Measured lot lines are shown solid/bold
- - - Record/unmeasured lines are shown dashed
- 5 ft Contours from Lidar
- Seasonal Drainage Ways
- 10,000 s.f. Usable Area (100'x100' Box) with potential driveway locations and maximum grades
- ▨ Common Driveway Easement between two lots sharing the same driveway.

RECEIVED  
JUL 19 2024  
PLATTING

Agenda Copy

SCALE: 1" = 150 Feet



PLAT OF  
**HOMESTEAD HILLS PHASE 2**  
A RE-SUBDIVISION OF LOT 4, TRACT A, AND TRACT B  
HOMESTEAD HILLS SUBDIVISION, PLAT #2017-83 AND  
DOCUMENT #2018-004592-0

CONTAINING 127.2 ACRES  
ANCHORAGE RECORDING DISTRICT, ALASKA  
Date: 7-9-2024 Scale: 1"=150' Sheet: 1 of 1

SIGNED FOR MSB TOPO