

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
Wyatt Anderson



PLATTING BOARD
Chris Chiavetta, District 1
Michael Liebing, District 2
Eric Koan, District 3
Vice Chair Amanda Salmon, District 4
Chair 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.

March 20, 2025

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. March 6, 2025

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

A. **SOUTH SHORE WATERFRONT MSP**: The request is to create bring the approved **SOUTH SHORE WATERFRONT MASTER PLAN** back before the board for modification. Petitioner is proposing the northern access road be a private road. This will require the dedication of a new cul-de-sac at the beginning of the private road. Containing 34 acres +/- . The property is located South of Big Lake, West of S. Corkey Boulevard and directly North of W. Susitna Parkway; (Tax ID#17N04W35C009) within the SW ¼ Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. . (Petitioner/Owner: Seth Kroenke, Staff: Wyatt Anderson, Case # 2025-001)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **HAVEN PARK**: The request is to create 4 lots from Tax Parcel 17N02W21A006, created by Waiver Resolution #77-41, recorded as Plat No. 77-75W, to be known as **HAVEN PARK**, containing 20.0 acres +/- . The petitioner is also proposing the construction and dedication of an internal street to serve as access from W. Rodney Cir. The property is located north of W. Ryan Cir., West of S. Sylvan Ln., East and South of Lucille Creek. (Tax ID #17N02W21A006); within the NE ¼ Section 21, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Choice Homes, LLC, Staff: Wyatt Anderson, Case # 2025-016)

7. ITEMS OF BUSINESS & MISCELLANEOUS

A. Staff Presentation

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (If needed)

o *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)

- April 3, 2025, Platting Board Meeting, we have 2 cases to be heard:
 - o Alexander Estates
 - o Brookwood Comm Park PUE

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on March 6, 2025, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler 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. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
Mr. Eric Koan, District Seat #3
Ms. Amanda Salmon, District Seat #4
Ms. Michelle Traxler, District Seat #5
Ms. Sandra Kreger, District seat #6
Mr. Sidney Bertz, District seat #7

Platting Board members absent and excused were:

Ms. Karla McBride, Alternate A
Mr. Robert Hallford, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Kinneen, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Mr. Wyatt Anderson, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member Koan led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

MOTION: Platting Member Salmon made motion to approve February 6, 2025 Minutes. Platting Member Koan seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- February 6, 2025.

MOTION: Platting Member Salmon made motion to approve February 6, 2025 Minutes. Platting Member Koan seconded.

VOTE: The 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. **GREENFIELDS 19-1**: The request is to create 5 lots from Block 1, Lot 19, Greenfields Subdivision, Plat # 77-119, to be known as Greenfields 19-1, containing 5.77 acres +/- . The property is located north of N Pittman Rd, west of N Church Rd, and directly east of N Autumn Ln. (Tax ID #1349B01L019); within the SE ¼ Section 19, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #7. (Petitioner/Owner: Matthew Estrada, Staff: Wyatt Anderson, Case #2025-005)

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

Kayla Kinneen provided the mailing report:

- Stating that 42 public hearing notices were mailed out on February 11, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 7 conditions and 6 findings of facts.

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

The petitioner's representative was not present.

Chair Traxler opened the public hearing for public testimony.

There being no one to be heard Chair Traxler 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's representative was not present.

Discussion ensued.

MOTION: Platting Member Kreger made a motion to approve the preliminary plat of Greenfields 19-1. Platting Member Salmon seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

- B. **THE COVE AT JEAN LAKE**: The request is to create 33 lots from Lot 4, Long Birch (Plat #98-126) and Tax Parcel B4, created by Warranty Deed recorded at 1999-013702-0, to be known as The Cove at Jean Lake, containing 128.37 acres +/- . The proposed design will include a gated entry with private internal roads. The property is directly west of Jean Lake, directly east of W. Long Lake Road (Tax ID #19N04W19B004 & 4788000L004); within the N ½ & S ½ Section 19, T19 North, Range 4 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7. (*Petitioner/Owner: Walter E. Newman & Walter E. Newman Rev Trust, Staff: Chris Curlin, Case #2025-006*)

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

Kayla Kinneen provided the mailing report:

- Stating that 97 public hearing notices were mailed out on February 11, 2025.

Staff gave an overview of the case:

- Staff recommends approval with 12 conditions and 5 findings of facts.

Chair Traxler inquired if there was any questions for staff.

Discussion ensued.

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

The petitioner's representative, Paul Pilch spoke.

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Tim Potter

There being no one else to be heard Chair Traxler 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's representative spoke.

Discussion ensued.

MOTION: Platting Member Salmon made a motion to approve the preliminary plat of The Cove at Jean Lake. Platting Member Chiavetta seconded the motion.

Discussion ensued.

VOTE: The motion passed without objection.

ITEMS OF BUSINESS & MISCELLANEOUS

(None)

7. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner stated that the training that was requested will be addressed at the March 20th Platting Board Meeting. Platting Officer, Fred Wagner informed the board of upcoming items:

- There are 2 cases scheduled for March 20, 2025 Platting Board.
 - South Shore Waterfront MSP
 - Haven Park

8. BOARD COMMENTS.

- Chair Traxler – Hopes everyone has a good day.

9. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 1:44 PM.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA KINNEEN
Platting Board Clerk

UNFINISHED

BUSINESS

4A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 20, 2025

PRELIMINARY PLAT: SOUTH SHORE WATERFRONT MSP
LEGAL DESCRIPTION: SEC 35, T17N, R04W, SEWARD MERIDIAN AK
PETITIONERS: SETH KROENKE
SURVEYOR: HANSON LAND SOLUTIONS
ACRES: 34 ± PARCELS: 38
REVIEWED BY: WYATT ANDERSON CASE #: 2023-098

REQUEST: The request is to modify the Master Plan of South Shore Waterfront by creating a cul-de-sac turn around at the termination of S. Corkey Boulevard and making the extending roadway past the S. Corkey Boulevard terminus a private road as shown on the Agenda Plat. The Master Plan for this phase was heard and approved by the Platting Board on October 5th, 2023. Parcels are located south of Big Lake and north of W. Susitna Parkway. Access will be from dedicated interior streets from W. Susitna Parkway and a private road connecting to S. Corkey Boulevard; lying within the SW ¼ Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS:

SUPPORTING DOCUMENTATION:

| | |
|-------------------------------|--------------|
| Vicinity Map | PAGE – 1 |
| Platting Board Action Letter | PAGES – 2-3 |
| Original Staff Report for MSP | PAGES – 4-68 |

AGENCY COMMENTS

| | |
|---|---------------|
| Department of Public Works Pre-Design & Engineering | PAGES – 69-70 |
| Permit Center | PAGE – 71 |
| Utilities | PAGES – 72-74 |

DISCUSSION: South Shore Waterfront MSP was heard and approved at the October 5th, 2023, Platting Board meeting. On February 3rd, 2025, we received materials from the petitioner requesting that we modify the approved South Shore Waterfront MSP. The petitioner requests that the board approve their request to have an internal private road to serve as access for lots 1-23. The petitioner would also like to dedicate a permanent turn around at the end of S. Corkey Boulevard. Thirty-eight lots will be created by a four-phase Master Plan. Lots 1-23 will be serviced by a community water system. Access will be from a private road extension off S. Corkey Boulevard for Lots 1-23. Access for 24-38 will be from a newly dedicated right-of-way with cul-de-sacs on each end. Lots 25 and 26 are side-by-side 30' wide flag poles; the pole portion will be overlaid with a Common Access Easement; Lots 33-35 are also 30' wide side-by-side flag lots; those pole portions will also be overlaid with a Common Access Easement. All streets to be constructed to Borough residential street standards (see *Recommendation #5*).

Access: Legal and physical access to the proposed lots is required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements have been met.

Soils Report: A geotechnical report was submitted for the original MSP (Exhibit pages), pursuant to MSB 43.20.281(A). All lots contain sufficient overall area. All lots have at least 10,000 sf of useable building area and all have at least 10,000 sf of contiguous useable septic area.

Comments:

Department of Public Works Pre-Design & Engineering (**Exhibit Pages 63-64**) commented, “The easement for the cul-de-sac at the end of the public portion of Corkey Blvd should not be temporary as the road beyond is private. This ROW must be a permanent dedication.” (see **Recommendation #7**). As well as “This brings to light that the new plat shows utility easements overlapping the cul-de-sac. Utility easements should be dedicated around the outside of the cul-de-sac bulb.”; in response to the comment from MTA on this change to the MSP.

MSB Permit Center (**Exhibit Page 65**) has no comments.

Utilities: (**Exhibit Page 66**) Enstar has no comments, recommendations or objections. MTA Commented, “Developer would be responsible for keeping this section of 1.25” duct usable and at depth. If grade changes need to be implemented. Developer would have to pay MTA for any route or depth change.” (**Exhibit Pages 67-68**) MEA, and GCI did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; U.S. Postmaster; MSB Emergency Services, Community Development, Assessments; Big Lake Community Council, FSA #136 West Lakes, RSA #21 Big Lake, Assembly District #5; GCI, or MEA.

CONCLUSION: The preliminary plat of South Shore Waterfront MSP is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. The Master Plan for this case was heard and approved by the Platting Board on October 5th, 2023. There were no objections to the proposed change from any federal or state agencies, Borough departments, or utilities. There were no objections to the proposed change 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 South Shore Waterfront MSP is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots have the required frontage pursuant to MSB 43.20.320.
4. The South Shore Waterfront Master Plan was originally heard and approved by the Platting Board during the October 5, 2023 Platting Board Meeting.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; U.S. Postmaster; MSB Emergency Services, Community Development, Assessments; Big

Lake Community Council, FSA #136 West Lakes, RSA #21 Big Lake, Assembly District #5; GCI, or MEA.

6. There were no objections to the proposed change from any federal or state agencies, Borough departments, or utilities.
7. There were no objections to the proposed change 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 South Shore Waterfront MSP, Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. 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. Show all easements of record on final plat.
5. Construct S. Corkey Boulevard, S. Rise Street and W. Run Circle and cul-de-sacs to Residential Street standard according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
6. Prior to recordation of Phase 1 and Phase 2, provide approval from ADEC for the community water system. Provide as-built or record drawing for the community water system. Provide proof that the well radii does not extend more than 125' into neighboring parcel or obtain and provide a copy of an easement or provide proof that the well radius beyond 125' is deemed unusable for septic area.
7. Dedicate permanent ROW for the cul-de-sac turn around at the end of the public portion of S. Corkey Boulevard.
8. Submit contract for road service maintenance to DPW Pursuant to MSB 43.20.100 (c)(4)
 - a) The applicant shall submit a documented plan stating the following:
 - (i) what seasons road maintenance will be performed;
 - (ii) contact information for road maintenance;
 - (iii) length of the maintained roads in feet; and
 - (iv) surface type;
9. Provide updated soils report once regrading has been accomplished for each affected phase plat.
10. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase plat.
11. Submit final phase plat in full compliance with Title 43.



MATANUSKA-SUSITNA BOROUGH

Platting Division

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

PLATTING BOARD ACTION LETTER

October 6, 2023

Hanson Land Solutions
305 E. Fireweed Avenue
Palmer AK 99645

Case #: 2023-098

Case Name: SOUTH SHORE WATERFRONT MASTER PLAN

Action taken by the Platting Board on October 5, 2023, is as follows:

THE PRELIMINARY PLAT FOR SOUTH SHORE WATERFRONT MASTER PLAN WAS APPROVED AND WILL EXPIRE ON OCTOBER 6, 2029, 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 South Shore Waterfront Master Plan 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 43.20.28(A). Recontouring of the lots will be required to provide 10,000 sf of contiguous useable septic area and an updated geotechnical report will be required.
3. All lots will have the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, Assessments or Planning; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There was one objection from the public in response to the Notice of Public Hearing; one concern was received.
7. Lots in Phase 1 and Phase 2 will be served by a community water system.

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. 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. Show all easements of record on final plat.
5. Construct S. Corkey Boulevard, S. Rise Street and W. Run Circle and cul-de-sacs to Residential Street standard according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
6. Prior to recordation of Phase 1 and Phase 2, provide approval from ADEC for the community water system. Provide as-built or record drawing for the community water system. Provide proof that the well radii does not extend more than 125' into neighboring parcel or obtain and provide a copy of an easement or provide proof that the well radius beyond 125' is deemed unusable for septic area.
7. Provide updated soils report once regrading has been accomplished for each affected phase plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase plat.
9. Submit final phase plat in full compliance with Title 43.

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 5, 2023

PRELIMINARY PLAT: SOUTH SHORE WATERFRONT MSP
LEGAL DESCRIPTION: SEC 35, T17N, R04W, SEWARD MERIDIAN AK
PETITIONERS: SETH KROENKE
SURVEYOR: HANSON LAND SOLUTIONS
ACRES: 34 ± PARCELS: 38
REVIEWED BY: AMY OTTO-BUCHANAN CASE #: 2023-098

REQUEST: The request is to create 38 lots from Tax Parcels C9 (a portion of Government Lot 37), by a four-phase Master Plan to be known as **SOUTH SHORE WATERFRONT**, containing 34 acres +/- . Proposed Lots 25 & 26 and Lots 33-35 are side-by-side flag lots with 30' wide poles; a Common Access Easement will be granted over the pole portions. Lots 1-23 (Phase 1 and Phase 2) will be served by a community well and are less than 40,000 sf. Parcels are located south of Big Lake and north of W. Susitna Parkway. Access will be from dedicated interior streets from W. Susitna Parkway and S. Corkey Boulevard; lying within the SW ¼ Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska.

EXHIBITS

| | |
|---|---------------------------|
| Vicinity Map and Aerial Photos | EXHIBIT A – 4 pgs |
| Geotechnical Report | EXHIBIT B – 24 pgs |
| Topographic Mapping & As-Built | EXHIBIT C – 3 pgs |
| Useable Area Grading Plan and & Drainage, Pre & Post Grading Plan & Profile | EXHIBIT D – 4 pgs |
| Average Daily Traffic (ADT) Calculations | EXHIBIT E – 9 pgs |
| Community Water System Diagram | EXHIBIT F – 2 pgs |
| | EXHIBIT G – 1 pg |

AGENCY COMMENTS

| | |
|--|--------------------------|
| Department of Public Works Pre-Design Division | EXHIBIT H – 1 pg |
| Utilities | EXHIBIT I – 3 pgs |
| Public | EXHIBIT J – 2 pgs |

DISCUSSION: Thirty-eight lots will be created by a four-phase Master Plan. Access will be from an extension of S. Corkey Boulevard for Lots 1-23. Access for 24-38 will be from a new dedicated right-of-way with cul-de-sacs on each end. Lots 25 and 26 are side-by side 30' wide flat poles; the pole portion will be overlaid with a Common Access Easement; Lots 33-35 are also 30' wide side-by-side flag lots; those pole portions will also be overlaid with a Common Access Easement. All streets to be constructed to Borough residential street standards (see *Recommendation #5*). Plan and Profile of proposed streets is at **Exhibit E**. Average Daily Traffic (ADT) Calculations are at **Exhibit F**.

Lots 1-23 will be served by a community water system. Community Water System Diagram is at **Exhibit G**. Community water system is required to be constructed and approved by ADEC. Proposed Lot 10 will house the community well. Pursuant to MSB 43.15.049(I) "Prior to final plat recordation, State of Alaska Department of Environmental Conservation (ADEC) review and approval are required for community or municipal water supply systems (certificate to operate, if required by ADEC). As-builts or record drawings for any community water systems installed are required. Wells used for community shall be shown with their protective well radius. Protective well radii extending more than 125' on adjoining property are prohibited unless an easement is obtained; or that portion of the adjoining property that is inside the well radius and beyond 125' is deemed unusable for septic area" (see **Recommendation #6**).

Soils Report: (Exhibit B) A soils report was submitted, pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, Hanson Land Solutions, notes that Lots 24-38 have at least 10,000 sf of useable building area. Lots 1-23 will be served by a community water system and per MSB 43.20.281(A)(2)(a) are exempt from the useable building area. All 38 lots have at least 10,000 sf of contiguous useable septic area or will have once the specified fill and regrading have been provided. Regrading plan is at **Exhibit D**. An updated soils report will be required after the regrading or recontouring of the affected lots has been done (see **Recommendation #7**). Testholes 5, 10, E, F, G, H, J, Y & Z all contained either SM or GM soils, which require sieve analysis. Copies of the sieve analysis are attached to the report. Testhole logs and testhole location map is also attached. Monitoring testhole pipes must be installed and monitored prior to placement of fill for Lots 9 & 11.

Comments: Department of Public Works Pre-Design Division (**Exhibit H**) recommends infiltration basins be placed outside of right-of-way in drainage easements.

Utilities: (Exhibit I) MTA has no comments. GCI has no comments. Enstar has no comments or recommendations. MEA did not respond.

Public: (Exhibit J) Curt Fesler, owner of Lot 18, Kukowski Subdivision, to the east, with access to S. Corkey Boulevard, has a concern. "Corkey Blvd will need substantial work to accommodate a subdivision with this many lots." Madonna Chaika, owner of Lot 7, Lot 28 Resubdivision on Crocker Island, dated 1958, to the north, objects: "The reason for objection is for the protection of the wildlife and the protection of the shoreline. Destablizing the shoreline with additional watercraft and numerous other uses will damage the precious ecosystem from loon habitation, fish population and current property owners' safety and security. Please do not allow Southshore Waterfront project to continue for safety and security of the current community both for people and wildlife"

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, Assessments or Planning; or MEA.

CONCLUSION: The preliminary plat of **South Shore Waterfront Master Plan** 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 was one objection 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 exists, pursuant to MSB 43.20.320 Frontage and MSB 43.20.300(E). A soils report was submitted, pursuant to MSB 43.20.281(A).

FINDINGS OF FACT

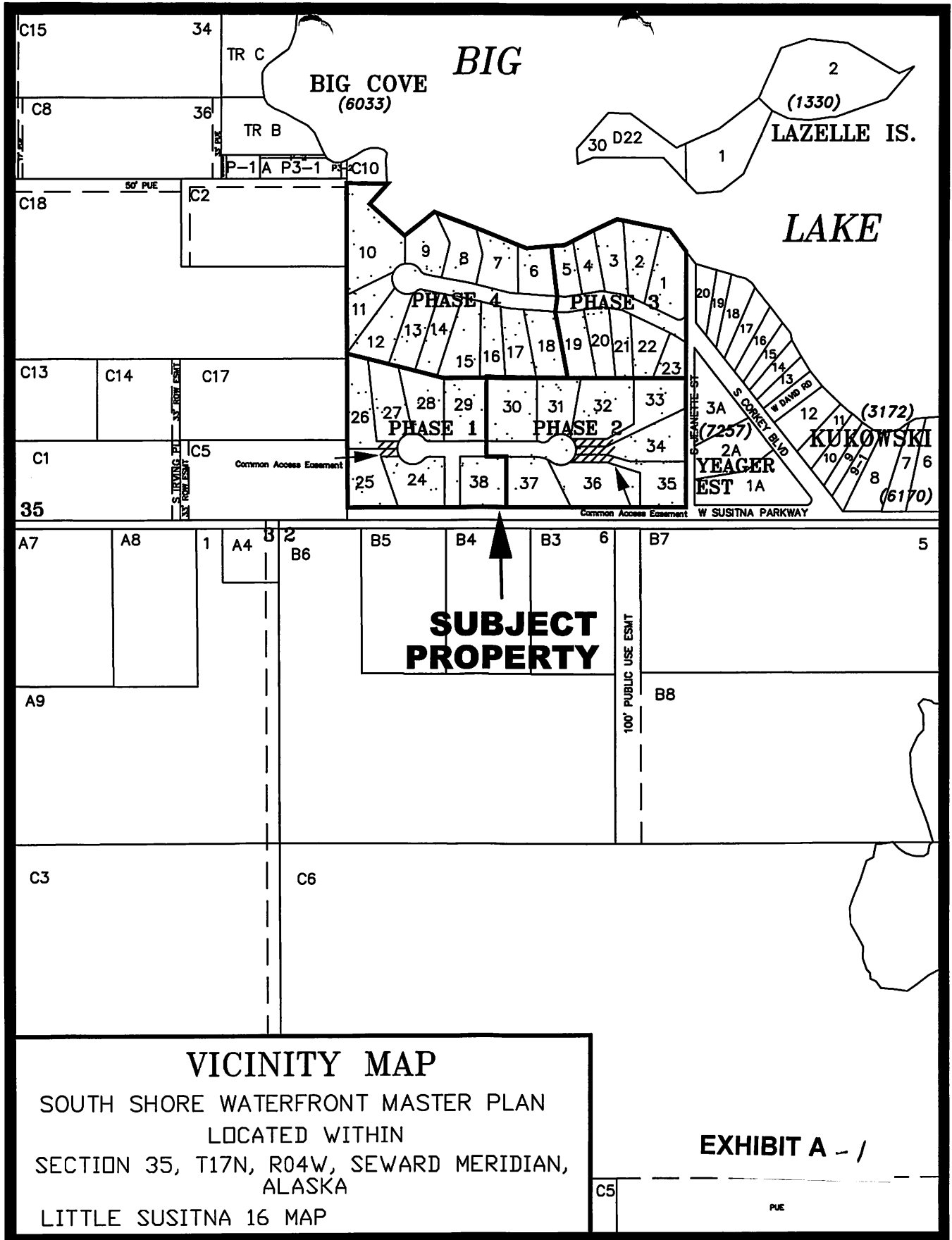
1. The plat of South Shore Waterfront Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.28(A). Recontouring of the lots will be required to provide 10,000 sf of contiguous useable septic area and an updated geotechnical report will be required.
3. All lots will have the required frontage pursuant to MSB 43.20.320 and MSB 43.20.300(E).
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; ADF&G; Community Council Big Lake; Fire Service Area #136 West Lakes; Road Service Area #21 Big Lake; MSB Emergency Services, Community Development, Assessments or Planning; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There was one objection from the public in response to the Notice of Public Hearing; one concern was received.
7. Lots in Phase 1 and Phase 2 will be served by a community water system.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of South Shore Waterfront Master Plan, Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. 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. Show all easements of record on final plat.
5. Construct S. Corkey Boulevard, S. Rise Street and W. Run Circle and cul-de-sacs to Residential Street standard according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
6. Prior to recordation of Phase 1 and Phase 2, provide approval from ADEC for the community water system. Provide as-built or record drawing for the community water system. Provide proof that the well radii does not extend more than 125' into neighboring parcel or obtain and provide a copy of an easement or provide proof that the well radius beyond 125' is deemed unusable for septic area.

7. Provide updated soils report once regrading has been accomplished for each affected phase plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase plat.
9. Submit final phase plat in full compliance with Title 43.



VICINITY MAP

SOUTH SHORE WATERFRONT MASTER PLAN
LOCATED WITHIN
SECTION 35, T17N, R04W, SEWARD MERIDIAN,
ALASKA
LITTLE SUSITNA 16 MAP

EXHIBIT A - /

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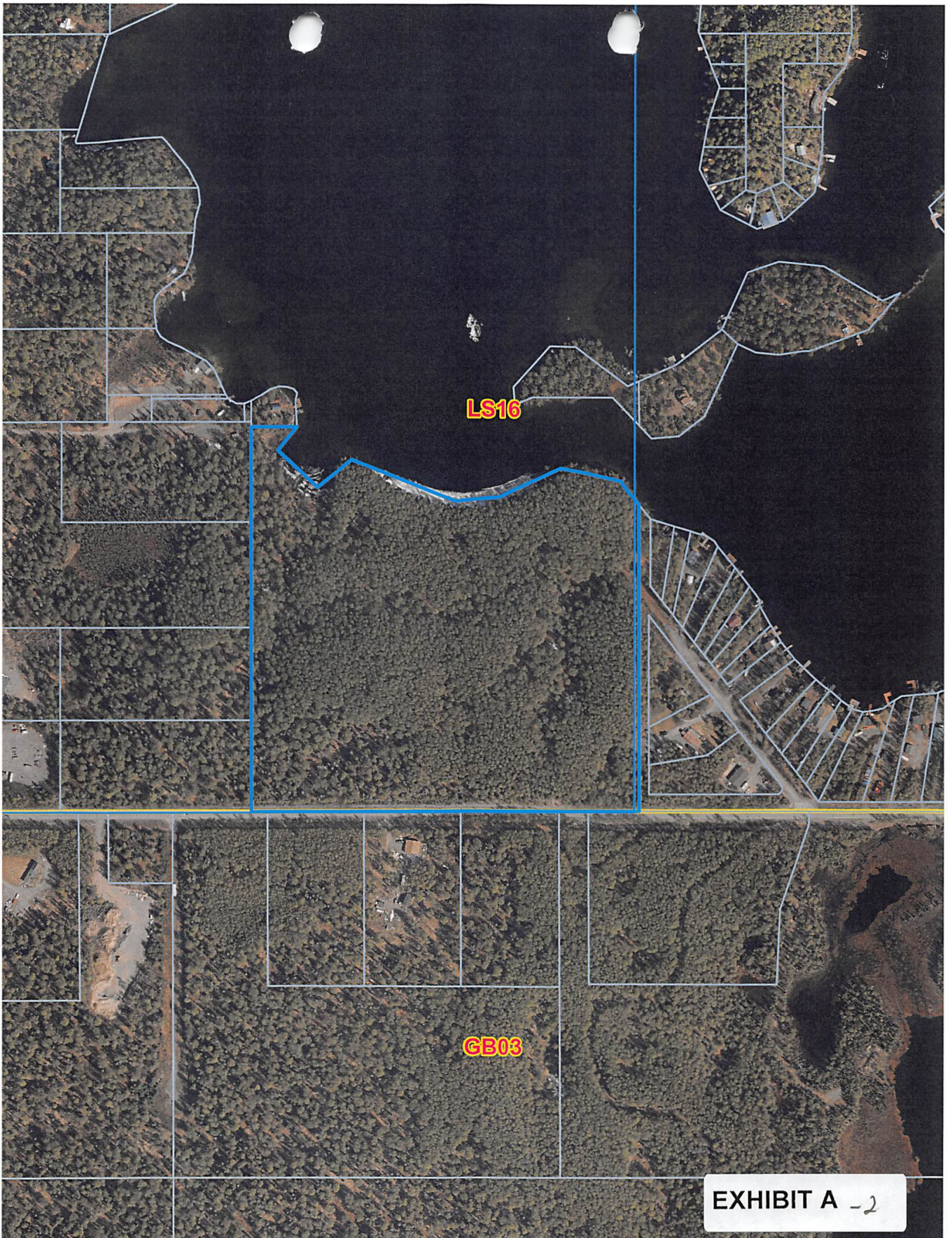
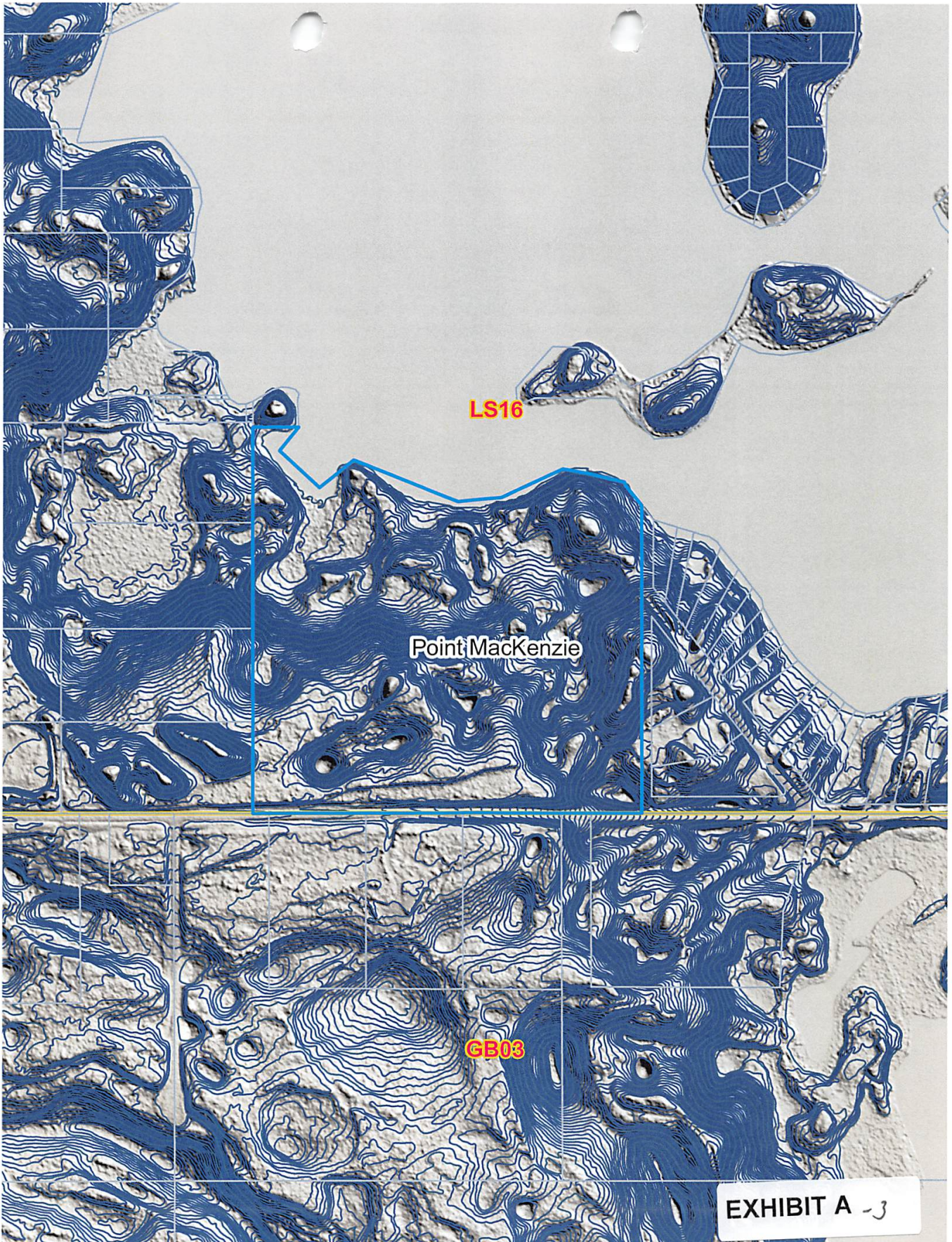


EXHIBIT A -2



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



USEABLE AREA CERTIFICATION

SOUTH SHORE WATERFRONT

A SUBDIVISION OF

GOV. LOT 37, SEC. 35, T.17N. R.4W. S.M., AK

RECEIVED

AUG 18 2023

INTRODUCTION TO INVESTIGATION

PLATTING

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: Lots 1-23 are less than 40,000 sq. ft. but more than 20,000 sq ft. and will be served by a community water system

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 or an impermeable layer. (test holes with permafrost or impermeable layer):
- * Exceptions:

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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: (GP) TEST HOLES:
 (SW) TEST HOLES: (SP) TEST HOLES:
- Soils within the potential absorption system area have been shown by mechanical analysis to be classified under the Uniform Soils Classification System as:
 (GM) TEST HOLES: (SM) TEST HOLES:
- Soils within the potential absorption system area have been shown by a percolation test, conducted in accordance with Alaska Department of Environmental Conservation (ADEC) regulations to have a percolation rate of 60 minutes per inch or faster. TEST HOLES:
- 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 Hole pipes must be installed and monitored prior to placement of fill LOTS:
 - 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:
Monitoring tubes must be installed on each lot prior to fill placement for certifying fill coverages
- The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:
- Re-Grading will be required to eliminate slopes in excess of 25% LOTS:

I have assessed the land of the proposed subdivision in light of MSB Title 43.20.281. The foregoing parameters have directed my investigation. My conclusions are as follows:


1. Lots 24-38 have at least 10,000 square feet of "Useable Building Area"
2. Lots 1-23 will be served by a Community Water System and per MSB 43.20.281(A)(2)(a) are therefore exempt from the "Useable Building Area" requirement
3. All 38 lots have at least 10,000 square feet of "Contiguous Useable Septic Area" or will have once the specified Fill and Re-Grading have been provided.

William Klebesadel
 WILLIAM KLEBESADEL P.E.
 Professional Engineer



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

| GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG | | | | |
|---|------------------------|---------------|-------|-------------------|
| Parcel: | SOUTH SHORE WATERFRONT | TEST HOLE NO. | Date: | 6/14/23; 08/03/23 |
| Insp. By: | PIONEER | 5 | Job # | 23-133 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2ft | GM | SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 5ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 13ft | | | | | <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 | | | |
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| 12ft | Total Depth of Test Hole | | COMMENTS: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| None | Depths where Seeps encountered | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| None | Depths where Ground Water encountered | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| None | Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No | Monitor Tube Installed? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



HANSEN ENGINEERING, INC.

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

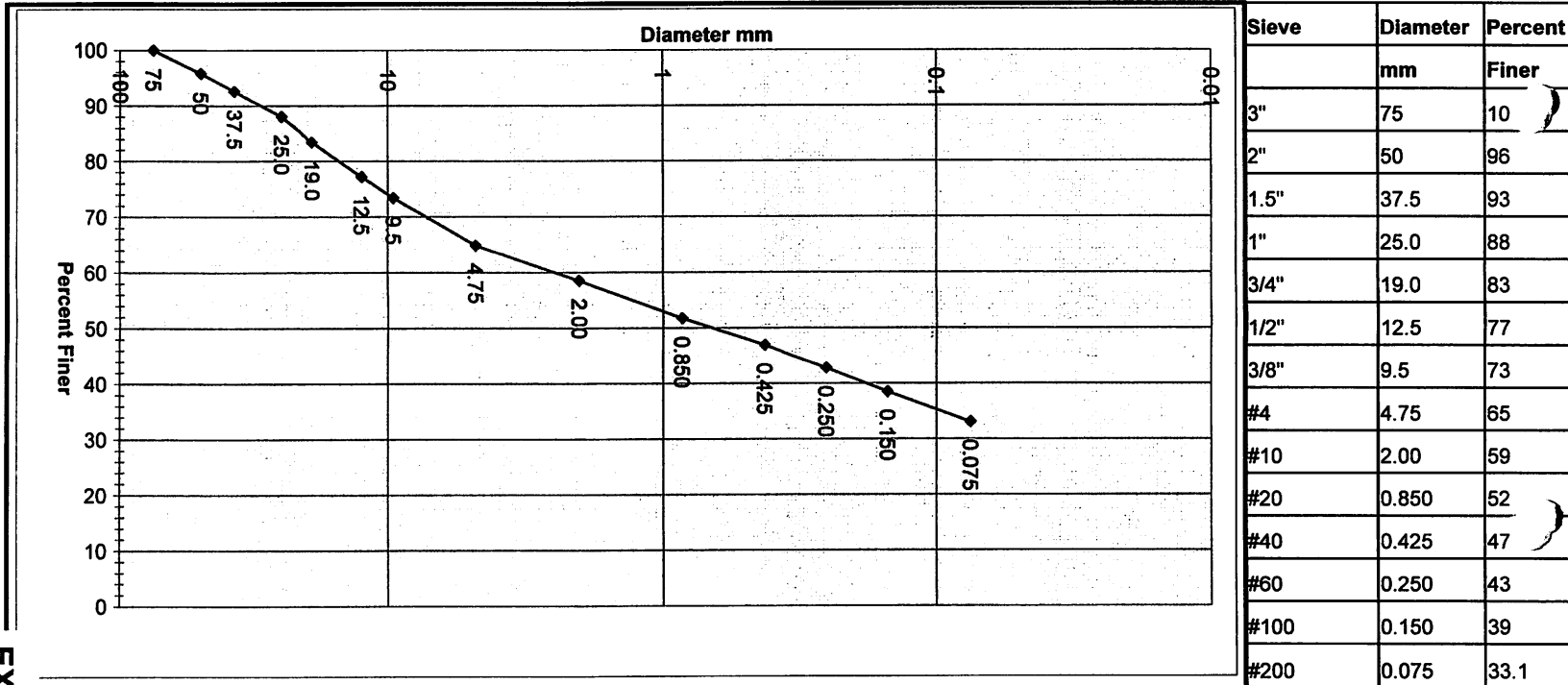


EXHIBIT B-4

Client: **Hanson Land Solutions** Soil Description: **Silty Gravel with Sand**
 Project: **South Shore Waterfront** Unified Classification: **GM**
 Sample Location: **Test Hole 5**

Date: **6/21/2023**
 Sample Date: **6/16/2023**
 Proj. no: **23040**

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

| GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG | | | |
|---|------------------------|---------------|-------------------------|
| Parcel: | SOUTH SHORE WATERFRONT | TEST HOLE NO. | Date: 6/14/23; 08/03/23 |
| Insp. By: | PIONEER | 10 | Job # 23-133 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | |
|-------------------------------|--|---|-------------------------|-------------|------------|----------|----------------|----------|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | |
| 2ft | | | | | | | | |
| 3ft | | | | | | | | |
| 4ft | | | | | | | | |
| 5ft | | | | | | | | |
| 6ft | SM | SILTY SANDS, SAND-SILT MIXTURES | PERCOLATION TEST | | | | | |
| 7ft | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| 8ft | | | | | | | | |
| 9ft | | | | | | | | |
| 10ft | | | | | | | | |
| 11ft | | | | | | | | |
| 12ft | | | | | | | | |
| 13ft | | | Perc. Hole Diam. (in.): | | | | | |
| 14ft | | | Test Run Between: | | | | | |
| 15ft | | | ft | and | ft | Deep | | |
| 16ft | | | | | | | | |
| 17ft | | | | | | | | |
| 18ft | | | | | | | | |
| 19ft | | | | | | | | |
| 20ft | | | 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? | | | | | | | |



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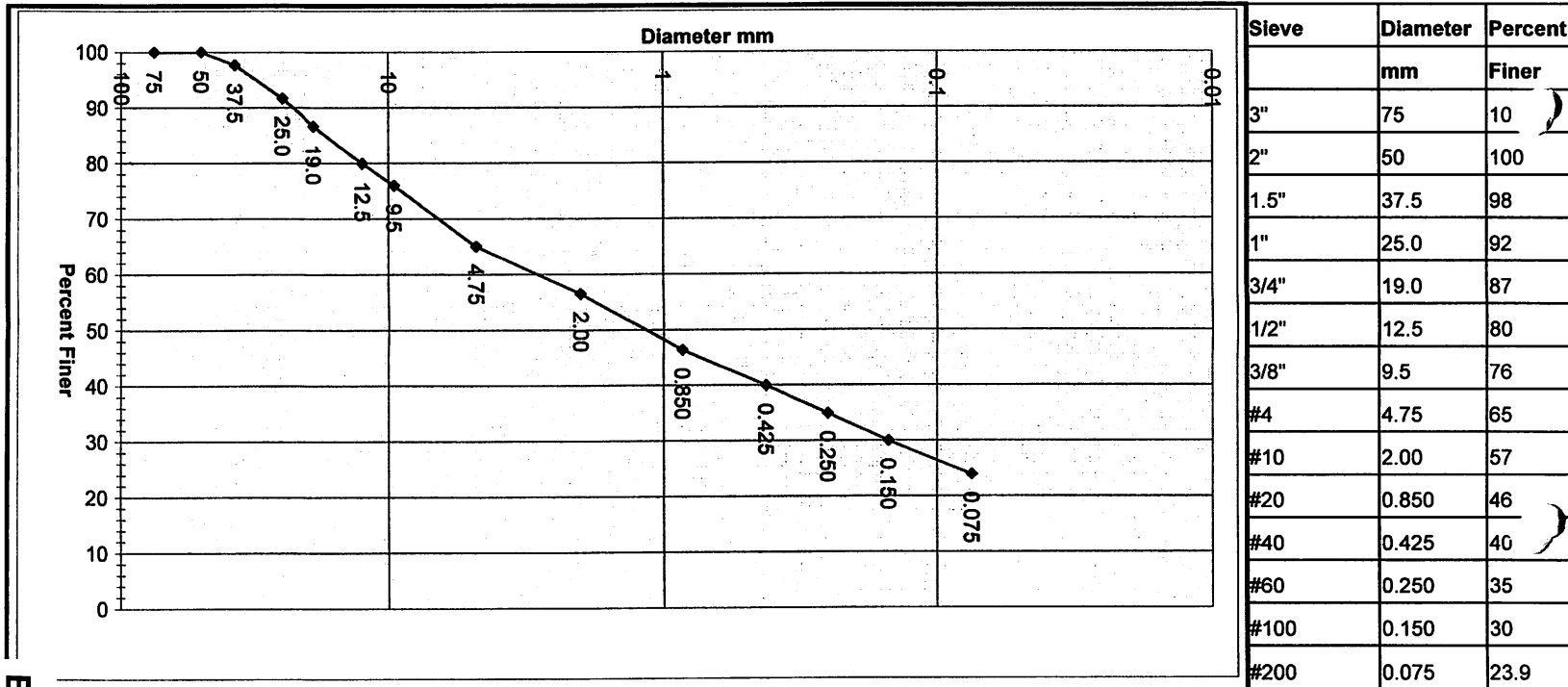


EXHIBIT B-1

Client: **Hanson Land Solutions**
Project: **South Shore Waterfront**
Sample Location: **Test Hole 10**

Soil Description: **Silty Sand with Gravel**
Unified Classification: **SM**

Date: **6/21/2023**
Sample Date: **6/16/2023**
Proj. no: **23040**



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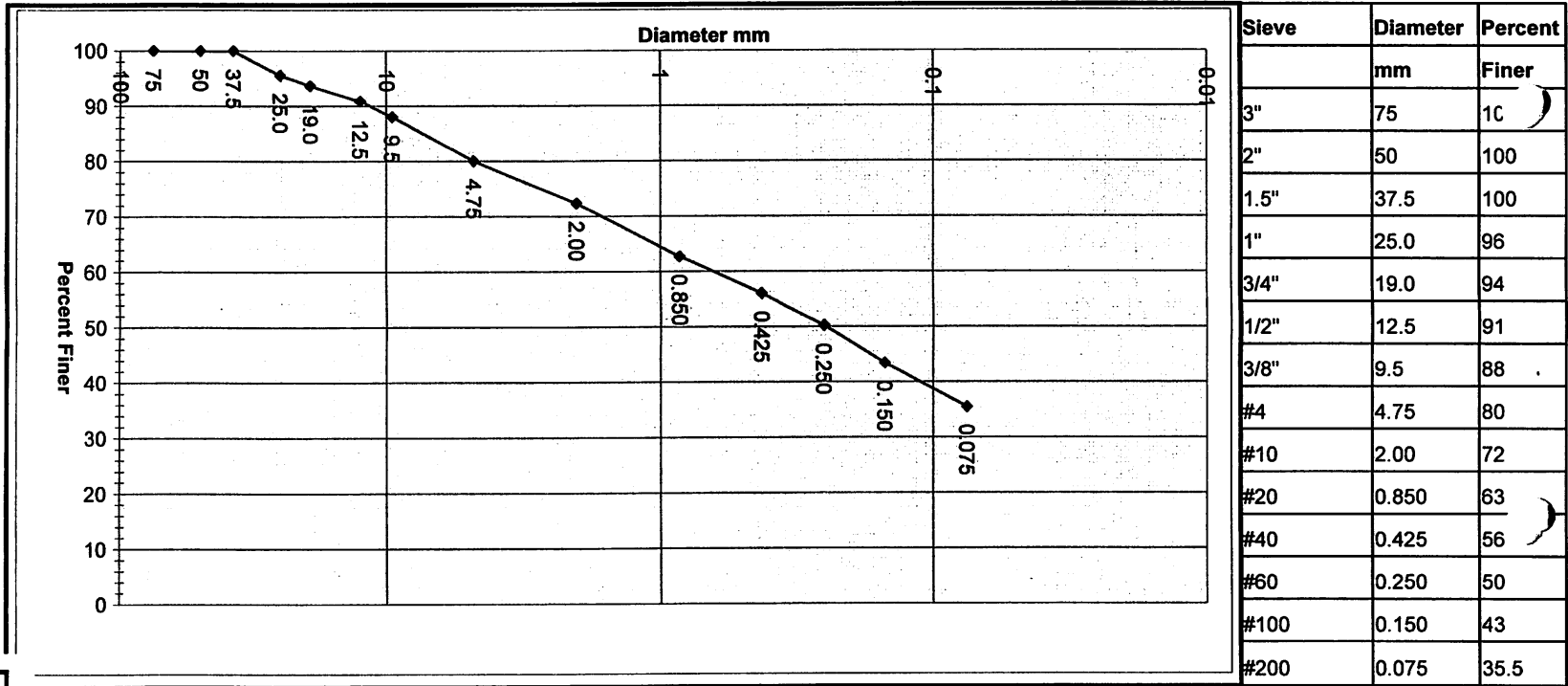


EXHIBIT B - 8

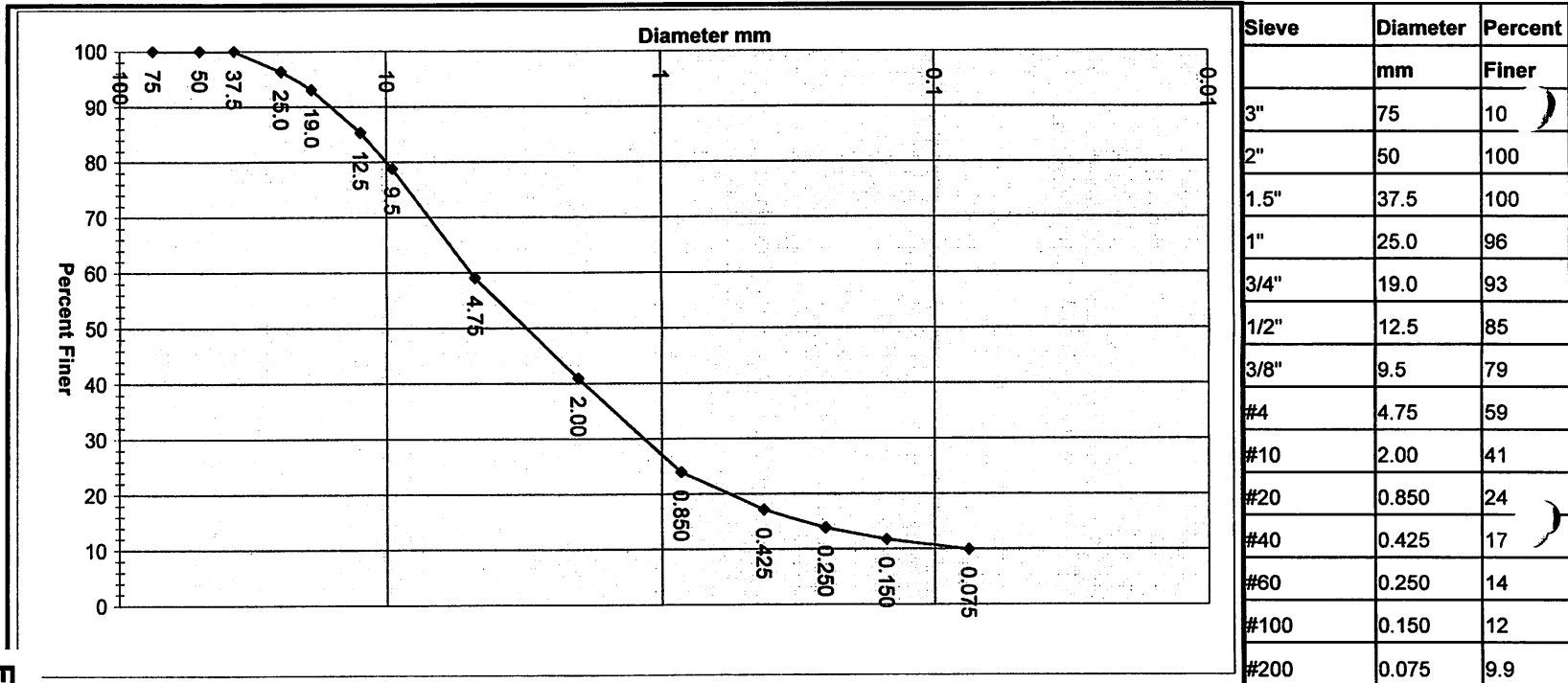
Client: **Hanson Land Solutions** Soil Description: Silty Sand with Gravel
 Project: **South Shore Waterfront** Unified Classification: SM
 Sample Location: Test Hole E

Date: 6/21/2023
 Sample Date: 6/16/2023
 Proj. no: 23040



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e-mail: mhpe@mtaonline.net



Client: **Hanson Land Solutions**
Project: **South Shore Waterfront**
Sample Location: **Test Hole F**


Soil Description: **Poorly Graded Sand with Silt and Gravel**
Unified Classification: **SP-SM**

Date: **6/21/2023**
 $C_u = 64$ Sample Date: **6/16/2023**
 $C_c = 3.5$ Proj. no: **23040**

EXHIBIT B - 10

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

| GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG | | | |
|---|------------------------|---------------|----------------|
| Parcel: | SOUTH SHORE WATERFRONT | TEST HOLE NO. | Date: 06/14/23 |
| Insp. By: | PIONEER | G | Job # 23-133 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | |
|-------------------------------|-------|--|---|------|------------|----------|----------------|----------|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | |
| 2ft | | | | | | | | |
| 3ft | SP-SM | POORLY-GRADED SANDS, GRAVELLY SANDS, MODERATE FINES, SILTY SANDS, SAND-SILT MIXTURES | PERCOLATION TEST | | | | | |
| 4ft | | | | | | | | |
| 5ft | SM | SILTY SANDS, SAND-SILT MIXTURES | 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 | | | | | |
| | | | 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 |
| | |
| | |
| | |



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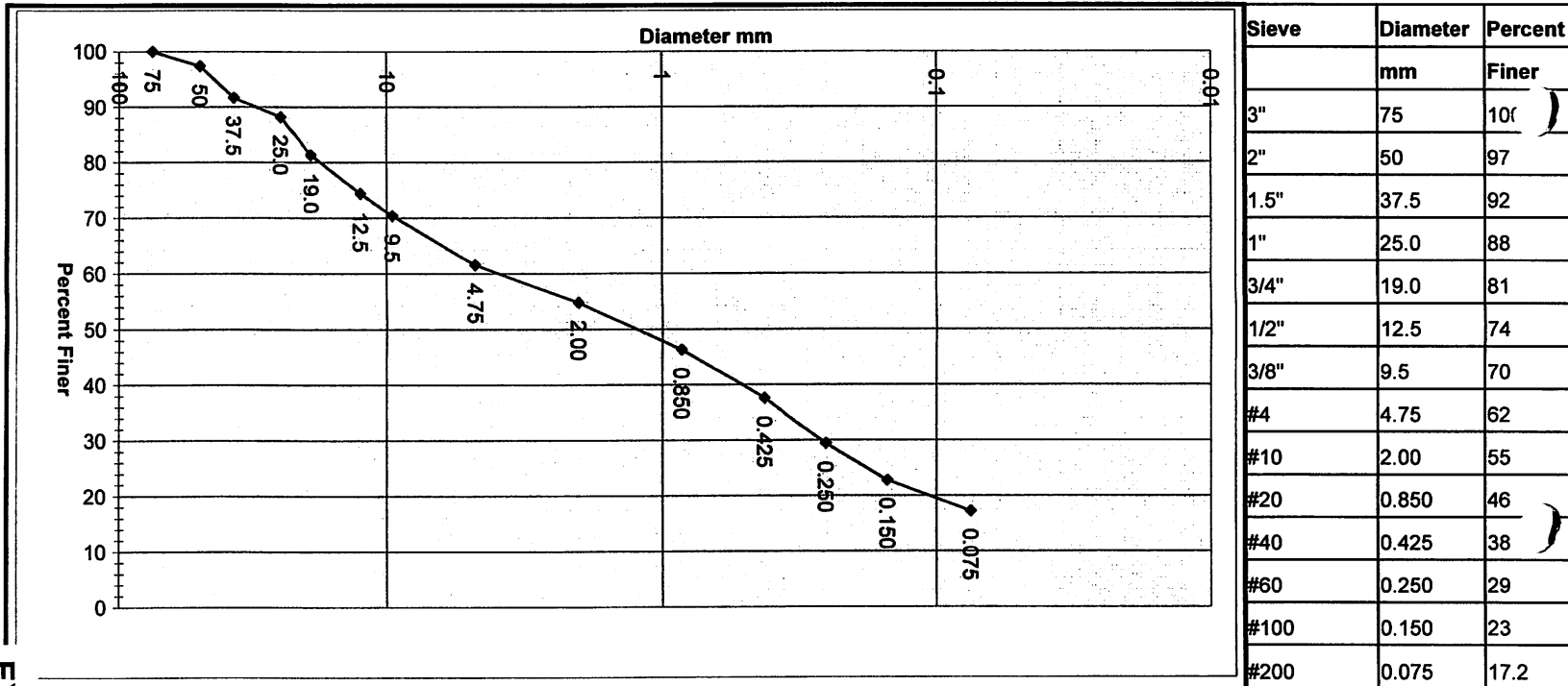


EXHIBIT B -12

Client: **Hanson Land Solutions**
Project: **South Shore Waterfront**
Sample Location: **Test Hole G**

Soil Description: **Silty Sand with Gravel**
Unified Classification: **SM**

Date: **6/21/2023**
Sample Date: **6/16/2023**
Proj. no: **23040**

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

| GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG | | | |
|---|------------------------|---------------|----------------|
| Parcel: | SOUTH SHORE WATERFRONT | TEST HOLE NO. | Date: 06/14/23 |
| Insp. By: | PIONEER | H | Job # 23-133 |

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

EXHIBIT B -13



HANSEN ENGINEERING, INC.

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e-mail: mhpe@mtaonline.net

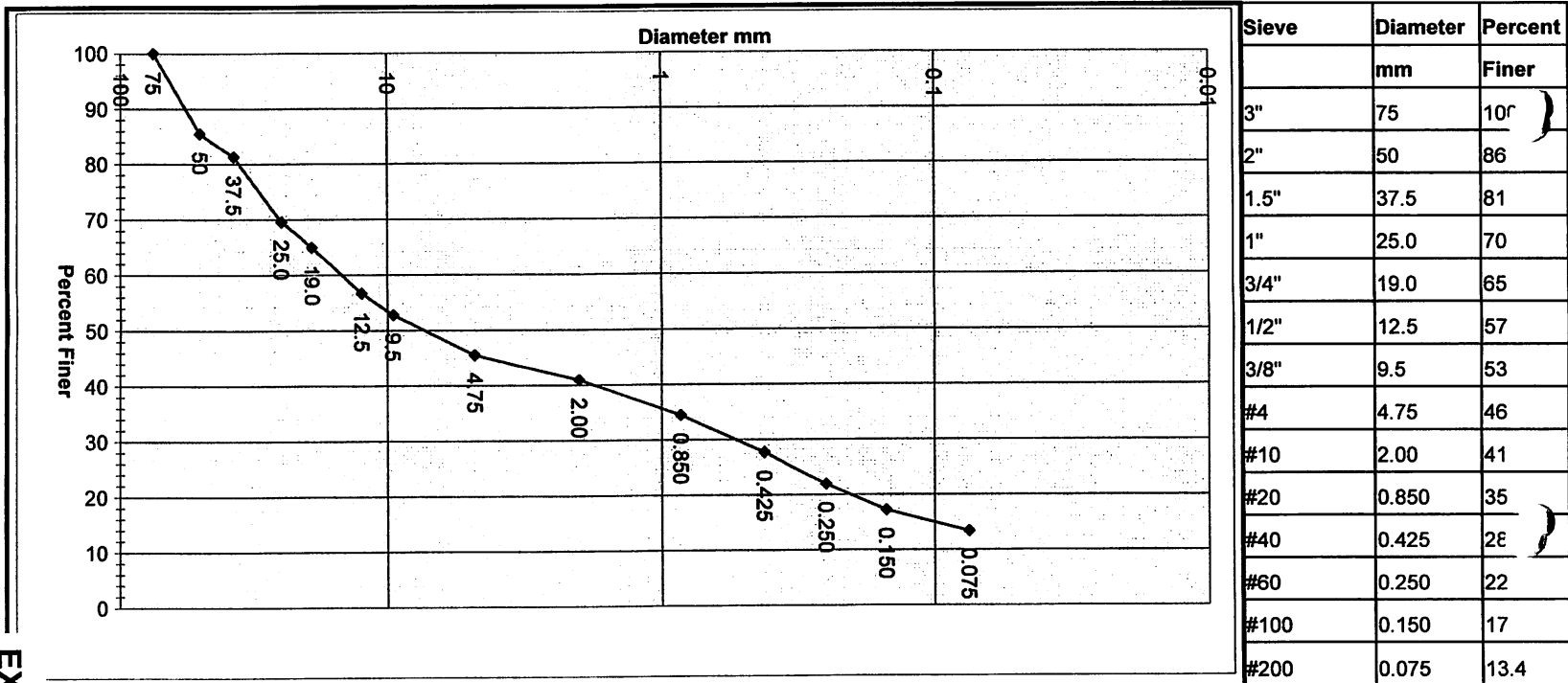


EXHIBIT B -17

Client: **Hanson Land Solutions**
Project: **South Shore Waterfront**
Sample Location: **Test Hole H**

Soil Description: **Silty Gravel with Sand**
Unified Classification: **GM**

Date: **6/21/2023**
Sample Date: **6/16/2023**
Proj. no: **23040**

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

| GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG | | | |
|---|------------------------|---------------|----------------|
| Parcel: | SOUTH SHORE WATERFRONT | TEST HOLE NO. | Date: 06/15/23 |
| Insp. By: | PIONEER | J | Job # 23-133 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | |
|-------------------------------|----|---|-------------------------|------|------------|----------|----------------|----------|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | |
| 2ft | SM | SILTY SANDS, SAND-SILT MIXTURES | | | | | | |
| 3ft | | | | | | | | |
| 4ft | | | | | | | | |
| 5ft | SM | SILTY SANDS, SAND-SILT MIXTURES | PERCOLATION TEST | | | | | |
| 6ft | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| 7ft | | | 1 | | | | | |
| 8ft | | | 2 | | | | | |
| 9ft | | | 3 | | | | | |
| 10ft | | | 4 | | | | | |
| 11ft | | | 5 | | | | | |
| 12ft | | | 6 | | | | | |
| 13ft | | | 7 | | | | | |
| 14ft | | | 8 | | | | | |
| 15ft | | | 9 | | | | | |
| 16ft | | | 10 | | | | | |
| 17ft | 11 | | | | | | | |
| 18ft | 12 | | | | | | | |
| 19ft | | | Perc. Hole Diam. (in.): | | | | | |
| 20ft | | | Test Run Between: | | | | | |
| | | | ft | and | ft | Deep | | |



COMMENTS:

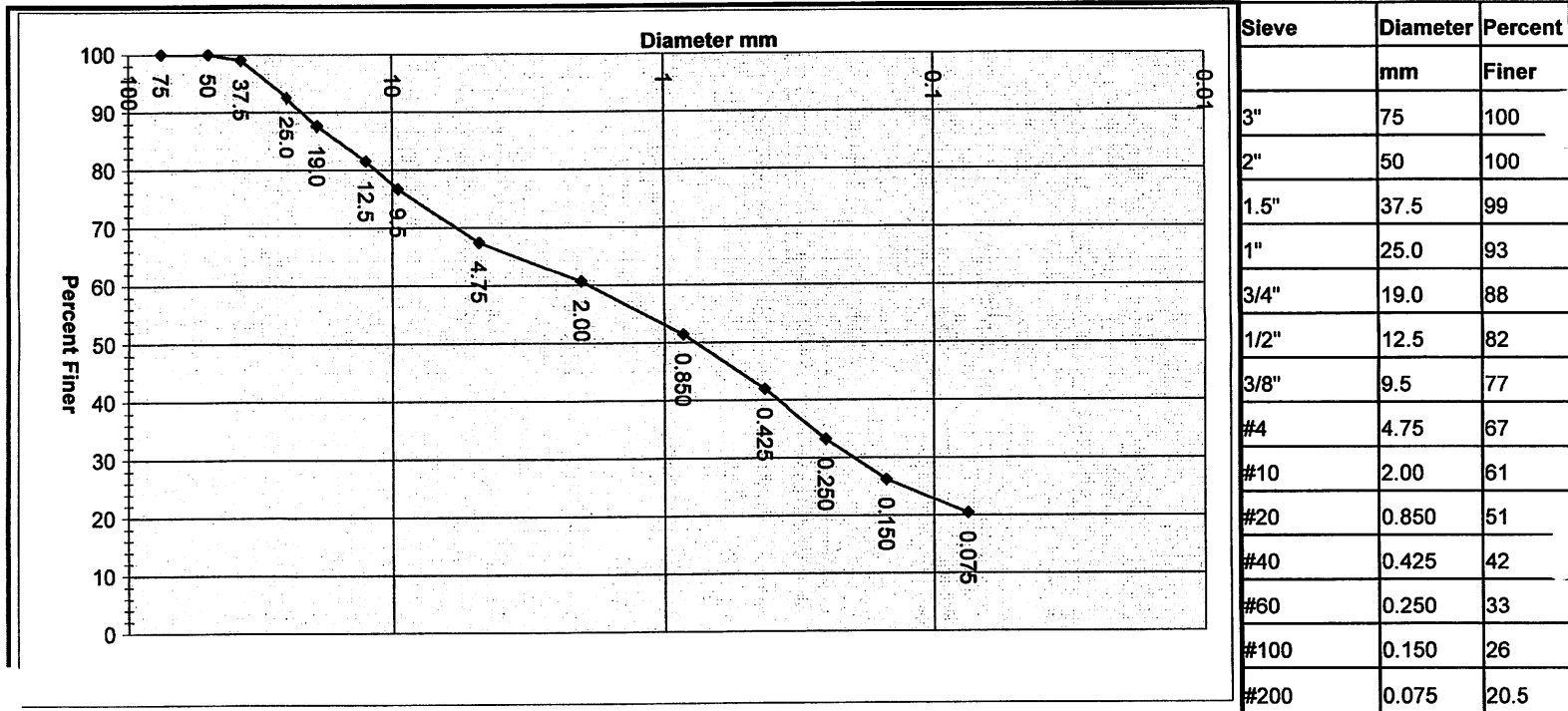
| Depth | |
|-------|---|
| 12ft | Total Depth of Test Hole |
| None | Depths where Seeps encountered |
| None | Depths where Ground Water encountered |
| None | Depths where Impermeable Soil (Silt / Clay / Bedrock) encountered |
| No | Monitor Tube Installed? |

| WATER LEVEL MONITORING | |
|------------------------|-------------|
| Date | WATER LEVEL |
| | |
| | |
| | |



HANSEN ENGINEERING, INC.

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



Client: **Hanson Land Solutions** Soil Description: Silty Sand with Gravel
 Project: **South Shore Waterfront** Unified Classification: SM
 Sample Location: Test Hole J

Date: 6/21/2023
 Sample Date: 6/16/2023
 Proj. no: 23040

EXHIBIT B -1c

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

| GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG | | | |
|---|------------------------|---------------|----------------|
| Parcel: | SOUTH SHORE WATERFRONT | TEST HOLE NO. | Date: 06/15/23 |
| Insp. By: | PIONEER | L | Job # 23-133 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | |
|-------------------------------|-------|---|------------------------|--|--|--|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | |
| 2ft | | | | | | |
| 3ft | | | | | | |
| 4ft | | | | | | |
| 5ft | | | | | | |
| 6ft | | | | | | |
| 7ft | SW-GW | WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES - WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES. | | | | |
| 8ft | | | | | | |
| 9ft | | | | | | |
| 10ft | | | | | | |
| 11ft | | | | | | |
| 12ft | | | | | | |
| 13ft | | | | | | |
| 14ft | | | | | | |
| 15ft | | | | | | |
| 16ft | | | | | | |
| 17ft | | | | | | |
| 18ft | | | | | | |
| 19ft | | | | | | |
| 20ft | | | | | | |

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

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



COMMENTS:

| 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: | SOUTH SHORE WATERFRONT | TEST HOLE NO. | Date: 06/15/23 |
| Insp. By: | PIONEER | M | Job # 23-133 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------|-------|--|---|----------------|----------|--|--|--|------------------|--|--|--|--|--|---------|------|------------|----------|----------------|----------|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|---|--|--|--|--|--|----|--|--|--|--|--|----|--|--|--|--|--|----|--|--|--|--|--|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7ft | SP-GP | POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES - POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12ft | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13ft | | | <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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14ft | | | Perc. Hole Diam. (in.): Test Run Between: ft and ft Deep | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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: | SOUTH SHORE WATERFRONT | TEST HOLE NO. | Date: 06/14/23 |
| Insp. By: | PIONEER | Y | Job # 23-133 |

| TEST HOLE EXCAVATION ANALYSIS | | TEST HOLE LOCATION MAP |
|-------------------------------|---|---|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY |
| 2ft | | |
| 3ft | | |
| 4ft | | |
| 5ft | | |
| 6ft | SM | SILTY SANDS, SAND-SILT MIXTURES |
| 7ft | | |
| 8ft | | |
| 9ft | | |
| 10ft | | |
| 11ft | | |
| 12ft | | |
| 13ft | | |
| 14ft | | |
| 15ft | | |
| 16ft | | |
| 17ft | | |
| 18ft | | |
| 19ft | | |
| 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? | |

| 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



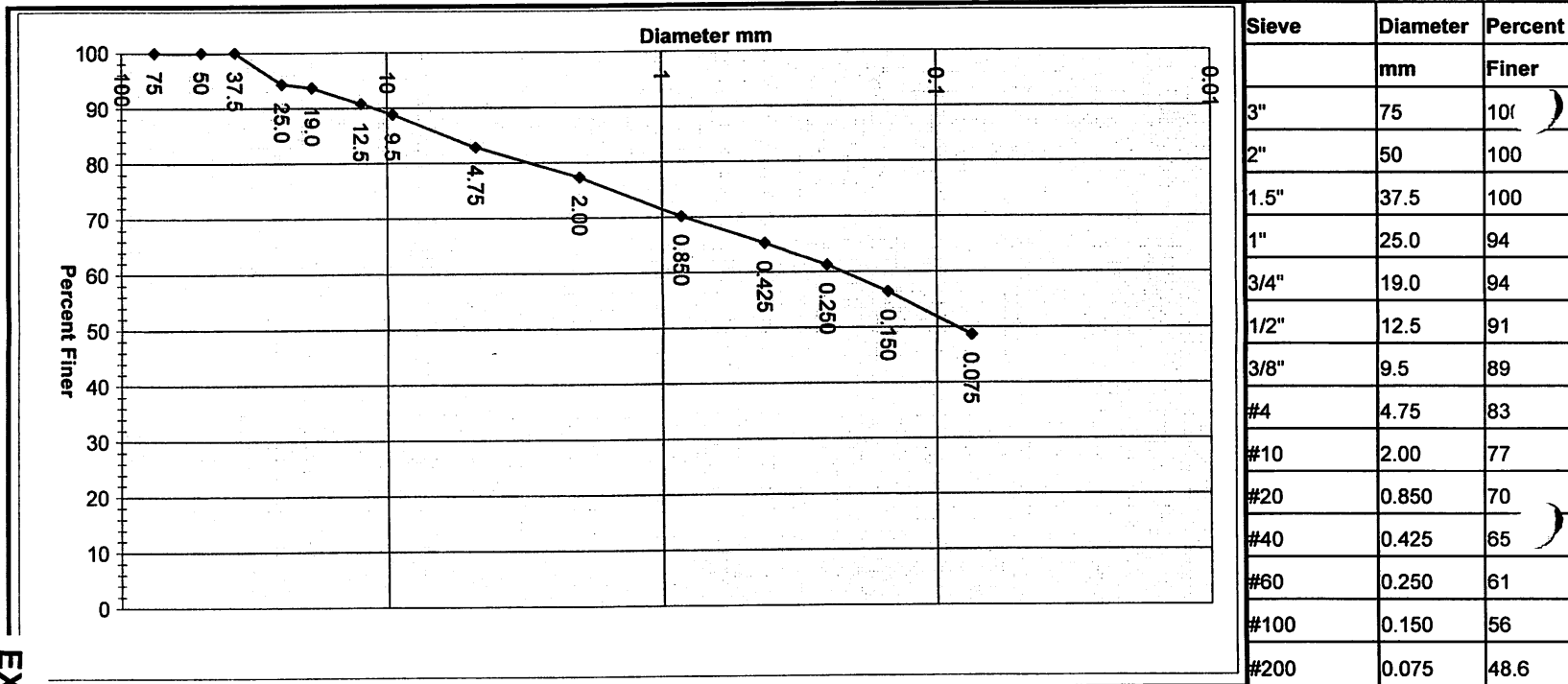
COMMENTS:

| WATER LEVEL MONITORING | |
|------------------------|-------------|
| Date | WATER LEVEL |
| | |
| | |
| | |
| | |



HANSEN ENGINEERING, INC.

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




Client: **Hanson Land Solutions** Soil Description: **Silty Sand with Gravel**
 Project: **South Shore Waterfront** Unified Classification: **SM**
 Sample Location: **Test Hole Y**

Date: **6/21/2023**
 Sample Date: **6/16/2023**
 Proj. no: **23040**

EXHIBIT B - 2/

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

| GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG | | | |
|---|------------------------|---------------|----------------|
| Parcel: | SOUTH SHORE WATERFRONT | TEST HOLE NO. | Date: 06/14/23 |
| Insp. By: | PIONEER | Z | Job # 23-133 |

| TEST HOLE EXCAVATION ANALYSIS | | | TEST HOLE LOCATION MAP | | | | | |
|-------------------------------|-------|---|---|------|------------|----------|----------------|----------|
| 1ft | OL | ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY | See attached | | | | | |
| 2ft | | | | | | | | |
| 3ft | | | | | | | | |
| 4ft | | | | | | | | |
| 5ft | | | | | | | | |
| 6ft | GP-GM | POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, MODERATE FINES, SILTY SANDS, SAND-SILT MIXTURES | PERCOLATION TEST | | | | | |
| 7ft | | | Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| 8ft | | | 1 | | | | | |
| 9ft | | | 2 | | | | | |
| 10ft | | | 3 | | | | | |
| 11ft | | | 4 | | | | | |
| 12ft | | | 5 | | | | | |
| 13ft | | | 6 | | | | | |
| 14ft | | | 7 | | | | | |
| 15ft | | | 8 | | | | | |
| 16ft | 9 | | | | | | | |
| 17ft | 10 | | | | | | | |
| 18ft | 11 | | | | | | | |
| 19ft | 12 | | | | | | | |
| 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 |
| | |
| | |
| | |



HANSEN ENGINEERING, INC.

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

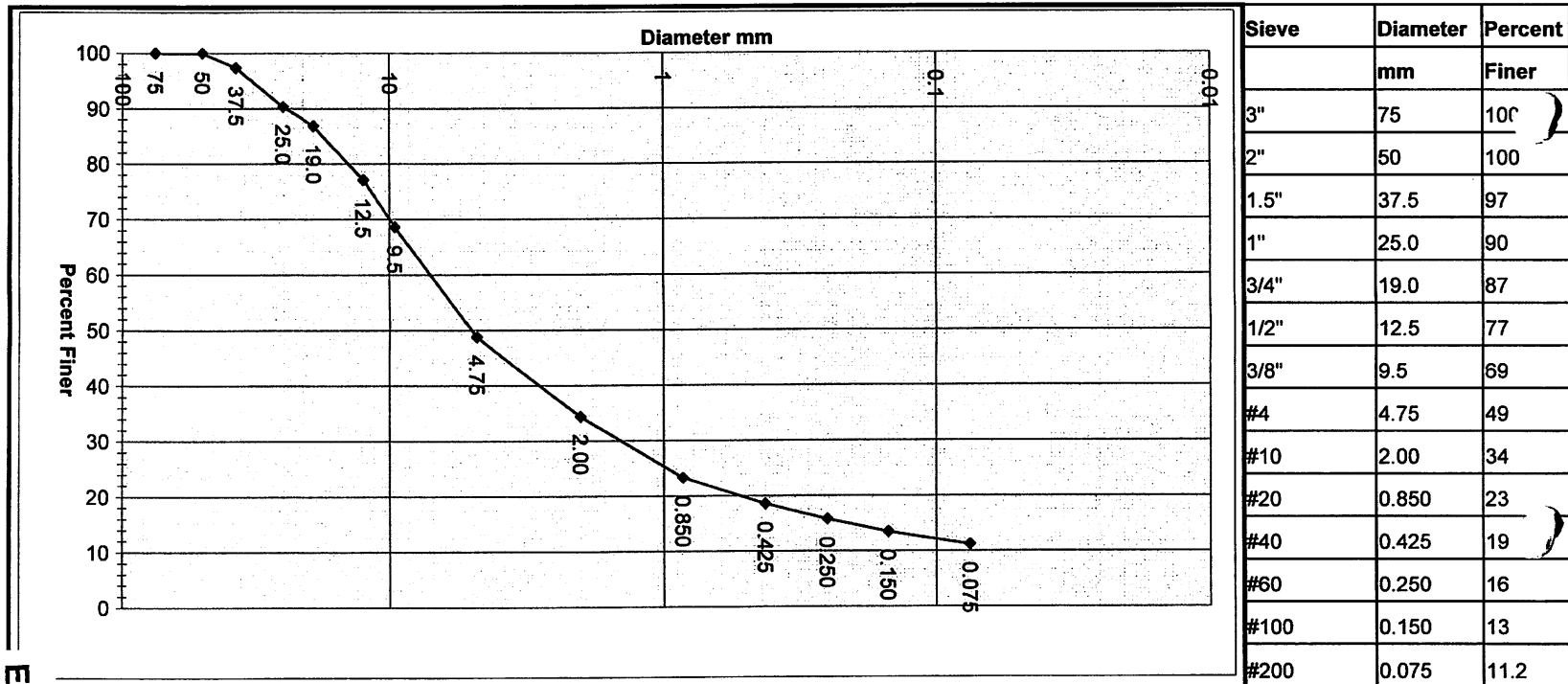


EXHIBIT B - 23

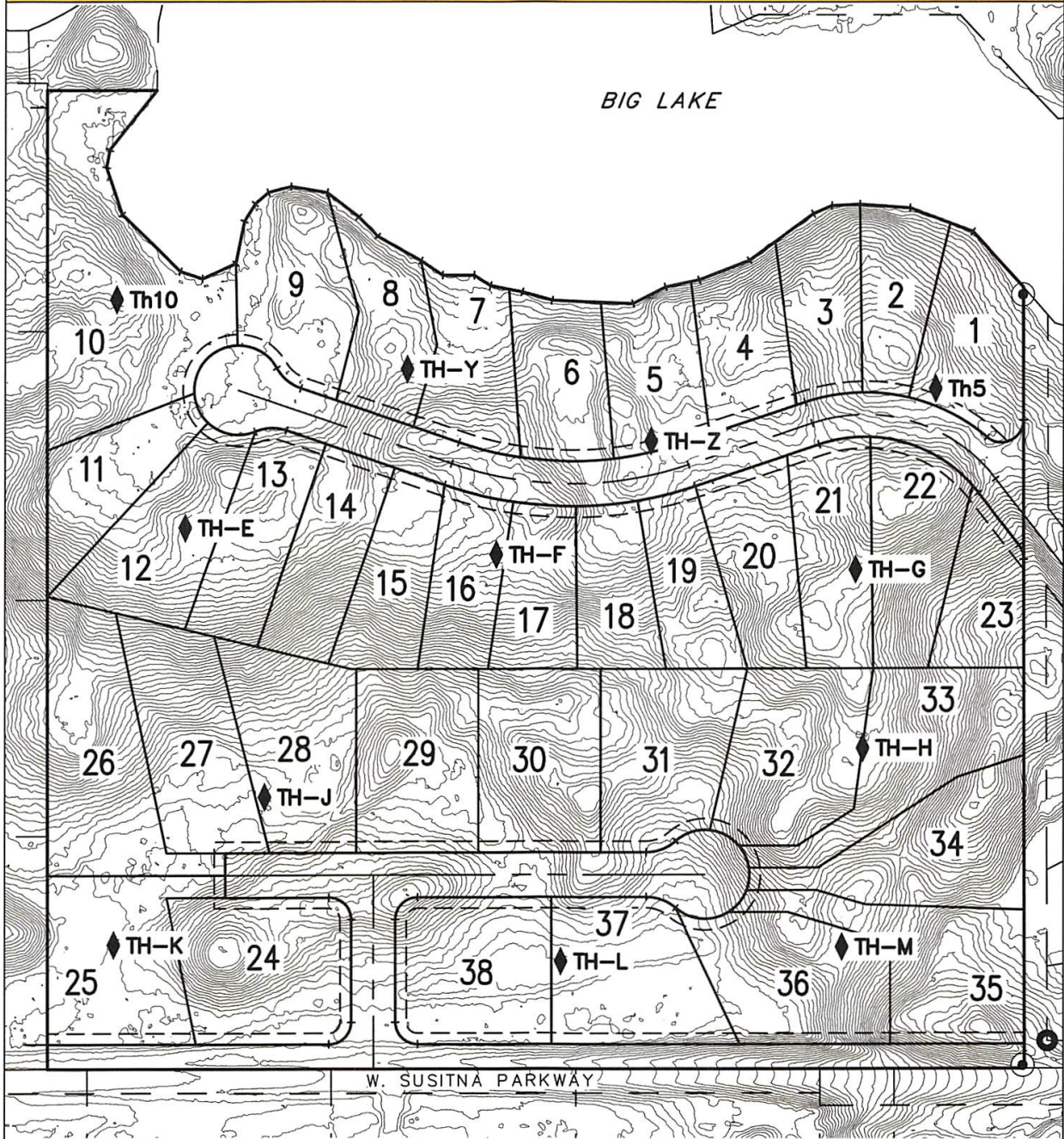
| | | |
|---------------------------------|---|---|
| Client: Hanson Land Solutions | Soil Description: Poorly Graded Gravel with Silt and Sand | Date: 6/21/2023 |
| Project: South Shore Waterfront | Unified Classification: GP-GM | C _v = 134 Sample Date: 6/16/2023 |
| Sample Location: Test Hole Z | | C _c = 5.5 Proj. no: 23040 |

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

SOUTH SHORE WATERFRONT

FILE: 23-133

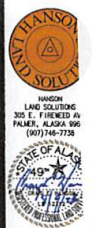
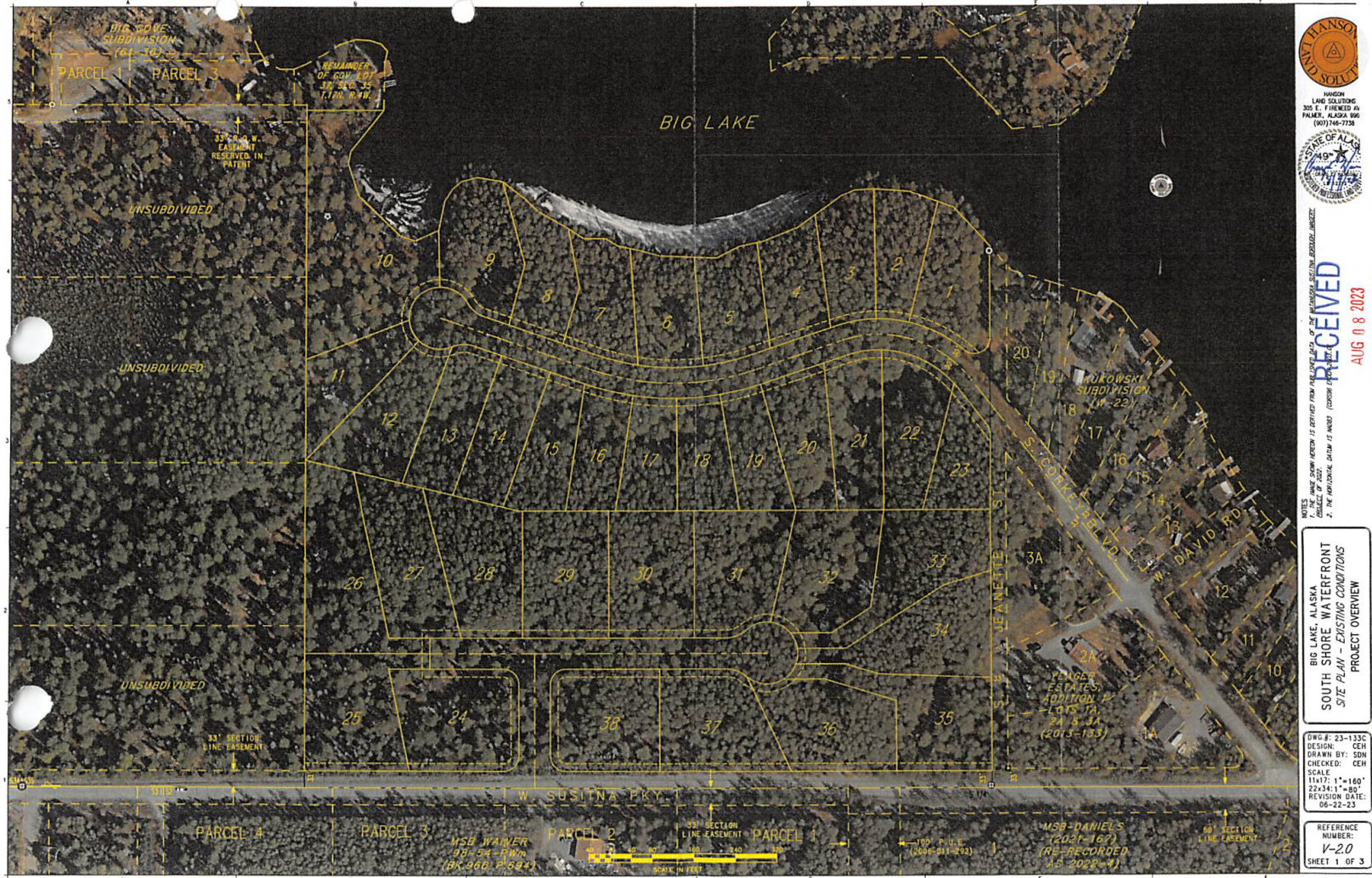
DRAWN: SDN

08/04/23

EXHIBIT A

Page 1 of 1

EXHIBIT B -24



NOTES:
1. THIS SITE PLAN AND WATERFRONT SITE PLAN IS DERIVED FROM THE PLAT OF 'BIG LAKE SOUTH SHORE WATERFRONT SITE PLAN' AS RECORDED IN THE PUBLIC RECORDS OF THE STATE OF ALASKA, PALMER, ALASKA 1996 (903)740-3733.
2. THE APPLICANT, AUTHOR OF THIS PROJECT, IS HANSON LAND SOLUTIONS.
3. THE APPLICANT'S CONTACT INFORMATION IS:
HANSON LAND SOLUTIONS
301 E. FIFTH AVE.
PALMER, ALASKA 996
(907)740-3733

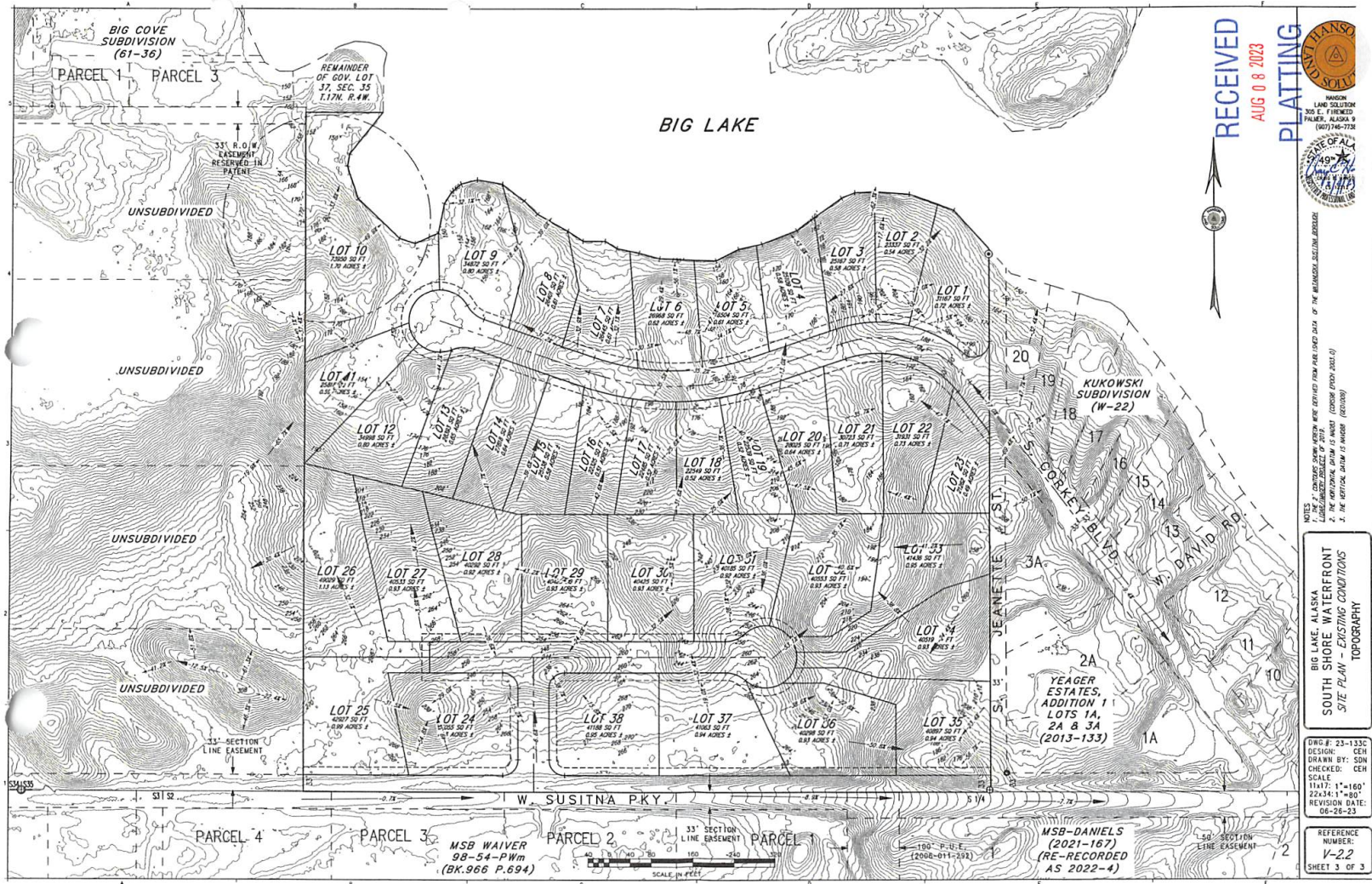
RECEIVED
AUG 08 2023

DWG #: 23-1330
DESIGN: CEH
DRAWN BY: SON
CHECKED: CEH
SCALE:
1"=160'
2 1/2"=34' 1"=80'
REVISION DATES:
06-22-23

REFERENCE NUMBER:
V-20
SHEET 1 OF 3

EXHIBIT C

PLATTING



RECEIVED
AUG 08 2023

PLATTING



ALASKA
DEPARTMENT OF NATURAL RESOURCES
LAND SOLUTIONS
305 E. FIFTH AVE.
PALMER, ALASKA 99507
(907) 746-7732

NOTES:
1. THE BOUNDARIES SHOWN WERE DERIVED FROM AERIAL PHOTO DATA OF THE BUREAU OF LAND MANAGEMENT.
2. THE HORIZONTAL DATUM IS NAD83 (GEOID EPOCH 2011.0).
3. THE VERTICAL DATUM IS MEADW (REVISION)

EXHIBIT C - 3

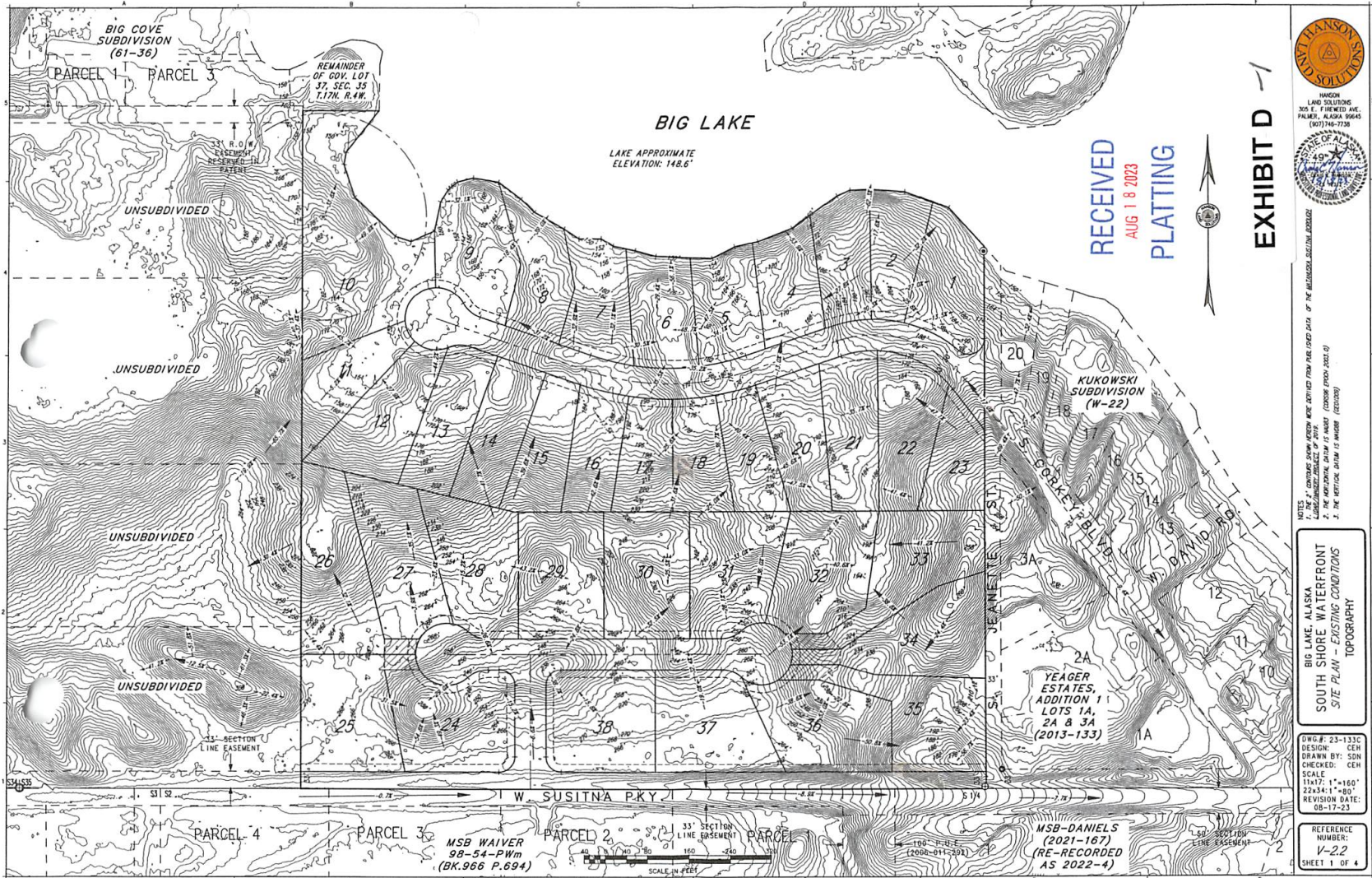
BIG LAKE, ALASKA
SOUTH SHORE WATERFRONT
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG #: 23-133C
DESIGN: CEH
DRAWN BY: SON
CHECKED: CEH
SCALE
1:141.7:1" = 160'
22x34:1" = 80'
REVISION DATE:
08-28-23

REFERENCE
NUMBER:
V-2.2
SHEET 3 OF 3

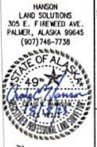
MSB WAIVER
98-54-PWm
(BK.966 P.694)

MSB-DANIELS
(2021-167)
(RE-RECORDED
AS 2022-4)



RECEIVED
AUG 18 2023
PLATTING

EXHIBIT D - 1



NOTES:
1. THE 2' CONTOUR SHOWN HEREON WERE DERIVED FROM FIELD-SPOD DATA OF THE METEOROLOGICAL SERVICE, U.S. DEPARTMENT OF AGRICULTURE, 1958.
2. THE NETWORK ON THIS MAP IS BASED ON THE NAD 83 DATUM.

BIG LAKE, ALASKA
SOUTH SHORE WATERFRONT
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

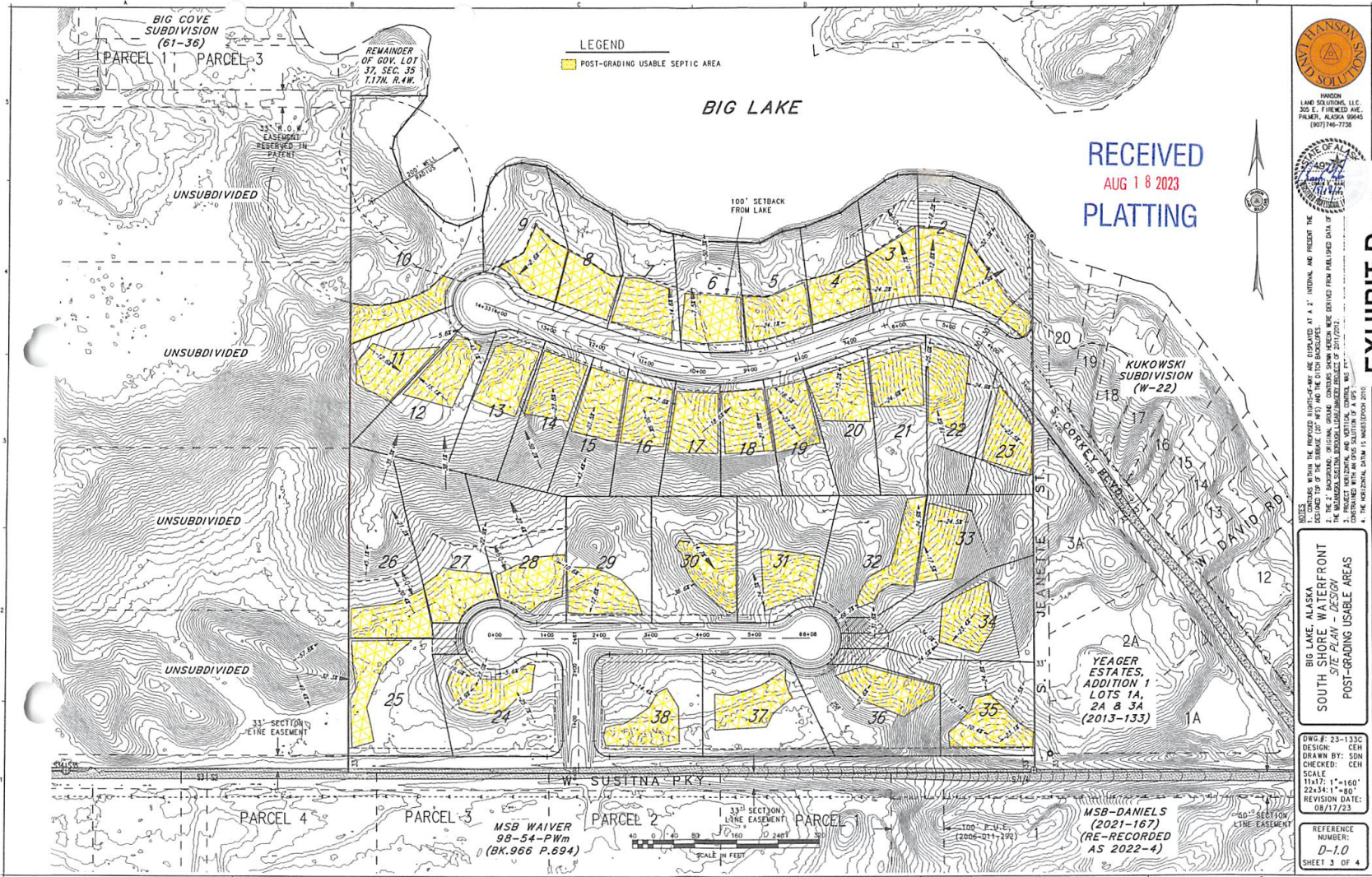
DWG.# 23-133C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
1:1117: 1"=160'
22434: 1"=80'
REVISION DATE:
08-17-23

REFERENCE
NUMBER:
V-22
SHEET 1 OF 4

MSB WAIVER
98-54-PWm
(BK.966 P.694)

MSB-DANIELS
(2021-167)
(RE-RECORDED
AS 2022-4)





THESE CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE DEFORMED TOP OF THE GROUND (T.O.G.) AND THE DITCH PROFILES. THE MAJOR AND MINOR INTERVALS SHALL BE INDICATED BY THE PROJECT ENGINEER, AND THE VERTICAL CONTROL SHALL BE THE NATIONAL DATUM. THE VERTICAL CONTROL SHALL BE THE NATIONAL DATUM. THE VERTICAL DATUM IS NAVD83/1983.

RECEIVED
AUG 18 2023
PLATTING

EXHIBIT D - 3

BIG LAKE, ALASKA
SOUTH SHORE WATERFRONT
SITE PLAN - DESIGN
POST-GRADING USABLE AREAS

DWG # 23-133C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE: 1"=160'
22x34" 1"=80'
REVISION DATE: 08/17/23

REFERENCE NUMBER:
D-1.0
SHEET 3 OF 4

LEGEND
POST-GRADING USABLE SEPTIC AREA



MSB-DANIELS
(2021-167)
(RE-RECORDED
AS 2022-4)

MSB WAIVER
98-54-P/W
(BK.966 P.694)

BIG COVE
SUBDIVISION
(61-36)
PARCEL 1 PARCEL 3

REMAINDER
OF GOV. LOT
37, SEC. 35
T.17N. R.1W.

BIG LAKE

KUKOWSKI
SUBDIVISION
(W-22)

YEAGER
ESTATES,
ADDITION 1
LOTS 1A,
2A & 3A
(2013-133)

W. SUSITNA PKY

PARCEL 4

PARCEL 3

PARCEL 2

PARCEL 1

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

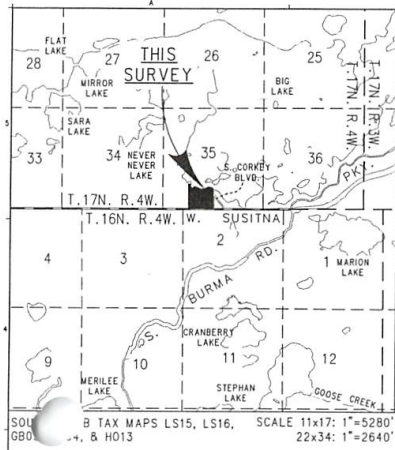
UNSUBDIVIDED

33rd SECTION
EASEMENT

33rd SECTION
LINE EASEMENT

100' EASEMENT
(2008-011-292)

60th SECTION
LINE EASEMENT



PLAN SET
SUBDIVISION NAME

SHEETS

1. C-1.0 COVER SHEET
2. D-1.0 SITE PLAN DESIGN - DRAINAGE PLAN
- 3-9. C-2.1 - C-2.7 PLAN AND PROFILE

LEGEND

- ⊕ RECOVERED BLM/GOLD BRASS CAP ON IRON PIPE
- ⊙ RECOVERED 30" ALUMINUM POST MONUMENT
- ⊞ RECOVERED ALUMINUM CAP ON "N" REBAR
- ⊕ RECOVERED IRON PIPE
- ⊙ RECOVERED PLASTIC CAP ON "N" REBAR
- RECOVERED "N" REBAR
- MEASURED DATA
- 18" CONDUIT
- WATER WELL
- INFILTRATOR
- PEDESTAL, TELEPHONE
- ANCHOR BUY
- UTILITY POLE
- OVERHEAD ELECTRIC

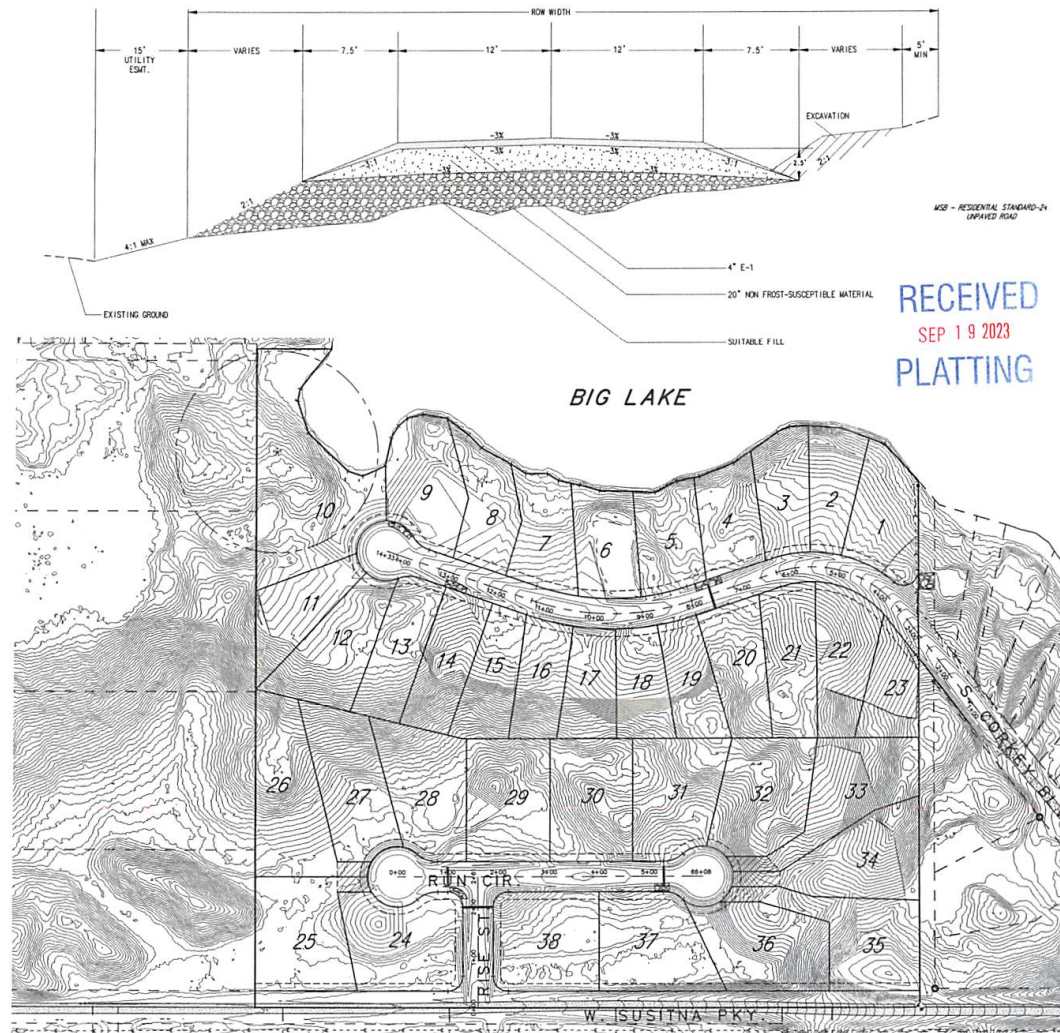


EXHIBIT E

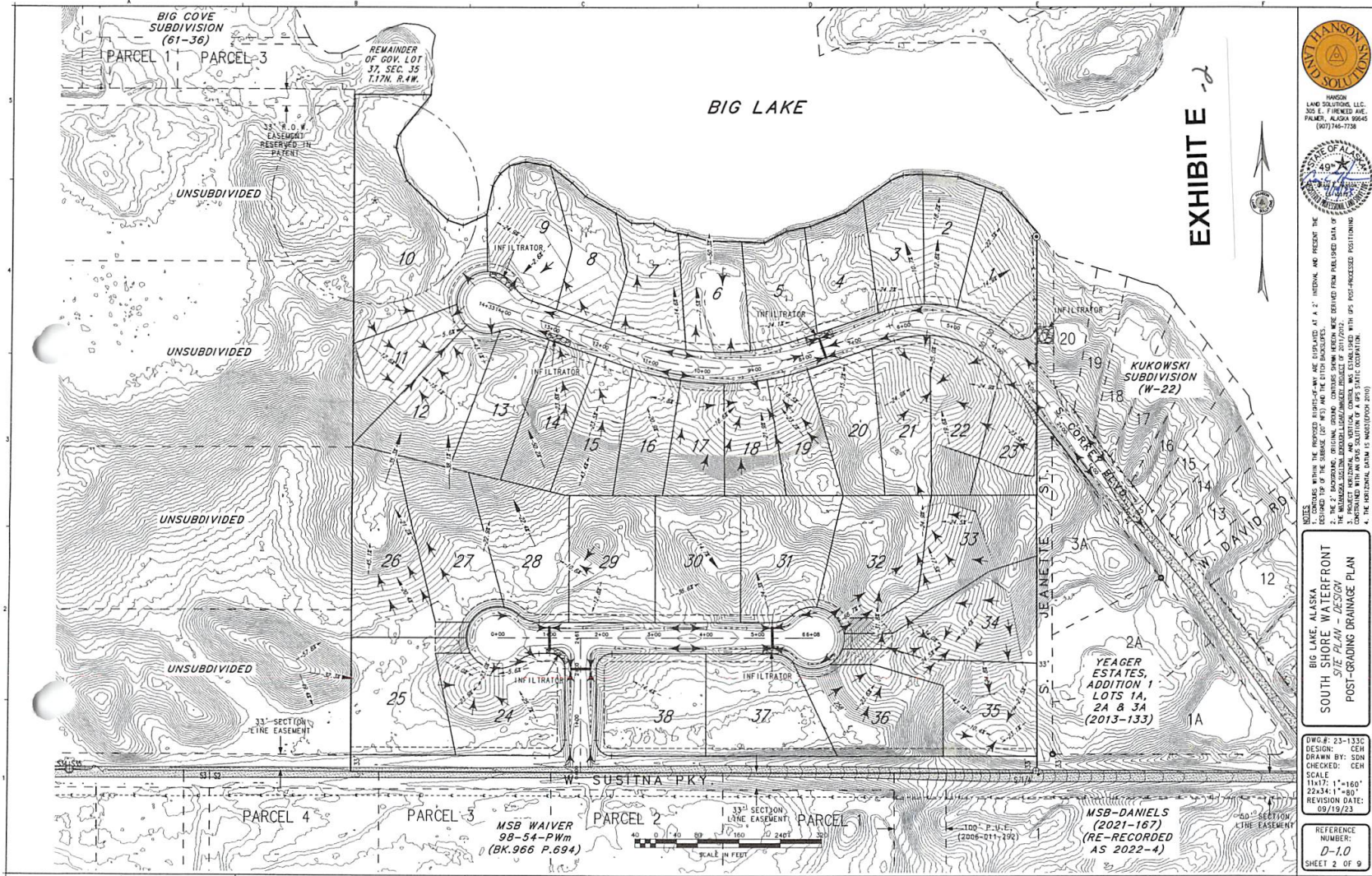


NOTES
CONSTRUCTION TO FOLLOW AS
SUBDIVISION CONSTRUCTION MANUAL RESIDENTIAL
STANDARDS.

BIG LAKE, ALASKA
SOUTH SHORE WATERFRONT
PHYSICAL SECTION/
PROJECT OVERVIEW

DWG # 23-133C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=XXX'
22x34: 1"=XXX'
REVISION DATE:
09-19-23

REFERENCE
NUMBER:
C-1.0
SHEET 1 OF 9



HANSON
LAND SOLUTIONS, L.L.C.
302 E. FIFTH AVENUE
FAIRBANKS, ALASKA 99701
(907) 462-7336

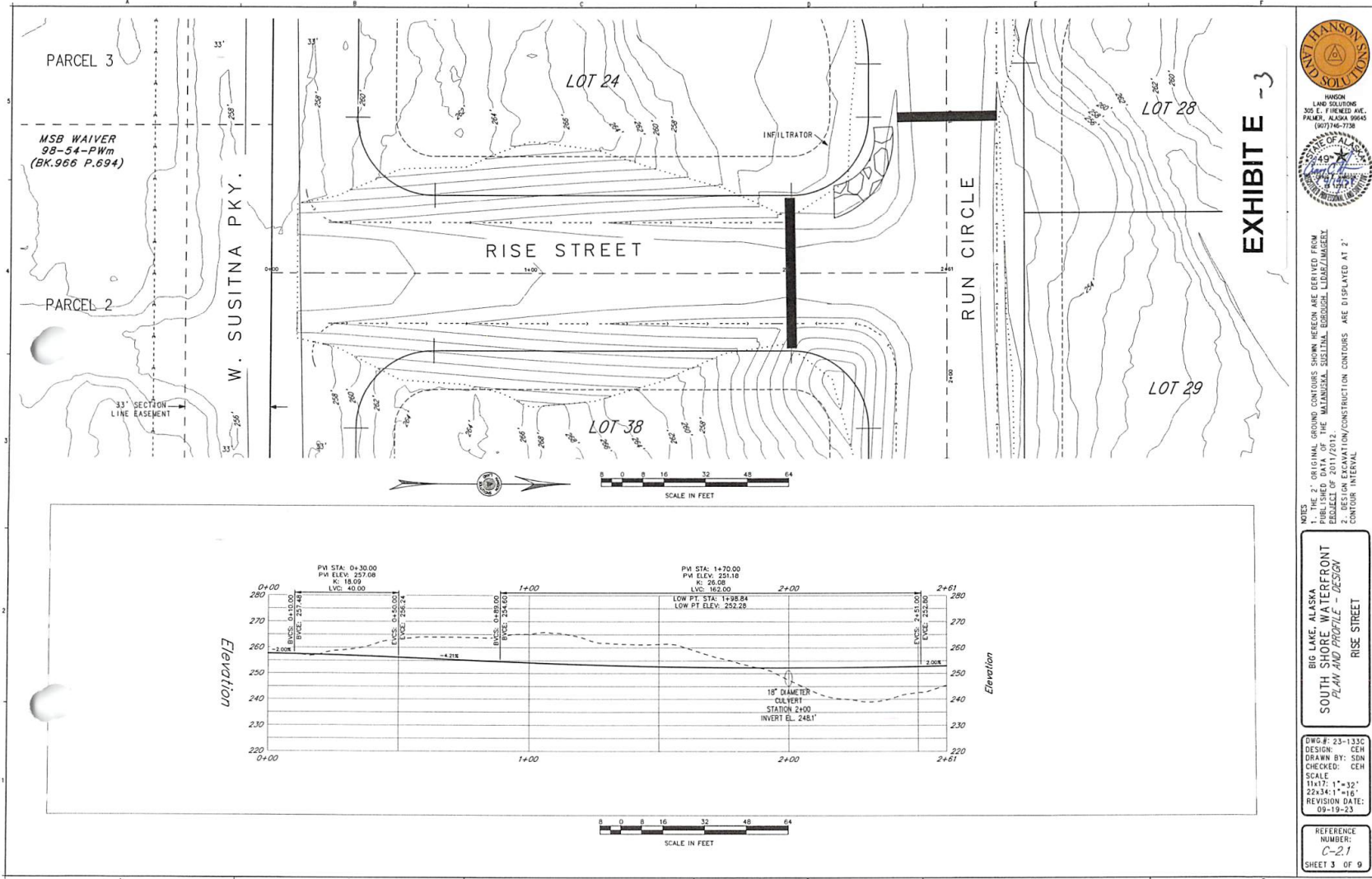


NOTES:
1. CONDITIONS WITHIN THE PROPOSED DISTRICTS ARE DISPLAYED AT A 2' HORIZONTAL AND VERTICAL SCALE.
2. THE 2' HORIZONTAL AND VERTICAL SCALE DATA IS DERIVED FROM PARCEL DATA.
3. THE METROLOGICAL SURVEYING, RECORDING, AND MAPPING DIVISION OF 2017/07/02.
4. THE METROLOGICAL SURVEYING, RECORDING, AND MAPPING DIVISION OF 2017/07/02.
5. THE METROLOGICAL SURVEYING, RECORDING, AND MAPPING DIVISION OF 2017/07/02.
6. THE METROLOGICAL SURVEYING, RECORDING, AND MAPPING DIVISION OF 2017/07/02.

BIG LAKE, ALASKA
SOUTH SHORE WATERFRONT
1/2 PLAT - 22-5727
POST-GRADING DRAINAGE PLAN

DWG #: 23-133C
DESIGN: CEH
DRAWN BY: SDH
CHECKED: CEH
SCALE
1:141.7; 1"=160'
22x34; 1"=80'
REVISION DATE:
03/19/23
REFERENCE
NUMBER:
D-1.0
SHEET 2 OF 9

EXHIBIT E - d



CARL HANSON
ENGINEER
HANSON
LAND SOLUTIONS
305 E. FINCHES AVE.
PALM BEACH, ALASKA 99645
(907)46-7738

NOTES
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM THE MATANUSKA, SUTCLIFF, BUSHONG, LIBRIZZI/REEL PROJECT OF 2017/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

BIG LAKE, ALASKA
SOUTH SHORE WATERFRONT
PLAN AND PROFILE - 2253GV
RISE STREET

DWG #: 23-133C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE:
1:1417: 1"=32'
22x34: 1"=16'
REVISION DATE:
09-19-23

REFERENCE NUMBER:
C-21
SHEET 3 OF 9

EXHIBIT E - 3

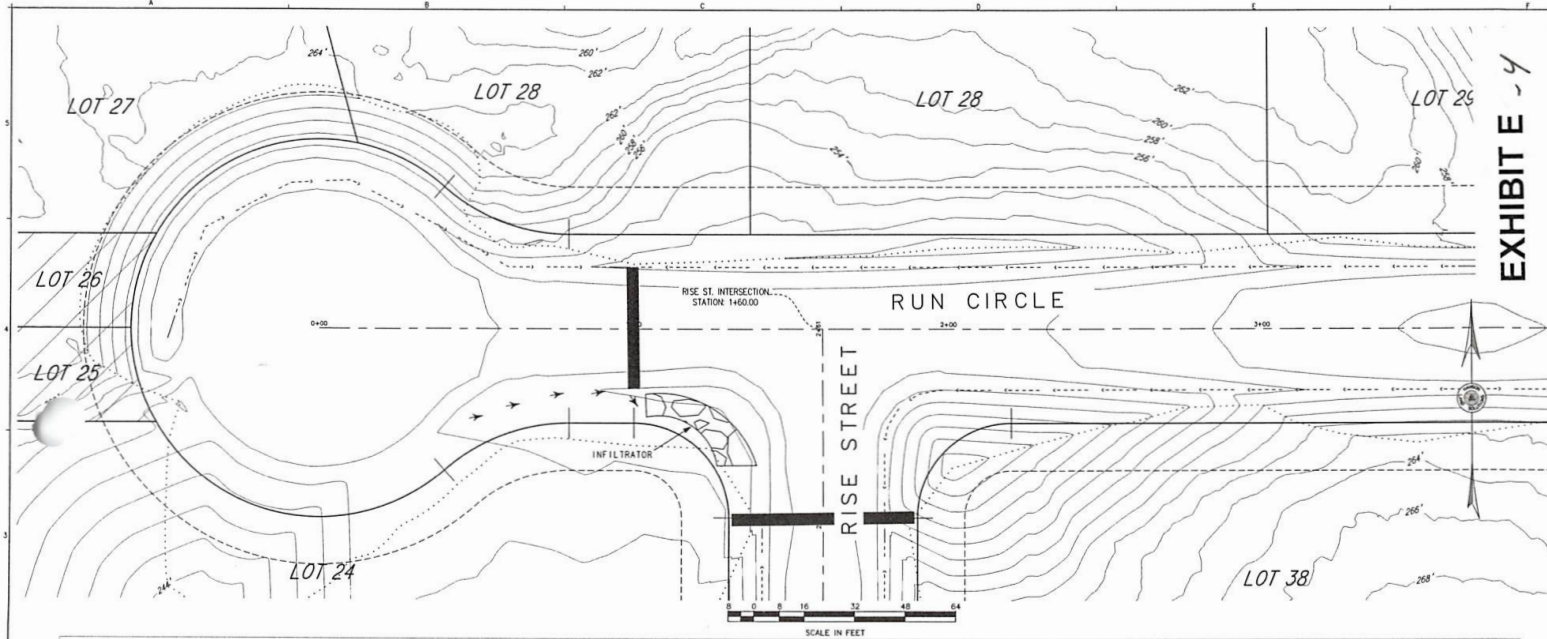
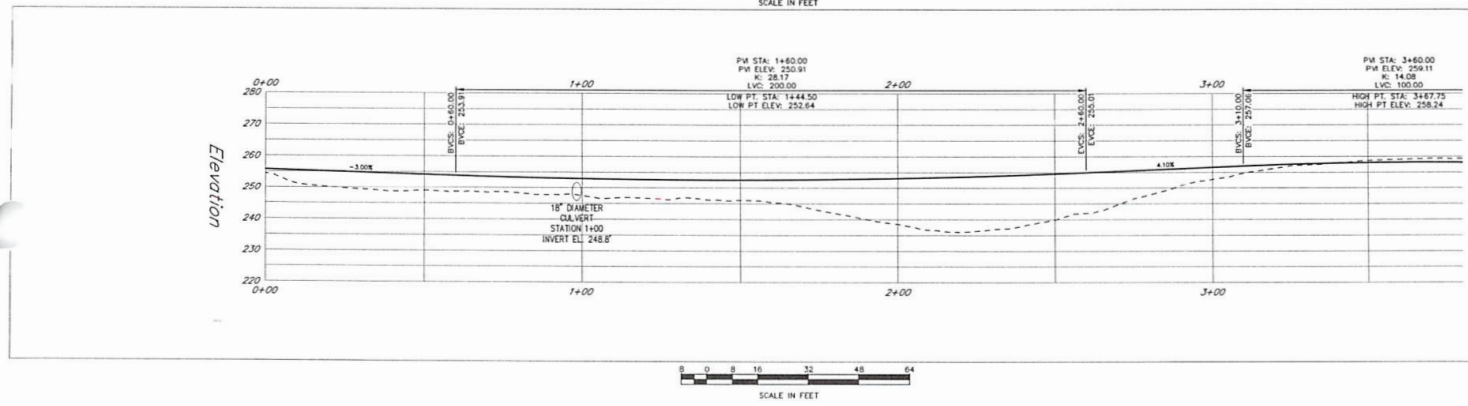


EXHIBIT E - 4



NOTES:
 1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM THE 2011/2012 ALASKA STATEWIDE TOPOGRAPHIC DATA PROJECT OF 2011/2012. THE MALDEN, SUTCLIFF, EDDYBOLL, CLEGG/ANGEL PROJECT OF 2011/2012. THE MALDEN, SUTCLIFF, EDDYBOLL, CLEGG/ANGEL PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.



BIG LAKE, ALASKA
SOUTH SHORE WATERFRONT
PLAN AND PROFILE - 2E25GV
RUN CIRCLE

DWG #: 23-133C
 DESIGN: CER
 DRAWN BY: SM
 CHECKED: CER
 SCALE
 11x17: 1"=32'
 22x34: 1"=16'
 REVISION DATE:
 03-19-23

REFERENCE
 NUMBER:
C-2.2
 SHEET 4 OF 9

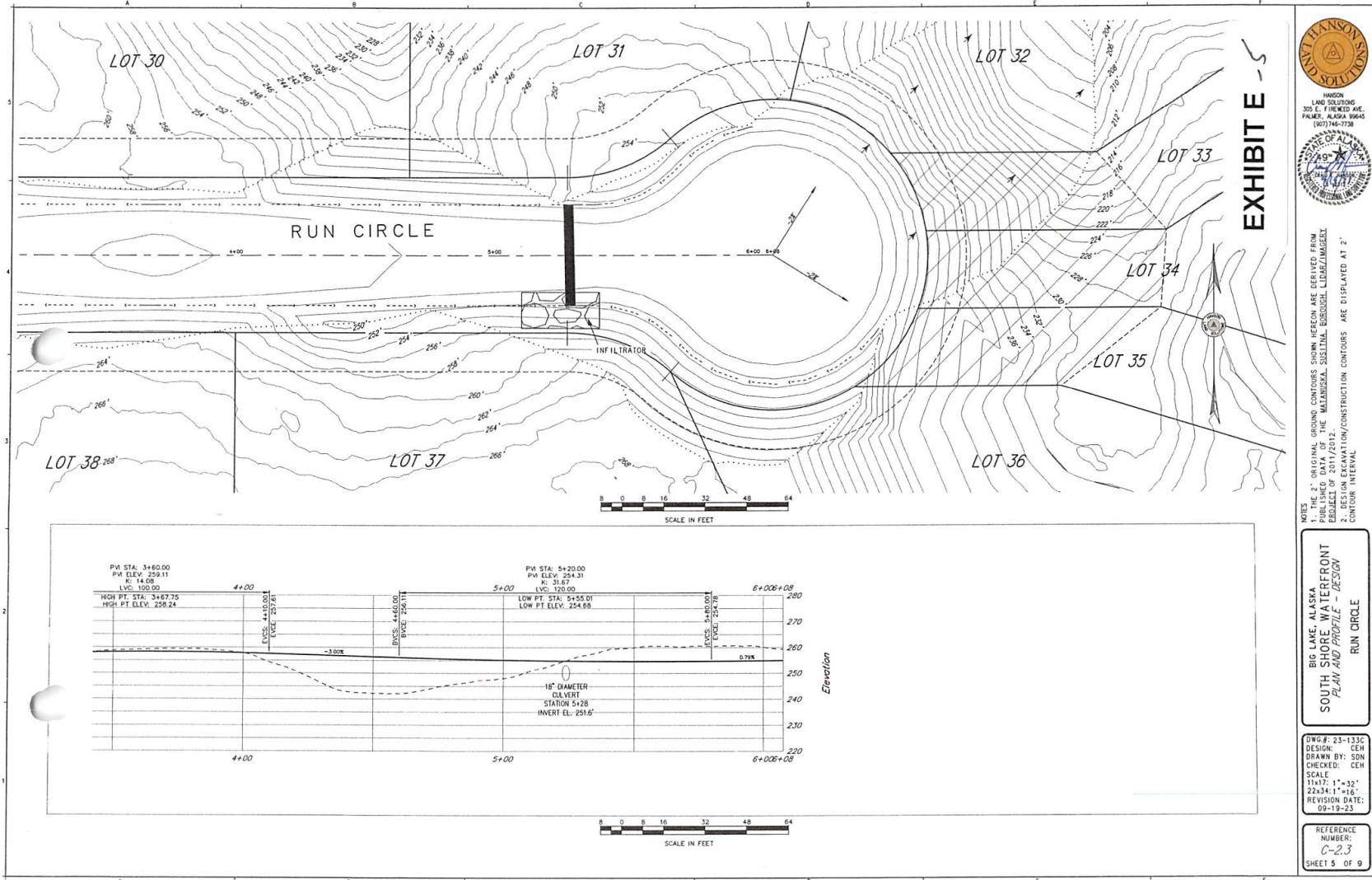


EXHIBIT E - 5



HANSON
LAND SOLUTIONS
3500 W. 7TH RD. APT. 100
FAIRBANKS, ALASKA 99709
(907) 446-7738



NOTES:
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM THE 2011 SURVEY OF THE WADSWORTH, SUSTINA, BOGOSHI, LIBERTY/AGGELL PROJECT OF 2011/2011.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

BIG LAKE, ALASKA
SOUTH SHORE WATERFRONT
PLAN AND PROFILE - DESIGN
RUN CIRCLE

DWG #: 23-133C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE:
11x17: 1" = 32'
22x34: 1" = 16'
REVISION DATE:
09-19-23

REFERENCE NUMBER:
C-23
SHEET 5 OF 9

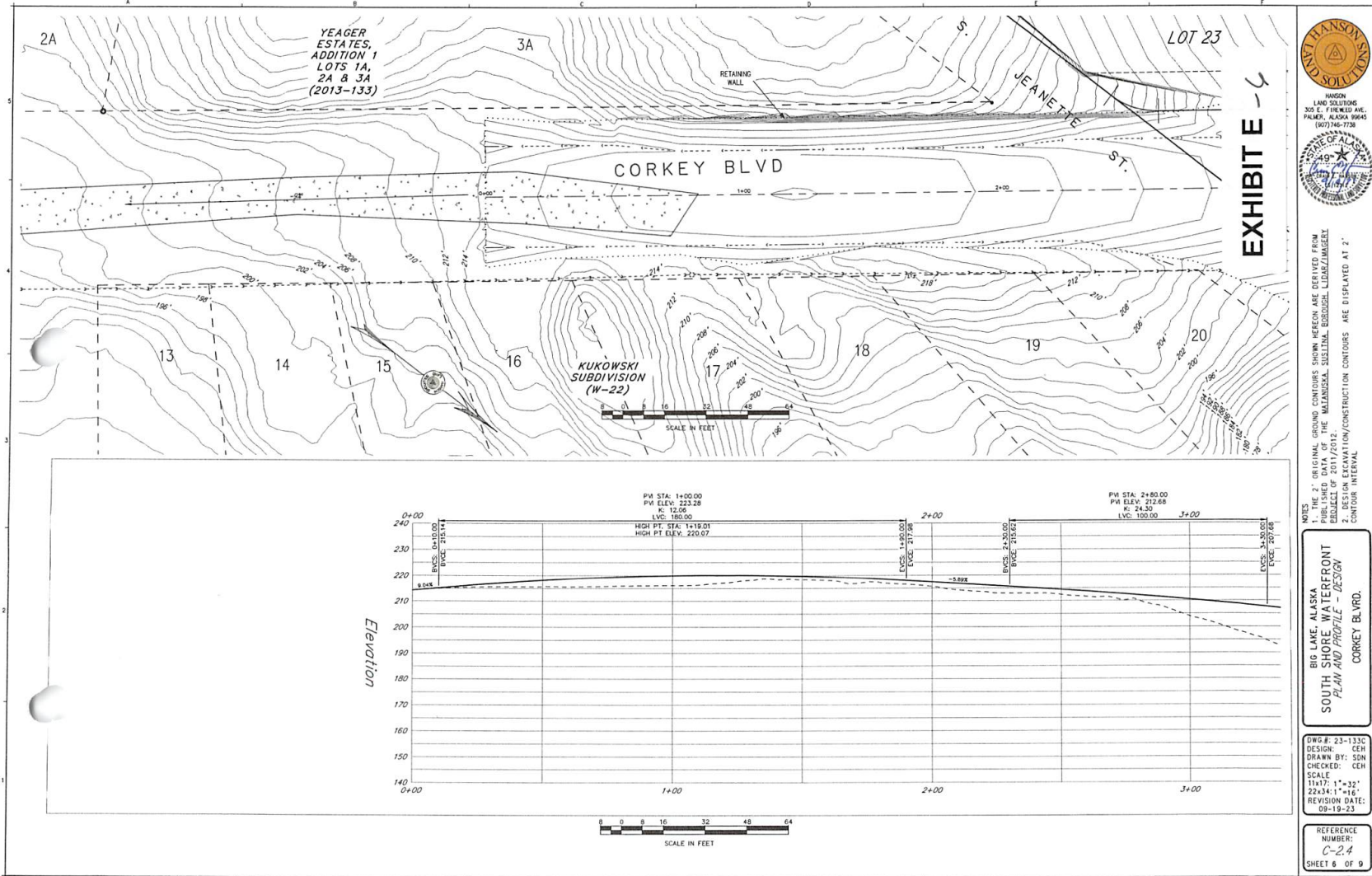


EXHIBIT E - 6



HANSON LAND SOLUTIONS
302 E. FIFTH AVE.
PAKEM, ALASKA 99545
(907) 460-7738



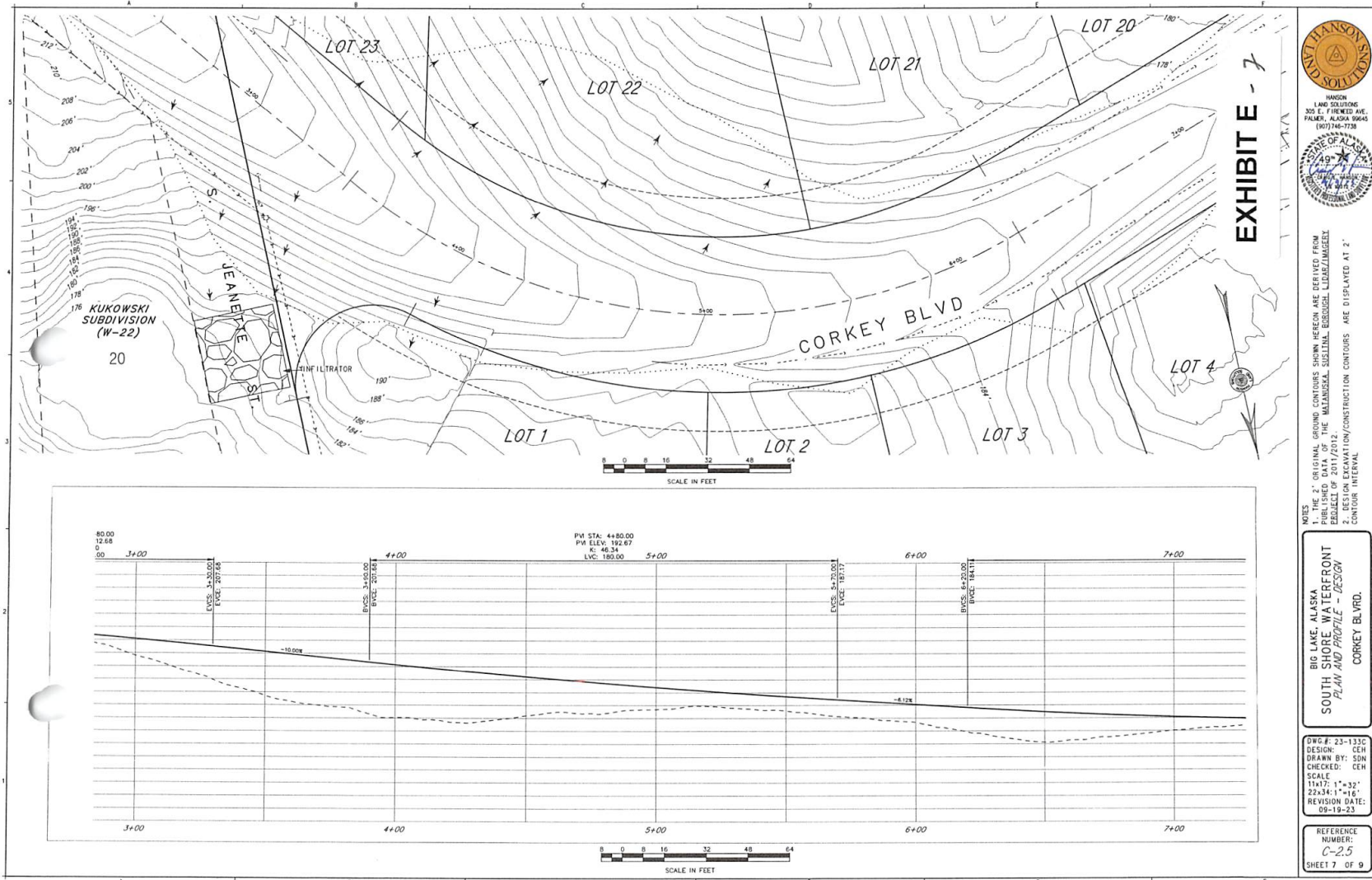
NOTES

1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM THE 2011 ALASKA STATEWIDE TOPOGRAPHIC DATA SET.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

BIG LAKE, ALASKA
SOUTH SHORE WATERFRONT
PLAN AND PROFILE - DESIGN
CORKEY BLVD.

DWG #: 23-133C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE:
11x17: 1" = 32'
22x34: 1" = 16'
REVISION DATE:
09-19-23

REFERENCE NUMBER:
C-24
SHEET 6 OF 9



HANSON
LAND SURVEYING
300 E. FINEWOOD AVE.
FAIRBANKS, ALASKA 99704
(907) 462-7738



NOTES:

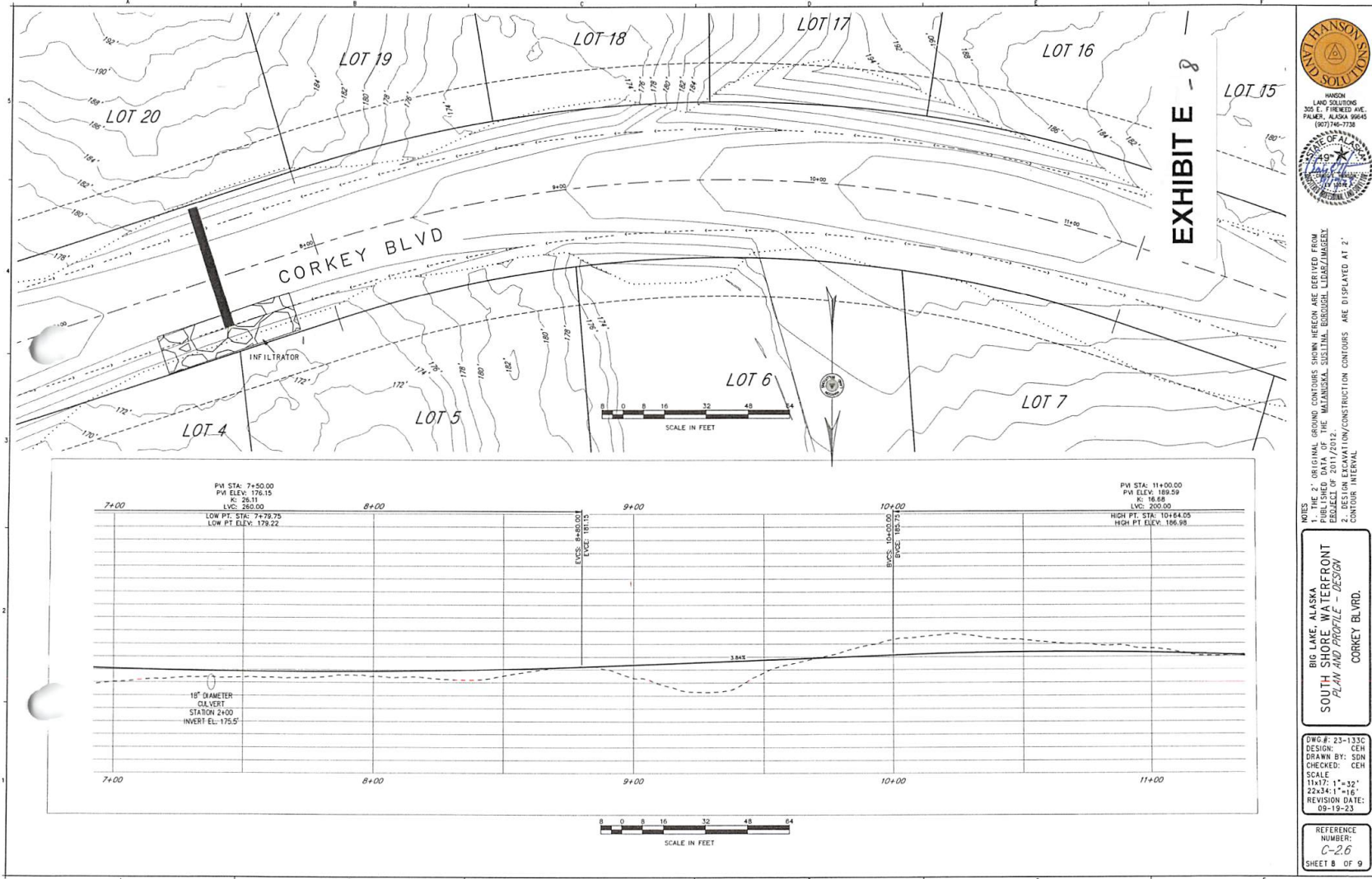
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM THE SOURCE DATED 12/19/13. THE MAJUSKA, SUSTINA, BOGUSH, LIBABZIMGEY PROJECT EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

**BIG LAKE, ALASKA
SOUTH SHORE WATERFRONT
PLAN AND PROFILE - DESIGN
CORKEY BLVD.**

DWG #: 23-133C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE: 11x17: 1"=32'
22x34: 1"=16'
REVISION DATE: 09-19-23

REFERENCE NUMBER:
C-2.5
SHEET 7 OF 9

EXHIBIT E - 7



HANSON
LAND SOLUTIONS
300 E. FRENCH AVE.
FAIRBANKS, ALASKA 99701
(907)46-7738

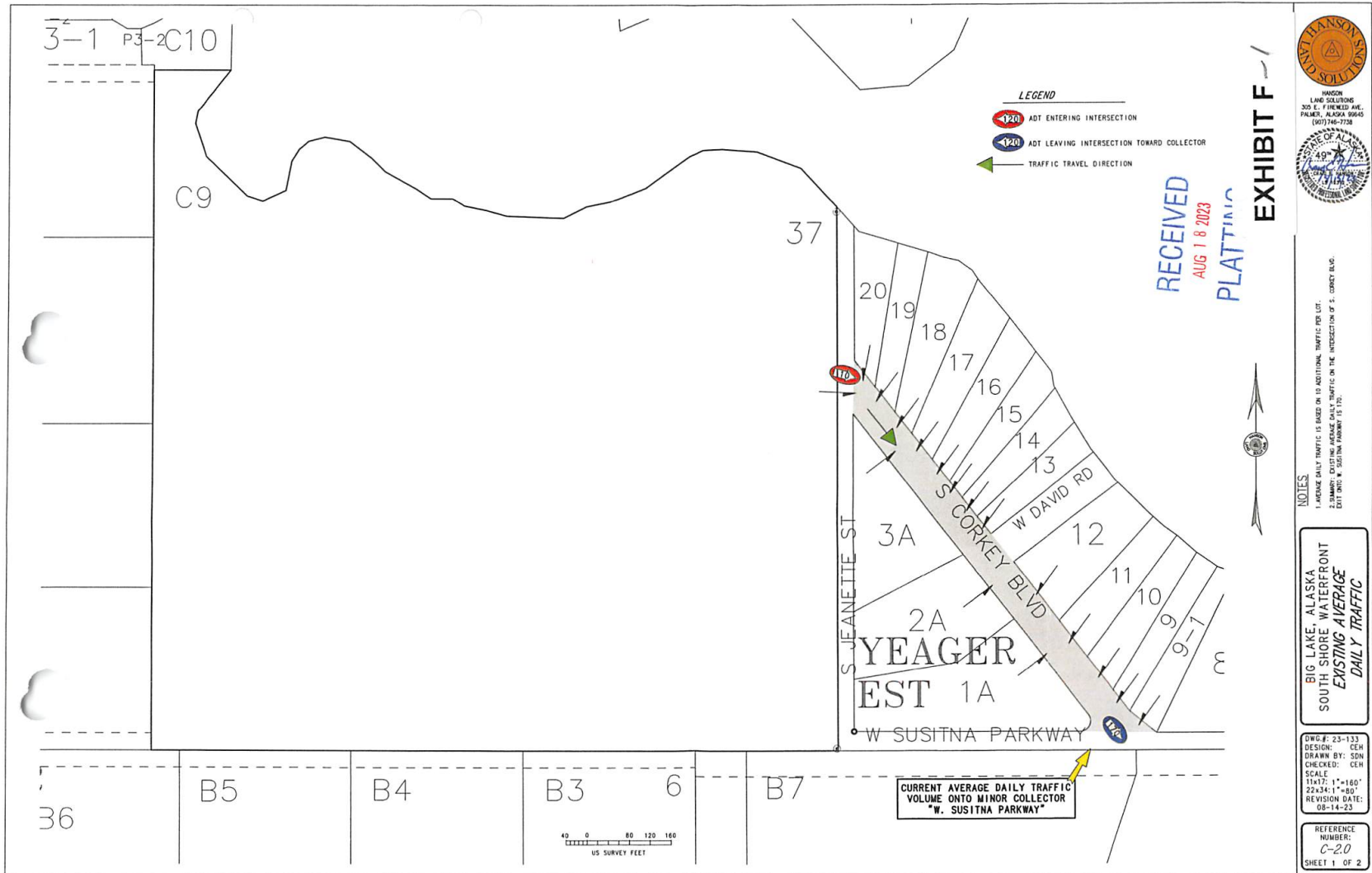


NOTES:
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM THE ALASKA STATE ENGINEERING LIBRARY PROJECT OF 2014/2015
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL

BIG LAKE, ALASKA
SOUTH SHORE WATERFRONT
PLAN AND PROFILE - DESIGN
CORKEY BLVD.

DWG #: 23-133C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=32'
22x34: 1"=16'
REVISION DATE:
09-19-23

REFERENCE NUMBER:
C-26
SHEET 8 OF 9



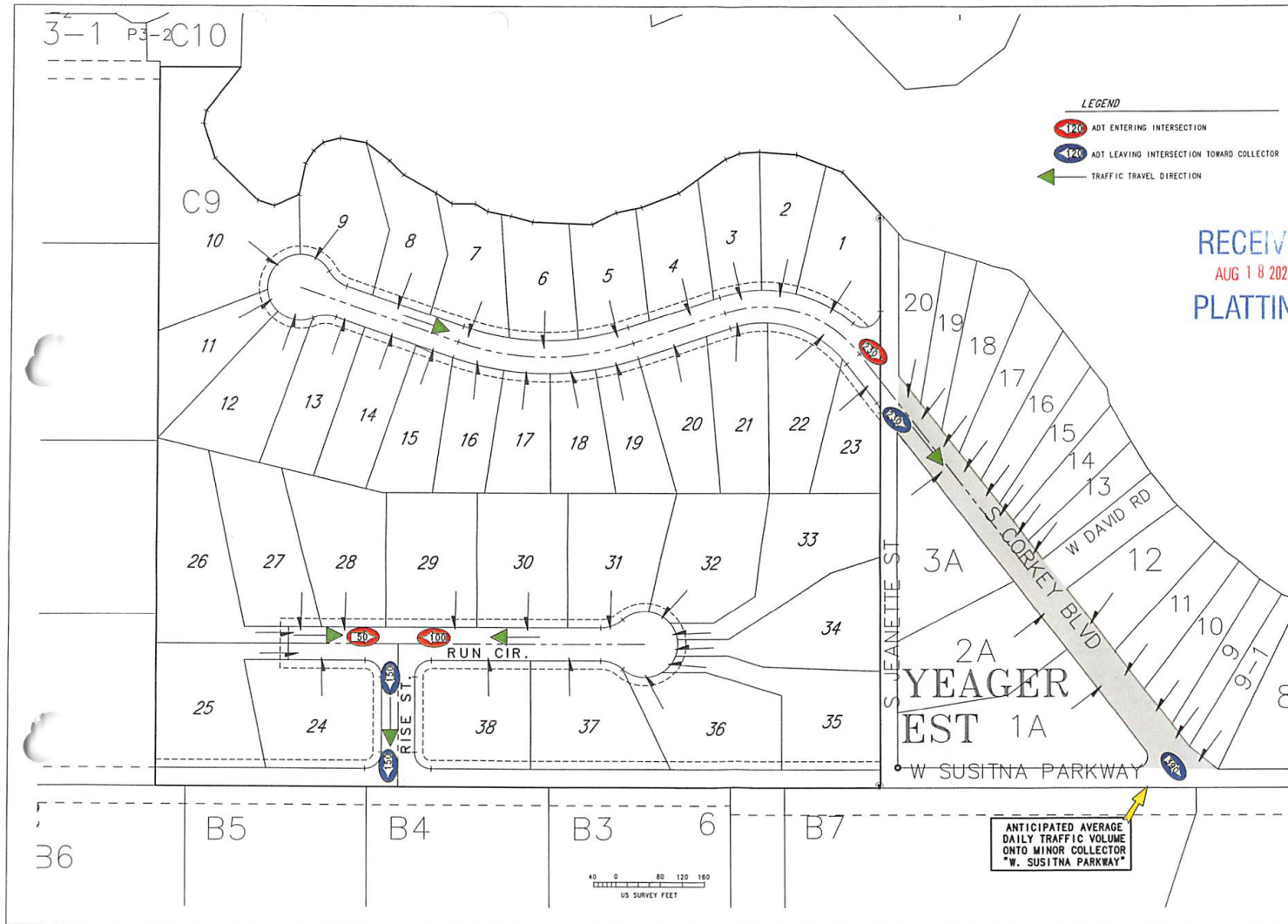
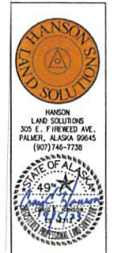


EXHIBIT F -2

RECEIVED
AUG 18 2023
PLATTING



NOTES

1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.

2. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.

3. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.

4. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.

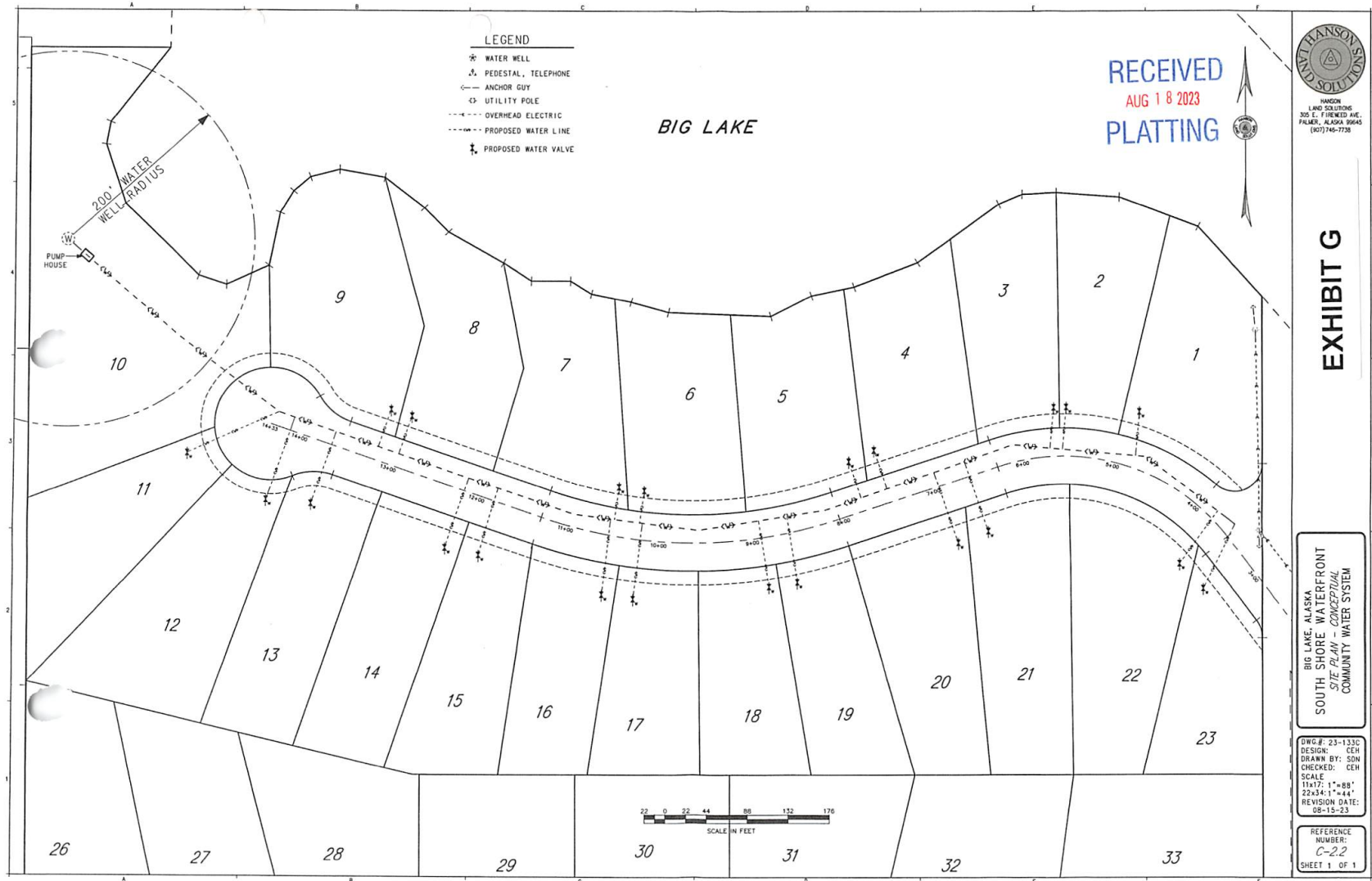
5. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.

IT DOES NOT EXCEED 100.

BIG LAKE, ALASKA
SOUTH SHORE WATERFRONT
ANTICIPATED AVERAGE
DAILY TRAFFIC

DWG #: 23-133
DESIGN: CEH
DRAWN BY: SON
CHECKED: CEH
SCALE: 1"=160'
22x34: 1"=80'
REVISION DATE: 08-14-23

REFERENCE NUMBER:
G-20
SHEET 2 OF 2



Amy Otto-Buchanan

From: Daniel Dahms
Sent: Wednesday, September 20, 2023 10:51 AM
To: Amy Otto-Buchanan
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons
Subject: Re: RFC South Shore Waterfront MSP #23-098

Amy,

PD&E recommends infiltration basins be placed outside of ROW in drainage easements.

Daniel Dahms

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

From: Daniel Dahms
Sent: Wednesday, September 13, 2023 4:20 PM
To: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Subject: RE: RFC South Shore Waterfront MSP #23-098

Amy,

Update and resubmit plan and profile sheets. Sheet C2.7 is missing. Please provide. Update C2.1 to show current design. Update D1.0 and C1.0 to show west cul-de-sac of run circle.

Some sheets show drainage improvements within proposed utility easements. Provide letters of non-objection from utility companies or redesign.

New proposed location of Rise Street is acceptable to PD&E.

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

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, August 22, 2023 5:12 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; pamela.j.melchert@usps.gov; akchief@mtaonline.net; hsfirewise@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; greg quinton <clinchnot@yahoo.com>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic

Amy Otto-Buchanan

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Thursday, August 24, 2023 1:34 PM
To: Amy Otto-Buchanan
Subject: RE: RFC South Shore Waterfront MSP #23-098

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

Hello Amy,

Thank you!

MTA has reviewed South Shore Waterfront and have no comments to add.

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



Life. Technology. Together.

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, August 22, 2023 5:12 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; pamelaj.melchert@usps.gov; akchief@mtaonline.net; hsfirewise@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; greg quinton <clinchnot@yahoo.com>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>; Right of Way Dept. <row@mtasolutions.com>
Subject: RFC South Shore Waterfront MSP #23-098

The following link contains a Request for Comments for South Shore Waterfront MSP Case #2023-098 to create 38 lots from 217N04W35C009. Comments are due **September 21, 2023**. Please let me know if you have any questions. Thanks, A.

[South Sh Waterfront MSP](#)



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 23, 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.

**SOUTH SHORE WATERFRONT
(MSB Case #2023-098)**

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

Sincerely,

Gavin Cullings
GIS/ROW TEMP
ENSTAR Natural Gas Company, LLC

EXHIBIT I -2

Amy Otto-Buchanan

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, September 14, 2023 10:10 AM
To: Amy Otto-Buchanan
Cc: OSP Design Group
Subject: RE: RFC South Shore Waterfront MSP #23-098
Attachments: RFC.pdf; Agenda Plat.pdf

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

Amy,

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

Thanks,

MIREYA ARMESTO

GCI | Technician III, GIS Mapping
m: 907-744-5166 | w: www.gci.com

From: Amy Otto-Buchanan <Amy.Otto-Buchanan@matsugov.us>
Sent: Tuesday, August 22, 2023 5:12 PM
To: sarah.myers@alaska.gov; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; mokietew@gmail.com; pamela.j.melchert@usps.gov; akchief@mtaonline.net; hsfirewise@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; greg quinton <clinchnot@yahoo.com>; Fire Code <Fire.Code@matsugov.us>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Elaine Flagg <Elaine.Flagg@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Debbie Bakic <Debbie.Bakic@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; MEA <mearow@matanuska.com>; row@mtasolutions.com
Subject: RFC South Shore Waterfront MSP #23-098

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

The following link contains a Request for Comments for South Shore Waterfront MSP Case #2023-098 to create 38 lots from 217N04W35C009. Comments are due **September 21, 2023**. Please let me know if you have any questions. Thanks, A.

[South Sh Waterfront MSP](#)

Amy Otto-Buchanan
Platting Specialist
amy.otto-buchanan@matsugov.us
907-861-7872

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

RECEIVED
SEP 18 2023
PLATTING

6170000L018 26
FESLER CURTIS W & A S
6645 MCGILL WAY
ANCHORAGE AK 99502-1954

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: SETH KROENKE

REQUEST: The request is to create 38 lots from Tax Parcels C9 (a portion of Government Lot 37), by a four-phase Master Plan to be known as **SOUTH SHORE WATERFRONT**, containing 34 acres +/- . Proposed Lots 25 & 26 and Lots 33-35 are side-by-side flag lots with 30' wide poles; a Common Access Easement will be granted over the pole portions. Lots 1-23 (Phase 3 and Phase 4) will be served by a community well and are less than 40,000 sf. Parcels are located south of Big Lake and north of W. Susitna Parkway. Access will be from dedicated interior streets from W. Susitna Parkway and S. Corkey Boulevard (Tax ID# 17N04W35C009); lying within the SW ¼ Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at 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 **October 05, 2023**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. 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, **Amy Otto-Buchanan** at (907) 861-7872.

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

[] No Objection Objection Concern

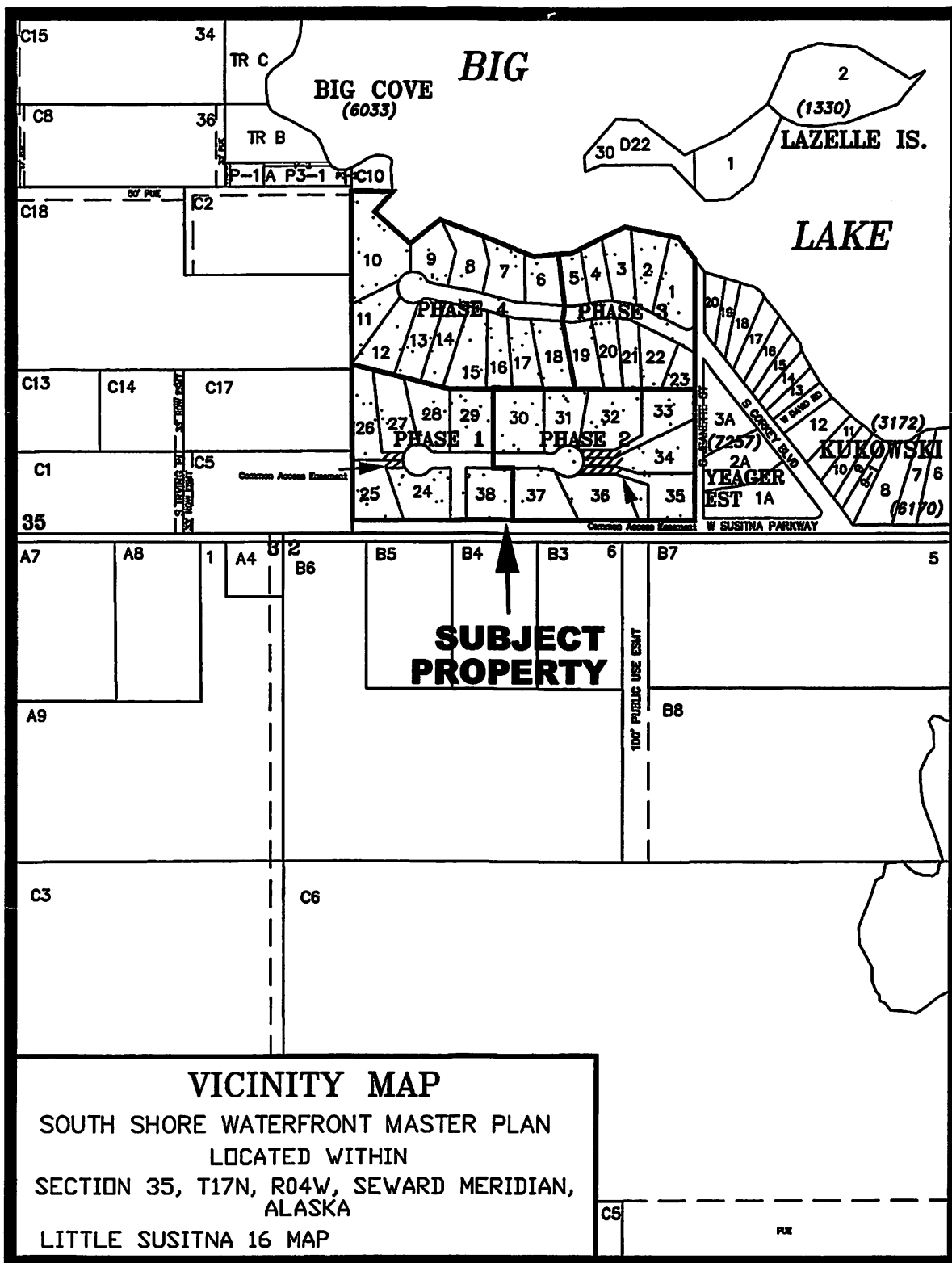
Name: Curt Fesler Address: 5825 Corkey Blvd

Comments: Corkey Blvd. will need substantial work to accomadate a subdivision with this many Lots.

Case # 2023-098 AOB

Note: Vicinity Map Located on Reverse Side

EXHIBIT J -1



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

RECEIVED
SEP 19 2023
PLATTING

2817000L007 25
CHAIKA MADONNA
14740 MAXWELL PL
ANCHORAGE AK 99516-4089

NOTIFICATION OF PUBLIC HEARING

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

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

EXHIBIT J - 2

[] No Objection [X] Objection [] Concern

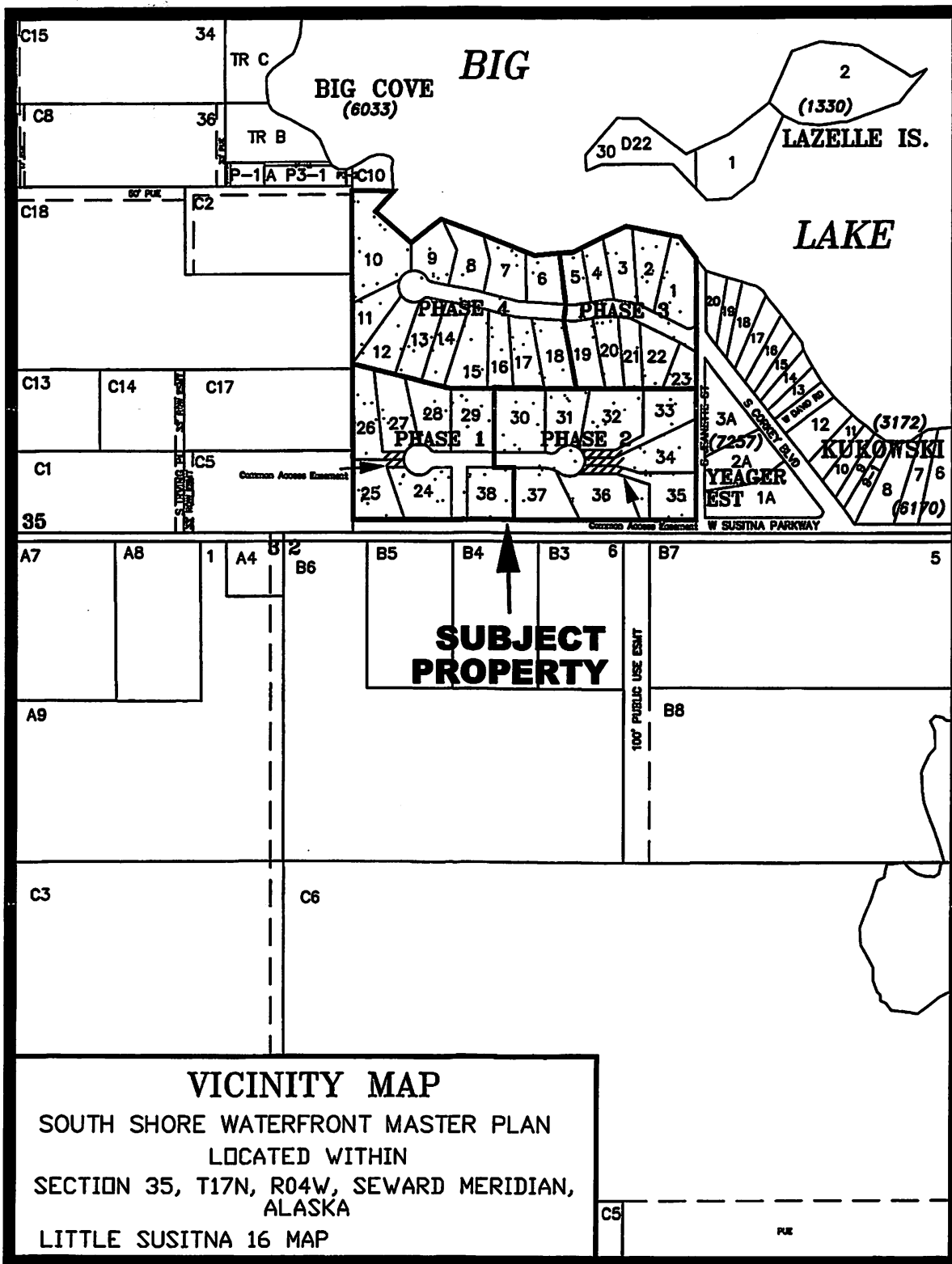
Name: Madonna ChaiKa Address: 14740 Maxwell Place A/A 99516

Comments: My reason for objection is for the protection of the wildlife and the protection of the shoreline. Destabilizing the shoreline with additional watercraft and numerous other uses will damage the precious eco system from loon habitation,

Case # 2023-098 AOB

Note: Vicinity Map Located on Reverse Side

fish population and current property owners safety and security. Please do not allow South Shore watercraft project to continue for safety and security of the current community both for people and wildlife.



VICINITY MAP

SOUTH SHORE WATERFRONT MASTER PLAN
LOCATED WITHIN
SECTION 35, T17N, R04W, SEWARD MERIDIAN,
ALASKA
LITTLE SUSITNA 16 MAP

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

RECEIVED

SEP 27 2023

PLATTING

Mt-SU Platting Division
350 E. Dahlia Ave.
Palmer AK 99645-6488

6170000L015 31
BLAND GREGORY
PO BOX 190282
ANCHORAGE AK 99519-0282

NOTIFICATION OF PUBLIC HEARING

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

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REQUEST: The request is to create 38 lots from Tax Parcels C9 (a portion of Government Lot 37), by a four-phase Master Plan to be known as **SOUTH SHORE WATERFRONT**, containing 34 acres +/- . Proposed Lots 25 & 26 and Lots 33-35 are side-by-side flag lots with 30' wide poles; a Common Access Easement will be granted over the pole portions. Lots 1-23 (Phase 3 and Phase 4) will be served by a community well and are less than 40,000 sf. Parcels are located south of Big Lake and north of W. Susitna Parkway. Access will be from dedicated interior streets from W. Susitna Parkway and S. Corkey Boulevard (Tax ID# 17N04W35C009); lying within the SW ¼ Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at 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 **October 05, 2023**, starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. 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, **Amy Otto-Buchanan** at (907) 861-7872.

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

[] No Objection [X] Objection [] Concern

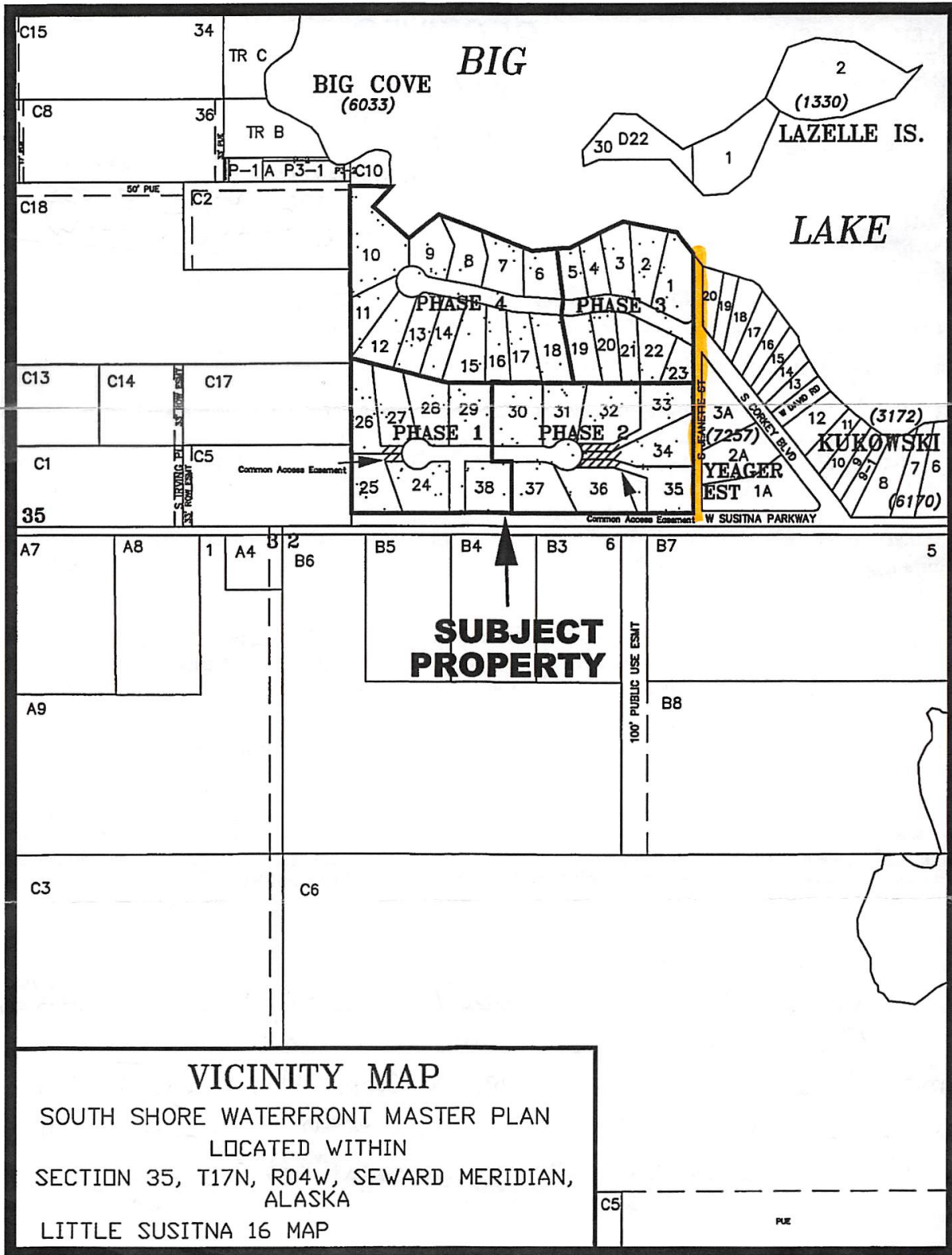
Name: Gregory Bland Address: 5867 S. Corkey Blvd / PO Box 190282
ANC AK 99519

Comments: The increased volume of traffic from these lots will create safety issues to current residents of Corkey Blvd. Using Jeanette St for Access would be better. Corkey Blvd would suffer from all of the use created by additional wear and tear from excessive vehicles use.

Case # 2023-098 AOB

Note: Vicinity Map Located on Reverse Side

HANDOUT #1
SOUTH SHORE WATERFRONT MSP
CASE # 2023-098
MEETING DATE: OCTOBER 5, 2023



VICINITY MAP

SOUTH SHORE WATERFRONT MASTER PLAN
LOCATED WITHIN
SECTION 35, T17N, R04W, SEWARD MERIDIAN,
ALASKA
LITTLE SUSITNA 16 MAP

Amy Otto-Buchanan

From: Scott Westover <sw-construction@hotmail.com>
Sent: Sunday, October 1, 2023 12:16 PM
To: MSB Platting
Subject: Petitioner Seth kroenke(South Shore Waterfront MSP AOB)

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

The request to create 38 lot from tax parcels C9 off of W Susitna Parkway and Corky Blvd., Street in Corky Boulevard has been a dead-end road and was designed to service the houses in that neighborhood for not to have additional up to 80 cars per day traveling down the street if they wish to develop their lot they should then develop S Jeanette st Street for their access or bring in an additional street from West Susitna pky. I also do not like the fact they've already started to do the work before they've been approved by putting in roads and clearing land and driving the large dump trucks down Corky Boulevard while I have a grand children playing nearby .

Sent from my iPhone

HANDOUT #2
SOUTH SHORE WATERFRONT MSP
CASE # 2023-098
MEETING DATE: OCTOBER 5, 2023

Page 1 of 2

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

RECEIVED
SEP 29 2023
PLATTING

6033T0AP001 30
MEE EDWARD E & JEAN E TRES MEE 2012 TR
14505 E DOC MCKINLEY AVE
PALMER AK 99645-8558

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: SETH KROENKE

REQUEST: The request is to create 38 lots from Tax Parcels C9 (a portion of Government Lot 37), by a four-phase Master Plan to be known as **SOUTH SHORE WATERFRONT**, containing 34 acres +/- . Proposed Lots 25 & 26 and Lots 33-35 are side-by-side flag lots with 30' wide poles; a Common Access Easement will be granted over the pole portions. Lots 1-23 (Phase 3 and Phase 4) will be served by a community well and are less than 40,000 sf. Parcels are located south of Big Lake and north of W. Susitna Parkway. Access will be from dedicated interior streets from W. Susitna Parkway and S. Corkey Boulevard (Tax ID# 17N04W35C009); lying within the SW ¼ Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

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[] No Objection [X] Objection [] Concern

Name: Jeanne Mee Address: 14505 E Doc McKinley Ave Palmer AK

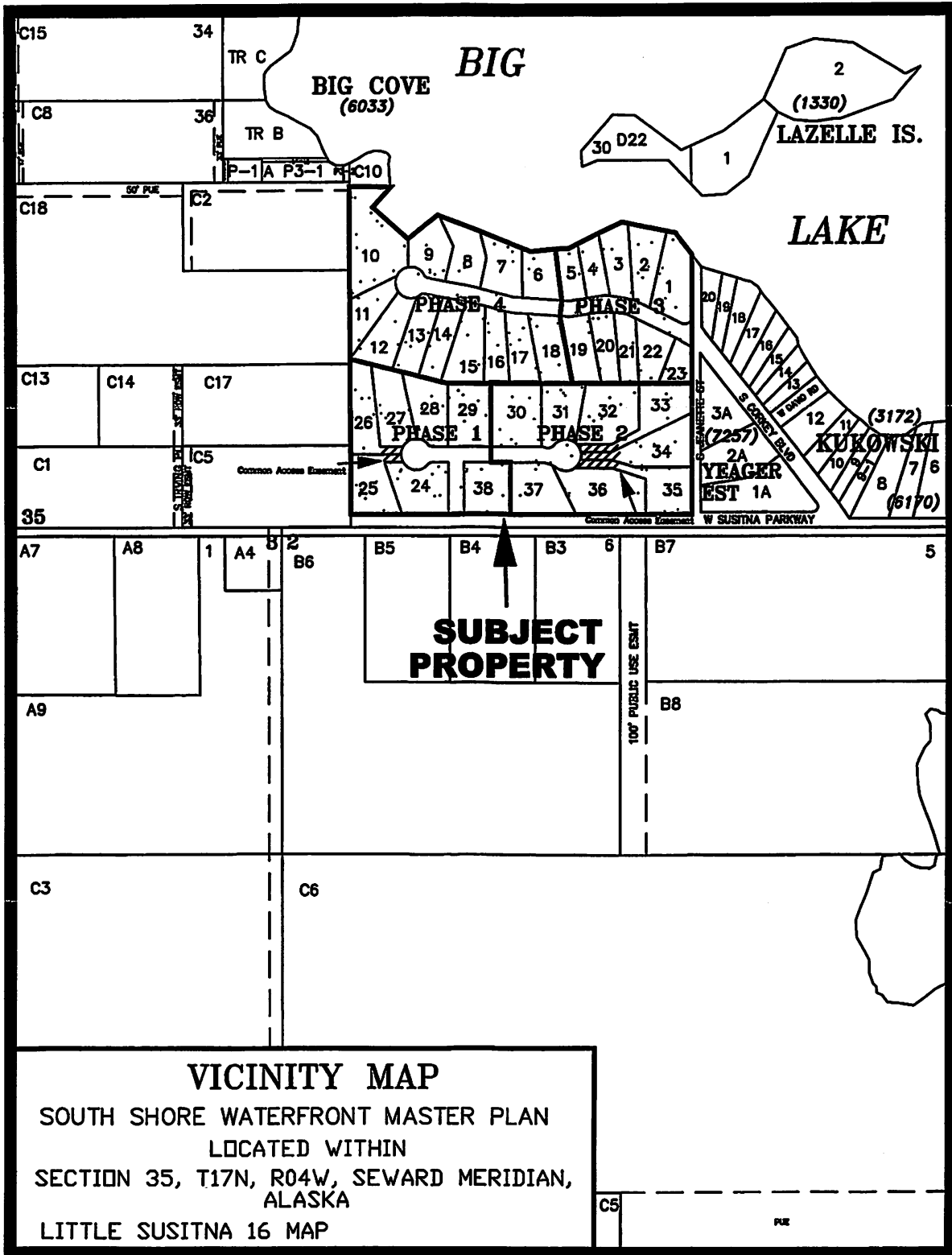
Comments: Adding 38 lots, would add significant boat traffic. Where would docks be. The waterfront in front of these lots is not big enough to accommodate boats for 38 lots. As the owner of P3-1 in Big Cove I would feel a devaluation of ^{our} property.

Case # 2023-098 AOB

Note: Vicinity Map Located on Reverse Side

Jeanne Mee
Edw MEE

Page 2 of 2



VICINITY MAP
SOUTH SHORE WATERFRONT MASTER PLAN
LOCATED WITHIN
SECTION 35, T17N, R04W, SEWARD MERIDIAN,
ALASKA
LITTLE SUSITNA 16 MAP

HANDOUT #3
SOUTH SHORE WATERFRONT MSP
CASE#2023-098
MEETING DATE: OCTOBER 5, 2023

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

RECEIVED
OCT 02 2023
PLATTING

617000L017 16
PHILLIPS ERIC
PO BOX 232115
ANCHORAGE AK 99523

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: SETH KROENKE

REQUEST: The request is to create 38 lots from Tax Parcels C9 (a portion of Government Lot 37), by a four-phase Master Plan to be known as **SOUTH SHORE WATERFRONT**, containing 34 acres +/- . Proposed Lots 25 & 26 and Lots 33-35 are side-by-side flag lots with 30' wide poles; a Common Access Easement will be granted over the pole portions. Lots 1-23 (Phase 3 and Phase 4) will be served by a community well and are less than 40,000 sf. Parcels are located south of Big Lake and north of W. Susitna Parkway. Access will be from dedicated interior streets from W. Susitna Parkway and S. Corkey Boulevard (Tax ID# 17N04W35C009); lying within the SW ¼ Section 35, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5.

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[] No Objection Objection [] Concern

Name: ERIC PHILLIPS Address: 5803 S. CORKEY BLVD

Comments: I DO NOT OPPOSE PROGRESS AND DEVELOPEMENT.
I DO OBJECT TO ACCEJS THROUGH CORKEY BLVD. CORKEY WILL
NOT SUPPORT 23 ADDITIONAL LOTS. FOR MANY REASONS, MOST OF OUR

DRIVEWAYS ARE NOT ACESABLE IN WINTER AND WE NEED TO PARK ON
THE STREET. I CANT IMAGINE THE MESS IT WILL BE IN THE WINTER

Case # 2023-098 AOB Note: Vicinity Map Located on Reverse Side

TRYING TO ACCESS 36 LOTS OFF OF TINY CORKEY BLVD. THE
DEVELOPER HAS A MATJIVE AMOUNT OF ROAD ACCEJS FROM

W. SUSITNA PARKWAY AND IS EASILY OVER COMING TERRAIN ISSUES
AS SEEN IN THE CURRENT CONSTRUCTION. REDESIGN AND ACCEJS
FROM, W. SUSITNA, DONT RUIN CORKEY BLVD.

Wyatt Anderson

From: Pre-Design & Engineering
Sent: Tuesday, February 11, 2025 3:47 PM
To: Wyatt Anderson
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms
Subject: RE: RFC South Shore Waterfront MSP Revision

Wyatt,

The easement for the cul-de-sac at the end of the public portion of Corkey Blvd should not be temporary as the road beyond is private. This ROW must be a permanent dedication.

PD&E

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Wednesday, February 5, 2025 10:59 AM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; clinchnot@yahoo.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dglsaviatn@aol.com; regpagemaster@usace.army.mil; akchief@mtaonline.net
Subject: RFC South Shore Waterfront MSP Revision

Hello,

Attached is the RFC packet for South Shore Waterfront MSP Revision. Please ensure that all comments are submitted by February 26, 2025 so that they can be incorporated in the staff report packet that will be presented to the platting Board.

 [South Shore Water Front Phase 1](#)

Respectfully,

Wyatt Anderson
Platting Technician
Matanuska Susitna Borough
907-861-7872

Wyatt Anderson

From: Pre-Design & Engineering
Sent: Tuesday, February 18, 2025 3:14 PM
To: Wyatt Anderson
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms
Subject: RE: RFC South Shore Waterfront MSP Revision

Wyatt,

This brings to light that the new plat shows utility easements overlapping the cul-de-sac. Utility easements should be dedicated around the outside of the cul-de-sac bulb.

PD&E

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Wednesday, February 12, 2025 10:00 AM
To: Platting <platting@hlsalaska.com>; Pre-Design & Engineering <pde@matsugov.us>
Subject: FW: RFC South Shore Waterfront MSP Revision

Hello,

I am forwarding this received comment and attachment to you for your review.

Respectfully,

Wyatt Anderson
Platting Technician
Matanuska Susitna Borough
907-861-7872

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Wednesday, February 12, 2025 9:24 AM
To: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Subject: RE: RFC South Shore Waterfront MSP Revision

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

Hi Wyatt,

Thank you for passing this along. MTA has review South Shore Waterfront and would like to comment the following.
(See attached print for reference)

Developer would be responsible for keeping this section of 1.25" duct usable and at depth. If grade changes need to be implemented. Developer would have to pay MTA for any route or depth change.

Thank you

Cayla Ronken, Right of Way Agent

Wyatt Anderson

From: Permit Center
Sent: Thursday, February 6, 2025 8:16 AM
To: Wyatt Anderson
Subject: RE: RFC South Shore Waterfront MSP Revision

Thanks Wyatt. 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: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Wednesday, February 5, 2025 10:59 AM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; clinchnot@yahoo.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dglsaviatn@aol.com; regpagemaster@usace.army.mil; akchief@mtaonline.net
Subject: RFC South Shore Waterfront MSP Revision

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[☐ South Shore Water Front Phase 1](#)

Respectfully,

Wyatt Anderson
Platting Technician
Matanuska Susitna Borough
907-861-7872



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

February 5, 2025

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.

- **South Shore Waterfront
(MSB Case # 2023-098)**

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

Sincerely,

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

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

Wyatt Anderson

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Wednesday, February 12, 2025 9:24 AM
To: Wyatt Anderson
Subject: RE: RFC South Shore Waterfront MSP Revision
Attachments: SOUTH SHORES WATERFRONT RFC 20250320.pdf

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

Hi Wyatt,

Thank you for passing this along. MTA has review South Shore Waterfront and would like to comment the following. (See attached print for reference)

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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: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Wednesday, February 5, 2025 10:59 AM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; clinchnot@yahoo.com; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dglsaviatn@aol.com; regpagemaster@usace.army.mil; akchief@mtaonline.net
Subject: RFC South Shore Waterfront MSP Revision

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT, CHORD LENGTH, CHORD BEARING. Includes curves C1 through C26.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT, CHORD LENGTH, CHORD BEARING. Includes curves C27 through C42.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Includes lines L1 through L8.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Includes lines L9 through L16.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Includes lines L17 through L27.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Includes lines L28 through L48.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

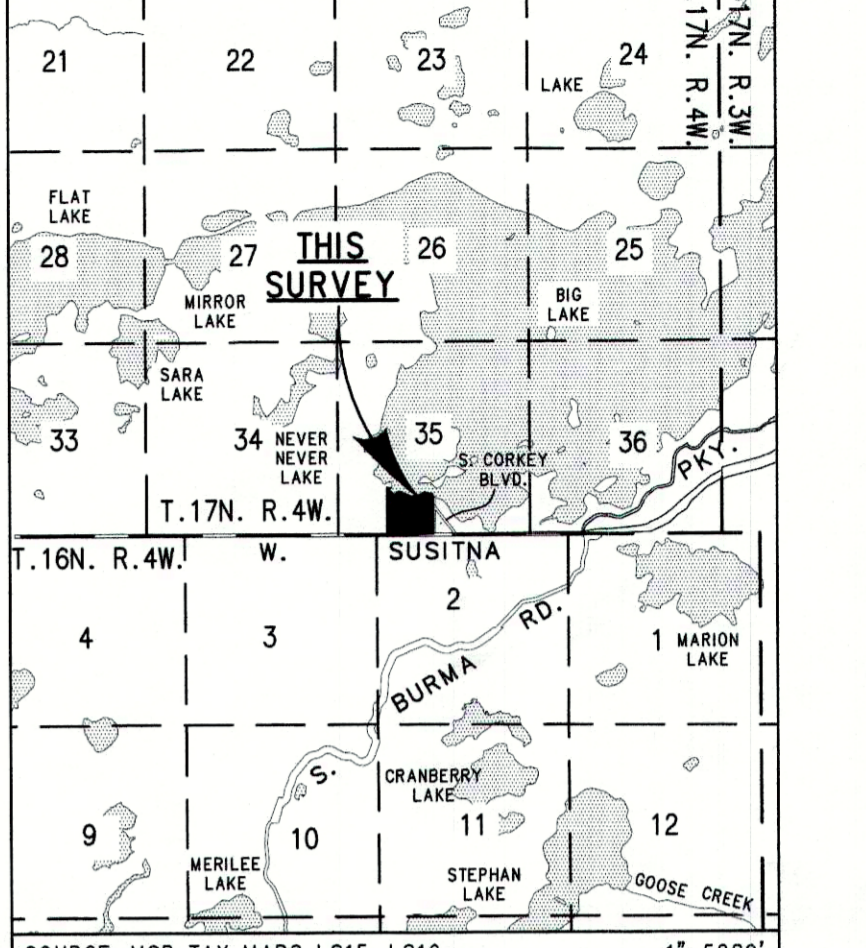
PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ (PLATTING CLERK)

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 PLAN AND THAT I ACCEPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT. I DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

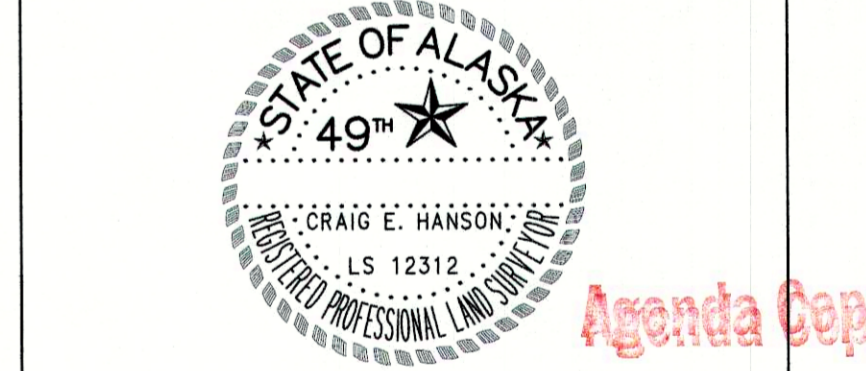
SETH KROENKE (OWNER) _____ DATE _____ SOUTH SHORE WATERFRONT, LLC, 600 N. MOUNT PILOT CIR. PALMER AK, 99645

NOTARY ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE



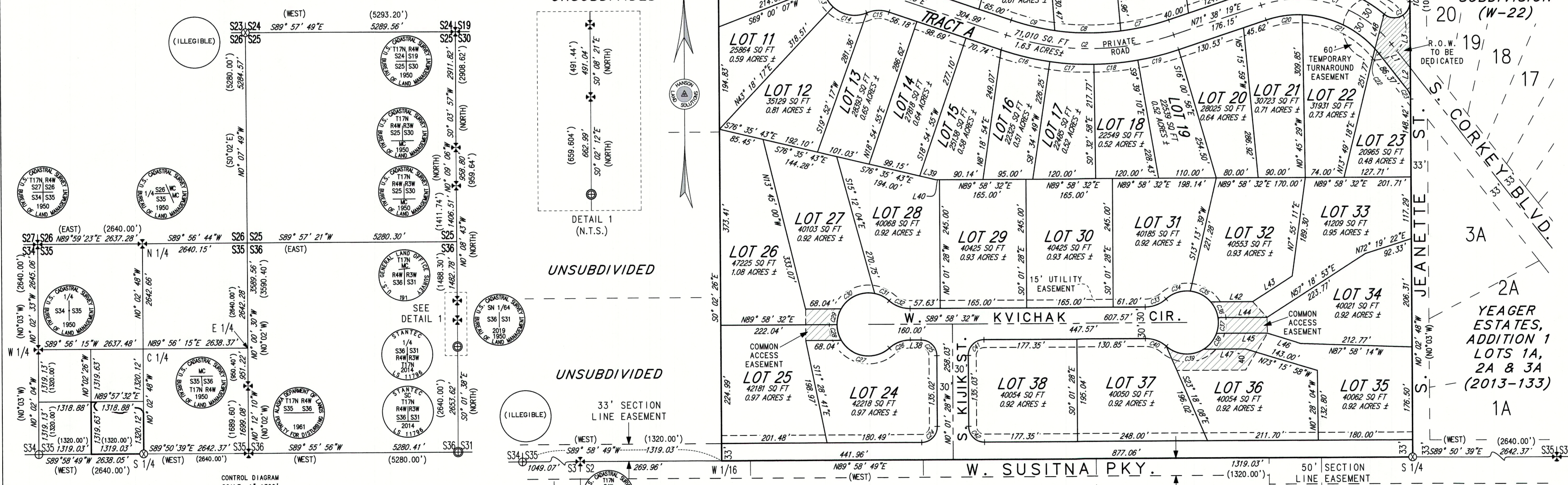
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT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

REGISTERED LAND SURVEYOR _____

A MASTER PLAN OF SOUTH SHORE WATERFRONT A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 37, SECTION 35, T. 17N. R. 4W. S.M., AK AS DESCRIBED BY WARRANTY DEED (2022-009403-0)

PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA LOCATED WITHIN SW 1/4 SEC. 35, T. 17N. R. 4W. SM, AK CONTAINING 33.70 ACRES MORE OR LESS

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



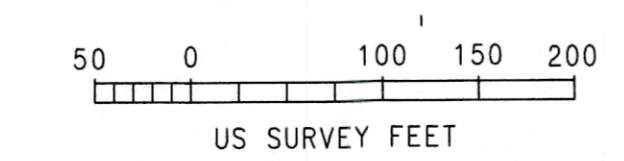
NOTES 1. ALL DISTANCES SHOWN ARE GROUND DISTANCES. 2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SECTION CORNER OF COMMON TO SECTIONS 34 & 35, AN ALUMINUM MONUMENT WITH A NETWORK GNSS GEODETIC POSITION OF 61°30'45.86"N 149°57'51.50"W 3. LOTS 1 THRU 23 ARE SERVED BY A COMMUNITY WELL LOCATED ON LOT 10. 4. 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. 5. 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. 6. ALL LOTS WITH AN AREA LESS THAN 40,000 SQUARE FEET CONTAIN AT LEAST 10,000 SQUARE FEET OF USABLE SEPTIC AREA. 7. THIS SUBDIVISION IS ENCUMBERED BY A M.E.A. BLANKET EASEMENT RECORDED ON OCTOBER 24, 2024 AT DOCUMENT #2024-019117-0.



MSB-DANIELS (2021-167) (RE-RECORDED AS 2022-4) 100' P.U.E. (2006-011-292) 2

MSB WAIVER 98-54-PWm (BK.966 P.694)

PARCEL 4 | PARCEL 3 | PARCEL 2 | PARCEL 1 | 1



6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 20, 2025

PRELIMINARY PLAT: HAVEN PARK
LEGAL DESCRIPTION: SEC 21, T17N, R02W, SEWARD MERIDIAN AK
PETITIONERS: CHOICE HOMES LLC
SURVEYOR: KEYSTONE SURVEYING
ACRES: 20 ± PARCELS: 4
REVIEWED BY: WYATT ANDERSON CASE #: 2025-016

REQUEST: The request is to create 4 lots from Parcel #4, created by Waiver Resolution #77-41, recorded as Plat No. 77-75W, to be known as HAVEN PARK, containing 20.0 acres +/- . The petitioner is also proposing the construction and dedication of an internal street to serve as access from W. Rodney Cir. The property is located north of W. Ryan Cir., West of S. Sylvan Ln., East and South of Lucille Creek, within the NE ¼ Section 21, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map & Aerial Photos
Soils Report
Test Hole Log

PAGES – 1-6
PAGES – 7-18
PAGE – 20

AGENCY COMMENTS

Department of Public Works Pre-Design & Engineering
MSB Fire Code
Permit Center
Utilities

PAGES – 21-22
PAGE – 23
PAGE – 24
PAGE – 25

DISCUSSION: The Lots range in size from 3.96 acres to 4.78 acres. Topographic information can be found on the Agenda Plat. The Petitioner requests that the board approve their dedication of an internal street and ROW that will extend W. Rodney Circle. All streets to be constructed to Borough residential street standards (see *Recommendation #5*).

Access: Legal and physical access to the proposed lots is required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements have been met.

Soils Report: A geotechnical report was submitted, pursuant to MSB 43.20.281(A). Curtis Holler PE, notes that, “Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.” (See Exhibit Pages 7-18) A total of 7 Test Holes were dug for this soils report. Groundwater was encountered at depths of 9.5’-16.2’ in 4 test holes. The remaining 3 test holes were dry. (See Exhibit Page 19) All lots contain sufficient overall area. Topographic information and drainage can be found on the test hole log for the soils report. An as-built survey was not required as there are no improvements on the property being subdivided.

Comments:

Department of Public Works Pre-Design & Engineering (**Exhibit Pages 20-21**) commented, “Construct Rodney Circle to minimum residential standards with a turnaround meeting the requirements of the 2022 SCM at the end. The proposed cross section at STA 2+35 shows fill within the utility easements on Lot 1, Block 3 and Lot 14, Block 2. Obtain slope and maintenance easements for these areas of fill or redesign. The final location of drainage easements will be determined during the preparation of the drainage report and should be shown on the final plat.” As well as, “I would like to suggest a condition of approval to the effect of: Ensure construction of the extension of Rodney Circle does not encroach onto private property. If field conditions vary from those depicted in the plan & profile, submit an updated plan & profile showing how this will be achieved.”

MSB Fire Code (**Exhibit Page 22**) “It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard. The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.”

MSB Permit Center (**Exhibit Page 23**) has no comments.

Utilities: (**Exhibit Page 24**) Enstar has no comments, recommendations or objections. MTA, MEA, and GCI did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; U.S. Postmaster; MSB Emergency Services, Community Development, Assessments; Knik-Fairview Community Council, RSA #17 Knik, Assembly District #5; GCI, MTA, or MEA.

CONCLUSION: The preliminary plat of Haven Park is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. At the time of this staff report, there were no objections to the proposed subdivision from any federal or state agencies, Borough departments, or utilities. There were no objections to the proposed subdivision 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).

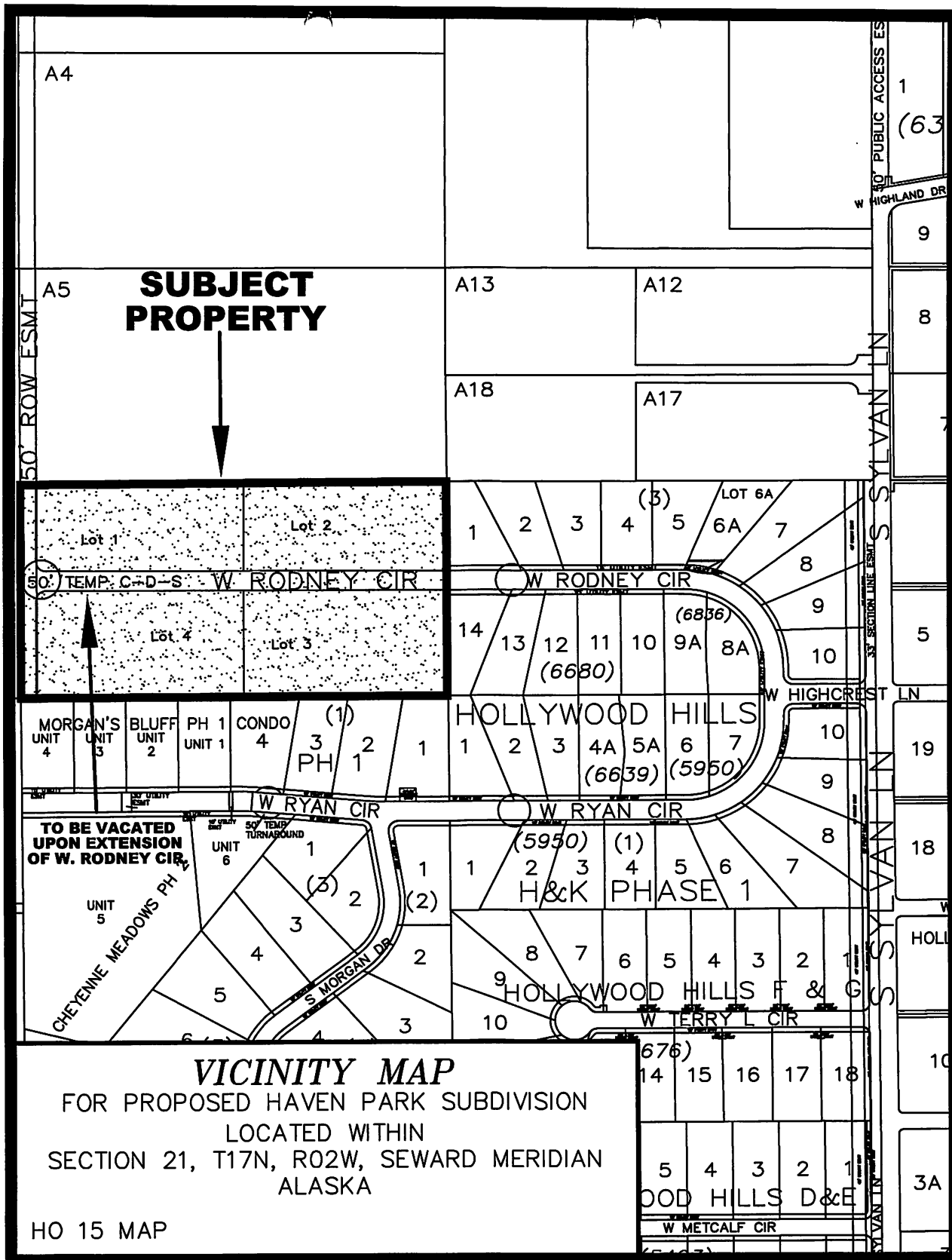
FINDINGS OF FACT

1. The plat of Haven Park is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; USACE; U.S. Postmaster; MSB Emergency Services, Community Development, Assessments; Knik-Fairview Community Council, RSA #17 Knik, Assembly District #5; GCI, MTA, or MEA.
5. There were no objections to the subdivision from any federal or state agencies, Borough departments, or utilities.
6. There were no objections to the subdivision from the public in response to the Notice of Public Hearing.

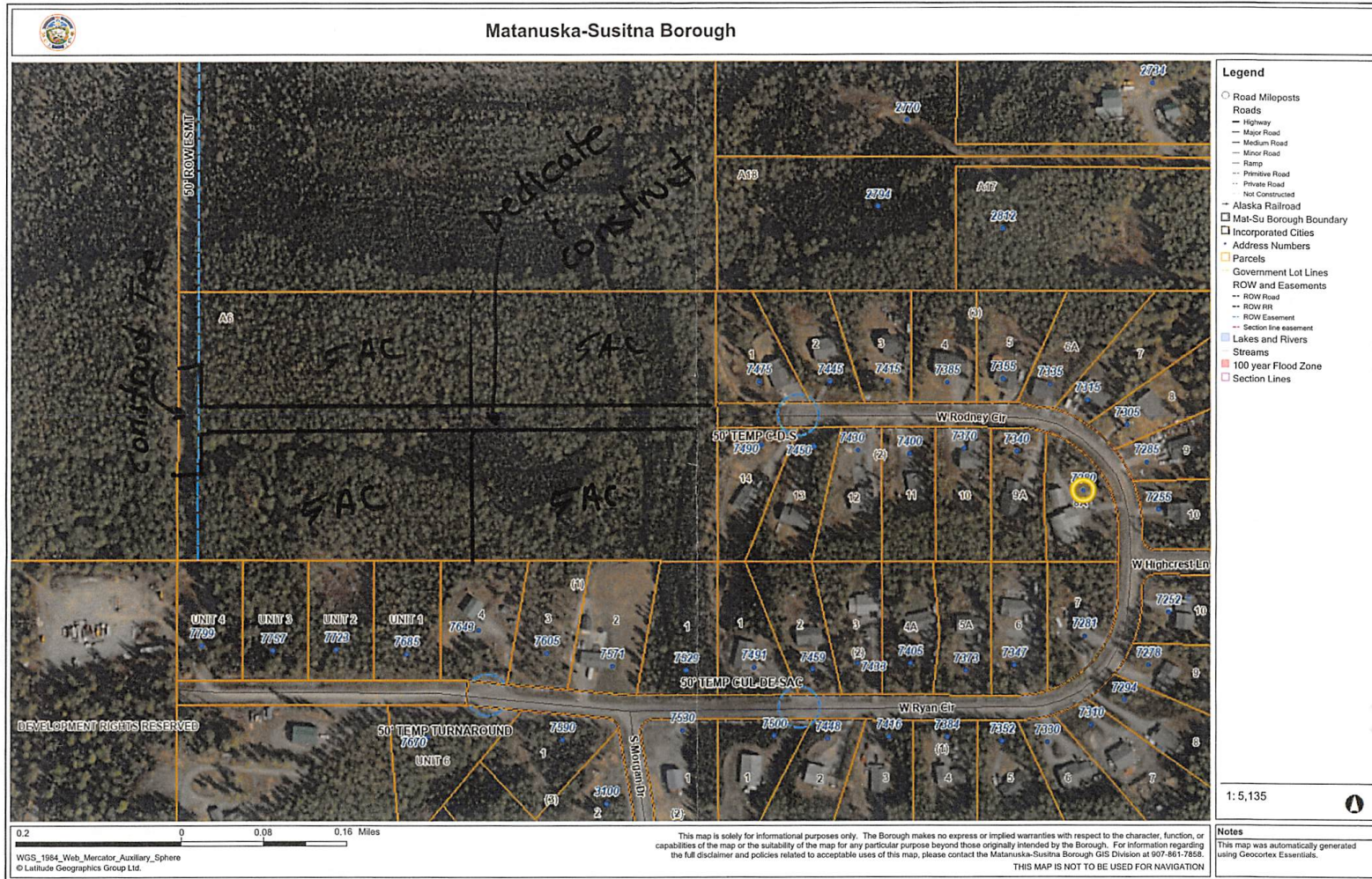
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

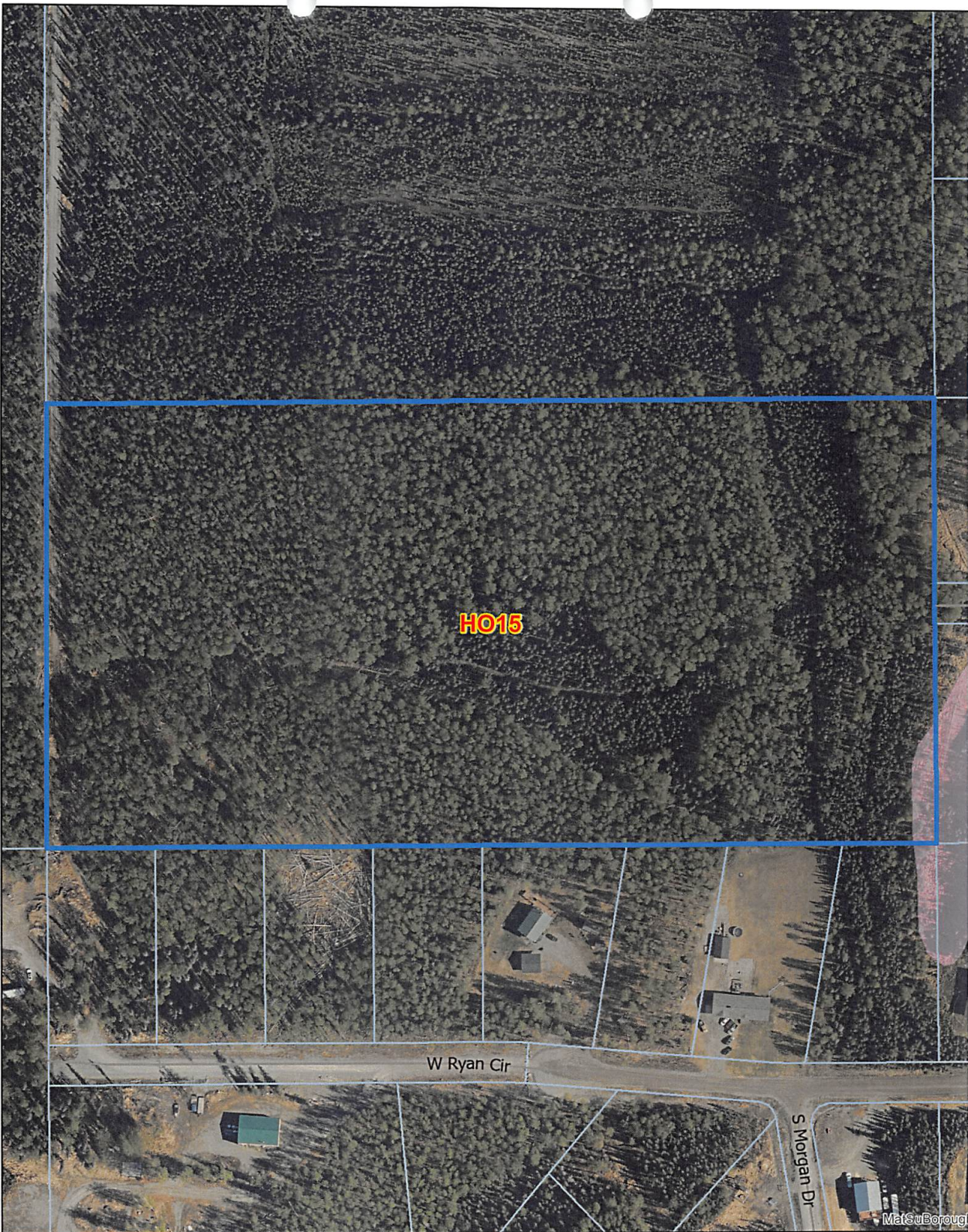
Suggested motion: I move to approve the preliminary plat of Haven Park, Section 21, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. 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. Show all easements of record on final plat.
5. Construct W. Rodney Circle and cul-de-sac to Residential Street standard according to the 2022 Subdivision Construction Manual (SCM):
 - a. Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b. Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c. Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d. Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e. Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f. Obtain approval of street names from Platting Assistant.
 - g. Ensure construction of the extension of Rodney Circle does not encroach onto private property. If field conditions vary from those depicted in the plan & profile; submit an updated plan & profile showing how this will be achieved.
6. Dedicate ROW for the cul-de-sac turn around at the end of W. Rodney Circle.
7. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase plat.
8. Submit final plat in full compliance with Title 43.



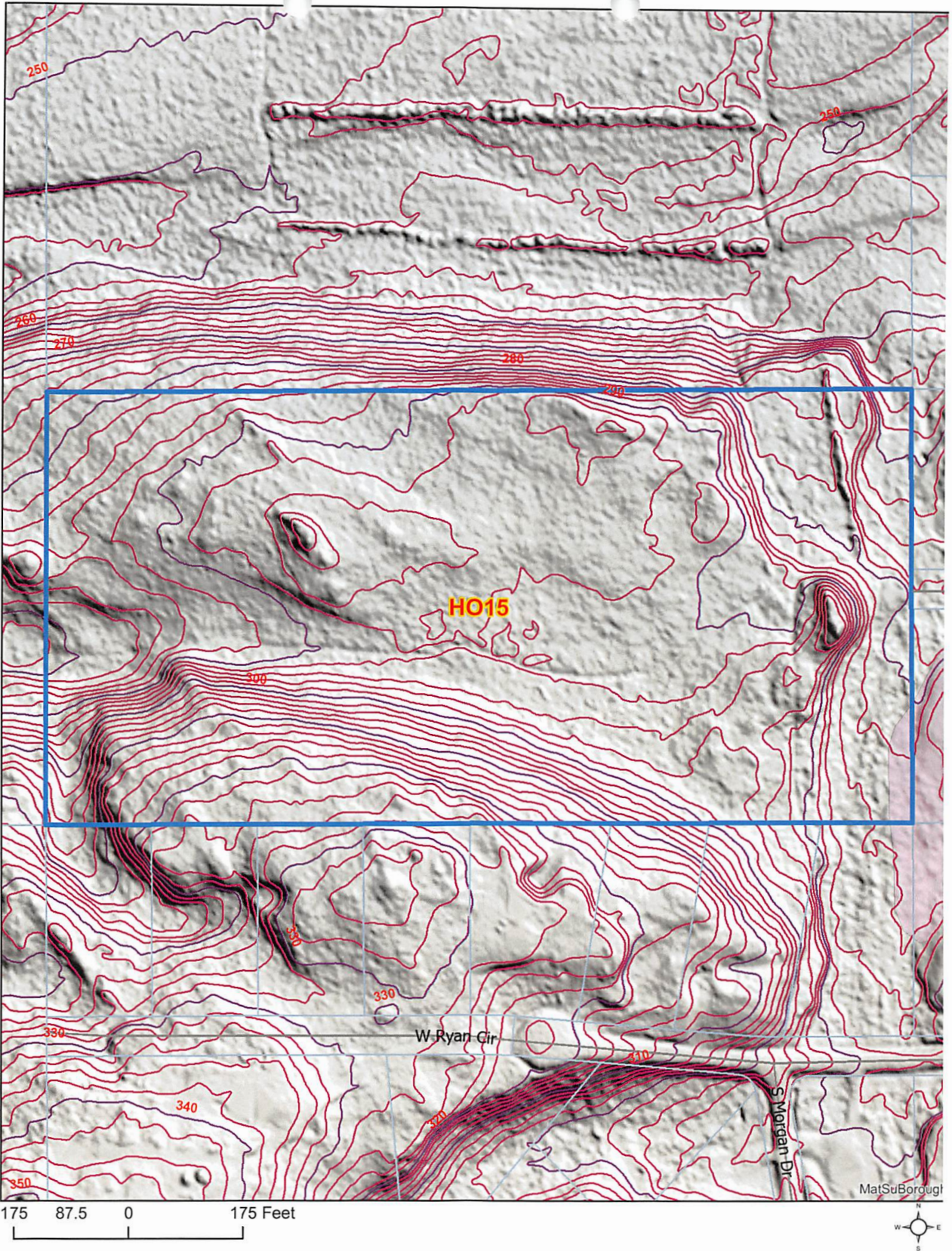
VICINITY MAP
FOR PROPOSED HAVEN PARK SUBDIVISION
LOCATED WITHIN
SECTION 21, T17N, R02W, SEWARD MERIDIAN
ALASKA
HO 15 MAP

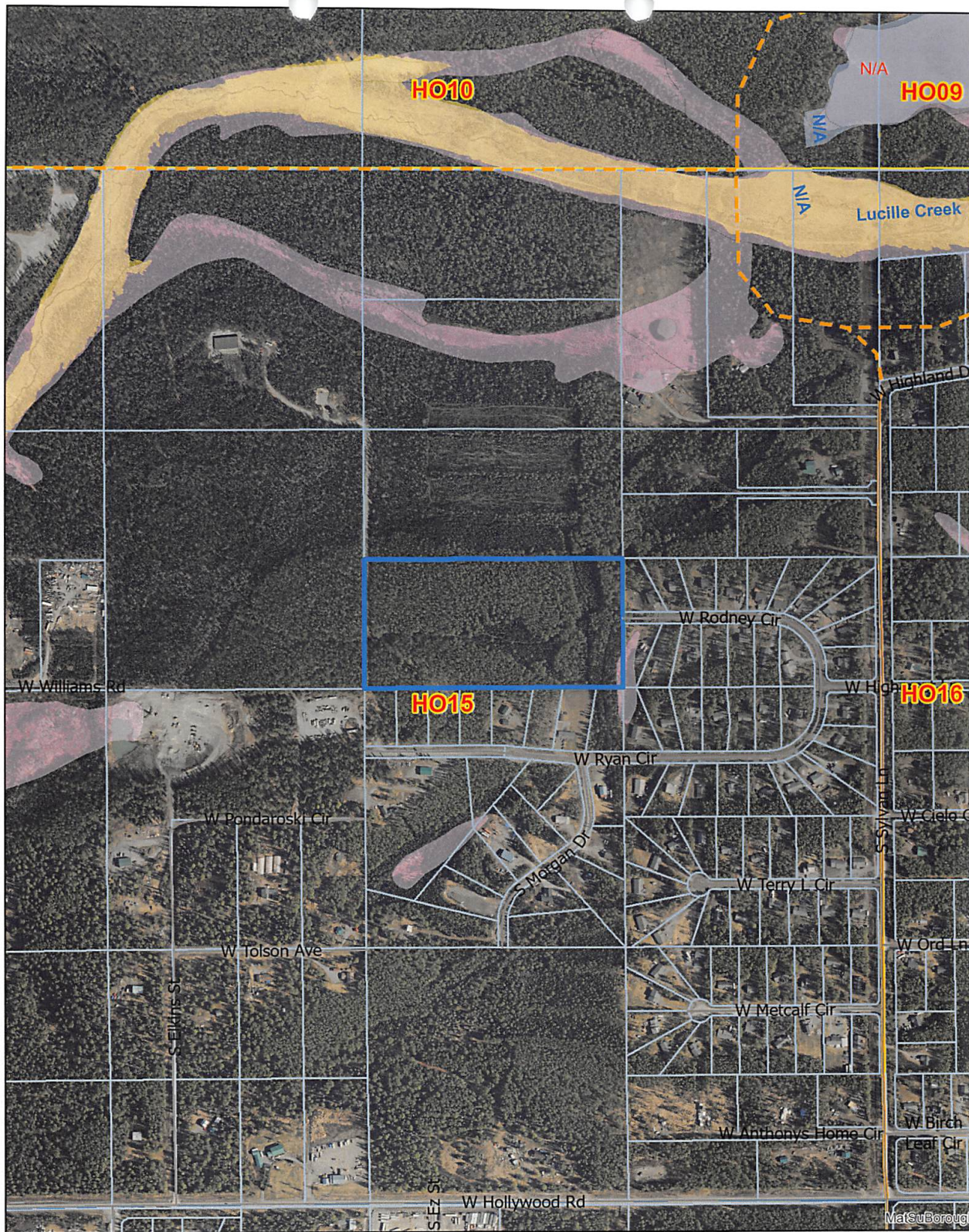




175 87.5 0 175 Feet

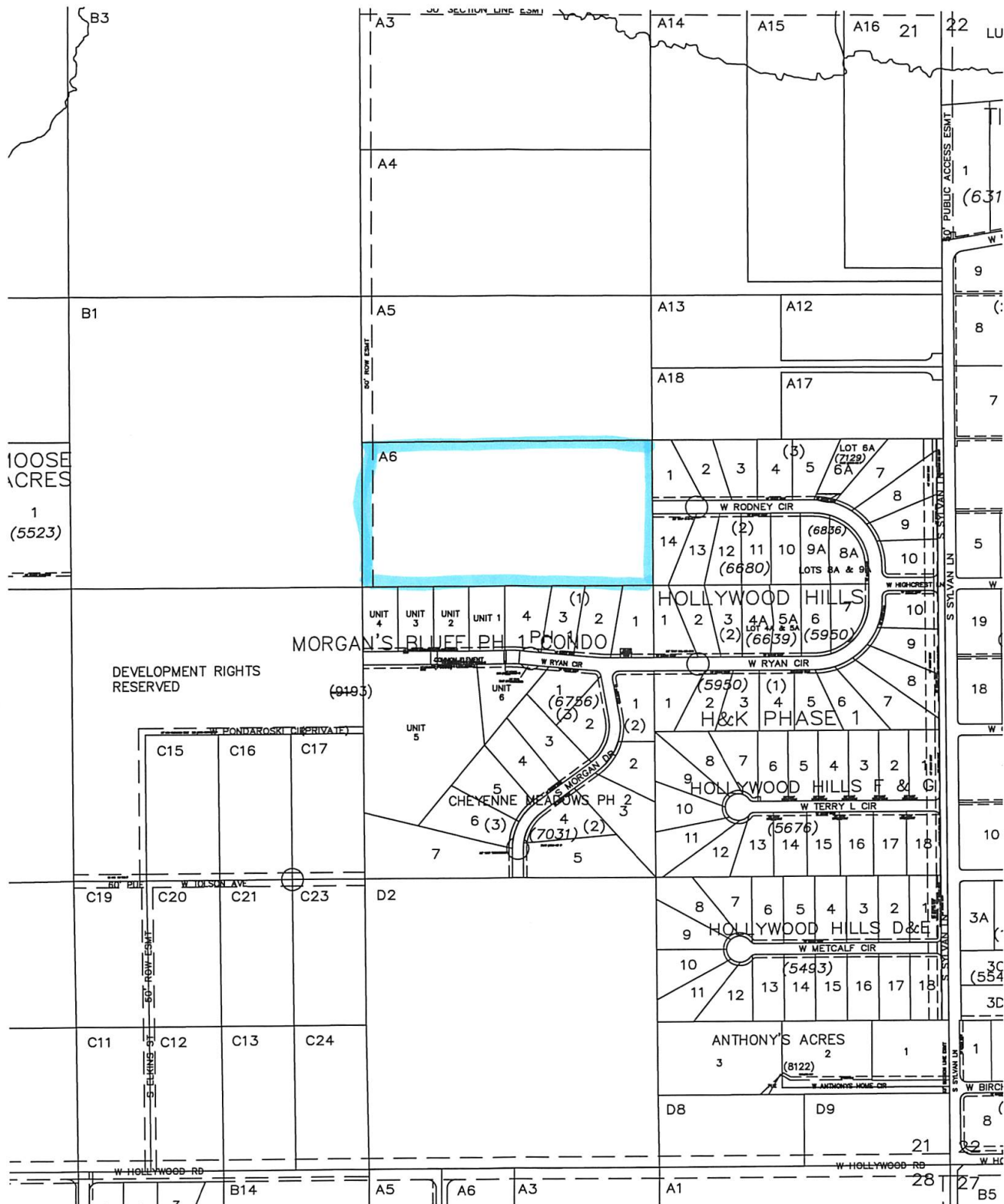






610 305 0 610 Feet







January 9, 2025

RECEIVED
JAN 15 2025
PLATTING

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

Re: *Haven Park Subdivision*; Useable Areas, Roads and Drainage
HE #22093

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 4 new lots from one existing parent parcel totaling 20 acres. Our soils evaluation included logging 7 new testholes on the parent parcel, sieve tests, review of neighboring soils information, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rectangular shape west of the end of W. Rodney Circle. A wide-floored valley runs east to west, with a smaller valley running south to north at the east end. A few regions contain steep slopes greater than 25% and have been delineated on the attached drawing. The total elevation differential indicated from the provided topographical map is approximately 55'.

Soils & Vegetation. The parent parcel is undeveloped, with the exception of a simple trail running east to west, and a driveway south to north at the west end. The remainder of the project area appears to exist in a native state. The existing vegetation primarily consists of mature growth spruce and birch trees, with a few cottonwood. Some minor clusters of devils club or small willows exist throughout the project. Seven new testholes were dug on 1/04/23 to evaluate existing soils conditions. Testholes were dug to depths of 12' or 16'. On the map, four of the testholes support useable septic areas as drawn. The other testholes are supplemental information and speak to the consistency of conditions. Near surface soils encountered included thin organic mats over layers of silty loess topsoils, typically extending down 2' to 3'. Receiving soils under the topsoils were found to be silty sands and gravels varying to sands and gravels with little to no silt content. Three sieve tests were performed, with fines contents of 24, 43 and 51%; the

51% result was from a supplemental hole. A copy of the testhole logs and a location/topography map is attached.

Groundwater. Groundwater was encountered in four of the test holes, on 1/04/23 and 1/05/23. Groundwater was measured in test holes 1, 2, 4 & 6 at depths of 16.2', 16', 9.5' and 12.3'. The remaining 3 holes were each dry to 16'.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be primarily limited by steep areas and related setbacks, lot lines, easements and possibly groundwater less than 8' seasonally in one area. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to meet the code requirements; an example 10,000 ft² polygon for each lot is shown on the map. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

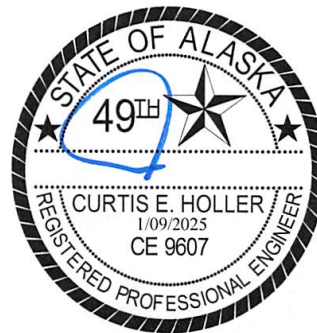
Roads and Drainage. The proposed new lots will require the construction of approximately 1,460' of new road as an extension of W. Rodney Circle. The new road will terminate in a temporary cul-de-sac on the west end of the project. A preliminary drainage plan and general drainage patterns have been shown on the attached map. A preliminary road design is also attached for the portion of the road which will have a relatively large fill section.

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

Sincerely,

Curtis Holler, PE

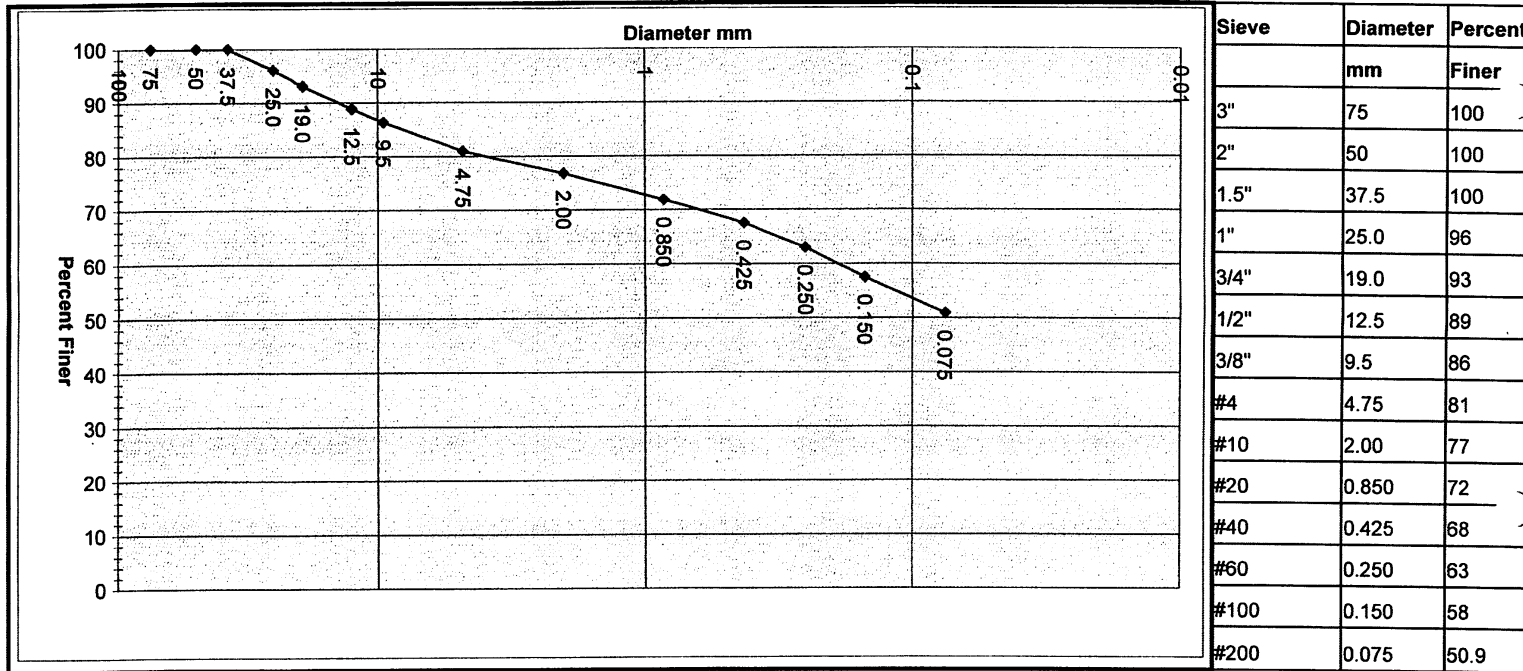
c: A Muzechuk, w/attachments





HANSEN ENGINEERING, INC.

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



Client: **Muzechuk / Holler**
Project: **Muzechuk 20 Arces**
Sample Location: **TH #3**

Soil Description: **Sandy Silt with Gravel**
Unified Classification: **ML**
Appears to be **plastic**

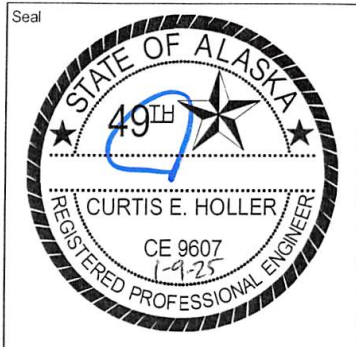
Date: **5/1/2023**
Sample Date: **1/4/2023**
Proj. no: **23027**

Supplemental info only



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 7
 Performed For: Muzechuk
 Legal Description: Haven Park Subdivision

| Depth, feet | Soil Type |
|-------------|------------------|
| 1 | CL |
| 2 | ML |
| 3 | VARIES TO SM-ML |
| 4 | |
| 5 | |
| 6 | SP GP w/silt |
| 7 | VARIES TO |
| 8 | SM-GM |
| 9 | CLAY CRAY |
| 10 | Rock to 5' below |
| 11 | MINOR SAND |
| 12 | |
| 13 | |
| 14 | |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
| 19 | |
| 20 | |
| 21 | |
| 22 | |

Slope

Site Plan

See attached testhole & topo map

↑ N ↓

GWT

WAS GROUNDWATER ENCOUNTERED? Yes
 IF YES, AT WHAT DEPTH? 10.0' SEEPS
 DEPTH AFTER MONITORING? 9.5' 1-05-2023

Slope

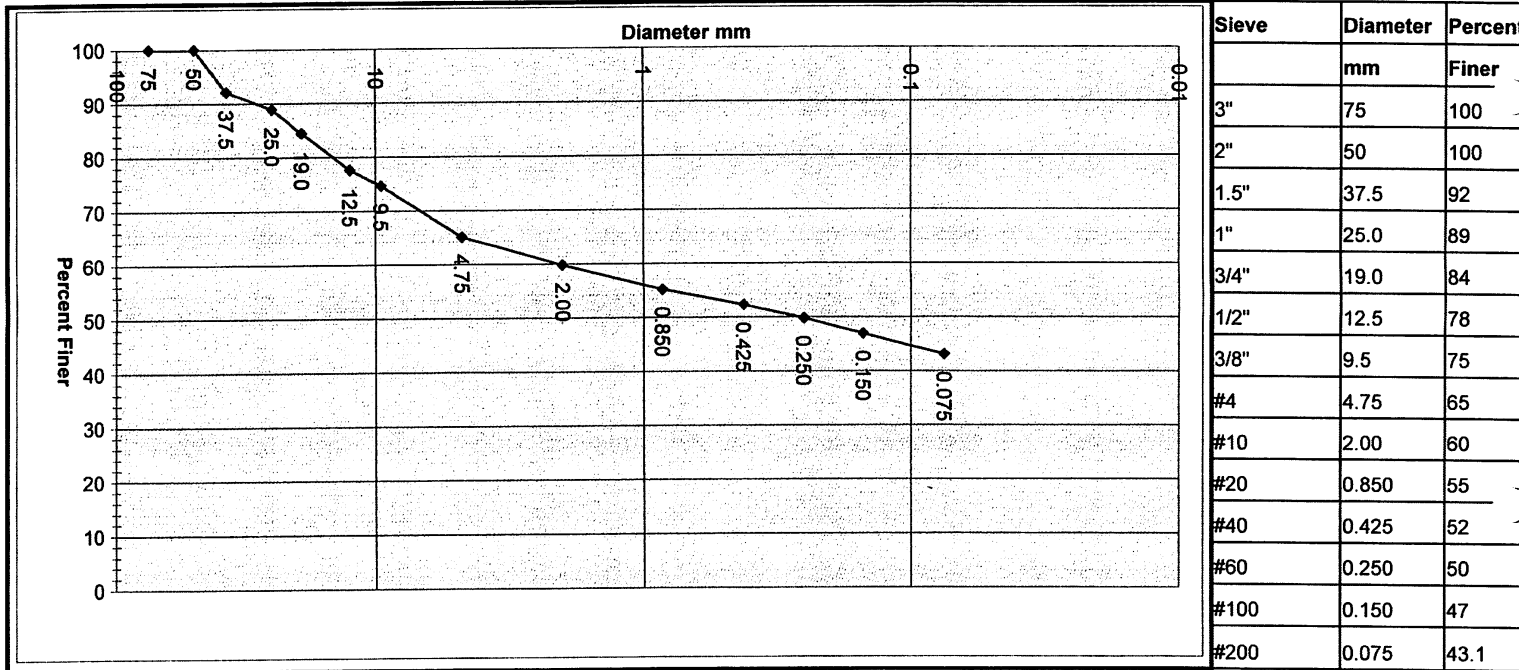
| PERCOLATION TEST | | | | | |
|------------------|--------------------------|------------|----------|----------------|----------|
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| | N/A visual analysis only | | | | |
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- PERCOLATION 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 PIPE TO 12' (SUPPLEMENTAL INFO)
 - PERFORMED BY: J. Wilkins DATE: 1-04-23



HANSEN ENGINEERING, INC.

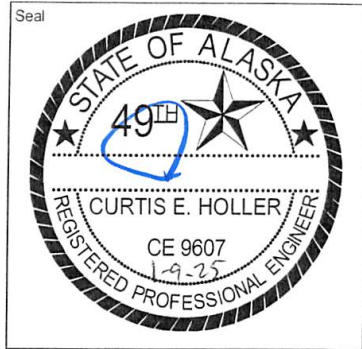
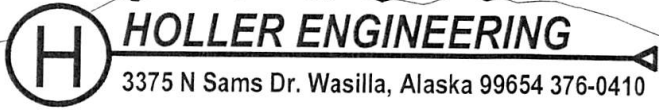
CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Client: **Muzechuk / Holler**
Project: **Muzechuk 20 Arces**
Sample Location: **TH #5**

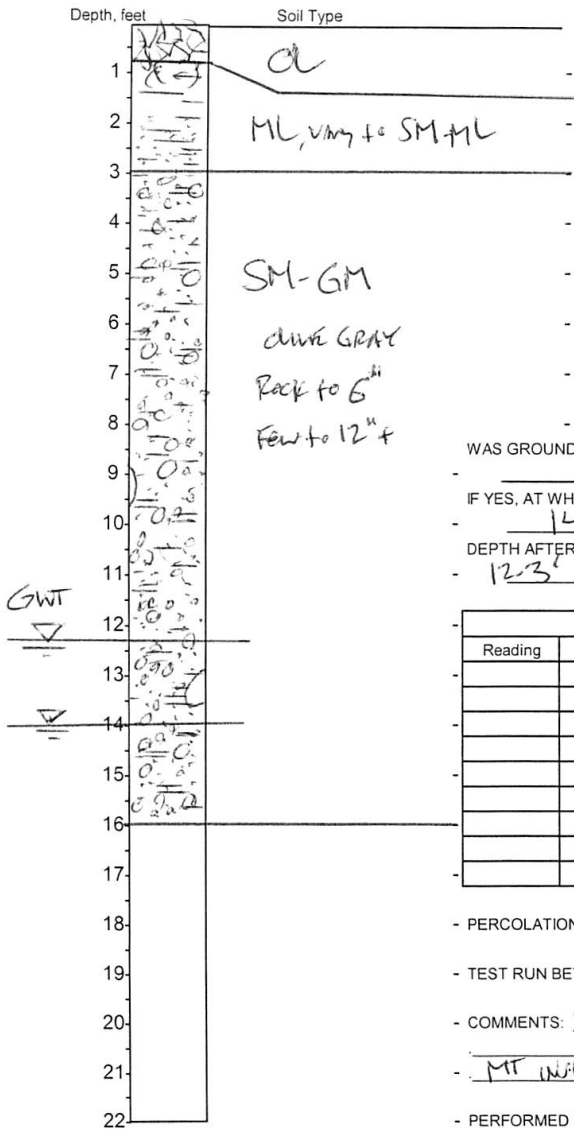
Soil Description: **Silty Gravel with Sand**
Unified Classification: **GM**
Appears to have **PI<6**

Date: **5/1/2023**
Sample Date: **1/4/2023**
Proj. no: **23027**



SOILS LOG / PERCOLATION TEST

TEST HOLE # 6 of 7
 Performed For: Muzechuk
 Legal Description: Haven Park Subdivision



Slope

Site Plan
 See attached testhole & topo map
 ↑ N ↓

WAS GROUNDWATER ENCOUNTERED?
 Yes
 IF YES, AT WHAT DEPTH?
14.0'
 DEPTH AFTER MONITORING?
12.3' 1-5-23

Slope

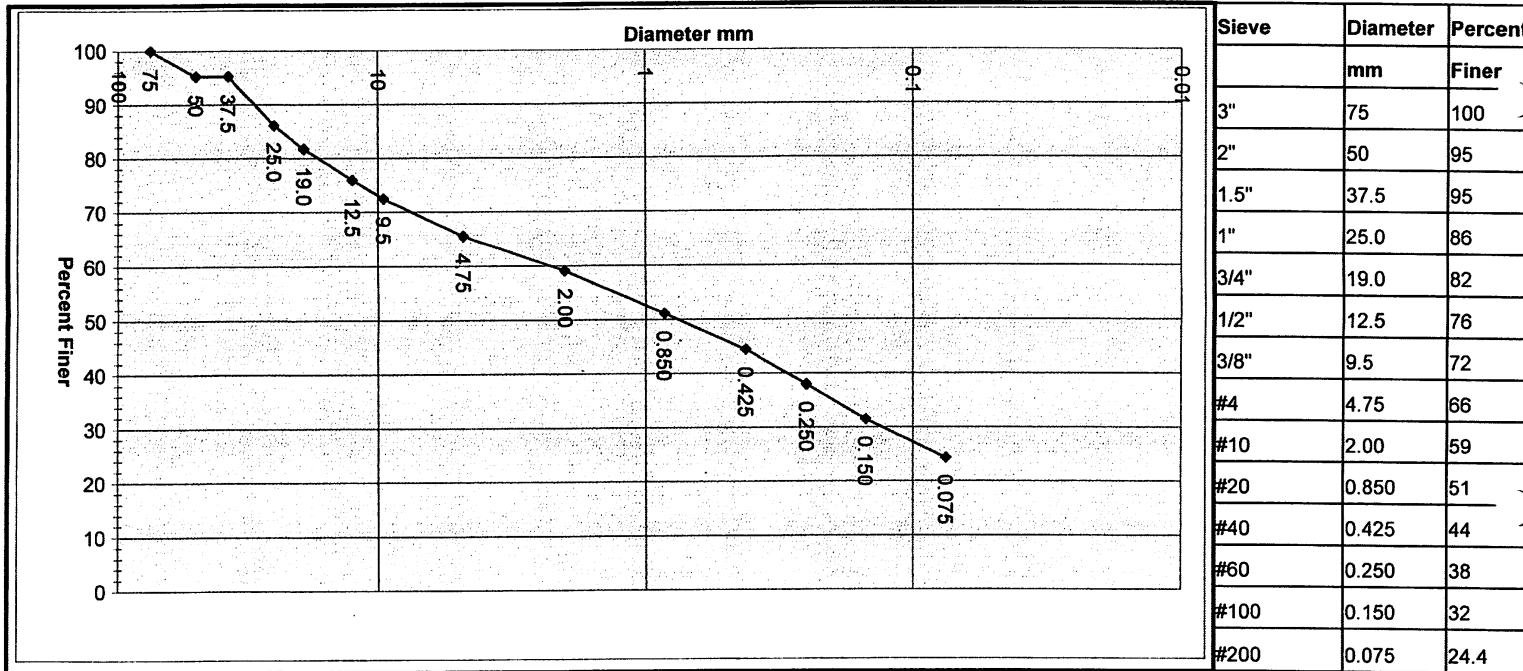
| PERCOLATION TEST | | | | | |
|------------------|--------------------------|------------|----------|----------------|----------|
| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
| | N/A visual analysis only | | | | |
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- PERCOLATION 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
MT INTRODUCED TO 16'. SEE SURVEY - 44% Peac, 24% FINESS
 - PERFORMED BY: J. Wilkins DATE: 1-04-23



HANSEN ENGINEERING, INC.

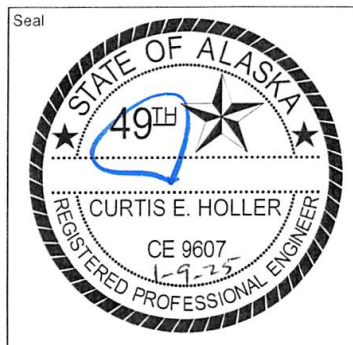
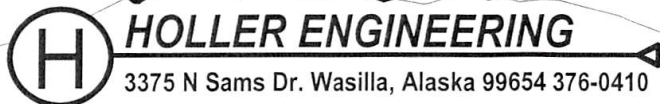
CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Client: **Muzechuk / Holler**
Project: **Muzechuk 20 Arces**
Sample Location: **TH #6**

Soil Description: **Silty Sand with Gravel**
Unified Classification: **SM**
Appears to be **nonplastic**

Date: **5/1/2023**
Sample Date: **1/4/2023**
Proj. no: **23027**



SOILS LOG / PERCOLATION TEST

TEST HOLE # 7 of 7
 Performed For: Muzechuk
 Legal Description: Haven Park Subdivision

| Depth, feet | Soil Type |
|-------------|-------------------------|
| 1 | CL |
| 2 | ML |
| 3 | |
| 4 | |
| 5 | SM-GM |
| 6 | drive GRAB |
| 7 | Rock to 3", w/few to 7" |
| 8 | |
| 9 | VARIES TO: |
| 10 | SP-GP w/silt |
| 11 | |
| 12 | |
| 13 | |
| 14 | |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
| 19 | |
| 20 | |
| 21 | |
| 22 | |

GRAB
SAMPLE

Slope

Site Plan

See attached testhole & topo map.

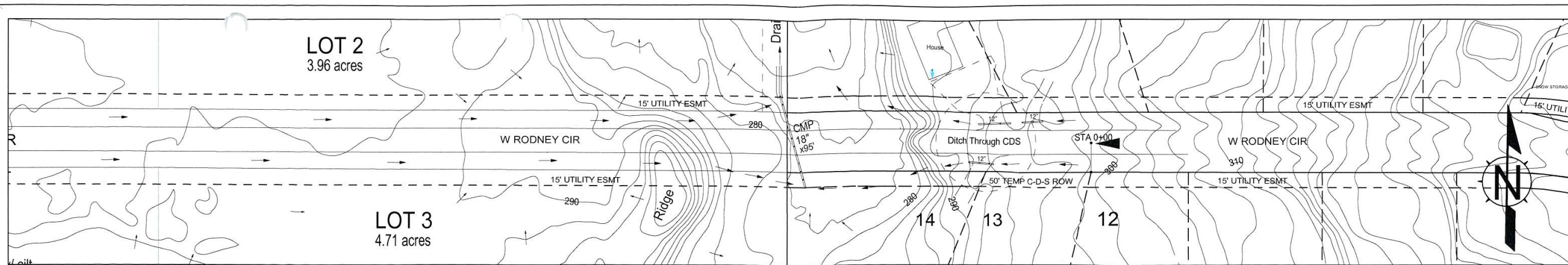
↑ N ↓

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

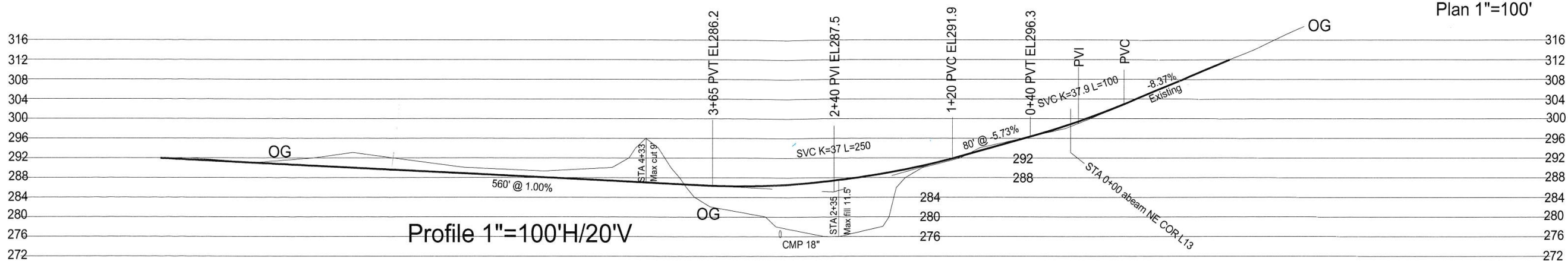
Slope

| Reading | Date | Gross Time | Net Time | Depth to Water | Net Drop |
|--------------------------|------|------------|----------|----------------|----------|
| N/A visual analysis only | | | | | |
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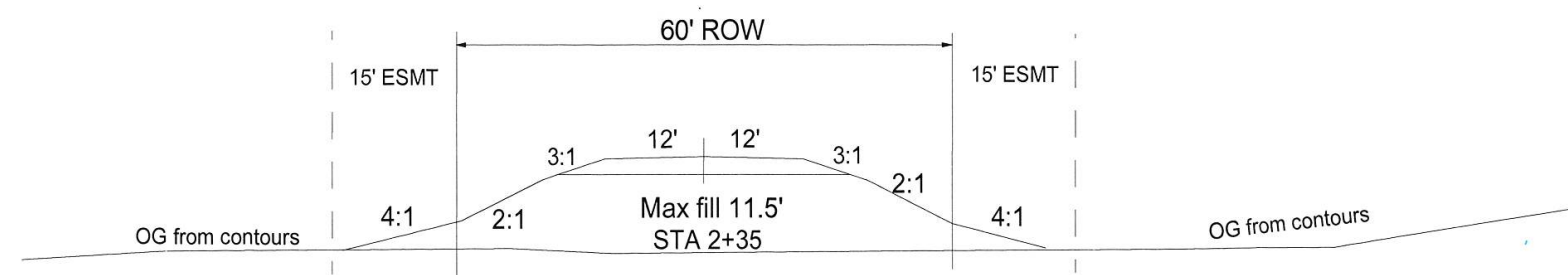
- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN 16 FT AND _____ FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
(SUPPLEMENTAL INFO ONLY)
 - PERFORMED BY: J. Wilkins DATE: 1-04-23



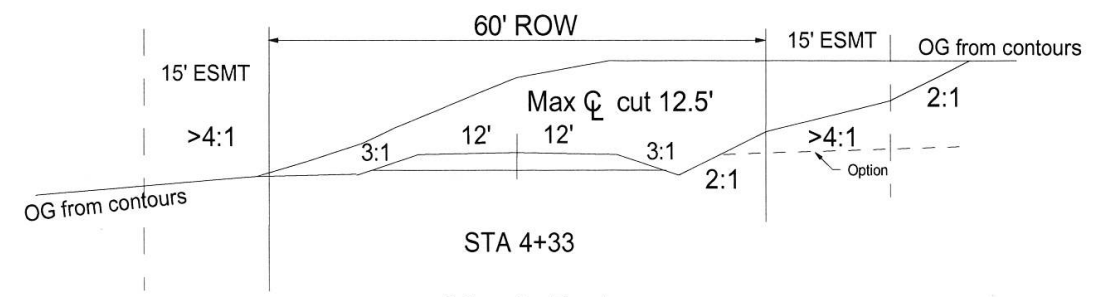
Plan 1"=100'



Profile 1"=100'H/20'V

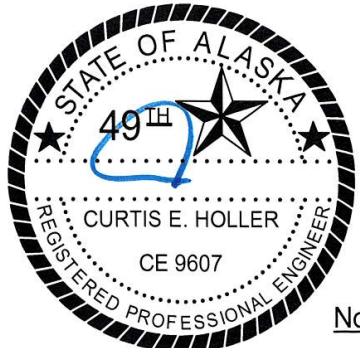
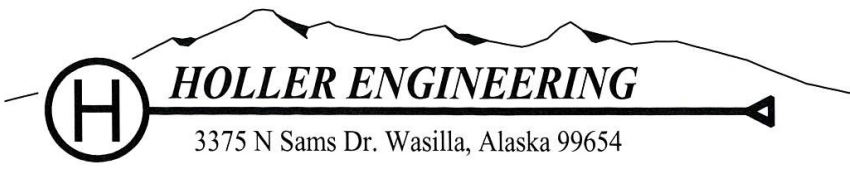


View to East
1"=20'



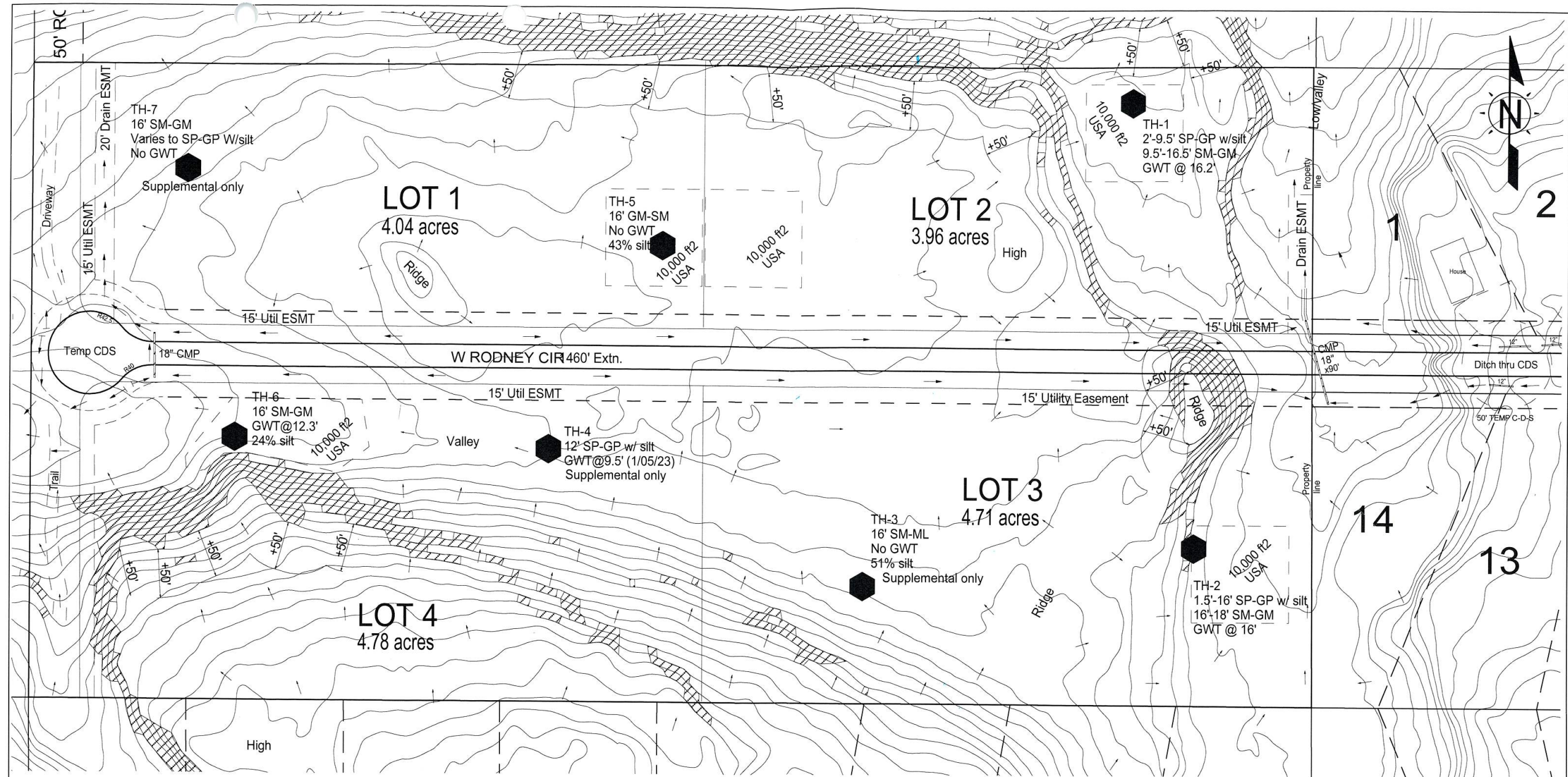
View to East
1"=20'

Haven Park Road Design - W Rodney Circle
Draft Road Design - Residential Street Std/25 MPH



Notes:
1) Base drawing provided by surveyor.
2) 2' MSB 2011 LiDAR topo not verified. Spliced 2019 contours for 276 & 278 at fill/culvert area.

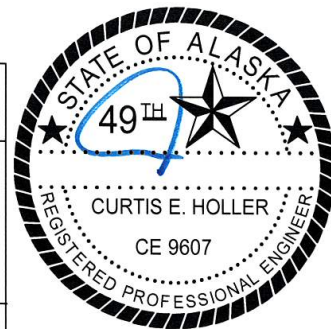
Job # 22093 Scale: varies 1-09-2025



Haven Park Subdivision
Testhole, Useable Area, Drainage Road & Topo Map

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 22093 Scale: 1"=100' Date: 1/08/25



Notes:

- 1) Base drawing provided by others.
- 2) Testhole locations approximate, GPS.
- 3) Arrows denote approximate drainage patterns. Hatched areas have slope +25%.
- 4) 2' MSB 2011 LiDAR topo not verified. Spliced 2019 contours at fill/culvert area.

Wyatt Anderson

From: Pre-Design & Engineering
Sent: Tuesday, February 4, 2025 4:31 PM
To: Wyatt Anderson
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms
Subject: RE: RFC Haven Park

Wyatt,

Construct Rodney Circle to minimum residential standards with a turnaround meeting the requirements of the 2022 SCM at the end. The proposed cross section at STA 2+35 shows fill within the utility easements on Lot 1, Block 3 and Lot 14, Block 2. Obtain slope and maintenance easements for these areas of fill or redesign. The final location of drainage easements will be determined during the preparation of the drainage report and should be shown on the final plat.

PD&E

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Thursday, January 23, 2025 4:04 PM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; billydoc56@hotmail.com; pcook@alaskan.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dglsaviatn@aol.com; regpagemaster@usace.army.mil
Subject: RFC Haven Park

Hello,

Attached is the RFC packet for Haven Park. Please ensure that all comments are submitted by March 07, 2025 so that they can be incorporated in the staff report packet that will be presented to the platting Board.

 [Haven.Pk](#)

If you have any questions feel free to contact me.

Respectfully,

Wyatt Anderson
Platting Technician

Wyatt Anderson

From: Jamie Taylor
Sent: Wednesday, February 26, 2025 12:12 PM
To: Wyatt Anderson; Pre-Design & Engineering; Daniel Dahms; Brad Sworts; Tammy Simmons; Christina Sands
Subject: Re: Rodney Cir Update.

Hi Wyatt,

I talked to Curt, and we discussed our concerns about the road embankment fitting in the existing ROW. He mentioned he is planning for careful staking of the ROW, grade staking, and thorough oversight of road construction in this area.

I would like to suggest a condition of approval to the effect of: Ensure construction of the extension of Rodney Circle does not encroach onto private property. If field conditions vary from those depicted in the plan & profile, submit an updated plan & profile showing how this will be achieved.

Thank you,

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

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Tuesday, February 25, 2025 10:24 AM
To: Pre-Design & Engineering <pde@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>
Subject: Rodney Cir Update.

As mentioned in the meeting, Mr. Holler dropped this off this morning to me. I am forwarding it to you for your review.

Respectfully,

Wyatt Anderson
Platting Technician
Matanuska Susitna Borough
907-861-7872

Wyatt Anderson

From: Jeffrey Anderson
Sent: Friday, January 24, 2025 5:16 PM
To: Platting
Subject: RE: RFC Haven Park

It is the recommendation of this office that any proposed subdivision of land is done so in compliance with regard to section 503 (Fire Apparatus Access Roads), and Appendix D of the 2021 International Fire Code as a minimum construction standard. The potential usages of such land necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.



JEFF ANDERSON

Assistant Chief / Fire Marshal
CENTRAL MAT-SU FIRE DEPARTMENT
Fire & Life Safety Division (907) 861-8383
FireCode@matsugov.us

From: Wyatt Anderson <Wyatt.Anderson@matsugov.us>

Sent: Thursday, January 23, 2025 4:04 PM

To: colton.percy@alaska.gov; sarah.myers@alaska.gov; billydoc56@hotmail.com; pcook@alaskan.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dglsaviatn@aol.com; regpagemaster@usace.army.mil

Subject: RFC Haven Park

Hello,

Attached is the RFC packet for Haven Park. Please ensure that all comments are submitted by March 07, 2025 so that they can be incorporated in the staff report packet that will be presented to the platting Board.

[Haven Pk](#)

If you have any questions feel free to contact me.

Respectfully,

Wyatt Anderson

From: Permit Center
Sent: Friday, January 24, 2025 8:26 AM
To: Wyatt Anderson
Subject: RE: RFC Haven Park

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: Wyatt Anderson <Wyatt.Anderson@matsugov.us>
Sent: Thursday, January 23, 2025 4:04 PM
To: colton.percy@alaska.gov; sarah.myers@alaska.gov; billydoc56@hotmail.com; pcook@alaskan.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Planning <planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Bill Gamble <Bill.Gamble@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; dglsaviatn@aol.com; regpagemaster@usace.army.mil
Subject: RFC Haven Park

Hello,

Attached is the RFC packet for Haven Park. Please ensure that all comments are submitted by March 07, 2025 so that they can be incorporated in the staff report packet that will be presented to the platting Board.

 [Haven Pk](#)

If you have any questions feel free to contact me.

Respectfully,

Wyatt Anderson
Platting Technician
Matanuska Susitna Borough



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

January 27, 2025

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.

- **HAVEN PARK**
(MSB Case # 2025-016)

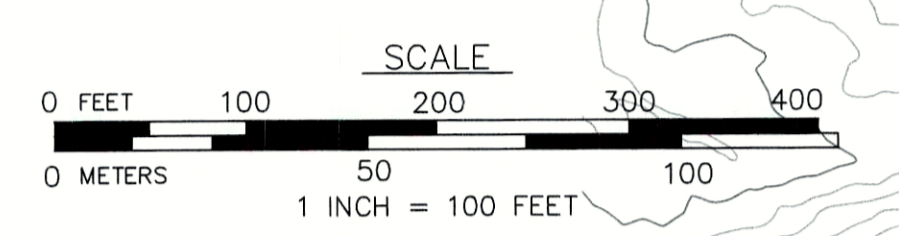
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

Sincerely,

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

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

- LEGEND**
- ✱ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
 - ⊕ FOUND BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
 - ⊙ FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND 2" ALUMINUM CAP AS SHOWN AND DESCRIBED
 - FOUND 5/8" REBAR WITH PLASTIC CAP AS SHOWN AND DESCRIBED
 - FOUND 5/8" REBAR
 - △ SURVEY CONTROL POINT
 - SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

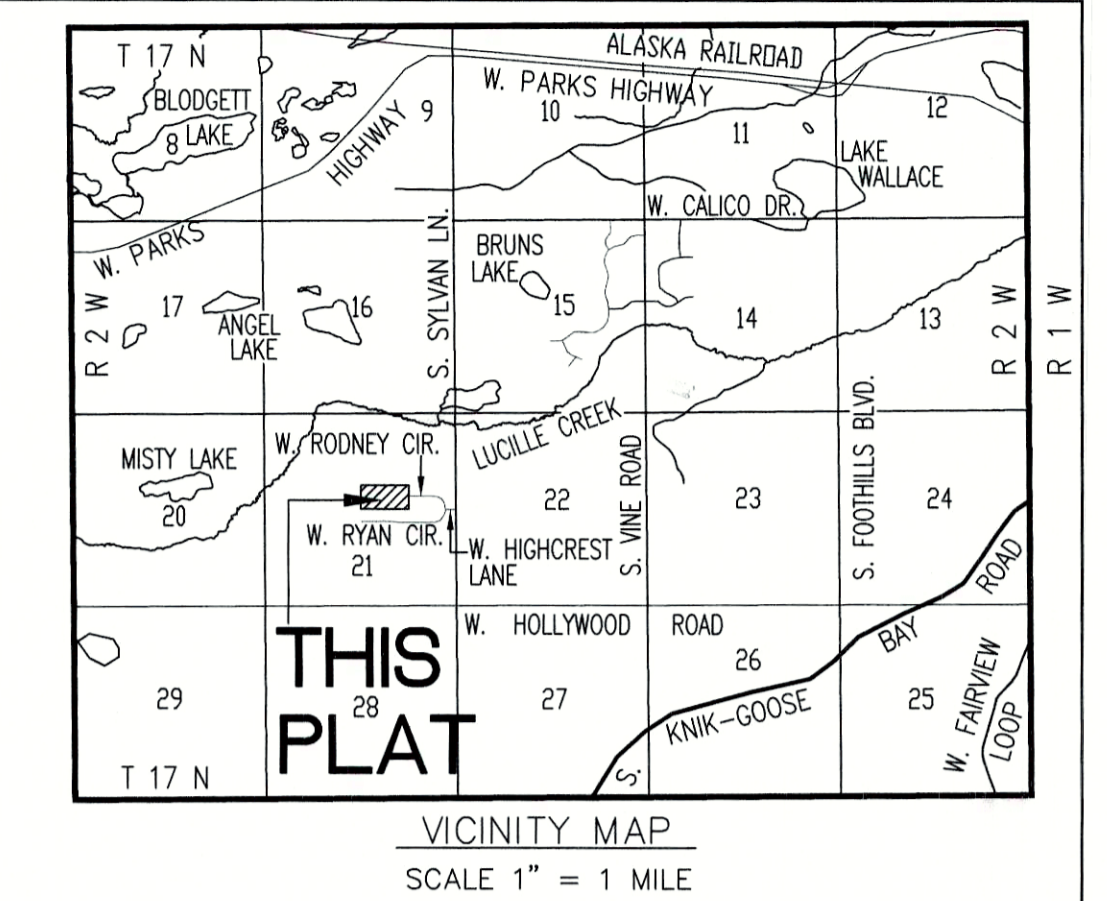
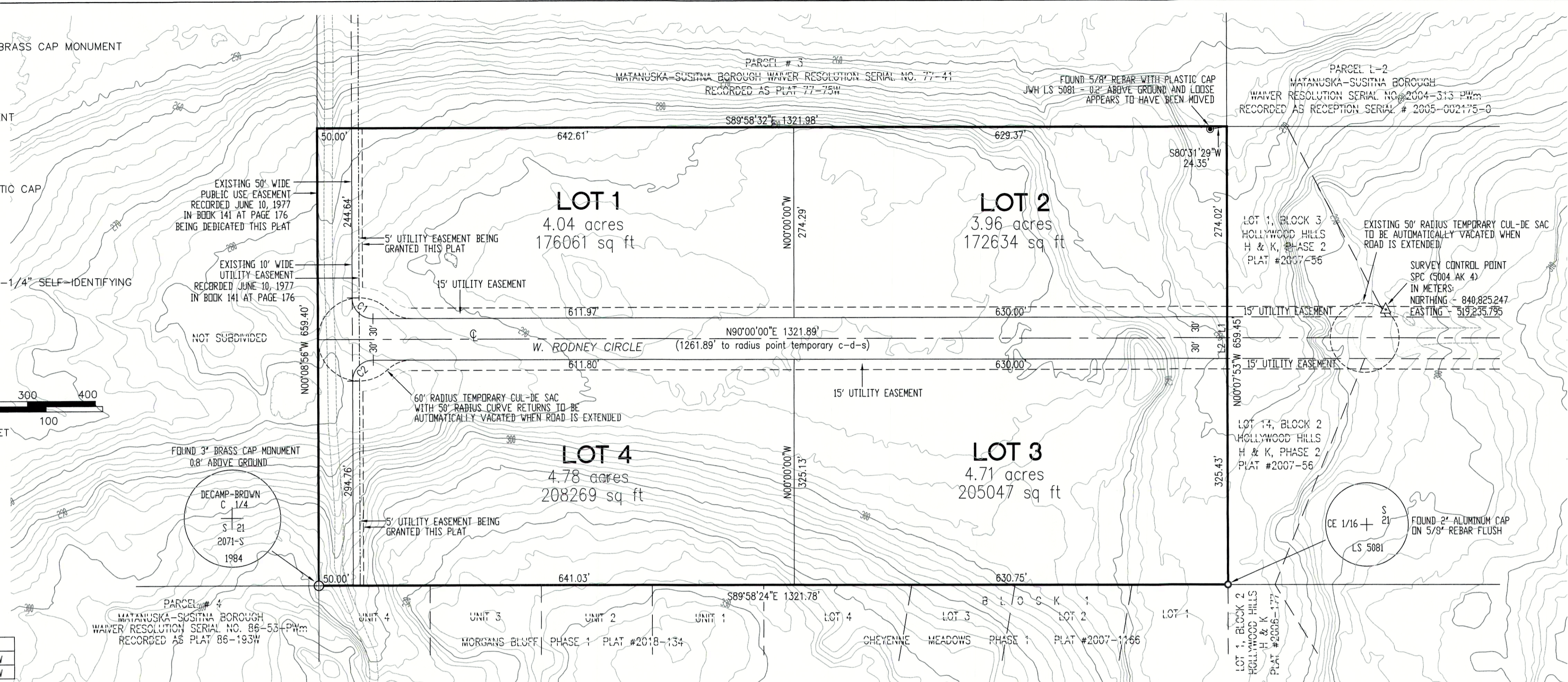


LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 30.00' | N00°07'53"W |
| L2 | 30.00' | N00°07'53"W |

CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD | CHORD BEARING |
|-------|--------|--------|---------|-----------|--------|---------------|
| C1 | 47.05' | 30.00' | 29.92' | 89°51'04" | 42.37' | S45°04'28"E |
| C2 | 47.20' | 30.00' | 30.08' | 90°08'56" | 42.48' | S44°55'32"W |



- NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 - BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON. THE FROM SURVEY CONTROL POINT TO CE1/16 IS: S30°06'52"W 457.39'
 - 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.

CERTIFICATE OF OWNERSHIP & 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, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SIGNATURE _____ DATE _____

NAME/TITLE
ALASKA CITY BUILDERS, LLC DBA CHOICE HOMES
3401 W. MALCHEN ROAD
WASILLA, ALASKA 99623

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

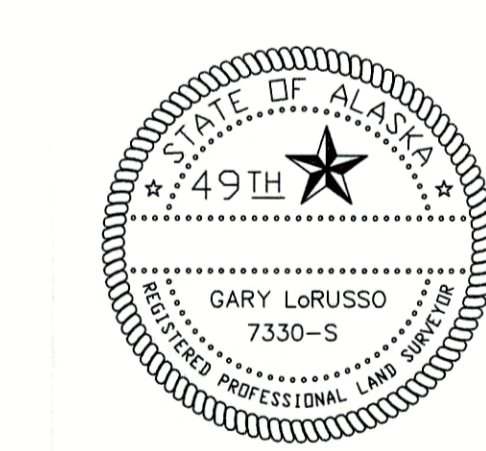
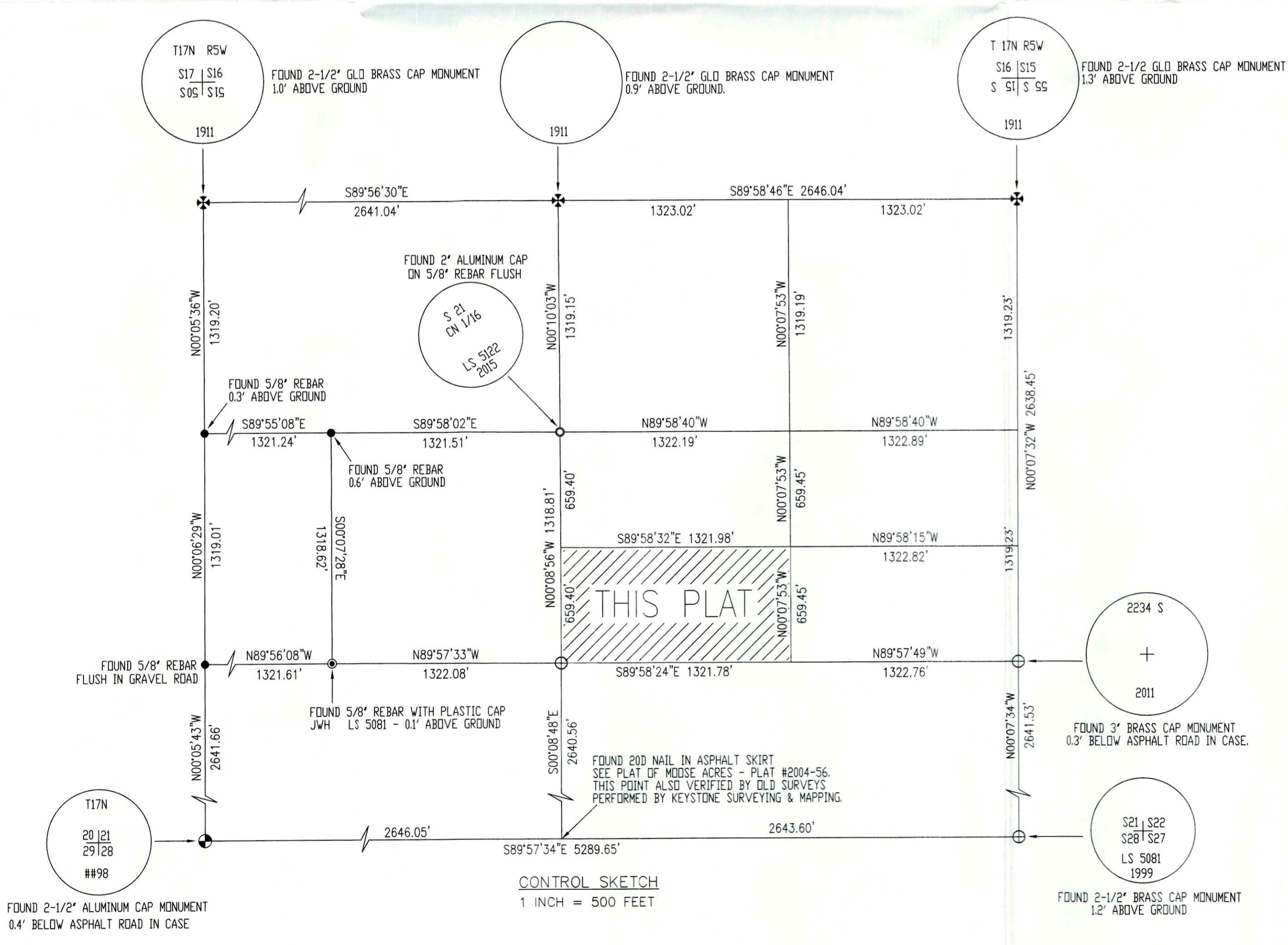
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 20____, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE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

DATE _____ PLANNING & LAND USE DIRECTOR
ATTEST: _____ PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL



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

RECEIVED
JAN 14 2025
PLATTING

Agenda Copy

A PLAT OF
HAVEN PARK
A SUBDIVISION OF PARCEL #4
MATANUSKA-SUSITNA BOROUGH WAIVER RESOLUTION
SERIAL #77-41 RECORDED AS 77-75W
WITHIN THE
NE1/4, SECTION 21, T. 17 N., R. 2 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 20.0 ACRES, MORE OR LESS

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

| | | |
|-------------------------|----------------------------|-------------------------------|
| DRAWN BY iCAD/K.Lyne | DATE 10/22/24 | DRAWING: 2024-23/HavenPark |
| CHECKED BY Glo | SCALE 1 INCH = 100 FEET | SHEET 1 OF 1 |