

AGENDA

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

REVISED - PLATTING BOARD AGENDA **ASSEMBLY CHAMBERS** **350 E DAHLIA AVENUE PALMER**

PLATTING BOARD MEETING **1:00 P.M.** **October 3, 2024**

Ways you can participate in Platting Board meetings:

IN PERSON

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

TELEPHONIC TESTIMONY: (Audio only)

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

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

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. September 5, 2024

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

A. **KATAGNIK RANCH ESTATES PHASE 1:** The request is to bring the approved Katagnik Ranch 2022 back for modification. The petitioner proposes creating six lots and one tract from Lot 1 and Tract A, Katagnik Ranch, Plat 2017-115, to be known as **KATAGNIK RANCH ESTATES PHASE 1**, containing 40.0 acres +/- . The petitioner is dedicating and constructing one interior road. The property is located east of S. Knik-Goose Bay Road, directly west of W. Connor Court, and northwest of Nichols Memorial Park (Tax ID # 7689000L001 & T00A); lying within the NW ¼ Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: Mike & Terry Dennison, Jimmie Chynoweth & Nicole Baston, Staff: Chris Curlin, Case # 2022-112)*

B. **VICTORY GERWIG:** The request is to bring back **VICTORY GERWIG** Subdivision for modification. The proposed alteration will remove the dedication of right of way of the W. Glenn Highway and S. Victory Road. Victory Gerwig is creating seven lots from Tract I-1, Lee Subdivision Add #1, Plat 88-14, Lot 1, Gerwig Subdivision, Plat 2010-43, Parcel 1, MSB Waiver 84-65-PWm, Parcel 2, MSB Waiver 85-32-PWm, Parcel 1, MSB Waiver 91-17-PWm, Parcels 1 & 2, MSB Waiver 91-24-PWm, & the SE ¼ NW1/4, Section 27, T20N R8E, containing 94.91 acres +/- . The property is located south west of Index Lake, North of W. Glenn Highway, and east of S. Muddy Creek Circle (Tax ID # 3445000L001-1, 6979000L001, 20N08E27A005 / A006 / A007 / B002 / B004 / B005); within the N ½ Section 27, Township 20 North, Range 08 East, Seward Meridian, Alaska. *(Petitioner/Owner: Hanson Land Solutions, Staff: Matthew Goddard, Case # 2023-140)*

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 September 5th Platting Board Hearing.** *(Petitioner/Owner: Beverly Barry, Michelle Barry, Deanna Arthur, & Jo Ann Hinds, Staff: Chris Curlin, Case # 2024-071)*

B. **GLACIER HEIGHTS ADD 1 LOTS 11A & 11B:** The request is to create 2 lots and 1 tract from Lot 11, Glacier Heights #1 (Plat#73-98) and Tax Parcel C14, (MSB Waiver 97-9-PWm) and dedicate and construct a turn-around, to be known as **GLACIER HEIGHTS ADD 1 LOTS 11A & 11B**, containing 44.53 acres +/- . (Tax ID's 6448B01L011&18N01E13C014) The property is directly south of N. Weltin Way, north and west of N. Rhonda Drive, and east of N. Palmer-Fishhook Road; within the SE & SW ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the

Fishhook Community Council and in Assembly District #1. (*Petitioner/Owner: Donald & Ellen Malone & Sunflower, LLC, Staff: Chris Curlin, Case # 2024-106*)

- C. **ALLIANCE COUNTRY HEIGHTS:** The request is to create 19 lots from Tax Parcel D14 and Tax Parcel D4 (Parcel #1, MSB Waiver 97-45-PWm; and Parcel #1, MSB Waiver 95-22-PWm respectively) to be known as **ALLIANCE COUNTRY HEIGHTS**, containing 20.04 acres +/- . The petitioner is requesting a variance to MSB 43.20.060(D) *Dedication to Public*. The subject property is located north of W. Parks Highway, east of N. Pittman Road, south of W. Karsten Drive, and directly west of N. Suzanna Street; within the SE 1/4 of Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #7. **This case was continued from the September 19th Platting Board Hearing.** (*Petitioner/Owner: Alliance Construction, LLC, Staff: Natasha Heindel, Case # 2024-093*)

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*)

- November 7, 2024, Platting Board Meeting; we have three cases to be heard:
 - Rio's Refuge MSP
 - Sypress Hill
 - Wasilla Creek Commons Ph 3 (SE)

8.BOARD COMMENTS

9.ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
September 19, 2024**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on September 19, 2024, at the Matanuska-Susitna Borough, Assembly Chambers located at 350 E Dahlia Ave, Palmer, Alaska. Chair Johnson called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Ron Johnson, District Seat #1, Chair
Mr. Brian Goodman, District Seat #2
Mr. Eric Koan, District Seat #3, Vice Chair
Ms. Michelle Traxler, District Seat #5
Ms. Karla McBride, Alternate A
Mr. Robert Hallford, Alternate B

Platting Board members absent and excused were:

Mr. Dan Bush, District Seat #4
Mr. Sidney Bertz, District seat #7

Platting Board members absent were:

Ms. Sandra Kreger, District Seat #6

Staff in attendance:

Mr. Fred Wagner, Platting Officer
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 Hallford led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

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

The agenda was approved unanimously.

2. APPROVAL OF MINUTES

- September 5, 2024.

MOTION: Platting Member Traxler made motion to approve September 5, 2024 minutes. Platting Member Koan seconded.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
September 19, 2024**

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. **ANCIENT TREE ESTATES B1 L4 SLEV**: The request is to vacate the 33' wide section line easement on the northern boundary of **Block 1, Lot 4, Ancient Tree Estates**, Plat #82-89 excepting the west 86'. The property is located west of Mud Lake, south and east of E. Bogard Road, and directly north of N. Creekview Drive (Tax ID #2327B01L004); within the NW ¼ Section 06, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6. *(Petitioner/Owner: Hans Hanson / Crystal Investments LLC Staff: Matthew Goddard, Case #2024-090)*

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

Kayla Kinneen provided the mailing report:

- Stating that 57 public hearing notices were mailed out on August 27, 2024.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 7 findings of facts.

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

The petitioner's representative, Ken Anderson spoke.

Chair Johnson opened the public hearing for public testimony.

There being no one to be heard Chair Johnson closed the public hearing and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner/petitioner's representative chose not to speak.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
September 19, 2024**

Discussion ensued.

MOTION: Platting Member Traxler made a motion to approve the preliminary plat of Ancient Tree Estates. Platting Member McBride seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. **ALLIANCE COUNTRY HEIGHTS**: The request is to 19 lots from Tax Parcel D14 and Tax Parcel D4 (Parcel #1, MSB Waiver 97-45-PWm; and Parcel #1, MSB Waiver 95-22-PWm respectively) to be known as **ALLIANCE COUNTRY HEIGHTS**, containing 20.04 acres +/- . The subject property is located north of W. Parks Highway, east of N. Pittman Road, south of W. Karsten Drive, and directly west of N. Suzanna Street (Tax ID# 17N02W02D014, 17N02W02D004); within the SE 1/4 of Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District #7. (*Petitioner/Owner: Alliance Construction LLC Staff: Natasha Heindel, Case #2024-093*)

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

Kayla Kinneen provided the mailing report:

- Stating that 78 public hearing notices were mailed out on August 27, 2024.

Staff gave an overview of the case:

- Staff recommends a continuation to the October 3rd 2024 Platting Board Hearing.

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 else to be heard Chair Johnson left the public hearing open and invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner/petitioner's representative was not present.

Discussion ensued.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
September 19, 2024**

MOTION: Platting Member Traxler made a motion to continue the preliminary plat, Alliance Country Heights to the October 3rd Platting Board Hearing. 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 Officer, Fred Wagner informed the board of upcoming items:

- There are 5 cases on October 3rd Platting Board Meeting.
 - Victory Gerwig
 - Katagnik Ranch
 - Glacier Heights Add 1 Lots 11A & 11B
 - Springs West
 - Alliance Country Heights

Platting Officer, Fred Wagner addressed the possibilities of the Platting Board being able to do site visits.

BOARD COMMENTS.

- Traxler- The sun is out.

8. ADJOURNMENT

With no further business to come before the Platting Board, Chair Johnson adjourned the meeting at **1:23 PM**.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
September 19, 2024**

RON JOHNSON
Platting Board Chair

ATTEST:

KAYLA KINNEEN
Platting Board Clerk

DRAFT

UNFINISHED

BUSINESS

4A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 3, 2024

PRELIMINARY PLAT: KATAGNIK RANCH ESTATES
LEGAL DESCRIPTION: SEC 35, T17N, R02W, SEWARD MERIDIAN, AK
PETITIONER: MIKE & TERRY DENNISON; JIMMIE CHYNOWETH &
NICOLE BASTON
SURVEYOR: BULL MOOSE SURVEYING
ENGINEER: HOLLER ENGINEERING
ACRES: 40.0 ± PARCELS: 7
REVIEWED BY: CHRIS CURLIN CASE: 2022-112

REQUEST: The request is to create six lots and one tract from Lot 1 and Tract A, Katagnik Ranch, Plat No. 2017-115, and dedicate and construct a portion of W. Dora Circle, an offset T-Turnaround, and N. Katagnik Circle with a cul-de-sac., to be known as **KATAGNIK RANCH ESTATES**, containing 40.0 acres more or less. The plat is located east of S. Knik-Goose Bay Road, directly west of W. Connor Court and northwest of Nichols Memorial Park; located within the NW ¼ Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska. **This case is being brought back under old business. It was originally approved on September 15, 2022.**

EXHIBITS:

Vicinity Maps and Aerial Photos
Geotechnical Report
Drainage Plan/Topography
ADT and Traffic Analysis

EXHIBIT A – 4 pgs
EXHIBIT B – 15 pgs
EXHIBIT C – 1 pg
EXHIBIT D – 2 pgs

AGENCY COMMENTS:

USACE
ADF&F
MSB Pre-Design & Engineering
Utilities
Public

EXHIBIT E – 1 pg
EXHIBIT F – 1 pg
EXHIBIT G – 1 pg
EXHIBIT H – 4 pgs
EXHIBIT I – 1 pg

DISCUSSION: The proposed subdivision will create a total of six lots with one tract, and a dedicated and constructed internal road. Previous plans were for 12 lots and included one tract as a private road. The lots range in size from approximately 1.10 acres to 4.008 acres; Tract A

contains 21.45 acres. Lot and block design standards are met. Each lot has a minimum of 60' of road frontage. Each lot has the required useable area.

Access: Petitioner will need to construct W. Dora Circle from W. Conner Circle to the proposed temporary tee turnaround to SCM standards. Petitioner proposes a public road (N. Katagnik Circle) for this subdivision.

Average Daily Traffic (ADT) calculations are at **Exhibit D**.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, PE, notes "soils evaluation included logging 10 new testholes, review of existing soils data, review of the provided topography information, groundwater monitoring and our other observations at the site. The parent parcel consists of terrain that generally slopes to the southwest, with higher ground near the southeast corner sloping towards the center of the parent parcel. Minor areas exist with grade exceeding 25% and are delineated on the attached map. Total elevation differential is approximately 42'. Soils logged in the testholes were typically clean sands and gravels with two exceptions, both along the east side center of the site. In this area, soils are silty. One of the silty gravel testholes had a percolation test with result of 5 minutes per inch; the other hole is in an area not considered useable and was not perc tested. The soil types encountered are consistent with our prior experiences in the area. Copies of the soils logs and a location, topography and useable area map are attached. Groundwater was encountered in testholes Old 1, 1, 4 and 9 and monitored during the high season, with highest depths of 10.3', 0.8', 6.6' and 6.5' respectively. Based on the available data, groundwater may be a limiting factor for development in the lower portions of some of the lots. Each proposed lot will have adequate useable septic area with groundwater over 8'. The proposed lot and tract have several limitations on areas defined by MSB code as useable septic area or useable building area. Septic area is limited by lotlines, slopes greater than 25%, public use and other easements along the south and north borders of the project, and areas with shallow groundwater. Based on the available soils testing, topography & water table information, MSB Code definitions, and our observations at the site, each of the proposed lots labeled will contain over 10,000 square feet of contiguous useable septic area and an additional 10,000 square feet of useable building area." Preliminary drainage plan is attached at **Exhibit C**.

COMMENTS:

USACE: (**Exhibit E**) The Corps of Engineers (Corps) does not have any specific comments regarding the proposed Katagnik Ranch Estates plat.

AF&G: (**Exhibit F**) ADF&G has **no objections** and the following comment:

This area to be subdivided likely has a fish bearing water body with the potential of anadromous fish. Downstream of this location is an unnamed stream (AWC Water Body# 247-50-10300-2001) which is catalogued for coho presence. The Palmer Habitat Section would like to request permission to access the property for fish habitat in association with any fish habitat permitting requirements. If the owners are willing, I can be reached at (907)861-3206 or sarah.myers@alaska.gov.

MSB Pre-Design& Engineering (**Exhibit G**) No comments from PD&E.

Utilities: (Exhibit H) Enstar has no comments or recommendations.
MEA and MTA did not respond to the request for comments.

Public: (Exhibit I) Hadley Andrukiewicz, has no objection.

At the time of staff report write-up, there were no responses to the Request for Comments from US Postmaster; Community Council Knik Fairview; Community Development, Assessments, or Planning Division.

CONCLUSION: The preliminary plat for Katagnik Ranch Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat. 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).

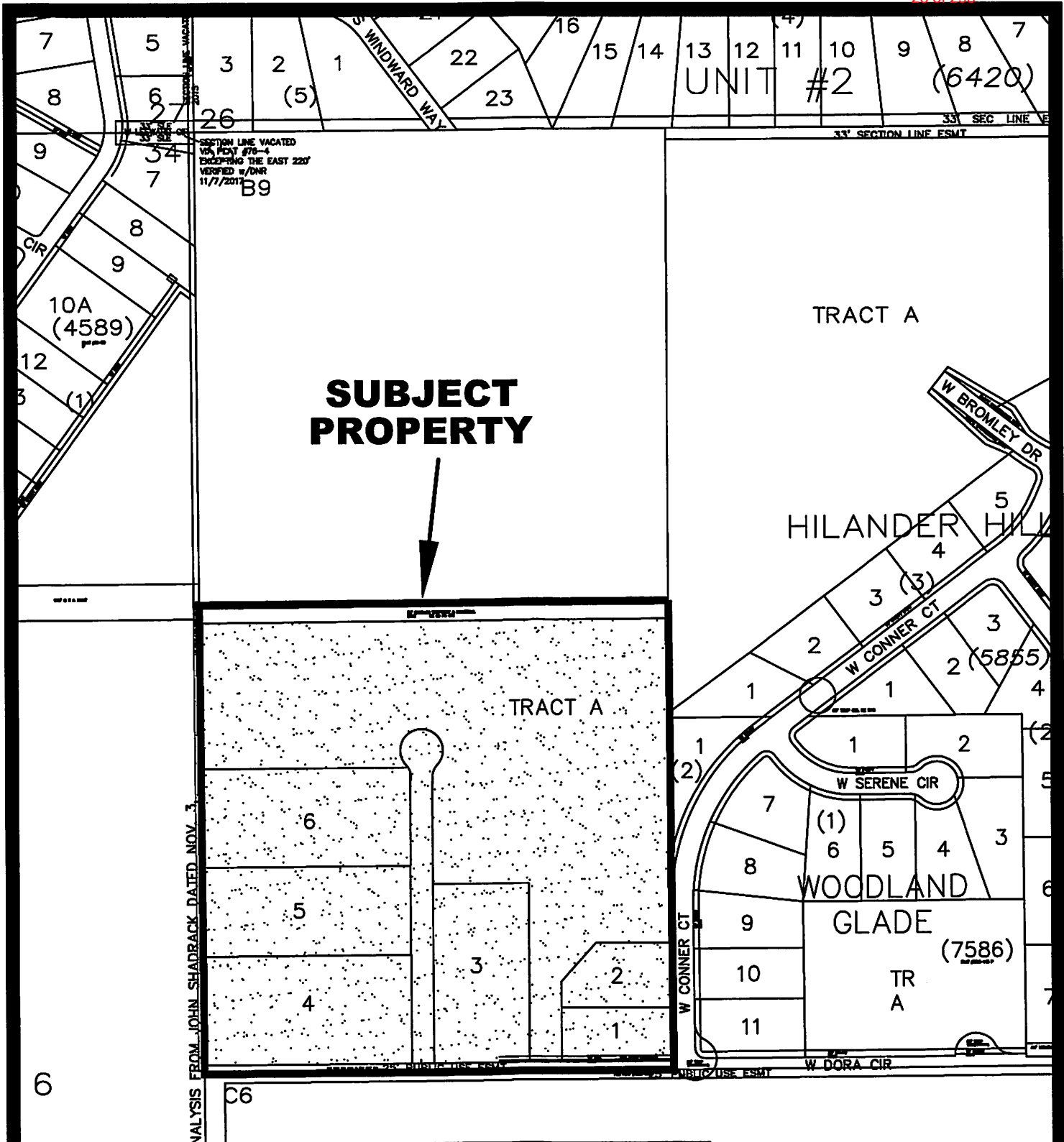
FINDINGS of FACT:

1. The plat of Katagnik Ranch Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plat.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. Lot sizes are consistent MSB 43.20.300, Lot and Block Design.
4. Each lot has the required frontage pursuant to MSB 43.20.320, Frontage.
5. At the time of staff report write-up, there were no responses to the Request for Comments from US Postmaster; Community Council Knik Fairview; Community Development, Assessments, or Planning Division.

RECOMMENDATIONS for CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the preliminary plat of Katagnik Ranch Estates, Section 35, Township 17 North, Range 02W, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. For each phase plat, 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 for each phase plat.
3. Pay postage and advertising fees.
4. Construct interior streets and cul-de-sacs to MSB residential street standards:
 - A. Construct W. Dora Circle from W. Conner Circle to the proposed temporary offset tee turnaround MSB Residential Street standards.
 - B. Submit cost estimate, arrange a pre-construction meeting with Department of Public Works (DPW), pay inspection fee and obtain a Notice to Proceed from Platting staff. Submit street inspection reports as required by Section F1.4, F1.5 and F1.6 of the Subdivision Construction Manual.
 - C. Construct a temporary off-set tee turnaround at the end of the W. Dora Circle.
 - D. Provide DPW acceptance of the road to Platting Staff.
 - E. Platting staff to approve all road names.
5. Provide copy of driveway permit application to the platting staff for all existing driveways.
6. Grant 15' wide utility easement to utility companies and show recorded easements on final plat.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR), for final plat.
9. Submit final plat in full compliance with Title 43.



VICINITY MAP
FOR PROPOSED KATAGNIK RANCH ESTATES
SUBDIVISION
LOCATED WITHIN
SECTION 35, T17N, R02W, SEWARD MERIDIAN
ALASKA
HO 16 MAP

JOHN R. NICHOLS

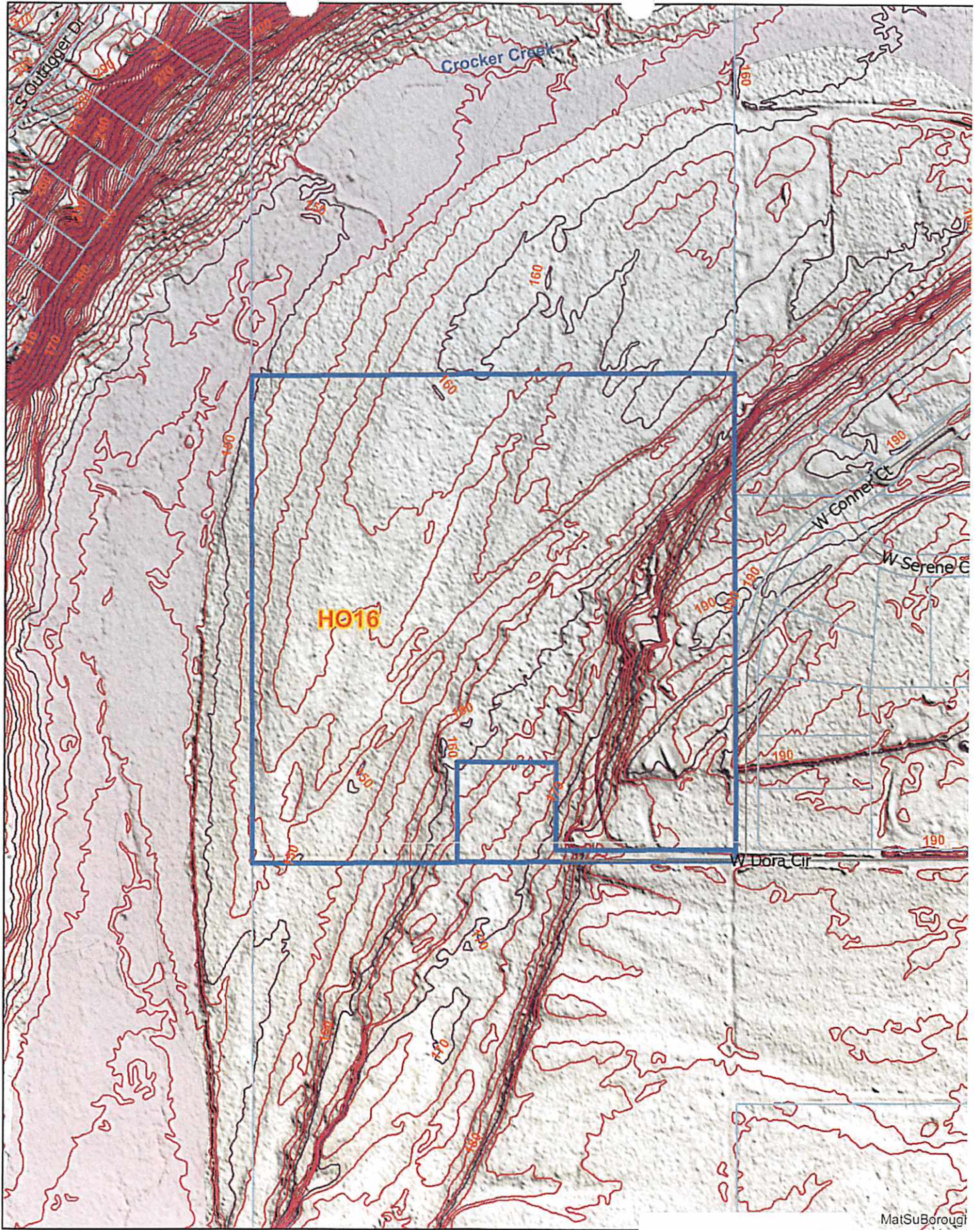


325 162.5 0 325 Feet

EXHIBIT A-2

MatSu Borough





325 162.5 0 325 Feet

EXHIBIT A-3

MatSu Borough





WETLANDS MAF

EXHIBIT A-4





HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

June 9, 2022

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

RECEIVED

JUN 22 2022

PLATTING

Re: *Katagnak Ranch Subdivision*; Useable Areas, Roads and Drainage
HE #17033

Dear Mr. Wagner,

At the request of Mike and Terry Dennison, we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will create 12 new lots from 2 existing parcels with a total area of approximately 40 acres. Our soils evaluation included logging 10 new testholes, review of existing soils data, review of the provided topography information, groundwater monitoring and our other observations at the site. Our staff have previously worked on two septic installation projects and one subdivision project on this site. See the attached testhole location, drainage, and topography map for details.

Topography. The parent parcel consists of terrain that generally slopes to the southwest, with higher ground near the southeast corner sloping towards the center of the parent project. Minor areas exist with grade exceeding 25% and are delineated on the attached map. Total elevation differential is approximately 42'.

Soils & Vegetation. With the exception of two existing residential structures with attached driveways on the east side of the parcel, the parent parcel remains undisturbed. Native vegetation is comprised of moderate density mature birch and spruce trees with grasses and underbrush in the lower areas. Soils logged in the testholes were typically clean sands and gravels with two exceptions, both along the east side center of the site. In this area, soils are silty. One of the silty gravel testholes had a percolation test with result of 5 minutes per inch; the other hole is in an area not considered useable and was not percolated. The soil types encountered are consistent with our prior experiences in the area. Copies of the soils logs and a location, topography and useable area map are attached.

Groundwater. Groundwater was encountered in testholes Old 1, 1, 4 and 9 and monitored during the high season, with highest depths of 10.3', 0.8', 6.6' and 6.5' respectively. Based on the available data, groundwater may be a limiting factor for development in the lower portions of some of the lots. Each proposed lot will have adequate useable septic area with groundwater over 8'.

Useable Areas. The proposed lot and tract have several limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Septic area is limited by lotlines, slopes greater than 25%, public use and other easements along the south and north borders of the project, and areas with shallow groundwater. For building area, lotline setbacks, utility and ROW setbacks will be limiting factors. Based on the available soils testing, topography & water table information, MSB Code definitions, and our observations at the site, *each of the proposed lots labeled will contain over 10,000 square feet of contiguous useable septic area and an additional 10,000 square feet of useable building area.*

Roads and Preliminary Drainage Plan. The proposed new lots will be accessed by the creation of approximately 1725' of new residential standard roads, including a single new cul-de-sac bulb, de-construction of an existing cul-de-sac, and two new intersections. Sandy gravel materials adequate to construct the roads can be mined from existing soils within the new ROW or from private lots. Drainage along these new roads will be directed within ditches, with overflow running to existing natural courses. Two 18" culverts are planned within the project, and another may be required at the intersection with W. Connor Court. General existing drainage patterns have also been indicated on the attached map. As always, the drainage plan is subject to field modification and improvement during construction.

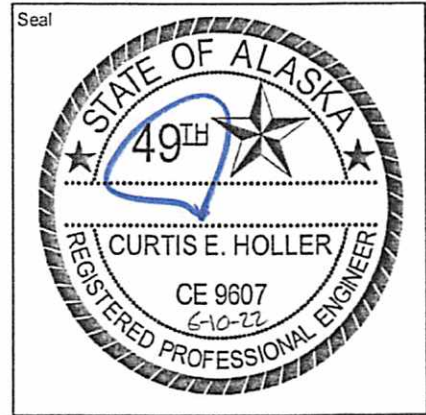
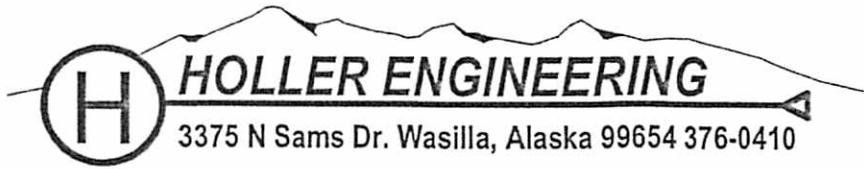
Thank you for your help, and please feel free to call with any questions.

Sincerely,

Curtis Holler, PE

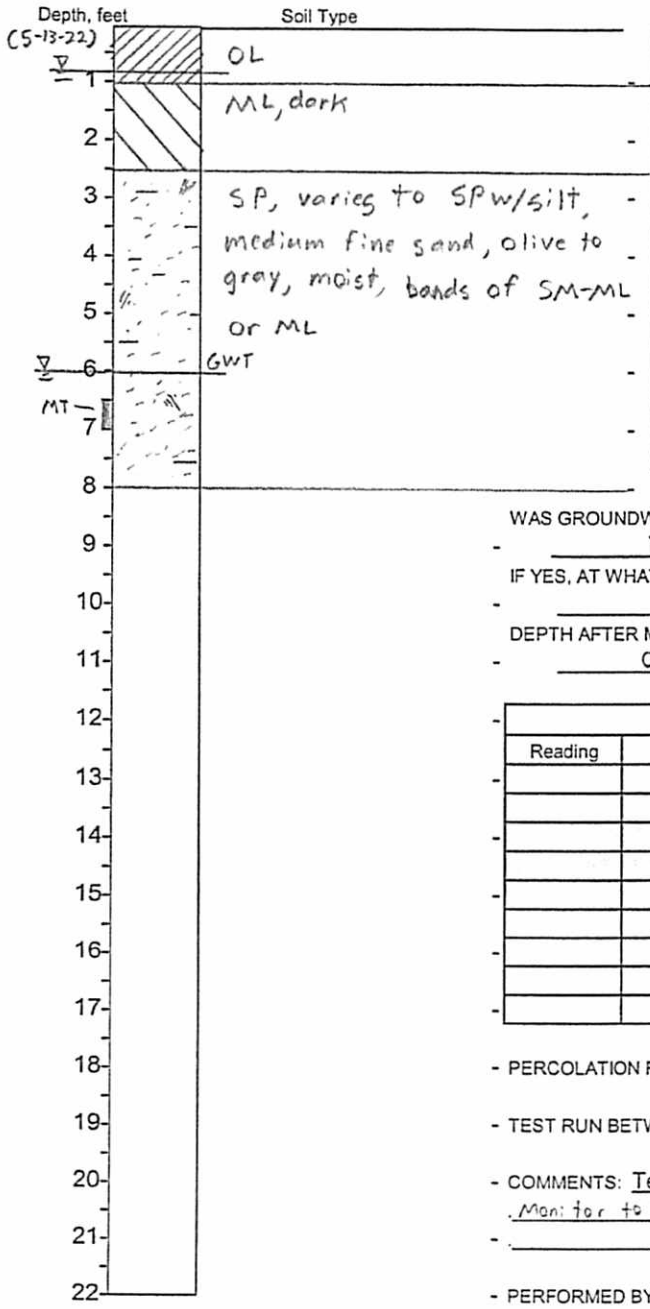
c: M. & T. Dennison, w/attachments





SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 10
 Performed For: Mike Dennison
 Legal Description: Kataagnak Ranch Subdivision



Slope

Site Plan

See attached testhole & topo map

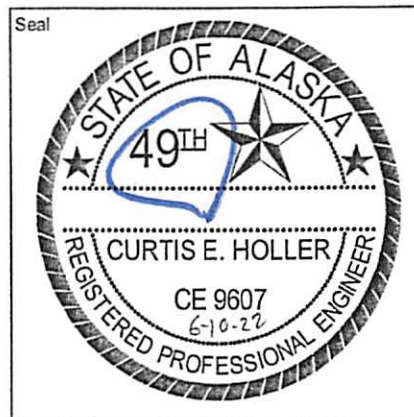
↑
N
↓

WAS GROUNDWATER ENCOUNTERED?
 - Yes
 IF YES, AT WHAT DEPTH?
 - 6'
 DEPTH AFTER MONITORING?
 - 0.8' (5-13-22)

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
Monitor to 7'
 -
 - PERFORMED BY: C. Holler DATE: 2/21/22



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 10

Performed For: Mike Dennison

Legal Description: Kataagnak Ranch Subdivision

Depth, feet	Soil Type	Slope	Site Plan
1	OL		See attached testhole & topo map. <div style="text-align: center;"> ↑ N ↓ </div>
2	ML, brown-red		
3	ML, varies to SM-ML, moist, red, dense, digs easy, some CL properties		
4	1.8'-4' SP-SM, olive		
5			
6			
7			
8			
9			
10			
11			

WAS GROUNDWATER ENCOUNTERED?
 - No
 IF YES, AT WHAT DEPTH?
 - N/A
 DEPTH AFTER MONITORING?
 - N/A

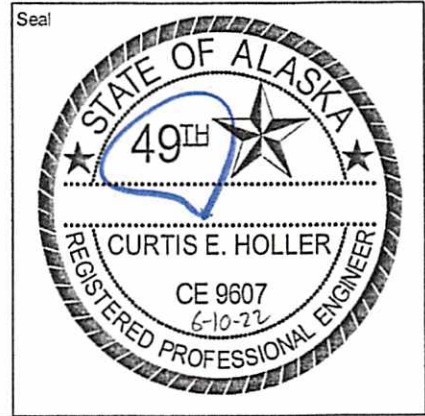
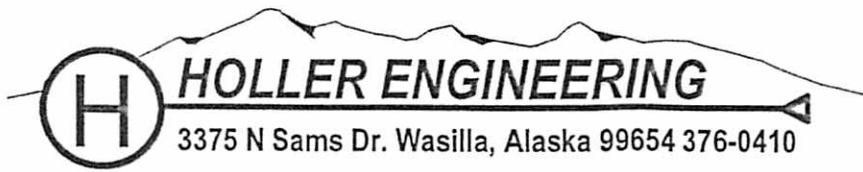
Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

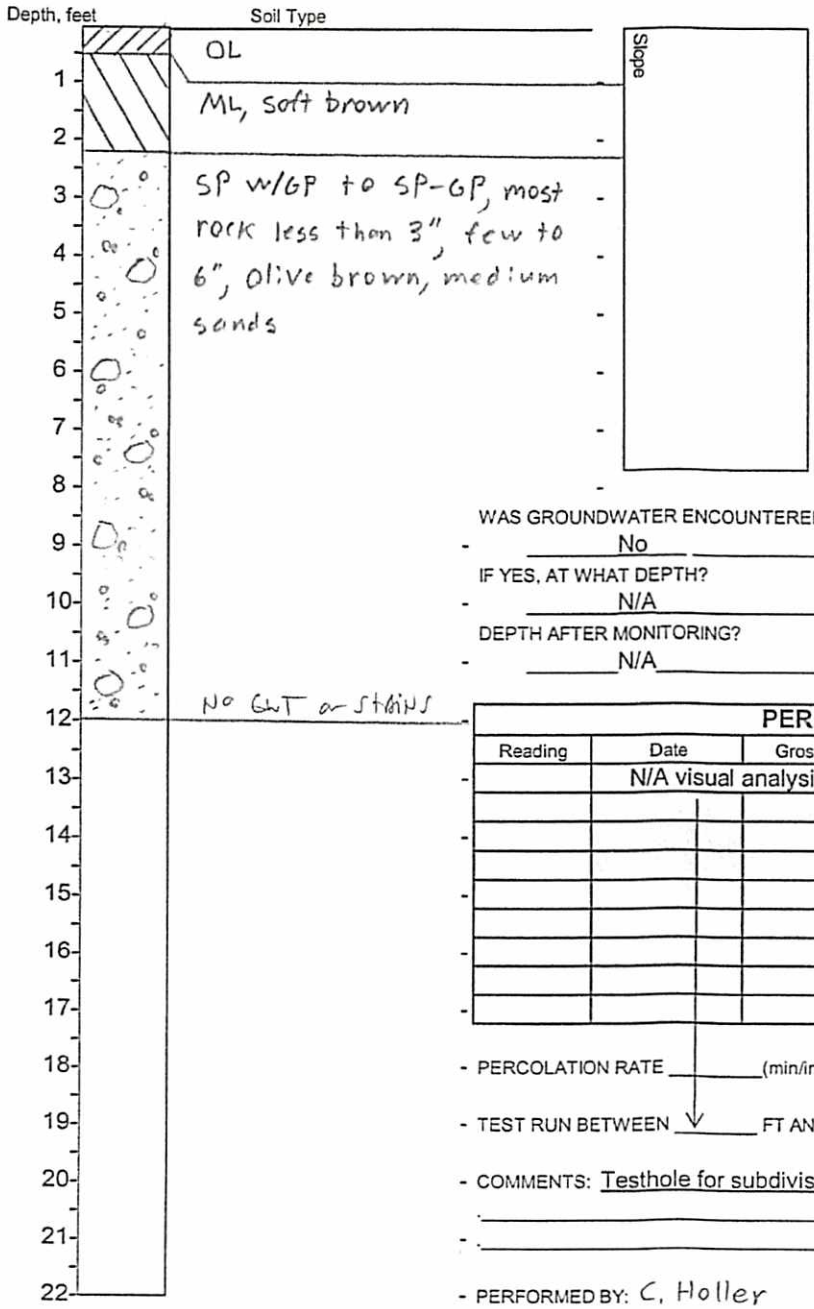
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler DATE: 2/21/22



SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 10
 Performed For: Mike Dennison
 Legal Description: Katagnak Ranch Subdivision



Site Plan

See attached testhole & topo map.

↑
N
↓

WAS GROUNDWATER ENCOUNTERED?
 - No
 IF YES, AT WHAT DEPTH?
 - N/A
 DEPTH AFTER MONITORING?
 - N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

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

- PERFORMED BY: C. Holler DATE: 2/21/22



HOLLER ENGINEERING

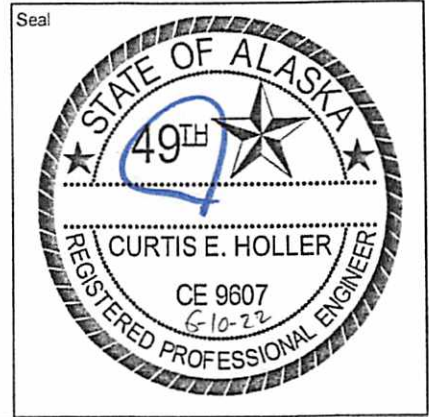
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 10

Performed For: Mike Dennison

Legal Description: Katagnak Ranch Subdivision



Depth, feet	Soil Type	Slope	Site Plan
1	OL		See attached testhole & topo map.
2	SM-ML		
3			
4	SP-GP, olive brown, rock to 4", few 7"+, sloughs, medium coarse		See attached testhole & topo map.
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			

WAS GROUNDWATER ENCOUNTERED? No
 IF YES, AT WHAT DEPTH? N/A
 DEPTH AFTER MONITORING? N/A

PERCOLATION TEST

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 - PERFORMED BY: J. Wilkins DATE: 2/21/22



HOLLER ENGINEERING

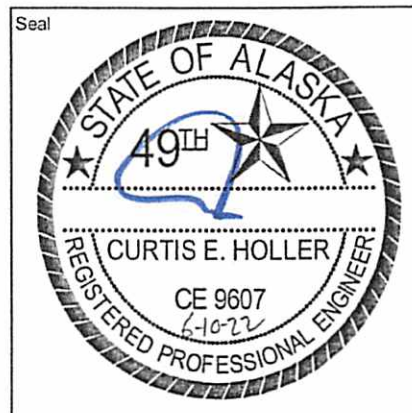
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 8 of 10

Performed For: Mike Dennison

Legal Description: Kataagnak Ranch Subdivision



Depth, feet	Soil Type	Slope	Site Plan
1	OL		See attached testhole & topo map. <div style="text-align: center;"> ↑ N ↓ </div>
2	ML, varies to SM-ML		
3	SP, olive gray, sloughs, medium coarse sand, very few rock to 3"		
4			
5			
6			
7			
8			
9			
10			
11			
12	No GWT		

WAS GROUNDWATER ENCOUNTERED?
 - No
 IF YES, AT WHAT DEPTH?
 - N/A
 DEPTH AFTER MONITORING?
 - N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

- PERFORMED BY: J. Wilkins DATE: 2/21/22



HOLLER ENGINEERING

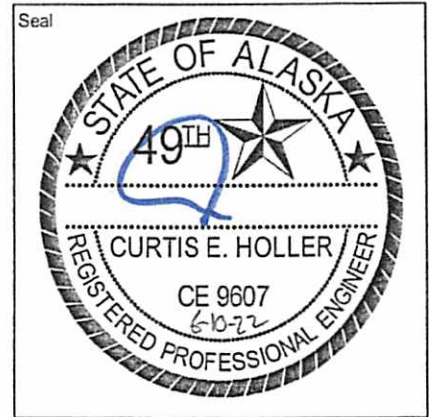
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 9 of 10

Performed For: Mike Dennison

Legal Description: Katagnak Ranch Subdivision



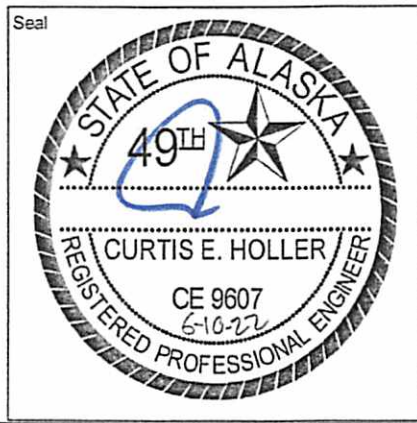
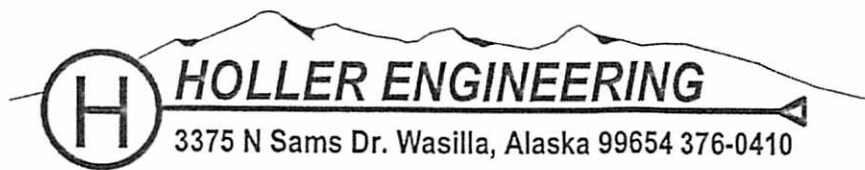
Depth, feet	Soil Type	Slope	Site Plan																																																																		
1	OL		See attached testhole & topo map ↑ N ↓																																																																		
2	SM-ML																																																																				
3	SP-GP, olive brown, rock to 3", few 8"x, sloughs, coarse sands																																																																				
4																																																																					
5																																																																					
6	(5-13-22)																																																																				
7																																																																					
8																																																																					
9	GWT																																																																				
10																																																																					
11																																																																					
12																																																																					
13		PERCOLATION TEST <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: center;">N/A visual analysis only</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																											
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop																																																																
N/A visual analysis only																																																																					
14																																																																					
15																																																																					
16																																																																					
17																																																																					
18																																																																					
19																																																																					
20																																																																					
21																																																																					
22																																																																					

WAS GROUNDWATER ENCOUNTERED? Yes
 IF YES, AT WHAT DEPTH? 8.5'
 DEPTH AFTER MONITORING? 6.5' (5-13-22)

PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 TEST RUN BETWEEN 9 FT AND _____ FT DEPTH

COMMENTS: Testhole for subdivision only. for any other use contact Holler Engineering Monitor to 10'

PERFORMED BY: J. Wilkins DATE: 2/21/22



SOILS LOG / PERCOLATION TEST

TEST HOLE # 10 of 10
 Performed For: Mike Dennison
 Legal Description: Katagnak Ranch Subdivision

Depth, feet	Soil Type	Slope	Site Plan
1	OL		
2	SM-ML		
3	SP, olive gray, coarse, sloughs		See attached testhole & topo map.
4			
5			
6			
7	SP-GP, olive gray, sloughs, medium coarse		
8			
9			
10			
11			
12	No bwt		

WAS GROUNDWATER ENCOUNTERED?
 - No
 IF YES, AT WHAT DEPTH?
 - N/A
 DEPTH AFTER MONITORING?
 - N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

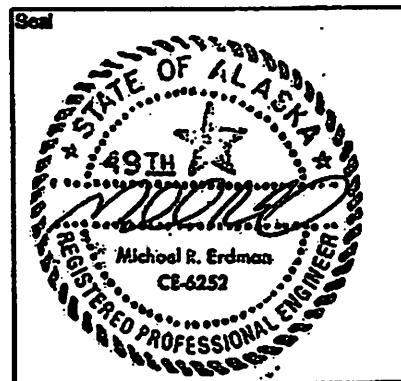
- PERFORMED BY: J. Wilkins DATE: 2/21/22

ERDMAN & ASSOCIATES

Consulting Engineers

181 E. Swanson Ave, #201
Wasilla, Alaska 99654

Katagnik Ranch Tract A
SOILS LOG - PERCOLATION TEST SOUTH



TEST HOLE # 1

Performed For: JIM CHYNOWETH

Legal Description: TP B10B SEC 35 T17N R2W S.M

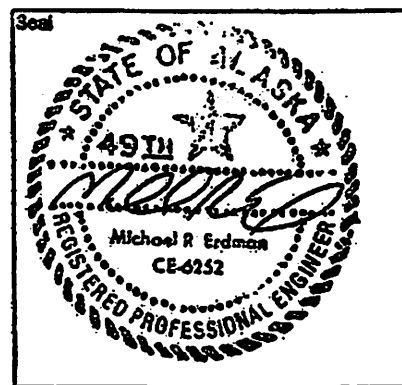
Depth, feet	Soil Type	Soils	Site Plan																														
1	TOPSOIL/OR/SILT 1/2 GRAVEL																																
2																																	
3	SP-SW																																
4																																	
5																																	
6	SP-6P																																
7																																	
8	±60% SAND																																
9																																	
10																																	
11																																	
12	NO WATER			<p>WAS GROUNDWATER ENCOUNTERED? <u>NO</u></p> <p>IF YES, AT WHAT DEPTH? <u>N/A</u></p> <p>DEPTH AFTER MONITORING? _____</p>																													
13	<table border="1"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: center;">RECEIVED</td> </tr> <tr> <td colspan="6" style="text-align: center;">AUG 23 1996</td> </tr> <tr> <td colspan="6" style="text-align: center;">DEPARTMENT OF ENVIRONMENTAL CONSERVATION MSDO</td> </tr> </tbody> </table>			PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	RECEIVED						AUG 23 1996						DEPARTMENT OF ENVIRONMENTAL CONSERVATION MSDO					
PERCOLATION TEST																																	
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop																												
RECEIVED																																	
AUG 23 1996																																	
DEPARTMENT OF ENVIRONMENTAL CONSERVATION MSDO																																	
14	<p>- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____</p> <p>- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH</p> <p>- COMMENTS: <u>USE 150 FT² BR</u></p>																																
15	<p>PERFORMED BY: <u>C. HOLLER</u> DATE: <u>4-30-96</u></p>																																
16																																	
17																																	
18																																	
19																																	
20																																	
21																																	
22																																	

ERDMAN & ASSOCIATES

Consulting Engineers

191 E. Swanson Ave, #201
Wasilla, Alaska 99654

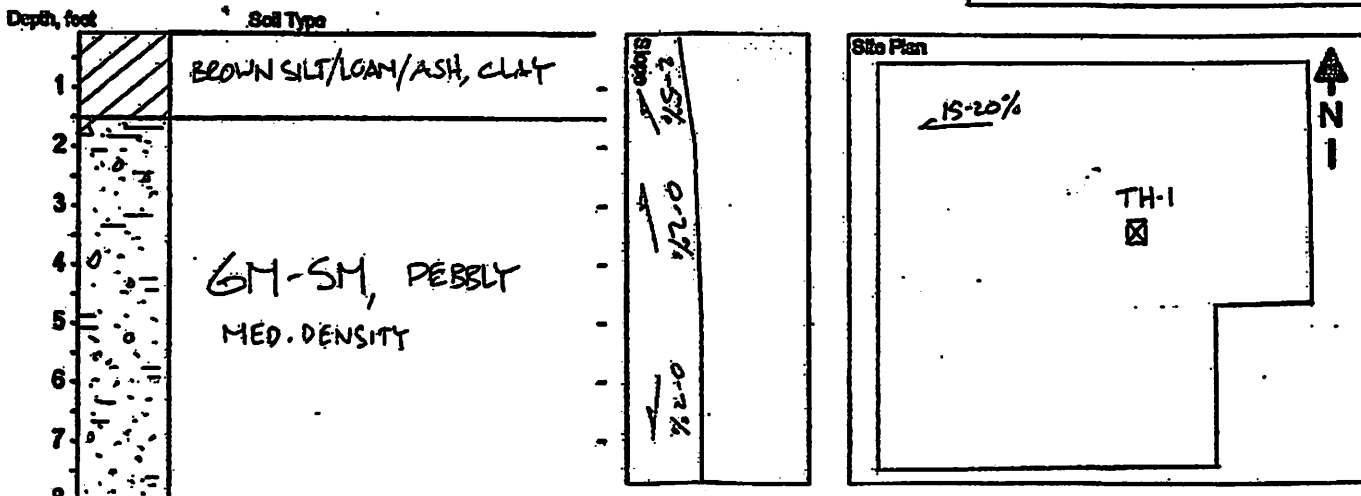
Katagnik Ranch Tract A North Building
SOILS LOG - PERCOLATION TEST



TEST HOLE # 1

Performed For: MIKE DENNISON/JIM CHYNOWETH

Legal Description: TP B-10-A SEC 35 T17N R2E



PERC 9

WAS GROUNDWATER ENCOUNTERED? NO

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? ↓

Slope: 5-10% avg. 2-5% avg. 0-2%

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
SOAK					
1	4-30-96	1253:40	10.0 MIN	5 15/16"	1 15/16"
2		1304:45	10.0 MIN	5 14/16"	1 14/16"
3	✓	1315:53	10.0 MIN	5 14/16"	1 14/16"

NO WATER OR SEEPS-

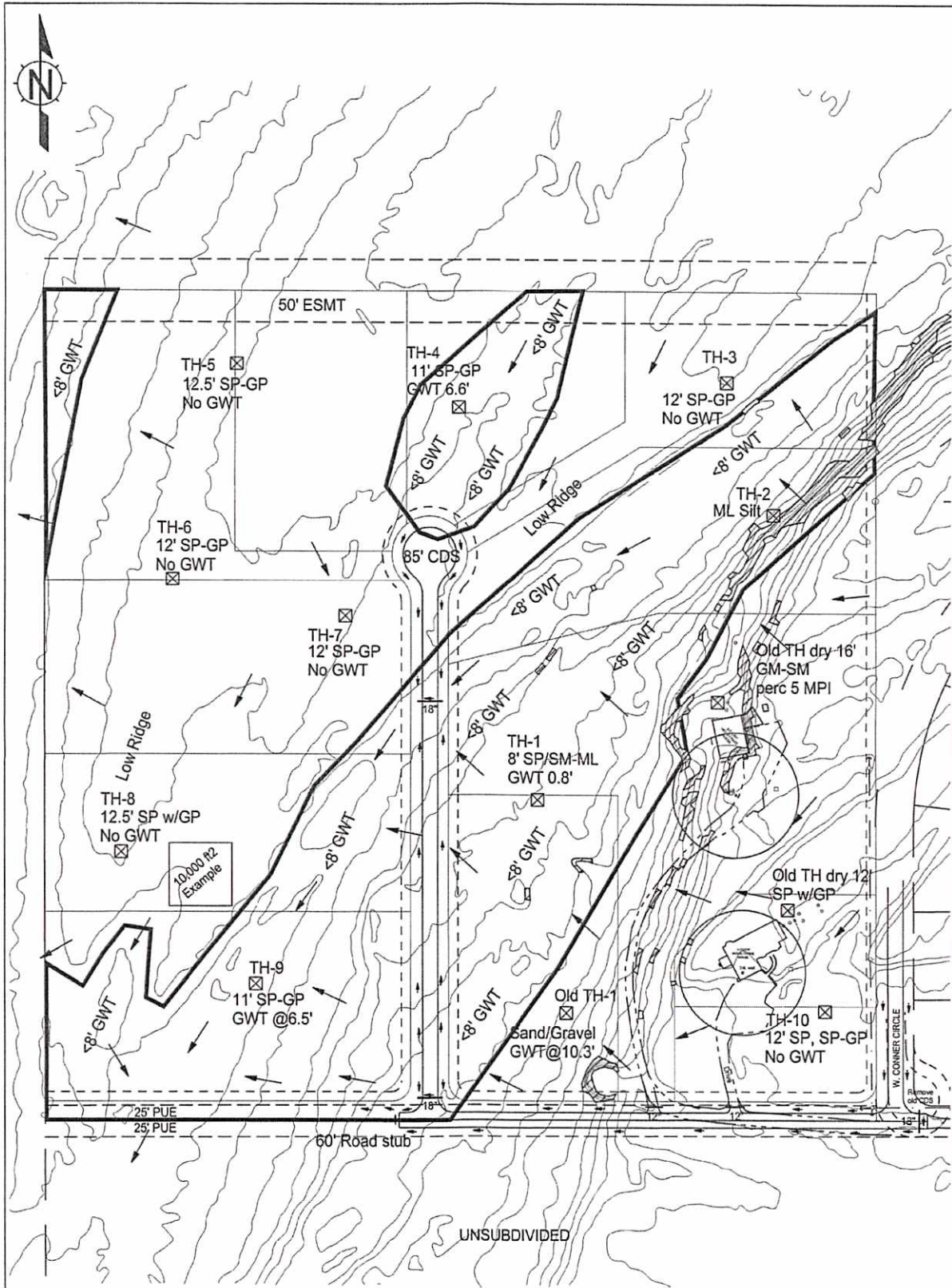
- PERCOLATION RATE 5.3 (min/inch) PERC HOLE DIAMETER 6"

- TEST RUN BETWEEN 8 FT AND 9 FT DEPTH

- COMMENTS: USE 200 FT² BEDROOM

PERFORMED BY: C. HOLLER DATE: 4-30-96

RECEIVED
AUG 23 1996
DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

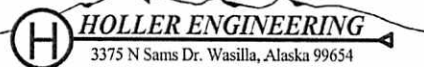


Notes:

1. Base drawing by others.
2. Topo is 2019 MSB LiDAR not verified.
3. Arrows denote apparent drainage patterns.
4. Locations of improvements & lotlines from surveyor.
5. Hatched areas have slopes greater than 25%.



Katagnak Ranch Subdivision
Useable Area, Roads, Prelim Drainage & Topo Map



3375 N Sams Dr. Wasilla, Alaska 99654

6/09/22

Job # 17033

Scale: 1"=150'+/-

Lot count comparison for existing detached 4-plexes

In general, when 4 homes are placed on a single one acre lot, the homes are substantially smaller than single unit developments. Although sizes do vary and there are outliers, based on our local septic work typically the homes average 2 BR size. Most have no garage, though some have a small garage with a small 7x7 door, frequently used for storage and incapable of housing a large/long car or pickup. The units are typically rentals with younger residents and families. As rental units, in a healthy market there are typically 10 to 20% vacancies due to normal turnover of residencies. For all of these reasons, there are fewer residents, fewer cars and fewer trips generated on average.

This seems to be borne out by the values presented in tables from the (SCM referenced) Institute of Transportation Engineers, which give substantially different values for 'single family detached housing', 'residential PUD' and 'multifamily housing (low rise)', which appear as the closest comparators presented in the tables. Based on the relative values given, the 'equivalent' lot count would be calculated:

Single family detached housing, per unit/lot = 1 lot/10 trips = standard reference value

Residential PUD 0.70/unit x 4 x 0.85 = equiv. 2.4 lots/24 trips

Multifamily low rise x 4 x 0.57/unit x 0.85 = equiv. 1.9 lots/19 trips

The PUD value is estimated to represent a condo or townhouse value, typically with a functional garage. The multifamily would represent a typical 4 plex, far less likely to contain a garage.

An alternate approach would be to assign a fixed number of trips per address; for an example of 5 trips/day per address, a detached 4-plex would generate 20 trips or be equivalent to 2.0 lots.

For this particular traffic assessment, a value of 2.0 lots or 20 trips daily is estimated for the lots which contain 4 small separate dwelling units. For the 10 lots in question, the equivalent/additional lot counts have been incorporated on the map.

RECEIVED
AUG 24 2022
PLATTING

RECEIVED
AUG 24 2022
PLATTING

Katagnak Ranch Traffic/Lot
Count Map - Updated 8-23-22
2.0 x SFD for 4plex (ITE)
or equiv. 5 trips/day/addy

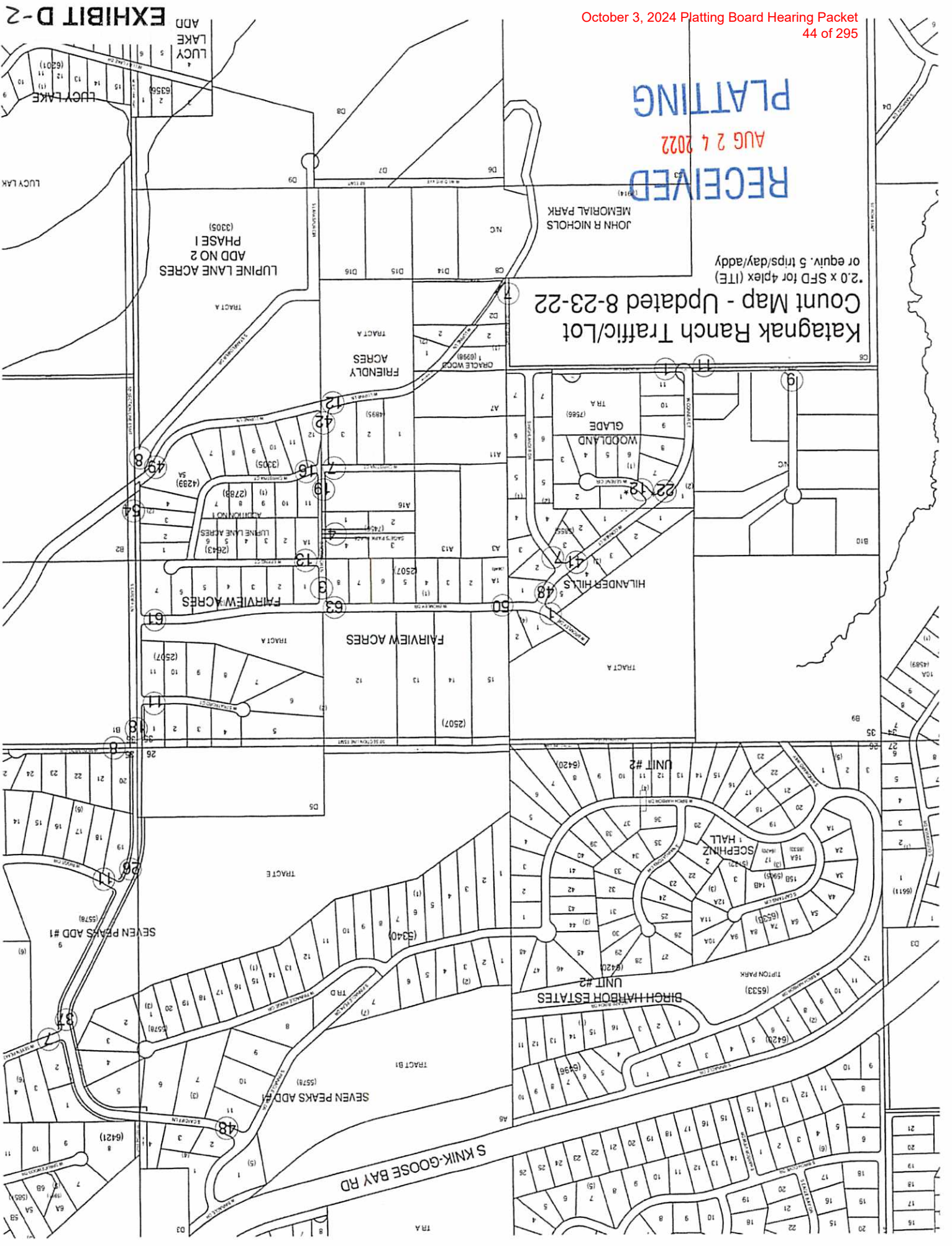


EXHIBIT D-2

ADD
LUCY
LAKE

Chris Curlin

From: Vullo, Emily N CTR USARMY CEPOA (USA) <Emily.N.Vullo@usace.army.mil>
Sent: Monday, August 26, 2024 8:33 AM
To: Chris Curlin
Subject: USACE Comments: RE: Regulator of the Day FW: RFC Katagnik Ranch Estates (CC)

Good morning Chris,

The Corps of Engineers (Corps) does not have any specific comments regarding the proposed Katagnik Ranch Estates plat.

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. If the future owners of the lots are not sure if wetlands are present, they can submit a jurisdictional determination request in conjunction with their wetland permit application.

A copy of the DA permit application can be found online at 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.

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 or the owner 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) and you will be assigned a project manager to assist you. Please feel free to contact our main line if you or the future owner have any questions or concerns at 907-753-2712.

Sincerely,
Emily

Emily Vullo
Project Manager
U.S. Army Corps of Engineers
Regulatory Division, CEPOA-RD
P.O. Box 6898
JBER, AK 99506-0898

<https://regulatory.ops.usace.army.mil/customer-service-survey/>

Chris Curlin

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Tuesday, September 3, 2024 12:47 PM
To: Chris Curlin
Subject: RE: RFC Katagnik Ranch Estates (CC)

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

Hi Chris,

I'm sorry, I know this is after the comment deadline. ADF&G has **no objections** and the following comment:

This area to be subdivided likely has a fish bearing water body with the potential of anadromous fish. Downstream of this location is an unnamed stream (AWC Water Body# 247-50-10300-2001) which is catalogued for coho presence. The Palmer Habitat Section would like to request permission to access the property for fish habitat in association with any fish habitat permitting requirements. If the owners are willing, I can be reached at (907)861-3206 or sarah.myers@alaska.gov.

Colton Percy

Habitat Biologist

Access Defense Program

Alaska Department of Fish and Game

Division of Wildlife Conservation

333 Raspberry Rd

Anchorage, AK 99518

907-267-2118

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, August 20, 2024 3:27 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; 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>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; jeffrey.anderson <jeffrey.anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@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 Katagnik Ranch Estates (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,

Chris Curlin

From: Daniel Dahms
Sent: Tuesday, August 27, 2024 3:49 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Katagnik Ranch Estates (CC)

Chris,

No comments from PD&E.

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

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Tuesday, August 20, 2024 3:27 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; 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>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@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 Katagnik Ranch Estates (CC)

Hello,

The following link is a request for comments on the proposed Katagnik Ranch Estates, a modification of the previously approved Katagnik Ranch 2022.
Please ensure all comments have been submitted by August 30, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

[☐ Katagnik Ranch Estates](#)

Sincerely,

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



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

August 21, 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 master plan and has no comments or recommendations.

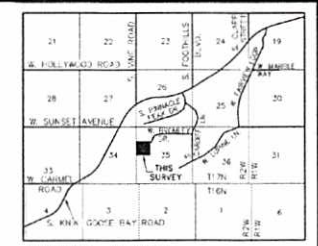
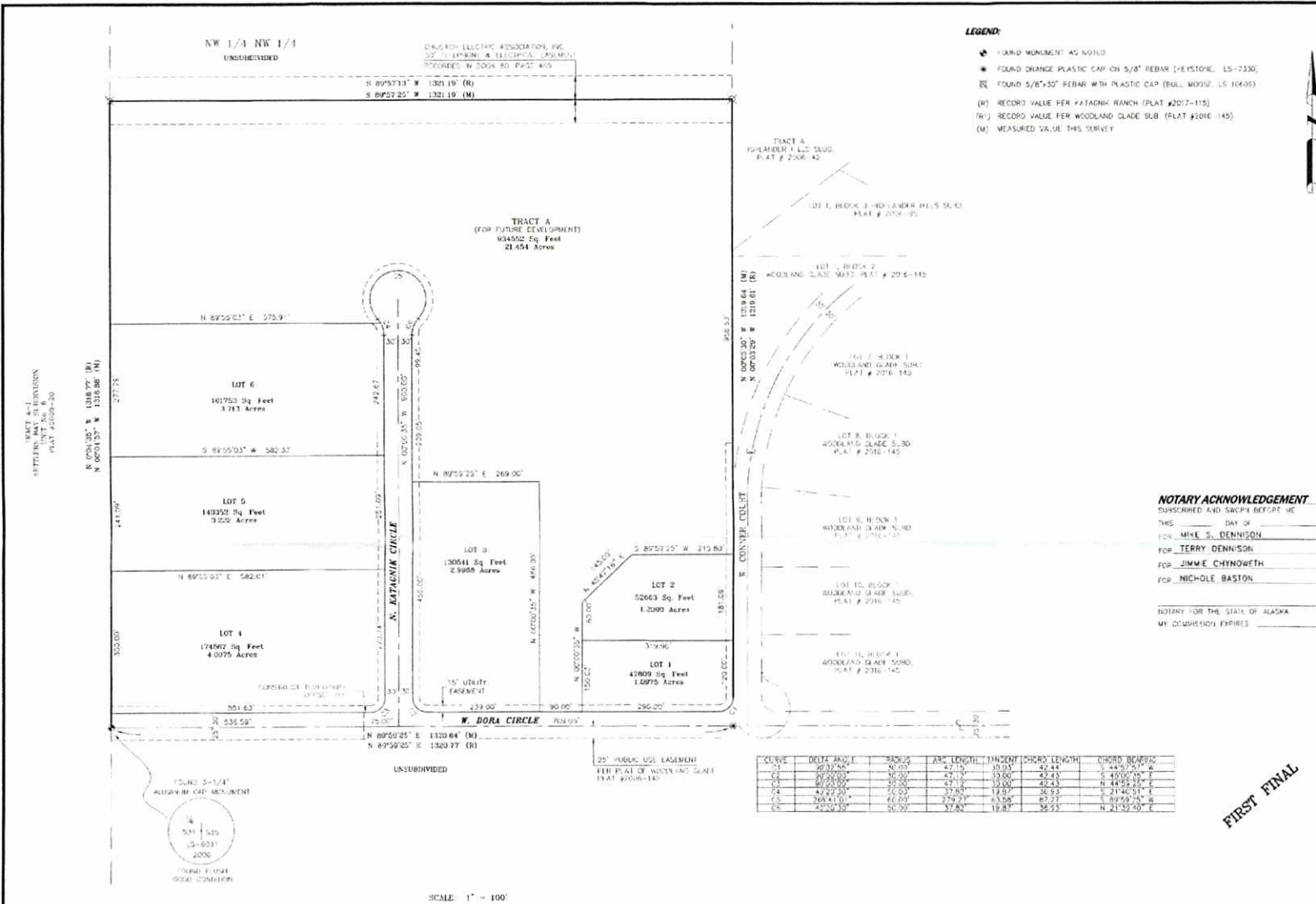
- **KATAGNIK RANCH PHASE I
(MSB Case # 2022-112)**

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

Sincerely,

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

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



CERTIFICATE OF OWNERSHIP AND DEDICATION
WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT AND DEDICATE ALL PORTIONS OF WAY TO THE MATANASKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

MIKE S. DENNISON (DATE) _____
P.O. BOX 876504
WASILLA, AK 99687

TERRY DENNISON (DATE) _____
P.O. BOX 876508
WASILLA, AK 99687

JIMMIE CHYNOWETH (DATE) _____
P.O. BOX 873340
WASILLA, AK 99687

NICHOLE BASTON (DATE) _____
P.O. BOX 873340
WASILLA, AK 99687

NOTARY ACKNOWLEDGEMENT
I, _____, Notary Public for the State of Alaska, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by _____, _____, _____, and _____, who are the owners of the property described herein.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANASKA-SUSTINA BOROUGH AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY _____ PLAT RESOLUTION NO. _____

DATE: _____
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 THIS PLAN IS LOCATED.

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

FIRST FINAL

- NOTES**
- THESE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.
 - 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.
 - EASEMENT GRANTED TO MATANASKA ELLIPTIC ASSOCIATION, INC. RECORDED IN BOOK 865, PAGE 148 ON SEPTEMBER 20, 1996.
 - THE BASIS OF BEARING IS GEODETIC NORTH BASED ON THE FIELD SURVEY ON JUNE 8, 2017. THIS SURVEY WAS CONDUCTED USING GARMIN BRK2 SURVEYING, MAGNETRON, SATELLITE SYSTEM (GPS) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPHERICAL REFERENCE SYSTEM.
 - COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED IN BOOK _____, PAGE _____.

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 _____ DATE _____ BOROUGH TAX COLLECTION OFFICIAL

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 MEASUREMENTS SHOWN ON THE PLAN ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT S. HOFFMAN, P.L.S.
LS 10666 PROFESSIONAL LAND SURVEYOR (DATE) _____



A PLAT OF **KATAGNIK RANCH 2022** PHASE I
A RESUBDIVISION OF: KATAGNIK RANCH TRACT A & LOT 1 PLAT #2017-115

SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 40.0 ACRES MORE OR LESS

BULL MOOSE SURVEYING
ROBERT S. HOFFMAN, P.L.S. OFFICE: (907) 257-6957
200 HYDRAK LANE, WASILLA, ALASKA 99654 FAX: (907) 257-6977

DRAWN BY: TGC DYNAMIC SCALE: 1" = 100'
DATE: _____ SHEET: _____
CHECKED BY: RSH 1 OF 1

EXHIBIT H-2

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, August 29, 2024 6:04 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Katagnik Ranch Estates (CC)
Attachments: Agenda Plat 2024.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

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

Sent: Tuesday, August 20, 2024 3:27 PM

To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; 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>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; billydoc56@hotmail.com; pcook@alaskan.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; dglsaviatn@aol.com; Bill Gamble <Bill.Gamble@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 Katagnik Ranch Estates (CC)

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

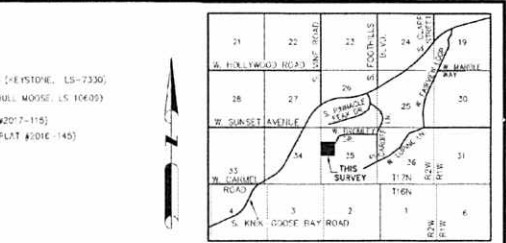
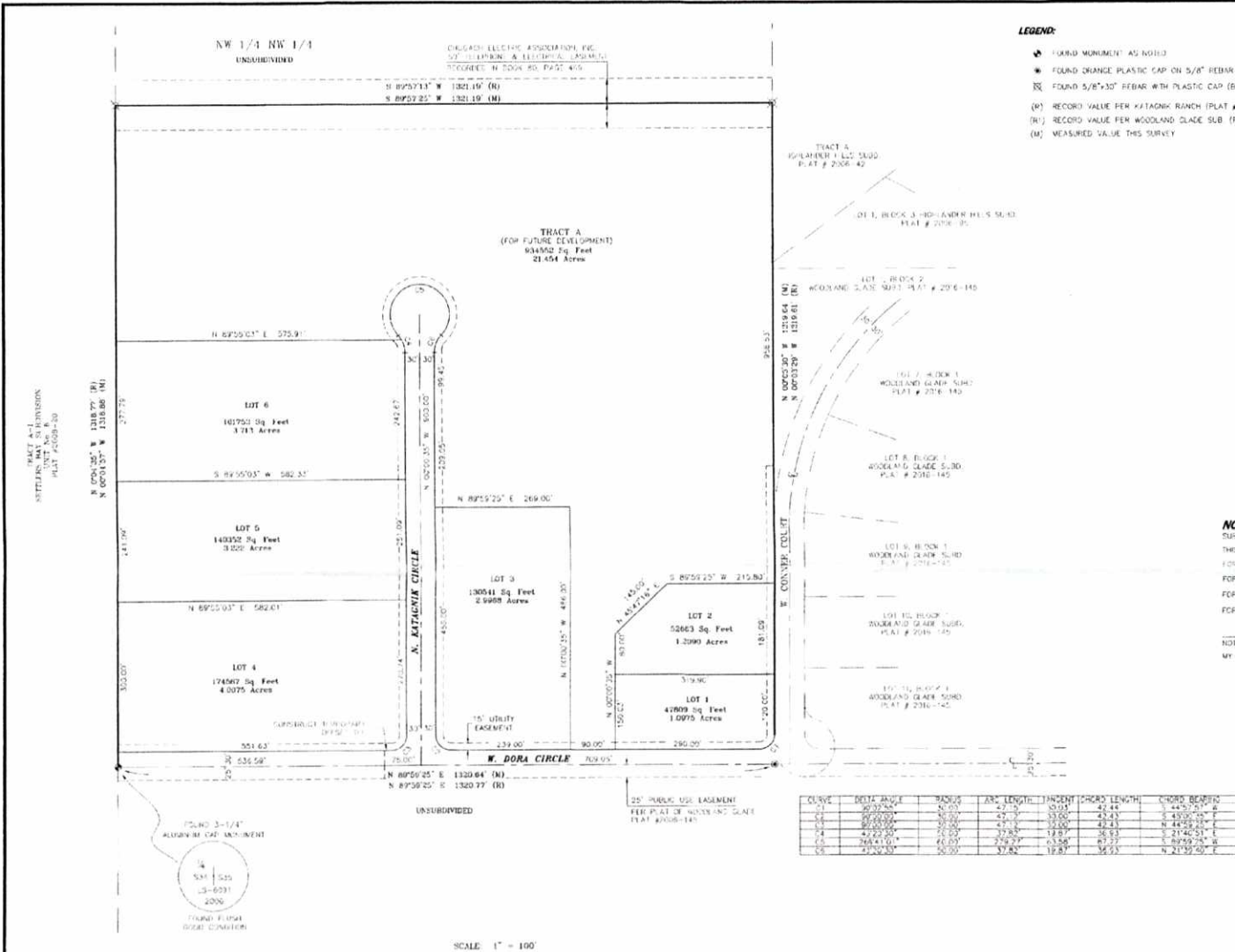
Hello,

The following link is a request for comments on the proposed Katagnik Ranch Estates, a modification of the previously approved Katagnik Ranch 2022.

Please ensure all comments have been submitted by August 30, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

[Katagnik Ranch Estates](#)

Sincerely,



NOTARY ACKNOWLEDGEMENT
 SUBSCRIBED AND SIGNED BEFORE ME
 THIS _____ DAY OF _____
 FOR MIKE S. DENNISON
 FOR TERRY DENNISON
 FOR JIMMIE CHYNOWETH
 FOR NICHOLE BASTON

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
 I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA 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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLATTING CLERK

Agenda Copy

FIRST FINAL

- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE MADE.
 2. 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.
 3. EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED IN BOOK 865, PAGE 848 ON SEPTEMBER 26, 1996.
 4. THE BASIS OF BEARING IS GEODETIC NORTH BASED ON THE FIELD SURVEY ON JUNE 8, 2017. THIS SURVEY WAS CONDUCTED USING GARMIN BRV3 GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM.
 5. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED: _____, 2024 N 5049 _____, PAGE _____

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

APPROVED AS SHOWN
 CORRECTED
 MSA/MSL/MSD, DATE
 GC ENGINEERING & DESIGN

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

ROBERT S. HOFFMAN, P.L.S.
 LS 1069 PROFESSIONAL LAND SURVEYOR

DATE _____



A PLAT OF ^{COPIES} **KATAGNIK RANCH 2022**
PHASE I

A RESUBDIVISION OF:
 KATAGNIK RANCH
 TRACT A & LOT 1
 PLAT #2017-115

SEWARD MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 40.0 ACRES MORE OR LESS

BULL MOOSE SURVEYING
 ROBERT S. HOFFMAN P.L.S. OFFICE: (907) 357-6957
 203 HYDRAK LINE OFFICE: (907) 357-6977
 WASILLA, ALASKA 99654

DRAWN BY: RSH DRAWING SCALE: 1"=100'
 DATE: _____ SHEET: 1 OF 1
 CHECKED BY: RSH

EXHIBIT H-4

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

RECEIVED
SEP 16 2024
PLATTING

5855B02L002 17
ANDRUKIEWICZ ZECHARIAH T
ANDRUKIEWICZ HADLEY S
5159 W CONNER CT
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: MIKE & TERRY DENNISON, JIMMIE CHYNOWETH & NICOLE BASTON

REQUEST: The request is to bring the approved Katagnik Ranch 2022 back for modification. The petitioner proposes creating six lots and one tract from Lot 1 and Tract A, Katagnik Ranch, Plat 2017-115, to be known as **KATAGNIK RANCH ESTATES PHASE 1**, containing 40.0 acres +/- . The petitioner is dedicating and constructing one interior road. The property is located east of S. Knik-Goose Bay Road, directly west of W. Connor Court, and northwest of Nichols Memorial Park (Tax ID # 7689000L001 & T00A); lying within the NW ¼ Section 35, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik Fairview Community Council and in Assembly District #5.

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 Master Plan. The public hearing is scheduled for October 3, 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. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, Chris Curlin at (907) 861-7873.

To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

No Objection Objection Concern

Name: Hadley Andrulikiewicz Address: 5159 W. Conner Ct.

Comments: _____

NW 1/4 NW 1/4
UNSUBDIVIDED

CHUGACH ELECTRIC ASSOCIATION, INC.
50' TELEPHONE & ELECTRICAL EASEMENT
RECORDED IN BOOK 80, PAGE 469

S 89°57'13" W 1321.19' (R)
S 89°57'25" W 1321.19' (M)

TRACT A
(FOR FUTURE DEVELOPMENT)
934552 Sq. Feet
21.454 Acres

TRACT A-1
SETTLERS BAY SUBDIVISION
UNIT No. 6
PLAT #2008-20

N 0°04'35" W 1318.77' (R)
N 0°04'57" W 1318.88' (M)

N 89°55'03" E 575.91'

LOT 6
161753 Sq. Feet
3.713 Acres

S 89°55'03" W 582.33'

LOT 5
140352 Sq. Feet
3.222 Acres

N 89°55'03" E 582.01'

LOT 4
174567 Sq. Feet
4.0075 Acres

CONSTRUCT TEMPORARY
OFFSET TEE

FOUND 3-1/4"
ALUMINUM CAP MONUMENT



FOUND FLUSH
GOOD CONDITION

SCALE: 1" = 100'

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. 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.
3. BLANKET EASEMENT GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED IN BOOK 865, PAGE 848 ON SEPTEMBER 20, 1996.
4. THE BASIS OF BEARING IS GEODETIC NORTH BASED ON THE FIELD SURVEY ON JUNE 8, 2017. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GLOBAL NAVIGATIONAL SATELLITE SYSTEM (GNSS) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM.
5. COVENANTS, CONDITIONS AND RESTRICTIONS: RECORDED: _____, 2024 IN BOOK _____, PAGE _____

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.
DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

LEGEND:

- ◆ FOUND MONUMENT AS NOTED
- FOUND ORANGE PLASTIC CAP ON 5/8" REBAR (KEYSTONE, LS-7330)
- ⊗ FOUND 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE, LS 10609)
- (R) RECORD VALUE PER KATAGNIK RANCH (PLAT #2017-115)
- (R1) RECORD VALUE PER WOODLAND GLADE SUB. (PLAT #2016-145)
- (M) MEASURED VALUE THIS SURVEY

TRACT A
HIGHLANDER HILLS SUBD.
PLAT # 2006-42

LOT 1, BLOCK 3 HIGHLANDER HILLS SUBD.
PLAT # 2006-95

LOT 1, BLOCK 2
WOODLAND GLADE SUBD. PLAT # 2016-145

LOT 7, BLOCK 1
WOODLAND GLADE SUBD.
PLAT # 2016-145

LOT 8, BLOCK 1
WOODLAND GLADE SUBD.
PLAT # 2016-145

LOT 9, BLOCK 1
WOODLAND GLADE SUBD.
PLAT # 2016-145

LOT 10, BLOCK 1
WOODLAND GLADE SUBD.
PLAT # 2016-145

LOT 11, BLOCK 1
WOODLAND GLADE SUBD.
PLAT # 2016-145

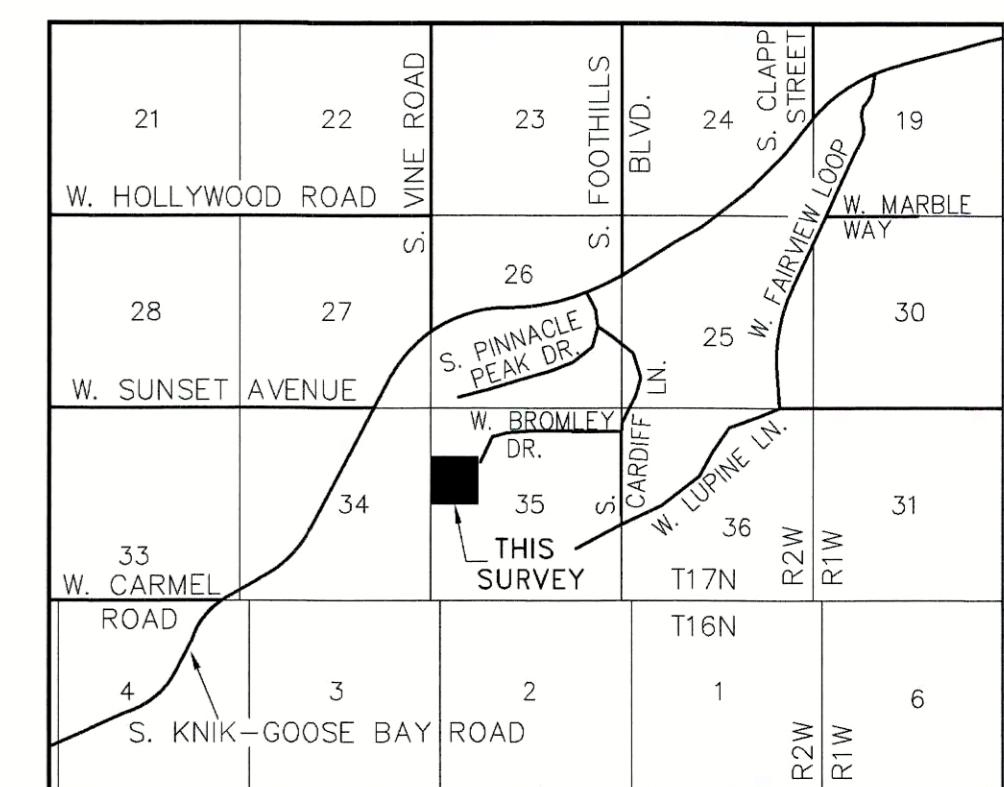
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	90°02'55"	30.00'	47.15'	30.03'	42.44'	S 44°57'57" W
C2	90°00'00"	30.00'	47.12'	30.00'	42.43'	S 45°00'35" E
C3	90°00'00"	30.00'	47.12'	30.00'	42.43'	N 44°59'25" E
C4	43°20'30"	50.00'	37.82'	19.87'	36.93'	S 21°40'51" E
C5	266°41'01"	60.00'	279.27'	63.58'	87.27'	S 89°59'25" W
C6	43°20'30"	50.00'	37.82'	19.87'	36.93'	N 21°39'40" E

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR MIKE S. DENNISON
FOR TERRY DENNISON
FOR JIMMIE CHYNOWETH
FOR NICHOLE BASTON

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

FIRST FINAL



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MIKE S. DENNISON DATE _____
P.O. BOX 870908
WASILLA, AK 99687

TERRY DENNISON DATE _____
P.O. BOX 870908
WASILLA, AK 99687

JIMMIE CHYNOWETH DATE _____
P.O. BOX 873540
WASILLA, AK 99687

NICHOLE BASTON DATE _____
P.O. BOX 873540
WASILLA, AK 99687

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.

PLANNING AND LAND USE DIRECTOR DATE _____

ATTEST: _____ PLATTING CLERK

Agenda Copy

A PLAT OF
KATAGNIK RANCH
PHASE I

A RESUBDIVISION OF:
KATAGNIK RANCH
TRACT A & LOT 1
PLAT #2017-115

SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 40.0 ACRES MORE OR LESS

BULL MOOSE SURVEYING

ROBERT S. HOFFMAN P.L.S. OFFICE: (907) 357-6957
200 HYGRADE LANE
WASILLA, ALASKA 99654 FAX: (907) 357-6977

DRAWN BY: TGC	DRAWING SCALE:
DATE:	1"=100'
CHECKED BY: RSH	SHEET
	1 OF 1

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.
LS 10609 PROFESSIONAL LAND SURVEYOR DATE _____

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 3, 2024

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

REQUEST: The request is to bring **VICTORY GERWIG** Subdivision back before the board for modification. The proposed alteration will remove the dedication of right of way of the W. Glenn Highway and S. Victory Road. Victory Gerwig is creating seven lots from Tract I-1, Lee Subdivision Add #1, Plat 88-14, Lot 1, Gerwig Subdivision, Plat 2010-43, Parcel 1, MSB Waiver 84-65-PWm, Parcel 2, MSB Waiver 85-32-PWm, Parcel 1, MSB Waiver 91-17-PWm, Parcels 1 & 2, MSB Waiver 91-24-PWm, & the SE ¼ NW1/4, Section 27, T20N R8E, containing 94.91 acres +/- . The property is located southwest of Index Lake, North of W. Glenn Highway, and east of S. Muddy Creek Circle; within the N ½ Section 27, Township 20 North, Range 08 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map	EXHIBIT A – 1 pg
Request to modify	EXHIBIT B – 1 pg
As-Built	EXHIBIT C – 2 pgs
January 4, 2024, Platting Board Action Letter	EXHIBIT D – 2 pgs
January 4, 2024, Staff Report Packet	EXHIBIT E – 32 pgs

AGENCY COMMENTS

ADOT&PF	EXHIBIT F – 2 pgs
USACE	EXHIBIT G – 1 pg
MSB Department of Public Works	EXHIBIT H – 1 pg
MSB Permit Center	EXHIBIT I – 1 pg
Utilities	EXHIBIT J – 4 pgs

DISCUSSION: Victory Gerwig Subdivision was originally heard and approved by the Platting Board at the January 4, 2024, Platting Board Meeting. The petitioner is requesting the removal of fee simple dedication of the W. Glenn Highway and S. Victory Road from the approved design. These sections currently exist as a public use easement and will still have the required legal access.

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. Legal access will exist, Physical access will exist once ADOT&PF has completed their upgrades to S. Victory Road.

January 4, 2024, Platting Board Action Letter: The Platting Board Action Letter dated January 5, 2024, is seen at **Exhibit D**. The Platting Board approved the preliminary plat of Victory Gerwig with ten Findings of Fact and nine Conditions of Approval.

January 4, 2024, Staff Report Packet: The original staff report packet from the January 4, 2024 Platting Board Hearing can be seen at **Exhibit E**.

Comments:

Alaska Department of Transportation & Public Facilities (**Exhibit F**) has no objections to the removal of right of way dedication. DOT&PF notes that the agenda plat fails to show or list an RS2477 easement. Verify the location and show the RS2477 easement (**Recommendation #2**).

USACE (**Exhibit G**) has no specific comments.

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

MSB Permit Center (**Exhibit I**) has no comments.

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

At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining/Land/Water; ADF&G; Community Council #21 Glacier View; MSB Emergency Services, Community Development, Assessments, or Planning; MEA or MTA.

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

FINDINGS OF FACT

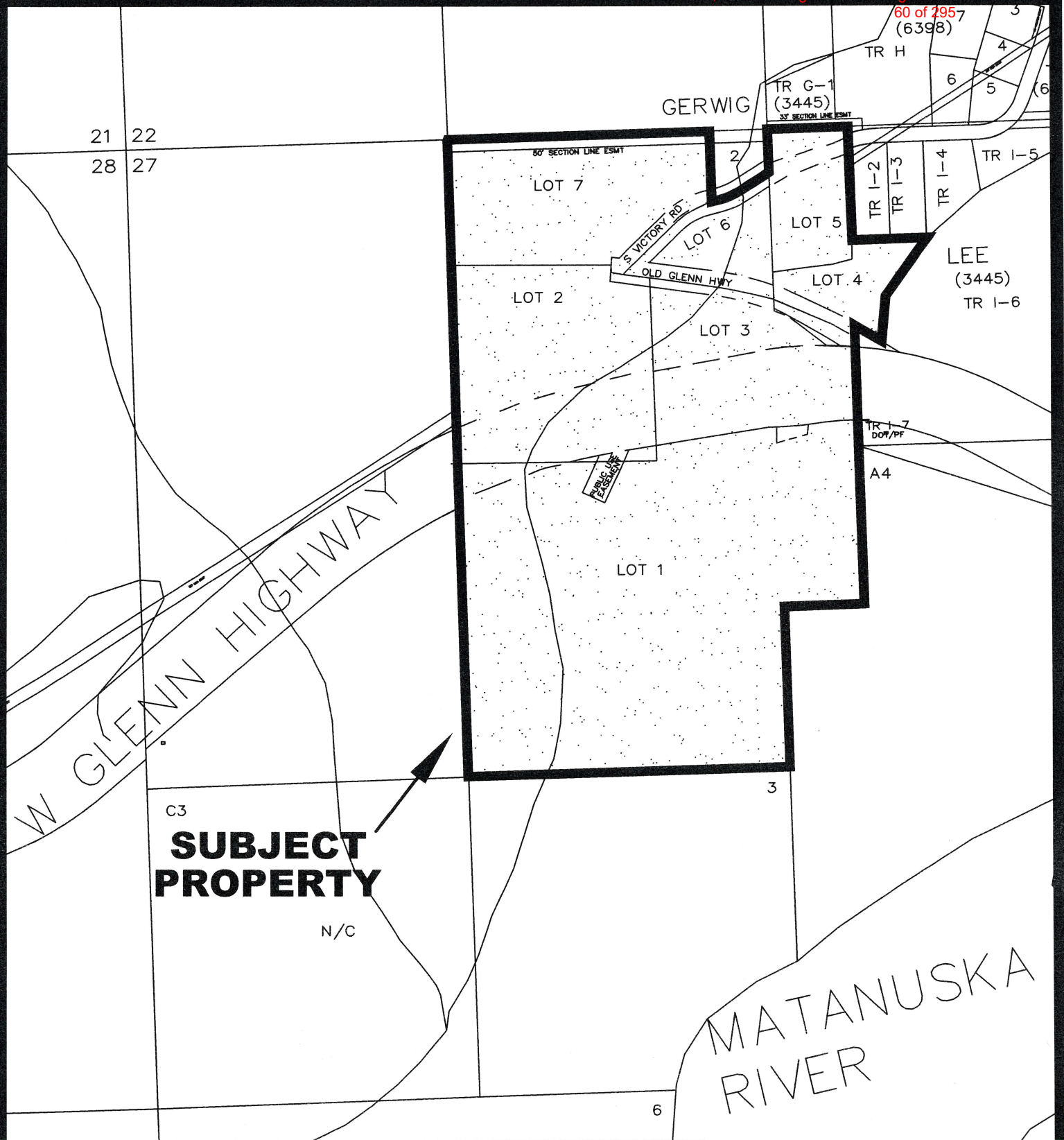
1. Victory Gerwig was heard and approved by the Platting Board at the January 4, 2024 Platting Board Meeting.
2. January 4, 2024, Findings of Fact:
 1. The plat of Victory Gerwig is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
 2. A soils report was submitted, pursuant to MSB 43.20.281(A){1}
 3. Legal access exists pursuant to MSB 43.20.120.

4. Physical access will exist once ADOT &PF completes the planned road project on S. Victory Road pursuant to MSB 43.20.140.
5. Frontage will exist once ADOT&PF completes the planned road project on S. Victory Road pursuant to MSB 43.20.320.
6. Victory Road is maintained by ADOT &PF and currently has a ADOT &PF project in design for improvements along this corridor. ADOT &PF recommends petitioners not be required to upgrade.
7. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #21 Glacier View; MSB Emergency Services, Community Development, Assessments, Planning, Development Services; GCI or MEA.
8. ADF&G noted that a fish habitat permit may be required for any culverts installed on the stream channel that crosses Lots 1, 2, 3 & 6.
9. There were no objections from any federal or state agencies, Borough departments, or utilities.
10. There were no objections from the public in response to the Notice of Public Hearing.
3. The case was brought back before the Platting Board at the request of the petitioner to remove the requirement to dedicate as right of way those portions of the W. Glenn Highway and S. Victory Road currently encumbered by a Public Use Easement.
4. The plat of Victory Gerwig is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
5. At the time of staff report write-up, there were no responses to the Request for Comments from DNR Division of Mining/Land/Water; ADF&G; Community Council #21 Glacier View; MSB Emergency Services, Community Development, Assessments, or Planning; MEA or MTA.
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the modification to the preliminary plat of Victory Gerwig, Section 27, Township 20 North, Range 08 East, Seward Meridian, Alaska, contingent on staff recommendations

1. January 4, 2024 Conditions of Approval:
 1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
 2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
 3. Pay postage and advertising fees.
 4. Add a plat note stating no direct access to the W. Glenn Highway will be permitted for Lots 2, 3&4.
 5. Provide Platting Staff copies of all driveway permits/permit application for all existing accesses.
 6. Apply for new driveway permit for Lot 1 's access onto the W. Glenn Highway.
 7. Show all easements of record on final plat.
 8. Submit recording fees, payable to Department of Natural Resources (DNR).
 9. Submit plat in full compliance with Title 43.
2. Show or list RS2477 easement as is appropriate using DNR RST 1439 case file.



SUBJECT PROPERTY

N/C

VICINITY MAP

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

Request of Modification:

Approved plat will do away with dedication of Right of way to the D.O.T.

RECEIVED
AUG 16 2024
PLATTING

EXHIBIT B

RECEIVED
AUG 16 2024
PLATTING



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



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

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

DWG.#: 23-174C
DESIGN: CEH
DRAWN BY: ELF
CHECKED: CEH
SCALE
11x17: 1"=140'
22x34: 1"=70'
REVISION DATE:
07/31/24

REFERENCE
NUMBER:
V-2.1
SHEET 3 OF 4

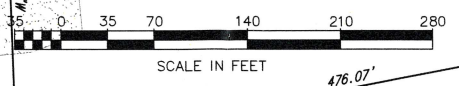
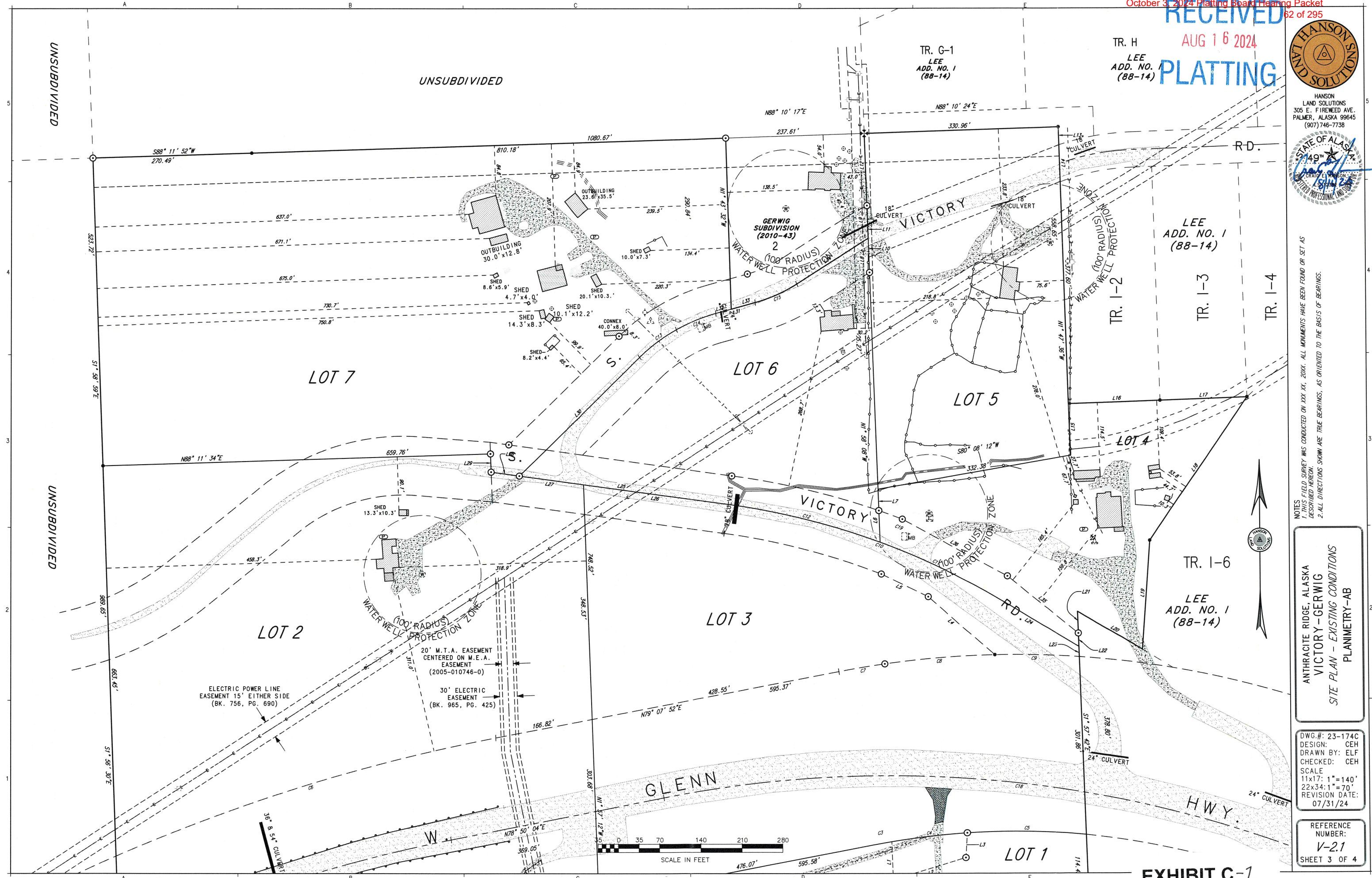


EXHIBIT C-1



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

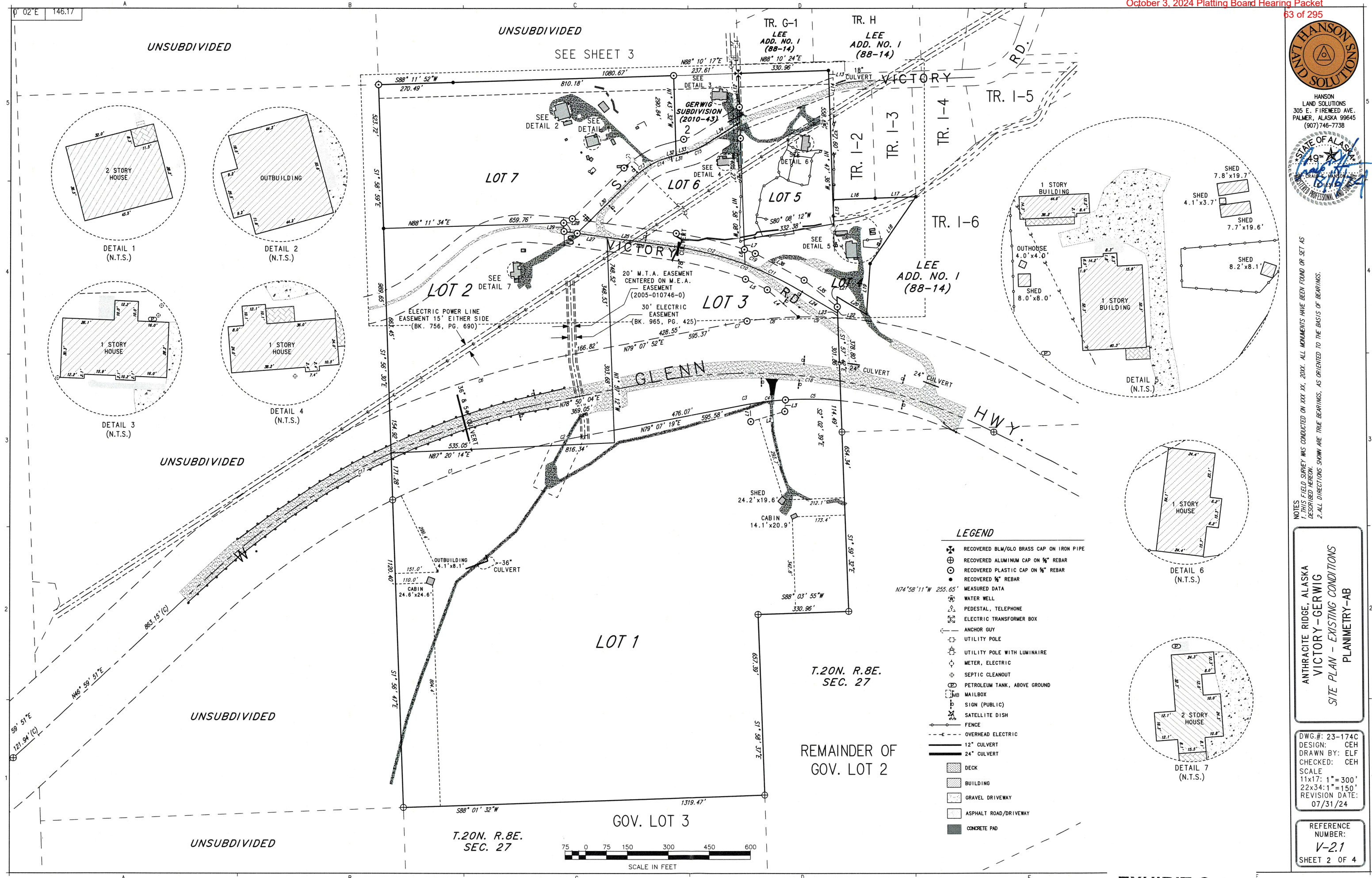


NOTES:
1. THIS FIELD SURVEY WAS CONDUCTED ON XXV XX, 20XX. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
2. ALL DIRECTIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.

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

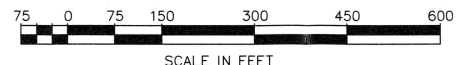
DWG.#: 23-174C
DESIGN: CEH
DRAWN BY: ELH
CHECKED: CEH
SCALE
11x17: 1"=300'
22x34: 1"=150'
REVISION DATE:
07/31/24

REFERENCE
NUMBER:
V-2.1
SHEET 2 OF 4



LEGEND

- ⊕ RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- ⊕ RECOVERED ALUMINUM CAP ON 3/8" REBAR
- ⊕ RECOVERED PLASTIC CAP ON 3/8" REBAR
- RECOVERED 3/8" REBAR
- MEASURED DATA
- ⊕ WATER WELL
- ⊕ PEDESTAL, TELEPHONE
- ⊕ ELECTRIC TRANSFORMER BOX
- ⊕ ANCHOR GUY
- ⊕ UTILITY POLE
- ⊕ UTILITY POLE WITH LUMINAIRE
- ⊕ METER, ELECTRIC
- ⊕ SEPTIC CLEANOUT
- ⊕ PETROLEUM TANK, ABOVE GROUND
- ⊕ MAILBOX
- ⊕ SIGN (PUBLIC)
- ⊕ SATELLITE DISH
- ⊕ FENCE
- ⊕ OVERHEAD ELECTRIC
- 12" CULVERT
- 24" CULVERT
- ▨ DECK
- ▨ BUILDING
- ▨ GRAVEL DRIVEWAY
- ▨ ASPHALT ROAD/DRIVEWAY
- ▨ CONCRETE PAD





MATANUSKA-SUSITNA BOROUGH

Platting Division

350 East Dahlia Avenue • Palmer AK 99645
Phone (907) 861-7874 • Email: platting@matsugov.us

PLATTING BOARD ACTION LETTER

January 5, 2024

Hanson Land Solutions
305 E. Fireweed Ave.
Palmer AK 99645

Case #: **2023-140**

Case Name: **VICTORY GERWIG**

Action taken by the Platting Board on January 4, 2024, is as follows:

THE PRELIMINARY PLAT FOR VICOTRY GERWIG WAS APPROVED AND WILL EXPIRE ON JANUARY 5, 2030, SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL. FINDINGS OF FACT SUPPORTING THIS DECISION ARE ALSO INCLUDED.

ALL DECISIONS OF APPROVAL OR DISAPPROVAL BY THE PLATTING AUTHORITY SHALL BE FINAL UNLESS APPEALED TO THE BOARD OF ADJUSTMENT AND APPEALS, MSB 15.39. A PETITION WHICH IS TABLED BY THE BOARD SHALL BE DEEMED DENIED UNLESS THE APPLICANT BRINGS THE MATTER BACK BEFORE THE BOARD WITH ALL CONDITIONS MET WITHIN THE TIME ALLOWED BY THE BOARD OR BY LAW.

If this is in reference to a plat application, recordation at the appropriate District Recorder's Office of the plat is required before any transfer of title can occur. Should you have any questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Mr. Fred Wagner, PLS
Platting Officer

tt
cc:

Additional Plat Reviews After 2nd Final are \$100.00 Each

FINDINGS OF FACT

1. The plat of Victory Gerwig is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. Legal access exists pursuant to MSB 43.20.120.
4. Physical access will exist once ADOT&PF completes the planned road project on S. Victory Road pursuant to MSB 43.20.140.
5. Frontage will exist once ADOT&PF completes the planned road project on S. Victory Road pursuant to MSB 43.20.320.
6. Victory Road is maintained by ADOT&PF and currently has a ADOT&PF project in design for improvements along this corridor. ADOT&PF recommends petitioners not be required to upgrade.
7. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #21 Glacier View; MSB Emergency Services, Community Development, Assessments, Planning, Development Services; GCI or MEA.
8. ADF&G noted that a fish habitat permit may be required for any culverts installed on the stream channel that crosses Lots 1, 2, 3 & 6.
9. There were no objections from any federal or state agencies, Borough departments, or utilities.
10. There were no objections from the public in response to the Notice of Public Hearing.

CONDITIONS OF APPROVAL

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add a plat note stating no direct access to the W. Glenn Highway will be permitted for Lots 2, 3 & 4.
5. Provide Platting Staff copies of all driveway permits/permit application for all existing accesses.
6. Apply for new driveway permit for Lot 1's access onto the W. Glenn Highway.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit plat in full compliance with Title 43.

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
January 4, 2024

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

REQUEST: The request is to create 7 lots from Tract I-1, Lee Subdivision Add #1, Plat 88-14, Lot 1, Gerwig Subdivision, Plat 2010-43, Parcel 1, MSB Waiver 84-65-PWm, Parcel 2, MSB Waiver 85-32-PWm, Parcel 1, MSB Waiver 91-17-PWm, Parcels 1 & 2, MSB Waiver 91-24-PWm, & the SE ¼ NW¼, Section 27, T20N R8E to be known as **VICTORY GERWIG**, containing 94.91 acres +/- . The property is located south west of Index Lake, north of W. Glenn Highway, and east of S. Muddy Creek Circle (Tax ID # 3445000L00I-1, 6979000L001, 20N08E27A005 / A006 / A007 / B002 / B004 / B005); within the N ½ Section 27, Township 20 North, Range 08 East, Seward Meridian, Alaska. In the Glacier View Community Council and in Assembly District #7.

EXHIBITS

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

AGENCY COMMENTS

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

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

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

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. All proposed lots have legal access. All lots will have physical access once ADOT&PF has completed their upgrades.

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

Comments:

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

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

ADF&G (**Exhibit G**) has no objections to the proposed platting action with the following comment:

There is a stream channel that runs through Lots 1, 2, 3 & 6 so the property owners should take into consideration that a fish habitat permit may be required for any culverts installed on that stream channel.

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

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

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

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

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

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

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

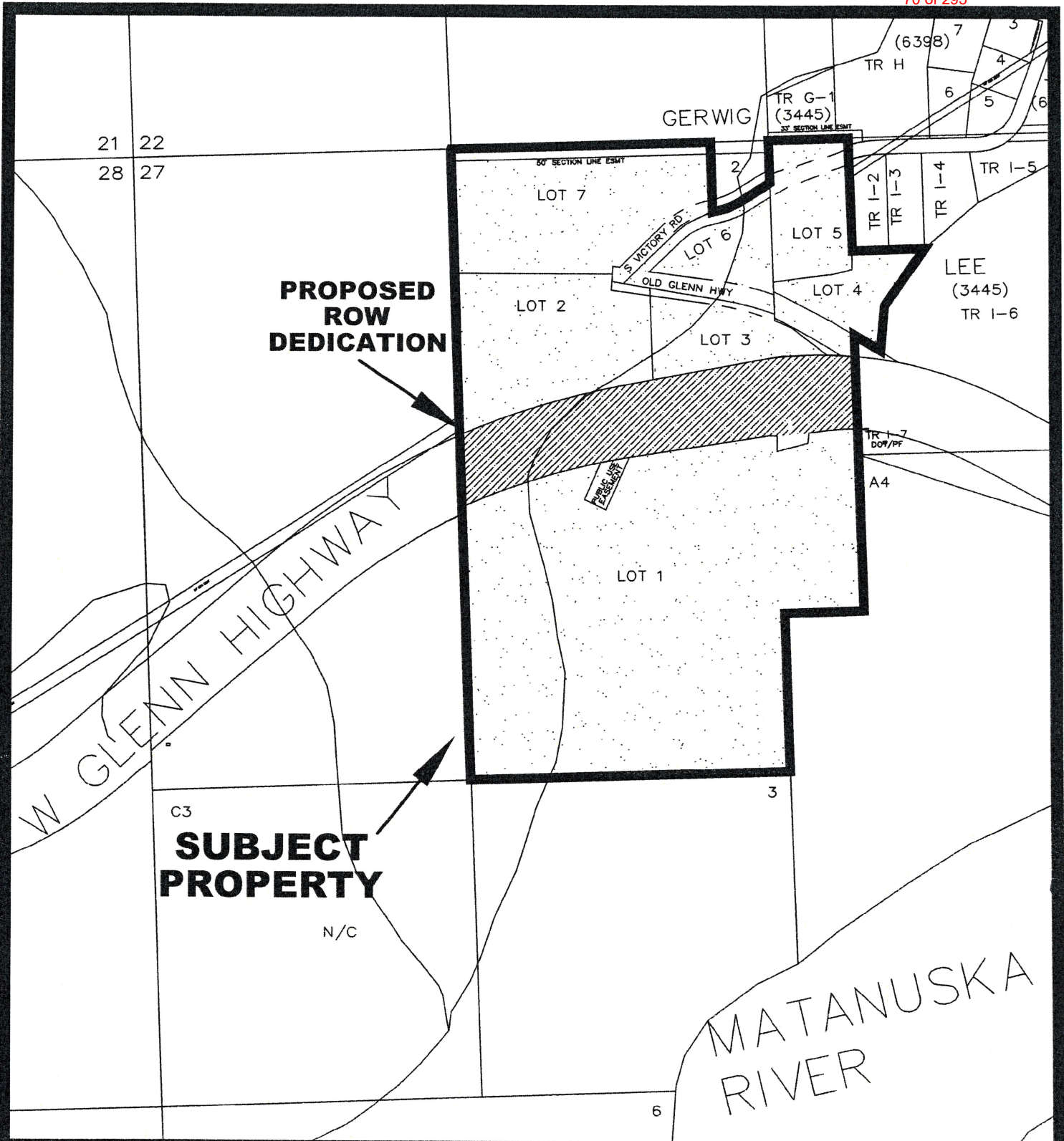
FINDINGS OF FACT

1. The plat of Victory Gerwig is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. Legal access exists pursuant to MSB 43.20.120.
4. Physical access will exist once ADOT&PF completes the planned road project on S. Victory Road pursuant to MSB 43.20.140.
5. Frontage will exist once ADOT&PF completes the planned road project on S. Victory Road pursuant to MSB 43.20.320.
6. Victory Road is maintained by ADOT&PF and currently has a ADOT&PF project in design for improvements along this corridor. ADOT&PF recommends petitioners not be required to upgrade.
7. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #21 Glacier View; MSB Emergency Services, Community Development, Assessments, Planning, Development Services; GCI or MEA.
8. ADF&G noted that a fish habitat permit may be required for any culverts installed on the stream channel that crosses Lots 1, 2, 3 & 6.
9. There were no objections from any federal or state agencies, Borough departments, or utilities.
10. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Victory Gerwig, Section 27, Township 20 North, Range 08 East, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Add a plat note stating no direct access to the W. Glenn Highway will be permitted for Lots 2, 3 & 4.
5. Provide Platting Staff copies of all driveway permits/permit application for all existing accesses.
6. Apply for new driveway permit for Lot 1's access onto the W. Glenn Highway.
7. Dedicate as right of way that portion of S. Victory Road that traverses Lots 2, 3, 6 & 7.
8. Add a certificate of acceptance for ADOT&PF.
9. Show all easements of record on final plat.
10. Submit recording fees, payable to Department of Natural Resources (DNR).
11. Submit plat in full compliance with Title 43.



C3
**SUBJECT
PROPERTY**
N/C

**PROPOSED
ROW
DEDICATION**

VICINITY MAP
FOR PROPOSED VICTORY GERWIG SUBDIVISION
LOCATED WITHIN
SECTION 27, T20N, R08E, SEWARD MERIDIAN
ALASKA
AR 08 MAP



EXHIBIT E-6



0 500 1,000 2,000 Feet

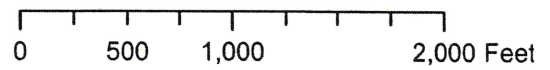
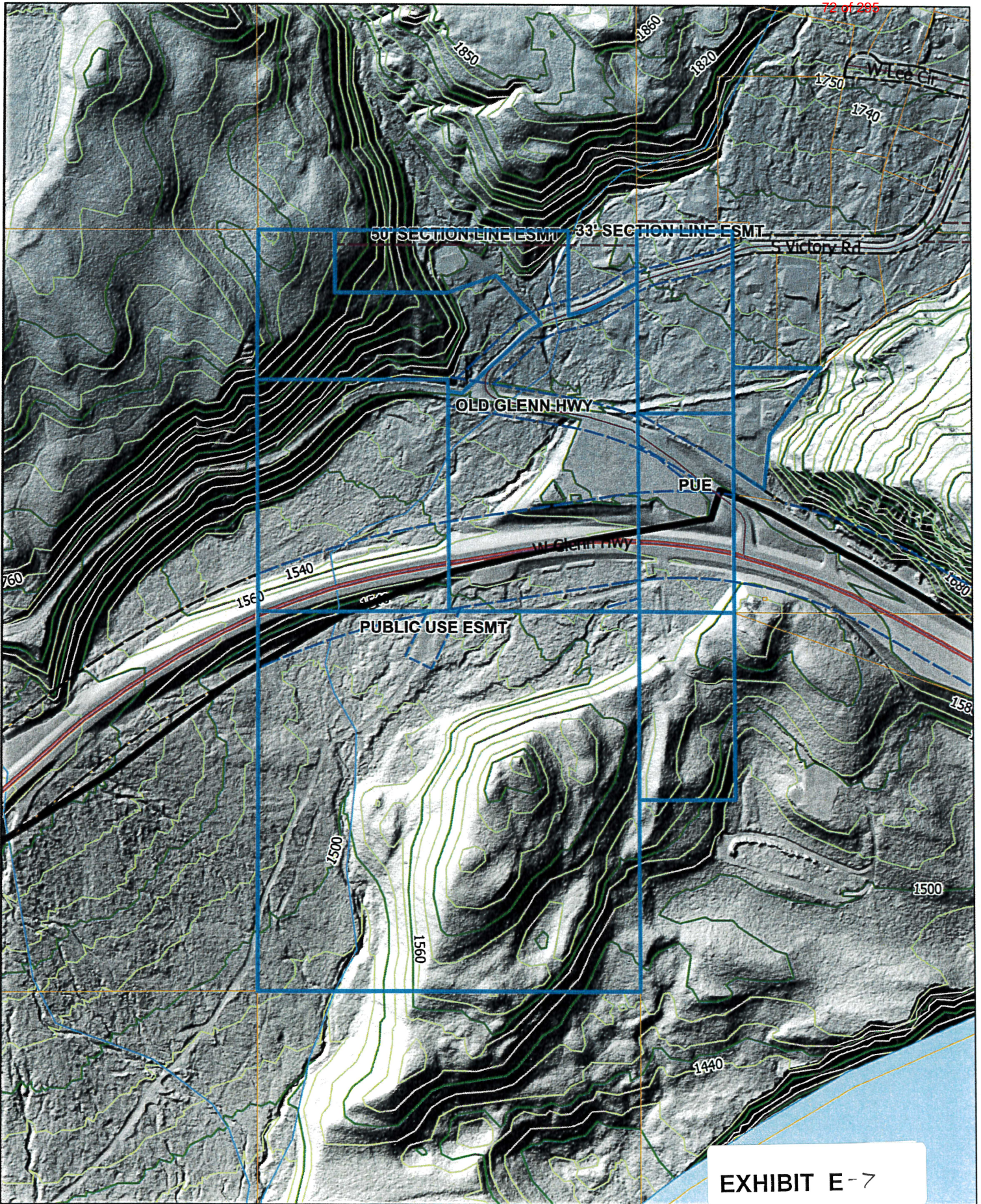
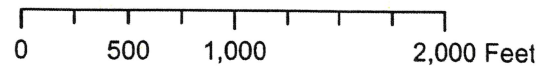


EXHIBIT E-7



EXHIBIT E-8



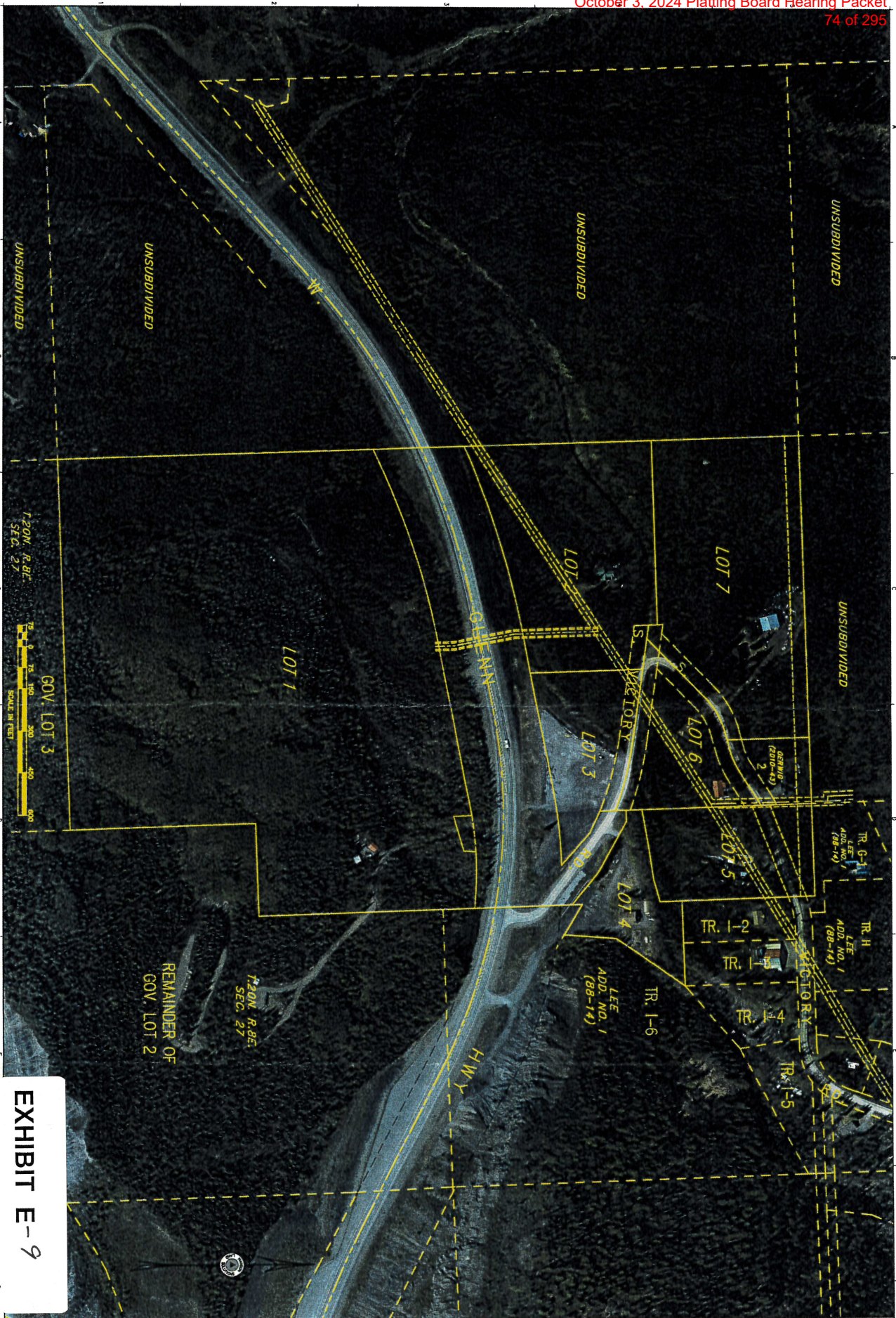


EXHIBIT E-9

DATE: 11/13/23
 DRAWN BY: ECF
 CHECKED: CEH
 SCALE: 1"=300'
 2234-1-1-100
 REVISION DATE:
 11/13/23

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

NOTES
 1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE METANAKSA SUSTAINABLE ENERGY PROJECT OF 2019/2020/2021.
 2. THE HORIZONTAL DATUM IS NAD83 (GRS86 EPOCH 2003.0)

**RECEIVED
 NOV 14 2023
 PLATTING**



WILSON
 LAND DEVELOPMENT
 2020 E. SLOAN ST.
 PALM BEACH, ALASKA 99584
 (907) 746-2728
 (907) 746-2728

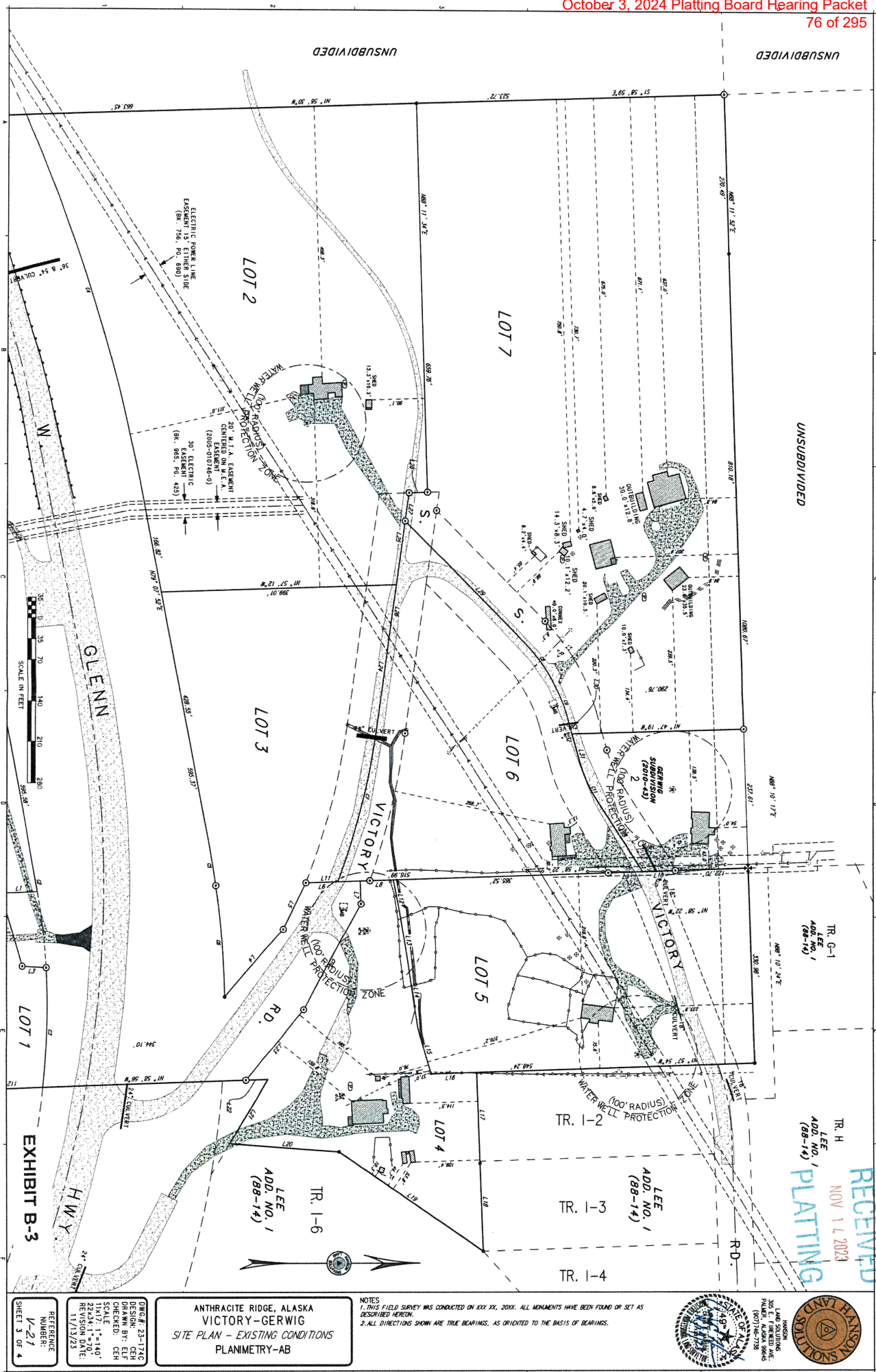


EXHIBIT E-11

SHEET 3 OF 4
 REFERENCE NUMBER: V-21
 DATE: 11/13/23
 SCALE: 1"=140'
 DRAWN BY: EHF
 CHECKED: CEH
 DATE: 11/13/23
 ORDER: 23-174G

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

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



RECEIVED
 NOV 14 2023
 TR. H
 LEE
 ADD. NO. 1
 (88-14)
 PLATTING

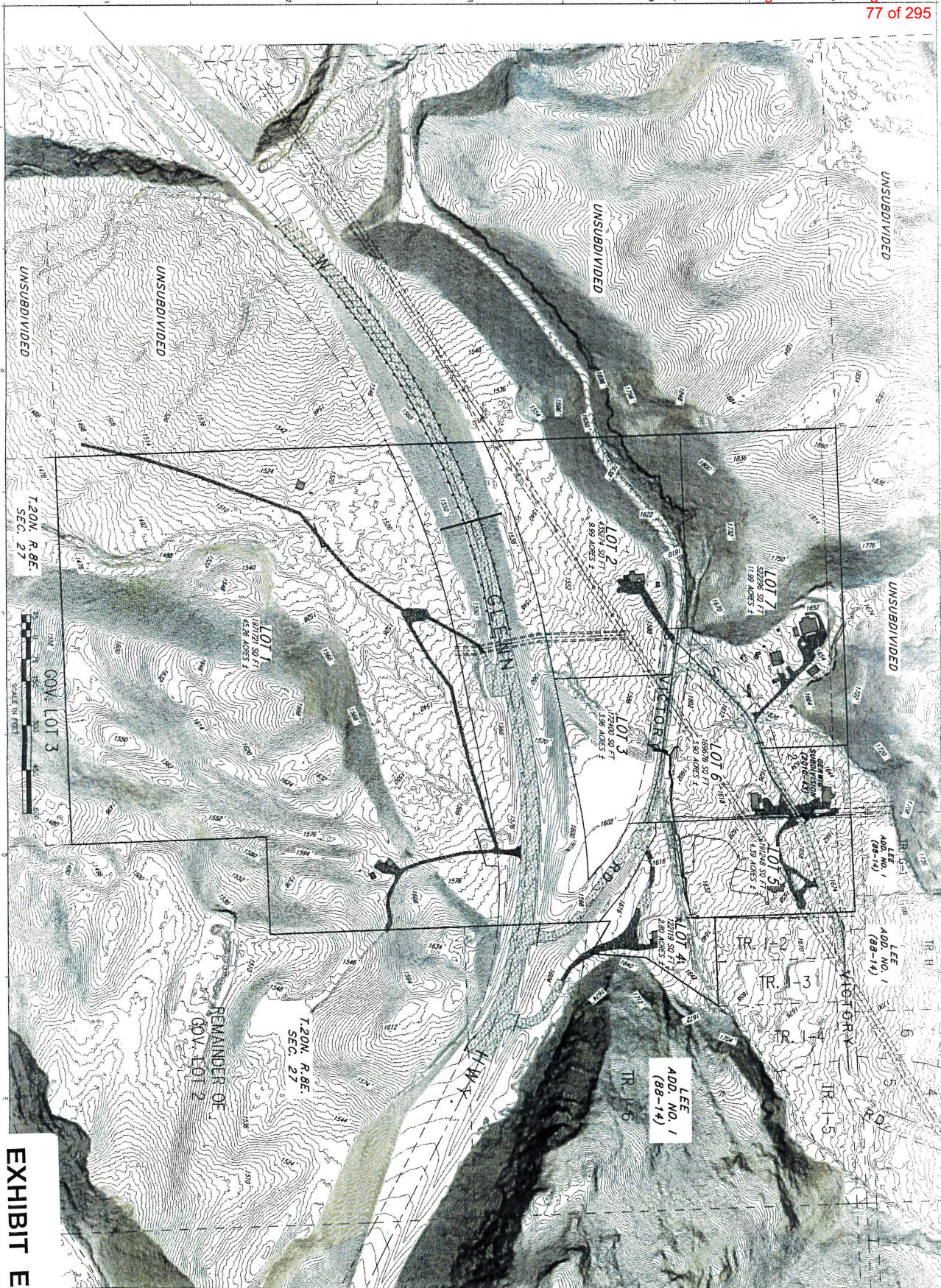


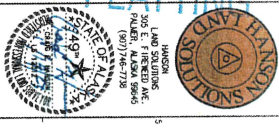
EXHIBIT E-12

RECEIVED
NOV 1 2023
PLATTING

REFERENCE NUMBER: 1-22	DWG # 23-174C DESIGN: CEH DRAWN BY: CEH SCALE: DEN 11/17/1"=300' 22/23/1"=150' RE: 11/17/23
---------------------------	---------------------------------------------------------------------------------------------------------------

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

- NOTES
1. THE 2" CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLIC DATA OF THE ALASKA SURVEY BUREAU (LAND/IMPROVEMENT PROJECT OF 2011/2012).
 2. THE HORIZONTAL DATUM IS NAD83 (GCSN96 EPOCH 2003.0)
 3. THE VERTICAL DATUM IS NAVD83 (801/2009)



RECEIVED
OCT 18 2023
PLATTING



VICTORY - GERWIG

A SUBDIVISION OF

TOWNSHIP 20N RANGE 8E SECTION 27

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

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

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

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

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

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

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

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

SOILS INVESTIGATION

EXCAVATIONS

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

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

"sewage pits" will likely be used

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

or an impermeable layer.

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES:

(GP) TEST HOLES:

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

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

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

(GM) TEST HOLES: [] (SM) TEST HOLES: []

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

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

GROUND WATER INVESTIGATION

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

Monitoring Test Holes May through October: TEST HOLES: TH 3 (LOT 5)

Soil Mottling or Staining Analysis: TEST HOLES: []

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

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

SUMMARY OF REQUIRED FURTHER ACTION

Additional fill required to ensure 8' of coverage above water table
Note: []

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%
Note: []

No further action required to establish sufficient usable area.

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

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



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

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

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

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



7/6/23

COMMENTS:

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

WATER LEVEL MONITORING	
Date	WATER LEVEL

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

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

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

12ft	BOTTOM OF HOLE		Perc. Hole Diam. (in.):				
13ft			Test Run Between:				
14ft			N/A	ft	and	N/A	ft Deep
15ft							
16ft							
17ft							
18ft							
19ft							
20ft							



7/6/23

COMMENTS:

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

WATER LEVEL MONITORING	
Date	WATER LEVEL

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

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP
1ft	SP POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES SAND MOSTLY, 90% <3". GRITTY / COARSE. SLIGHT GREY COLOR.	See attached
2ft		
3ft		
4ft		

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

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



7/6/23

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

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

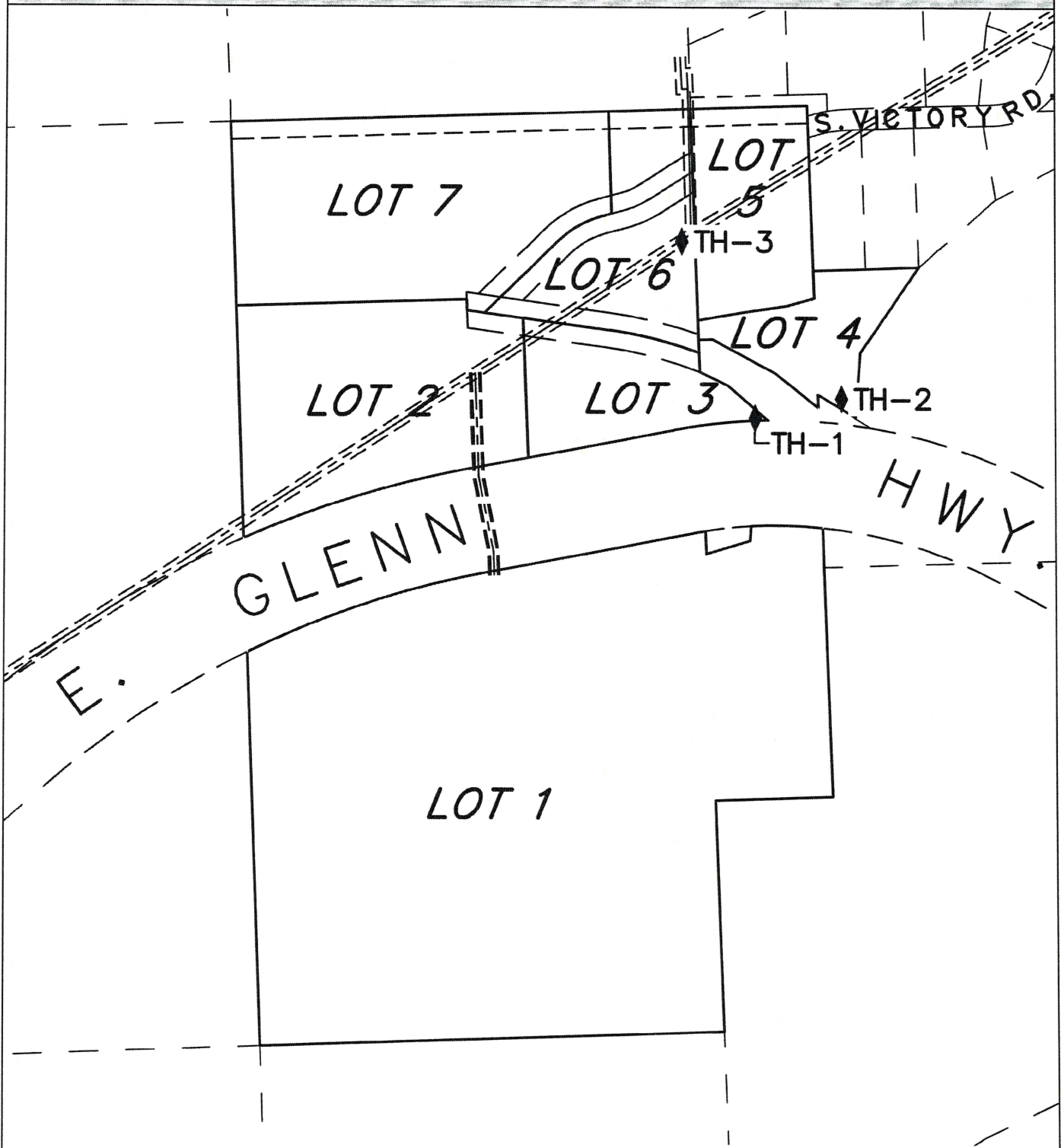
WATER LEVEL MONITORING	
Date	WATER LEVEL
6/21/23	13'6" (10'6") @ 3pm
6/25/23	13'8" (10'8")

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

VICTORY GERWIG SUBDIVISION

FILE: 23-174

DRAWN: ELF

09/28/23

EXHIBIT A

Page 1 of 1



EXHIBIT E-19

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



USEABLE AREA: TOPOGRAPHIC NARRATIVE

VICTORY GERWIG

A SUBDIVISION OF

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

INTRODUCTION

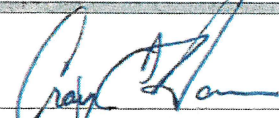
The following narrative presents a summary of visible observations, relevant known local parameters and record data sufficient to describe the topographic features of the described property

NARRATIVE

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

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

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



Craig E. Hanson PLS
Professional Land Surveyor

10/26/23

Date



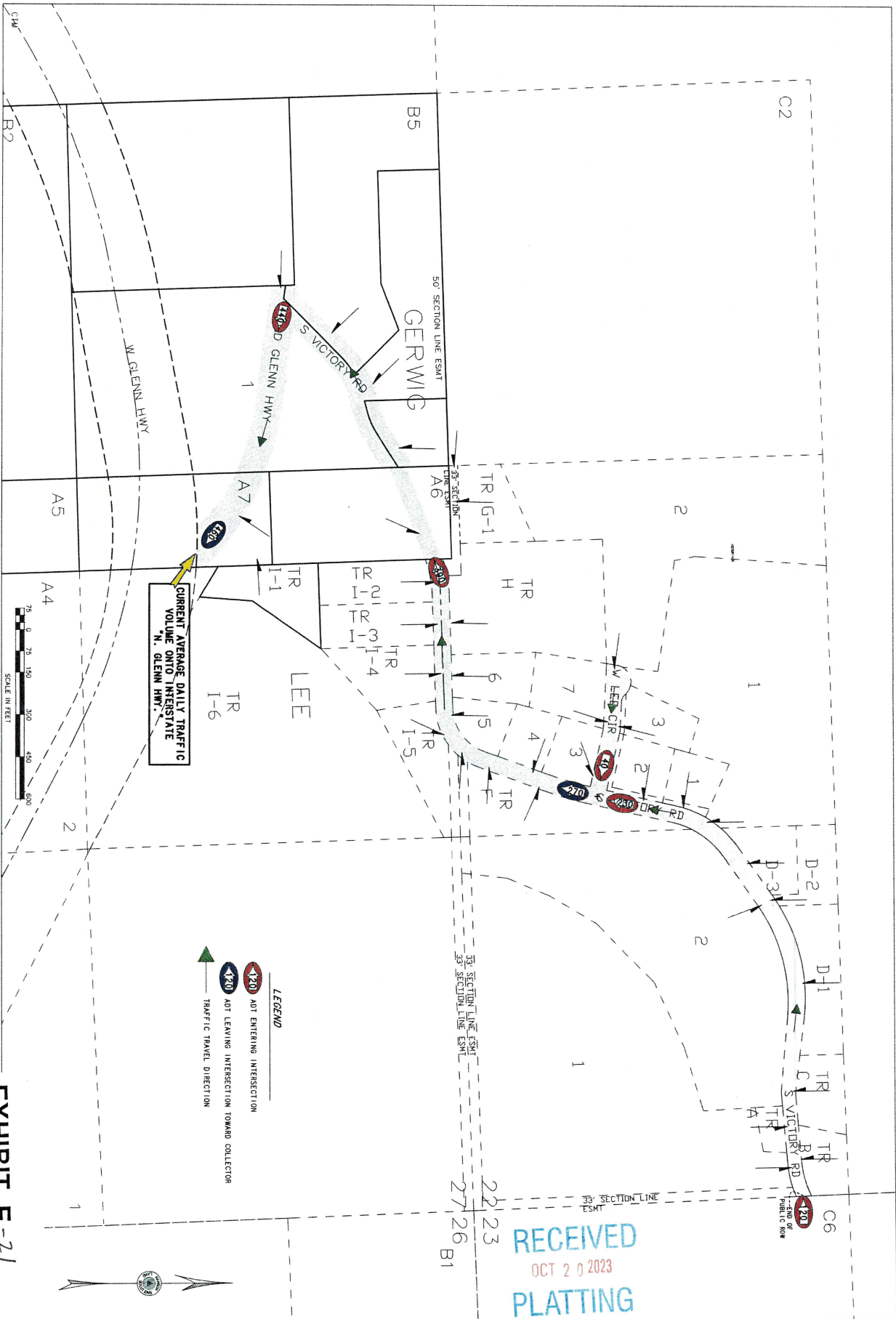
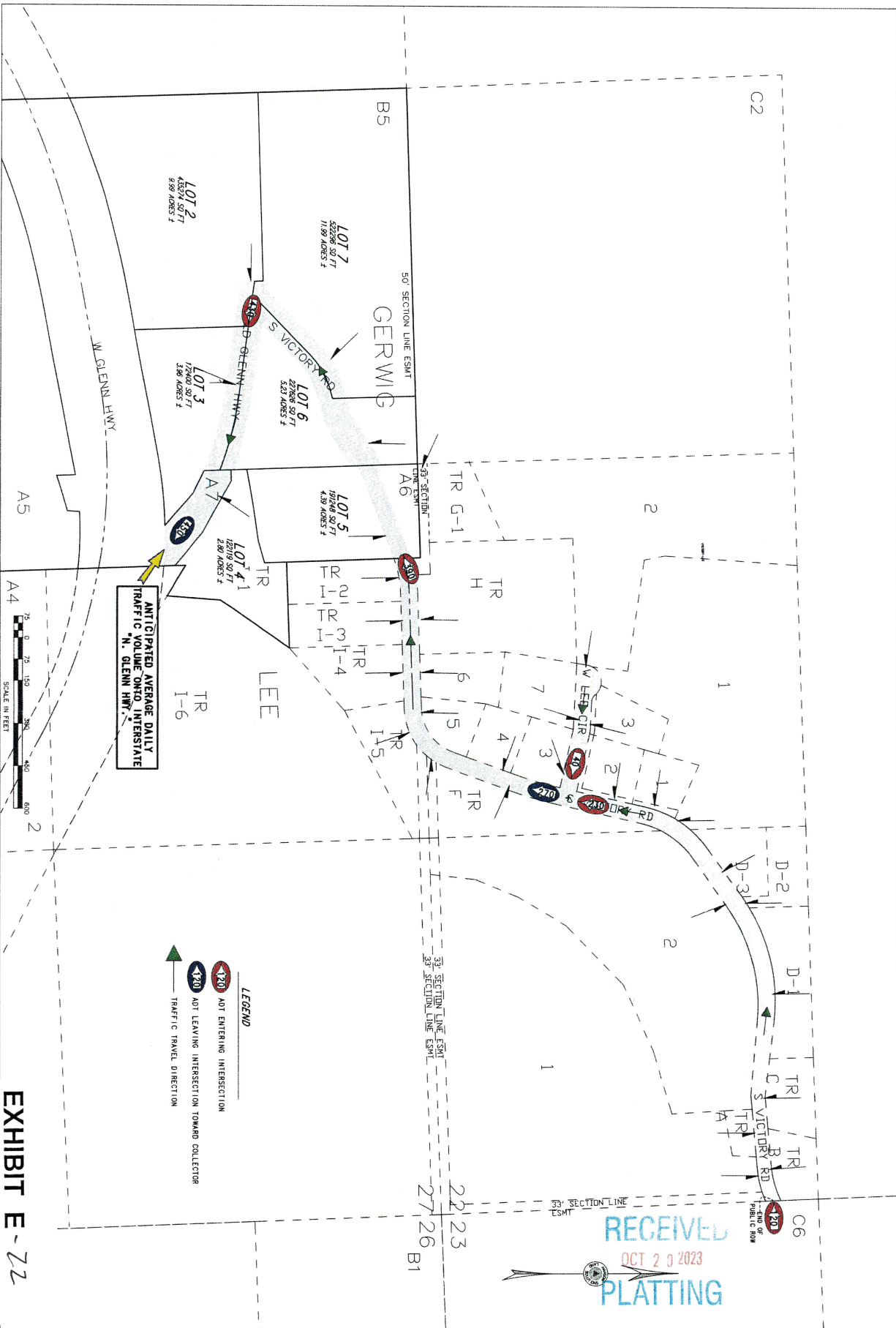


EXHIBIT E-21

RECEIVED
OCT 2 9 2023
PLATTING

<p>REFERENCE NUMBER: C-20 SHEET 1 OF 2</p>	<p>DATE: 2/21/24 DESIGN: GEN DRAWN BY: ELF CHECKED: GEN SCALE: 1"=300' PROJECT: 222341-1-150- REVISION DATE: 10/19/23</p>	<p>PALMER, ALASKA VICTORY-GERWIG EXISTING AVERAGE DAILY TRAFFIC</p>	<p>NOTES</p> <p>1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.</p> <p>2. SUMMARY: EXISTING AVERAGE DAILY TRAFFIC AT THE INTERSECTION OF S. VICTORY RD. EXITING ONTO N. GLENN HWY. IS 340.</p>		
------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--



ANTICIPATED AVERAGE DAILY TRAFFIC VOLUME ONTO INTERSTATE 'N. GLENN HWY.'

RECEIVED
OCT 20 2023
PLATTING

EXHIBIT E-22

DATE: 10/19/23
SCALE: 1" = 200'
CHECKED: CEH
DRAWN BY: ELP
REVISION DATE:
10/19/23

PALMER, ALASKA
VICTORY-GERWIG
ANTICIPATED AVERAGE
DAILY TRAFFIC

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





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

Department of Transportation and
Public Facilities

Division of Project Delivery
Anchorage Field Office

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

December 11, 2023

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

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

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

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

"Keep Alaska Moving through service and infrastructure."

EXHIBIT E-23

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

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

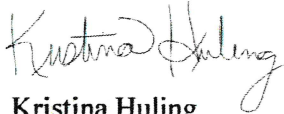
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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

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

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

Sincerely,



Kristina Huling
Mat-Su Area Planner, DOT&PF

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

Matthew Goddard

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

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

Hi Matthew,

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

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

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

Colton Percy

Habitat Biologist

Access Defense Program

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

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

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

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

Subject: RFC Victory Gerwig (MG)

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

Hello,

Matthew Goddard

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

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

Matthew,

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

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

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

V/r,

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

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

Good afternoon Steve,

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

 [Victory Gerwig](#)

Have a great day,
Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

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

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

Mr. Goddard,

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

V/r,

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

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

Matthew Goddard

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

Matthew,

No comments from PD&E.

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

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

Hello,

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

 [Victory Gerwig](#)

Feel free to contact me if you have any questions.

Thank you,
Matthew Goddard
Platting Technician
907-861-7881
Matthew.Goddard@matsugov.us

Matthew Goddard

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

Good Morning,

The following parcels need driveway permits:

20N08E27A007
20N08E27A006
6979000L001
20N08E27B005

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

Thank you,

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

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

Hello,

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



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

November 22, 2023

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

To whom it may concern:

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

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

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

Sincerely,

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

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

Matthew Goddard

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

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

Hi Matthew,

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

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

Office: (907) 761-2465 | www.mtasolutions.com



Life. Technology. Together.

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

Hello,

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



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

September 4, 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:

- **MO 02 BMS for Smothers, Waiver Resolution #2000-259-PWm (Talkeetna Spur Road)**
 - No objection to the proposed lot division.
 - Please add as plat note: "No direct access for northern lot to Talkeetna Spur Road." Access for northern lot through Walsted Drive only.
 - Platting actions invalidate existing driveway permits. Reapply for driveway permit for southern lot access to Talkeetna Spur Road. Driveway permits and Approach Road Reviews can be applied for at DOT&PF's online ePermits website: <https://dot.alaska.gov/row/Login.po>. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.
 - DOT&PF requests clarification regarding driveway location for MSB Parcel ID 60972. Does MSB Parcel ID 74440 have legal access to Talkeetna Spur?
 - Future development of Sunshine Community Health Center site may require a Traffic Impact Analysis (TIA).

- **PA 11 Gibson; Plat #77-32, Plat #83-233 (Maud Road)**
 - No objection to the proposed lot division.
 - Please add plat note: "Single shared access to Maud Road for northern two lots."
 - Dedicate a shared access easement for northern two lots.
 - Platting actions invalidate existing driveway permits. Reapply for a shared driveway permit for northern two lots access to Maud Road. Driveway permits and Approach Road Reviews 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.
 - Southern lot access through Marcus Baker Drive only.

"Keep Alaska Moving through service and infrastructure."

EXHIBIT F-1

- **WA 11 Nugent; Plat #2021-56, Plat #2017-20, Plat #2024-73, MSB Waiver 78-69 (Palmer-Wasilla Highway)**
 - DOT&PF agrees with, supports, and encourages right of way dedication of Horvath Drive, Steam Commons Avenue, and Baker Street.
 - No direct access for all lots to the Palmer-Wasilla Highway. All lots must take access through Steam Commons Avenue or Baker Street. Please add as plat note: “No direct access to the Palmer-Wasilla Highway for all lots. Lots must take access through subdivision roads.” Subsequent subdivision and development of all lots required to continue taking access through subdivision roads.
- **Victory Gerwig (Glenn Highway MP 94.5, Victory Road)**
 - No objection the removal of right of way dedication.
 - DOT&PF advises that plat has failed to show or list the existence of a valid encumbrance in the platting area. Please be advised that 2 ch 26 SLA 1998 and DNR RST 1439 document the existence of an RS2477 easement that is relevant to the platting process. Verify location using DNR RST 1439 case file, if required.

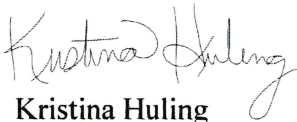
All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

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.

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

Matthew Goddard

From: Vullo, Emily N CTR USARMY CEPOA (USA) <Emily.N.Vullo@usace.army.mil>
Sent: Monday, August 26, 2024 8:32 AM
To: Matthew Goddard
Subject: USACE Comments: RE: Regulator of the Day W: RFC Victory Gerwig (MG)

Good morning Mr. Goddard,

The Corps of Engineers (Corps) does not have any specific comments regarding removal of the dedication of right of way.

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 or streams on site and/or perform work in near by navigable waters of the U.S.

A copy of the DA permit application can be found online at 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.

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. This includes the Matanuska River.

You or the owner 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) and you will be assigned a project manager to assist you. Please feel free to contact our main line if you or the owner have any questions or concerns at 907-753-2712.

Sincerely,
Emily

Emily Vullo
Project Manager
U.S. Army Corps of Engineers
Regulatory Division, CEPOA-RD
P.O. Box 6898
JBER, AK 99506-0898
Phone: 907-753-2704
<https://regulatory.ops.usace.army.mil/customer-service-survey/>

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, August 20, 2024 3:37 PM

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, September 10, 2024 3:14 PM
To: Matthew Goddard
Cc: Brad Sworts; Daniel Dahms; Jamie Taylor; Tammy Simmons
Subject: RE: RFC Victory Gerwig (MG)

Hello,

PD&E has no comments.

Thank you,

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, August 20, 2024 3:37 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; josephdavisak@mac.com; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; 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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Victory Gerwig (MG)

Hello,

The following link is a request to bring back the preliminary plat of Victory Gerwig for modification. This case was originally heard and approved by the Platting Board January 4, 2024. The petitioner is requesting to remove the dedication of right of way that was shown in the original design. Please ensure all comments have been submitted by September 10, 2024, so they can be incorporated into the staff report that will be presented to the Platting Board.

 [Victory Gerwig](#)

Feel free to contact me if you have any questions.

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

Matthew Goddard

From: Permit Center
Sent: Friday, August 23, 2024 8:49 AM
To: Matthew Goddard
Subject: RE: RFC Victory Gerwig (MG)

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: Tuesday, August 20, 2024 3:37 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; josephdavisak@mac.com; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; 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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamela.j.melchert@usps.gov; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Victory Gerwig (MG)

Hello,

The following link is a request to bring back the preliminary plat of Victory Gerwig for modification. This case was originally heard and approved by the Platting Board January 4, 2024. The petitioner is requesting to remove the dedication of right of way that was shown in the original design. Please ensure all comments have been submitted by September 10, 2024, so they can be incorporated into the staff report that will be presented to the Platting Board.

 [Victory Gerwig](#)

Feel free to contact me if you have any questions.

Matthew Goddard
Platting Technician
907-861-7881



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

August 21, 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.

- **VICTORY GERWIG**
(MSB Case # 2023-140)

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

Sincerely,

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

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

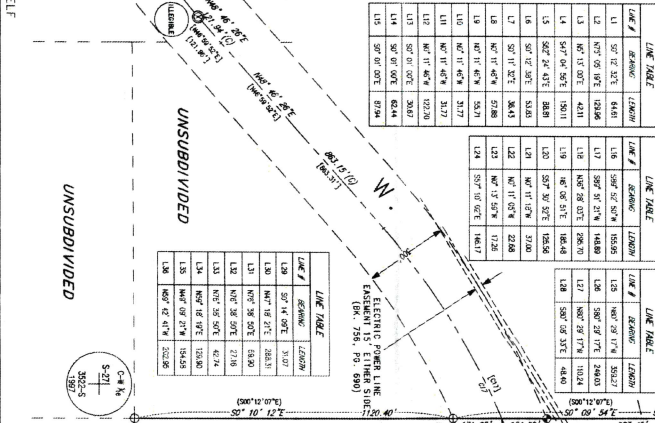
EXHIBIT J-1

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE PLANNING AND LAND USE REQUIREMENTS OF THE PLANNING AND LAND USE DIVISION OF THE STATE OF ALASKA. THIS CERTIFICATE IS VALID FOR THE PERIOD OF 10 YEARS FROM THE DATE OF ISSUANCE. THE PLANNING AND LAND USE DIVISION OF THE STATE OF ALASKA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN OR FOR THE RESULTS OF ANY CONSTRUCTION OR OTHER ACTS BASED ON THIS PLAN. THE PLANNING AND LAND USE DIVISION OF THE STATE OF ALASKA IS NOT RESPONSIBLE FOR THE RESULTS OF ANY CONSTRUCTION OR OTHER ACTS BASED ON THIS PLAN.

PLANNING AND LAND USE DIVISION
DATE: _____
ATTENTION: (PLATTING CLERK)

OWNER #	OWNER NAME	AREA	PERCENTAGE	OWNER ADDRESS		
01	504.06	2714.29	17.50%	282.46	507 57 07 W	
02	16.00	2714.29	17.50%	30.00	507 57 07 W	
03	32.00	1317.14	8.75%	15.00	507 57 07 W	
04	150.00	574.29	3.50%	15.00	507 57 07 W	
05	207.00	1285.43	8.75%	100.00	507 57 07 W	
06	616.07	3013.24	22.50%	339.92	507 57 07 W	
07	735.00	1476.43	10.00%	78.49	507 57 07 W	
08	1083.00	1005.64	7.50%	100.00	507 57 07 W	
09	1133.00	3722.81	11.25%	142.62	507 57 07 W	
10	5033.00	12517.77	27.50%	202.26	469.73	469.73 57 07 W
11	2326.00	1221.77	10.00%	235.63	462.24 57 07 W	
12	201.47	1221.77	10.00%	134.27	286.84	462.24 57 07 W
13	783.00	286.82	1.50%	35.83	78.30	462.24 57 07 W
14	733.00	286.82	1.50%	35.83	78.30	462.24 57 07 W
15	1451.00	300.00	0.75%	7.28	14.96	462.24 57 07 W
16	1302.24	490.43	1.50%	71.00	130.20	504.41 57 07 W
17	1314.69	1968.50	10.00%	868.24	462.24 57 07 W	
18	423.00	1317.14	10.00%	213.00	462.24 57 07 W	



NOTES

1. ALL DISTANCES SHOWN ARE ROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAN IS TRUE NORTH WITH RESPECT TO THE LOCAL ORIGINAL MERIDIAN. THE NAD 83 NORTH COORDINATE SYSTEM IS USED. THE COORDINATE POINT IS 61° 48' 05.72" N 147° 59' 02.89" W.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWER DISPOSAL SYSTEM SHALL BE EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION WHICH GOVERNS THESE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE RESTRICTIONS WHICH SUPERSEDE OR AMEND THOSE SHOWN ON THIS PLAN.
5. THIS SUBDIVISION IS ENCUMBERED BY AN EASEMENT RECORDED ON: 8. SEPTEMBER 20, 1988 IN BK. 437, PG. 233 OR A.O. 59273.
6. SEPTEMBER 12, 2018 AT DOCUMENT# 2018-028171-0 OR A.O. 59283.

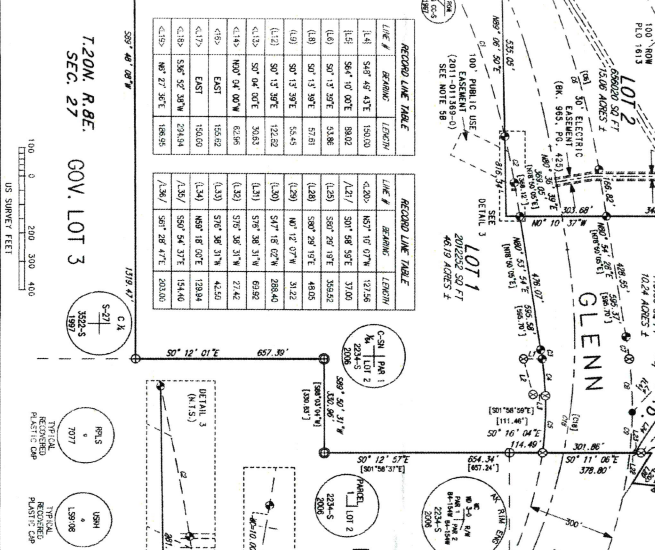
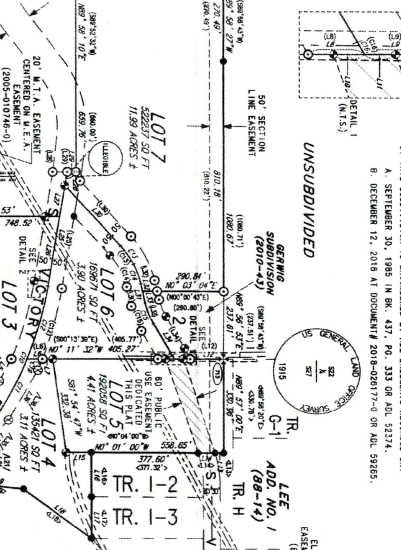
SUBDIVISION'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A SUBDIVISION OWNER AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN. I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN. I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN.

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS INCURRED BY THE SUBDIVISION OR REBIDVISION HEREON HAVE BEEN PAID.
DATE: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN. I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN. I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN. I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN. I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN.



LEGEND
 1. RECORDED BARRIERS SHALL BE SHOWN ON THIS PLAN.
 2. RECORDED "A" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 3. RECORDED "B" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 4. RECORDED "C" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 5. RECORDED "D" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 6. RECORDED "E" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 7. RECORDED "F" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 8. RECORDED "G" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 9. RECORDED "H" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 10. RECORDED "I" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 11. RECORDED "J" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 12. RECORDED "K" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 13. RECORDED "L" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 14. RECORDED "M" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 15. RECORDED "N" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 16. RECORDED "O" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 17. RECORDED "P" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 18. RECORDED "Q" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 19. RECORDED "R" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 20. RECORDED "S" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 21. RECORDED "T" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 22. RECORDED "U" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 23. RECORDED "V" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 24. RECORDED "W" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 25. RECORDED "X" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 26. RECORDED "Y" BARRIERS SHALL BE SHOWN ON THIS PLAN.
 27. RECORDED "Z" BARRIERS SHALL BE SHOWN ON THIS PLAN.

RECORD LINE TABLE
 OWNER # | LENGTH | AREA | PERCENTAGE | OWNER ADDRESS
 01 | 504.06 | 2714.29 | 17.50% | 282.46 | 507 57 07 W
 02 | 16.00 | 2714.29 | 17.50% | 30.00 | 507 57 07 W
 03 | 32.00 | 1317.14 | 8.75% | 15.00 | 507 57 07 W
 04 | 150.00 | 574.29 | 3.50% | 15.00 | 507 57 07 W
 05 | 207.00 | 1285.43 | 8.75% | 100.00 | 507 57 07 W
 06 | 616.07 | 3013.24 | 22.50% | 339.92 | 507 57 07 W
 07 | 735.00 | 1476.43 | 10.00% | 78.49 | 507 57 07 W
 08 | 1083.00 | 1005.64 | 7.50% | 100.00 | 507 57 07 W
 09 | 1133.00 | 3722.81 | 11.25% | 142.62 | 507 57 07 W
 10 | 5033.00 | 12517.77 | 27.50% | 202.26 | 469.73 | 469.73 57 07 W
 11 | 2326.00 | 1221.77 | 10.00% | 235.63 | 462.24 57 07 W
 12 | 201.47 | 1221.77 | 10.00% | 134.27 | 286.84 | 462.24 57 07 W
 13 | 783.00 | 286.82 | 1.50% | 35.83 | 78.30 | 462.24 57 07 W
 14 | 733.00 | 286.82 | 1.50% | 35.83 | 78.30 | 462.24 57 07 W
 15 | 1451.00 | 300.00 | 0.75% | 7.28 | 14.96 | 462.24 57 07 W
 16 | 1302.24 | 490.43 | 1.50% | 71.00 | 130.20 | 504.41 57 07 W
 17 | 1314.69 | 1968.50 | 10.00% | 868.24 | 462.24 57 07 W
 18 | 423.00 | 1317.14 | 10.00% | 213.00 | 462.24 57 07 W

RECORD LINE TABLE
 OWNER # | LENGTH | AREA | PERCENTAGE | OWNER ADDRESS
 01 | 504.06 | 2714.29 | 17.50% | 282.46 | 507 57 07 W
 02 | 16.00 | 2714.29 | 17.50% | 30.00 | 507 57 07 W
 03 | 32.00 | 1317.14 | 8.75% | 15.00 | 507 57 07 W
 04 | 150.00 | 574.29 | 3.50% | 15.00 | 507 57 07 W
 05 | 207.00 | 1285.43 | 8.75% | 100.00 | 507 57 07 W
 06 | 616.07 | 3013.24 | 22.50% | 339.92 | 507 57 07 W
 07 | 735.00 | 1476.43 | 10.00% | 78.49 | 507 57 07 W
 08 | 1083.00 | 1005.64 | 7.50% | 100.00 | 507 57 07 W
 09 | 1133.00 | 3722.81 | 11.25% | 142.62 | 507 57 07 W
 10 | 5033.00 | 12517.77 | 27.50% | 202.26 | 469.73 | 469.73 57 07 W
 11 | 2326.00 | 1221.77 | 10.00% | 235.63 | 462.24 57 07 W
 12 | 201.47 | 1221.77 | 10.00% | 134.27 | 286.84 | 462.24 57 07 W
 13 | 783.00 | 286.82 | 1.50% | 35.83 | 78.30 | 462.24 57 07 W
 14 | 733.00 | 286.82 | 1.50% | 35.83 | 78.30 | 462.24 57 07 W
 15 | 1451.00 | 300.00 | 0.75% | 7.28 | 14.96 | 462.24 57 07 W
 16 | 1302.24 | 490.43 | 1.50% | 71.00 | 130.20 | 504.41 57 07 W
 17 | 1314.69 | 1968.50 | 10.00% | 868.24 | 462.24 57 07 W
 18 | 423.00 | 1317.14 | 10.00% | 213.00 | 462.24 57 07 W

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN. I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN. I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN. I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN. I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN. I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN. I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN AND THAT I AM THE OWNER OF THE LAND SHOWN IN THIS PLAN.

EXHIBIT J-2

RECEIVED
 AUG 18 2024
PLATTING
 Agenda Copy
HANSON
 LAND SOLUTIONS
 ALASKA BUSINESS LICENSE #1525
 305 EAST PIERCE AVENUE
 ANCHORAGE, AK 99501
 (907) 746-7738

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, September 10, 2024 2:14 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Victory Gerwig (MG)
Attachments: Agenda Plat.pdf

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

Matthew,

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

Thanks,

GCI | OSP Design

e: OSPDesign@gci.com | w: www.gci.com

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, August 20, 2024 3:37 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Post, David E (DOT) <david.post@alaska.gov>; dnr.scro@alaska.gov; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; josephdavisak@mac.com; Brian Davis <Brian.Davis@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; 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>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; pamelaj.melchert@usps.gov; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Victory Gerwig (MG)

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

Hello,

The following link is a request to bring back the preliminary plat of Victory Gerwig for modification.

This case was originally heard and approved by the Platting Board January 4, 2024.

The petitioner is requesting to remove the dedication of right of way that was shown in the original design.

Please ensure all comments have been submitted by September 10, 2024, so they can be incorporated into the staff report that will be presented to the Platting Board.

 [Victory Gerwig](#)

Feel free to contact me if you have any questions.

PUBLIC HEARINGS

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 3, 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

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 a three phase master plan, 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, Alaska. **This case was continued from September 5, 2024.**

EXHIBITS

Vicinity Map and Aerial Photos	EXHIBIT A – 2 pgs
Soils Report	EXHIBIT B – 33 pgs
Drainage Plan	EXHIBIT C – 2 pgs
Average Daily Traffic Count (ADT)	EXHIBIT D – 8 pgs
<u>AGENCY COMMENTS</u>	
USACE	EXHIBIT E – 1 pg
ADF&G	EXHIBIT F – 1 pg
MSB Pre-Design & Engineering	EXHIBIT G – 1 pg
MSB Planning	EXHIBIT H – 4 pgs
MSB Permit Center	EXHIBIT I – 1 pg
Utilities	EXHIBIT J – 6 pgs
NLCC	EXHIBIT K – 4 pgs
Public Comments	EXHIBIT L – 13 pgs

DISCUSSION: The proposed subdivision is creating 40 lots ranging in size from .92 acres up to 5.93 acres and one tract of 28.39 acres. The petitioner will be dedicating as right-of-way and constructing an extension of N. Sandburg Circle and E. Beverly Ann Lane to serve as access to the lots.

Soils Report: (Exhibit B) A soils report was submitted pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, notes 19 test holes were excavated. Soil classifications, depths, and any groundwater encountered are listed on the Soil Logs. Test holes TH101, TH102, TH2, TH3, TH5, TH6, & TH112 were monitored to determine the seasonal high water level. Lots that need regrading to eliminate slopes in excess of 25% are

L1 B3, L4 B3, L5 B3, L7 B3, L8 B3, L11 B3, L12 B3, & L13 B3. Mr. Klebesadel concludes all lots will have 10,000 sf of useable building area and 10,000 sf of contiguous useable septic area. Topographic mapping and As Built are at **(Exhibit C.)** Average Daily Traffic Count is at **(Exhibit D.)** Additional test hole charts are found at Exhibit B23-27. Additional water level monitoring is at Exhibit B-28-32.

Comments:

USACE **(Exhibit E)** Department of the Army authorization is required if anyone propose 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.

ADF&G **(Exhibit F)** Alaska Department of Fish and Game (ADF&G) has reviewed this platting action to create 40 lots 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 Seward Meridian. ADF&G has **no objections** to the proposed platting action with the following comment:

This area to be subdivided likely has fish bearing water bodies with the potential of anadromous fish. South of this location is Dry Lake and an unnamed stream that are both cataloged for coho salmon. The Palmer Habitat Section would like to request permission to access the property for fish habitat in association with any fish habitat permitting requirements. If the owners are willing, I can be reached at (907)861-3206 or sarah.myers@alaska.gov.

MSB DPW **(Exhibit G)** Thank you for submitting the updated figures. PD&E has no further comments on the ADT estimate. The petitioner should update the drainage plan to include the Ordinary High Water Mark. Update the symbology on the drainage plan and the useable area map to make the 100' waterbody setback more visible. *Staff notes this is condition # 4.*

MSB Planning **(Exhibit H)** This is the corrected email with the correct direction of the future collector that will connect to E Charwood Ln.

I've reviewed the subdivision development plan that was provided.

The Official Streets and Highways Plan includes plans to develop a Minor Collector corridor south, short of E Beverly Ann Ln.

It will connect south with E Hart Lake Loop to N Bear Street.

Roughly 0.5 miles south of E Hart Lake Loop, it will then connect to E Charwood Ln to the west.

MSB Permit Center **(Exhibit I)** Has no comment.

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

North Lakes Community Council: (Exhibit K)

A top priority of the North Lakes Community Council is to advocate for funding and timely improvements to address the inadequate transportation infrastructure in our area. As such, further development and the resulting increased traffic impacts are of major concern for our members and area residents.

The North Lakes Community Council (NLCC) received the Preliminary Plat Request for Comments for the proposed Springs West Subdivision from the Mat-Su Borough on June 5, 2024. Comments were requested by June 17, 2024.

The NLCC requested and received approval to extend the deadline from June 17, 2024 to July 2, 2024. This extension allowed the NLCC time to share information with area residents, gather feedback, and place this topic on the agenda for the previously scheduled monthly NLCC Membership Meeting on June 27,

2024. Thank you for your prior assurance that our comments would be included in the meeting packet and considered in the staff recommendations to the Platting Board during the Public Hearing scheduled for July 18, 2024.

A. NLCC Review Process:

The NLCC used a structured process to provide our response:

1. We sent out summary information on the proposed subdivision, including a link to the MSB RFC to area residents. This was done through Mailchimp emails to our subscribers and through posts to the following Facebook Groups / Pages:

- a. Wolf Lake Airport Neighborhood
- b. Hart Lake Estates
- c. Shaw's Tri Lakes Alaska
- d. Shorewood Subdivision
- e. Palmer & Wasilla Fishhook Homeowners
- f. Families for Improvement of Safety & Health (Williwaw)
- g. Friends of Cottonwood Lake
- h. Mat-Su Valley News

Residents were asked to provide the NLCC with input. We provided a reminder that this subject would be on the Agenda for the June 27, 2024 Membership Meeting.

3. The NLCC monitored all responses, verbal and written, and reviewed the nature of the comments with attendees at our June 27, 2024 Membership Meeting. Present at the June 27th meeting were the NLCC Board; a number of other Members; several area residents; representatives from the Alaska State Department of Transportation; and representatives from the Mat-Su Borough Planning and Public Works Departments. State Senator David Wilson was also in attendance via Zoom.

4. NLCC Membership unanimously approved a motion authorizing the NLCC Board to prepare and submit comments to the MSB consistent with the nature of comments received prior to and during the June 27, 2024 meeting.

B. Comments, Concerns & Questions from the NLCC Members and Residents :

1. We take note the following factual information regarding the Springs West Subdivision:

- a. 100 Acres / 40 lots and 1 large tract. Lots are unrestricted - (no zoning).
- b. Located South of Wolf Lake and Hart Lake.
- c. Road connections will bring significant new traffic through residential streets in Hart Lake Estates onto Rutan Drive and to East Hart Lake Loop via Beverly Ann Drive.
- d. This traffic will also add to the current significant over capacity situation on Engstrom Road and the existing unsafe intersection at Engstrom and Bogard.
- e. Connections to North Spring Creek Drive and Sun Creek will see minor traffic impacts because they serve a minimal number of new lots / tracts.
- f. No construction work has begun.
- g. Traffic studies and predicted increases have been completed, but do not include estimated impacts to Pamela Drive, Engstrom Road or Bogard Road.
- h. Soils analysis and conceptual engineering for protection of wetlands and waterways has been conducted. Buildable areas and areas suitable for septic systems have been identified for each proposed piece of property.

2. Our Concerns, Questions & Requests:

a. Concern: As documented in the Sub Area Solution Studies (SASS) prepared for the new Municipal Planning Organization (MVP.MPO), in spite of prior Mat-Su Borough long range planning recommendations, the existing transportation infrastructure in the North Lakes Community remains

woefully inadequate. In particular, Rutan Drive, Engstrom Road and the Engstrom / Bogard intersection are inadequate for current traffic loads, let alone increased traffic loads due to continuing and ongoing development.

b. Concern: Many area residents express extreme frustration with this lack of follow-through and feel strongly that continued development should be put on hold until the MSB and State of Alaska follow through on those plans.

c. Request: Some residents on Sandburg Drive are under the impression that the new Subdivision Road will not be connected to Sandburg Drive, pointing out a potential ROW conflict with the location of structure(s) on Block 2, Lot 21 of Hart Lake Estates Phase 1. This should be clarified and communicated to those residents as soon as possible.

d. Request: Residents are requesting clarity on the plans for Beverly Ann Drive. Will the existing road require any changes and will it be paved?

e. Request: NLCC members and residents request the current traffic study be expanded to identify the impacts, not just to neighborhood connecting streets, but all the way from the proposed development to Wasilla Fishhook and Bogard Road. While the property owner isn't accountable for improvements to those roads, they should provide the data that can then be passed on to the MSB Planning Commission and Assembly (transparency and accountability).

f. Request: As a condition of approval, the developer and the MSB planning department should jointly provide at least two briefings of planned construction activity and traffic management plans during the construction phase. Briefings should be held prior to construction activity and again one-third of the way through construction. These briefings could be conducted in conjunction with an NLCC Membership meeting. Materials should be provided that are suitable for sharing electronically with NLCC area residents who are unable to attend the briefings.

g. Request: NLCC area members and residents would like the Mat-Su Borough to communicate the impact to area schools as a result of the expected population increase in the North Lakes area. There is significant concern that schools are already overcrowded and a desire for transparency on the expected population increase.

Public Comments: (Exhibit K)

Christy Hamblen – Objects to the construction of any new homes until the roads are improved.

Paul Larson – Objects due to traffic.

Gregg Steininger – Concerned due to traffic.

Patrick Durand – Concerned due to traffic.

Boyde Allen – Objects due to traffic and crowded schools.

Casey Ayers – Objects due to traffic, road conditions, & water quality concerns.

Andrea Faretta – Concerns about wildlife, harm to existing homes, and flooding.

Eve Shipman – Objects due to flooding, fish habitat, and traffic.

At the time of staff report write-up, there were no responses to the Request for Comments from Fire Service Area #132 Greater Palmer, Road service area #16 South Colony, MSB Community Development, Assessments, MEA or MTA.

CONCLUSION: The preliminary plat of Springs West 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

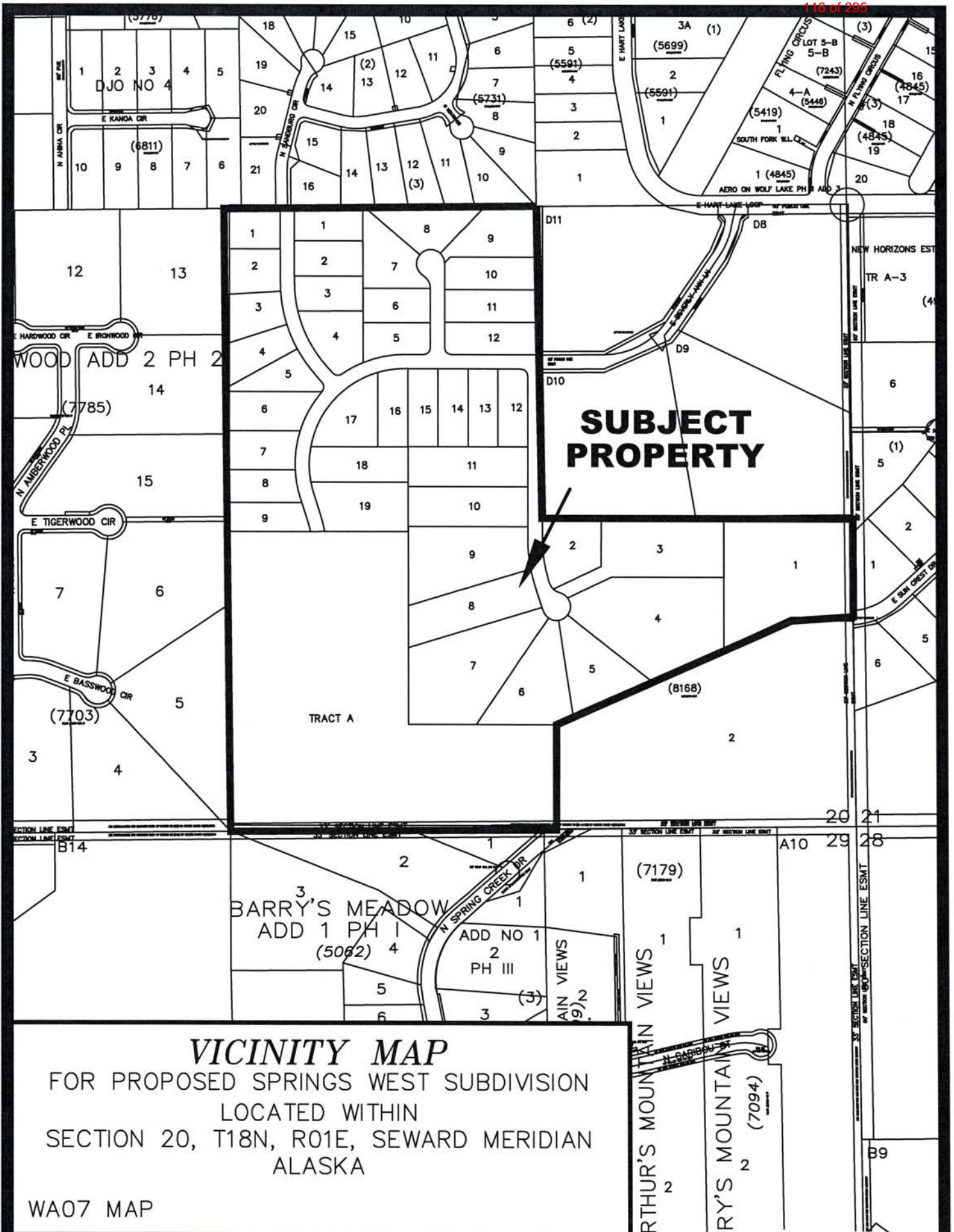
43.20.100, MSB 43.20.120, and MSB 43.20.140. The lots have the required frontage, pursuant to MSB 43.20.320. A soils report was provided by the surveyor.

FINDINGS OF FACT

1. The plat of Springs West 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. At the time of staff report write-up, there were no responses to the Request for Comments from Fire Service Area #132 Greater Palmer; MSB Community Development, Assessments, MEA or MTA.
7. There were no objections from any federal or state agencies, Borough departments, or utilities.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the preliminary plat of Springs West, Township 18 North, Range 02 East, Section 30, Seward Meridian, Alaska:

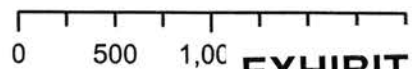
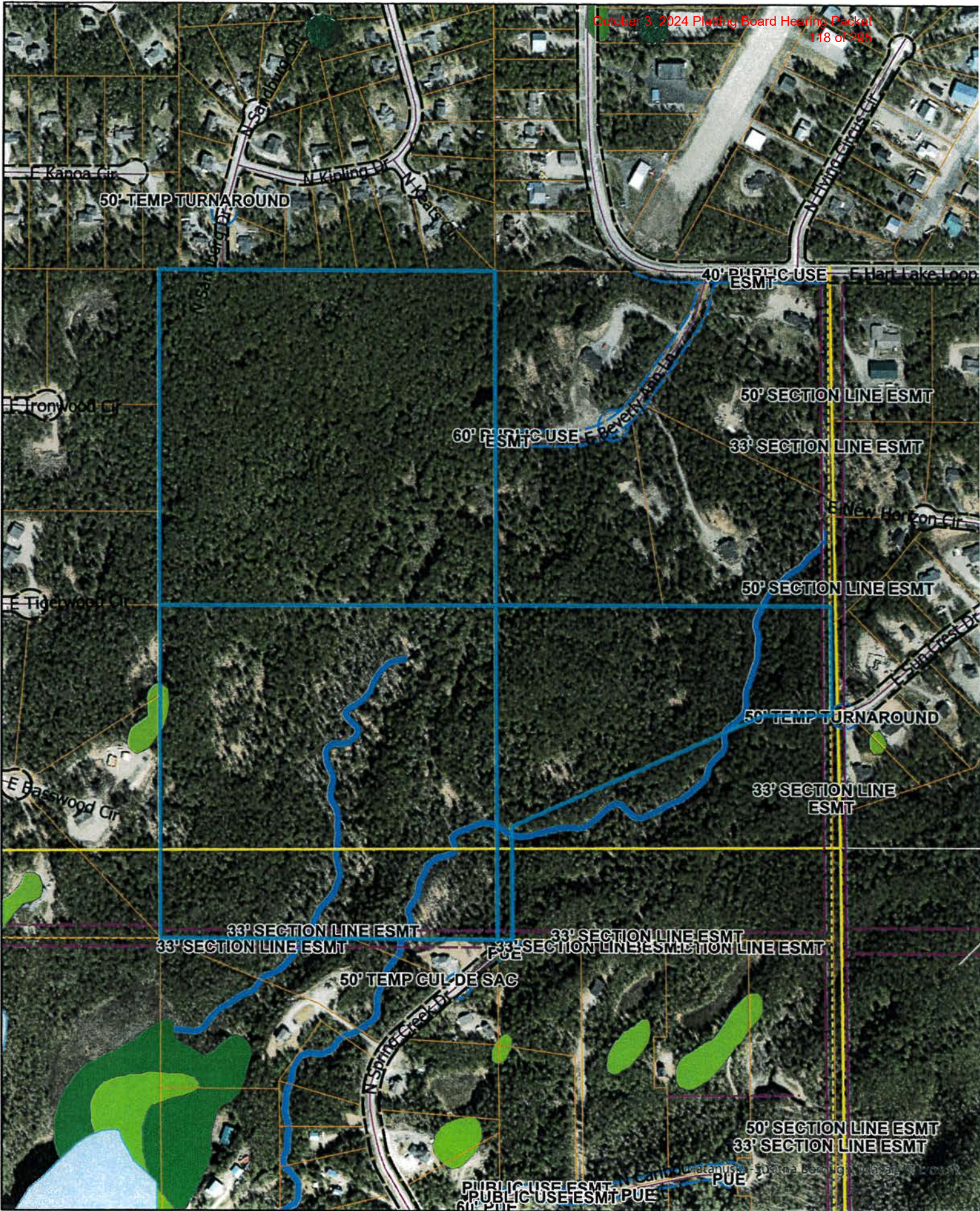
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Update the drainage plan to include the Ordinary High Water Mark. Update the symbology on the drainage plan and the useable area map to make the 100' waterbody setback more visible.
5. Construct interior street to MSB residential road standards.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit final plat in full compliance with Title 43.

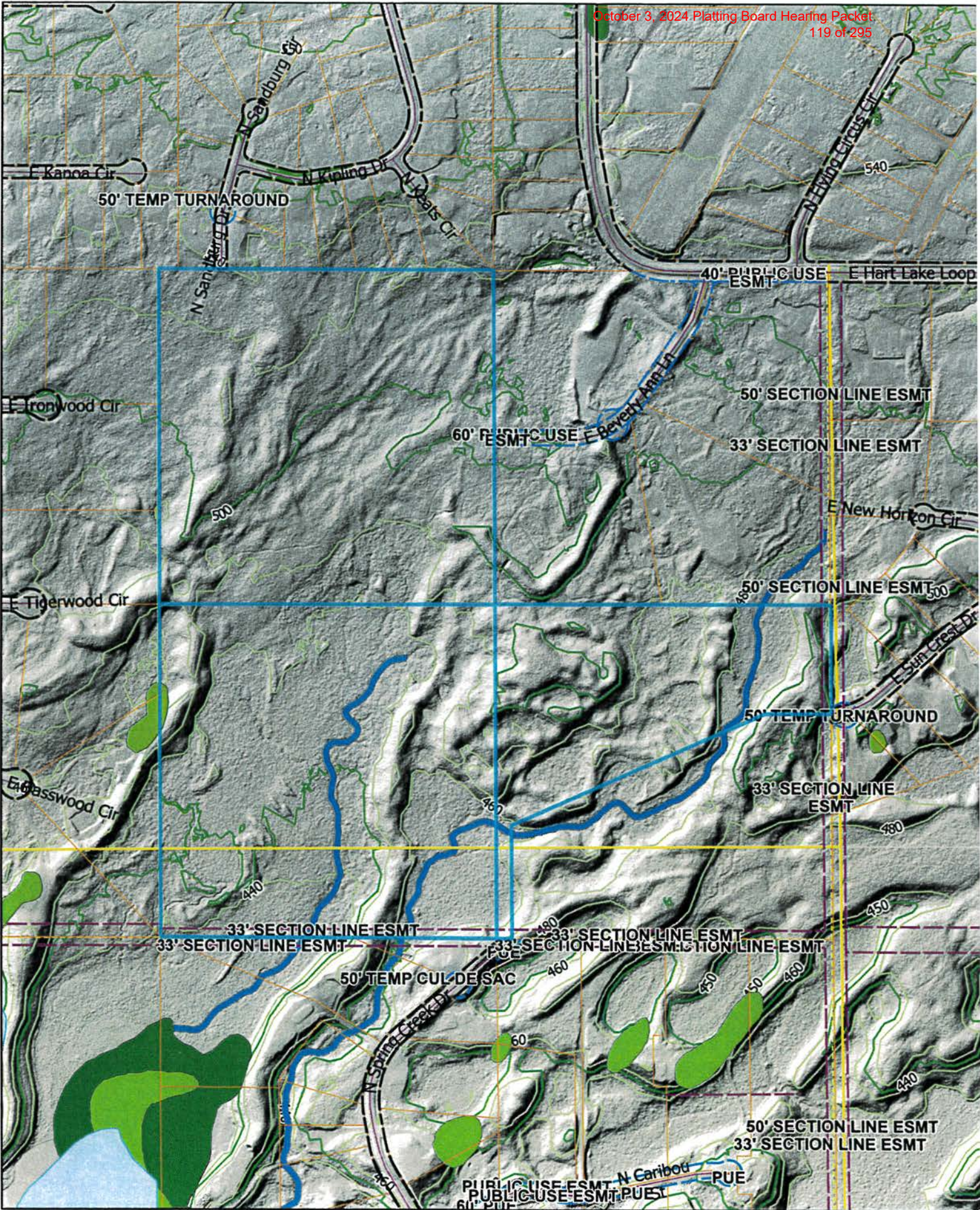


VICINITY MAP

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

WA07 MAP





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



RECEIVED
MAY 21 2024
PLATTING

USEABLE AREA CERTIFICATION

HIND'S SPRING CREST

A SUBDIVISION OF

BARRY'S SPRING CREST LOT 1 (2022-16), SW1/4 SE1/4, & NW1/4 SE1/4

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: MINIMUM SIZES

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

EXCEPTIONS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- The useable area consists entirely of land sloping less than 25% or will be at final certification.
- The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- The useable area is not less than 100' from the mean high water of any body of 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 (or 2' below any encountered ground water) and "shallow trench" or "bed systems" are anticipated
- Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

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

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES: TH7,TH104,TH107

(GP) TEST HOLES: TH108,TH111,TH1,TH4,TH6,TH110

(SW) TEST HOLES: TH1,TH3,TH101,TH102,TH103,TH104,TH105,TH106,TH107,TH109,TH110,TH112

(SP) TEST HOLES: TH1,TH101,TH107

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: TH5

(SM) TEST HOLES: TH2

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: TH101,TH102,TH2,TH3,TH4,TH5,TH6,TH112

Soil Mottling or Staining Analysis:

TEST HOLES:

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

TEST HOLES: TH3,TH4,TH101,TH102

Depth to seasonal high water is less than 8'

TEST HOLES: TH2,TH5,TH6,TH112

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: L1 B3, L4 B3, L5 B3, L7 B3, L8 B3, L11 B3, L12 B3, L13 B3

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 within the subdivision 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 5-6-24
WILLIAM KLEBESADEL P.E. Date
Professional Engineer



SOIL LOG

Job Number: 2023-SW-032

Project Location: Barry's Spring Crest, Lot 1 - 6001 E Sun Crest Drive

Logged By: Steve Wilson

Date: 3-9-23

TEST HOLE NO. 1

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



TEST HOLE LOCATION:
See test hole map

COMMENTS:
Soils can support a conventional onsite wastewater system.

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

SOIL LOG

Job Number: 2023-SW-032

Project Location: Barry's Spring Crest, Lot 1 - 6001 E Sun Crest Drive

Logged By: Steve Wilson

Date: 3-9-23

TEST HOLE NO. 2

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



TEST HOLE LOCATION:
See test hole map

COMMENTS:
Soils are unsuitable for a conventional onsite wastewater system.

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

SOIL LOG

Job Number: 2023-SW-032

Project Location: Barry's Spring Crest, Lot 1 - 6001 E Sun Crest Drive

Logged By: Steve Wilson

Date: 3-9-23

TEST HOLE NO. 3

Depth (feet)	Description	
0		
1	Topsoil (OL)	
2		
3		
4	Gravelly sand (SW)	
5		
6		
7		
8		
9		
10		
11		Groundwater @ 10.5'
12		
13		Bottom of test hole
14		
15		
16		
17		
18		
19		
20		
21		



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

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

SOIL LOG

Job Number: 2023-SW-032

Project Location: Barry's Spring Crest, Lot 1 - 6001 E Sun Crest Drive

Logged By: Steve Wilson

Date: 3-9-23

TEST HOLE NO. 4

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



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

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

SOIL LOG

Job Number: 2023-SW-032

Project Location: Barry's Spring Crest, Lot 1 - 6001 E Sun Crest Drive

Logged By: Steve Wilson

Date: 3-9-23

TEST HOLE NO. 5

Depth (feet)	Description
0	
1	
2	Groundwater @ 1.5'
3	Organic peat
4	
5	
6	
7	
8	Silty gravel (GM)
9	
10	Bottom of test hole
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils are unsuitable for a conventional onsite wastewater system.

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

SOIL LOG

Job Number: 2023-SW-032

Project Location: Barry's Spring Crest, Lot 1 - 6001 E Sun Crest Drive

Logged By: Steve Wilson

Date: 3-9-23

TEST HOLE NO. 6

Depth (feet)	Description
0	
1	Topsoil (OL)
2	Groundwater @ 1.5'
3	
4	Gravel (GP)
5	
6	Bottom of test hole
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:
See test hole map

COMMENTS:
Soils are unsuitable for a conventional onsite wastewater system.

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

SOIL LOG

Job Number: 2023-SW-032

Project Location: Barry's Spring Crest, Lot 1 - 6001 E Sun Crest Drive

Logged By: Steve Wilson

Date: 3-9-23

TEST HOLE NO. 7

Depth (feet)	Description
0	
1	Topsoil (OL)
2	
3	
4	Well-graded gravel (GW)
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	



TEST HOLE LOCATION:

See test hole map

COMMENTS:

Soils can support a conventional onsite wastewater system.

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

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel: HIND'S SPRING CREST	TEST HOLE NO. 101	Date: 10-30-23	Job # 23-262
Insp. By: S. W.			

TEST HOLE EXCAVATION ANALYSIS

TEST HOLE LOCATION MAP

1ft **OL-ML** ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY,
1.5ft INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR
2ft
3ft
4ft
5ft
6ft

See attached

7ft **SW-SP** WELL-GRADED SANDS, POORLY GRADED SANDS, GRAVELLY
8ft SANDS, LITTLE/NO FINES,
9ft
10ft
11ft
12ft
13ft
14ft
15ft
16ft
17ft
18ft
19ft
20ft

PERCOLATION TEST

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

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep



COMMENTS:

Depth	
12FT	Total Depth of Test Hole
None	Depths where Seeps encountered
9ft	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
YES	Monitor Tube Installed?


WATER LEVEL MONITORING

Date	WATER LEVEL
11/02/23	9.5 FT BELOW GROUND

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	HIND'S SPRING CREST	TEST HOLE NO.	Date:	10-30-23
Insp. By:	S. W.	102	Job #	23-262

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP					
1ft	OL-ML ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY, INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR	See attached					
2ft							
3ft							
3.5ft							
4ft	SW WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST					
5ft		Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft		1					
7ft		2					
8ft		3					
9ft		4					
10ft		5					
11ft		6					
12ft		7					
13ft		8					
14ft		9					
15ft		10					
16ft	11						
17ft	12						
18ft		Perc. Hole Diam. (in.):					
19ft		Test Run Between:					
20ft			ft	and		ft Deep	
							
		COMMENTS:					


Depth	
14FT	Total Depth of Test Hole
None	Depths where Seeps encountered
12FT	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
YES	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL
11/02/23	10.5FT BELOW GROUND

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG


Parcel:	HIND'S SPRING CREST	TEST HOLE NO.	Date:	10-30-23
Insp. By:	S. W.	104	Job #	23-262

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL-ML	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY, INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR	See attached					
2ft								
3ft								
4ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft			2					
8ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
13ft			8					
14ft			9					
15ft			10					
16ft			11					
17ft			12					
18ft								
19ft								
20ft								
Perc. Hole Diam. (in.): Test Run Between: ft and ft Deep								
COMMENTS:								
Depth			WATER LEVEL MONITORING					
12ft	Total Depth of Test Hole		Date	WATER LEVEL				
None	Depths where Seeps encountered							
None	Depths where Ground Water encountered							
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered							
No	Monitor Tube Installed?							

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG


Parcel:	HIND'S SPRING CREST	TEST HOLE NO.	Date:	10-30-23
Insp. By:	S. W.	106	Job #	23-262

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL-MI	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY, INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR	See attached					
2ft								
3ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft			1					
6ft			2					
7ft			3					
8ft			4					
9ft			5					
10ft			6					
11ft			7					
12ft			8					
			9					
			10					
	11							
	12							
13ft			Perc. Hole Diam. (in.):					
14ft			Test Run Between:					
15ft			ft	and	ft	Deep		
16ft								
17ft								
18ft								
19ft								
20ft			COMMENTS:					
Depth								
12FT	Total Depth of Test Hole							
None	Depths where Seeps encountered							
None	Depths where Ground Water encountered							
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered							
No	Monitor Tube Installed?							
			WATER LEVEL MONITORING					
			Date	WATER LEVEL				

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


GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	HIND'S SPRING CREST	TEST HOLE NO.	Date:	10-30-23
Insp. By:	S. W.	107	Job #	23-262

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																									
1ft	OL-ML	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY, INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR	See attached																																																																																									
2ft																																																																																												
3ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.	<table border="1"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>Reading</th> <th>Date</th> <th>Gross Time</th> <th>Net Time</th> <th>Depth to Water</th> <th>Net Drop</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>						PERCOLATION TEST						Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	1						2						3						4						5						6						7						8						9						10						11						12					
PERCOLATION TEST																																																																																												
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop																																																																																							
1																																																																																												
2																																																																																												
3																																																																																												
4																																																																																												
5																																																																																												
6																																																																																												
7																																																																																												
8																																																																																												
9																																																																																												
10																																																																																												
11																																																																																												
12																																																																																												
4ft																																																																																												
5ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	<table border="1"> <tr> <td colspan="3">Perc. Hole Diam. (in.):</td> <td colspan="3"></td> </tr> <tr> <td colspan="3">Test Run Between:</td> <td colspan="3"></td> </tr> <tr> <td></td> <td>ft</td> <td>and</td> <td></td> <td>ft</td> <td>Deep</td> </tr> </table>						Perc. Hole Diam. (in.):						Test Run Between:							ft	and		ft	Deep																																																																		
Perc. Hole Diam. (in.):																																																																																												
Test Run Between:																																																																																												
	ft	and		ft	Deep																																																																																							
6ft																																																																																												
7ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES																																																																																										
8ft																																																																																												
9ft																																																																																												
10ft																																																																																												
11ft																																																																																												
12ft																																																																																												
13ft																																																																																												
14ft																																																																																												
15ft																																																																																												
16ft																																																																																												
17ft																																																																																												
18ft																																																																																												
19ft	COMMENTS:																																																																																											
20ft																																																																																												
Depth																																																																																												
12FT	Total Depth of Test Hole																																																																																											
None	Depths where Seeps encountered																																																																																											
None	Depths where Ground Water encountered																																																																																											
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered																																																																																											
No	Monitor Tube Installed?																																																																																											
			<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																																																																																
WATER LEVEL MONITORING																																																																																												
Date	WATER LEVEL																																																																																											


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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG					
Parcel:	HIND'S SPRING CREST	TEST HOLE NO.	Date:	10-30-23	
Insp. By:	S. W.	109	Job #	23-262	

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP						
1ft	OL-ML	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY, INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR	See attached						
2ft									
2.5ft									
3ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST						
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	
5ft			1						
6ft			2						
7ft			3						
8ft			4						
9ft			5						
10ft			6						
11ft			7						
12ft			8						
			9						
			10						
	11								
	12								
13ft			Perc. Hole Diam. (in.):						
14ft			Test Run Between:						
15ft			ft	and	ft	Deep			
16ft									
17ft		COMMENTS:							
18ft									
19ft									
20ft									
Depth	WATER LEVEL MONITORING								
12FT	Total Depth of Test Hole	Date	WATER LEVEL						
None	Depths where Seeps encountered								
None	Depths where Ground Water encountered								
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered								
No	Monitor Tube Installed?								

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	HIIND'S SPRING CREST	TEST HOLE NO.	Date: 10-30-23
Insp. By:	S. W.	111	Job # 23-262

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL-ML	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY, INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR	See attached					
2ft								
3ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft			1					
6ft			2					
7ft			3					
8ft			4					
9ft			5					
10ft			6					
11ft			7					
12ft			8					
			9					
			10					
	11							
	12							
13ft			Perc. Hole Diam. (in.):					
14ft			Test Run Between:					
15ft			ft	and	ft	Deep		
16ft								
17ft								
18ft								
19ft								
20ft								
Depth	COMMENTS:							
12FT	Total Depth of Test Hole							
None	Depths where Seeps encountered							
None	Depths where Ground Water encountered							
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered							
No	Monitor Tube Installed?							
			WATER LEVEL MONITORING					
			Date	WATER LEVEL				

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	HIND'S SPRING CREST	TEST HOLE NO.	Date:	10-30-23
Insp. By:	S. W.	112	Job #	23-262

TEST HOLE EXCAVATION ANALYSIS	TEST HOLE LOCATION MAP
-------------------------------	------------------------

1ft OL-ML ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY,
2ft INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR
2.5ft

See attached

3ft
4ft SW WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES

PERCOLATION TEST

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

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

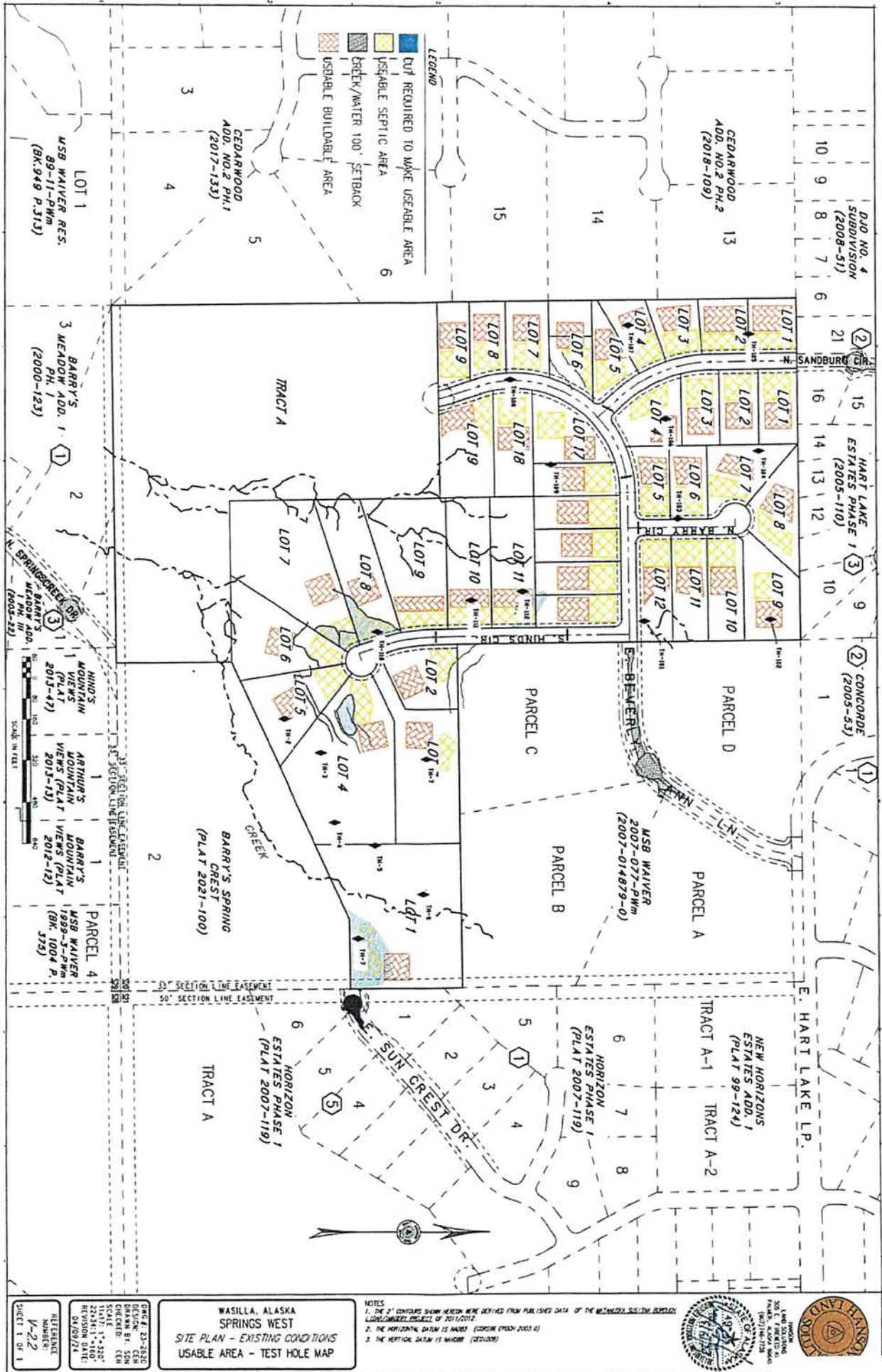


COMMENTS:

Depth	
6FT	Total Depth of Test Hole
None	Depths where Seeps encountered
3FT	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered
No	Monitor Tube Installed?

WATER LEVEL MONITORING

Date	WATER LEVEL



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



RECEIVED
SEP 23 2024
PLATTING

USEABLE AREA CERTIFICATION

HIND'S SPRING CREST

A SUBDIVISION OF

BARRY'S SPRING CREST LOT 1 (2022-16), SW1/4 SE1/4, & NW1/4 SE1/4

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: MINIMUM SIZES

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

EXCEPTIONS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

- The useable area consists entirely of land sloping less than 25% or will be at final certification.
- The useable area is set back 50' from any slopes exceeding 25% with more than 10' of elevation change or will be at final certification.
- The useable area is not less than 100' from the mean high water of any body of 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 (or 2' below any encountered ground water) and "shallow trench" or "bed systems" are anticipated
- Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used
- Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer):

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

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES: TH7, TH104, TH107

(GP) TEST HOLES: TH108, TH111, TH1, TH4, TH6, TH110

(SW) TEST HOLES: TH1, TH3, TH101, TH102, TH103, TH104, TH105, TH106, TH107, TH109, TH110, TH112, TH201, TH202, TH203

(SP) TEST HOLES: TH1, TH101, TH107, TH201, TH202, TH203

- 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: TH5

(SM) TEST HOLES: TH2

- 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: TH101, TH102, TH2, TH3, TH4, TH5, TH6, TH112

- Soil Mottling or Staining Analysis:

TEST HOLES:

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

TEST HOLES: TH3, TH4, TH101, TH102

- Depth to seasonal high water is less than 8'

TEST HOLES: TH2, TH5, TH6, TH112

- 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: L1 B3, L4 B3, L5 B3, L7 B3, L8 B3, L11 B3, L12 B3, L13 B3

- 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 within the subdivision 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

9-23-24

WILLIAM KLEBESADEL P.E.

Date

Professional Engineer



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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	HIND'S SPRING CREST	TEST HOLE NO.	Date: 08-27-24
Insp. By:	SCHEUTTER	201	Job # 23-262

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST					
4ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
5ft			1					
6ft			2					
7ft			3					
8ft	4							
9ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	5					
10ft			6					
11ft			7					
12ft			8					
13ft			9					
14ft	10							
15ft	11							
16ft	12							
17ft								
18ft								
19ft								
20ft								

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



COMMENTS: _____

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

WATER LEVEL MONITORING	
Date	WATER LEVEL

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	HIND'S SPRING CREST	TEST HOLE NO.	Date: 08-27-24
Insp. By:	SCHEUTTER	202	Job # 23-262

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP								
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached								
2ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES									
3ft											
4ft											
5ft											
6ft											
7ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST								
8ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop			
9ft			1								
10ft			2								
11ft			3								
12ft			4								
			5								
			6								
			7								
			8								
			9								
			10								
	11										
	12										
13ft			Perc. Hole Diam. (in.):								
14ft			Test Run Between:								
15ft			ft	and	ft	Deep					
16ft											
17ft											
18ft											
19ft											
20ft											
								COMMENTS:			

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

WATER LEVEL MONITORING	
Date	WATER LEVEL

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	HIND'S SPRING CREST	TEST HOLE NO.	Date:	08-27-24
Insp. By:	SCHEUTTER	203	Job #	23-262

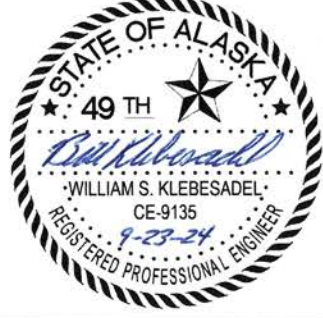
TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST					
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
6ft			1					
7ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	2					
8ft			3					
9ft			4					
10ft			5					
11ft			6					
12ft			7					
			8					
			9					
			10					
			11					
			12					
			Perc. Hole Diam. (in.):					
			Test Run Between:					
			ft	and	ft	Deep		
								
13ft								
14ft								
15ft								
16ft								
17ft								
18ft								
19ft								
20ft								
								COMMENTS:

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

WATER LEVEL MONITORING	
Date	WATER LEVEL

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	HIND'S SPRING CREST	TEST HOLE NO.	Date: 10-30-23
Insp. By:	S. W.	102	Job # 23-262

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP						
1ft	OL-ML ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY, INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR	See attached						
2ft								
3ft								
3.5ft								
4ft	SW WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	PERCOLATION TEST						
5ft		Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	
6ft		1						
7ft		2						
8ft		3						
9ft		4						
10ft		5						
11ft		6						
12ft		7						
13ft		8						
14ft		9						
15ft		10						
16ft		11						
17ft		12						
18ft			Perc. Hole Diam. (in.):					
19ft			Test Run Between:					
20ft		ft	and	ft	Deep			
								
		COMMENTS:						


Depth	
14FT	Total Depth of Test Hole
None	Depths where Seeps encountered
12FT	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
YES	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL
11/02/23	10.5FT BELOW GROUND
07/31/24	NONE

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	HIND'S SPRING CREST	TEST HOLE NO.	Date:	11-30-263
Insp. By:	SCHEUTTER	113	Job #	23-262

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP						
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached						
1.5ft									
2ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES							
3ft									
4ft									
5ft			PERCOLATION TEST						
			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	
6ft			1						
			2						
7ft			3						
			4						
8ft			5						
			6						
9ft			7						
			8						
10ft			9						
			10						
11ft			11						
			12						
12ft			Perc. Hole Diam. (in.):						
			Test Run Between:						
13ft			ft	and	ft	Deep			
14ft									
15ft									
16ft									
17ft									
18ft									
19ft									
20ft									
									COMMENTS:

Depth	
3FT	Total Depth of Test Hole
None	Depths where Seeps encountered
3FT	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
YES	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL
07/31/24	2.6 ft.

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	HIND'S SPRING CREST	TEST HOLE NO.	Date: 11-30-23
Insp. By:	SCHEUTTER	114	Job # 23-262


TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP						
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached						
2ft	SP	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES							
3ft									
4ft									
			PERCOLATION TEST						
5ft			Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	
6ft			1						
7ft			2						
8ft			3						
9ft			4						
10ft			5						
11ft			6						
12ft			7						
13ft			8						
14ft			9						
15ft			10						
16ft			11						
17ft			12						
18ft			Perc. Hole Diam. (in.):						
19ft			Test Run Between:						
20ft			ft	and	ft	Deep			
									
			COMMENTS:						

Depth	
7FT	Total Depth of Test Hole
None	Depths where Seeps encountered
7FT	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
YES	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL
07/31/24	6.5 ft.

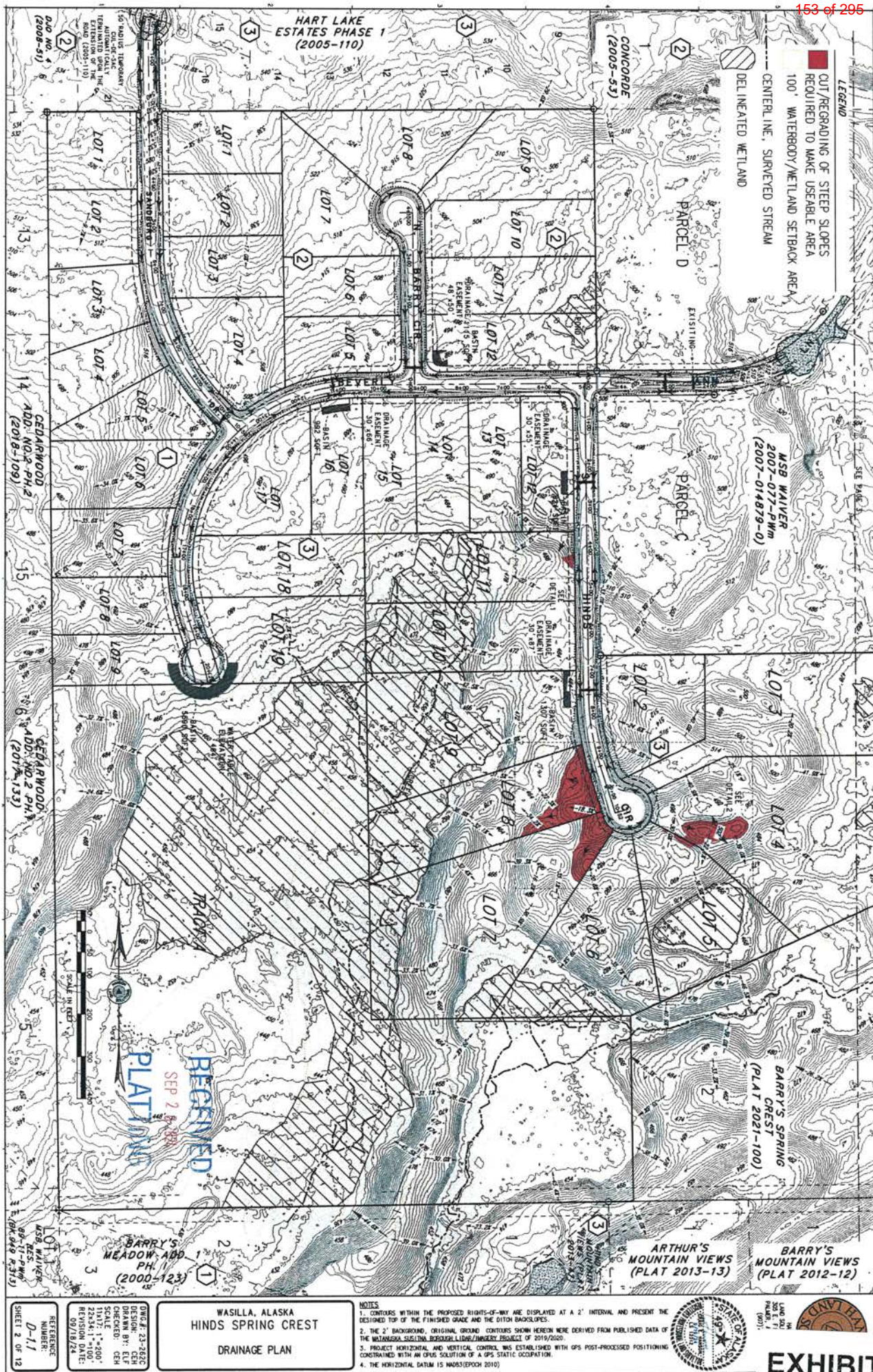
HANSON LAND SOLUTIONS
SURVEYING ENGINEERING & LAND DEVELOPMENT SERVICES
305 E. Fireweed Ave. Palmer, AK 99645

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG			
Parcel:	HIND'S SPRING CREST	TEST HOLE NO.	Date: 11-30-23
Insp. By:	SCHEUTTER	115	Job # 23-262

TEST HOLE EXCAVATION ANALYSIS		TEST HOLE LOCATION MAP									
1ft	PT PEAT AND OTHER HIGHLY ORGANIC SOILS	See attached									
2ft											
3ft											
4ft											
5ft											
5.5ft											
		PERCOLATION TEST									
		Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop				
6ft		1									
		2									
7ft		3									
		4									
8ft		5									
		6									
9ft		7									
		8									
10ft		9									
		10									
11ft		11									
		12									
12ft		Perc. Hole Diam. (in.):									
		Test Run Between:									
13ft			ft	and		ft Deep					
14ft											
15ft											
16ft											
17ft											
18ft											
19ft											
20ft											
							COMMENTS:				

Depth	
6FT	Total Depth of Test Hole
1FT	Depths where Seeps encountered
6FT	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
YES	Monitor Tube Installed?

WATER LEVEL MONITORING	
Date	WATER LEVEL
07/31/24	0 ft.

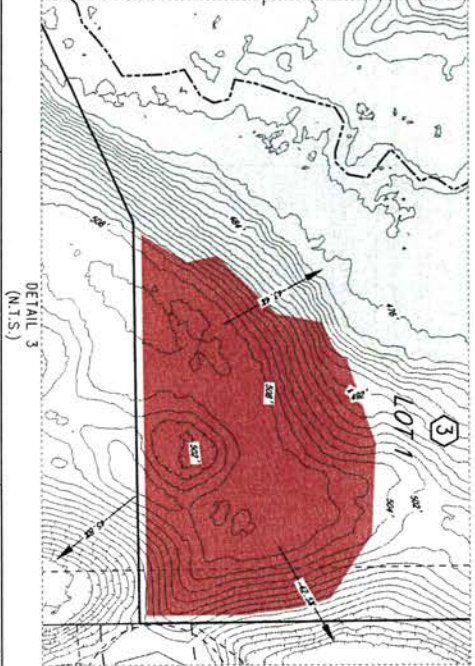
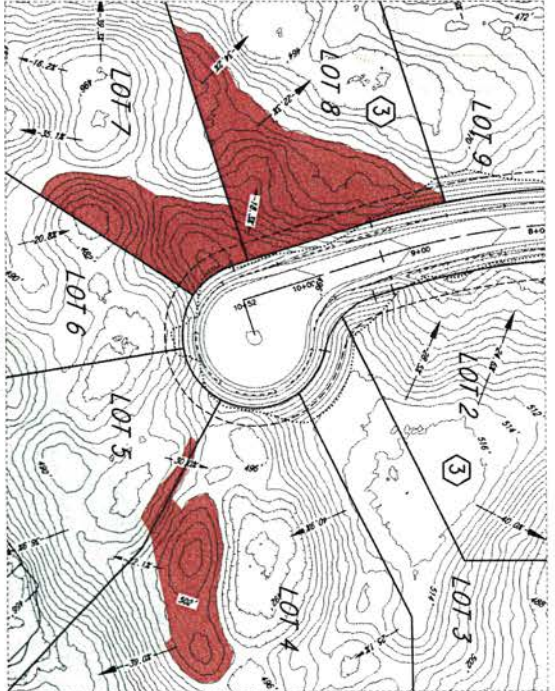
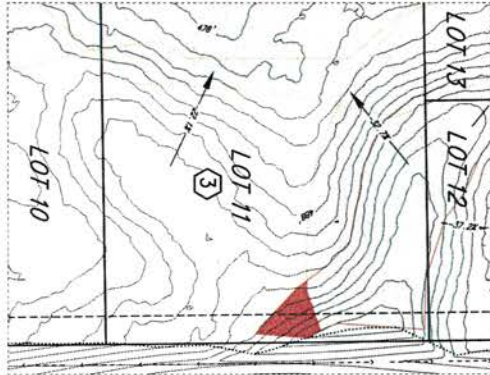
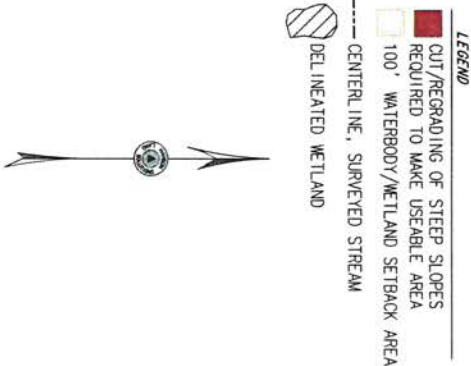
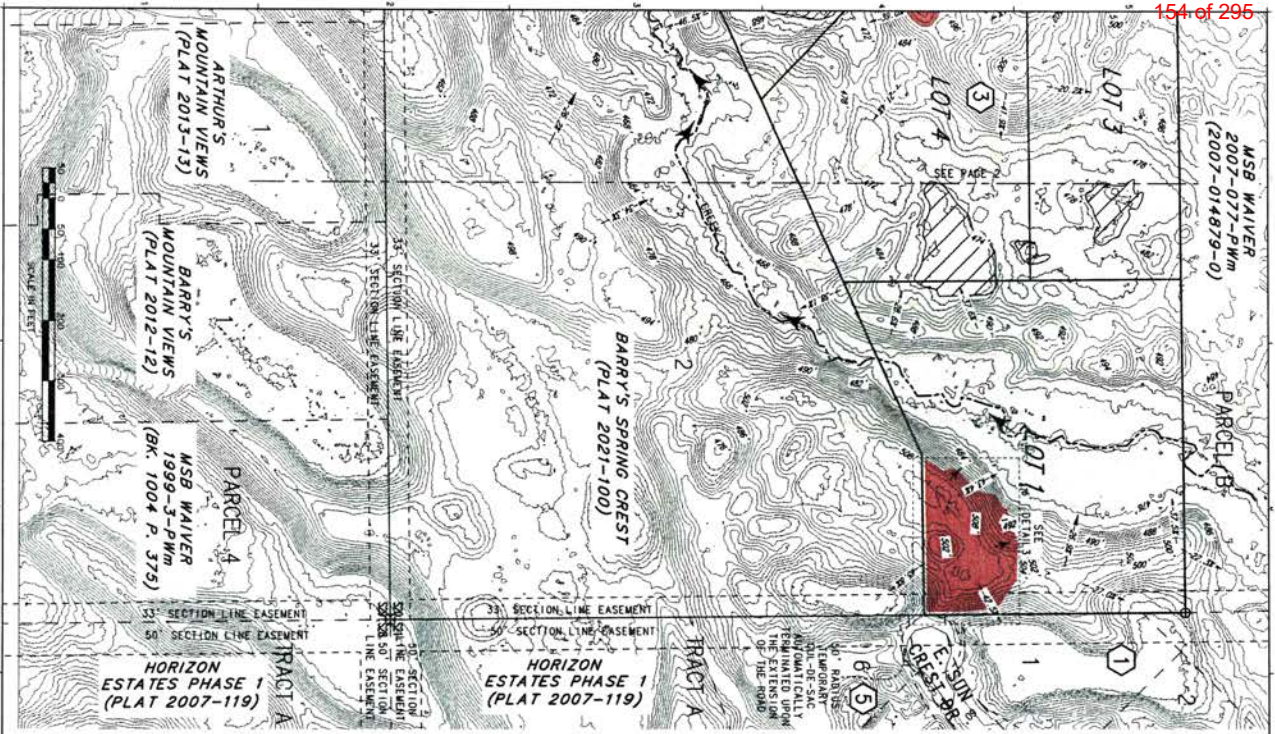


DATE: 09/25/23
 DESIGNER: CEH
 DRAWN BY: CEH
 CHECKED BY: CEH
 SCALE: 1"=400'
 22.83x31.1"=100'
 REVISION DATE:
 09/25/23

WASILLA, ALASKA
 HINDS SPRING CREST
 DRAINAGE PLAN

NOTES:
 1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE DESIGNED TOP OF THE FINISHED GRADE AND THE DITCH BACKSLOPES.
 2. THE 2' BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREIN WERE DERIVED FROM PUBLISHED DATA OF THE WILKINSON SURVEYING & ENGINEERING FIRM OF 2019/2020.
 3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITIONING, CONSTRAINED WITH AN OPEN SOLUTION OF A GPS STATIC OCCUPATION.
 4. THE HORIZONTAL DATUM IS NAD83(EPOCH 2010)

STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF LAND MANAGEMENT
 PLAT NO. 1
 SHEET 2 OF 12



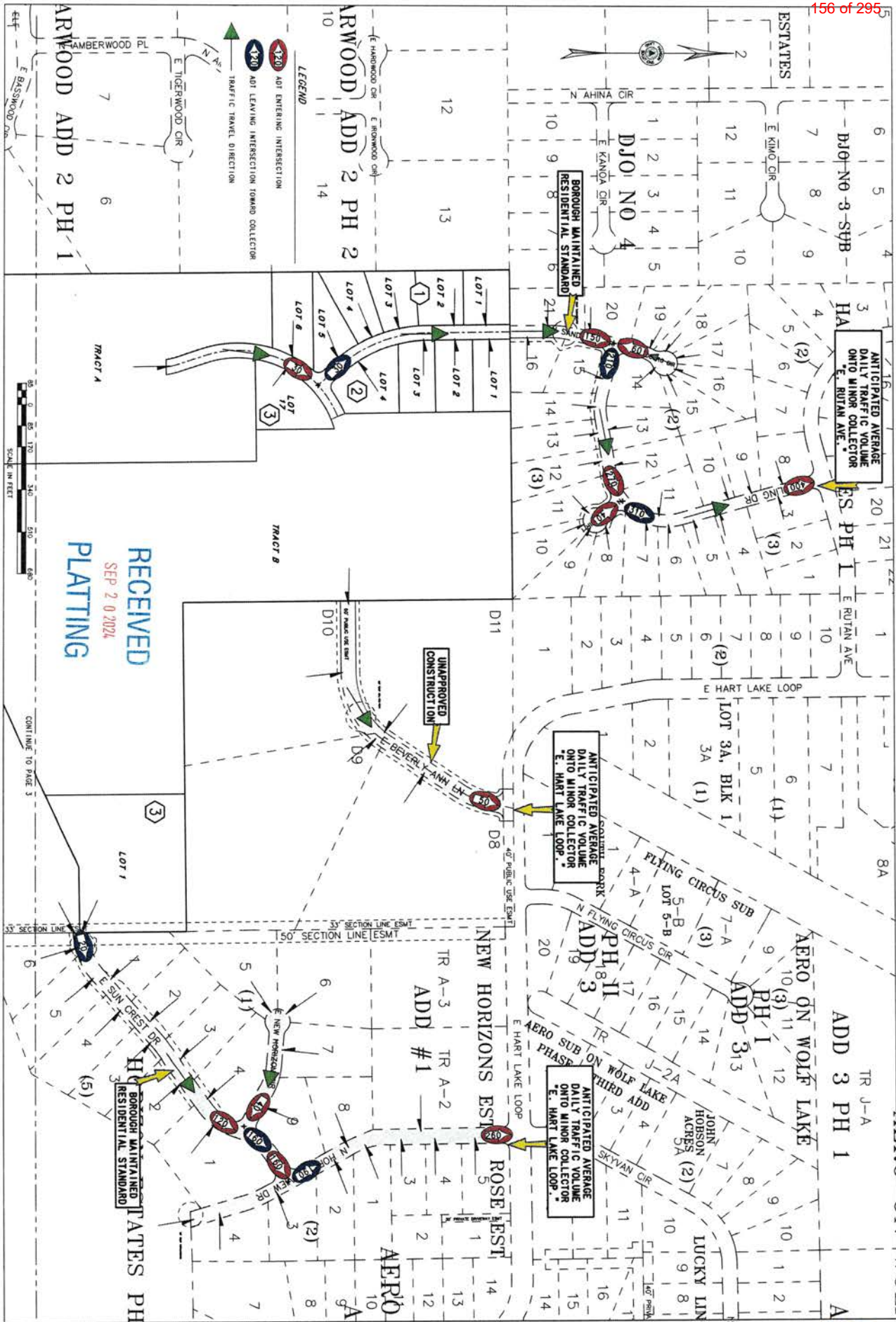
RECEIVED
SEP 2 0 2024
PLATTING

- NOTES
1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE DESIGNED TOP OF THE FINISHED GRADE AND THE DITCH BACKSLOPES.
 2. THE 2" BACKGROUND, ORIGINAL GROUND, CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE ALASKA STATE DEPARTMENT OF NATURAL RESOURCES PROJECT OF 2019/2020.
 3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITIONING CONSTRAINED WITH AN OPUS SOLUTION OF A GPS STATIC OCCUPATION.
 4. THE HORIZONTAL DATUM IS NAD83(EPOCH 2010).

ENGINEER: 23-2622
DESIGNER: CEH
DRAWN BY: CEH
CHECKED BY: CEH
SCALE: 1" = 400'
11/17/11 "400"
22/3/11 "100"
REVISION DATE:
09/20/23

WASILLA, ALASKA
HINDS SPRING CREST
DRAINAGE PLAN

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
LAND SURVEY DIVISION
PLATTING BOARD
(907) 264-7728



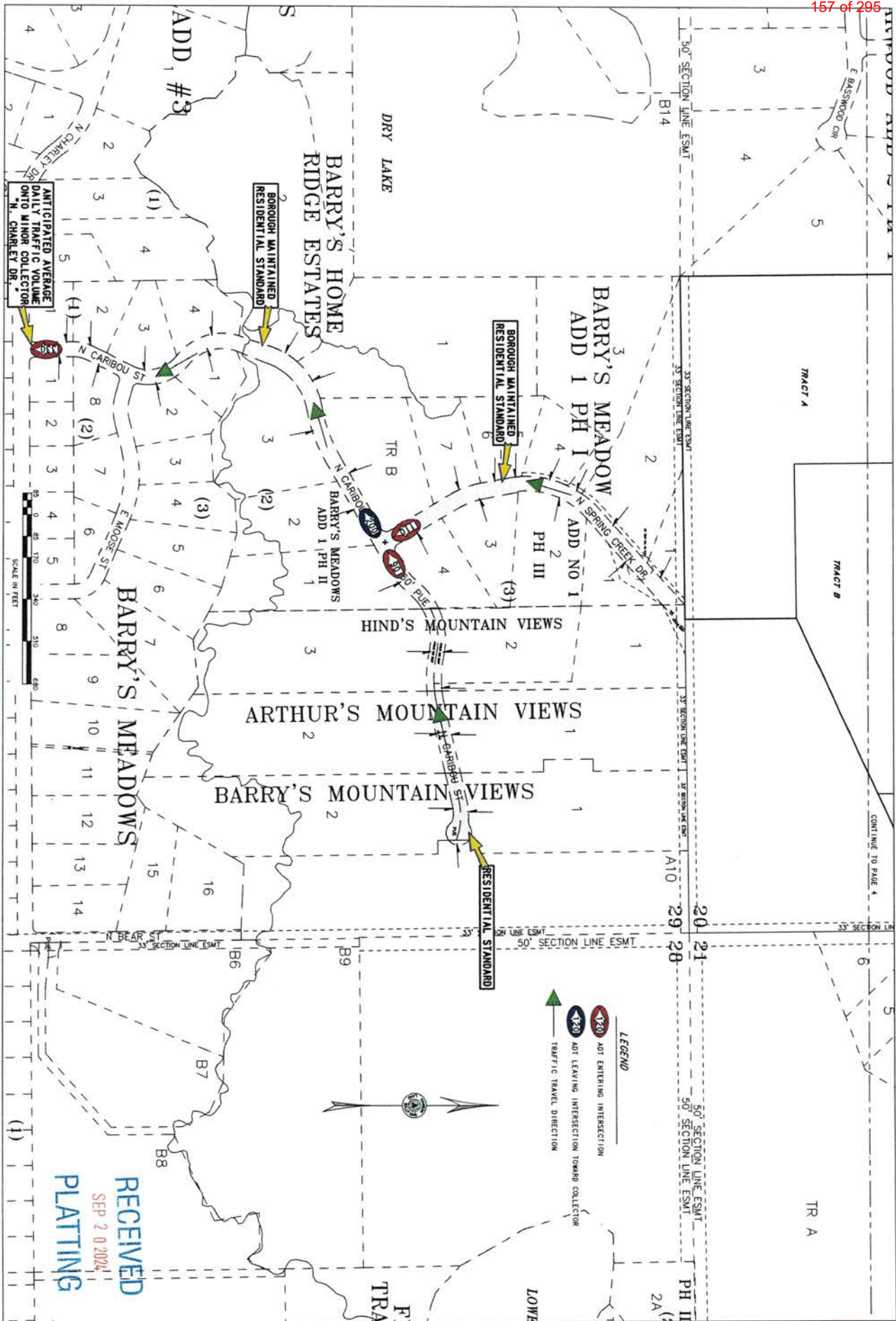
WASILLA, ALASKA
BARRY SPRINGS
ANTICIPATED AVERAGE
DAILY TRAFFIC- PH.1

DESIGN: CEH
CHECKED: CEH
SCALE: 1" = 340'
DATE: 22/03/17
PROJECT: RES. 09/11/24

REFERENCE NUMBER: C-20
SHEET 1 OF 6

- NOTES
1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
 2. SUMMARY EXPECTED AVERAGE DAILY TRAFFIC INCREASES BY 120 ON THE INTERSECTION OF N. KIPLING DR ONTO E. RUTAN AVE. IN WHICH REQUIRES NO UPDATE OF ROAD STATUS AS IT DOES NOT EXCEED 400.
 3. SUMMARY EXPECTED AVERAGE DAILY TRAFFIC DOES NOT INCREASE ON THE INTERSECTION OF E. BEVERLY ANN LN, ONTO E. HART LAKE LOOP IN WHICH REQUIRES NO UPDATE OF ROAD STATUS AS IT DOES NOT EXCEED 400.
 4. SUMMARY EXPECTED AVERAGE DAILY TRAFFIC INCREASES BY 10 ON THE INTERSECTION OF E. SUN CREST DR ONTO N. HORIZON VIEW DR. IN WHICH REQUIRES NO UPDATE OF ROAD STATUS AS IT DOES NOT EXCEED 400.





RECEIVED
SEP 20 2024
PLATTING

PROJECT: WASILLA, ALASKA
BARRY SPRINGS
ANTICIPATED AVERAGE DAILY TRAFFIC - PH.1

DATE: 09/17/24
SCALE: 1" = 340'
DRAWN BY: ELP
CHECKED BY: CEM
DESIGNER: CEH
PROJECT NO: 22-334
SHEET NO: C-20
REVISED DATE: 09/17/24

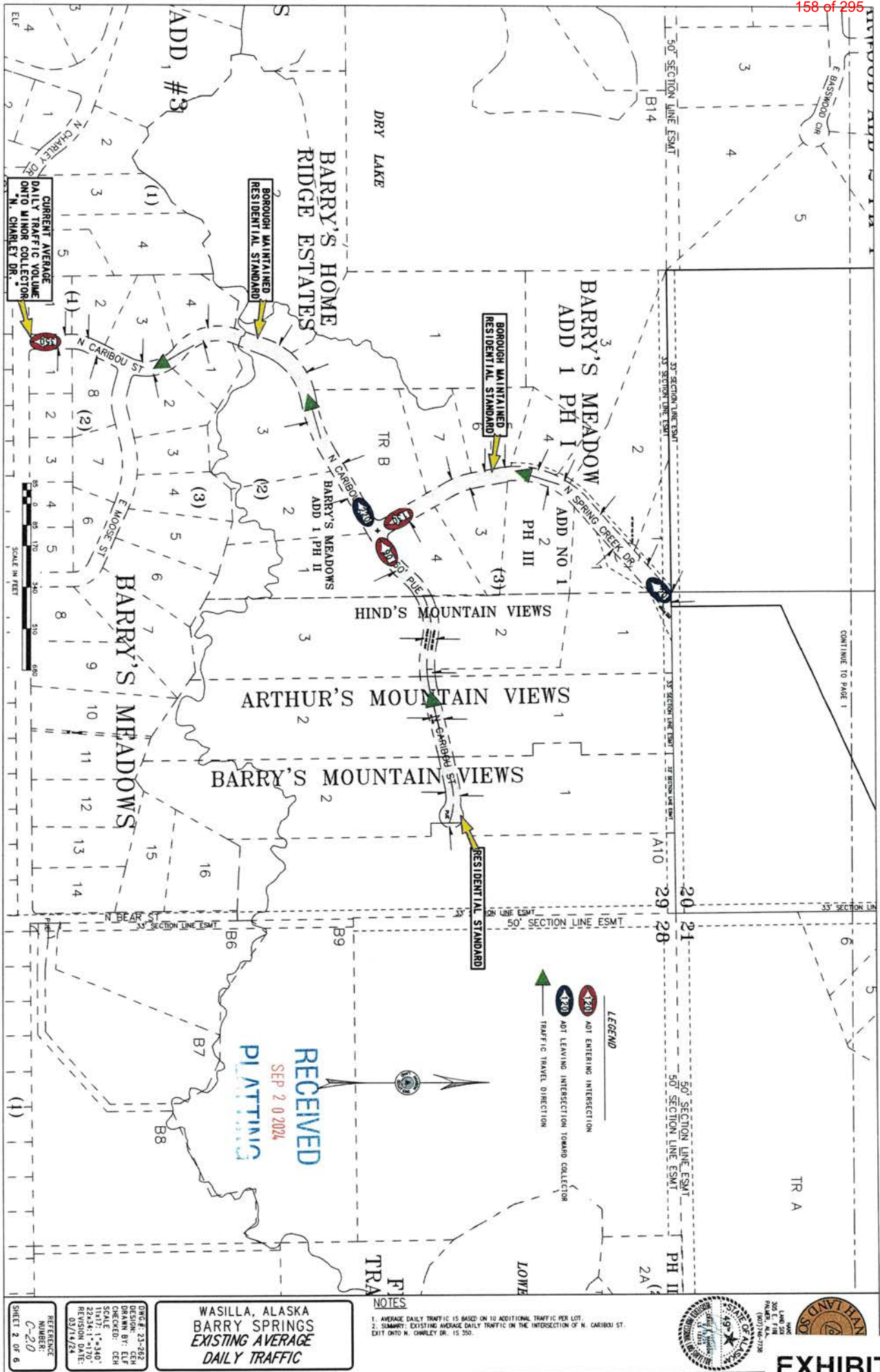
NOTES

- AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
- SUMMARY EXPECTED AVERAGE DAILY TRAFFIC DECREASES BY 20 ON THE INTERSECTION OF N. CARIBOU ST., ONTO N. CHARLEY DR., IN WHICH REQUIRES NO UPDATE OF ROAD STATUS AS IT DOES NOT EXCEED 400.

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT

PLATTING BOARD

EXHIBIT D-3



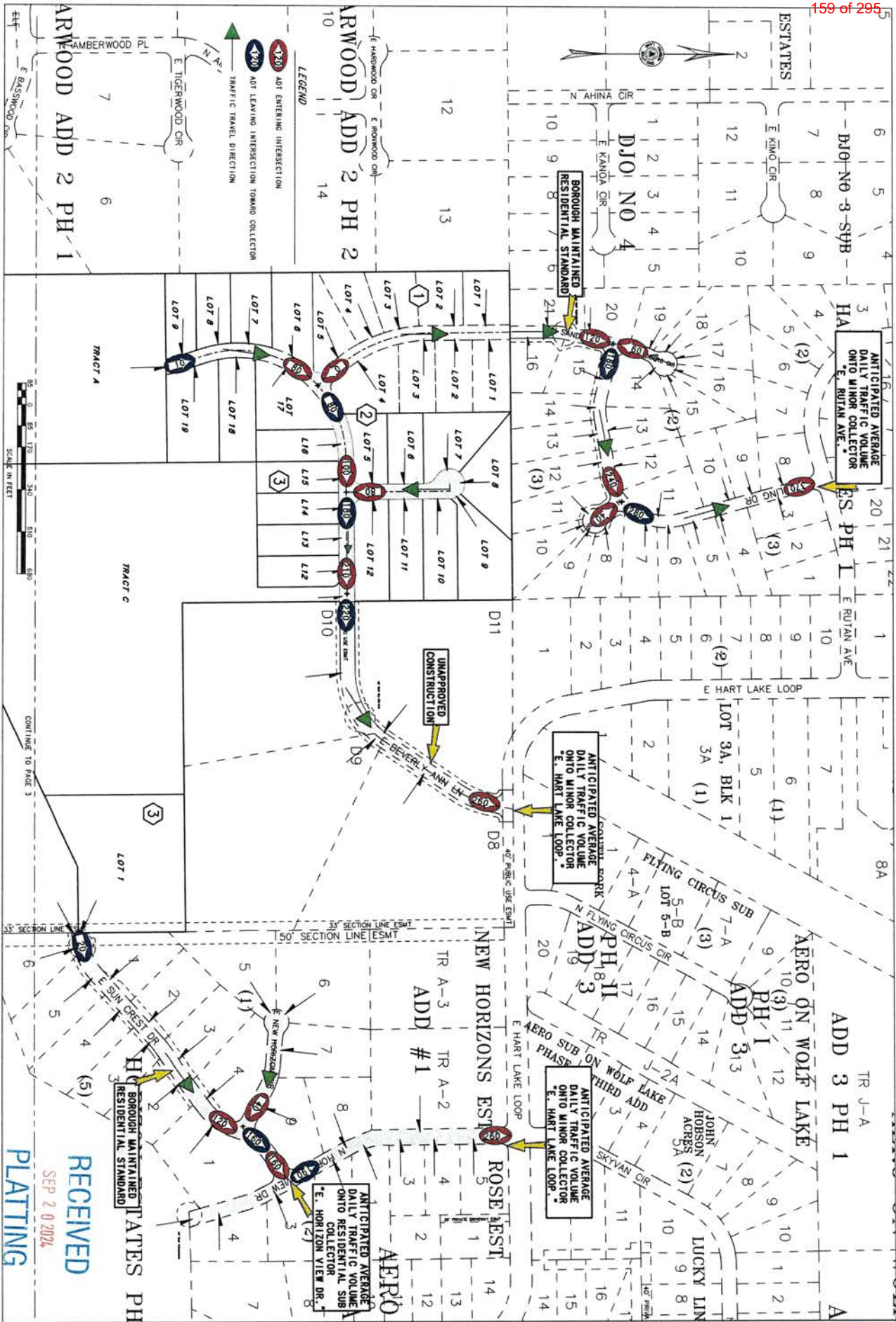
REFERENCE NUMBER: C-20
SHEET 2 OF 6

WASILLA, ALASKA
BARRY SPRINGS
EXISTING AVERAGE
DAILY TRAFFIC

NOTES
1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
2. SUMMARY: EXISTING AVERAGE DAILY TRAFFIC ON THE INTERSECTION OF N. CARIBOU ST. EXIT ONTO N. CHARLEY DR. IS 150.

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LAND CONSERVATION
1000 W. WARD AVENUE
ANCHORAGE, ALASKA 99501
(907) 261-7728

DATE: 09/17/24
SCALE: AS SHOWN
DRAWN BY: CEH
CHECKED BY: CEH
DESIGN: CEH
DWC #: 23-282



RECEIVED
SEP 20 2024
PLATTING

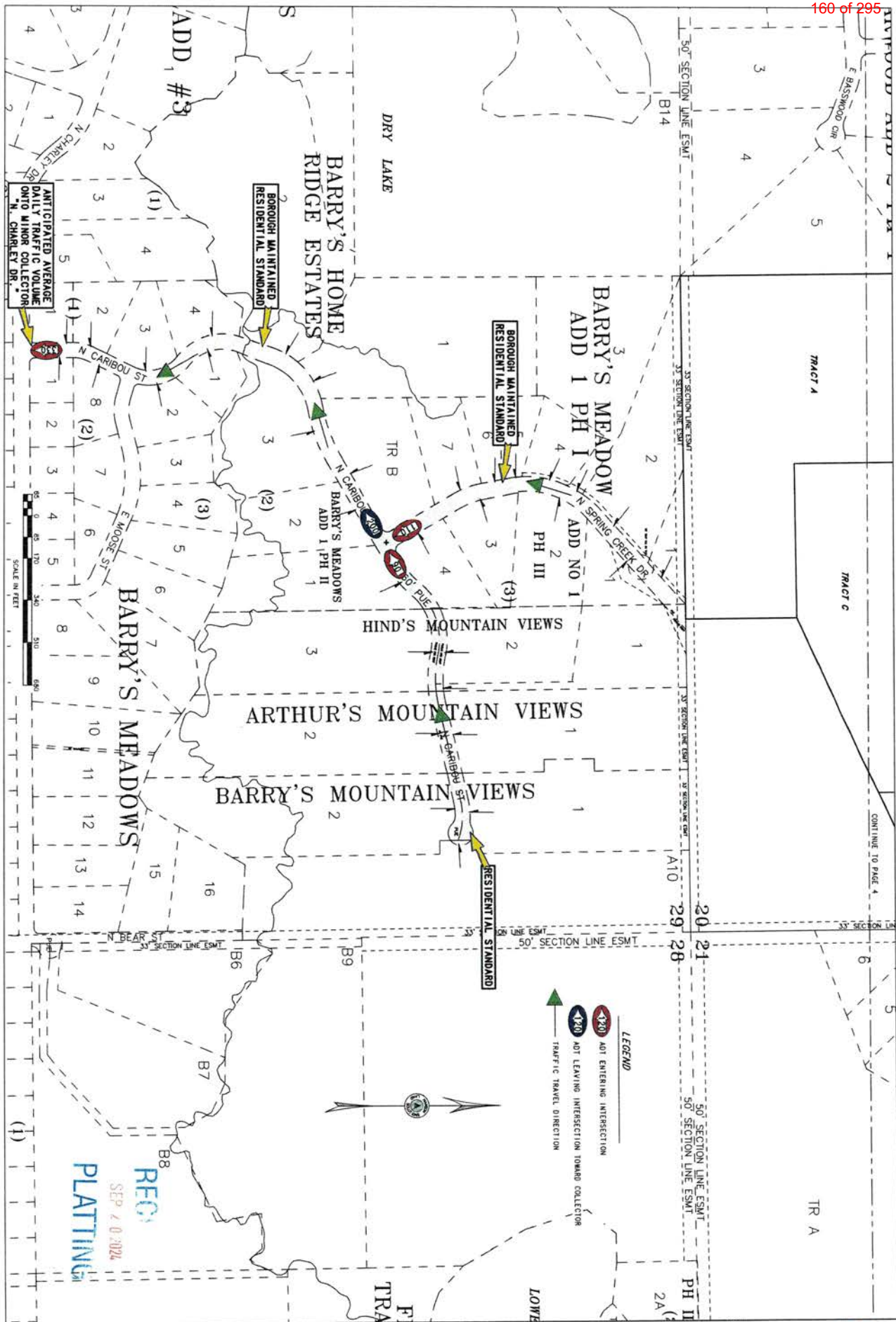
PROJECT NUMBER: C-20
SHEET 3 OF 6

WASILLA, ALASKA
BARRY SPRINGS
ANTICIPATED AVERAGE
DAILY TRAFFIC - PH.2

NOTES

1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
2. SUMMARY-EXPECTED AVERAGE DAILY TRAFFIC DECREASES BY 50 ON THE INTERSECTION OF N. KIPLING DR. ONTO E. RUITAN AVE. IN WHICH REQUIRES NO UPDATE OF ROAD STATUS AS IT DOES NOT EXCEED 400.
3. SUMMARY-EXPECTED AVERAGE DAILY TRAFFIC INCREASES BY 250 ON THE INTERSECTION OF E. BEVERLY LANE ONTO E. HART LAKE LOOP IN WHICH REQUIRES NO UPDATE OF ROAD STATUS AS IT DOES NOT EXCEED 400.
4. SUMMARY-EXPECTED AVERAGE DAILY TRAFFIC DID NOT CHANGE ON THE INTERSECTION OF E. SIN CREST DR. ONTO N. HORIZON VIEW DR. IN WHICH REQUIRES NO UPDATE OF ROAD STATUS AS IT DOES NOT EXCEED 400.





REC'D
SEP 4 0 2024
PLATTING

ENGINEER: 23-282
DESIGN BY: CEH
CHECKED BY: CEH
SCALE: 1" = 340'
SECTION DATE: 08/13/24
NO. 08/13/24

REFERENCE NUMBER: C-20
SHEET 4 OF 6

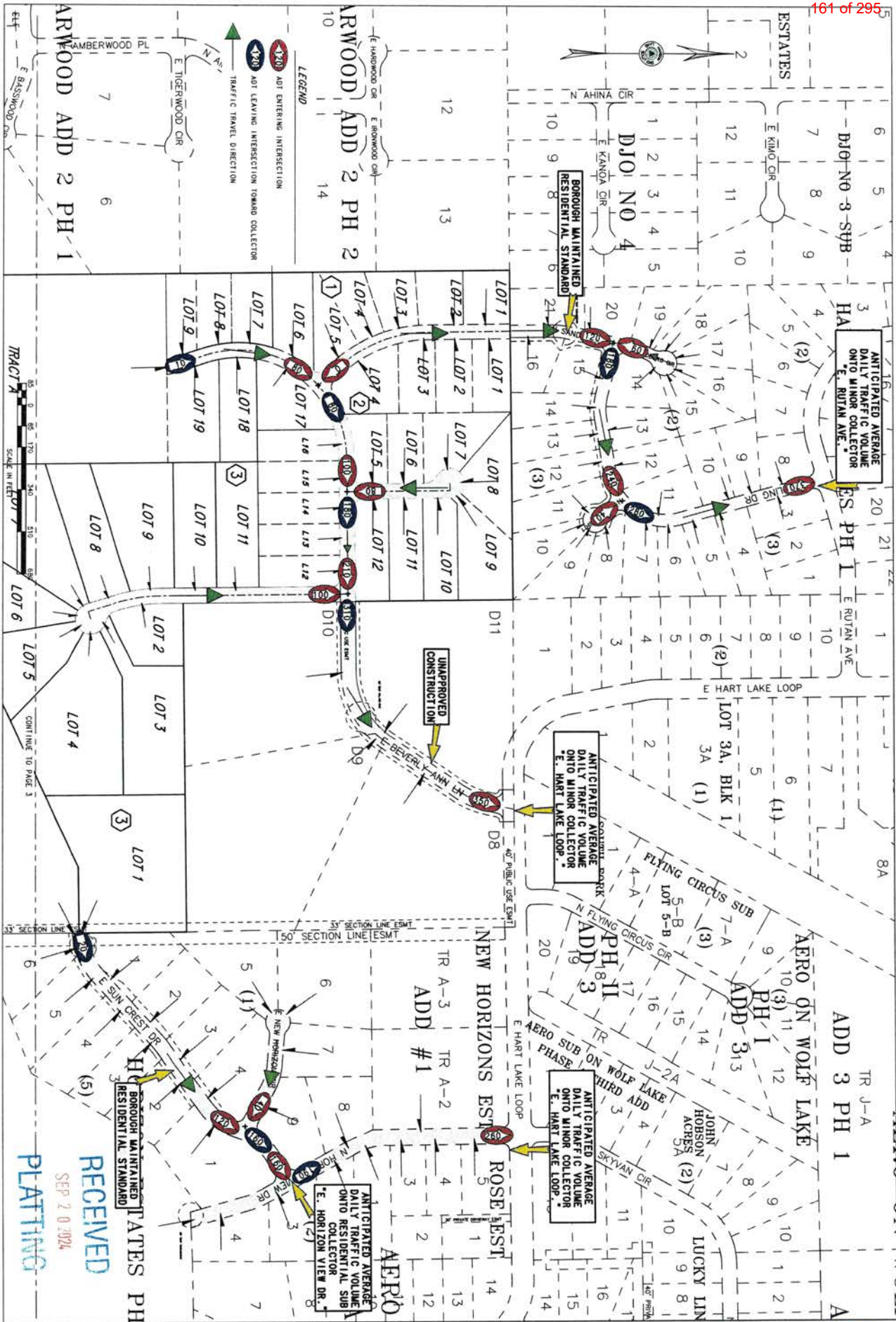
WASILLA, ALASKA
BARRY SPRINGS
ANTICIPATED AVERAGE
DAILY TRAFFIC - PH.2

NOTES

1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
2. SUMMARY EXPECTED AVERAGE DAILY TRAFFIC DID NOT CHANGE ON THE INTERSECTION OF N. CARIBOU ST. - ONT N. CHARLEY DR., IN WHICH REQUIRES NO UPDATE OF ROAD STATUS AS IT DOES NOT EXCEED 400.

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT

EXHIBIT D-C



NOTES

1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
2. SUMMARY-EXPECTED AVERAGE DAILY TRAFFIC DID NOT INCREASE ON THE INTERSECTION OF N. KIPLING DR. ONTO E. RUTAN AVE. IN WHICH REQUIRES NO UPDATE OF ROAD STATUS AS IT DOES NOT EXCEED 400.
3. SUMMARY-EXPECTED AVERAGE DAILY TRAFFIC INCREASES BY 40 IN THE INTERSECTION OF E. BEVERLY LANE ONTO E. HART LAKE LOOP IN WHICH REQUIRES NO UPDATE OF ROAD STATUS AS IT DOES NOT EXCEED 400.
4. SUMMARY-EXPECTED AVERAGE DAILY TRAFFIC DID NOT CHANGE ON THE INTERSECTION OF E. SUN CREST DR. ONTO N. HORIZON VIEW DR. IN WHICH REQUIRES NO UPDATE OF ROAD STATUS AS IT DOES NOT EXCEED 400.

RECEIVED PLATTING
SEP 20 2024

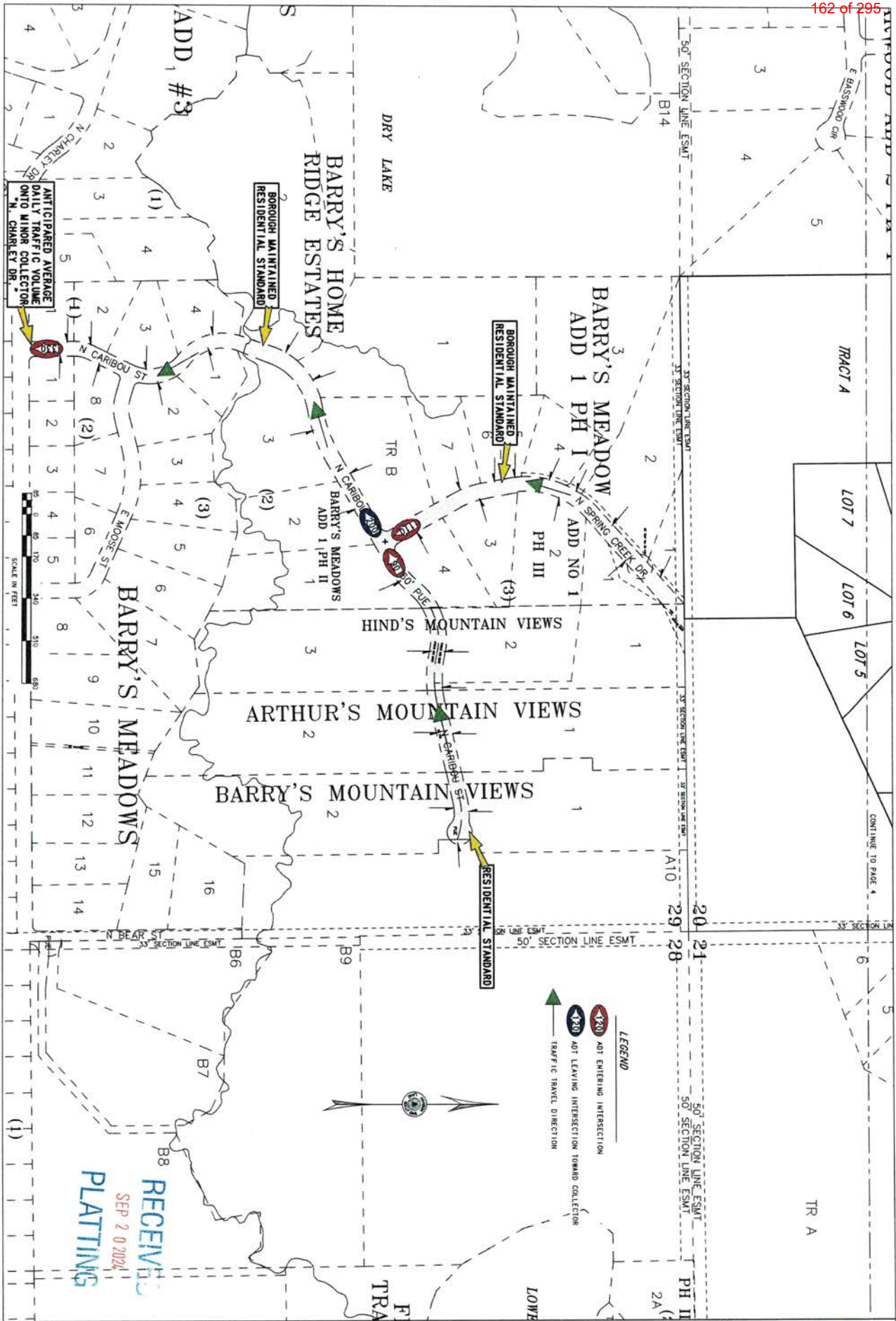
**WASILLA, ALASKA
BARRY SPRINGS
ANTICIPATED AVERAGE
DAILY TRAFFIC - PH.3**

DESIGN: CEH
CHECKED: CEH
SCALE: 1" = 340'
11/17/17
22/34/17
RES: 09/11/23

DRG #: 23-262
DESIGN: CEH
CHECKED: CEH
SCALE: 1" = 340'
11/17/17
22/34/17
RES: 09/11/23

REFERENCE NUMBER: C-20
SHEET 5 OF 6

EXHIBIT D-7



RECEIVED
SEP 20 2024
PLATTING

WASILLA, ALASKA
BARRY SPRINGS
ANTICIPATED AVERAGE
DAILY TRAFFIC - PH.3

NOTES
1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
2. SUMMARY EXPECTED AVERAGE DAILY TRAFFIC DID NOT CHANGE ON THE INTERSECTION OF N. CARIBOU ST. AND N. CHARLEY DR. IN WHICH REQUIRES NO UPDATE OF ROAD STATUS AS IT DOES NOT EXCEED 400.

STATE OF ALASKA
PLATTING BOARD
CLAYTON HAN

LAND USE
MAP NO. 100
DATE: 09/17/24
(507) 762-1100

DESIGN: CEH
DRAWN BY: CEH
SCALE: 1" = 340'
11/17/11 - 3/4/10
22334'1" - 170'
REVISION DATE:
09/17/24

REFERENCE NUMBER: C-20
SHEET 6 OF 6

Jesse Curlin

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Friday, June 7, 2024 8:03 AM
To: Jesse Curlin
Subject: RFC Springs West

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

Good morning Mr. Curlin,

Thank you for bringing this project to our attention and for allowing us to comment. The Corps of Engineers (Corps) does have a comment regarding RFC Springs West. Based on aerial imagery, it appears that there may be aquatic resources throughout the land to be subdivided.

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.

A copy of the DA permit application can be found online at 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.

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.

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

Thank you,
Olivia Ortiz
Regulatory Specialist
Alaska District | POA
U.S. Army Corps of Engineers
P: (907) 753-2586

Jesse Curlin

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Monday, June 17, 2024 7:54 AM
To: Jesse Curlin
Cc: Myers, Sarah E E (DFG)
Subject: RE: RFC Springs West

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Chris,

Alaska Department of Fish and Game (ADF&G) has reviewed this platting action to create 40 lots 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 Seward Meridian. ADF&G has **no objections** to the proposed platting action with the following comment:

- This area to be subdivided likely has fish bearing water bodies with the potential of anadromous fish. South of this location is Dry Lake and an unnamed stream that are both cataloged for coho salmon. The Palmer Habitat Section would like to request permission to access the property for fish habitat in association with any fish habitat permitting requirements. If the owners are willing, I can be reached at (907)861-3206 or sarah.myers@alaska.gov.

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

Colton Percy

Habitat Biologist

Access Defense Program

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

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

Sent: Wednesday, June 5, 2024 5:24 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>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Chad Cameron Contact <ccameron@palmerak.org>; hessmer@mtaonline.net; Dmitri Fonov <Fonov@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 Springs West

Chris Curlin

From: Daniel Dahms
Sent: Tuesday, September 24, 2024 3:09 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: Revised Plans for Springs West

Chris,

Thank you for submitting the updated figures. PD&E has no further comments on the ADT estimate. The petitioner should update the drainage plan to include the Ordinary High Water Mark. Update the symbology on the drainage plan and the useable area map to make the 100' waterbody setback more visible.

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

From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, September 20, 2024 3:30 PM
To: Brad Sworts <Brad.Sworts@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: Revised Plans for Springs West

Hello,

We received updated ADT, Useable Area, and Drainage Plan for Springs West.
The file was too large to send. OneDrive link below.

 [Springs West](#)

Sincerely,

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

Chris Curlin

From: Rodney Fodge
Sent: Monday, August 5, 2024 12:09 PM
To: Chris Curlin
Cc: Alex Strawn; Lacie Olivieri
Subject: FW: Updated RFC Springs West
Attachments: Spring West .png

Chris,

This is the corrected email with the correct direction of the future collector that will connect to E Charwood Ln.

I've reviewed the subdivision development plan that was provided.

The Official Streets and Highways Plan includes plans to develop a Minor Collector corridor south, short of E Beverly Ann Ln.

It will connect south with E Hart Lake Loop to N Bear Street.

Roughly 0.5 miles south of E Hart Lake Loop, it will then connect to E Charwood Ln to the west.

Please let me know if there's anything else.

Thanks

Rodney Fodge
Long-Range Planner
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645
Office: 907-861-8439
Cell: 907-795-3984
rodney.fodge@matsugov.us

From: Rodney Fodge
Sent: Wednesday, July 31, 2024 2:22 PM
To: Chris Curlin <Jesse.Curlin@matsugov.us>
Cc: Lacie Olivieri <Lacie.Olivieri@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Julie Spackman <Julie.Spackman@matsugov.us>
Subject: RE: Updated RFC Springs West

Afternoon Chris,

I've reviewed the subdivision development plan that was provided.

The Official Streets and Highways Plan includes plans to develop a Minor Collector corridor south, short of E Beverly Ann Ln.

It will connect south with E Hart Lake Loop to N Bear Street.

Roughly 0.5 miles south of E Hart Lake Loop, it will then connect to E Charwood Ln to the east.

Please let me know if there's anything else.

Thanks

Rodney Fodge
Long-Range Planner
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645
Office: 907-861-8439
Cell: 907-795-3984
rodney.fodge@matsugov.us

From: Lacie Olivieri <Lacie.Olivieri@matsugov.us>
Sent: Wednesday, July 31, 2024 8:51 AM
To: Rodney Fodge <Rodney.Fodge@matsugov.us>; Julie Spackman <Julie.Spackman@matsugov.us>
Subject: Fw: Updated RFC Springs West

New subdivision in the Hart lake loop area.

Lacie Olivieri
Planning Department Administrative Specialist
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645
907.861.8608
<https://www.matsugov.us/>



From: Chris Curlin <Jesse.Curlin@matsugov.us>
Sent: Friday, July 26, 2024 5:32 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>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Chad Cameron Contact <ccameron@palmerak.org>; hessmer@mtaonline.net <hessmer@mtaonline.net>; Dmitri Fonov <Fonov@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop <mearow@mea.coop>; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: Updated RFC Springs West

Hello,

The following link is a request for comments on the proposed Springs West. (Tax ID's 18N01E20D002, 18N01E20D005, & 8168000L001)

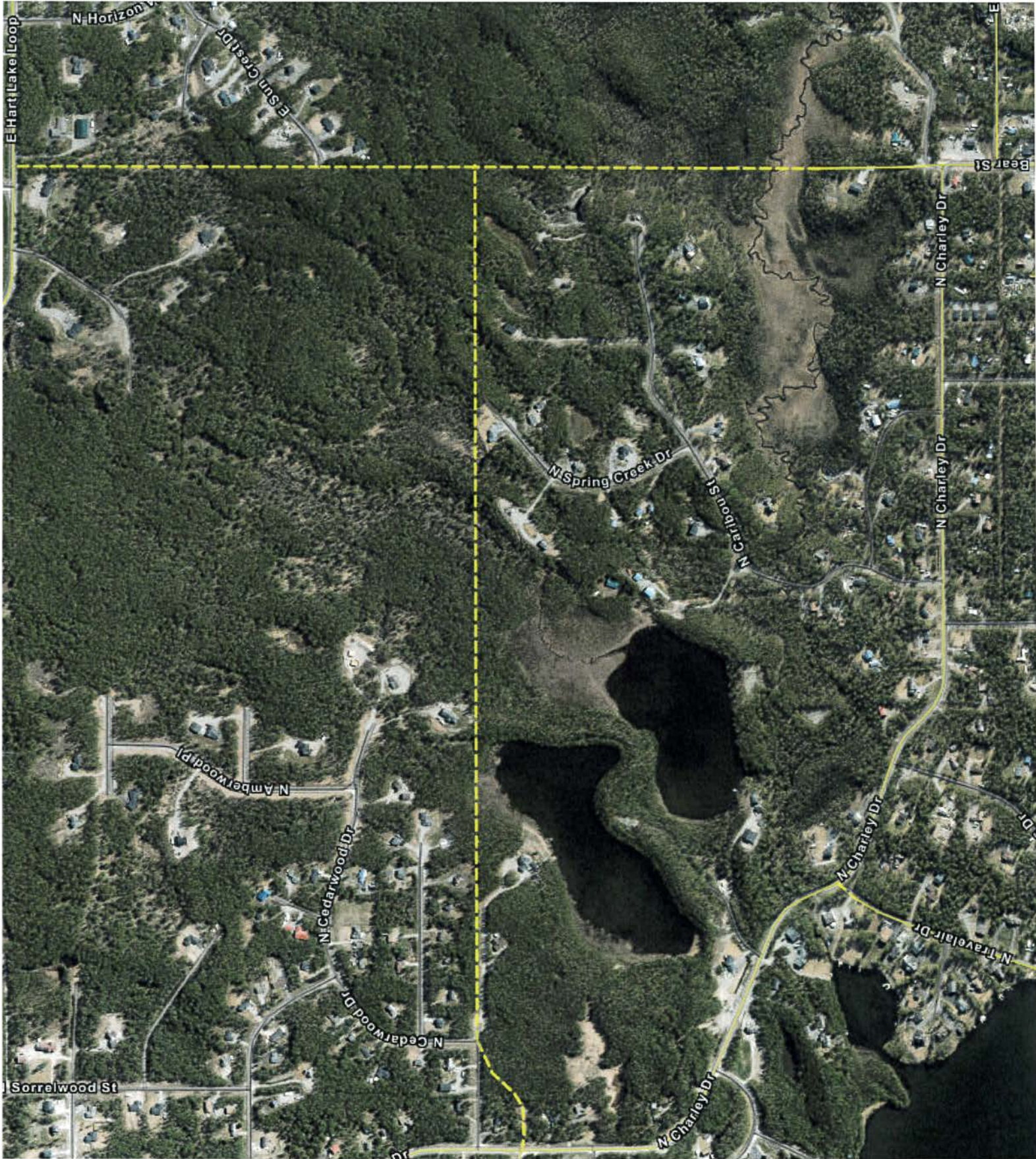
The case is now a Master Plan with 3 phases. Agenda plat updated.

Please ensure all comments have been submitted by August 6, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Springs West](#)

Sincerely,

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



Chris Curlin

From: Permit Center
Sent: Thursday, August 1, 2024 9:39 AM
To: Chris Curlin
Subject: RE: Updated RFC Springs West

No comments from the Permit Center on this one.

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: Friday, July 26, 2024 5:32 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>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Chad Cameron Contact <ccameron@palmerak.org>; hessmer@mtaonline.net; Dmitri Fonov <Fonov@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: Updated RFC Springs West

Hello,

The following link is a request for comments on the proposed Springs West. (Tax ID's 18N01E20D002, 18N01E20D005, & 8168000L001)

The case is now a Master Plan with 3 phases. Agenda plat updated.

Please ensure all comments have been submitted by August 6, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Springs West](#)

Sincerely,

Chris Curlin



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 11, 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.

- **SPRINGS WEST SUBDIVISION**
MSB Case # (2024-071)

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

Sincerely,

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

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

Chris Curlin

From: Mireya Armesto <MArmesto@gci.com>
Sent: Thursday, June 13, 2024 6:37 PM
To: Jesse Curlin
Cc: OSDS
Subject: RE: RFC Springs West
Attachments: Agenda Plat 3.pdf; Agenda Plat 1.pdf; Agenda Plat 2.pdf

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

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

Thanks,

GCI | OSP Design

e: OSPDesign@gci.com | w: www.gci.com

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

Sent: Wednesday, June 5, 2024 5:24 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>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Postmaster <pamela.j.melchert@usps.gov>; Postmaster too <matthew.a.carey@usps.gov>; Postmaster three <jordan.t.matthews@usps.gov>; North Lakes Community Council (board@nlakes.cc) <board@nlakes.cc>; Chad Cameron Contact <ccameron@palmerak.org>; hessmer@mtaonline.net; Dmitri Fonov <Fonov@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 Springs West

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

Hello,

The following link is a request for comments on the proposed Springs West. (Tax ID's 18N01E20D002, 18N01E20D005, & 8168000L001)

Please ensure all comments have been submitted by June 17, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Springs West](#)

Sincerely,

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2023, AGAINST THE PROPERTY, INCLUDING THE SUBDIVISION OR REDEVELOPMENT, HAVE BEEN PAID.

TAX COLLECTION OFFICIAL
(DATE AND SIGNATURE)

DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS SURVEY AND I HAVE RECEIVED THE NECESSARY APPROVALS FROM THE LOCAL GOVERNMENT AND I HEREBY DEDICATE THE SAME TO THE USE SHOWN.

JOYANNE E. HANSON
3800 N. CARIBBOO ST.
NOME, ALASKA 99564

DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS SURVEY AND I HAVE RECEIVED THE NECESSARY APPROVALS FROM THE LOCAL GOVERNMENT AND I HEREBY DEDICATE THE SAME TO THE USE SHOWN.

BEVERLY ANN BERRY
3800 N. CARIBBOO ST.
NOME, ALASKA 99564

DATE _____

NOTARY ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, _____, SURVEYOR, HAVE EXAMINED THE SURVEY AND THE INSTRUMENTS AND I HEREBY CERTIFY THAT THE SAME ARE TRUE AND CORRECT AND THAT THE SURVEYOR HAS NOT BEEN IMPROPERLY INFLUENCED BY ANY PARTY.

STATE OF ALASKA

SPRINGS WEST

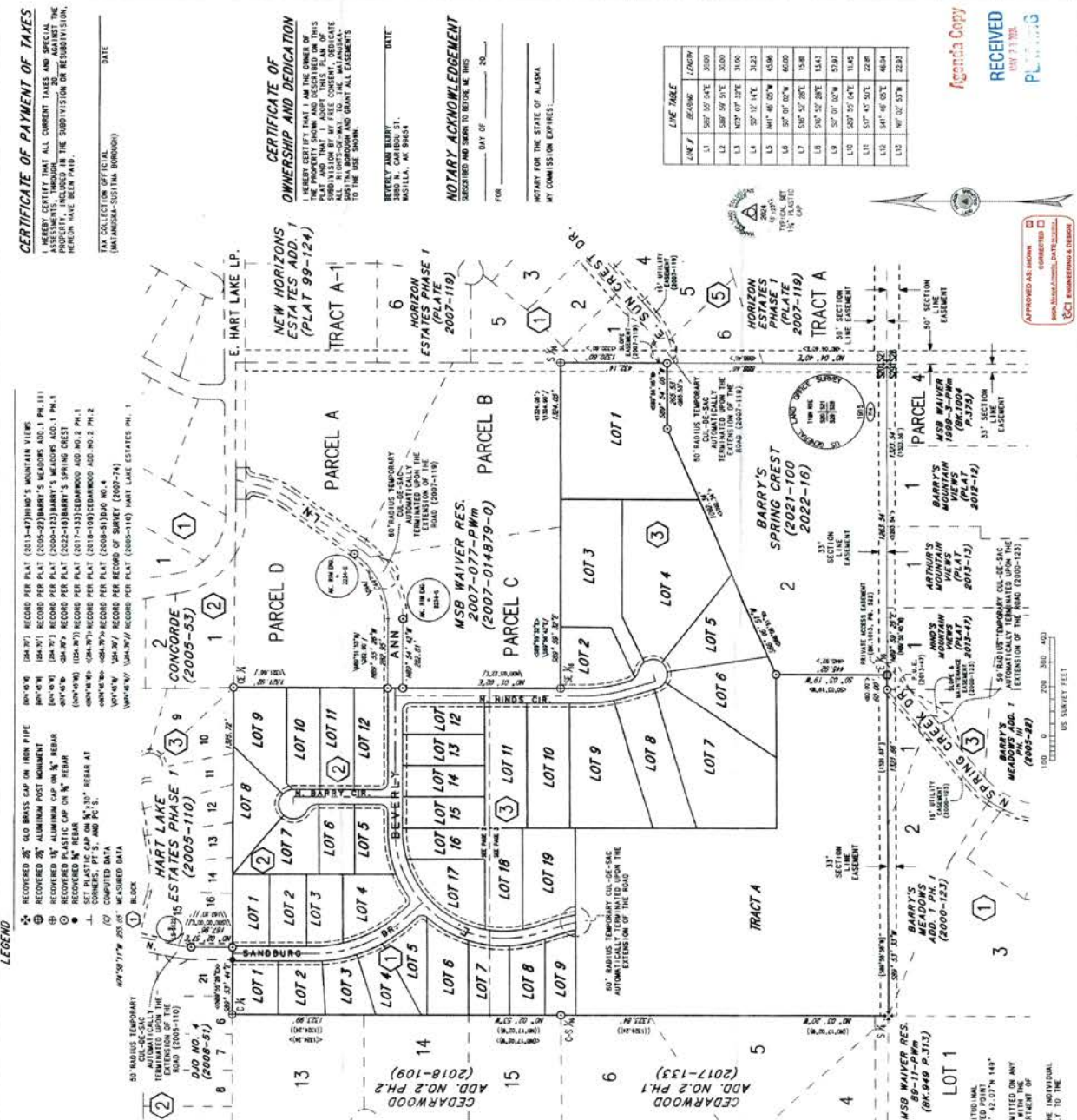
BARRY'S SPRING CREST
ADD. NO. 2 PH. 2
(2017-133)

PLAT 2021-100 RE-FILED AS 2022-16
AND THE SEC. 20 TOWN R.C. MAP 524

PALMER RECORDING DISTRICT
STATE OF ALASKA

SEX SEC. 20 LOCATED WITHIN THE 5th AK COMMISSIONERS DISTRICT, NOME OR LED.

HANSON LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
1000 W. PALMER BLVD.
PALMER, ALASKA 99545
(907) 746-7738



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-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY IN THE MATANUSKA-SUSTINA BOROUGH. I HEREBY CERTIFY THAT THE PLAN IS IN ACCORDANCE WITH THE MATANUSKA-SUSTINA BOROUGH SUBDIVISION REGULATIONS AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE MATANUSKA-SUSTINA BOROUGH, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ (PLATTING CLERK)

LINE #	BEARING	LENGTH	AREA	REMARKS
1	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
2	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
3	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
4	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
5	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
6	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
7	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
8	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
9	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
10	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
11	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
12	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
13	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
14	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
15	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
16	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
17	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
18	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
19	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
20	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
21	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
22	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
23	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
24	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
25	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
26	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
27	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
28	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
29	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
30	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
31	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
32	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
33	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
34	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
35	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
36	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
37	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
38	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
39	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
40	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
41	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
42	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
43	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
44	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
45	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
46	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
47	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
48	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
49	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
50	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
51	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
52	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
53	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
54	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
55	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
56	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
57	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
58	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
59	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
60	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
61	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
62	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
63	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
64	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
65	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
66	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
67	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
68	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
69	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
70	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
71	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
72	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
73	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
74	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
75	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
76	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
77	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
78	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
79	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
80	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
81	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
82	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
83	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
84	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
85	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
86	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
87	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
88	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
89	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
90	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
91	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
92	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
93	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
94	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
95	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
96	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
97	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
98	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
99	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA
100	S 89° 57' 17" W	255.05'	65,000.00	MEASURED DATA

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE DISTANCES SHOWN ARE GROUND DISTANCES MEASURED WITHIN THE SECTION WITH RESPECT TO THE LONGITUDINAL MIDDLE LINE OF THE SECTION.
- THE DISTANCES SHOWN ARE GROUND DISTANCES MEASURED WITHIN THE SECTION WITH RESPECT TO THE LONGITUDINAL MIDDLE LINE OF THE SECTION.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWER DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE ENVIRONMENTAL CONSERVATION, WHICH GOVERNS SUCH SYSTEMS.
- THEY MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL REQUIREMENTS GOVERNING LAND USE SHALL BE RECORDED.
- THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.

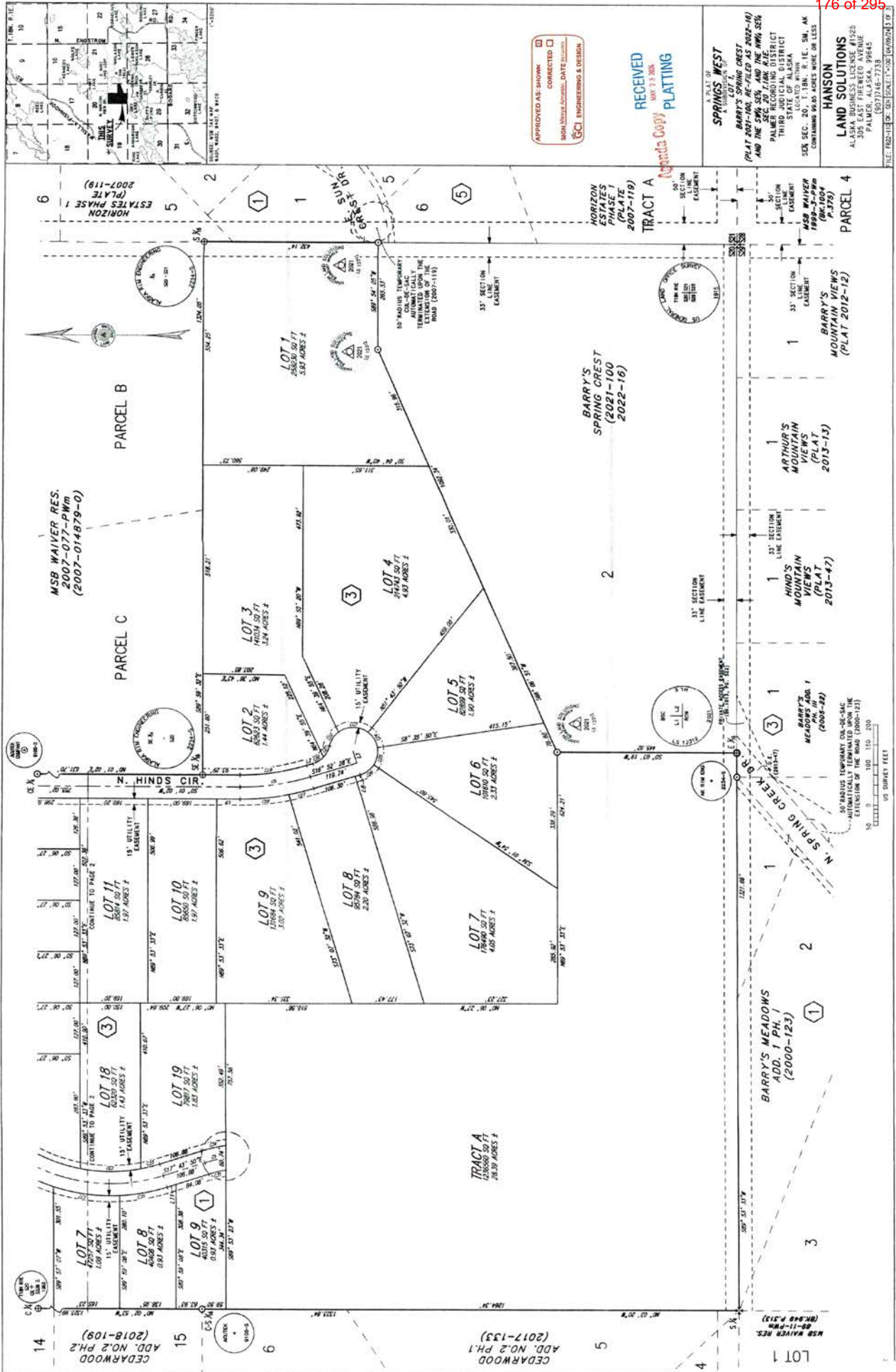


EXHIBIT J-6



3060 Lazy Eight Ct #2 PMB 449
Wasilla, AK 99654

July 1, 2024

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

Attn: Chris Curlin, MSB Platting Technician

Re: Springs West Subdivision - Response to Preliminary Plat RFC

A top priority of the North Lakes Community Council is to advocate for funding and timely improvements to address the inadequate transportation infrastructure in our area. As such, further development and the resulting increased traffic impacts are of major concern for our members and area residents.

The North Lakes Community Council (NLCC) received the Preliminary Plat Request for Comments for the proposed Springs West Subdivision from the Mat-Su Borough on June 5, 2024. Comments were requested by June 17, 2024.

The NLCC requested and received approval to extend the deadline from June 17, 2024 to July 2, 2024. This extension allowed the NLCC time to share information with area residents, gather feedback, and place this topic on the agenda for the previously scheduled monthly NLCC Membership Meeting on June 27, 2024. Thank you for your prior assurance that our comments would be included in the meeting packet and considered in the staff recommendations to the Platting Board during the Public Hearing scheduled for July 18, 2024.

A. NLCC Review Process:

The NLCC used a structured process to provide our response:

1. We sent out summary information on the proposed subdivision, including a link to the MSB RFC to area residents. This was done through Mailchimp emails to our subscribers and through posts to the following Facebook Groups / Pages:
 - a. Wolf Lake Airport Neighborhood
 - b. Hart Lake Estates

- c. Shaw's Tri Lakes Alaska
 - d. Shorewood Subdivision
 - e. Palmer & Wasilla Fishhook Homeowners
 - f. Families for Improvement of Safety & Health (Williwaw)
 - g. Friends of Cottonwood Lake
 - h. Mat-Su Valley News
2. Residents were asked to provide the NLCC with input. We provided a reminder that this subject would be on the Agenda for the June 27, 2024 Membership Meeting.
 3. The NLCC monitored all responses, verbal and written, and reviewed the nature of the comments with attendees at our June 27, 2024 Membership Meeting. Present at the June 27th meeting were the NLCC Board; a number of other Members; several area residents; representatives from the Alaska State Department of Transportation; and representatives from the Mat-Su Borough Planning and Public Works Departments. State Senator David Wilson was also in attendance via Zoom.
 4. NLCC Membership unanimously approved a motion authorizing the NLCC Board to prepare and submit comments to the MSB consistent with the nature of comments received prior to and during the June 27, 2024 meeting.

B. Comments, Concerns & Questions from the NLCC Members and Residents:

1. We take note the following factual information regarding the Springs West Subdivision:
 - a. 100 Acres / 40 lots and 1 large tract. Lots are unrestricted - (no zoning).
 - b. Located South of Wolf Lake and Hart Lake.
 - c. Road connections will bring significant new traffic through residential streets in Hart Lake Estates onto Rutan Drive and to East Hart Lake Loop via Beverly Ann Drive.
 - d. This traffic will also add to the current significant over capacity situation on Engstrom Road and the existing unsafe intersection at Engstrom and Bogard.
 - e. Connections to North Spring Creek Drive and Sun Creek will see minor traffic impacts because they serve a minimal number of new lots / tracts.
 - f. No construction work has begun.
 - g. Traffic studies and predicted increases have been completed, but do not include estimated impacts to Pamela Drive, Engstrom Road or Bogard Road.
 - h. Soils analysis and conceptual engineering for protection of wetlands and waterways has been conducted. Buildable areas and areas suitable for septic systems have been identified for each proposed piece of property.

2. Our Concerns, Questions & Requests:

- a. Concern: As documented in the Sub Area Solution Studies (SASS) prepared for the new Municipal Planning Organization (MVP.MPO), in spite of prior Mat-Su Borough long range planning recommendations, the existing transportation infrastructure in the North Lakes Community remains woefully inadequate. In particular, Rutan Drive, Engstrom Road and the Engstrom / Bogard intersection are inadequate for current traffic loads, let alone increased traffic loads due to continuing and ongoing development.
- b. Concern: Many area residents express extreme frustration with this lack of follow-through and feel strongly that continued development should be put on hold until the MSB and State of Alaska follow through on those plans.
- c. Request: Some residents on Sandburg Drive are under the impression that the new Subdivision Road will not be connected to Sandburg Drive, pointing out a potential ROW conflict with the location of structure(s) on Block 2, Lot 21 of Hart Lake Estates Phase 1. This should be clarified and communicated to those residents as soon as possible.
- d. Request: Residents are requesting clarity on the plans for Beverly Ann Drive. Will the existing road require any changes and will it be paved?
- e. Request: NLCC members and residents request the current traffic study be expanded to identify the impacts, not just to neighborhood connecting streets, but all the way from the proposed development to Wasilla Fishhook and Bogard Road. While the property owner isn't accountable for improvements to those roads, they should provide the data that can then be passed on to the MSB Planning Commission and Assembly (transparency and accountability).
- f. Request: As a condition of approval, the developer and the MSB planning department should jointly provide at least two briefings of planned construction activity and traffic management plans during the construction phase. Briefings should be held prior to construction activity and again one-third of the way through construction. These briefings could be conducted in conjunction with an NLCC Membership meeting. Materials should be provided that are suitable for sharing electronically with NLCC area residents who are unable to attend the briefings.
- g. Request: NLCC area members and residents would like the Mat-Su Borough to communicate the impact to area schools as a result of the expected population increase in the North Lakes area. There is significant concern that schools are already overcrowded and a desire for transparency on the expected population increase.

The NLCC looks forward to a response from the Mat-Su Borough on our input to this Request for Comments.

Regards,

Rod D. Hanson

Rod D. Hanson
President, North Lakes Community Council
907-841-8735
board@nlakes.cc

CC: Kim Sollien, MVP/MPO MPO Coordinator
Alex Strawn, Mat-Su Borough Planning & Land Use Director
Tom Adams, Mat-Su Borough Public Works Director
Adam Bradway, Transportation Planner, Alaska DOT&PF
Dmitri Fonov, Mat-Su Borough Assembly Member - District 6
Dee McKee, Mat-Su Borough Assembly Member - District 3
Rob Yundt, Mat-Su Borough Assembly Member - District 4
Tim Hale, Mat-Su Borough Assembly Member - District 1
Michael Shower, Alaska State Senator, District O
David Wilson, Alaska State Senator, District N
George Raucher, Alaska State Representative, District 29
Jessee Sumner, Alaska State Representative, District 28

Chris Curlin

From: Eve Shipman <eveshipman@gmail.com>
Sent: Wednesday, July 17, 2024 11:32 AM
To: MSB Platting
Subject: Proposed Springs West Subdivision Public Comment

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

To Whom it may concern,

I am writing on behalf of myself, Eve Shipman, and my husband, Kyle Strong, at 6061 New Horizon Circle Wasilla, Alaska, to object to the proposed Springs West Subdivision located within Section 20, T18N, R01E, Seward Meridian, Alaska.

The proposed subdivision ignores several ecological factors and undermines the neighborhood community culture. The following paragraphs outline these issues in detail.

From an ecological standpoint, the proposed subdivision is irresponsible. The New Horizon Estates and surrounding subdivisions have severe drainage issues. In fact, several lots in the subdivision routinely experience flooding. Further excavation and soil disruption will not alleviate this drainage issue; it will only exacerbate a highly challenging community problem. Furthermore, a rather sizable drainage stream runs through the New Horizon Estates neighborhood to Dry Lake and is a habitat for Greyling, Rainbow Trout, and juvenile Salmon. Fish are a vital resource for Alaska; Salmon, in particular, are protected and regulated species. The disruption of Salmon habitat and migratory patterns will undoubtedly have detrimental consequences for one of Alaska's most valuable resources.

The New Horizon Estates neighborhood is a tranquil and respectful community. Children ride bikes and color with chalk, and neighbors and friends walk dogs on the roadways. The families living in this neighborhood travel the roadways slowly, always mindful of pedestrians, pets, and other motorized vehicles; this is the neighborhood's culture. With its potential increase in traffic, the proposed subdivision poses a significant safety risk to our community. Extending East Sun Crest Drive to North Caribou Street will not help alleviate traffic; it will only funnel fast-moving traffic through the neighborhood. The traffic increase will likely result in costly speed reduction measures such as speed bumps and speed monitoring devices, creating a financial burden on the Mat Su Borough and homeowners in the neighborhood.

The proposed Springs West Subdivision is not a responsible or necessary use of the existing acreage. The risks are far too significant to proceed with this project. It is our earnest hope that the Platting Board will consider these objections and reevaluate the necessity of the proposed subdivision.

Thank you very much for your time.

Sincerely,
Eve Shipman & Kyle Strong

Jesse Curlin

From: Christy Hamblen <christyhamblen89@gmail.com>
Sent: Friday, July 5, 2024 11:19 PM
To: MSB Platting
Subject: Comments regarding proposed action

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

Regarding the request to create 40 lots and 1 tract from Lot 1, Barry's Spring Crest- proposed "Springs West Subdivision", located within Section 20, T18N, R01E, Seward Meridian.

Hello,

My name is Christy Hamblen and I live at 6012 E Sun Crest Drive, Wasilla, AK 99654. I object to this proposal.

I object to the construction of any new homes in our immediate area until the MatSu Borough and/or State of Alaska improve our neighborhood roads. My biggest concern is Engstrom Road and Bogard Road. Engstrom Rd has become increasingly dangerous since a large number of homes were allowed to be built at the end of the road (Aspen Ridge Estates and beyond North). The addition of the large Hall neighborhood has only made traffic worse. We cannot afford more homes in this area until roads are improved for our safety.

During typical commuting hours, when traffic is at its worst on Bogard Road, we are unable to safely exit Engstrom Rd in either direction. Many accidents have occurred at this intersection and will continue to occur until improvements are made. Although the effort to slow traffic in this area down by placing traffic signs was made, this changed nothing as traffic continues at 50+ mph. I understand that a traffic roundabout is in the works, however, this project has been pushed back for far too long. I find this completely irresponsible on the MatSu Borough's part. Prior to any other homes being placed in our area, we need safer roads!

Please consider the safety of all of us who already live in this great neighborhood. We want to leave home and return safely when taking our children to school, going to work, etc. Adding more homes with our road's current state is very dangerous and irresponsible. Please fix the traffic issues before you allow more people on our immediate roads.

Thank you for your time and consideration of my requests.

Christy Hamblen

Chris Curlin

From: Mrsson <mrsson@aol.com>
Sent: Tuesday, July 16, 2024 9:34 PM
To: MSB Platting
Cc: mrsson
Subject: Request for Comments RE Barry's Spring Crest (West?) Proposed Action

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

To: Matanuska-Susitna Borough Platting Division

Address: 350 East Dahlia Avenue, Palmer, Alaska 99645

Good Evening,

Thank you.

I contact you in response to your Notification of Public Hearing form received RE "Barry's Spring Crest" Plat #2022-16. Previous information received regarded this as "Springs West".

I have a few concerns related to the proposed development:

- * Displacement of Wildlife/Moose habitats. There's quite a population of Moose who make frequent visits to this area with their calves as they seasonally come down from mountains for feeding purposes...especially when snow becomes too deep for them to trudge through. This development stands to eradicate their food source and displace/destroy their habitats.
- * What are the repercussions to area homes? Does ground breaking include any blasting that may damage/harm homes in the form of cracks interior/exterior...to the septic? If so, what if any compensation will be made as a result (by those involved)?
- * The "foot print" itself. This area is becoming overdeveloped which equals higher foot traffic, pollution, residential "noise" as result of and during construct.
- * Ravine/holler location, soil stability (Have and or are the topography and useable area reports been made available to the public?) and flooding issues. These concerns were outlined in several previous emails sent. Cut/paste of pertinent areas of concern from those emails follow below my signature.

Also, is the July 18 1PM Public Hearing still taking place? I see a continuance has been booked for August 15, 2024 prior to aforementioned having commenced.

Lastly, can you kindly confirm receipt of this email at your earliest convenience so as I know received prior to your 12PM deadline for submit tomorrow, July 17 indicated?

I look forward to hearing back from you.

Thank you very much,

Andrea Farretta

Have and or are the topography and useable area reports been made available to the public?

regardless how well one backfills...it's all "physics": once saturated by the natural progression of rainwater/melting snow, with no where to go, the standing water (in conjunction with all else outlined in my previous email to you) will naturally start pushing against basement and or crawl space walls...which could additionally lead to cracks, bowing walls, etc.. If no basement/crawl intended, and or foundation/slab only:

The original bowl that resulted from excavation still remains under the foundation...and the lesser-compacted backfilled soil. When the water table rises naturally as result of seasonal rain/snowmelt...the bowl, additionally, naturally: will fill with water and the backfill to saturate. This occurring water at the bottom of the bowl would then create upward pressure on the foundation...I believe this known as hydrostatic pressure? This would then cause seepage in the basement through floor cracks and or cove joint.

And if the foundation shallow...here in Alaska? The water in the bowl alone can potentially freeze/cause the foundation to "heave," or lift upward. Furthermore and as a "sidebar", if/when water is withdrawn from the saturated soil by trees and plants seeking hydration during warmer months and/or a drought, the soil will compact, the foundation will crack and drop into the void that created.

Also, has consideration been given to what kind of soil is common to this area...and whether or not it would swell as it absorbs water?

sizable creek runs throughout proposed subdivision...and the natural increased risk of flooding, erosion and water related hazards as result. Do we know how much of this property is above the water table? The bulk of "subject property" is located in ravine and or "holler" which only stands to contribute to the aforementioned.

Has anybody considered and or contemplated snow and or the effects of that snow melt has on a Creek...and or the ramifications if it happens to melt too rapidly over a short amount of time? Not only could it be destructive but potentially deadly causing flooding...and perhaps even a landslide given the severe drop off, to say the least, to/of Lot 1, Block 3...the lots that abut my property line.

Has anybody considered heavy rain? Flooding alone from this, in conjunction with all else indicated can cause major problems.

Has any additional thought been given to Septic? All aforementioned can cause major problems with septic systems. If this were to happen: affected residents not served by central wastewater systems will be at risk for potential disease transmission as result of human exposure to wastewater. Is EPA on board with this project?

It appears the "subject property" is at high risk of, what one could only call: "ground water" issues. The results and ramifications of which not only devastating but additionally, disastrous.

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

RECEIVED
JUL 10 2024
PLATTING

7398000L003 40
ALLEN BOYDE J & BETH A
4719 N HORIZON VIEW DR
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: BEVERLY BARRY, MICHELLE BARRY, DEANNA ARTHUR, & JO ANN HINDS

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; (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.

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 **July 18, 2024**, starting at 1:00p.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. 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, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [X] Objection [X] Concern


Name: BOYDE J. ALLEN Address: 4719 N. HORIZON VIEW DR.
WASILLA, AK 99654

Comments: SEE INCLUDED PAPER

July 8, 2024

Sir or Ma'am,

Not only do I have concerns with the proposed subdivision off of Hart Lake Loop, but I object to it as well. In the previous six years that I've lived here, I've seen a large influx of traffic resultant of new housing construction. Until the Borough addresses the current shortcomings in infrastructure, i.e., the roads and schools, it would be absurd to even consider further construction of new housing. During the regular school year, the Engstrom / Bogard intersection is not only extremely congested, but it has become hazardous as well; I've personally witnessed 3 collisions at that intersection in the last two years. In light of the fact that a new, very large apartment complex is currently under construction near the Bogard / Trunk traffic circle, I can't even imagine what traffic is going to be like once school resumes this fall...even without consideration for the proposed 40-unit subdivision. Not only is traffic a major concern, but the local public schools are already the most crowded in the Borough. As a graduate student currently working on my master's degree in teaching, I've had the opportunity to interview some of the teachers at Colony High School, and many of them are dealing with overcrowding in the classrooms with teacher to student ratios that are in the realm of 1:30. One English teacher who I interviewed stated that, just a few short years ago, he was able to assign two to three essay assignments to his students, and for the 2023-2024 school year, he was only able to assign one essay per student because he had roughly 150 individuals he was responsible for between five classes; the quality of our children's education is waning, and it will only become worse if we don't lean into some serious planning to address the critical shortfalls we are already facing. Not only are student to teacher ratios a concern, but the classrooms are becoming physically crowded, as well. Until we invest in the expansion of our schools in the area—that is, physically constructing more buildings or adding on to them—and hiring more teachers; and until we have some civil engineers and mathematicians take a serious look at our roadways to come up with solutions to our current problems...it would be foolish to allow, or even consider, the construction of any more housing units or apartment complexes within this particular area. I am all for growth within our Borough but, at this point, we have already placed the proverbial cart in front of the horse by allowing our population to get as large as it has without addressing the shortfalls in our infrastructure.



MSgt Boyd J. Allen, USMC (Ret.)

Chris Curlin

From: Christy Hamblen <christyhamblen89@gmail.com>
Sent: Friday, July 5, 2024 11:19 PM
To: MSB Platting
Subject: Comments regarding proposed action

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

Regarding the request to create 40 lots and 1 tract from Lot 1, Barry's Spring Crest- proposed "Springs West Subdivision", located within Section 20, T18N, R01E, Seward Meridian.

Hello,

My name is Christy Hamblen and I live at 6012 E Sun Crest Drive, Wasilla, AK 99654. I object to this proposal.

I object to the construction of any new homes in our immediate area until the MatSu Borough and/or State of Alaska improve our neighborhood roads. My biggest concern is Engstrom Road and Bogard Road. Engstrom Rd has become increasingly dangerous since a large number of homes were allowed to be built at the end of the road (Aspen Ridge Estates and beyond North). The addition of the large Hall neighborhood has only made traffic worse. We cannot afford more homes in this area until roads are improved for our safety.

During typical commuting hours, when traffic is at its worst on Bogard Road, we are unable to safely exit Engstrom Rd in either direction. Many accidents have occurred at this intersection and will continue to occur until improvements are made. Although the effort to slow traffic in this area down by placing traffic signs was made, this changed nothing as traffic continues at 50+ mph. I understand that a traffic roundabout is in the works, however, this project has been pushed back for far too long. I find this completely irresponsible on the MatSu Borough's part. Prior to any other homes being placed in our area, we need safer roads!

Please consider the safety of all of us who already live in this great neighborhood. We want to leave home and return safely when taking our children to school, going to work, etc. Adding more homes with our road's current state is very dangerous and irresponsible. Please fix the traffic issues before you allow more people on our immediate roads.

Thank you for your time and consideration of my requests.

Christy Hamblen

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

RECEIVED
JUL 09 2024
PLATTING

5731B03L015 46
DURAND PATRICK J & NANCY J
4923 N KIPLING DR
WASILLA, AK 99654-9093

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: BEVERLY BARRY, MICHELLE BARRY, DEANNA ARTHUR, & JO ANN HINDS

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; (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.

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 **July 18, 2024**, starting at 1:00p.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. 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, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [] Objection [X] Concern

Name: Patrick Durand Address: 4923 N. Kipling Dr. Wasilla

Comments: This should be postponed until ~~the~~ intersection of ~~Wolf Lake Road~~ and Engstrom Road is improved.
From ~~the~~ Hart Lake Loop This is a blind intersection.
Engstrom is already over loaded.
Residents in Hart Lake Sub do not need another
200 trips a day through a connection on E. Sandburg.

Case # 2024-071 CC Note: Vicinity map Located on Reverse Side

MATANUSKA-SUSITNA BOROUGH

PLATTING DIVISION

350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645

RECEIVED

JUL 08 2024

PLATTING

5731B02L008 115
STEININGER GREGG & DORIS
PO BOX 3401
PALMER, AK 99645

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: BEVERLY BARRY, MICHELLE BARRY, DEANNA ARTHUR, & JO ANN HINDS

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; (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 1/4 Section 20, T18 North, Range 2 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #6.

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 **July 18, 2024**, starting at 1:00p.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. 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, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [] Objection Concern

Name: Gregg Steinger Address: 5202 N Kipling Dr, Wasilla AK 99654

Comments: Concerned about the increase in traffic at N Engstrom and Bogard Road. This intersection is very difficult to get out onto Bogard and the additional traffic may impact it more. There has been rumors of a Round about at this intersection but haven't seen any signs of this being worked on.

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

RECEIVED
JUL 03 2024
PLATTING

7243B03L005-B 45
LARSON PAUL R
4920 N FLYING CIRCUS CIR
WASILLA, AK 99654

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: BEVERLY BARRY, MICHELLE BARRY, DEANNA ARTHUR, & JO ANN HINDS

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; (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.

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 **July 18, 2024**, starting at 1:00p.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. 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, **Chris Curlin** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[] No Objection [] Objection [] Concern

Name: PAUL LARSON Address: 4920 N. FLYING CIRCUS CIRCLE

Comments: THE PROPOSED TRAFFIC PATTERN IS INADEQUATE. IT WOULD FUNNEL TOO MUCH NEW TRAFFIC TO A PROBLEMATIC DEFACTO COLLECTOR ROAD SYSTEM (E. PAMELA DR/E. FROST CIR/E. RUTAN AVE/E. HART LAKE LOOP/ N. ENGSTROM RD). RECOMMEND PROJECT APPROVAL CONTINGENT UPON THE CONSTRUCTION OF A NEW COLLECTOR ROAD CONNECTING THE PROPOSED SUBDIVISION TO NORTH BEAR STREET.

Chris Curlin

From: Casey Ayers <casey.ayers@outlook.com>
Sent: Monday, July 15, 2024 7:47 PM
To: MSB Platting
Cc: Jennifer A; Patricia Jackl
Subject: Plat #2022-16 - Public Comment
Attachments: 20240710_081956_resized.jpg

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

Chris,

Thanks for the brief chat last week regarding the public comment process for the upcoming Public Hearing regarding the petition from Beverly Barry, Michelle Barry, Deanna Arthur, and Jo Ann Hinds.

We currently own three properties in the immediate area:

1. 4448 N Engstrom Rd - Current residence
2. 4400 N Engstrom Rd - Rebuild in-progress to build a home for our daughter
3. 5174 N Kipling Dr - Mother-in-law's current residence

We would like to express our formal objection to subdividing the existing tract into 40 lots for further development as the current access in/out of the neighborhood is already beyond capacity. We've lived off Engstrom since 2009 and watched the area grow which has been good for the community, but we strongly feel there is a need pause at this time. Road upgrades need to be completed for the roundabout off Engstrom & Bogard and for the tie-in to Trunk Rd through the Aspen Ridge subdivision before any further subdivision is allowed.

Fire and emergency access is already limited with only two ways in/out of the neighborhood to connect to either Bogard or Wasilla-Fishhook. That risk is further compounded with an active and busy airport with multiple hangers and repair shops that carry their own hazards requiring a higher level of preparedness. We already struggle to exit the neighborhood during peak travel times with heavy traffic and local schools that are over crowded. In the event of an evacuation or a severe snow storm, access out of Engstrom can easily be blocked which does happen during winters with heavy snowfall and high winds leaving only one path of egress out Wasilla-Fishhook.

Another concern is regarding the uncontrolled well and septic density in the area which has the potential to not only impact current residents, but also the water table that feeds our spawning salmon population in Niklason & Cornelious Lakes. We have not seen an environmental impact statement or study that would address this concern and if it will exceed capacity.

Finally, we've watched the recent and rapid development of the newest subdivisions lead to damage to our existing roads as crews violate the road restriction weight limits in the spring, speed thru the neighborhood hauling heavy loads, and leave trash and debris along the roadway with no accountability. Our tax mil rate in the older Twin Lakes subdivision (2024 tax rate = 12.374) went up to pay for the road damage and increased maintenance needs caused by the Hart Lake (2024 tax rate = 11.691) and Aspen Ridge (2024 tax rate = 11.391) subdivisions while those mil rates went down. It seems like it should be the

other way around with the newer subdivisions bearing the higher property tax rates, but it's been quite the opposite.

Thank you,
Casey & Jennifer Ayers, Patricia Jackl
907.242.1278

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 ... 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

ATTEST: (PLATTING CLERK)

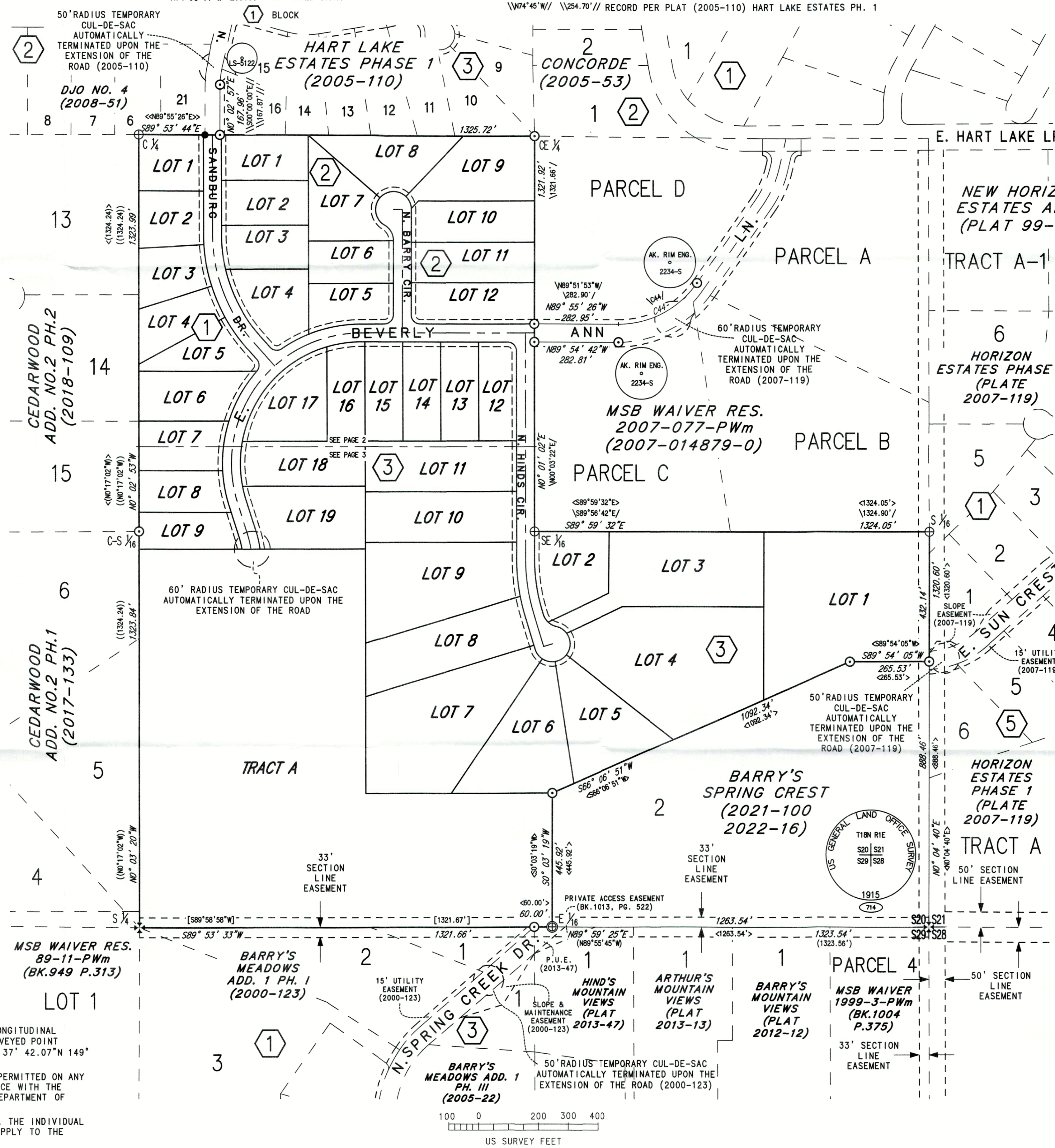
CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT, CHORD LENGTH, CHORD BEARING. Contains 44 rows of curve data.

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

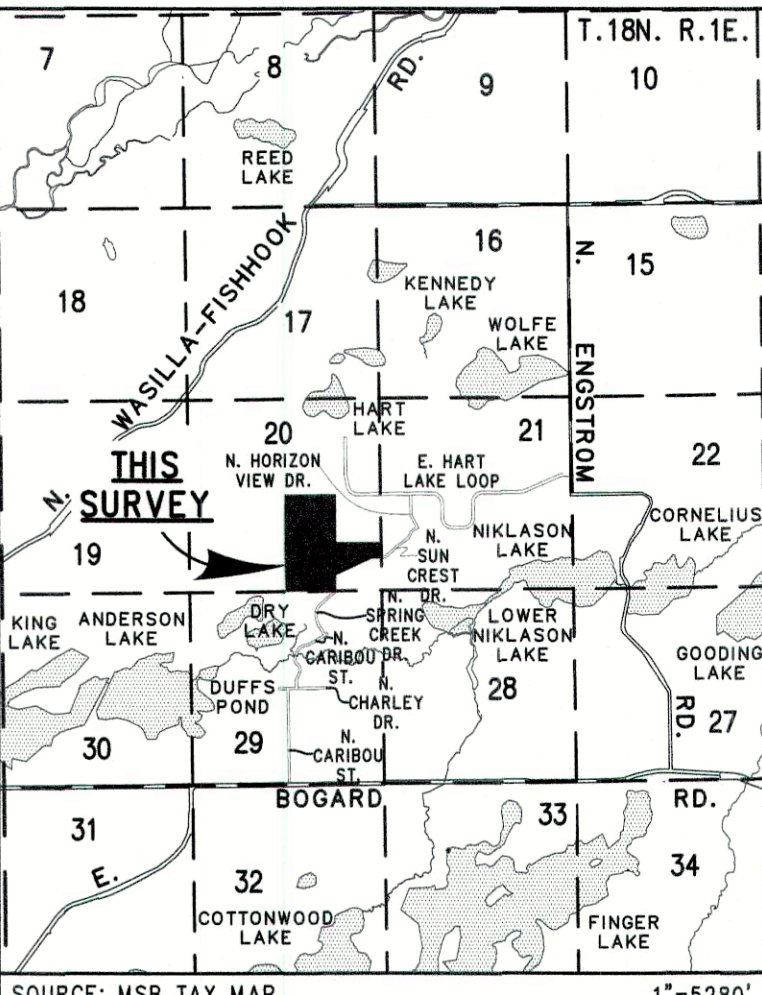
- RECOVERED 2 1/2" GLO BRASS CAP ON IRON PIPE
RECOVERED 2 1/2" ALUMINUM POST MONUMENT
RECOVERED 1 1/2" ALUMINUM CAP ON 3/8" REBAR
RECOVERED PLASTIC CAP ON 3/8" REBAR
RECOVERED 3/8" REBAR
SET PLASTIC CAP ON 3/8"x30" REBAR AT CORNERS, PT'S, AND PC'S.
COMPUTED DATA
MEASURED DATA



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

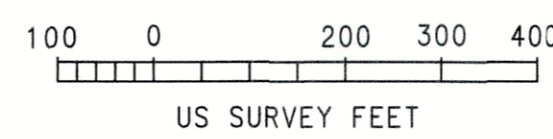
A PLAT OF SPRINGS WEST A SUBDIVISION OF LOT 1, BARRY'S SPRING CREST (PLAT 2021-100, RE-FILED AS 2022-16) AND THE SW 1/4 SE 1/4 AND THE NW 1/4 SE 1/4 SEC. 20 T.18N. R.1E. PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA LOCATED WITHIN SE 1/4 SEC. 20, T.18N. R.1E. SM, AK CONTAINING 99.85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

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

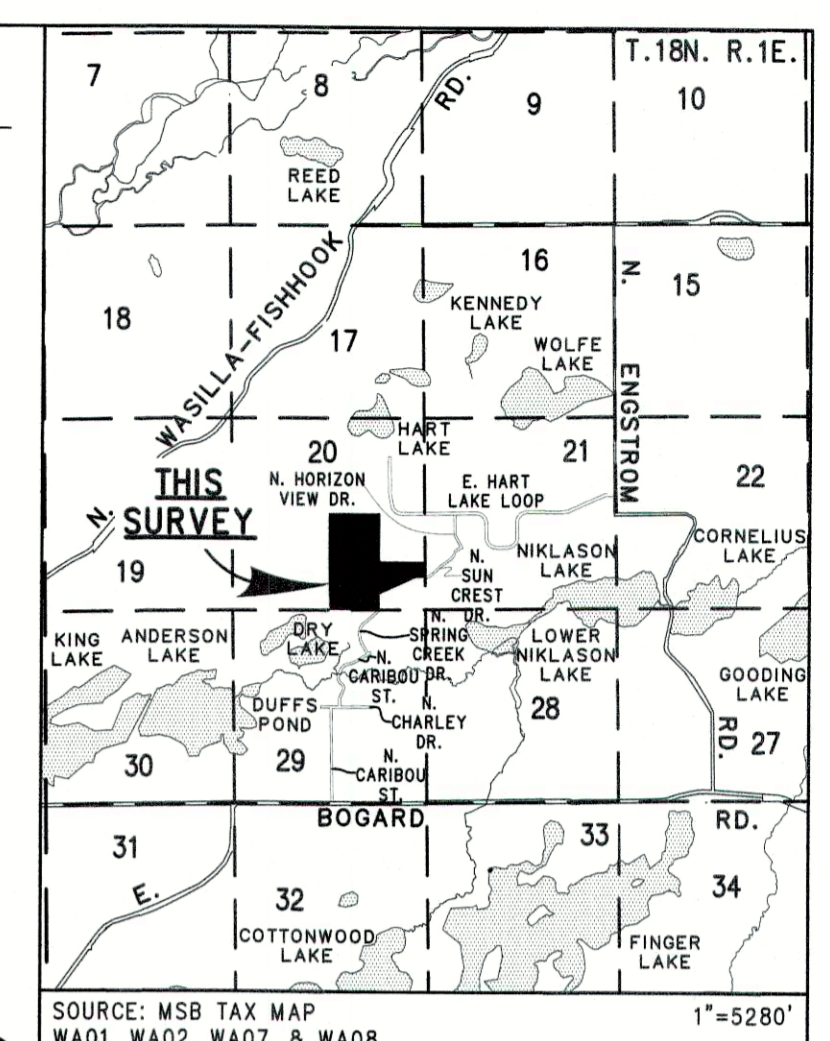
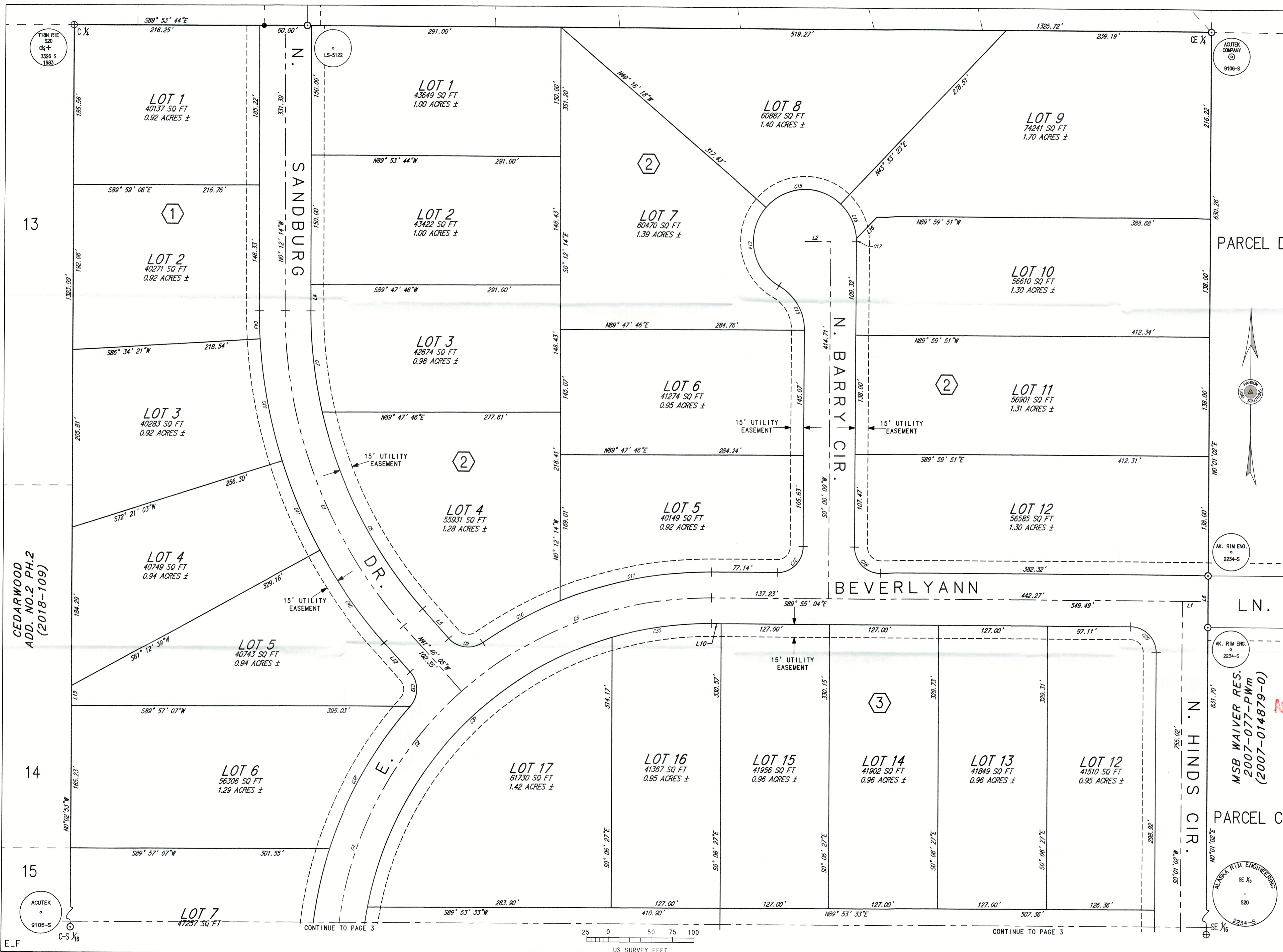
LINE TABLE with columns: LINE #, BEARING, LENGTH. Lists 13 lines with their respective bearings and lengths.



TYPICAL SET 1 1/4" PLASTIC CAP



Agenda Copy RECEIVED MAY 23 2024 PLATTING



ACUTEK COMPANY
9106-S

PARCEL D

LANDCO SURVEYS

AK. RIM ENG.
2234-S

AK. RIM ENG.
2234-S

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

ALASKA RIM ENGINEERS
SE 1/4
S20
2234-S

Agenda Copy RECEIVED
MAY 23 2024
PLATTING

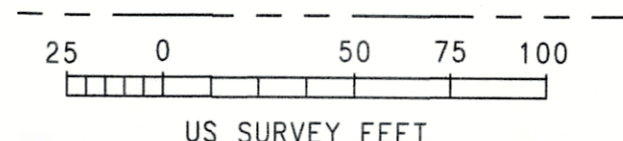
A PLAT OF
SPRINGS WEST
A SUBDIVISION OF
**LOT 1,
BARRY'S SPRING CREST
(PLAT 2021-100, RE-FILED AS 2022-16)
AND THE SW 1/4 SE 1/4 AND THE NW 1/4 SE 1/4
SEC. 20 T. 18N. R. 1E.**
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SE 1/4 SEC. 20, T. 18N. R. 1E. SM, AK
CONTAINING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

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

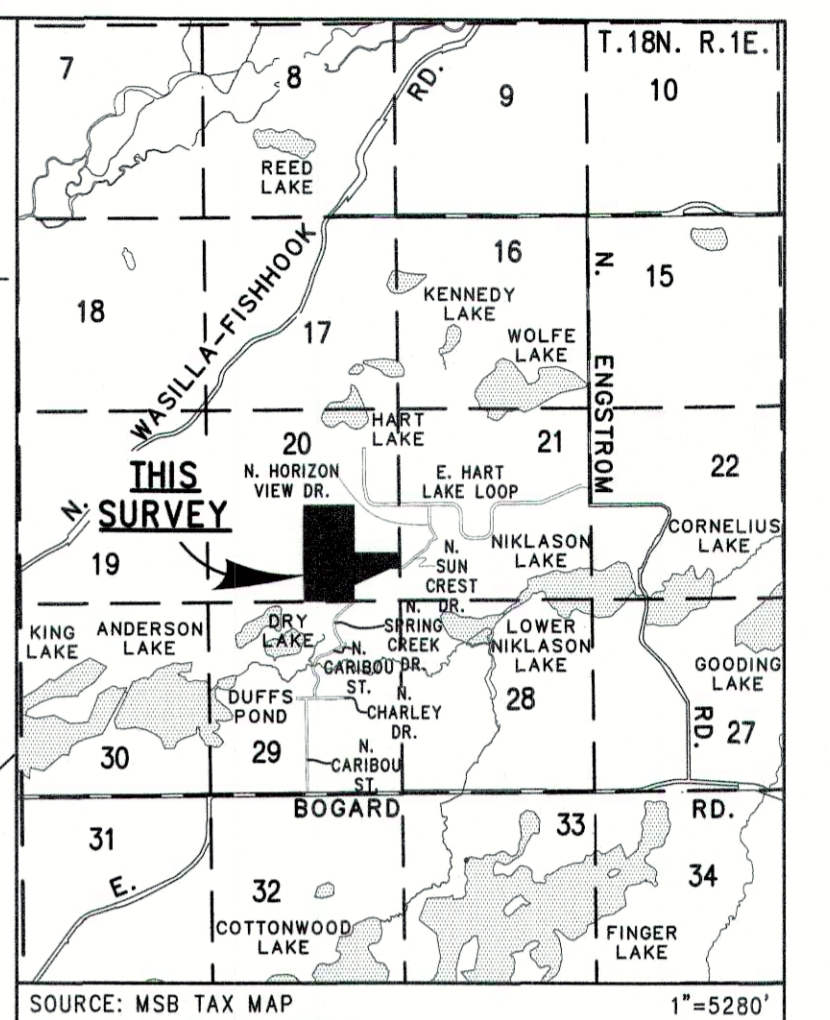
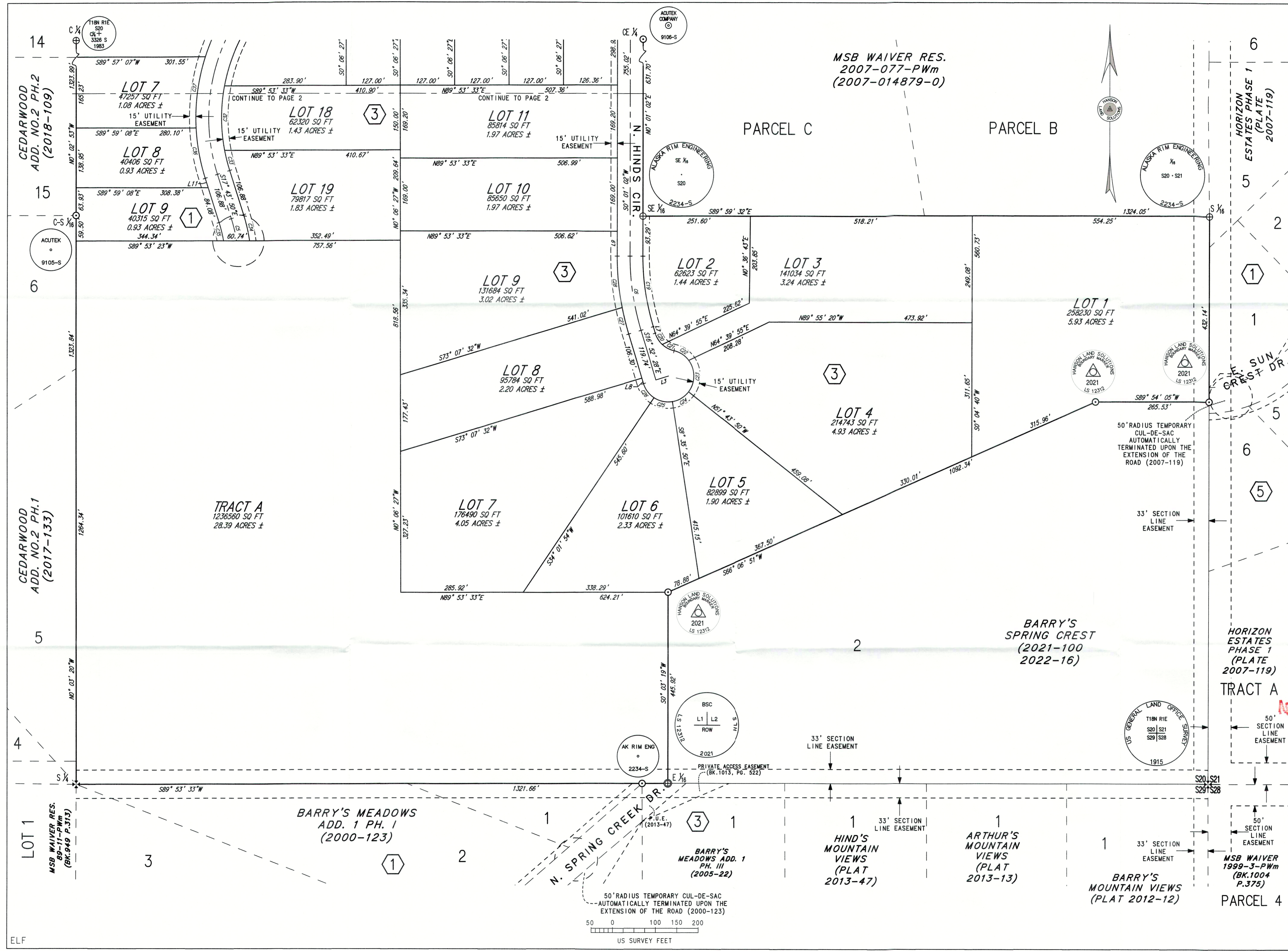
CEDARWOOD
ADD. NO. 2 PH. 2
(2018-109)

ELF

CONTINUE TO PAGE 3



CONTINUE TO PAGE 3



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

RECEIVED
MAY 23 2024
PLATTING
Agenda Copy

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
OCTOBER 3, 2024

PRELIMINARY PLAT: GLACIER HEIGHTS ADDITION 1 LOTS 11A & 11B
LEGAL DESCRIPTION: SEC 13, T18N, R01E S.M., AK
PETITIONERS: DONALD & ELLEN MALONE, TAMMY MOSER
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 44.53 +/- PARCELS: 3
REVIEWED BY: CHRIS CURLIN CASE #: 2024-106

REQUEST:

The request is to create two lots and one tract from Lot 11, Glacier Heights #1 (Plat#73-98) and Tax Parcel C14, (MSB Waiver 97-9-PWm) and dedicate and construct a turn-around, to be known as **GLACIER HEIGHTS ADD 1 LOTS 11A & 11B**, containing 44.53 acres +/- . The property is directly south of N. Weltin Way, north and west of N. Rhonda Drive, and east of N. Palmer-Fishhook Road; within the SE & SW ¼ Section 13, Township 18 North, Range 01 East, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Map and Aerial Photos	Exhibit A – 4 pgs
Soils Report	Exhibit B – 4 pgs
Topography	Exhibit C – 1 pg
Grading-Drainage Plan	Exhibit D – 1 pg

COMMENTS:

USACE	Exhibit E – 1 pg
MSB Pre-design and Engineering	Exhibit F – 1 pg
MSB Permit Center	Exhibit G – 1 pg
Fishhook Community Council	Exhibit H – 1 pg

DISCUSSION: The proposed subdivision is creating three lots and dedicating a T-Turnaround. Proposed lots will contain 1.87, 2.0, and 40.66 acres. Tract A and Lot 11B and will access N. Weltin Way via a dedicated and constructed T-Turnaround. Lot 11A will continue using access on N. Rhonda Drive.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, P.E., notes that one test pit was excavated for the proposed lots. Test hole location was

selected as a representative of the conditions to be expected throughout the proposed subdivision. The test hole was dug to a depth of 12', no ground water was encountered. The soils are described as OL-MIL from the surface to 2 feet. From 2 feet to 8 feet the soils are described as GW, and from 8 feet to 12 feet the soil is described as SP. The engineer states he has assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The engineer concluded that all lots 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".

COMMENTS:

USACE (**Exhibit E**) The Corps of Engineers (Corps) does not have any specific comments regarding the request to create two lots and one tract from Lot 11, Glacier Heights #1 and Tax Parcel C14. (Tax ID's 6448B01L011& 18N01E13C014)

DPW Pre-design and Engineering (**Exhibit F**) Redesign with a T turnaround rather than a cul-de-sac to allow for the future extension of Yentna Drive.

MSB Permit Center (**Exhibit G**) Driveway permit needed as shown. No other comments from the Permit Center.

Fishhook Community Council (**Exhibit**) Ok thanks Chris, I will request this gets posted on our Fishhook CC Facebook Page.

Public: No comments were received.

Utilities: (**Exhibit J**) ENSTAR, MTA, GCI, & MEA did not respond.

There were no objections received from Borough departments or outside agencies at the time this report was written.

CONCLUSION

The plat of Glacier Heights Addition 1 Lots 11A & 11B is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plats*. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

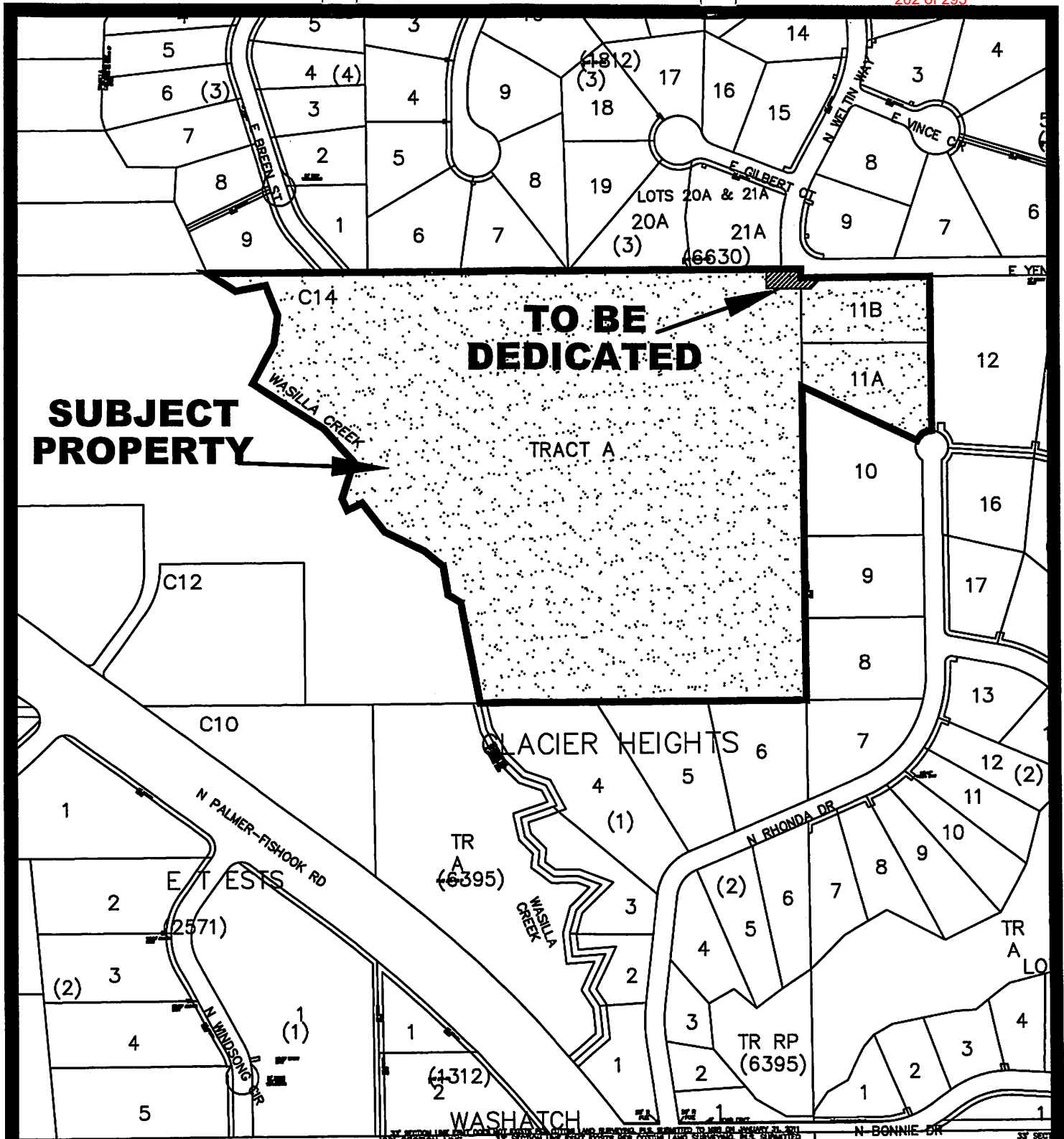
FINDINGS of FACT:

1. The abbreviated plat of Glacier Heights Addition 1 Lots 11A & 11B 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). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. There were no objections from any borough departments, outside agencies, or utilities.
5. At the time of staff report write-up, there were no responses to the Request for Comments from; Fire Service Area #132 Greater Palmer Consolidated; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, or Assessments;

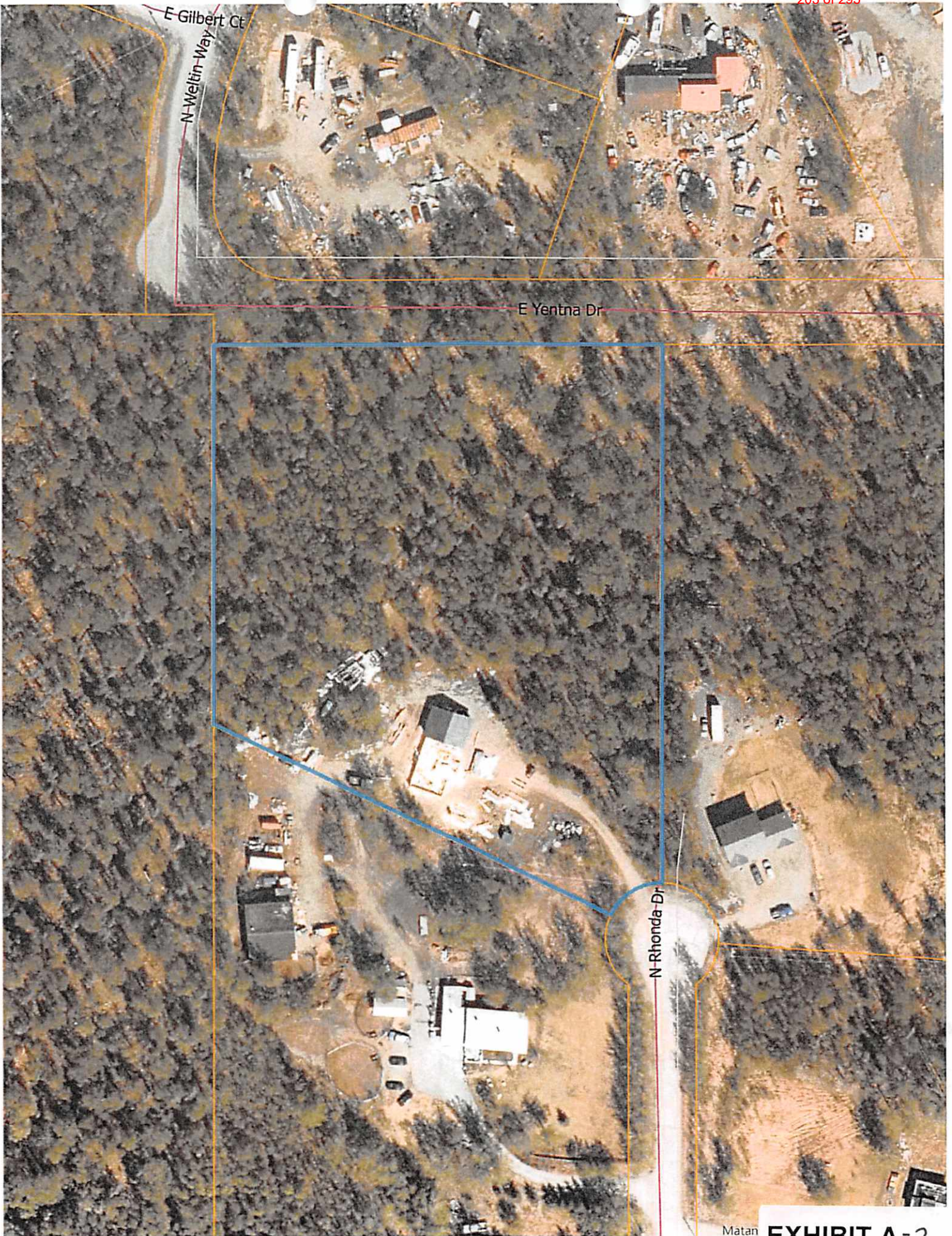
RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the preliminary plat of Glacier Heights Addition 1 Lots 11A & 11B, contingent on the following 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. Provide driveway applications to Platting staff.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.

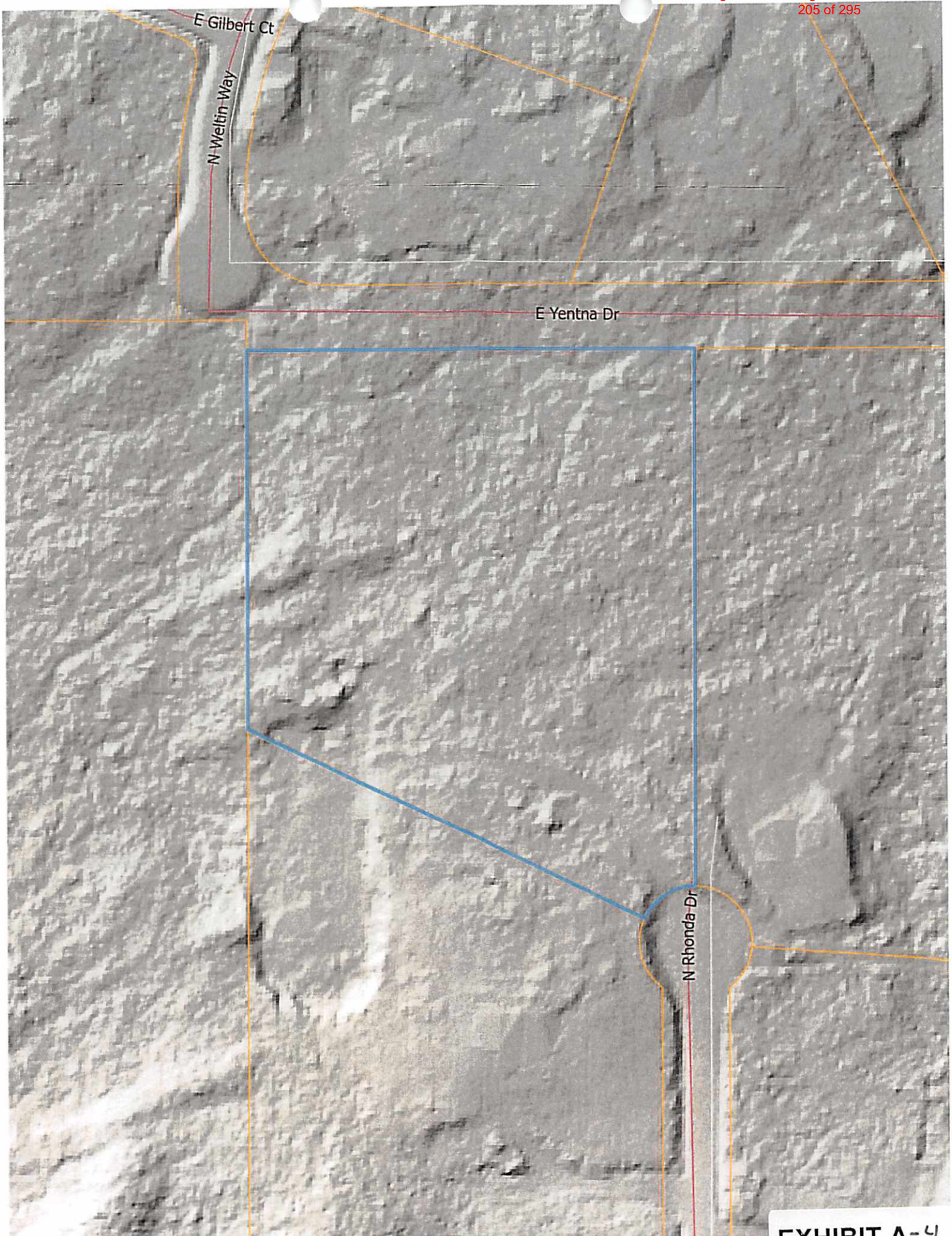


VICINITY MAP
FOR PROPOSED GLACIER HEIGHTS ADD 1 LOTS
11A & 11B SUBDIVISION
LOCATED WITHIN
SECTION 13, T18N, R01E, SEWARD MERIDIAN
ALASKA
WA01 MAP



Matan





RECEIVED
AUG 14 2024
PLATTING

USEABLE AREA CERTIFICATION

GLACIER HEIGHTS ADD 1 LOTS 11A & 11B

A SUBDIVISION OF

TRACT A AND LOTS 11 & 12 BLOCK 1 GLACIER HEIGHTS SUBDIVISION ADD. NO. 1 (73-98)

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):

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
 (SW) TEST HOLES:
 (GP) TEST HOLES:
 (SP) TEST HOLES: TH-1

- 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".

William Klebesadel 7-22-24
 WILLIAM KLEBESADEL P.E. Date
 Professional Engineer

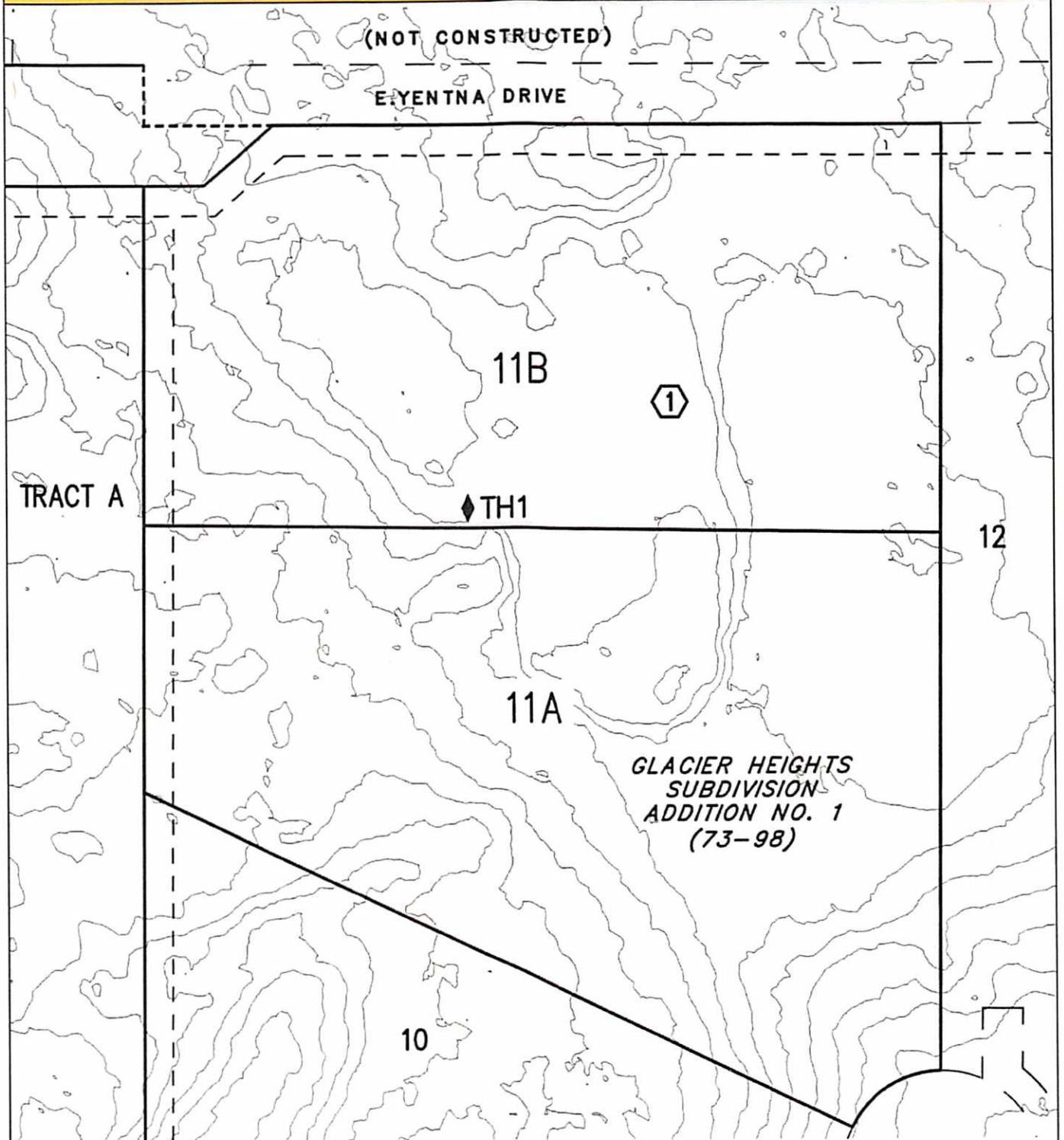


HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

GLACIER HEIGHTS SUBDIVISION

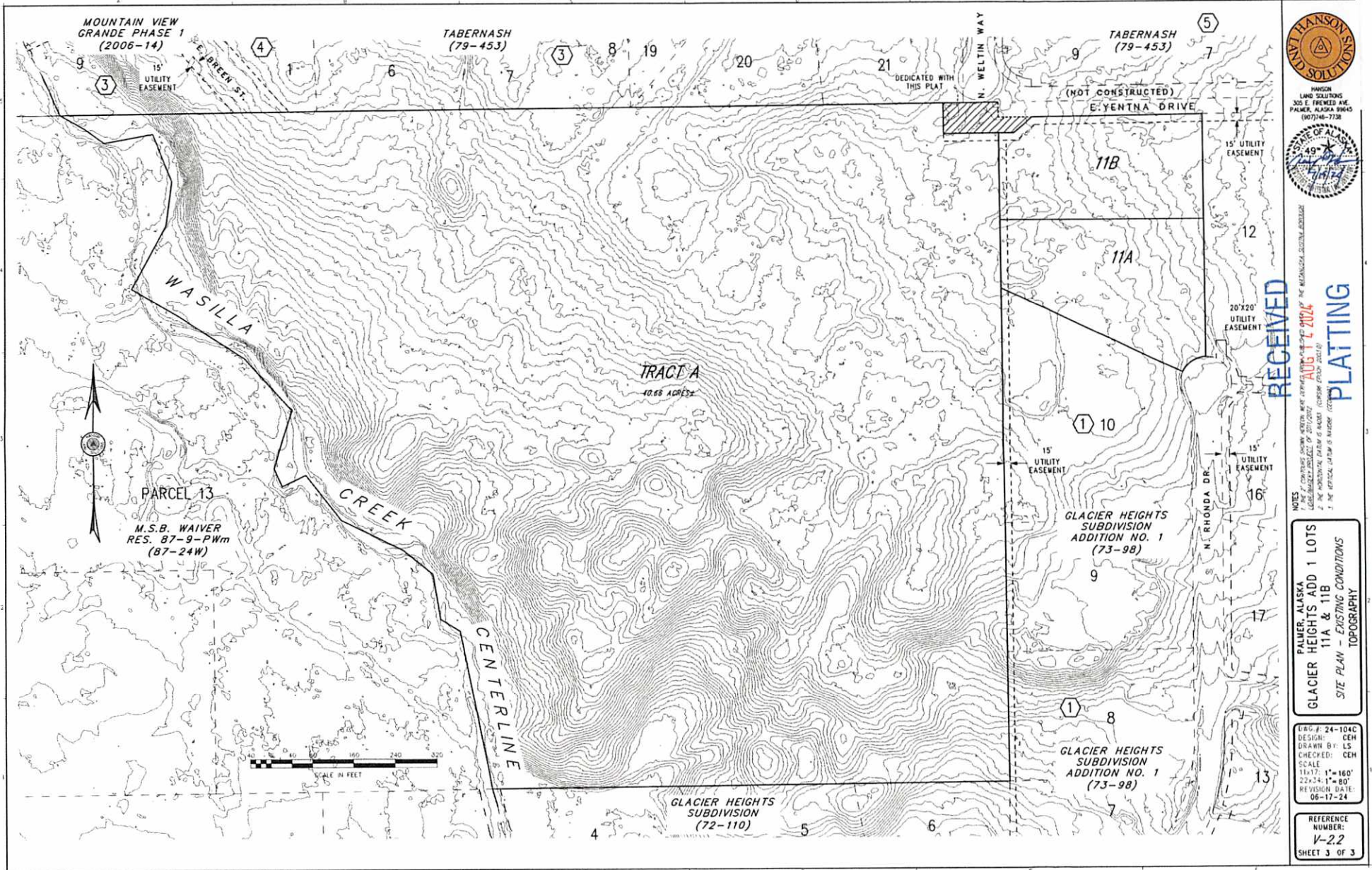
FILE: 24-104

DRAWN:LS

07/01/24

EXHIBIT A

Page 1 of 1



HANSON
LAND SOLUTIONS
300 E. PARKER AVE.
PALMER, ALASKA 99645
(907) 748-7138



NOTES:
1. ALL CONTOUR DATA WERE OBTAINED FROM THE ALASKA GEOLOGICAL SURVEY.
2. THE HORIZONTAL CURVATURE OF ROAD CENTERLINES IS 200/1000.
3. THE VERTICAL CURVATURE OF ROAD CENTERLINES IS 200/1000.

PALMER, ALASKA
GLACIER HEIGHTS ADD 1 LOTS
11A & 11B
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

PLAT # 24-104C
DESIGN: CEH
DRAWN BY: LS
CHECKED BY: CEH
SCALE:
11x17 1"=160'
22x34 1"=80'
REVISION DATE:
06-17-24

REFERENCE
NUMBER:
V-22
SHEET 3 OF 3

Chris Curlin

From: Zimmer, Heidi CIV USARMY CEPOA (USA) <Heidi.Zimmer@usace.army.mil>
Sent: Friday, August 30, 2024 1:44 PM
To: Chris Curlin
Subject: RE: FW: RFC Glacier Heights Add 1 Lots 11A and 11B

Chris Curlin,

The Corps of Engineers (Corps) does not have any specific comments regarding the request to create two lots and one tract from Lot 11, Glacier Heights #1 and Tax Parcel C14. (Tax ID's 6448B01L011& 18N01E13C014)

Department of the Army (DA) 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.

A copy of the DA permit application can be found online at 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.

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 or the owner 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) and you will be assigned a project manager to assist you. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

Sincerely,

Heidi Zimmer
Regulatory Specialist
U.S. Army Corps of Engineers | Alaska District, North Section
Phone: 907-753-5509
Cell: 907-229-4435
Email: Heidi.zimmer@usace.army.mil



Streamline the permitting process with the
Regulatory Request System (RRS) — your new
online platform for permit applications.

rrs.usace.army.mil

Chris Curlin

From: Daniel Dahms
Sent: Tuesday, June 25, 2024 3:29 PM
To: Jesse Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Avry Antonio
Subject: RE: 24-104 Glacier Heights Lots 11 & 12, Block 1

Chris,

Redesign with a T turnaround rather than a cul-de-sac to allow for the future extension of Yentna Drive.

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

From: Jesse Curlin <Jesse.Curlin@matsugov.us>
Sent: Wednesday, June 19, 2024 12:30 PM
To: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>
Subject: FW: 24-104 Glacier Heights Lots 11 & 12, Block 1

Revised design for Glacier Heights.

Sincerely,

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

From: Platting <platting@hlsalaska.com>
Sent: Wednesday, June 19, 2024 12:25 PM
To: Jesse Curlin <Jesse.Curlin@matsugov.us>
Subject: RE: 24-104 Glacier Heights Lots 11 & 12, Block 1

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]
Please see the proposed changes to this new subdivision.

Platting

----- On Tue, 23 Apr 2024 10:27:59 -0800 **Jesse Curlin** <jesse.curlin@matsugov.us> wrote -----

Chris Curlin

From: Permit Center
Sent: Friday, August 23, 2024 10:09 AM
To: Chris Curlin
Subject: RE: RFC Glacier Heights Add 1 Lots 11A and 11B
Attachments: Screenshot 2024-08-23 100827.png

Driveway permit needed as shown. No other 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: Thursday, August 22, 2024 4:51 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; 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>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; fhcc.ak@gmail.com; Chad Cameron Contact <ccameron@palmerak.org>; stark@mtaonline.net; timhaledistrict1@gmail.com; Mackenze Origer <Mackenze.Origer@matsugov.us>; Pete Michaloski <Peter.Michaloski@matsugov.us>; Tyler Spud <Tyler.Spud@matsugov.us>; Will Sands <Will.Sands@matsugov.us>
Subject: RFC Glacier Heights Add 1 Lots 11A and 11B

Hello,

The following link is a request to create two lots and one tract from Lot 11, Glacier Heights #1 an Tax Parcel C14. (Tax ID's 6448B01L011& 18N01E13C014)
Please ensure all comments have been submitted by September 6, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

[❏ Glacier Heights addition 1 lots 11A & 11B](#)

Sincerely,

Chris Curlin
Platting Technician

Chris Curlin

From: Fishhook Community Council <fhcc.ak@gmail.com>
Sent: Friday, August 23, 2024 7:53 AM
To: Chris Curlin
Subject: Re: RFC Glacier Heights Add 1 Lots 11A and 11B

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

Ok thanks Chris, I will request this gets posted on our Fishhook CC Facebook Page.

Best regards,
Amber McDonough
FHCC - Secretary

On Thu, Aug 22, 2024 at 4:51 PM Chris Curlin <Jesse.Curlin@matsugov.us> wrote:

Hello,

The following link is a request to create two lots and one tract from Lot 11, Glacier Heights #1 an Tax Parcel C14. (Tax ID's 6448B01L011& 18N01E13C014)

Please ensure all comments have been submitted by September 6, 2024 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [Glacier Heights addition 1 lots 11A & 11B](#)

Sincerely,

Chris Curlin

Platting Technician

Matanuska-Susitna Borough

(907) 861-7873

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



LEGEND

- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD PER PLAT (73-98)
- (N74°45'W) (254.70') RECORD PER PLAT (72-110)
- (N74°45'W) (254.70') RECORD PER PLAT (79-453)
- (N74°45'W) (254.70') RECORD PER PLAT (2006-14)
- (N74°45'W) (254.70') RECORD PER PLAT (87-28RS)
- ⊕ RECOVERED 2 1/2" GLO BRASS CAP ON IRON PIPE
- ⊕ RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- ⊕ RECOVERED PLASTIC CAP ON 3/8" REBAR
- ⊕ RECOVERED 1/2" REBAR
- ① BLOCK
- (C) COMPUTED DATA

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)

CERTIFICATE OF OWNERSHIP

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

DONALD J. MALONE _____ DATE _____
P.O. BOX 874196
WASILLA, AK 99687-4196

ELLEN J. MALONE _____ DATE _____
P.O. BOX 874196
WASILLA, AK 99687-4196

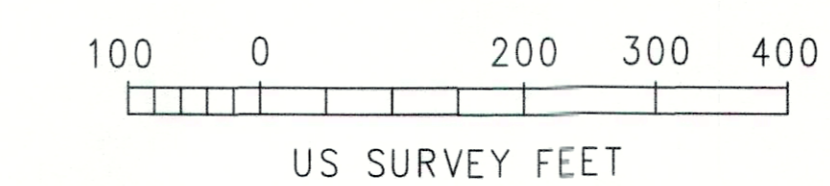
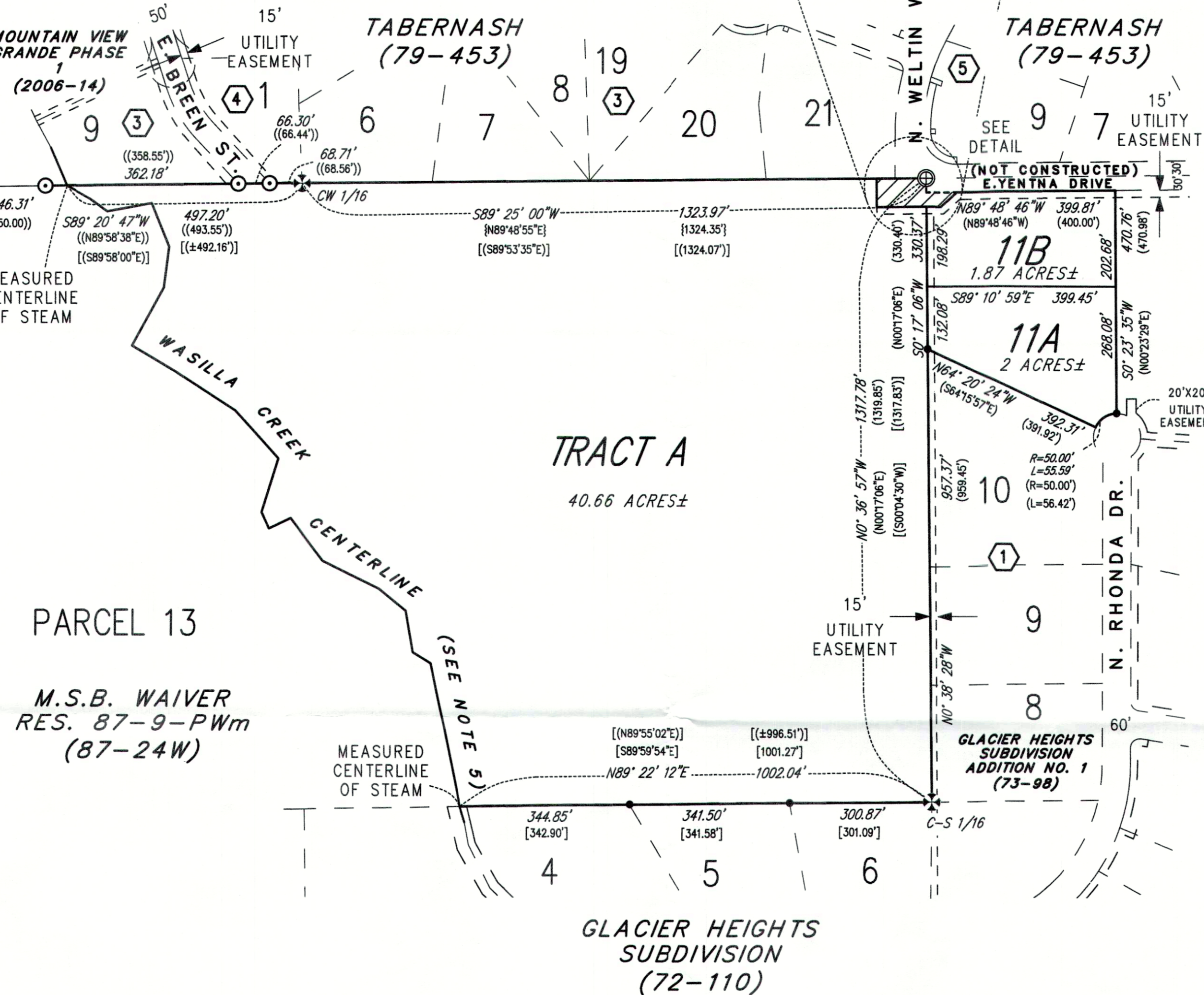
NOTARY ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

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 SOUTHEAST CORNER OF LOT XXX, A SET PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF _____°N _____°W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.



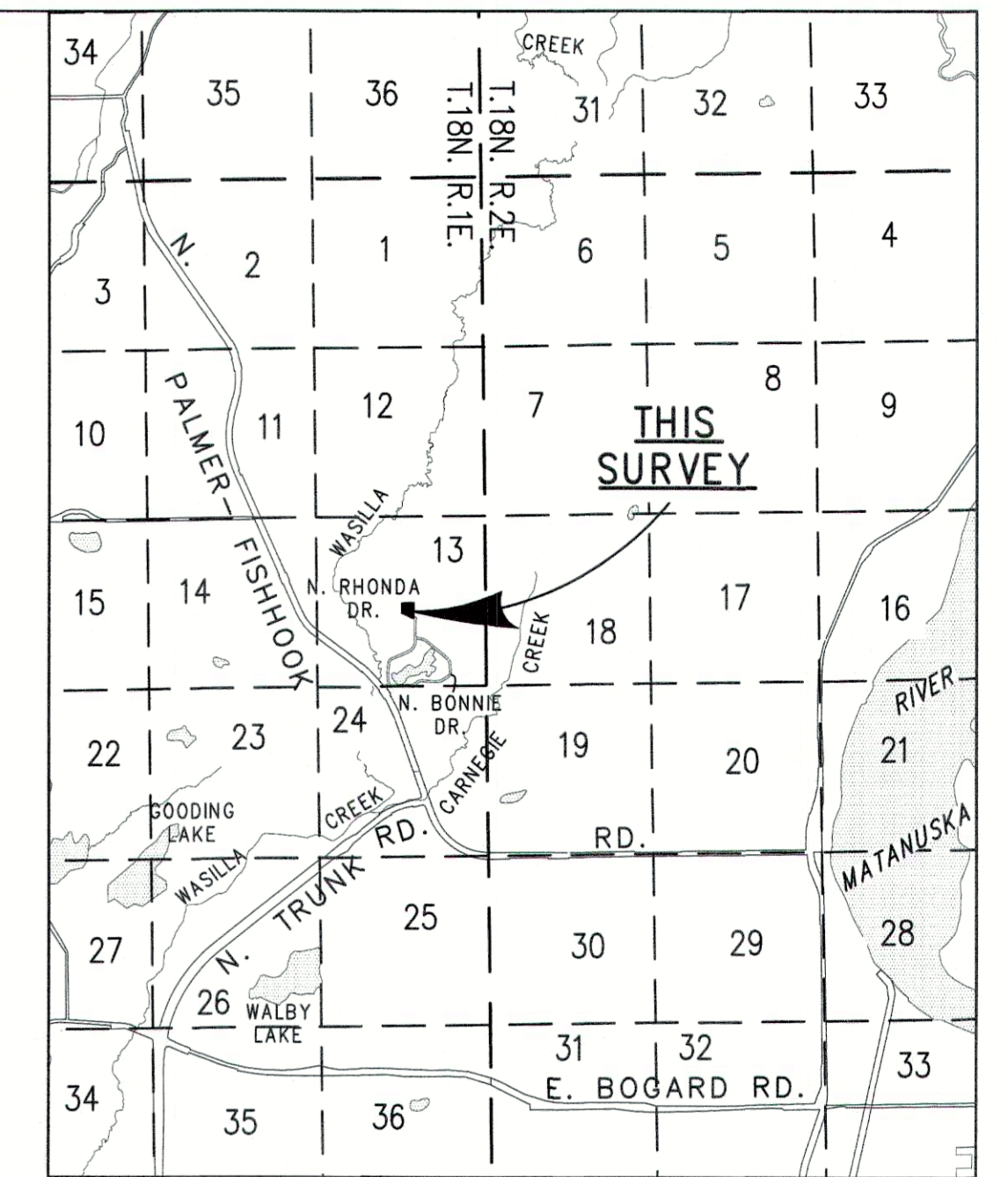
CERTIFICATE OF OWNERSHIP

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

DATE _____
SUNFLOWERS LLC
P.O. BOX 3923
PALMER, AK 99645-3923

NOTARY ACKNOWLEDGEMENT

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



SOURCE: MSB TAX MAP WA01, WA08, PA04, PA05 1"=5280'

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

PALMER RECORDING DISTRICT

A PLAT OF
GLACIER HEIGHTS
ADD 1 LOTS 11A AND 11B
A SUBDIVISION OF
LOTS 11 & 12 BLOCK 1
GLACIER HEIGHTS SUBDIVISION ADD. NO.1 (PLAT 73-98)
AND PARCEL 4 M.S.B. WAIVER RESOLUTION
NO.87-9-PWm (87-24W)
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SE 1/4 SEC. 13, T.18N. R.1E. SM, AK
CONTAINING 44.53 ACRES MORE OR LESS

RECEIVED
AUG 14 2024
PLATTING

Agenda Copy

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

C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 3, 2024**

PRELIMINARY PLAT: ALLIANCE COUNTRY HEIGHTS
LEGAL DESCRIPTION: SEC 02, T17N, R02W, SEWARD MERIDIAN AK
PETITIONERS: ALLIANCE CONSTRUCTION LLC
SURVEYOR/ENGINEER: BULL MOOSE SURVEYING
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
ACRES: 20.04 ± PARCELS: 19
REVIEWED BY: NATASHA HEINDEL CASE #: 2024-093

REQUEST: The request is to create 19 lots from Tax Parcel D14 and Tax Parcel D4 (Parcel #1, MSB Waiver 97-45-PWm; and Parcel #1, MSB Waiver 95-22-PWm respectively) to be known as **ALLIANCE COUNTRY HEIGHTS**, containing 20.04 acres +/- . The petitioner is requesting a variance to MSB 43.20.060(D) *Dedication to Public*. The subject property is located north of W. Parks Highway, east of N. Pittman Road, south of W. Karsten Drive, and directly west of N. Suzanna Street; within the SE 1/4 of Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map & Aerial Imaging	EXHIBIT A – 4 pp
Engineer Reports: Drainage, Average Daily Traffic (ADT), & Soils	EXHIBIT B – 32 pp
Road Design: Profiles & Sections	EXHIBIT C – 4 pp
Section Line Easement (SLE) Documentation	EXHIBIT D – 5 pp
Variance Request	EXHIBIT E – 3 pp

AGENCY COMMENTS

Department of Public Works, Pre-Design & Engineering Division	EXHIBIT F – 6 pp
Division of Development Services	EXHIBIT G – 2 pp
Utilities: Enstar & GCI	EXHIBIT H – 4 pp
Community Council: #1 Meadow Lakes	EXHIBIT I – 1 p
Public	EXHIBIT J – 4 pp

DISCUSSION: This platting action is creating 19 lots from Tax Parcel D14 and Tax Parcel D4, ranging in size from 0.92 acres to 1.07 acres; and dedicating right of way to extend W. Sassy Avenue. To provide access for the subdivision the petitioner will be extending W. Sassy Avenue which will connect with N. Suzanna Street and end in a temporary turn around to the west. Road construction on external streets will include the construction of a portion of N. Suzanna Street. As part of constructing N. Suzanna Street, intersections with W. Sassy Ave. and W. Piker Drive will be constructed to Subdivision Construction Manual (SCM) standards along with a tee turnaround at the intersection of N. Suzanna Street and W. Piker

Drive. All interior and exterior roads will be constructed to a minimum of Borough residential street standards (*see Recommendation #3*).

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

Engineer Report: (Exhibit B) Dan Steiner, P.E. notes that the majority of this subdivision is relatively flat. There is a portion on the east side that consists of a bluff with a flat area at the top of the bluff that is approximately 12 to 16 feet higher than the rest of the subdivision. There is also a portion of this subdivision that was previously used as a gravel pit resulting in a depression area in proposed Lots 5 and 6, Block 2.

Drainage & Design: Dan Steiner, P.E. notes that there are no current drainage issues with this site. The proposed platting action will require the construction of approximately 1,325 feet of new road. *Staff notes that the length of road construction has been increased from the initial engineer report dated July 25, 2024 due to updated designs.* The site drains to the southwest direction and the proposed road will bisect this drainage basin. Culverts will be used to maintain the existing drainage pattern across this subdivision. To take care of the increase in runoff from the rest of the subdivision, a number of infiltration basins will be constructed along the roadway and south side of the property. The overall existing drainage patterns of the existing parcel will not be altered by this new subdivision. A drainage plan is at Figure 1 (**Exhibit B-4**) and Figure 4 (**Exhibit B-24**), showing the proposed location of the infiltration basins and culverts that will be part of the subdivision construction.

A drainage study was submitted as part of a design update to include increased road construction (**Exhibit B-14 through B-32**). The drainage study prepared by Steiner Design & Construction Services, dated September 16, 2024, includes drainage calculations, existing and expected drainage conditions, plans for water quality protection, extended detention, additional figures and drainage calculations. *Staff notes that MSB Pre-Design & Engineering (PD&E) commented that additional information to the drainage plan is necessary and may be coordinated between PD&E and the petitioner's engineer prior to the preconstruction conference (see comments at Exhibit F-1; see Recommendation #3a).*

The proposed road will have a grade of over 6%. Road design sheets, including plan and profile, is at **Exhibit C**. All roads will be constructed to a minimum of residential street standards (*see Recommendation #3*). *Staff notes that this exhibit reflects an updated figure which includes the current design to construct N. Suzanna Street. Staff notes that PD&E commented that additional information to the proposed profile is necessary and that may be coordinated with PD&E prior to the preconstruction conference (see comments at Exhibit F-1; see Recommendation #3a).*

Average Daily Traffic (ADT) count is at Figure 2, **Exhibit B-5**. *Staff notes that this exhibit reflects an updated figure which includes the current design to construct N. Suzanna Street. Calculation clarifications were requested by PD&E in response to a previous version of the ADT (see comments at Exhibit F-6); clarification provided by the engineer is at Exhibit B-13.*

Soils: A soils report was submitted pursuant to MSB 43.20.281 (A). Dan Steiner, P.E. notes that six test holes were excavated to determine existing soil conditions. Each test hole was 14' to 16' deep. Locations of test holes are shown at Figure 3, **Exhibit B-7**. Soils are noted to be very consistent. The soil at the top of the bluff area was silty sandy soil found to have a percolation rate of 24 minutes per inch, noted to be well

within acceptable conditions set by ADEC. The area below the bluff was all a gravely sandy soil also noted to be well within acceptable conditions set by ADEC for septic systems.

One test hole in the depressed area encountered bedrock at 8'. The majority of the depressed area is in proposed Lot 5 Block 2 which results in the usable septic area in this lot to be affected; this lot will be required to be reshaped, either by moving existing soils within the lot or importing soil from off site, to provide the required usable septic area. The area requiring reshaping is shown at Figure 3, **Exhibit B-7**. No groundwater was encountered in any of the lots. Logs of the test holes and percolation test results are at **Exhibit B-8 to B-13**. *Staff notes that an updated soils report will be required after the work is completed on Lot 5 Block 2 (see Recommendation #4).*

Based on the soils data and existing topography, and once the earthwork is completed and verified on Lot 5 Block 2, there will be a minimum of 10,000 square feet of contiguous septic area and a minimum of 10,000 square feet of usable building area within each of the proposed lots as required by MSB Title 43 code.

Section Line Easement: (Exhibit D) Section Line Easement (SLE) research was submitted for a portion of Township 17 North, Range 02 West, Section 2. This research verified the existence of Section Line Easements on the subject property; there is a 33' SLE which attaches to the section line for this property.

Variance Request: (Exhibit E) The petitioner is requesting a variance to MSB 43.20.060(D) *Dedication to Public* for this subdivision. MSB 43.20.060(D) states "Subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and public safety. If it is shown by the applicant to be unnecessary for future development and/or public safety, then a reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied to all of (or a portion of) the right-of-way that is being considered for a reduced standard.". Pursuant to MSB 43.15.075 *Variance; Standards for Approval*, a variance from the requirements of MSB 43.20 may be granted only if the platting board finds that all of the subsections of this code are met. Materials submitted by the petitioner in favor of the request and the corresponding response from MSB Pre-Design and Engineering (PD&E) are outlined below according to the three applicable subsections that must be met. If the variance is approved, it would remove the requirement to provide a stub road to the unsubdivided adjacent parcel.

MSB 43.15.075(A)(1)

The petitioner states that granting this variance will not be detrimental to the public health, safety or welfare, or injurious to adjacent property and that they believe it is unnecessary for their proposed subdivision to provide access to the unsubdivided adjacent parcel to the south known as Parcel 2, MSB Waiver 97-45-PWm. *Please see full petitioner statement at Exhibit E-2. Staff notes that PD&E disagrees with this perspective, stating that all development is required to follow MSB 43.20.060(D) with the purpose to provide interconnectivity and a better road network with a multiplicity of routes. Please see PD&E comments included in the following section of this report and found at Exhibit F.*

MSB 43.15.075(A)(2)

The petitioner states that the three adjacent properties to this proposed subdivision already have equal or greater access to them and a requirement isn't made to connect the two parcels to the north known as Parcels

1 & 2, MSB Waiver 1999-12-PWm. The petitioner states that the adjacent parcel to the south, known as Parcel 2, MSB Waiver 97-45-PWm, has frontage onto N. Suzanna Street and W. Piker Drive giving this parcel access similar to the northern adjacent parcels. The petitioner states that equal or greater access is already established to the southern adjacent parcel. *Please see full petitioner statement at **Exhibit E-2**. Staff notes that PD&E disagrees with this perspective, stating that the parcels to the north have access to Karsten Drive, an existing local road, while the parcel to the south only has frontage on Suzanna Street. PD&E states that connection to W. Piker Drive could not be extended for the southern parcel due to its offset. PD&E stated the importance of multiplicity of routes to provide for better interconnectivity. Please see PD&E comments included in the following section of this report and found at **Exhibit F**.*

MSB 43.15.075(A)(3)

The petitioner states that requiring a stub right-of-way (ROW) to the southern adjacent parcel, known as Parcel 2, MSB Waiver 97-45-PWm, per the strict application of MSB 43.20 would result in undue substantial hardship to the owner of the subject property, remove a source of tax revenue to the Borough by removing a taxable residential property (stating that a stub ROW would require the deletion of one lot in Block 2), and require upkeep of an additional road that isn't necessary in the petitioner's perspective. *Please see full petitioner statement at **Exhibit E-3**. Staff notes that PD&E disagrees with this perspective, stating that the Borough will maintain the stub road to the southern adjacent parcel if it is constructed to minimum SCM standards. Please see PD&E comments included in the following section of this report and found at **Exhibit F**.*

Comments:

MSB Public Works Department, Division of Pre-Design & Engineering (PD&E) (**Exhibit F**) commented that additional ADT information was needed: Tigger Drive calculations, information on traffic coming from Suzanna Street north of Sassy Avenue, expand the ADT drawing to include routes out to Machen Road and Stanley Road, and include predevelopment ADT estimates to show how the development is affecting the roads. *Staff notes that the petitioner has provided the updates and calculation clarifications requested, found at **Exhibit B-5 and B-13**. After the updated ADT was received, PD&E commented that mitigation for road thresholds was necessary and requested that the petitioner provide their plan for proposed mitigation of the issue. Staff notes that the petitioner updated the road design for external construction to include the construction of alternate subdivision access through N. Suzanna Street and thereby decreased the ADT road thresholds which was acceptable to PD&E.*

PD&E noted that a cross section at the maximum fill section was required because fills exceed five feet in height measured from the centerline. In response to the updated road design with cross sections included, PD&E noted that per 2022 SCM H02.1(b) "Backslopes or foreslopes which extend into a utility easement should not exceed 4:1. These limits are necessary for construction equipment for utility installation." *Staff notes that the petitioner did provide the updated road design to include cross sections, and the figures found at **Exhibit C** reflect the most updated plans to construct N. Suzanna Street. To the updated road profiles, PD&E commented that additional information to the proposed profile is necessary and that may be coordinated with PD&E prior to the preconstruction conference (see comments at **Exhibit F-1**; see **Recommendation #3a**).*

PD&E requested that contours be included on the test hole drawing. *Staff notes that the petitioner has provided the updated test hole drawing, found at Figure 3, **Exhibit B-7**.*

PD&E noted that drainage easements will be required where runoff leaves the right of way (*see Recommendation #5*). Locations will be determined with final design and construction. The drainage report will need to consider the effects of filling in the depression area on Lot 5 Block 2.

PD&E noted that they object to the variance request on the basis of three main points; 1) All development is required to follow MSB 43.20.060(D). The purpose of requiring interconnectivity is to provide for a better road network with a multiplicity of routes, not just single connections. 2) The parcels to the north have access from Karsten Drive, which is classified as a local road. The parcel to the south only has frontage on an unconstructed segment of Suzanna Street. Suzanna Street is classified on the OSHP as a minor collector, which has access restrictions and minimum intersection spacing requirements. Piker Drive could not be extended into the parcel to the south due to its offset. *Staff notes that updated designs from the petitioner include construction of N. Suzanna Street from W. Sassy Avenue south to W. Piker Drive. This will give the southern adjacent parcel access to a constructed segment of N. Suzanna Street. Limitations will still exist for intersection spacing requirements and inability to connect with W. Piker Drive due to the intersection offset.* 3) MSB will maintain the stub road to the parcel to the south as long as it is constructed to a minimum SCM Residential standard with an SCM standard cul-de-sac.

MSB Planning Department, Division of Development Services (Exhibit G) has no comments.

Utility companies (Exhibit H), Enstar and GCI, submitted comments to the proposed subdivision. Enstar noted that there is an existing natural gas service line which appears to cross proposed Lot 1 to serve proposed Lot 2; see approximate location at **Exhibit H-2**. Enstar stated that they object to the proposed plat unless provisions are made for the existing utility line (*see Recommendation #6*). GCI commented that they have no comments or objections to the proposed plat.

Meadow Lakes Community Council (Exhibit I), commented that they support the proposed platting action. They recommend that the petitioner request that the private easement be vacated or relocated. Their understanding is that the easement is no longer used and appears to limit development on the proposed parcels. *Staff notes that it is the responsibility of the petitioner to verify usable area for building and septic as required by MSB 43.20.281. Usable area cannot be encumbered by easements which would prohibit building or affect the use of the area for on-site septic installation. However, the proposed right of way to be dedicated must be unrestricted and the encumbrance must be resolved prior to recording. Staff notes that the petitioner is aware of this requirement and is working toward eliminating the private easements.*

Two public comments were received at the time of this staff report (**Exhibit J**). Stephen Edwards, a member of the Meadow Lakes Road Service Area and commenting as a member of the general public, noted objection to the size of the lots but notes that the proposed size is allowable by law. Edwards commented regarding 1) the construction of Suzanna Street adjacent to the subject property; 2) maintenance concerns with the grade of the road and noted potential adjustments to the fore and back slopes and potential for oversized culverts; 3) concern for the septic/well radius and overall adequacy for the proposed lots; and 4) concern for potential snow storage and driveway placements along the temporary turnaround. Edwards noted desire for fewer lots and more drainage features with respective easements. *Staff notes that a phone conversation and many emails took place between this writer and Stephen Edwards. Staff assured Mr. Edwards that all proposed road construction and engineering reports submitted are closely reviewed by engineers in the Department of Public Works Pre-Design and Engineering Division (PD&E). Mr. Edwards' comments were sent to PD&E as part of their review for making comments to the case.*

Kara Nieman, owner of Lot 1 Block 1, Country Pleasure, noted safety concerns related to the increased traffic and road infrastructure on Sassy Avenue. *Staff notes that the petitioner is coordinating with PD&E to construct N. Suzanna Street between W. Sassy Avenue and W. Piker Drive in efforts to mitigate the traffic load and requirements for ADT threshold.*

Per MSB 43.20.120(A)(1) the ROW must be unrestricted (*see Recommendation #7*). There is a private easement present on the parent parcel that would overlap with the proposed right of way to be dedicated. The encumbrance on the proposed right of way must be resolved prior to recording. *Staff notes that the petitioner is aware of this requirement and is working toward eliminating the private easements.*

At the time of this staff report, there were no responses to the request for comments from the following: Alaska Department of Fish & Game; US Army Corps of Engineers, Fire Service Area #136 West Lakes, Road Service Area #27 Meadow Lakes, MSB Community Development, MSB Assessments, MSB Planning, MSB Attorney, US Post Master, MEA and MTA.

CONCLUSION: The preliminary plat of **Alliance Country Heights** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plats*. No objections were received from any federal or state agencies. Two objections were received from Borough departments or utilities: MSB Public Works Department, Division of Pre-Design & Engineering; and Enstar. One statement of support was received from the area community council. One public concern was received in response to the Notice of Public Hearing. The proposed rights of way to be dedicated will be pursuant to MSB 43.20.120 *Legal Access*. The proposed rights of way to be dedicated will be pursuant to Borough code either through strict application of MSB 43.20.060 *Dedication to Public* or in accordance with the Platting Board's approval of the variance request submitted per MSB 43.15.075 *Variance; Standards for Approval*. 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: FOR APPROVAL OF VARIANCE REQUEST

1. It is found that the variance request associated with the preliminary plat of **Alliance Country Heights** is consistent with MSB 43.15.075 *Variance; Standards for Approval*.
2. The petitioner submitted materials to support their variance request stating that pursuant to MSB 43.15.075(A)(1), the granting of the variance shall not be detrimental to the public health, safety, or welfare, or injurious to the adjacent property.
3. The petitioner submitted materials to support their variance request stating that pursuant to MSB 43.15.075(A)(2), the variance request is based upon conditions of the property that are atypical to other properties.
4. The petitioner submitted materials to support their variance request stating that pursuant to MSB 43.15.075(A)(3), because of unusual physical surroundings, shape, or topographical conditions of the subject property, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 would result in undue substantial hardship to the owner of the property.
5. One objection to the variance was received from a Borough department: MSB Public Works Department, Division of Pre-Design & Engineering.
6. At the time of this staff report, no responses were received from Alaska Department of Fish & Game; US Army Corps of Engineers, Fire Service Area #136 West Lakes, Road Service Area #27 Meadow

Lakes, MSB Community Development, MSB Assessments, MSB Planning, MSB Attorney, US Post Master, MEA and MTA.

FINDINGS OF FACT: FOR DENIAL OF VARIANCE REQUEST

1. It is found that the variance request associated with the preliminary plat of **Alliance Country Heights** is not consistent with MSB 43.15.075 *Variance; Standards for Approval*.
2. Pursuant to MSB 43.15.075(A)(1), the granting of the variance would be detrimental to the public health, safety, or welfare, or injurious to the adjacent property.
3. Pursuant to MSB 43.15.075(A)(2), the variance request is not based upon conditions of the property that are atypical to other properties.
4. Pursuant to MSB 43.15.075(A)(3), because of unusual physical surroundings, shape, or topographical conditions of the subject property, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 would result in undue substantial hardship to the owner of the property.
5. One objection to the variance was received from a Borough department: MSB Public Works Department, Division of Pre-Design & Engineering.
6. At the time of this staff report, no responses were received from Alaska Department of Fish & Game; US Army Corps of Engineers, Fire Service Area #136 West Lakes, Road Service Area #27 Meadow Lakes, MSB Community Development, MSB Assessments, MSB Planning, MSB Attorney, US Post Master, MEA and MTA.

POSSIBLE MOTION FOR VARIANCE REQUEST APPROVAL

Suggested motion: I move to approve the variance request associated with the preliminary plat of Alliance Country Heights, Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska.

FINDINGS OF FACT: FOR SUBDIVISION APPROVAL IF VARIANCE IS APPROVED

1. The preliminary plat of **Alliance Country Heights** 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) *Area*. All lots will have the required usable septic area and usable building area.
3. The proposed plat will provide through connecting rights of way pursuant to MSB 43.20.060(D) *Dedication to Public* to the western adjacent parcel. The proposed plat will not provide through connecting rights of way to the southern adjacent parcel per the Platting Boards approval of the variance request submitted per MSB 43.15.075 *Variance; Standards for Approval*.
4. The proposed right of way to be dedicated will be pursuant to MSB 43.20.120 *Legal Access* once the private easement is vacated within the proposed extension of W. Sassy Avenue.
5. All proposed lots will have legal and physical access pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, and MSB 43.20.140 *Physical Access*.
6. The proposed lots will have the required frontage pursuant to MSB 43.20.320 *Frontage*.
7. No objections were received from any federal or state agencies.
8. Two objections were received from Borough departments or utilities: MSB Public Works Department, Division of Pre-Design & Engineering objects to the request for variance. Enstar objects to the proposed plat unless provisions are made for the existing utility line (*see Recommendation #6*).
9. One statement of support was received from the area community council.

10. Once concern was received from the public in response to the Notice of Public Hearing.
11. At the time of this staff report, no responses were received from Alaska Department of Fish & Game; US Army Corps of Engineers, Fire Service Area #136 West Lakes, Road Service Area #27 Meadow Lakes, MSB Community Development, MSB Assessments, MSB Planning, MSB Attorney, US Post Master, MEA and MTA.

RECOMMENDED CONDITIONS OF APPROVAL: IF VARIANCE REQUEST IS APPROVED

Suggested motion: I move to approve the preliminary plat of Alliance Country Heights, Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, per 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 prior to recording and submit Beneficiary Affidavit for any holders of a beneficial interest, if any.
3. Construct all streets to a minimum of Borough residential street standards, 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 a 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.
4. Provide an updated verification of useable soils to be completed by a registered engineer after the proposed fill is completed on Lot 5 Block 2.
5. Dedicate a drainage/maintenance easement to cover any necessary areas as determined with Department of Public Works.
6. Grant a 10' wide utility easement as requested by Enstar, centered on the service line at this location. Grant a blanket utility easement by document and list the recorded information on the final plat.
7. Vacate the private easement(s) where it overlaps with the proposed dedication of right of way for W. Sassy Avenue, ensuring that all right of way is unrestricted pursuant to MSB 43.20.120(A)(1).
8. Pay postage and advertising fees.
9. Show all easements of record on final plat.
10. Submit recording fees, payable to Department of Natural Resources (DNR).
11. Submit final plat in full compliance with Title 43.

FINDINGS OF FACT: FOR SUBDIVISION APPROVAL IF VARIANCE IS DENIED

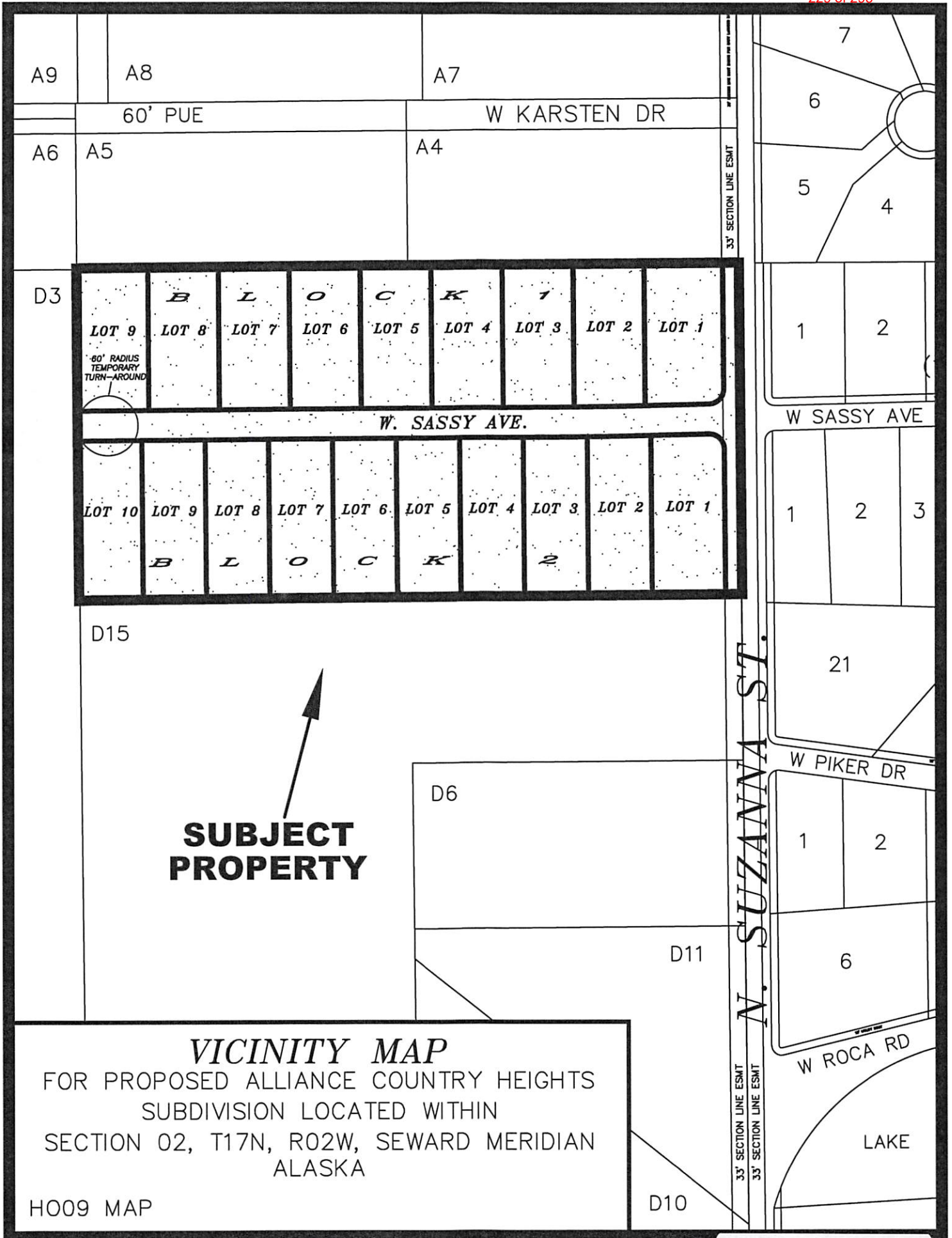
1. The preliminary plat of **Alliance Country Heights** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plats*.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1) *Area*. All lots will have the required usable septic area and usable building area.
3. The proposed plat will provide through connecting rights of way pursuant to MSB 43.20.060(D) *Dedication to Public*.
4. The proposed right of way to be dedicated will be pursuant to MSB 43.20.120 *Legal Access* once the private easement is vacated within the proposed extension of W. Sassy Avenue.
5. All proposed lots will have legal and physical access pursuant to MSB 43.20.100 *Access Required*, MSB 43.20.120 *Legal Access*, and MSB 43.20.140 *Physical Access*.
6. The proposed lots will have the required frontage pursuant to MSB 43.20.320 *Frontage*.
7. No objections were received from any federal or state agencies.
8. Two objections were received from Borough departments or utilities: MSB Public Works Department, Division of Pre-Design & Engineering objects to the request for variance (*see Recommendation #12*). Enstar objects to the proposed plat unless provisions are made for the existing utility line (*see Recommendation #6*).
9. One statement of support was received from the area community council.
10. Once concern was received from the public in response to the Notice of Public Hearing.
11. At the time of this staff report, no responses were received from Alaska Department of Fish & Game; US Army Corps of Engineers, Fire Service Area #136 West Lakes, Road Service Area #27 Meadow Lakes, MSB Community Development, MSB Assessments, MSB Planning, MSB Attorney, US Post Master, MEA and MTA.

RECOMMENDED CONDITIONS OF APPROVAL: IF VARIANCE REQUEST IS DENIED

Suggested motion: I move to approve the preliminary plat of Alliance Country Heights, Section 02, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, per 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 prior to recording and submit Beneficiary Affidavit for any holders of a beneficial interest, if any.
3. Construct all streets to a minimum of Borough residential street standards, 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 a 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.
4. Provide an updated verification of useable soils to be completed by a registered engineer after the proposed fill is completed on Lot 5 Block 2.

5. Dedicate a drainage/maintenance easement to cover any necessary areas as determined with Department of Public Works.
6. Grant a 10' wide utility easement as requested by Enstar, centered on the service line at this location. Grant a blanket utility easement by document and list the recorded information on the final plat.
7. Vacate the private easement(s) where it overlaps with the proposed dedication of right of way for W. Sassy Avenue, ensuring that all right of way is unrestricted pursuant to MSB 43.20.120(A)(1).
8. Pay postage and advertising fees.
9. Show all easements of record on final plat.
10. Submit recording fees, payable to Department of Natural Resources (DNR).
11. Submit final plat in full compliance with Title 43.
12. Dedicate a stub right of way to the adjacent southern parcel to provide through connecting rights of way per MSB 43.20.060(D).



**SUBJECT
PROPERTY**

VICINITY MAP

FOR PROPOSED ALLIANCE COUNTRY HEIGHTS
SUBDIVISION LOCATED WITHIN
SECTION 02, T17N, R02W, SEWARD MERIDIAN
ALASKA

H009 MAP





W Karsten Dr

N Fritz
Kaimbach Dr

W Adirondack Cir

W Adirondack Cir

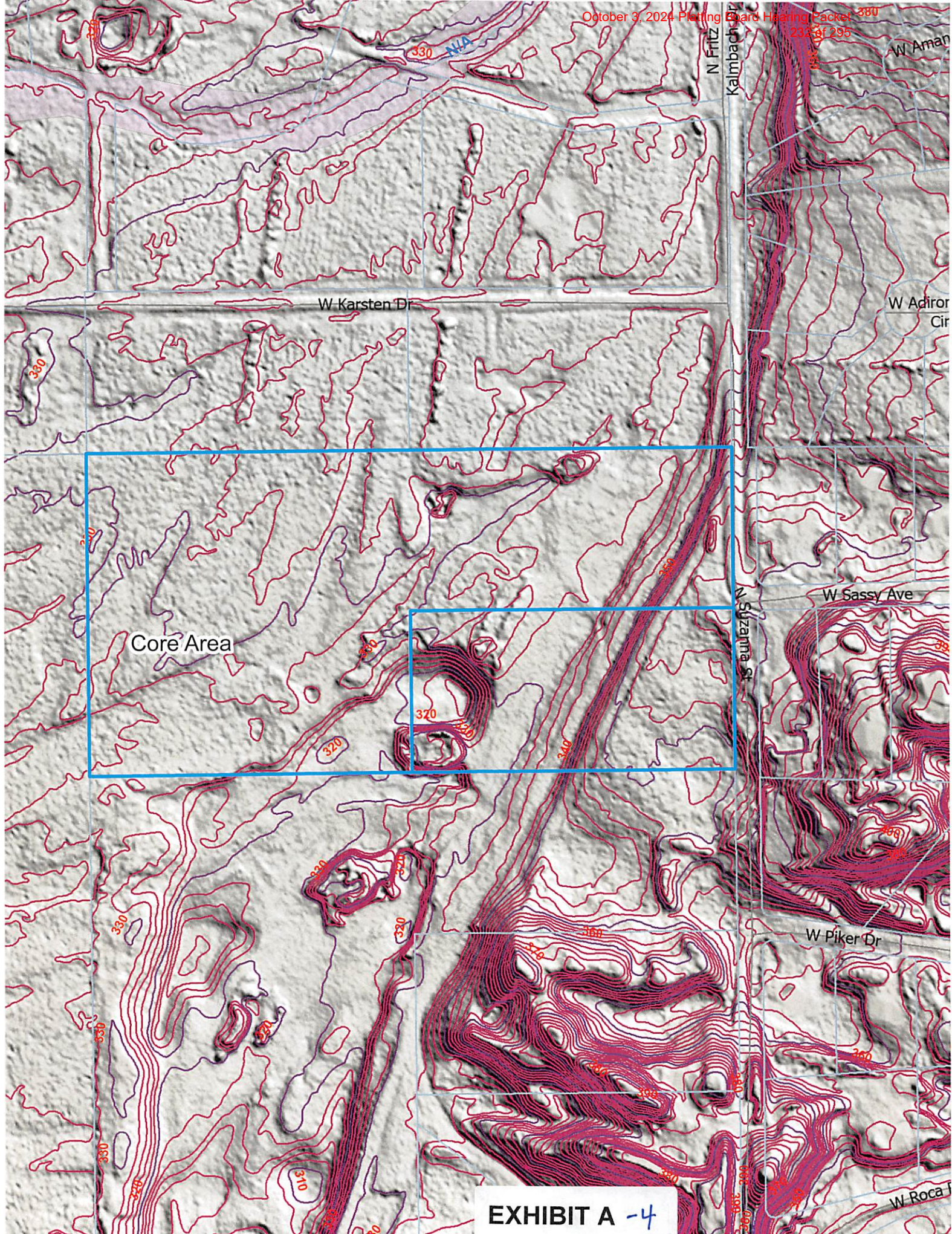
N Suzanna St

W Sassy Ave

W Piker Dr

W Roca

EXHIBIT A -3



Core Area

5900 W. Dewberry Dr
Wasilla, AK 99623

SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

Phone: (907) 357-5609
Fax: (907) 357-5608

July 25, 2024

Fred Wagner
Platting Officer
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645-6488

RECEIVED
AUG 05 2024
PLATTING

Re: Engineering Report
Alliance Country Heights
A Subdivision of Parcel 1 MSB Wavier 95-22-PWm and
Parcel 1 MSB Waiver 97-45-PWm
Section 17, T17N, R1W, Seward Meridian

Mr. Wagner,

This letter is to serve as the engineering report for the above referenced subdivision and platting action. The platting action is to replat the above referenced parcels, approximately 20 acres, into 19 lots. The lots range in size from 0.92 acres to 1.07 acres. Access to the proposed subdivision is from Sassy Avenue.

Site Topography

The majority of this subdivision is relatively flat. There is a portion on the east side that consists of a bluff with a flat area at the top of the bluff that is approximately 12 to 16 feet higher than the rest of the subdivision. This can be seen in the proposed plat contours. There is also a portion of this subdivision that was previously used as a gravel pit. This has resulted in a depression area in lots 5 and 6 of Block 2. How this affects the usable septic and building areas will be discussed later in this report.

The proposed road will have a grade of over 6%. A road design sheet, including plan and profile is being prepared and will be submitted shortly.

Drainage Plan

Currently, there are no drainage issues with this site. The platting action of this subdivision will require the construction of approximately 1,270 feet of new road. The site drains to the southwest direction. The proposed road will bisect this drainage basin. Culverts will be used to maintain the existing drainage pattern across this subdivision.

Mr. Fred Wagner
Matanuska-Susitna Borough
Engineering Report – Alliance Country Heights

Page 2 of 3

To take care of the increase in runoff from the rest of the subdivision, a number of infiltration basins will be constructed along the roadway and south side of the property. The overall existing drainage patterns of the existing parcel will not be altered by this new subdivision.

A drainage plan is included with this report (Figure 1). This figure shows the proposed location of the infiltration basins and culverts that will be part of the subdivision construction. Once this plat has been reviewed and accepted, a final drainage report will be prepared. This will include the final number and location of drainage improvements associated with this project.

Roadway Construction

As stated, there will be approximately 1,270 feet of new road construction. All roads will be constructed to residential standards. Access to the proposed roads will be from Sassy Avenue.

Average Daily Traffic (ADT)

An ADT drawing has been prepared showing the ADT at all intersections from North Suzanna Street to the proposed subdivision. With the proposed subdivision, the ADT for this road was calculated to be 958. See Figure 2.

Soils Investigation / Usable Septic Area

Soil information is needed to determine if existing soil conditions are suitable for onsite wastewater disposal systems. This includes soils capable of supporting a soil absorption system that meets all Alaska Department of Environmental Conservation (ADEC) requirements including offset requirements from surface water, groundwater, and bedrock.

6 test holes were excavated to determine existing soil conditions. Each test hole was 14' to 16' deep. Figure 3 shows the test hole locations. The soils were very consistent. The soil at the top of the bluff area was silty sandy soil. A percolation test was performed in this silty sandy soil. The percolation rate was 24 minutes per inch, well within acceptable conditions set by ADEC. The area below the bluff was all a gravely sandy soil. Also, well within acceptable conditions set by ADEC for septic systems.

One test hole in the depressed area encountered bedrock at 8'. The majority of the depressed area is in Lot 5 of Block 2. This results in the usable septic area in this lot to be slightly less than 10,000 square feet (sq.ft.). This will require that this lot be reshaped, either by moving existing soils within the lot or importing soil from off site, to provide the usable septic area. Figure 3 shows the area that will need to be reshaped.

No groundwater was encountered in any of the lots. Logs of the test holes and percolation test results are included with this report.

Mr. Fred Wagner
Matanuska-Susitna Borough
Engineering Report – Alliance Country Heights


Page 3 of 3

With the current subdivision layout and the soil conditions, each lot has 10,000 square feet of usable septic area with the exception of Lot 5 of Block 2 as mentioned previously. This lot will be reshaped to provide the usable septic area needed.

Summary

Based on the soils data and existing topography, and once the earthwork is completed and verified on Lot 5 Block 2, there will be a minimum of 10,000 square feet of contiguous septic area and a minimum of 10,000 square feet of usable building area within each of the proposed lots as required by the Matanuska-Susitna Borough. The overall drainage pattern of the existing parcel will not be altered by this platting action.

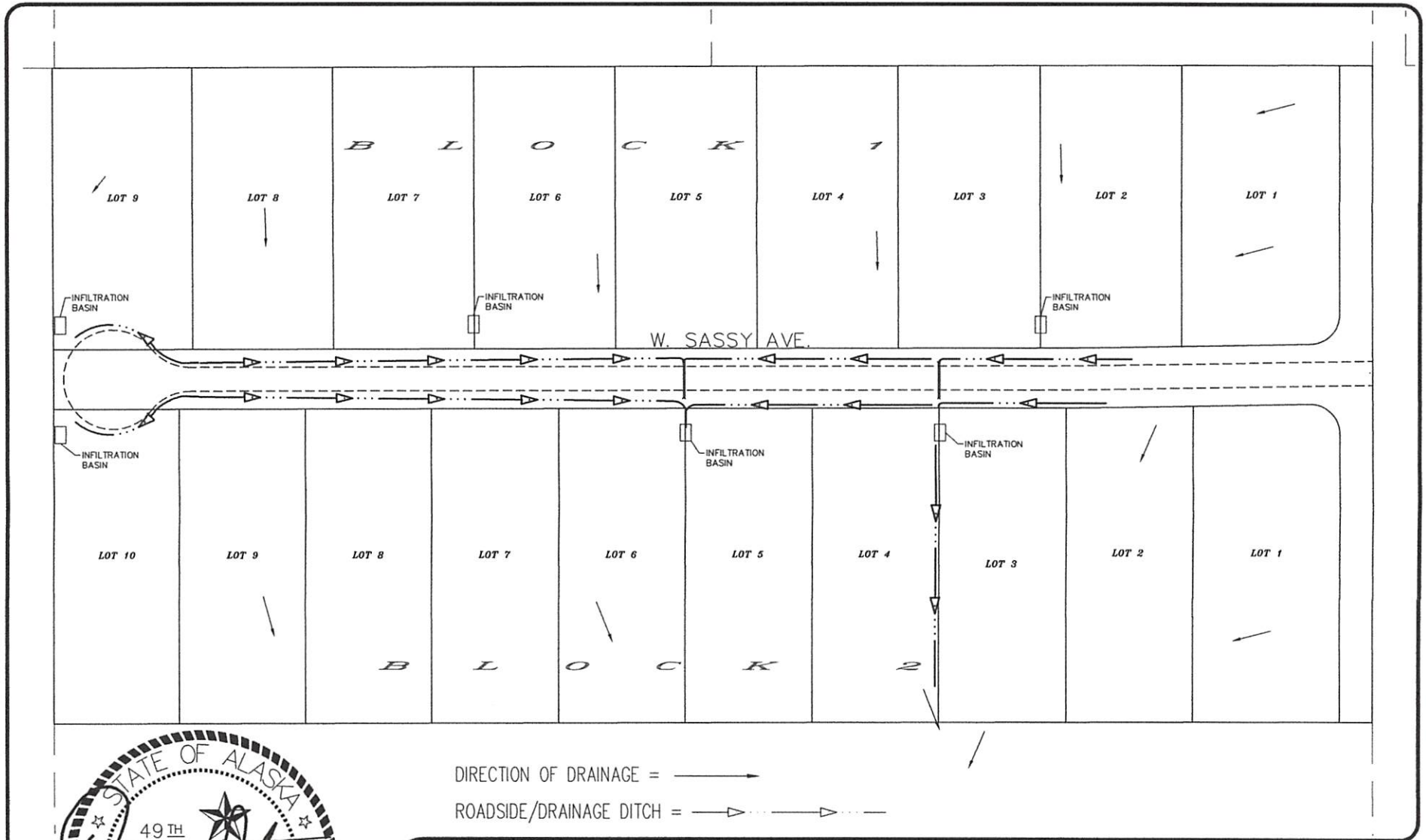
Sincerely,



Dan Steiner, P.E.
Manager

des
encl





DIRECTION OF DRAINAGE = —————>
ROADSIDE/DRAINAGE DITCH = —▷————>

EXHIBIT B-4



SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

ALLIANCE COUNTRY HEIGHTS
DRAINAGE PLAN

FIGURE
1

RECEIVED

AUG 29 2024

PLATTING

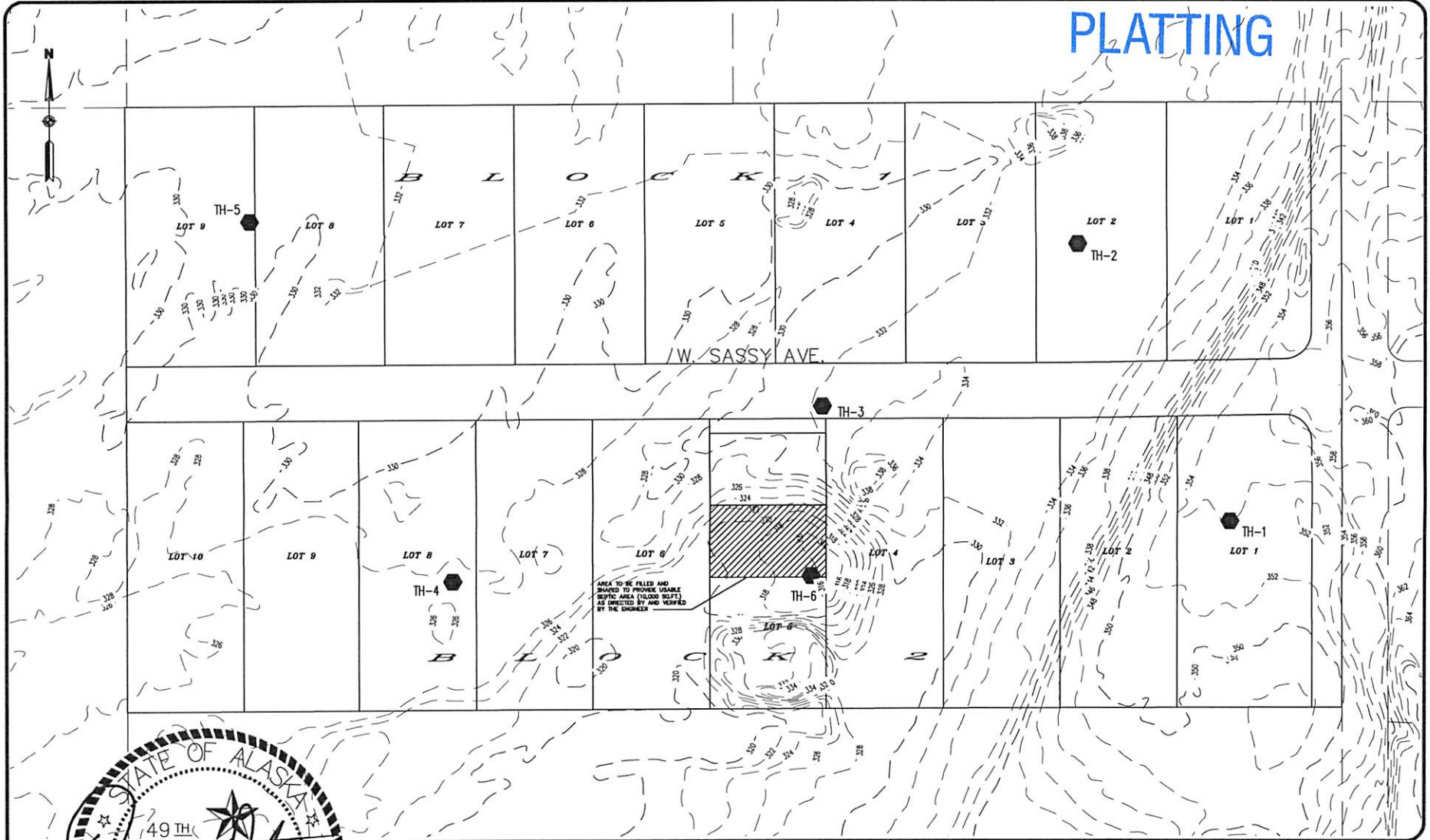


EXHIBIT B-6



SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

ALLIANCE COUNTRY HEIGHTS
TEST HOLE LOCATIONS

FIGURE
3

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5609
Fax: (907) 357-5608



SEAL

TEST HOLE / PERCOLATION TEST

TEST HOLE # 1 Date of Test Hole 3/29/2024
 PERFORMED BY: Dan Steiner, P.E.
 PROJECT: Alliance Country Heights
 LEGAL DESC. _____
 PROJECT NO. 24-025

DEPTH, FT SOIL TYPE

0-0.5'	Topsoil / roots and organics
0.5' - 2.5'	Sandy Loam (OL)
2'-14'	Silty Sand w/ Gravel and Cobbles Occasional +8" Rock (SM)
14'-16'	Silty Sand w/ Gravel Occasional Cobble (SM)

SLOPE

SITE PLAN

GROUNDWATER ENCOUNTERED? No
 AT WHAT DEPTH? n/a
 DEPTH AFTER MONITORING? n/a

SLOPE

PERCOLATION TEST					
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP
	3/30/24				
1		1: 10		7	
		1: 40	30	5.5	1.50
2		1: 40		7.00	
		2: 10	30	5.75	1.25
3		2: 10		7	
		2: 40	30	5.75	1.25

PERC. RATE 24 (min/in) PERC. HOLE DIA. 6" APPLICATION RATE: 250 g/d/sf
 TEST RUN BETWEEN 6 ft & 7 ft

COMMENTS:

PERFORMED BY: P.J. Pinard DATE: 3/30/2024

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5609
Fax: (907) 357-5608



SEAL

TEST HOLE / PERCOLATION TEST

Date of _____
TEST HOLE # 2 Test Hole 3/29/2024
PERFORMED BY: Dan Steiner, P.E.
PROJECT: Alliance Country Heights
LEGAL DESC. _____
PROJECT NO. 24-025

DEPTH, FT	SOIL TYPE	SLOPE	SITE PLAN																																																																																																																								
0-0.5'	Topsoil / roots and organics																																																																																																																										
0.5' - 1'	Sandy Loam (OL)																																																																																																																										
1'-14'	Gravelly Sand w/ Cobbles and some +8" Rock (SP)																																																																																																																										
		GROUNDWATER ENCOUNTERED? <u>No</u>	SLOPE																																																																																																																								
		AT WHAT DEPTH? <u>n/a</u>																																																																																																																									
		DEPTH AFTER MONITORING? <u>n/a</u>																																																																																																																									
14-	BOH	<table border="1"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>READING</th> <th>DATE</th> <th>TIME</th> <th>NET TIME</th> <th>DEPTH TO WATER</th> <th>NET DROP</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		PERCOLATION TEST						READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP																																																																																																												
PERCOLATION TEST																																																																																																																											
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP																																																																																																																						
		PERC. RATE _____ (min/in)	PERC. HOLE DIA. _____ APPLICATION RATE: _____ g/d/sf																																																																																																																								
		TEST RUN BETWEEN _____ ft & _____ ft																																																																																																																									
COMMENTS:																																																																																																																											

PERFORMED BY: _____ DATE: _____

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5609
Fax: (907) 357-5608

TEST HOLE / PERCOLATION TEST

TEST HOLE # 5 Date of Test Hole 3/29/2024
 PERFORMED BY: Dan Steiner, P.E.
 PROJECT: Alliance Country Heights
 LEGAL DESC. _____
 PROJECT NO. 24-025



SEAL

DEPTH, FT	SOIL TYPE	SLOPE	SITE PLAN																																																																																				
0-1'	Topsoil / roots and organics																																																																																						
1' - 2'	Sandy Loam (OL)																																																																																						
2'-14'	Gravely Sand w/ Cobbles and some +6" Rock (SP)																																																																																						
10-		GROUNDWATER ENCOUNTERED? <u>No</u>	SLOPE																																																																																				
11-		AT WHAT DEPTH? <u>n/a</u>																																																																																					
12-		DEPTH AFTER MONITORING? <u>n/a</u>																																																																																					
14-	BOH	<table border="1"> <thead> <tr> <th colspan="6">PERCOLATION TEST</th> </tr> <tr> <th>READING</th> <th>DATE</th> <th>TIME</th> <th>NET TIME</th> <th>DEPTH TO WATER</th> <th>NET DROP</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		PERCOLATION TEST						READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP																																																																								
PERCOLATION TEST																																																																																							
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP																																																																																		
21-		PERC. RATE _____ (min/in)	PERC. HOLE DIA. _____ APPLICATION RATE: _____ g/d/sf																																																																																				
22-		TEST RUN BETWEEN _____ ft & _____ ft																																																																																					

COMMENTS:

PERFORMED BY: _____ DATE: _____

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

5900 W. Dewberry Dr.
Wasilla, AK 99623

Phone: (907) 357-5609
Fax: (907) 357-5608



SEAL

TEST HOLE / PERCOLATION TEST

TEST HOLE # 6 Date of Test Hole 3/29/2024
 PERFORMED BY: Dan Steiner, P.E.
 PROJECT: Alliance Country Heights
 LEGAL DESC. _____
 PROJECT NO. 24-025

DEPTH, FT	SOIL TYPE
1-	
2-	
3-	
4-	0-8' Gravely Sand w/ Cobbles and some +8" Rock (SP)
5-	
6-	
7-	
8-	
9-	BOH - Refusal (Bedrock)

SLOPE

SITE PLAN

GROUNDWATER ENCOUNTERED? No
 AT WHAT DEPTH? n/a
 DEPTH AFTER MONITORING? n/a

SLOPE

10-
11-
12-
13-
14-
15-
16-
17-
18-
19-
20-
21-
22-

PERCOLATION TEST					
READING	DATE	TIME	NET TIME	DEPTH TO WATER	NET DROP

PERC. RATE _____ (min/in) PERC. HOLE DIA. _____ - APPLICATION RATE: _____ g/d/sf
 TEST RUN BETWEEN _____ ft & _____ ft

COMMENTS:

PERFORMED BY: _____ DATE: _____

Natasha Heindel

From: dsteiner@mtaonline.net
Sent: Friday, August 30, 2024 3:34 PM
To: Natasha Heindel; 'Tim Baletskiy'; office@bullmoosesurveying.com
Cc: Tammy Simmons; Brad Sworts; Daniel Dahms; Jamie Taylor; Fred Wagner
Subject: RE: Request for Additional Materials - Alliance Country Heights, 2024-093
Attachments: Alliance Country Estates - ATD Fig 2.pdf

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

Natasha,

Attached is an updated ADT figure.

To address the comments/questions, the following are my responses.

It has been expanded to show traffic to Stanley Road and Machen Road.

The ADT at Tigger Drive was calculated at 6.74 trips per unit for lots with detached four-plexes. The other lots used the 10 per lot. Not all the lots off of Tigger Drive are detached four-plexes.

Regarding additional traffic on Suzanna Street north of Sassy Avenue. There is not other traffic beyond what I show. Fritz Kalmbach Drive is a private road with a gate. I talked a resident on that road and no one else can access that road except for the people living off of that road.

Predevelopment ADT numbers have been added to the figure.

Dan Steiner, PE
SDCS, LLC
(wk) 907-357-5609
(cell) 907-715-7704

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Thursday, August 29, 2024 5:04 PM
To: dsteiner@mtaonline.net; 'Tim Baletskiy' <tim_b1994@yahoo.com>; office@bullmoosesurveying.com
Cc: Tammy Simmons <Tammy.Simmons@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>
Subject: RE: Request for Additional Materials - Alliance Country Heights, 2024-093

Received, thank you Dan.
We will stay tuned for the updated ADT.

Thank you,

Natasha Heindel
Platting Technician

RECEIVED
AUG 30 2024
PLATTING

Drainage Study

Alliance Country Heights Wasilla, Alaska

RECEIVED
SEP 16 2024
PLATTING

Prepared for:

Bull Moose Surveying
200 Hygrade Lane
Wasilla, AK 99654

Prepared by:

Steiner Design & Construction Services, LLC
5900 W. Dewberry Dr.
Wasilla, AK 99623

September 16, 2024



TABLE OF CONTENTS

1.0 INTRODUCTION.....1

2.0 DRAINAGE STUDY1

 2.1 Existing Conditions.....1

 2.2 Drainage Calculations.....1

 2.3 Existing Conditions Drainage Calculations2

 2.4 Post-Construction Conditions2

 2.5 Pre and Post-Construction Drainage Calculations2

 2.6 Drainage Improvements/Conveyance Design.....3

 2.7 Wetland Retention3

 2.8 Water Quality Protection3

 2.9 Extended Detention.....3

 2.10 Flood Hazard Protection3

 2.11 Project Flood Bypass4

Figures

APPENDICES

Appendix A.....Figures

Appendix B.....Drainage Calculations

1.0 INTRODUCTION

This Drainage Study is for the Alliance Country Heights Subdivision. The platting action is to subdivide approximately 20 acres into 19 smaller lots. The lots range in size from 0.92 acres to 1.07 acres

As part of this development, approximately 1,325 feet of road will be constructed. This will include one cul-de-sac. See Figures 1 and 2. The design of this subdivision is being completed following the Matanuska-Susitna Borough (MSB) Subdivision Construction Manual 2020.

2.0 DRAINAGE STUDY

2.1 Existing Conditions

Approximately 35% of this subdivision is cleared and the rest of the parcel is heavily vegetated mainly with spruce trees along with local bushes and grasses. For the west $\frac{3}{4}$ of the site, the topography is a gentle slope from west to east to an existing swale. The east side of the lot has a bluff of approximately 14' that slopes to the existing drainage swale. The swale drains from north to south. The property to the south of this site is a former gravel pit. The runoff from this site drains to the former gravel pit where it flows to low areas where it is absorbed into the ground or evaporates.

According to the United States Fish and Wildlife National Wetlands Inventory Mapper, there are no wetlands within the limits of this project.

2.2 Drainage Calculations

The rational method was used to determine peak runoff for this site. Rainfall data for the Palmer Airport was used as a base and was adjusted to mimic rainfall data at this site.

2.3 Existing Conditions Drainage Calculations

Drainage calculations have been performed for the drainage basin in its existing condition. The peak flow will be compared to the post-construction conditions to determine the impact that construction will have on the site. These calculations will be included in the appendix.

This site was previously used as a gravel pit. As a result, the drainage basin in the existing conditions is a self-contained area. The runoff in this area drains to a few low areas south of this site. Figure 3 shows the existing drainage basin and where the proposed subdivision is located.

2.4 Post-Construction Conditions

The construction of this subdivision will not alter the existing drainage basin, but it will change the routing, resulting in a longer “time of concentration”. With a longer time of concentration, the calculated peak flow should go down. However, development will result in more of the area being impervious and this will cause the peak flow to increase.

To mitigate the increase in peak flow, infiltration basins will be constructed throughout the site, adjacent to the proposed road. Roadside ditches and vegetated swales will be used to treat the runoff.

Figure 4 shows the location of drainage improvements in the proposed subdivision.

2.5 Pre and Post-Construction Drainage Calculations

The pre-construction runoff calculations determine the peak runoff from the exiting drainage basin. This peak runoff was calculated to be 4,908 gallons/min (gpm).

For post-construction conditions, per the MSB Subdivision Construction Manual, the runoff calculations are for a full build out of the subdivision. This results in 20% of the proposed subdivision to be impervious.

Though the routing of runoff will be altered by the road construction, culverts will be used to maintain the overall drainage pattern.

The Pre-construction Peak Flow = 4,908 gpm.

The Post-construction Peak Flow = 6,181 gpm

Calculations are included in the Appendix.

2.6 Drainage Improvements/Conveyance Design

Figure 4 shows the proposed culverts and infiltration areas. The infiltration basins will be designed for the runoff of the 10-year, 24-hour storm. Overflow from the infiltration basins will continue to flow to the south matching pre-construction drainage patterns.

2.7 Wetland Retention

There are no wetlands within the subdivision boundary or adjacent to it that will be impacted by the construction of this subdivision.

2.8 Water Quality Protection

Runoff will continue to flow through vegetated areas in and beyond the subdivision, reaching the low areas shown in Figure 3. The vegetation will “treat” the runoff prior to reaching the existing low areas where the water is absorbed.

2.9 Extended Detention

With the existing drainage patterns maintained and all runoff contained in the existing drainage basin (see Figure 3) extended detention is maintained and additional detention is not needed.

2.10 Flood Hazard Protection

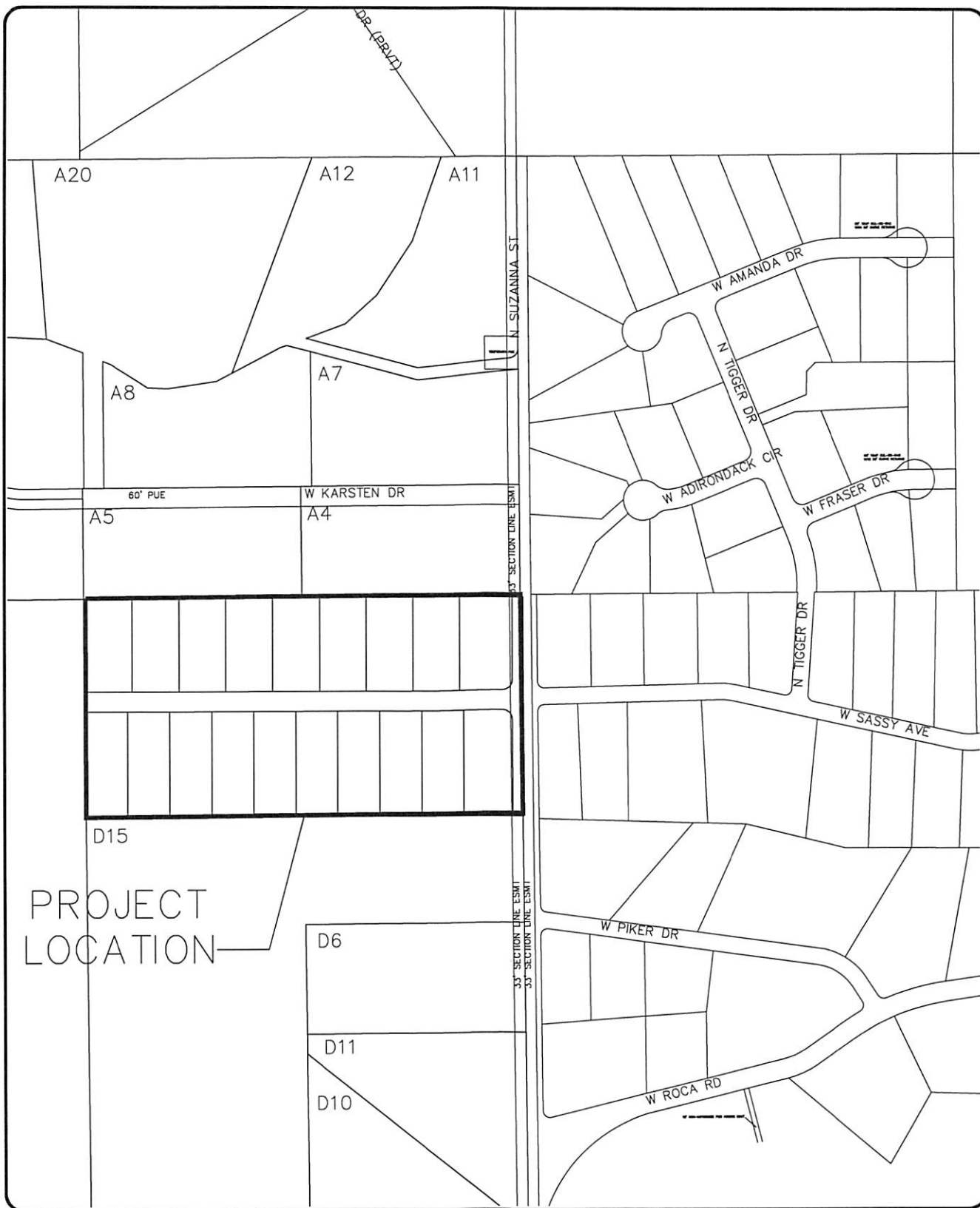
For Basins 1 and 2, all the runoff will be retained on site and requires no further flood hazard analysis.

For Basin 3, because of the detention/absorption pond, post construction peak runoff is less than pre-construction runoff, no further flood hazard analysis is needed.

2.11 Project Flood Bypass

The proposed culverts will maintain drainage patterns and will allow any overflow from the drainage basins to bypass the road and continue to flow to the low areas shown in Figure 3.

Appendix A



SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

ALLIANCE COUNTRY HEIGHTS
DRAINAGE STUDY
VICINITY MAP

FIGURE
1

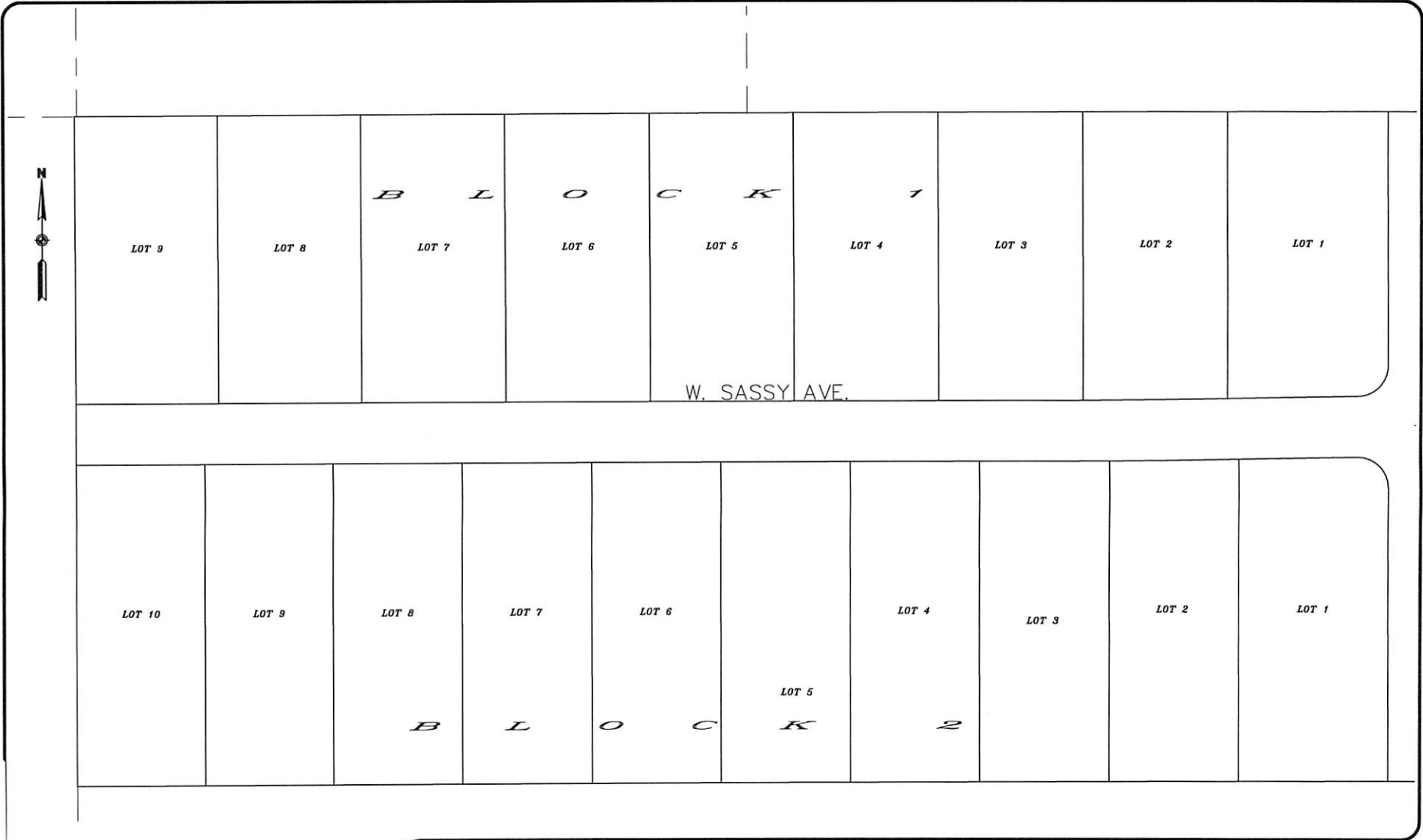
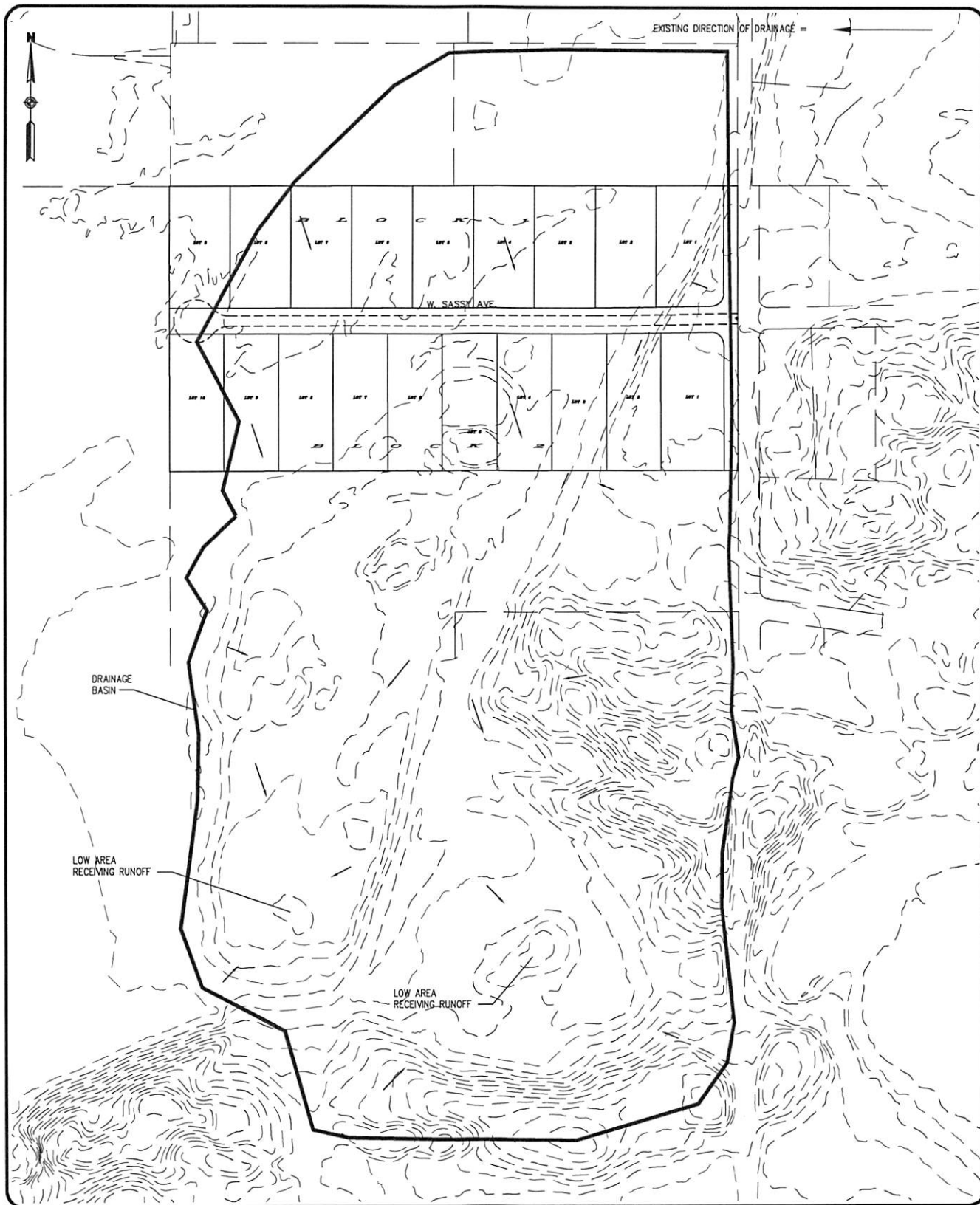


EXHIBIT B-22

SDCS, LLC
 STEINER DESIGN & CONSTRUCTION SERVICES, LLC
 5900 W. DEWBERRY DR. PH: (907) 357-5609
 WASILLA, AK 99623 FAX: (907) 357-5608

ALLIANCE COUNTRY HEIGHTS
 DRAINAGE STUDY
 PROPOSED
 SUBDIVISION

FIGURE
 2

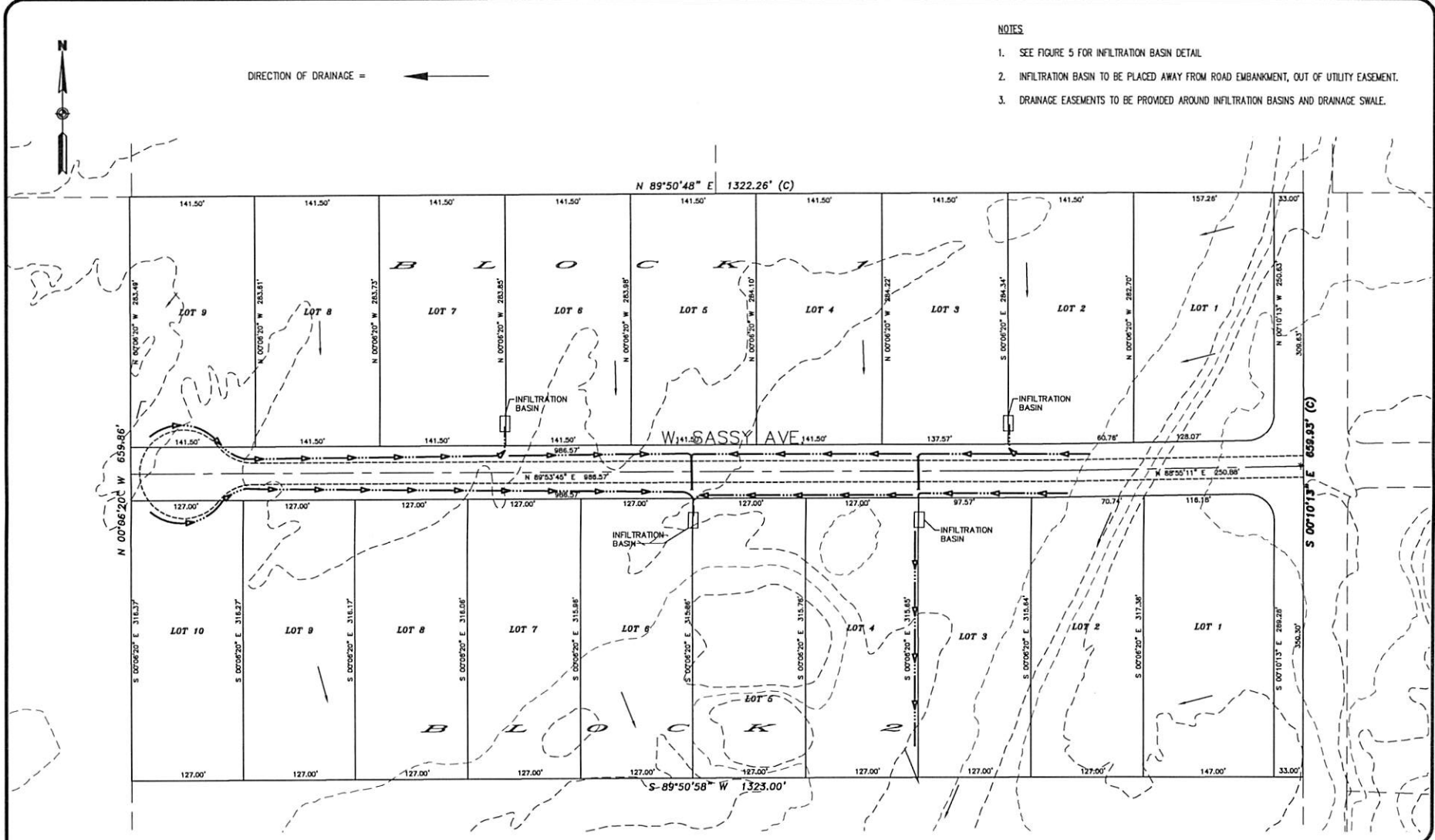


SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

ALLIANCE COUNTRY HEIGHTS
DRAINAGE STUDY
EXISTING DRAINAGE PATTERN
AND DRAINAGE BASINS

FIGURE
3

EXHIBIT B-24



NOTES

1. SEE FIGURE 5 FOR INFILTRATION BASIN DETAIL
2. INFILTRATION BASIN TO BE PLACED AWAY FROM ROAD EMBANKMENT, OUT OF UTILITY EASEMENT.
3. DRAINAGE EASEMENTS TO BE PROVIDED AROUND INFILTRATION BASINS AND DRAINAGE SWALE.

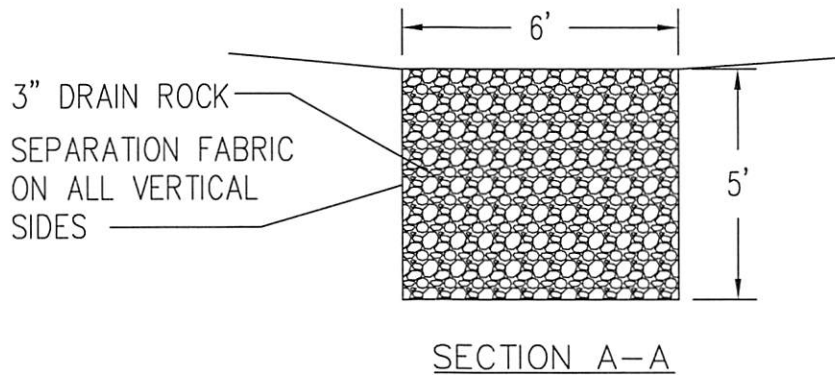
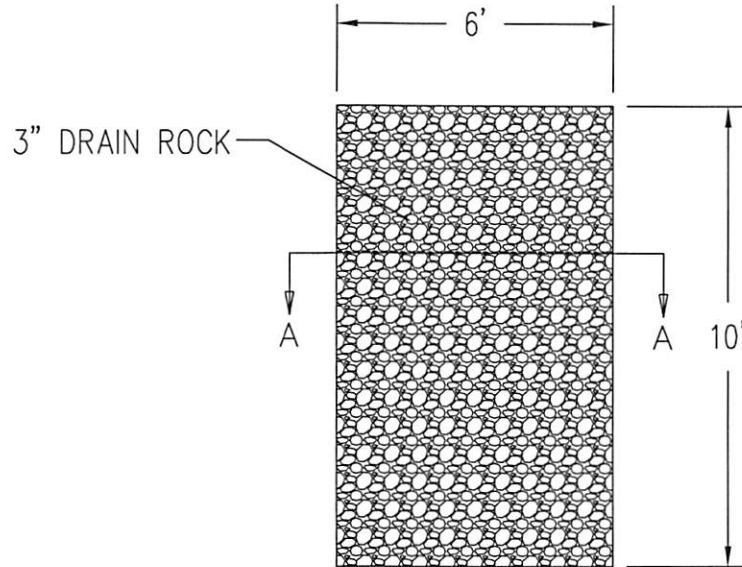
SDCS, LLC
 STEINER DESIGN & CONSTRUCTION SERVICES, LLC
 5900 W. DEWBERRY DR. PH: (907) 357-5609
 WASILLA, AK 99623 FAX: (907) 357-5608

ALLIANCE COUNTRY HEIGHTS
 DRAINAGE STUDY
 POST CONSTRUCTION DRAINAGE PATTERN
 DRAINAGE IMPROVEMENTS

FIGURE
 4

NOTES

1. REMOVED TOPSOIL AND OVERBURDEN UNTIL BOTTOM OF AREA IS INTO EXISTING NFS SOIL.
2. STABILIZE ALL TOPSOIL AND SEEDED AREAS UNTIL GRASS IS ESTABLISHED.



— INFILTRATION BASIN
FIG 5

SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

ALLIANCE COUNTRY HEIGHTS
DRAINAGE STUDY
DRAINAGE DETAIL

FIGURE
5

Appendix B

5900 W. Dewberry Dr.
Wasilla, AK 99623

SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

Phone: (907) 357-5609
Fax: (907) 357-5608

Drainage Basin = Pre Construction

Time of Concentration

Overland Flow (150' max.)

$$T_t = [0.007(NL)^{0.8}] / [(P_2)^{0.5}(S)^{0.4}]$$

Tt = travel time, hour

N = roughness coefficient for overland and sheet flow

L = sheet flow length (<300 feet)

P₂ = 2-year, 24-hour adjusted rainfall volume, inches

S = slope of hydraulic grade line (land slope), feet/foot

N = 0.15 (Short grass)

L = 300 ft

P₂ = 1.91 inches

S = 0.1 ft/ft

Tt = 0.267394 hrs
16.04 minutes

Shallow Concentrated Flow

$$V = 33kS^{0.5}$$

V = velocity, feet/second

k = intercept coefficient, dimensionless

S = slope, feet/feet

k = 0.18

S = 0.005 ft/ft

V = 0.42002143 ft/sec

Length = 0 ft

Tt = 0.00 minutes

Project Name: Alliance Country Heights

Project No.: 24-025

Date: 9/16/2024

By: D. Steiner

5900 W. Dewberry Dr.
Wasilla, AK 99623

SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

Phone: (907) 357-5609
Fax: (907) 357-5608

Drainage Basin = Pre Construction

Channel Flow

$$V = 1.49/nR^{2/3}S^{0.5}$$

V = velocity, feet/second

n = Manning's roughness coefficient for channel flow

S = slope, feet/foot

R = hydraulic radius, feet

n = 0.02

S = 0.005 ft/ft

Assume Triangle Shaped Channel

Depth = 0.52 ft

Width = 3.12 ft

Area = 0.8112 sq.ft.

Perimeter = 1.64438438

R = 0.49331531

V = 3.29 ft/sec

Length = 1770 ft

Tt = 8.97 minutes

Tc = **25.01 minutes** (If Tc is < 10 min, use 10 min.)

Project Name: Alliance Country Heights

Date: 9/16/2024

Project No.: 24-025

2 of 6

By: D. Steiner

EXHIBIT B - 28

5900 W. Dewberry Dr.
Wasilla, AK 99623

SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

Phone: (907) 357-5609
Fax: (907) 357-5608

Drainage Basin = Pre Construction

Rational Method

$$Q = CiA$$

Total Area = 2,856,075 sf
65.57 Acres

A = 65.57 Acres

A Pavement and Structures = 0 sf
Grassy Araea 2,856,075 sf
Total = 2,856,075 sf

C Pavement / Roof = 0.95
HSG = B
Slope = 0 to 2%
Earthen 0.17

Average C = 0.170

i From MOA-DCM

Tc = 25.01 minutes

From Figure 6-1

$$I = A \times D^y$$

Design Storm = 10 Year

A = 0.439 *
D = Tc(hr) = 0.417 *
y = -0.664 *
* Information from MSB DCM D07.1, Figure D-1

i = 0.78 in/hr
Multiplier 1.25

I (10yr) = 0.981 in/hour

Q (10yr) = CiA = 10.935 cfs or 4907.8 gpm

Project Name: Alliance Country Heights

Date: 9/16/2024

Project No.: 24-025

By: D. Steiner

5900 W. Dewberry Dr.
Wasilla, AK 99623

SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

Phone: (907) 357-5609
Fax: (907) 357-5608

Drainage Basin = Post Construction

Time of Concentration

Overland Flow (150' max.)

$$Tt = [0.007(NL)^{0.8}] / [(P_2)^{0.5}(S)^{0.4}]$$

Tt = travel time, hour

N = roughness coefficient for overland and sheet flow

L = sheet flow length (<300 feet)

P₂ = 2-year, 24-hour adjusted rainfall volume, inches

S = slope of hydraulic grade line (land slope), feet/foot

N = 0.15 (Short grass)

L = 300 ft

P₂ = 1.91 inches

S = 0.1 ft/ft

Tt = 0.267394 hrs
16.04 minutes

Shallow Concentrated Flow

$$V = 33kS^{0.5}$$

V = velocity, feet/second

k = intercept coefficient, dimensionless

S = slope, feet/feet

k = 0.18

S = 0.005 ft/ft

V = 0.42002143 ft/sec

Length = 0 ft

Tt = 0.00 minutes

Project Name: Alliance Country Heights

Date: 9/16/2024

Project No.: 24-025

4 of 6

By: D. Steiner

EXHIBIT B - 30

5900 W. Dewberry Dr.
Wasilla, AK 99623

SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

Phone: (907) 357-5609
Fax: (907) 357-5608

Drainage Basin = Post Construction

Channel Flow

$$V = 1.49/nR^{2/3}S^{0.5}$$

V = velocity, feet/second
n = Manning's roughness coefficient for channel flow
S = slope, feet/foot
R = hydraulic radius, feet

n = 0.02
S = 0.005 ft/ft
Assume Triangle Shaped Channel

Depth = 0.52 ft
Width = 3.12 ft
Area = 0.8112 sq.ft.
Perimeter = 1.64438438
R = 0.49331531
V = 3.29 ft/sec

Length = 1836 ft

Tt = 9.30 minutes

Tc = **25.35 minutes** (If Tc is < 10 min, use 10 min.)

Project Name: Alliance Country Heights

Project No.: 24-025

Date: 9/16/2024

By: D. Steiner

5900 W. Dewberry Dr.
Wasilla, AK 99623

SDCS, LLC

STEINER DESIGN & CONSTRUCTION SERVICES, LLC

Phone: (907) 357-5609
Fax: (907) 357-5608

Drainage Basin = Post Construction

Rational Method

$$Q = CiA$$

Total Area = 2,856,075 sf
65.57 Acres

A = 65.57 Acres

A	Pavement and Structures =	169,526 sf *	* 20% of Subdivision
	Grassy Araea	2,686,549 sf	
	Total =	2,856,075 sf	

C	Pavement / Roof =	0.95
	HSG =	B
	Slope =	0 to 2%
	Earthen	0.17

Average C = 0.216

i From MOA-DCM

Tc = 25.35 minutes

From Figure 6-1

$$I = A \times D^y$$

Design Storm = 10 Year

A =	0.439 *	* Information from MSB DCM D07.1, Figure D-1
D = Tc(hr)=	0.422 *	
y =	-0.664 *	

i =	0.78 in/hr
Multiplier	1.25

I (10yr) = 0.972 in/hour

Q (10yr) = CiA = 13.773 cfs or 6181.1 gpm

Project Name: Alliance Country Heights

Date: 9/16/2024

Project No.: 24-025

By: D. Steiner

Natasha Heindel

From: Ellery Gibbs <ellery@bullmoosesurveying.com>
Sent: Tuesday, September 17, 2024 5:30 AM
To: Natasha Heindel; Bull Moose Surveying; Tim Baletskiy; Dan Steiner; Tim Carmen
Cc: Jamie Taylor; Daniel Dahms; Tammy Simmons; Brad Sworts; Fred Wagner; Dan Steiner
Subject: Re: Resolutions Needed - Alliance Country Heights, 2024-093
Attachments: Alliance Country Heights Preliminary Plat-24X36_Plan & Profile 2.pdf; Alliance Country Heights Preliminary Plat-24X36_Plan & Profile 3.pdf; Alliance Country Heights Preliminary Plat-24X36_Plan & Profile.pdf

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

Good morning All,

Please find attached the updated Plan and Profile sheet for Sassy Ave along with the additional Plan, Profile and Cross Section sheets for N. Suzanna Street and W. Piker Drive. The plan for subdivision for Alliance Country Heights is to build N. Suzanna Street from W. Sassy Avenue to W. Piker Drive in order to mitigate the traffic onto and an increase in ADT on W. Sassy Avenue. As part of constructing N. Suzanna Street, intersections with W. Sassy Avenue and W. Piker Drive will be constructed to SCM standards along with a Tee Turn-Around at the intersection of W. Piker Drive. N. Suzanna Street will match into W. Piker Drive so traffic from this subdivision will pass off our extension of W. Sassy Avenue to N. Suzanna Street and then onto W. Piker Drive and out of the existing Country Pleasure Subdivision.

Please note a section of back slope along N. Suzanna Street will require slope stabilization or retaining work due to topography and a utility pole in the right-of-way. It is from roughly Stations 5+53 to 6+61.

Also, in doing a more exhaustive design of N. Suzanna Street, a street access to Parcel 2, M.S.B. Waiver 97-45-PWm is possible topographically and unless I am missing something, can be designed to SCM standards. It would require a small offset intersection with W. Piker Drive which from what I'm seeing is allowable as part of the design coming into a Residential Collector/Minor Collector.

Take care,
Ellery

On 9/6/2024 12:54 PM, Natasha Heindel wrote:

Hi Ellery & Alliance Country Heights team,

Thank you for the update and clarification for cross sections and easement resolution.
MSB team, please see Ellery's most recent comments here below and attached as described.

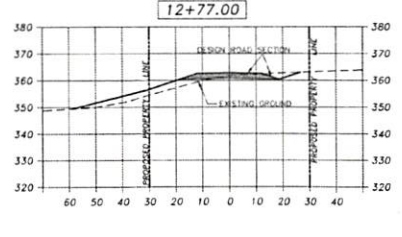
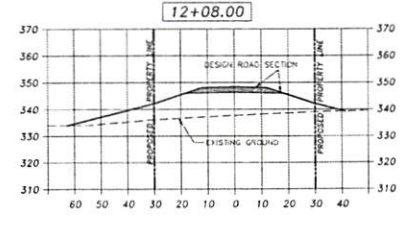
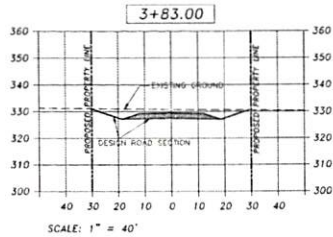
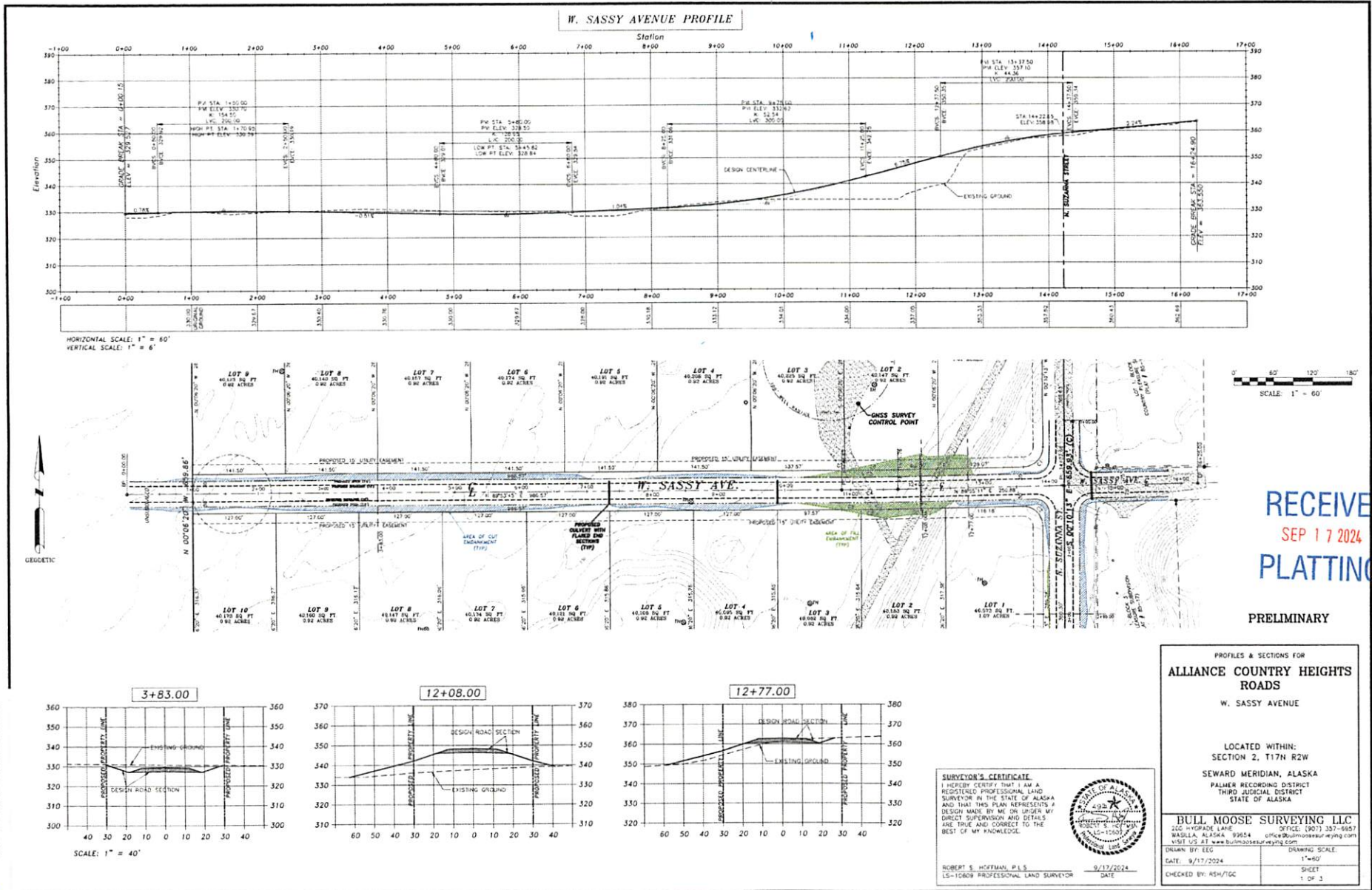
Regarding the ADT threshold and in response to the updated ADT dated 9/4/2024, there remains to be sections of road which exceed the 1,000 ADT threshold for portions of W. Sassy Ave. & W. Roca Rd.

PD&E has provided additional clarification as follows:

- Mitigation would not necessarily be upgrading the existing roads.
- Sassy Avenue is not eligible to be upgraded to Residential Collector standard due to existing driveway density.
- Mitigation will likely entail construction of alternate access.

RECEIVED
SEP 17 2024
PLATTING

EXHIBIT C - 1



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 DESIGN MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT S. HOFFMAN, P.L.S.
LS-12609 PROFESSIONAL LAND SURVEYOR

9/17/2024
DATE

PROFILES & SECTIONS FOR
ALLIANCE COUNTRY HEIGHTS ROADS
W. SASSY AVENUE

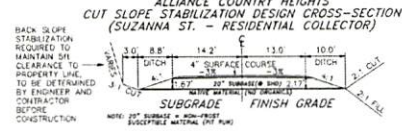
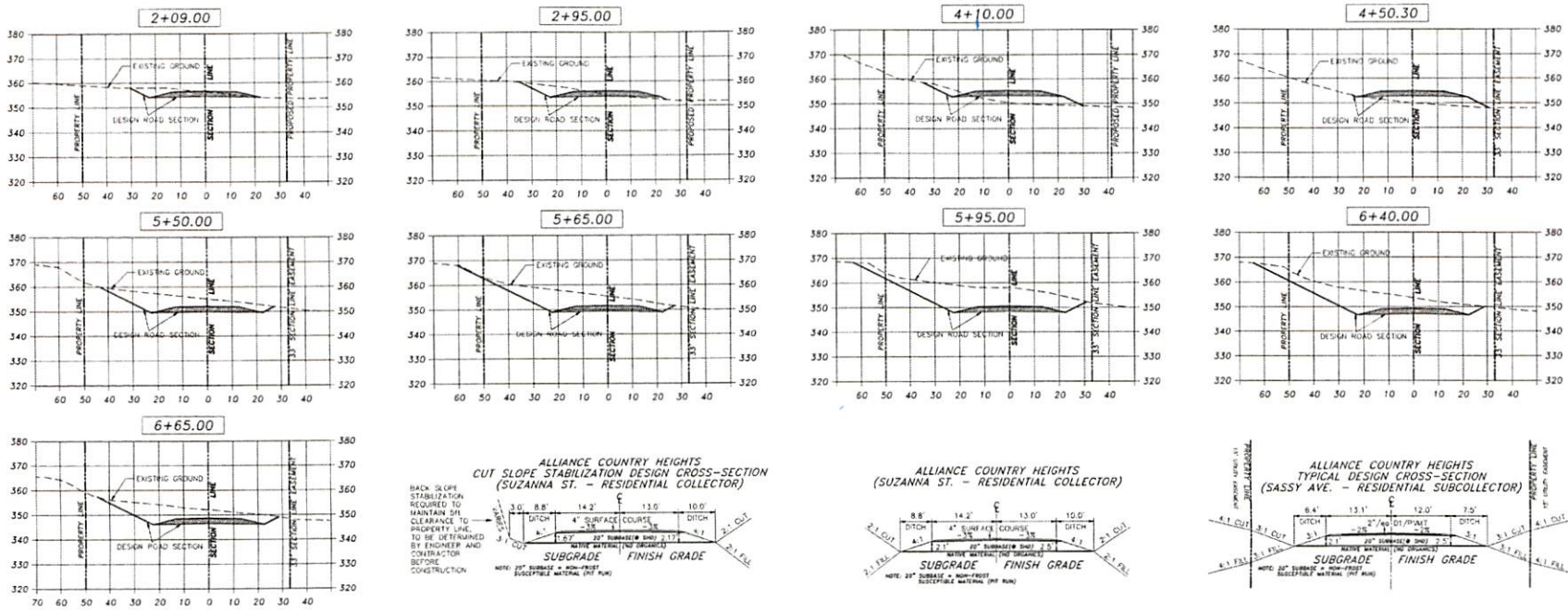
LOCATED WITHIN:
SECTION 2, T17N R2W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

BULL MOOSE SURVEYING LLC
210 W. HYPOXIE LANE
WASILLA, ALASKA 99684 OFFICE: (907) 337-9687
WWW.BULLMOOSESURVEYING.COM

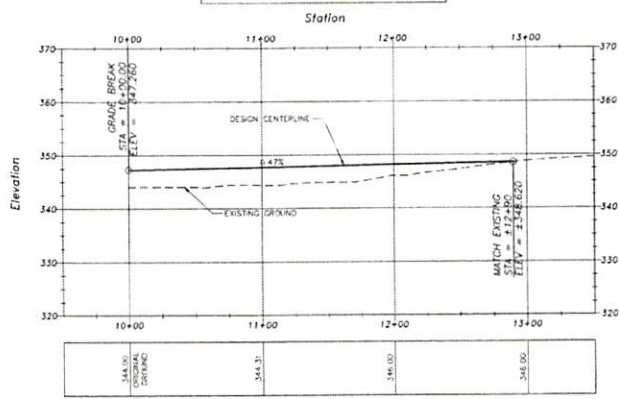
DRAWN BY: EEG
DATE: 9/17/2024
CHECKED BY: RSH/TGC

DRAWING SCALE:
1" = 40'
SHEET
1 OF 3

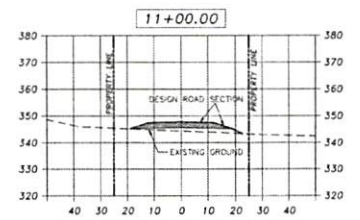
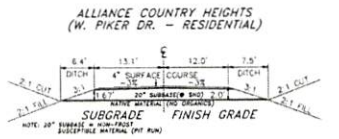
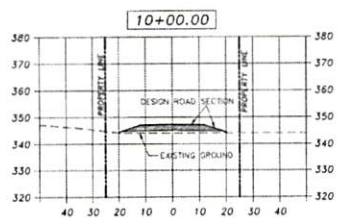
EXHIBIT C-2



W. PIKER DRIVE PROFILE



HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE PLAN HEREINSET'S DESIGN MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT S. HOFFMAN, P.L.S.
LS-12608 PROFESSIONAL LAND SURVEYOR

9/17/2024
DATE



PRELIMINARY

PLAN, PROFILE AND CROSS SECTIONS
**ALLIANCE COUNTRY HEIGHTS
ROADS**
N. SUZANNA STREET CROSS SECTIONS
W. PIKER DRIVE PROFILE
AND
CROSS SECTIONS
LOCATED WITHIN:
SECTION 2, T17N R2W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

BULL MOOSE SURVEYING LLC
200 WYSPACE LAKE, OFFICE (907) 337-9887
WASILLA, ALASKA, 99654 office@bullmoosesurveying.com
1501 US 21 www.bullmoosesurveying.com

DRAWN BY: EIC
DATE: 9/17/2024
CHECKED BY: RSH/TDC

DRAWING SCALE: 1"=40'
SHEET 3 OF 3

EXHIBIT C-4

SECTION LINE EASEMENT DETERMINATION

*Parcel 1, M.S.B. Waiver 95-22-PWm & Parcel 1, M.S.B. Waiver
97-45-PWm, T17N, R2W, S.M., Alaska*

Case Facts:

1. Rectangular survey approved January 15, 1915 by the United States Department of the Interior, Bureau of Land Management in Washington, D.C.
2. Application for AKA 032973, 251101 Homestead Original filed at Bureau of Land Management on August 17, 1956.
3. Patent No. 1212882 issued to Alfred Dennis Ruff on September 20, 1960.

Discussion:

The lands were Surveyed Federal lands that were unreserved between the dates of March 21, 1953 to December 14, 1968.

Conclusion:

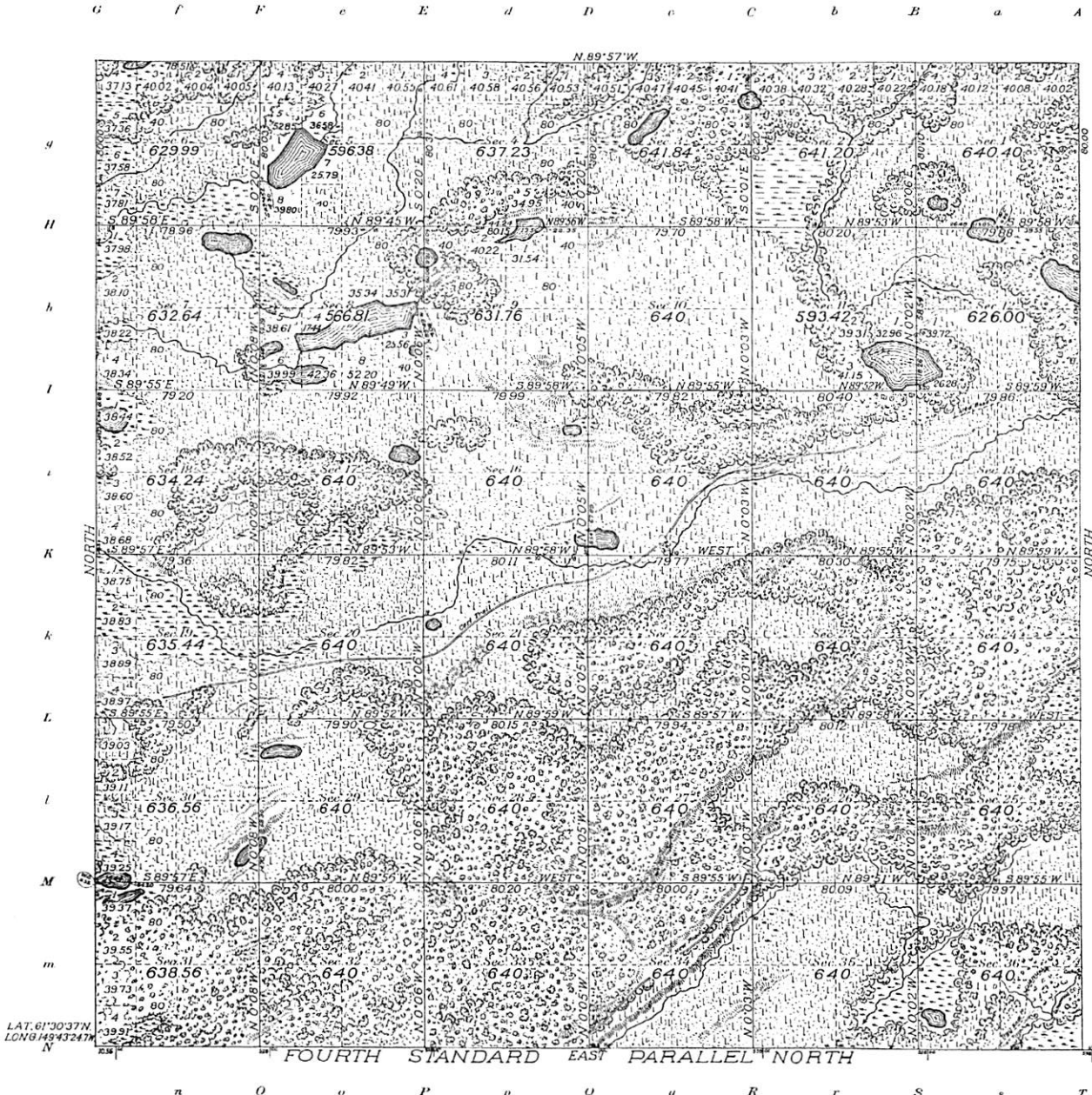
A 33' section line easement attaches to the section line for this property.

RECEIVED
JUL 22 2024
PLATTING



Township N^o 17 North, Range N^o 2 West of the Seward Meridian, Alaska.

October 5, 2024 Platting Board Hearing Packet
270 of 295



Areas in Acres	
Public Land	22,822.47
Indian Reservation	
Indian Allotments	
Mineral Claims	
Water Surface	192.04
Total Area	23,014.51

Scale 40 Chains to an inch
Mean Magnetic Declination

LAT. 61°30'37" N
LONG. 149°43'24" W

Surveys Designated	By Whom Surveyed	Contract		Amount of Surveys		When Surveyed	
		No.	Date	Alts.	chs. lks.	Began	Completed
Subdivision	J. P. Walker, U.S.S.	60	April, 11, 1911	05	69	July 31, 1911	Sept. 25, 1911
Meanders	G. G. M ^o Daniel, U.S.T.	4	-	71	94	-	-
Townshipline North	J. P. Walker, U.S.S.	5	-	78	51	Sept. 7, -	- 14 -
- South	-	6	-	-	-	July 5, -	Oct. 5 -
- East	-	6	-	-	-	- 27, -	Aug. 31, -
- West	-	6	-	-	-	Sept. 7, -	Sept. 14, -

The above map of Township No. 17 NORTH Range No. 2 WEST of the SEWARD Meridian ALASKA is strictly conformable to the field notes of the survey thereof on file in this office, which have been examined and approved

U. S. Surveyor General's Office.
Juneau, Alaska, Jan. 15, 1915.

Charles E. Davidson
Surveyor General

EXHIBIT D-2

Reports are generated from a replicated database. Information can be one week old.

Property of the United States Government
This Document Contains Sensitive But Unclassified Information
Category 1 (A) BLM Records that do not contain protected information
and can be released in whole.

EXHIBIT D-4

Form 4-1212
(April 1960)

Anchorage 032973

The United States of America

To all to whom these presents shall come, Greeting:

WHEREAS, a certificate of the Land Office at **Anchorage**, Alaska, is now deposited in the Bureau of Land Management, whereby it appears that pursuant to the act of Congress of **May 20, 1862 (12 Stat. 392)**,

and the acts supplemental thereto, the claim of **Alfred D. Ruff, Senior**,

has been established and that the requirements of law pertaining to the claim have been met, for the following described land:

Seward Meridian, Alaska.

T. 17 N., R. 2 W.,

Sec. 2, E½SE¼.

The area described contains **80** acres, according to the official plat of the survey of the said land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, DOES HEREBY GRANT unto the said claimant and to the heirs of the said claimant the tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and (2) the reservation of a right-of-way for ditches or canals constructed by the authority of the United States, in accordance with the act of August 30, 1890 (26 Stat., 391, 43 U. S. C. sec. 945). There is also reserved to the United States a right-of-way for the construction of railroads, telegraph and telephone lines, in accordance with section 1 of the act of March 12, 1914 (38 Stat., 305, 48 U. S. C. sec. 305).

Excepting and reserving, also, to the United States all the oil and gas in the land so patented, and to it or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of March 8, 1922 (42 Stat. 415).

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the **TWENTIETH** day of **SEPTEMBER** in the year of our Lord one thousand nine hundred and **SIXTY** and of the Independence of the United States the one hundred and **EIGHTY-FIFTH**.

[SEAL]

For the Director, Bureau of Land Management.

By *Elizabeth W. Smith*
Chief, Patents Section.

Patent Number **1212882**

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

Legal description of property: Parcel 1, MSB Waiver 95-22-PWM &
Parcel 1, MSB Waiver 97-45-PWM

An application for a variance from a requirement of Title 43 shall contain:

1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
 - B. *The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought; and*
 - C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

I, Tina Baltsky the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 060(D) of the Borough Code in order to allow: responsible development of properties and roads for public and Borough benefit.

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

APPLICANT OR OWNER
 Name: Alliance Construction Email: tim_b1994@yahoo.com
 Mailing Address: PO Box 871793 Wasilla Zip: 99687
 Signature: [Signature] Phone: 907-707-7797

SURVEYOR
 Name (FIRM): BULL MOOSE SURVEYING Email: office@bullmoosesurveying.com
 Mailing Address: 200 Hygrade Lane Wasilla Zip: 99645
 Contact Person: Ellen Gibbs Phone: 907-841-5985

RECEIVED

JUL 29 2024

EXHIBIT E - 1

PLATTING

Bull Moose Surveying, LLC.

Robert S. Hoffman, P.L.S.
200 Hygrade Lane
Wasilla, Alaska 99654
Phone: 907.357.6957 Fax: 907.357.6977
Email: office@bullmoosesurveying.com



RECEIVED
JUL 22 2024
PLATTING

ALLIANCE COUNTRY HEIGHTS VARIANCE REQUEST

Date: July 22, 2024

To: Fred Wagner, PLS - Platting Officer

Subject: Request of Variance from MSB 43.20.060(D) for Alliance Country Heights Subdivision, per MSB 43.15.075

Bull Moose Surveying and Alliance Construction are asking the Matanuska-Susitna Borough Platting Board to grant a variance from MSB 43.20.060(D) Dedication to the Public for this subdivision.

Request for variance discussion per MSB 43.15.075 is as follows:

MSB 43.15.075(A)(1): Granting this variance will not be detrimental to the public health, safety or welfare, or injurious to adjacent property because development of the 80 acre parcel (MSB Tax Parcel D3 - 17N02W02D003) and Parcel 2, M.S.B. Waiver 97-45-PWm will require connectivity between them, W. Sassy Avenue, W. Piker Drive/N. Suzanna Street and W. Stacy Street per M.S.B. 43.20.060(D) making it unnecessary for our proposed subdivision to provide access to Parcel 2, M.S.B. Waiver 97-45-PWm.

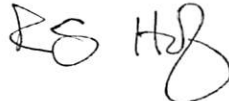
MSB 43.15.075(A)(2): The three properties north and south of our proposed subdivision already have equal or greater access to them and a requirement isn't made to connect to Parcels 1 & 2, M.S.B. Waiver 1999-12-PWm (the two unsubdivided parcels immediately north of our proposed subdivision) since they have access from a 60' public use easement in W. Karsten Drive. Parcel 2, M.S.B. Waiver 97-45-PWm

EXHIBIT E -2

is the unsubdivided parcel directly south of our proposed subdivision and has 83' of right-of-way in N. Suzanna Street and a stub right-of-way of 50' in W. Piker Drive also providing access to it, so it also has access like the parcels to the north. As such, this variance is based on conditions that do not apply generally to properties - equal or greater access is already established to Parcel 2, M.S.B Waiver 97-45-PWm.

MSB 43.15.075(A)(3): Requiring a stub right-of-way to Parcel 2, M.S.B. Waiver 97-45-PWm per the strict application of MSB 43.20 would result in undue substantial hardship to the owner of this property, remove a source of tax revenue to the Borough by removing a taxable residential property (a stub right-of-way south would require the deletion of 1 lot in Block 2) and require upkeep of an additional road that isn't needed since connectivity should take place between W. Sassy Avenue, N. Suzanna Street/W. Piker Drive and W. Stacy Drive through the unsubdivided 80 acre parcel directly west of our proposed subdivision and Parcel 2, M.S.B. Waiver 97-45-PWm south of our proposed subdivision.

Respectfully,

Handwritten signature of Robert S. Hoffman in black ink.

Robert S. Hoffman, P.L.S.

Natasha Heindel

From: Daniel Dahms
Sent: Wednesday, September 18, 2024 3:02 PM
To: Natasha Heindel
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: Updated Plans - Alliance Country Heights

Natasha,

Plan and Profiles:

- From STA 8+00 to STA 8+25 at the end of Suzanna Street where it connects to the existing driveway, the proposed profile appears approximately 2.5' above existing ground. Please provide a profile showing how Suzanna street will tie into the existing driveway.

ADT

- No additional comments, thank you for providing the updated figure and narrative.

Drainage

- There appears to be information missing from the drainage plan which can be coordinated between PD&E and the developer's engineer prior to the preconstruction conference
 - Locations of peak flow and peak velocity
 - Locations where runoff leaves the project site
 - Update report to use NOAA 14 precipitation frequency data
 - Offsite vegetation cannot be used to treat runoff.
 - Basins 1, 2 and 3 do not appear to be labeled on the drainage plan. Update plan with labels.

Variance

- PD&E objects to the variance request. 1. All development is required to follow MSB 43.20.060 (D). The purpose of requiring interconnectivity is to provide for a better road network with a multiplicity of routes, not just single connections. 2. The parcels to the north have access from Karsten Drive, which is classified as a local road. The parcel to the south only has frontage on an unconstructed segment of Suzanna Street. Suzanna Street is classified on the OSHP as a minor collector, which has access restrictions and minimum intersection spacing requirements. Piker Drive could not be extended into the parcel to the south due to its offset. 3. MSB will maintain the stub road to the parcel to the south as long as it is constructed to at minimum SCM Residential standard with an SCM standard cul-de-sac.

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

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Tuesday, September 17, 2024 3:09 PM
To: Daniel Dahms <Daniel.Dahms@matsugov.us>
Subject: RE: Updated Plans - Alliance Country Heights

Thanks Daniel,

That will work on my end if I receive updated comments from PD&E by tomorrow afternoon after your meeting. For public noticing and such, my staff report needs to be finalized by Thursday 9/19.

Natasha Heindel

From: Natasha Heindel
Sent: Friday, September 6, 2024 12:55 PM
To: Ellery Gibbs; Bull Moose Surveying; Tim Baletskiy; Dan Steiner; Tim Carmen
Cc: Jamie Taylor; Daniel Dahms; Tammy Simmons; Brad Sworts; Fred Wagner
Subject: RE: Resolutions Needed - Alliance Country Heights, 2024-093
Attachments: 20240715165725692.pdf

Importance: High

Hi Ellery & Alliance Country Heights team,

Thank you for the update and clarification for cross sections and easement resolution. MSB team, please see Ellery's most recent comments here below and attached as described.

Regarding the ADT threshold and in response to the updated ADT dated 9/4/2024, there remains to be sections of road which exceed the 1,000 ADT threshold for portions of W. Sassy Ave. & W. Roca Rd.

PD&E has provided additional clarification as follows:

Mitigation would not necessarily be upgrading the existing roads.

Sassy Avenue is not eligible to be upgraded to Residential Collector standard due to existing driveway density.

Mitigation will likely entail construction of alternate access.

Due to the required timeline for case packets to be posted/available for review and the nature of the ADT resolution still needed, it will be necessary to continue this case to allow time to coordinate the proposed mitigation for road thresholds.

It is required that any continuation of public hearing be done to a specific date.

Please let me know what hearing date you would like to plan for. Some options are as follows:

- October 3, 2024
 - Any updated materials would need to be received by 9/16/24. This would allow a brief time period for review and concurrence by PD&E followed by the finalization of staff report and recommendations.
- November 7, 2024
 - Updated materials would need to be received no later than 10/21/24.
- November 21, 2024 or later

Talk to you soon,

Natasha Heindel

Platting Technician
Mat-Su Borough Planning Department
350 E. Dahlia Ave. Palmer, Alaska 99645
Desk: (907) 861-7872
Natasha.Heindel@matsugov.us

From: Ellery Gibbs <ellery@bullmoosesurveying.com>

Sent: Thursday, September 5, 2024 11:48 AM

EXHIBIT F -2

Natasha Heindel

From: Daniel Dahms
Sent: Tuesday, September 3, 2024 3:28 PM
To: Natasha Heindel
Cc: Fred Wagner; Tom Adams; Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: RE: Alliance Country Heights - Conditions of Approval for Hearing 9/19

Natasha,

Thank you very much for grouping the submitted items and providing it to us in an easy to review format! We agree with your 3 drafted conditions of approval with the following comments also added:

- **ADT Estimate:** Based on the ADT estimate, Sassy Avenue, Roca Road, and Lamont Way will exceed the allowed 1000 ADT threshold for local roads. Please provide proposed mitigation in order to not exceed this threshold.
- **Cross Section:** The provided cross sections show 3:1 slopes in the utility easement. Please redesign with 4:1 slopes within the utility easements per 2022 SCM H02.1(b).
- **Variance:** PD&E objects to the variance request. 1. All development is required to follow MSB 43.20.060 (D). The purpose of requiring interconnectivity is to provide for a better road network with a multiplicity of routes, not just single connections. 2. The parcels to the north have access from Karsten Drive, which is classified as a local road. The parcel to the south only has frontage on an unconstructed segment of Suzanna Street. Suzanna Street is classified on the OSHP as a minor collector, which has access restrictions and minimum intersection spacing requirements. Piker Drive could not be extended into the parcel to the south due to its offset. 3. MSB will maintain the stub road to the parcel to the south as long as it is constructed to at minimum SCM Residential standard with an SCM standard cul-de-sac.

PD&E

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Tuesday, September 3, 2024 11:40 AM
To: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: Alliance Country Heights - Conditions of Approval for Hearing 9/19

Hey PD&E crew,

The updates sent by the petitioner have been added to the One Drive; ADT & clarification, design cross sections, and testhole map with contours.

All new documents should be toward the bottom of the documents with titles beginning as "Updated Geotechnical Info".

Link here for easy reference: [Alliance Cntry Hts](#)

The petitioner has not yet responded to our request to clarify their intent with the private easement overlapping the proposed ROW.

Drafted conditions of approval related to PD&E comments are here below.

Please let me know if they need tweaking to accurately reflect our requirements.

1. Provide an updated verification of useable soils to be completed by a registered engineer after the proposed fill is completed on Lot 5 Block 2.

2. Dedicate a drainage/maintenance easement to cover any necessary areas as determined with Department of Public Works.
3. Vacate the private easement where it overlaps with the proposed dedication of right of way for W. Sassy Avenue, ensuring that all right of way is unrestricted pursuant to MSB 43.20.120(A)(1).

If possible, updated comments from PD&E by tomorrow would be much appreciated.

Thank you!

Natasha Heindel

Platting Technician
Mat-Su Borough Planning Department
350 E. Dahlia Ave. Palmer, Alaska 99645
Desk: (907) 861-7872
Natasha.Heindel@matsugov.us

Natasha Heindel

From: Jamie Taylor
Sent: Thursday, August 22, 2024 6:46 PM
To: Natasha Heindel; Ellery Gibbs
Cc: Tim Baletskiy; Dan Steiner; office@bullmoosesurveying.com; Daniel Dahms; Tammy Simmons; Brad Sworts; Fred Wagner
Subject: Re: Alliance Country Heights - sections

Please note, per 2022 SCM H02.1(b) "Backslopes or foreslopes which extend into a utility easement should not exceed 4:1. These limits are necessary for construction equipment for utility installation."

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

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Wednesday, August 21, 2024 4:50 PM
To: Ellery Gibbs <ellery@bullmoosesurveying.com>
Cc: Tim Baletskiy <tim_b1994@yahoo.com>; Dan Steiner <dsteiner@mtaonline.net>; office@bullmoosesurveying.com <office@bullmoosesurveying.com>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>
Subject: RE: Alliance Country Heights - sections

PD&E team, please see attached cross section for the extension of W. Sassy Ave.

Received, thanks Ellery.
We will stay tuned for the updated ADT, and contours included on test hole drawing.

Natasha Heindel

Platting Technician
Mat-Su Borough Planning Department
350 E. Dahlia Ave. Palmer, Alaska 99645
Desk: (907) 861-7872
Natasha.Heindel@matsugov.us

-----Original Message-----
From: Ellery Gibbs <ellery@bullmoosesurveying.com>
Sent: Wednesday, August 21, 2024 4:26 PM
To: Natasha Heindel <Natasha.Heindel@matsugov.us>

Natasha Heindel

From: Tammy Simmons
Sent: Tuesday, August 20, 2024 3:35 PM
To: Natasha Heindel; Brad Sworts; Daniel Dahms; Jamie Taylor; Tammy Simmons
Subject: Re: RFC Alliance Country Heights

Hello,

ADT - Request how 686 was calculated for Tigger Drive (number of detached 4-plexes). Please provide more information on traffic coming from Suzanna Street north of Sassy. Expand ADT drawing and estimate to include routes out to Machen Road and Stanley Road. As previously commented it would be helpful to provide a predevelopment ADT estimate to show how the development is affecting the roads.

Plan & Profile - Because fills exceed 5 feet in height measured from the centerline, a cross section at the maximum fill section is required.

Soils - Request that contours be included on the test hole drawing.

Drainage - Drainage easements will be required where runoff leaves the right of way. Locations will be determined with final design and construction. The drainage report will need to consider the effects of filling in the depression area on lot 5 block 2.

Variance - PD&E objects to the variance request. 1. All development is required to follow MSB 43.20.060 (D). The purpose of requiring interconnectivity is to provide for a better road network with a multiplicity of routes, not just single connections. 2. The parcels to the north have access from Karsten Drive, which is classified as a local road. The parcel to the south only has frontage on an unconstructed segment of Suzanna Street. Suzanna Street is classified on the OSHP as a minor collector, which has access restrictions and minimum intersection spacing requirements. Piker Drive could not be extended into the parcel to the south due to its offset. 3. MSB will maintain the stub road to the parcel to the south as long as it is constructed to at minimum SCM Residential standard with an SCM standard cul-de-sac.

Thank you,

PD&E Review Group

From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Monday, August 5, 2024 3:36 PM
To: sarah.myers@alaska.gov <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil <regpagemaster@usace.army.mil>; pamelaj.melchert@usps.gov <pamelaj.melchert@usps.gov>; matthew.a.carey@usps.gov <matthew.a.carey@usps.gov>; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; tim.swezey@mlccak.org <tim.swezey@mlccak.org>; psfisherak49@gmail.com <psfisherak49@gmail.com>; information@mlccak.org <information@mlccak.org>; camden.yehle@mlccak.org <camden.yehle@mlccak.org>; lana@mtaonline.net <lana@mtaonline.net>; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@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>; Katrina Kline

Natasha Heindel

From: Permit Center
Sent: Monday, August 5, 2024 9:17 AM
To: Natasha Heindel
Subject: RE: RFC Alliance Country Heights

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: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Friday, August 2, 2024 4:12 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@mlccak.org; lana@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@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>; Katrina Kline <katrina.kline@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; row@mtasolutions.com; mearow@mea.coop; ospdesign@gci.com; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: RFC Alliance Country Heights

Hello team,

The following link contains a Request for Comments for Alliance Country Heights, tax ID #17N02W02D014/D004, MSB Case 2024-093.
Comments are due by **Wednesday 08/21/2024**.

[Alliance Cntry Hts](#)

Please let me know if you have any questions.

Have a great day,

EXHIBIT G - 1

Natasha Heindel

From: Code Compliance
Sent: Tuesday, August 6, 2024 12:36 PM
To: Natasha Heindel
Subject: RE: RFC Alliance Country Heights

No comments from Code Compliance.

Thank you,

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



From: Natasha Heindel <Natasha.Heindel@matsugov.us>
Sent: Monday, August 5, 2024 3:37 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@mlccak.org; lana@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@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>; Katrina Kline <katrina.kline@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; row@mtasolutions.com; mearow@mea.coop; ospdesign@gci.com; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: RE: RFC Alliance Country Heights

Good afternoon,



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

August 5, 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 preliminary plat **ALLIANCE COUNTRY HEIGHTS (MSB Case # 2024-093)** and advises that there is an existing natural gas service line which appears to cross proposed Lot 1 to serve proposed Lot 2. Attached is an as-built for you reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the location of the service line on the map and add, "Location of natural gas main and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service line at this location.

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

Sincerely,

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

James Christopher
Right Of Way Agent a
ENSTAR Natural Gas Company, LLC



NW3951

NW3952

1144

Approximate location of 10FT Wide Natural Gas Easement located within proposed Lot 1.

NW3851

NW3852

1088

4700

EXHIBIT H-2

Natasha Heindel

From: OSP Design Group <ospdesign@gci.com>
Sent: Saturday, August 10, 2024 2:40 PM
To: Natasha Heindel
Cc: OSP Design Group
Subject: RE: RFC Alliance Country Heights
Attachments: Agenda Plat 2 of 2.pdf

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

Natasha,

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

From: Natasha Heindel <Natasha.Heindel@matsugov.us>

Sent: Monday, August 5, 2024 3:37 PM

To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; matthew.a.carey@usps.gov; Matthews, Jordan T - Anchorage, AK <Jordan.T.Matthews@usps.gov>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@mlccak.org; lana@mtaonline.net; Brian Davis <Brian.Davis@matsugov.us>; Land Management <Land.Management@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>; Katrina Kline <katrina.kline@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Michelle Olsen <Michelle.Olsen@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; row@mtasolutions.com; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Ron Bernier <Ron.Bernier@matsugov.us>

Subject: RE: RFC Alliance Country Heights

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

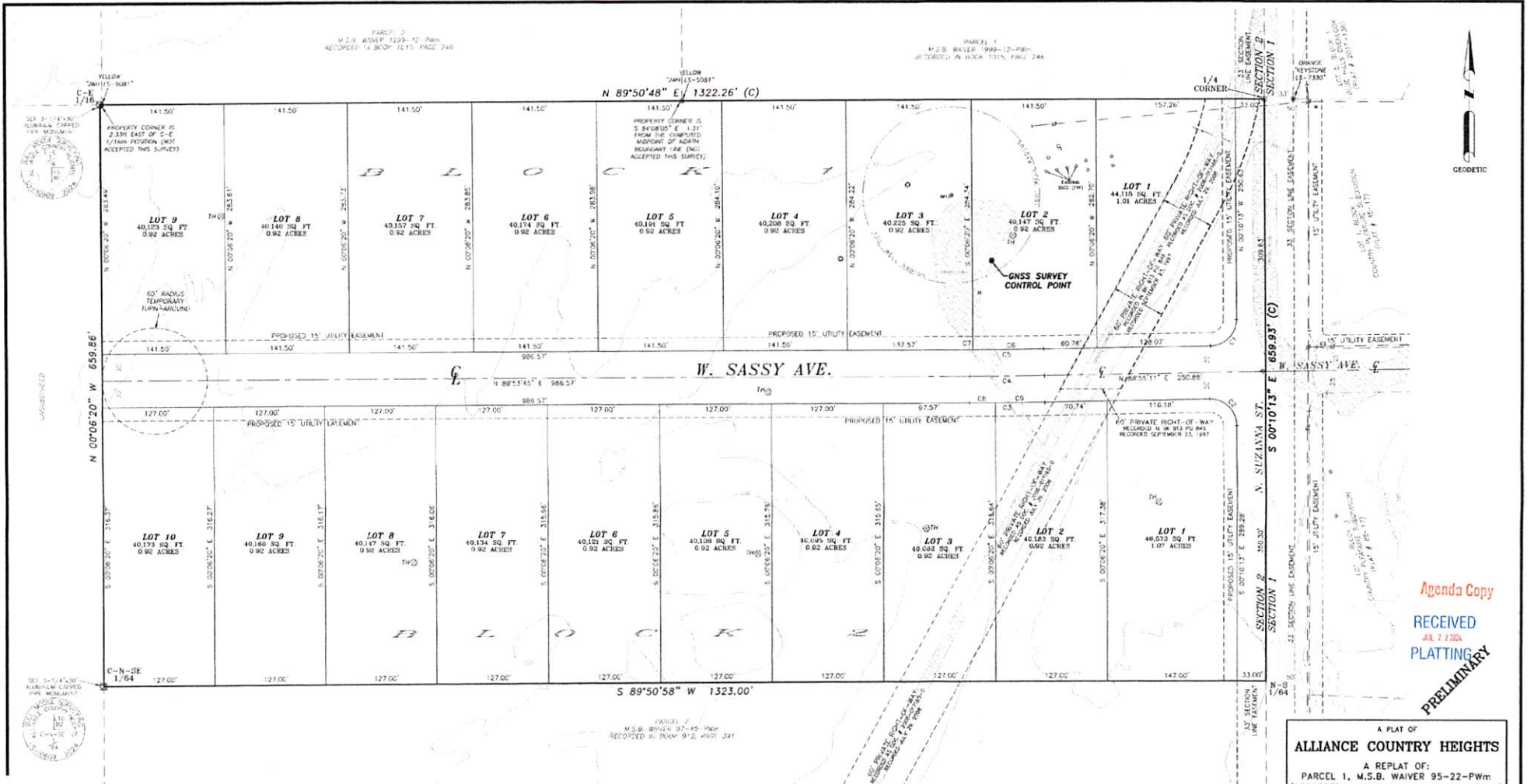
Good afternoon,

Quick update to let you know that the link below has been updated.

Changes are as follows:

- Corrected the Request for Comments Routing Slip (RFC Packet page 1), to show that this is indeed a Preliminary Plat.
Also updated the description of the request to include that the petitioner is requesting a variance as part of this plat.
- Added "Variance Application" document

EXHIBIT H -3



Agenda Copy
RECEIVED
JUL 2 2024
PLATTING
PRELIMINARY

EXHIBIT H - 4

- LEGEND**
- ⊕ FOUND MONUMENT AS NOTED
 - ⊙ FOUND 1-1/2" HDK. PIPE
 - ★ FOUND PLASTIC CAP OR 1/2" REBAR AS NOTED
 - FOUND 3/8" REBAR
 - (C) RECORD VALUE PER RAINBOW EAST SUBDIVISION (PLAT #72-1)
 - (R1) RECORD VALUE PER COUNTRY PLEASURE SUBDIVISION (PLAT #85-17)
 - (R2) RECORD VALUE PER MEADOW LAKES SENIOR CENTER (PLAT #2009-28)
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - ⊙ SET PRIMARY MONUMENT AS NOTED
 - SET 3/8" x 30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 16069)
 - THD TEST HOLE
 - ⊙ POWER POLL
 - ✓ OUT ANCHOR
 - ⊙ PEDESTAL
 - ⊙ INAFFIC SIGN
 - ⊙ SATELLITE DISK

APPROVED AS SHOWN
CORRECTED
Bull Moose Surveying LLC
ENGINEERING & DESIGN

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD	INCH
01	89°50'48"	32.00	46.65	29.71	N 44°32'14"	42.0	4.2
02	89°50'48"	32.00	46.65	29.71	N 44°32'14"	42.0	4.2
03	89°50'48"	32.00	46.65	29.71	N 44°32'14"	42.0	4.2
04	89°50'48"	32.00	46.65	29.71	N 44°32'14"	42.0	4.2
05	89°50'48"	32.00	46.65	29.71	N 44°32'14"	42.0	4.2
06	89°50'48"	32.00	46.65	29.71	N 44°32'14"	42.0	4.2
07	89°50'48"	32.00	46.65	29.71	N 44°32'14"	42.0	4.2
08	89°50'48"	32.00	46.65	29.71	N 44°32'14"	42.0	4.2
09	89°50'48"	32.00	46.65	29.71	N 44°32'14"	42.0	4.2
10	89°50'48"	32.00	46.65	29.71	N 44°32'14"	42.0	4.2

PRELIMINARY SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

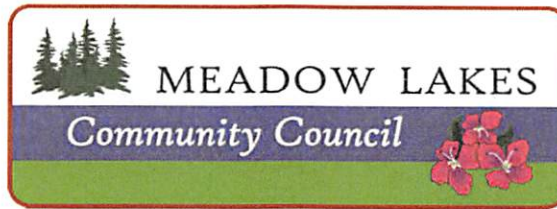
ROBERT S. HOFFMAN, P.L.S.
15-10609 PROFESSIONAL LAND SURVEYOR

7/17/2024
DATE

A PLAT OF
ALLIANCE COUNTRY HEIGHTS
A REPLAT OF:
PARCEL 1, M.S.B. WAIVER 95-22-PWm (RECORDED IN BOOK 816, PAGES 282-283) AND
PARCEL 1, M.S.B. WAIVER 97-45-PWm (RECORDED IN BOOK 912, PAGES 391-392)
LOCATED WITHIN:
SECTION 2, 117N R02W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 20.04 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
200 HYGRADE LANE
WASILLA, ALASKA, 99554
DRAWN BY: EED
DATE: 7/17/2024
CHECKED BY: RSH

OFFICE: (907) 357-8957
office@bullmoosesurveying.com
DRAWING SCALE:
1" = 50'
SHEET
2 OF 2



1210 N Kim Drive, Suite B, Meadow Lakes, Alaska 99623
Phone: 907-232-2845 - Email: info@mlccak.org - Website: www.mlccak.org

Matanuska Susitna Borough
Platting Board and staff
Attn: Natasha.Heindel@matsugov.us

August 15, 2024

RE: Alliance Country Heights platting action

Dear Platting Board members and staff:

The Meadow Lakes Community Council membership supports the proposed platting action. We also recommend the petitioner request the private easement be vacated or relocated. It is our understanding that it is no longer used and appears to limit development on these proposed parcels.

The Council membership voted to submit these comments at our August 14, 2024, meeting.

Sincerely,

A handwritten signature in black ink that reads 'Camden Yehle' in a cursive script.

Camden Yehle
Meadow Lakes Community Council President
Camdenyehle@gmail.com

EXHIBIT I

Natasha Heindel

From: Stephen Edwards <sledwards4959@gmail.com>
Sent: Friday, August 23, 2024 8:26 AM
To: Natasha Heindel
Subject: Re: RFC Alliance Country Heights

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

Sounds great, thank you!

On Mon, Aug 19, 2024 at 12:17 PM Natasha Heindel <Natasha.Heindel@matsugov.us> wrote:
Good morning Stephen,

I have forwarded your comments along to our PD&E Division.
Platting staff communicates closely with them and I will be sure we discuss your concerns in our upcoming weekly meeting.

Final comments by MSB Public Works along with any other materials received will be included in the staff report and presented to the Platting Board.

If you have any further questions please don't hesitate to reach out.

Have a good day,

Natasha Heindel

Platting Technician
Mat-Su Borough Planning Department
350 E. Dahlia Ave. Palmer, Alaska 99645
Desk: (907) 861-7872
Natasha.Heindel@matsugov.us

From: Stephen Edwards <sledwards4959@gmail.com>
Sent: Saturday, August 17, 2024 9:20 AM
To: Natasha Heindel <Natasha.Heindel@matsugov.us>
Subject: Re: RFC Alliance Country Heights

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

Thanks for the thoughtful discussion and reply. It does help me feel like my concerns are being seen. In an effort to make sure the right people see it, I was wondering if I might learn who in engineering and design is reviewing this so that I could share with them. I assume my comments would be available to platting board in the packet but I'm less sure that MSB engineer staff would see them.

I think Dustin has taken a different position, otherwise I would just contact him directly.

Stephen Edwards
907 521 0178

On Thu, Aug 15, 2024 at 2:24 PM Natasha Heindel <Natasha.Heindel@matsugov.us> wrote:
Hi Stephen,

It was good to speak with you this morning.

As discussed, I will include your comments as a member of the public and not as a RSA representative.

To recap our conversation, any road construction involved in a subdivision is reviewed closely by engineers in the Mat-Su Borough Pre-Design & Engineering Division. Some subdivisions necessitate additional road construction outside of the subject property depending on average daily traffic counts and the overall limit on a particular road, but in this case it may not be necessary to construct N. Suzanna St. A final determination of what will be required will be included in the staff report which will be presented at the Platting Board meeting.

The private easement is not a matter that the MSB Platting Board has authority to vacate and the intention with the existing private easement is unknown. If the easement exists at the time of recordation then it will be shown on the final plat.

Platting staff is available to clarify the code requirements at hand and the submitted materials for any platting issue. Our goal is always to provide the most accurate information possible to be sure that all parties involved are well informed of the potential platting actions.

Have a good day,

Natasha Heindel

Platting Technician
Mat-Su Borough Planning Department
350 E. Dahlia Ave. Palmer, Alaska 99645
Desk: (907) 861-7872
Natasha.Heindel@matsugov.us

From: Natasha Heindel
Sent: Thursday, August 15, 2024 10:01 AM
To: Stephen Edwards <sledwards4959@gmail.com>; MSB Platting <Platting@matsugov.us>
Subject: RE: RFC Alliance Country Heights

Good morning Stephen,

Thank you for your comment.

Can you please confirm if you are commenting as a member of the public or in an official capacity as part of the Meadow Lakes RSA?

Thank you,

Natasha Heindel

Platting Technician
Mat-Su Borough Planning Department
350 E. Dahlia Ave. Palmer, Alaska 99645
Desk: (907) 861-7872
Natasha.Heindel@matsugov.us

From: Stephen Edwards <sledwards4959@gmail.com>
Sent: Thursday, August 15, 2024 8:01 AM
To: MSB Platting <Platting@matsugov.us>
Subject: Fwd: RFC Alliance Country Heights

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

Subject: 2024-093 Alliance Country Heights

Very complex project and I'm thinking there is information intentionally left out that would be helpful. Of course the intended use of the private easement is one, and it's not clear to me if that's being vacated.

As for the waiver, I think I could follow the logic there as the two parcels will be combined and the new configuration will allow access to sassy from each lot.

So I think I have no opposition to that.

As for the overall project, I always maintain the same objection to the concept of taking a nice parcel and chopping it into the tiniest and most unusable lots allowed under the law. When I developed my subdivision I chose 5 acres as the minimum size even though small lots would have been much more profitable.

For this particular project I have the following comments.

1. Suzanna street connection should be completed to the south along the section line to prevent such a heavy traffic load being added to Sassy etc. this would also provide alternate access to the subdivision although actual connectivity to the west seems unlikely.
2. The new road will be difficult to maintain with that grade and I think oversized ditching with shallow fore and back slopes and oversized culverts should be required. Infiltration basins should be larger and that space added to the ROW to allow maintenance. A large infiltration basis should be added to the lowest area even it requires removal of an entire parcel.
3. The lots are too small for this area and the septic/ well protection circles will be in conflict creating a race to be the first to place well and septic in desired locations. Space will be insufficient for replacement of drain fields when they fail in the future.
4. The temporary turn around will have the usual problem of driveways being constructed in the area needed for snow storage. Driveway locations should be assigned as a plat restriction.

In summary, I think the plat should be redesigned with fewer lots and more drainage features. All drainage features must include easements to allow future maintenance.

Additionally the connection south along Suzanna should be added to requirements.

Stephen Edwards
RSA 27 Meadow Lakes

Natasha Heindel

From: Kara N <kara_54_88@hotmail.com>
Sent: Tuesday, September 17, 2024 10:20 AM
To: MSB Platting
Subject: Public comment for platting board meeting September 19th

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

I have concerns about the 19 lots being put at the end of Sassy Avenue from (Tax Parcel D14 and tax parcel D4). I am concerned about the current road infrastructure on Sassy Avenue being able to support the added traffic 19 lots will bring to Sassy. It will be more than the current road condition will sustain.

Sassy Avenue is not paved after Tigger Dr and with the limited traffic, it already has an excessive amount of potholes that makes it hard to navigate frequently. Also in the spring time, with the lack of drainage on the high side of the road, it becomes a muddy mess. Which at times has become nearly impassable. One year I called and asked for a mat to be put down and was told "sorry we don't have anymore; they have all been put out on other roads". It would have been very hard for emergency vehicles to make it to any house after Tigger Dr. at that time. I believe adding this much more traffic to the road without some sort of planning will only exacerbate the problem. Possibly it being finished paved and/or putting another access to the neighborhood to help alleviate all the extra traffic it will cause.

I also believe it to be a safety issue with how many people already speed down all of Sassy Ave and on to Suzanna and Karsten, as a safety issue for all the children/pets in the neighborhood. Even just people trying to walk in their own neighborhood. It's a narrow street, with no usable shoulder and has no speed bumps to try and slow people down. There is no other access for all the houses after Muffin St.. I personally have been passed on Sassy Ave multiple times while going the speed limit. It's already treated as a raceway for many irresponsible drivers. Not adding something to help mitigate the problem, it's just a matter of time before an accident will happen.

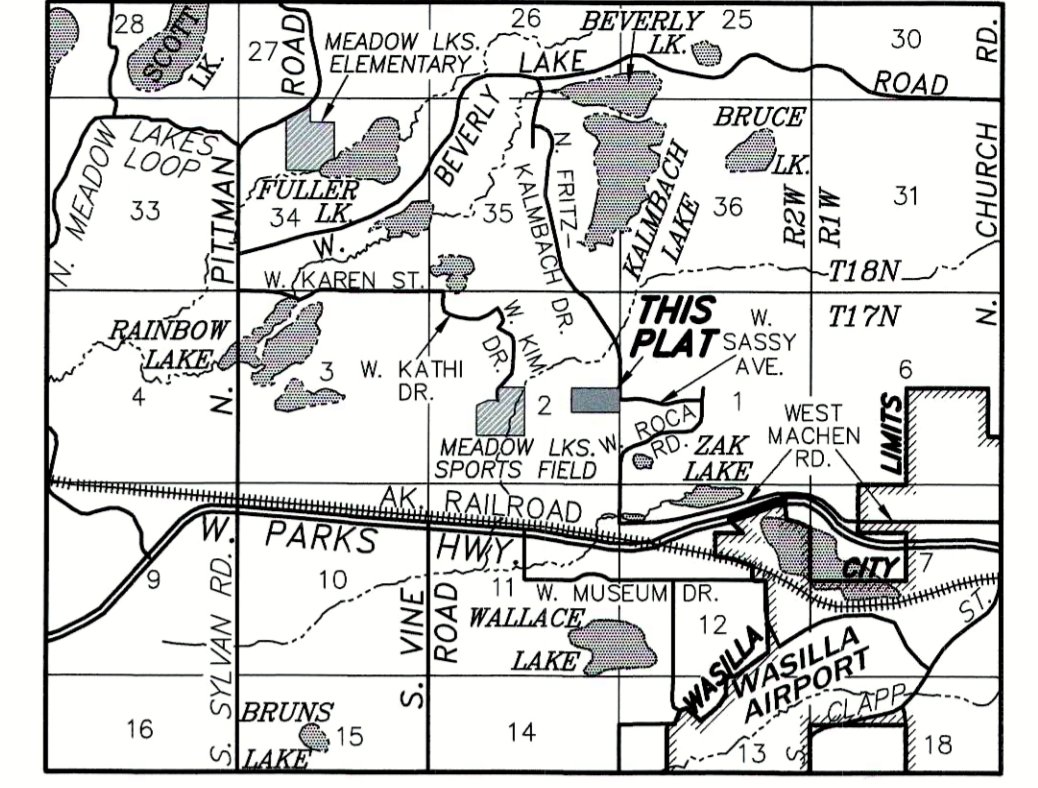
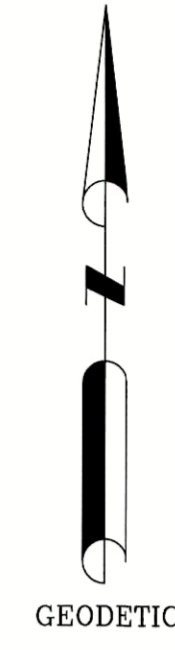
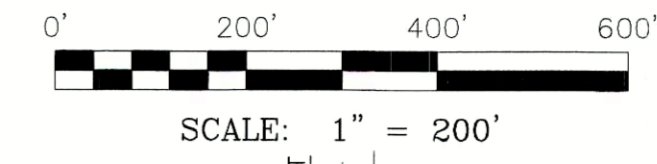
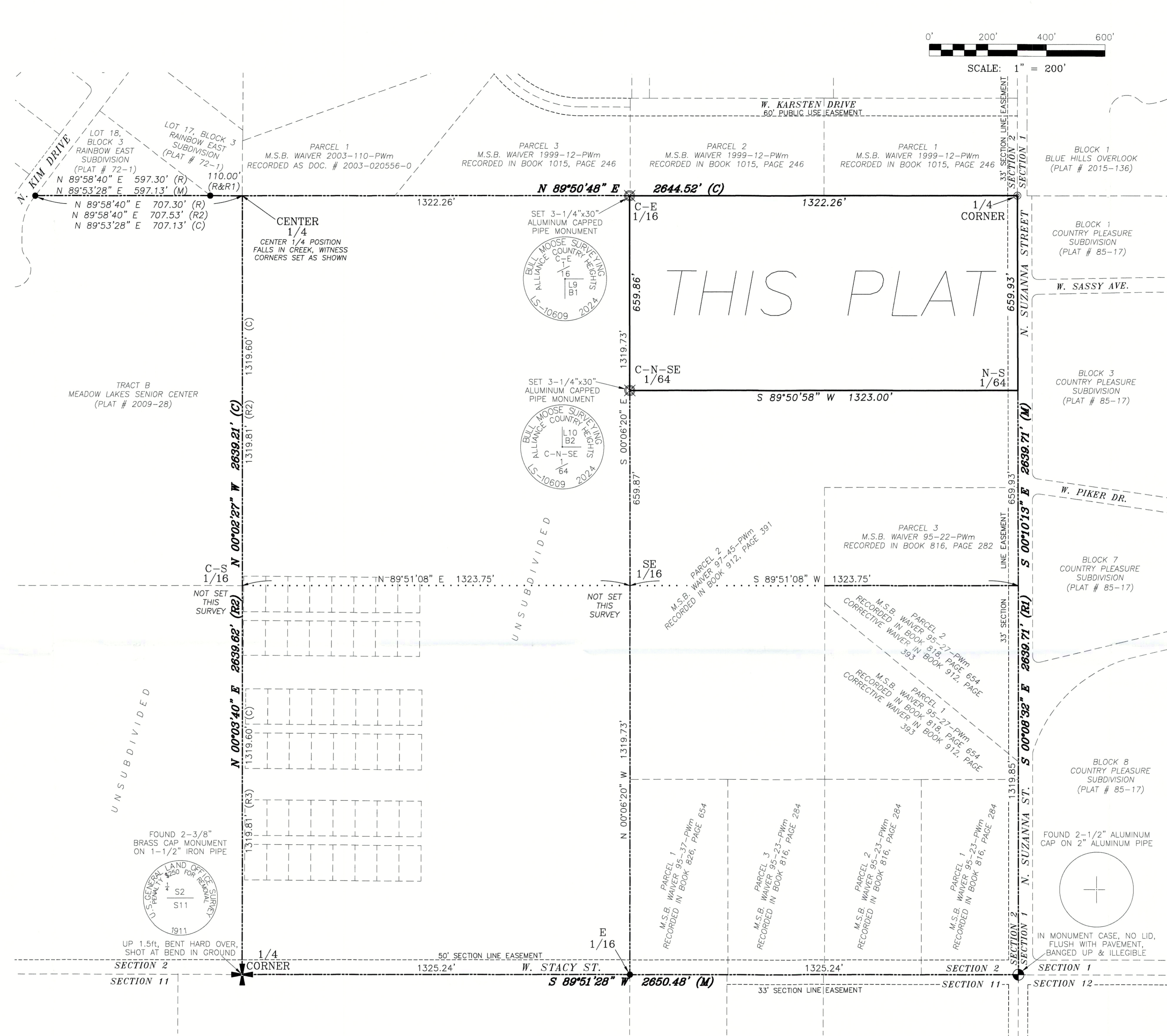
Thank you for your time,

Kara Nieman
4781 W Sassy Ave
Wasilla, AK 99623

RECEIVED
SEP 17 2024
PLATTING

EXHIBIT J - 4

- NOTES**
1. THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON APRIL 29, 2024 AT THE SET 1" YELLOW PLASTIC CAP ON 5/8" REBAR WITH A LATITUDE OF 61°35'30.00340"N AND A LONGITUDE OF 149°34'23.79000"W. THE CONTROL POINT BEARS N 59°17'46" E 359.98' FROM THE NORTHEASTERN CORNER OF THIS SUBDIVISION. THIS SURVEY WAS CONDUCTED USING LEICA VIVA GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
 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, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 4. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED APRIL 27, 1998 IN BOOK 954, PAGE 821
 5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS: RECORDED SEPTEMBER 18, 1995 IN BOOK 820, PAGE 615 AMENDMENTS: RECORDED AUGUST 9, 1999 IN BOOK 1028, PAGE 777
 6. CONTOURS TAKEN FROM MATANUSKA-SUSITNA BOROUGH 2011 LIDAR PROJECT.



VICINITY MAP: 1" = 1 MILE

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 DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

TIMA BALETSKIY, MEMBER
ALLIANCE CONSTRUCTION, LLC.
P.O. BOX 871793
WASILLA, AK 99687

NOTARY ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR TIMA BALETSKIY

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

- LEGEND**
- ⊕ FOUND MONUMENT AS NOTED
 - ⊙ FOUND 1-1/2" IRON PIPE
 - FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
 - FOUND 5/8" REBAR
 - (R) RECORD VALUE PER RAINBOW EAST SUBDIVISION (PLAT #72-1)
 - (R1) RECORD VALUE PER COUNTRY PLEASURE SUBDIVISION (PLAT #85-17)
 - (R2) RECORD VALUE PER MEADOW LAKES SENIOR CENTER (PLAT #2009-28)
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - ⊗ SET PRIMARY MONUMENT AS NOTED
 - ⊕ SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
 - TH ⊗ TEST HOLE
 - ⊕ POWER POLE
 - ✓ GUY ANCHOR
 - ⊗ PEDESTAL
 - * TRAFFIC SIGN
 - ⊕ SATELLITE DISH

Agenda Copy
RECEIVED
JUL 22 2024
PLATTING

PRELIMINARY

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.
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 _____, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.
DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____

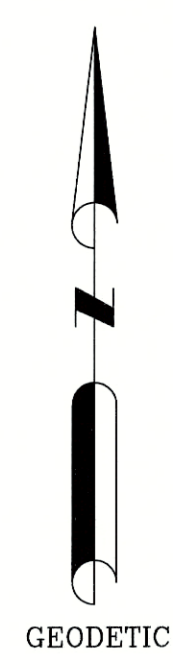
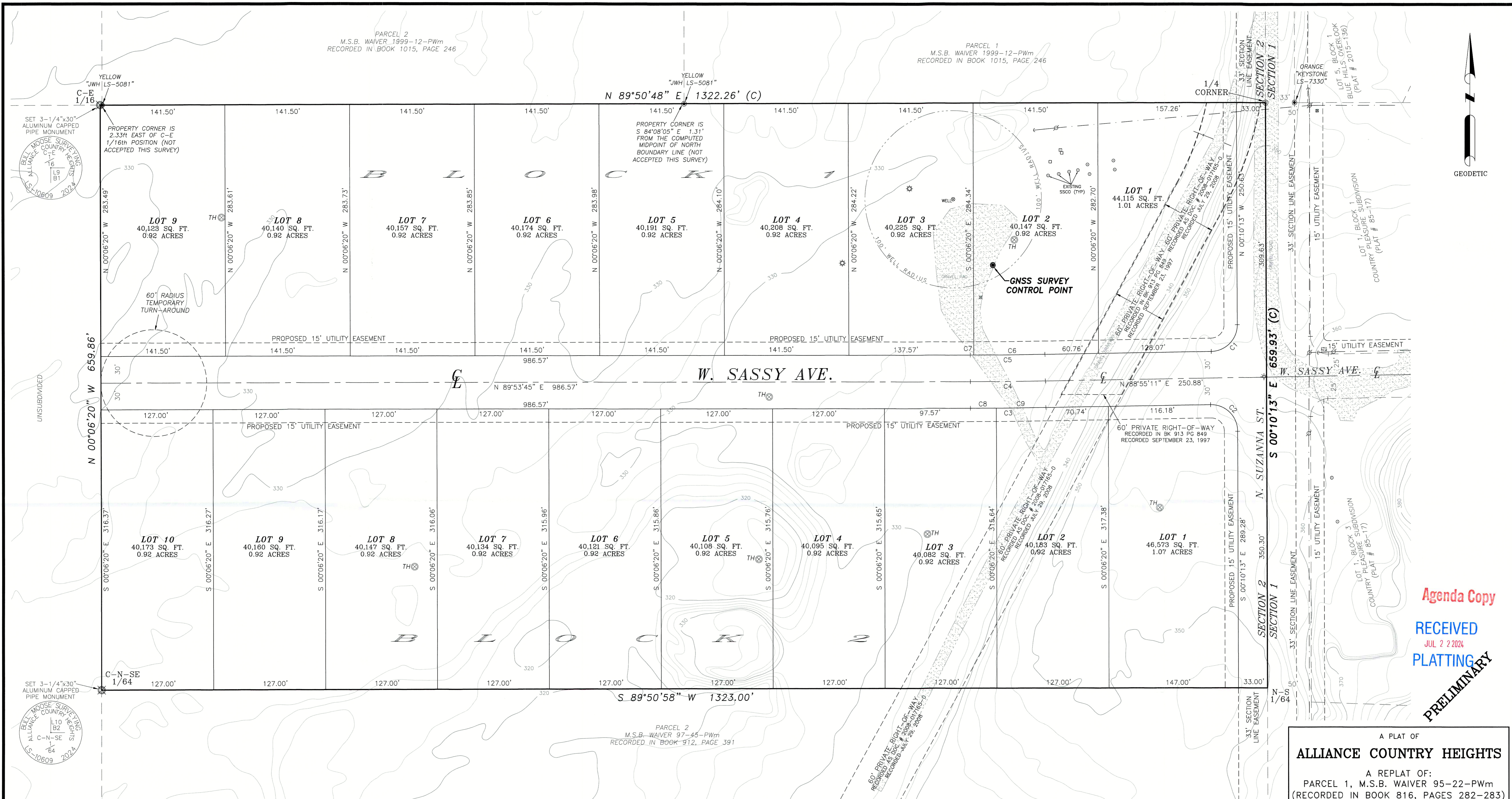
PRELIMINARY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



ROBERT S. HOFFMAN, P.L.S. 7/17/2024
LS-10609 PROFESSIONAL LAND SURVEYOR DATE

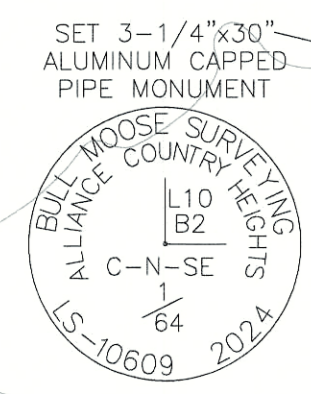
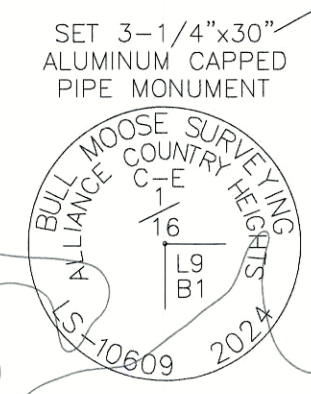
A PLAT OF
ALLIANCE COUNTRY HEIGHTS
A REPLAT OF:
PARCEL 1, M.S.B. WAIVER 95-22-PWm
(RECORDED IN BOOK 816, PAGES 282-283)
AND
PARCEL 1, M.S.B. WAIVER 97-45-PWm
(RECORDED IN BOOK 912, PAGES 391-392)
LOCATED WITHIN:
SECTION 2, T17N R02W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 20.04 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: 7/17/2024 1"=200'
CHECKED BY: RSH SHEET
1 OF 2



Agenda Copy

RECEIVED
JUL 22 2024
PLATTING

PRELIMINARY



- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND 1-1/2" IRON PIPE
 - FOUND PLASTIC CAP ON 5/8" REBAR AS NOTED
 - FOUND 5/8" REBAR
 - (R) RECORD VALUE PER RAINBOW EAST SUBDIVISION (PLAT #72-1)
 - (R1) RECORD VALUE PER COUNTRY PLEASURE SUBDIVISION (PLAT #85-17)
 - (R2) RECORD VALUE PER MEADOW LAKES SENIOR CENTER (PLAT #2009-28)
 - (M) MEASURED VALUE THIS SURVEY
 - (C) COMPUTED VALUE THIS SURVEY
 - SET PRIMARY MONUMENT AS NOTED
 - SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- TH ⊗ TEST HOLE
 - ⊙ POWER POLE
 - ✓ GUY ANCHOR
 - ⊕ PEDESTAL
 - ⊗ TRAFFIC SIGN
 - ⊛ SATELLITE DISH

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	89°05'24"	30.00'	46.85'	29.53'	N 44°22'29" E	42.09'
C2	90°54'36"	30.00'	47.60'	30.48'	N 45°57'31" W	42.74'
C3	0°58'34"	5030.00'	85.70'	42.85'	S 89°24'28" W	85.70'
C4	0°58'34"	5000.00'	85.19'	42.60'	N 89°24'28" E	85.19'
C5	0°58'34"	4970.00'	84.68'	42.34'	N 89°24'28" E	84.68'
C6	0°55'51"	4970.00'	80.75'	40.38'	S 89°23'06" W	80.75'
C7	0°02'43"	4970.00'	3.93'	1.96'	N 89°52'23" E	3.93'
C8	0°20'07"	5030.00'	29.43'	14.71'	N 89°43'42" E	29.43'
C9	0°38'28"	5030.00'	56.27'	28.14'	N 89°14'24" E	56.27'

PRELIMINARY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

ROBERT S. HOFFMAN, P.L.S.
LS-10609 PROFESSIONAL LAND SURVEYOR

7/17/2024
DATE

A PLAT OF
ALLIANCE COUNTRY HEIGHTS

A REPLAT OF:
PARCEL 1, M.S.B. WAIVER 95-22-PWm
(RECORDED IN BOOK 816, PAGES 282-283)
AND
PARCEL 1, M.S.B. WAIVER 97-45-PWm
(RECORDED IN BOOK 912, PAGES 391-392)
LOCATED WITHIN:
SECTION 2, T17N R02W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 20.04 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
LICENSE #200746

200 HYGRADE LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 office@bullmoosesurveying.com

DRAWN BY: EEG	DRAWING SCALE:
DATE: 7/17/2024	1"=50'
CHECKED BY: RSH	SHEET
	2 OF 2