

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Kayla Smith

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

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

PLATTING BOARD MEETING **1:00 P.M.** **May 1, 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. April 17, 2025

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

A. **ROCKIN ELK:** The request is to create 4 lots from Parcel 3, MSB Waiver Resolution 91-10-PWm (Recorded as 91-57W),(Tax ID# 17N02E14D012) and dedicate a 2,752.92 Square Foot Public Use Easement, to be known as **ROCKIN ELK**, containing 9.58 acres +/- . The property is directly east of S. Rock Ridge Road, and directly east of E. Northbridge Road; within the SE ¼ Section 14, Township 17 North, Range 2 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District #1. (Petitioner/Owner: Sally Weiland / Tod Weiland / Larry Weiland Living Trust, Staff: Chris Curlin, Case # 2025-036)

B. **BELLA RIDGE MSP:** The request is to create 48 lots and 1 tract by a three phase master plan from Lot 4, Penn Jersey Estates, Plat #2022-101, to be known as **BELLA RIDGE MSP**, containing 93.58 acres +/- . Dedication and construction of Internal roads is being proposed to serve as access for all lots. The property is located south of W. Parks Highway, north of Lucille Creek, and directly east of S. Ridgecrest Road (Tax ID # 8312000L004); within the W ½ Section 17, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #5. (Petitioner/Owner: Pink Flamingo, Staff: Matthew Goddard, Case # 2025-038)

C. **NORTH VILLAGE:** The request is to create 46 lots by a five phase master plan from Tax Parcel B19, created by Warranty Deed recorded at 2010-013191-0, to be known as **NORTH VILLAGE**, containing 39.99 acres +/- . The proposed design will utilize the City of Palmer water system. The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly north of W. Bogard Road (Tax ID# 18N01E36B019); within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Farm Loop Community Council and in Assembly District #2. (Petitioner/Owner: WM Construction, LLC, Staff: Chris Curlin, Case # 2025-040)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*If needed*)

- Definition: Law. To hear and settle an issue or a question regarding code.

B. Upcoming Platting Board Agenda Items (*Staff: Fred Wagner & Clerk: Kayla Kinneen*)

- June 5, 2025, Platting Board Meeting, we have 1 case to be heard:
 - Ermine Lake Tract C

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on April 17, 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 Smith, 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 Liebing led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

Discussion ensued.

MOTION: Platting Member Liebing made motion to approve the Agenda. Platting Member Kreger seconded.

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- April 3, 2025.

MOTION: Platting Member Kreger made motion to approve April 3, 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. **NORTHERN SKY ESTATES**: The request is to create 2 lots from Tax Parcel A5 (W1/2 SE1/4 NE1/4 & W1/2 NE1/4 SE1/4), to be known as Northern Sky Estates containing 39.91 acres +/- . The property is located north of W. Horizon Drive, south of W. Hazel Avenue, and west of S. Knik Goose Bay Road (Tax ID #16N03W13A005); within the E 1/2 Section 13, Township 16 North, Range 03 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.
(Petitioner/Owner: Brian Morgan & Cordruta Morgan, Staff: Matthew Goddard, Case #2025-026)

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

Kayla Smith provided the mailing report:

- Stating that 56 public hearing notices were mailed out on March 25, 2025.

Staff gave an overview of the case:

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

Platting Member Salmon had questions for staff.

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

The petitioner's representative, Dayna Rumfelt chose not to speak.

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 spoke.

MOTION: Platting Member Chiavetta made a motion to approve the preliminary plat of Northern Sky Estates. Platting Member Salmon seconded the motion.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

Platting Officer, Fred Wagner informed the board of upcoming items:

- There is 3 cases scheduled for May 1, 2025 Platting Board.
 - Rocking Elk
 - Bella Ridge MSP
 - North Village

Staff Wyatt Anderson mentioned that the May 1st meeting will be his last meeting.

9. BOARD COMMENTS.

- Salmon – Name is not on the website.
- Bertz – Will not be in attendance for May 1st meeting
- Koan – Submitted his resignation this morning, thanks the board and staff.
- Kreger – Had a setback question.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at 1:14 PM.

ATTEST:

MICHELLE TRAXLER
Platting Board Chair

KAYLA SMITH
Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 1, 2025

PRELIMINARY PLAT: ROCKIN ELK

LEGAL DESCRIPTION: SEC 13, T17N, R02E S.M., AK

PETITIONERS: SALLY WEILAND LIVING TRUST &
LARRY WEILAND LIVING TRUST

SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS

ACRES: 9.58 +/- PARCELS: 4

REVIEWED BY: CHRIS CURLIN CASE #: 2025-036

REQUEST:

The request is to create 4 lots from Parcel 3, MSB Waiver Resolution 91-10-PWm (Recorded as 91-57W) and dedicate a 2,752.92 Square Foot Public Use Easement, to be known as ROCKIN ELK, containing 9.58 acres +/- . The property is directly east of S. Rock Ridge Road, and directly east of E. Northbridge Road; within the SE ¼ Section 14, Township 17 North, Range 2 East, Seward Meridian, Alaska. In the Greater Butte Community Council and Assembly District #1.

EXHIBITS:

Vicinity Map and Aerial Photos
Soils Report
Average Daily Traffic Count

Exhibit A – 4 pgs
Exhibit B – 5 pgs
Exhibit C – 2 pgs

COMMENTS:

MSB Pre-Design and Engineering
MSB Permit Center
Utilities

Exhibit D– 1 pg
Exhibit E – 1 pg
Exhibit F - 2 pgs

DISCUSSION: The proposed subdivision is creating four lots ranging in size from 2.02 acres to 2.67 acres and dedicating a Public Use Easement. The proposed lots will take access from S. Rock Ridge Road which is owned and maintained by the borough.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Bill Klebesadel, PE, Conducted two test holes for the proposed subdivision. Test holes were dug to 12' with no groundwater encountered. Test hole locations are included in the report. In the report, the engineer states all lots contain sufficient overall area. All have at least 10,000 square feet of "Usable Building Area." All have at least 10,000 square feet of "Contiguous Usable Septic Area."

COMMENTS:

MSB DPW Pre-design and Engineering (**Exhibit D**) Has no comment.

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

Utilities: (**Exhibit F**) ENSTAR has no comments or recommendations.

GCI, MTA, and MEA did not respond.

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

CONCLUSION

The plat of ROCKIN ELK is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. A soils report was submitted, legal and physical access exist, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

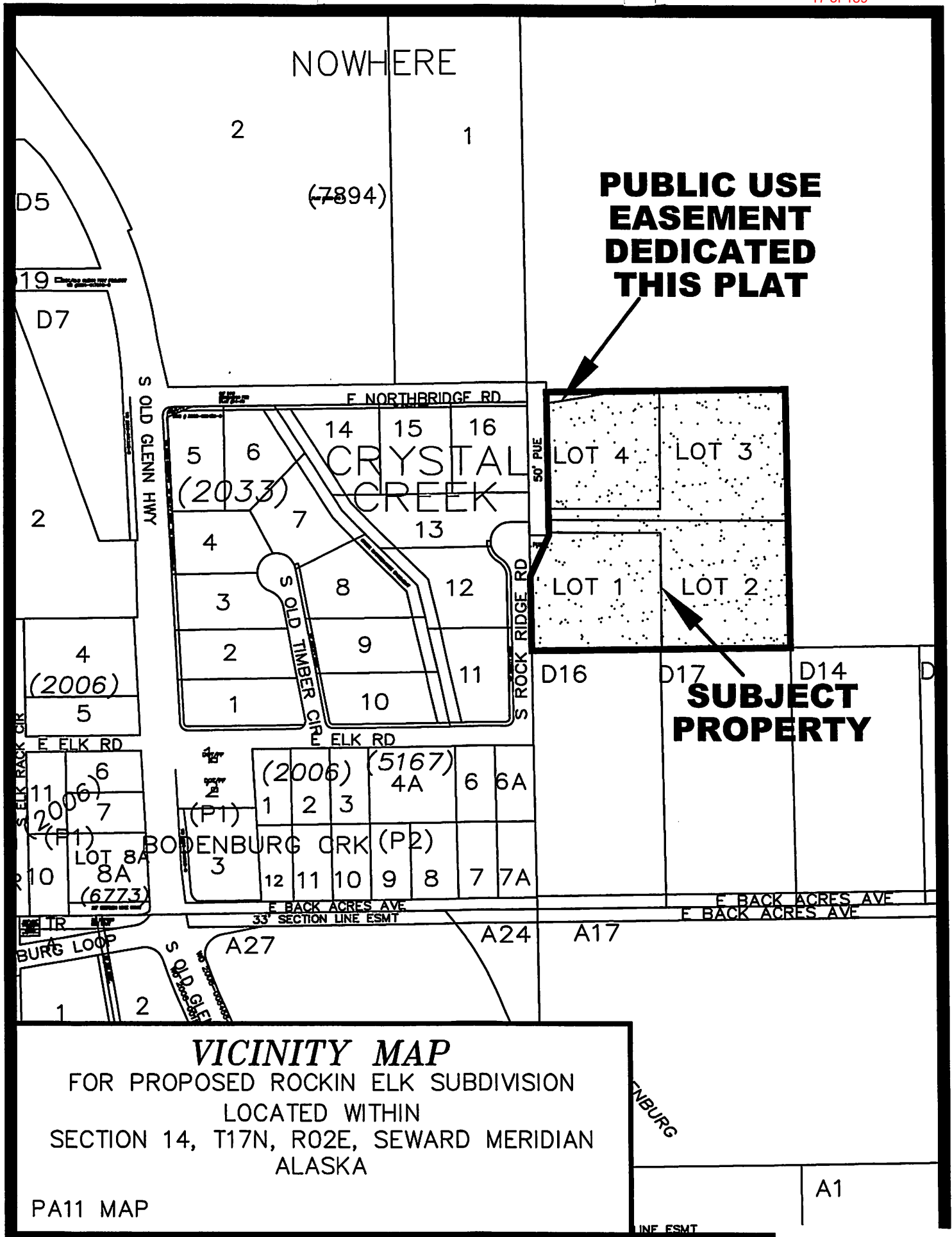
FINDINGS OF FACT:

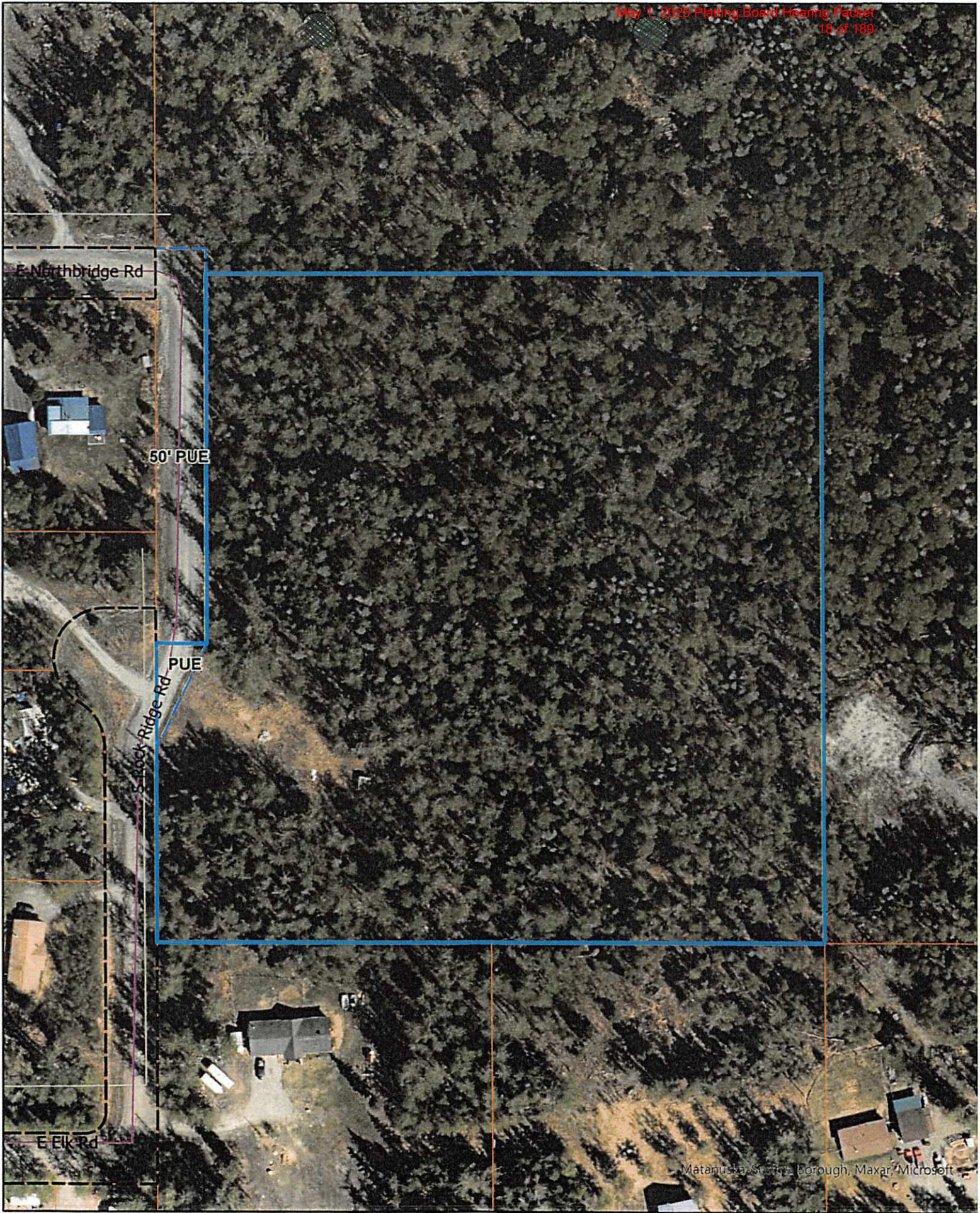
1. The plat of ROCKIN ELK is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320
4. There were no objections from any borough departments, outside agencies, or utilities.
5. At the time of staff report write-up, there were no responses to the Request for Comments from; Fire Service Area #2 Butte, Road Service Area #26 Greater Butte, The Butte Community Council, MSB Community Development, Planning, or Assessments; or MTA, MEA, or GCI.

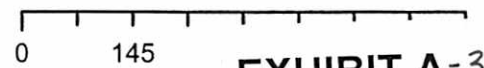
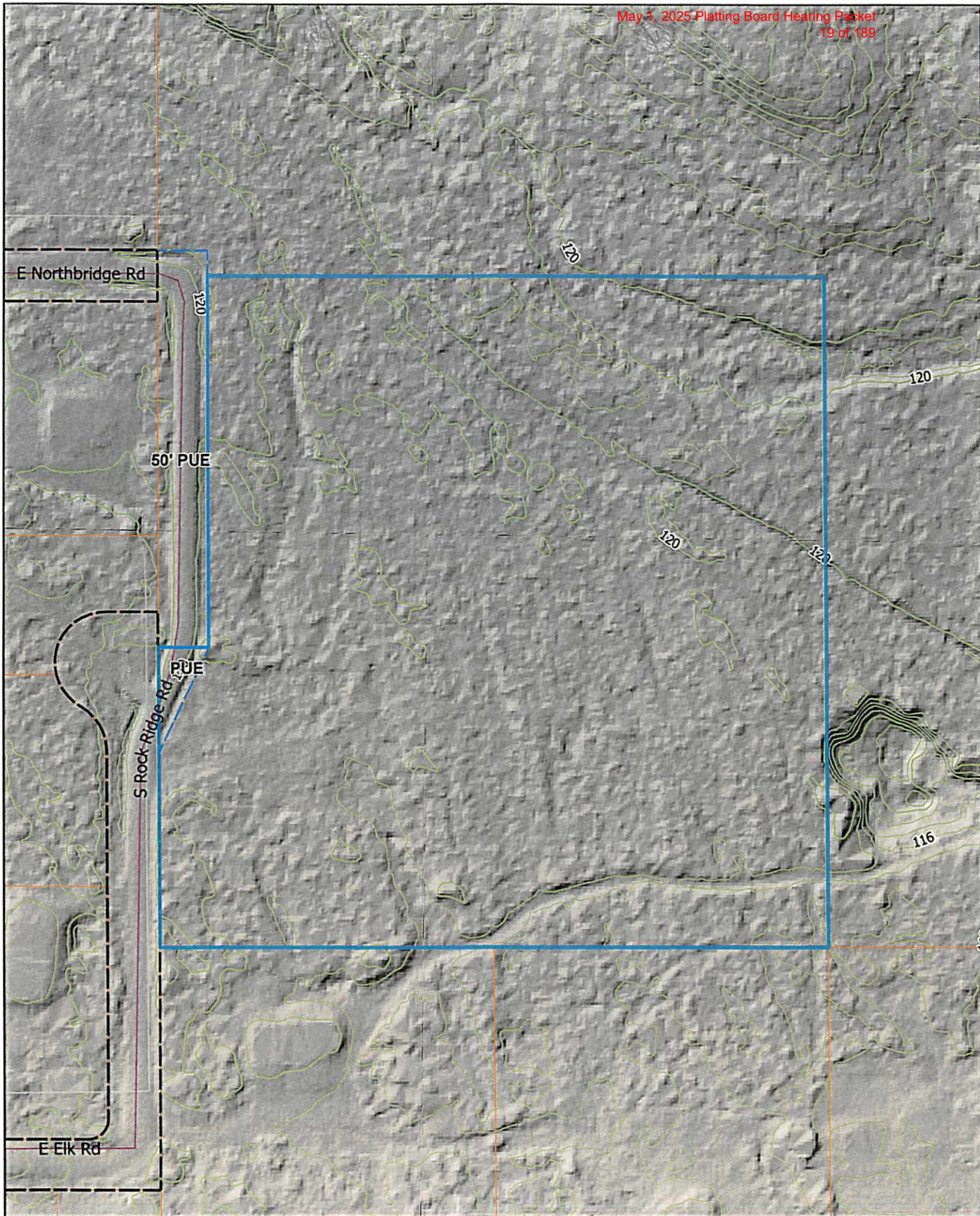
RECOMMENDED CONDITIONS OF APPROVAL:

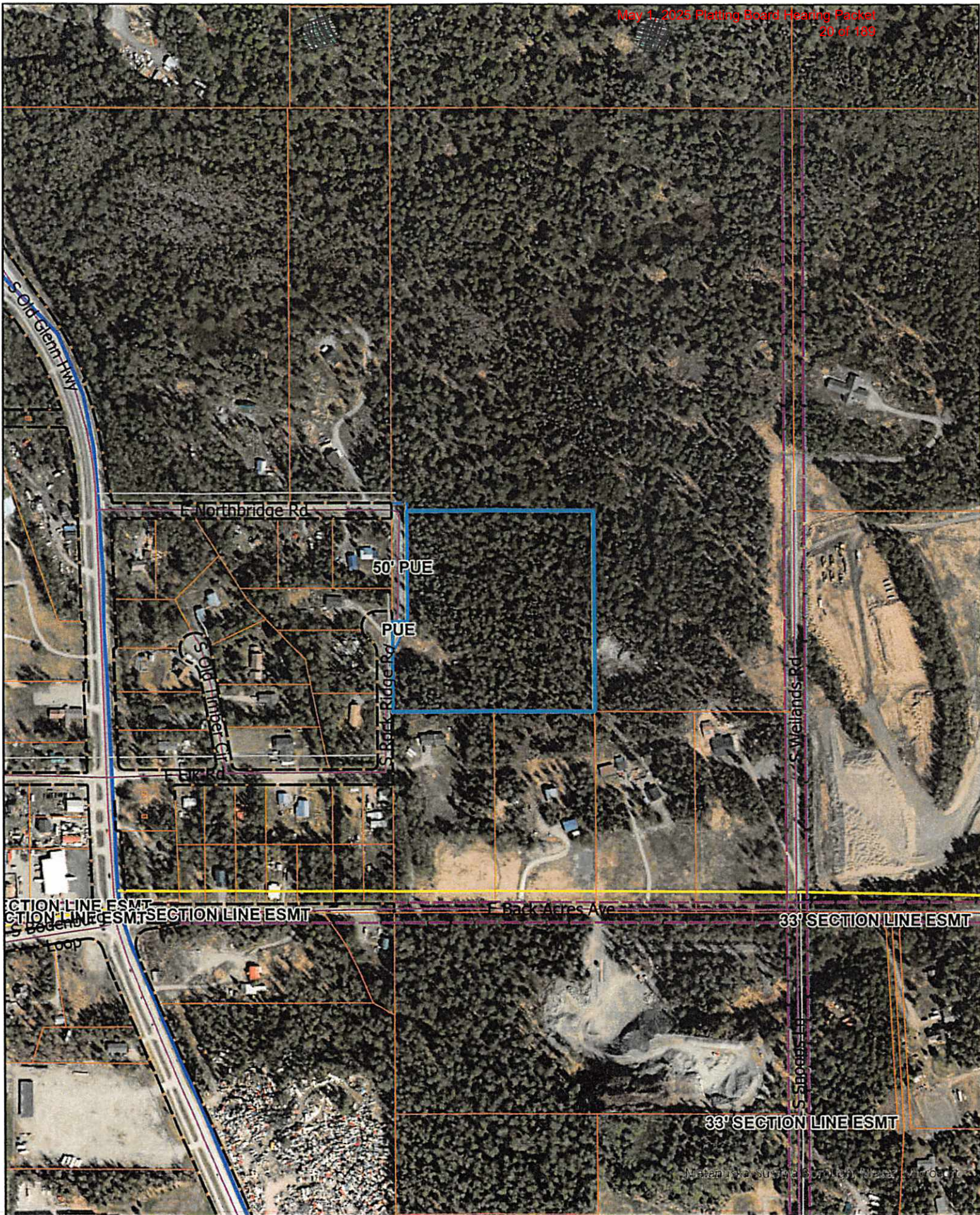
Suggested motion: I move to approve the Preliminary Plat of ROCKIN ELK, Section 14, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Submit recording fees, payable to Department of Natural Resources (DNR).
6. Submit final plat in full compliance with Title 43.









0 475 g EXHIBIT A

EXHIBIT A-4

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



USEABLE AREA CERTIFICATION

ROCKIN ELK

A SUBDIVISION OF

PARCEL 3, MSB WAIVER RES. 91-10-PWm (91-57W)

RECEIVED

FEB 26 2025

INTRODUCTION TO INVESTIGATION

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

PLATTING

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS:

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

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

LOTS:

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

SOILS INVESTIGATION

EXCAVATIONS

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

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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: TH-1, TH-2

(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 Holes May through October:

TEST HOLES:

☐ Soil Mottling or Staining Analysis:

TEST HOLES:

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

TEST HOLES:

- ☐ Depth to seasonal high water is less than 8'

☐ Fill will be required

☐ A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

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

Lots:

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

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

Lots:

- ☒ No further action required to establish sufficient usable area.

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

Bill Klebesadel
WILLIAM KLEBESADEL P.E.

Professional Engineer

11-1-24

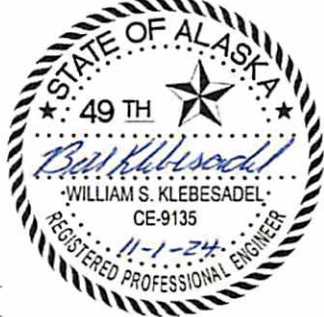
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GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	PARCEL 3, MSB WAIVER RES. 91-10-PWm (91-57W)	TEST HOLE NO.	Date:	10/07/24
Insp. By:	PIONEER	1	Job #	24-256

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																						
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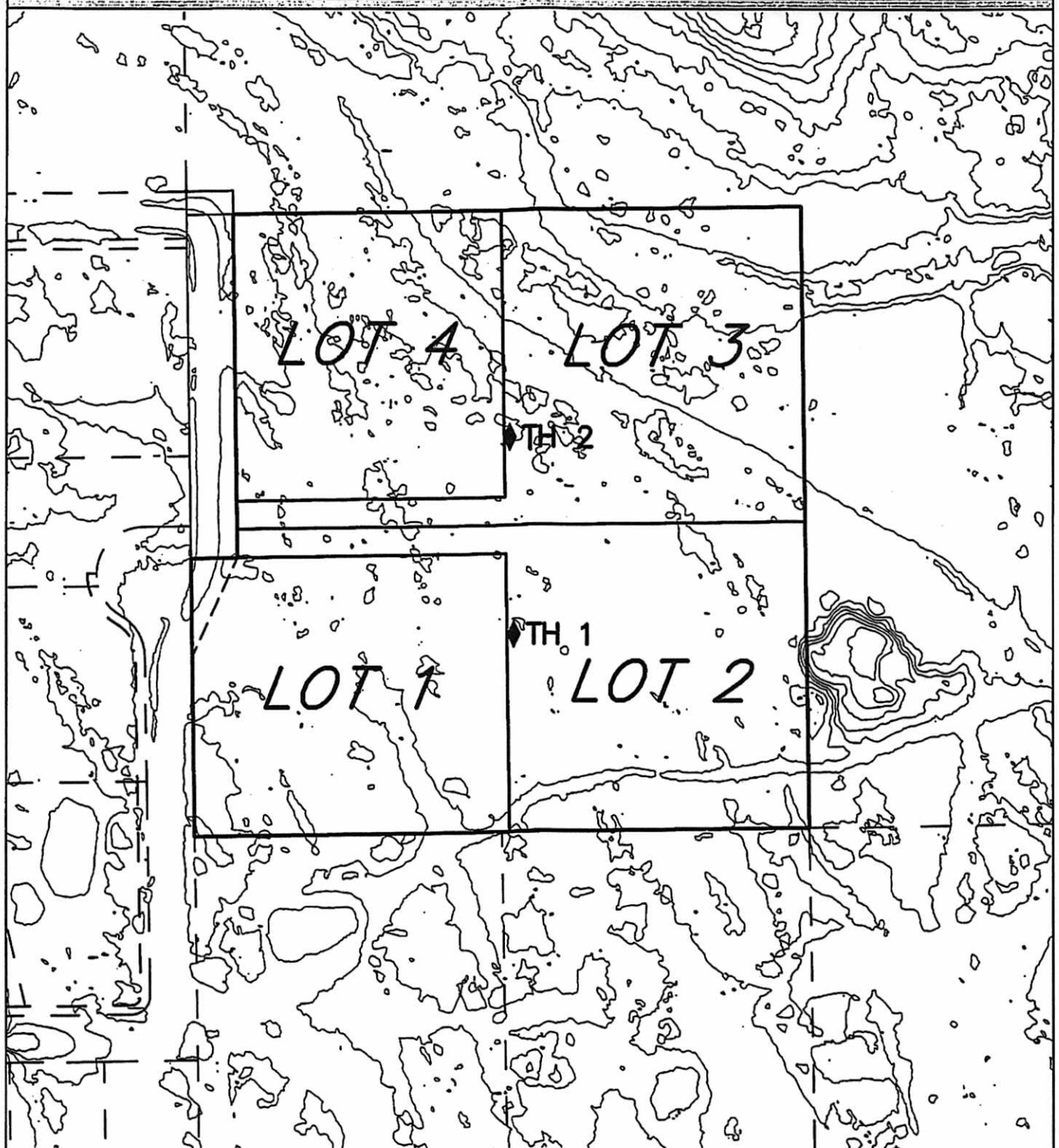
COMMENTS:

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

ROCKIN ELK SUBDIVISION

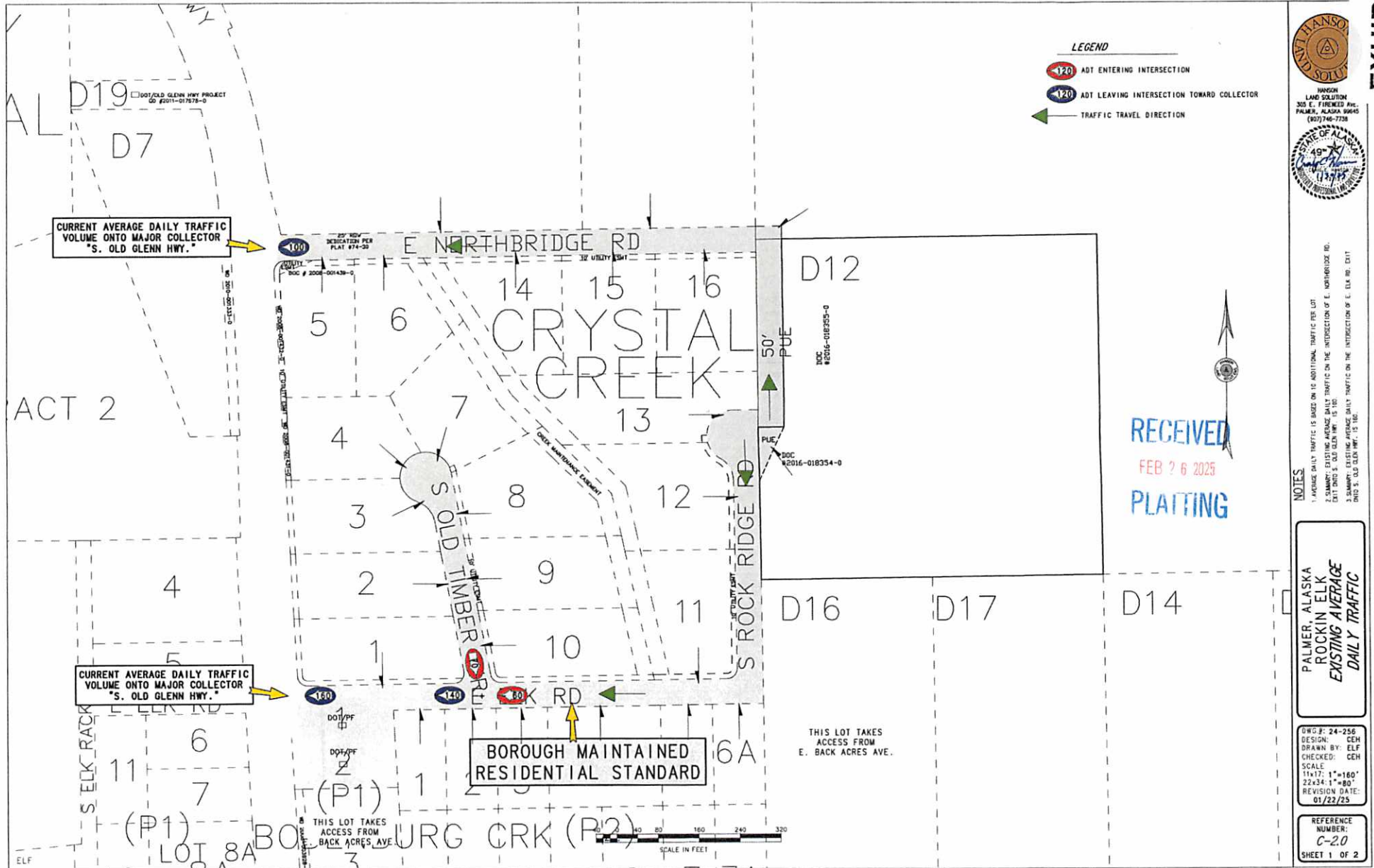
FILE: 24-256

DRAWN: ELF

01/22/25

EXHIBIT A

Page 1 of 1





Chris Curlin

From: Pre-Design & Engineering
Sent: Tuesday, April 1, 2025 2:54 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms
Subject: RE: RFC Rockin Elk

Chris,

No comments from PD&E.

Pre-Design & Engineering
Department of Public Works

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, March 13, 2025 3:26 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Pre-Design & Engineering <pde@matsugov.us>; timhaldistrict1@gmail.com; butteakcc@gmail.com; meshie@mtaonline.net; Michael Shipton <Michael.Shipton@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Rockin Elk

Hello,

The following link contains a Request for Comments for Rockin Elk, MSB Case 2025-036.
Comments are due by April 4, 2025.

 [Rockin Elk](#)

Sincerely,

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

Chris Curlin

From: Permit Center
Sent: Thursday, March 13, 2025 3:49 PM
To: Chris Curlin
Subject: RE: RFC Rockin Elk

No comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, March 13, 2025 3:26 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Pre-Design & Engineering <pde@matsugov.us>; timhaledistrict1@gmail.com; butteakcc@gmail.com; meshie@mtaonline.net; Michael Shipton <Michael.Shipton@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Rockin Elk

Hello,

The following link contains a Request for Comments for Rockin Elk, MSB Case 2025-036.
Comments are due by April 4, 2025.

 [Rockin Elk](#)

Sincerely,

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



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

March 17, 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.

- **ROCKIN ELK**
(MSB Case # 2025-036)

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

Sincerely,

James Christopher

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE 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 _____

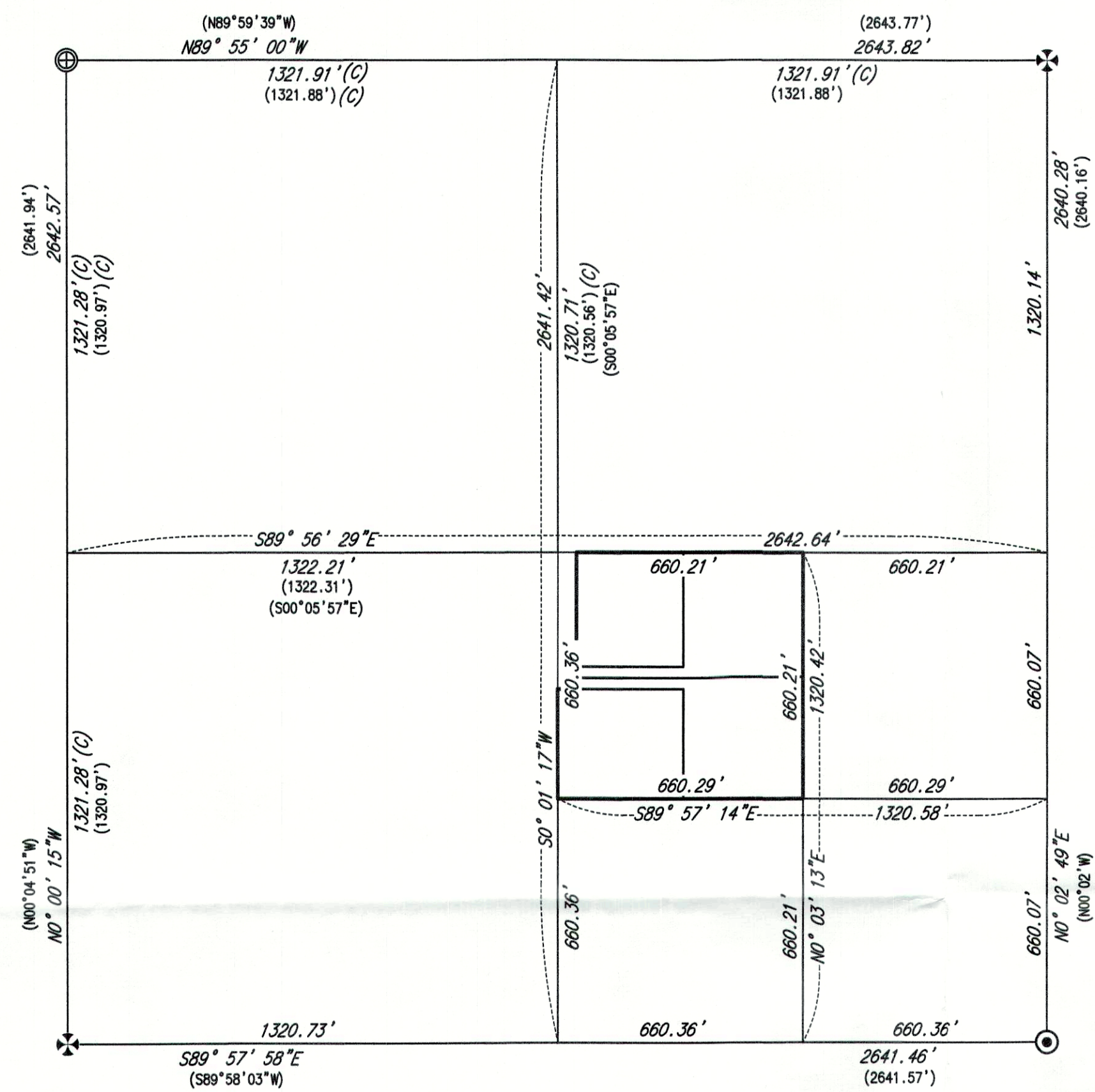
ATTEST: _____
(PLATTING CLERK)

LEGEND

- ⊕ RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- ⊕ RECOVERED 2 1/2" ALUMINUM POST MONUMENT
- ⊕ RECOVERED PLASTIC CAP ON 5/8" REBAR
- ⊕ RECOVERED 1" IRON PIPE
- RECOVERED 3/4" REBAR
- ⊕ SET PLASTIC CAP ON 3/4"x30" REBAR AT ALL LOT CORNERS, PT'S, AND PC'S
- ⊕ SET 2 1/2" ALUMINUM POST MONUMENT
- (C) COMPUTED DATA
- MEASURED DATA
- RECORD PER PLAT (2019-73) NOWHERE
- RECORD PER PLAT (74-30) CRYSTAL CREEK
- XXX SURVEY POINT NUMBER



TYPICAL SET
1 1/4" PLASTIC
CAP



CONTROL DIAGRAM
SCALE: 1"=330'

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH A POINT ON THE SOUTHERN LINE OF LOT 1, A RECOVERED PLASTIC CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61° 33' 28.38"N 149° 01' 57.97"W
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- THIS SUBDIVISION IS SUBJECT TO AN MEA BLANKET EASEMENT RECORDED ON AUGUST 19, 1977 IN BK. 146, PG. 437.

NOWHERE
SUBDIVISION
(2019-73)

LOT 1

E.
NORTHBRIDGE
RD.

10' UTILITY
EASEMENT
(74-30)

CRYSTAL
CREEK
SUBDIVISION
(74-30)

50'x390'
PUBLIC USE
EASEMENT
(2016-018355-0)

CRYSTAL
CREEK
SUBDIVISION
(74-30)

LOT 16

10' UTILITY
EASEMENT
(74-30)

LOT 12

LOT 11

ROCK RIDGE
RD.

PARCEL 1

PARCEL 2

PARCEL 1

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)

MSB WAIVER
2006-31-PWm
(2006-004792-0)

PARCEL 4A

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MAT-SU BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

TOD WEILAND _____ DATE _____
(SUCESSOR TRUSTEE)
LARRY WEILAND LIVING TRUST
P.O. BOX 2995
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MAT-SU BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SALLY C. WEILAND HARVEY _____ DATE _____
(TRUSTEE)
SALLY WEILAND LIVING TRUST
P.O. BOX 2995
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

A PLAT OF
ROCKIN ELK
A SUBDIVISION OF
PARCEL 3
MSB WAIVER RES.
91-10-PWm
(91-57W)

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
SE 1/4 SEC. 13, T.17N. R.2E. SM, AK
CONTAINING 9.58 ACRES MORE OR LESS

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

FILE: FB24-256 CK: CEH SCALE: 1"=100' 01/24/25 1 OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MAY 1, 2025

PRELIMINARY PLAT: BELLA RIDGE

LEGAL DESCRIPTION: SEC 17, T17N, R02W, SEWARD MERIDIAN AK

PETITIONERS: PINK FLAMINGO, LLC.

SURVEYOR: KEYSTONE SURVEYING & MAPPING

ENGINEER: HOLLER ENGINEERING

ACRES: 93.58 ± PARCELS: 49

REVIEWED BY: MATTHEW GODDARD CASE #: 2025-038

REQUEST: The request is to create 47 lots and 1 tract by a three phase master plan from Lot 4, Penn Jersey Estates, Plat #2022-101, to be known as **BELLA RIDGE MSP**, containing 93.58 acres +/- . Dedication and construction of Internal roads is being proposed to serve as access for all lots. The property is located south of W. Parks Highway, north of Lucille Creek, and directly east of S. Ridgecrest Road (Tax ID # 8312000L004); within the W ½ Section 17, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and in Assembly District #5.

EXHIBITS

SUPPORTING DOCUMENTATION

Vicinity Map and Aerial Photos	PAGES	– 1-5
Geotechnical Report	PAGES	– 6-61
Average Daily Traffic Calculation (ADT)	PAGE	– 62
Section Line Easement Determination	PAGES	– 63-71

AGENCY COMMENTS

USACE	PAGE	– 72
MSB DPW Pre-Design & Engineering Division	PAGES	– 73-77
MSB Permit Center	PAGE	– 78
RSA #27 Meadow Lakes	PAGE	– 79
Meadow Lakes Community Council	PAGE	– 80
Public Comments	PAGE	– 81
Utilities	PAGES	– 82-86

DISCUSSION: The proposed Bella Ridge Subdivision will create 48 lots and one tract by a three-phase master plan. The petitioner is proposing the dedication and construction of three internal roads to serve as access. Access to the proposed subdivision is from S. Ridgecrest Road. Construction of S. Ridgecrest Road

starting at the proposed W. Calabria Circle south is being proposed for access to lots in Phase Three. Access for Proposed Phases 1 & 2 is from S. Ridgecrest Road starting at S. Elizabeth Drive, proceeding north to the W. Parks Highway. Lots 2-7 & 13-19, Block 3 do not meet the minimum length to width requirements per MSB 43.20.300(B) & (C). These lots will need to be adjusted to meet the minimum length to width ratios of 3:1 for lots under 2 acres and 4:1 for lots 2 to 10 acres. For Lots 2-7, if the length to width ratios are being exceeded due to unusable area, the minimum lot width is 125' per MSB 43.20.300(C)(1) (**Recommendation #4**).

Soils Report: A geotechnical report was submitted (**Exhibit Pages 6-61**), pursuant to MSB 43.20.281(A). Curtis Holler, Registered Professional Engineer, notes that a soils review and related preliminary design work for the referenced proposed subdivision was completed at the request of the project owner. The proposed project will create 48 new lots and one tract from one existing parcel totaling approximately 93 acres. The soils evaluation included logging 29 new testholes on the parent parcel, review of existing neighboring soils information, review of the provided topography information, review of aerial imagery, and other observations at the site.

The project site forms a long rectangle oriented north-south, east of the existing Ridgecrest Street and right of way. The majority of the parent parcel forms gentle ridges and valleys, generally oriented west-east. Two gentle ridges exist at the north end, with the valley between draining equally to the east and west. The middle of the parcel has a minimal low ridge with large low areas on both sides: the north valley drainage ultimately runs to the west and the south valley runs both east and west. A few minor areas with steep slopes exceeding 25% exist and have been delineated on the attached sketch (**Exhibit pages 9-10**). The total elevation differential indicated from the provided topo map contours is about 29'.

The parent parcel remains mostly in its native or near native state with little to no development aside from one previously cleared path on the north end. Existing native vegetation varies considerably, with primarily grasses in low wet valleys. A total of 29 new test holes were dug in March, May, and December of 2024 to evaluate existing soils conditions. Near surface soils typically included a thin organic mat over a layer of silty loess topsoils extending down to 1' to 2'. In most areas, receiving soils under the topsoils were consistently dense silty gravels with sand down to 16'. One large area in the center of the southern end had clean sands and gravel soils. Samples were taken from most holes and sieve tests were undertaken, with all 21 results returning GM soils. Testhole 14 appeared to have some plastic qualities, however the hole is located in a place not considered as usable septic area. A copy of the test hole logs, sieve reports and the location/topography map is attached.

Groundwater was encountered in 16 of the test holes, at depths varying from 2' to 15'. Monitor pipes were placed in most of those holes which allowed monitoring groundwater levels during the high groundwater table season. Testholes 6 & 29 were not measured in the high season, however have pipes and should be monitored in May. An estimate of the limits of area with at least 8' to groundwater is shown on the attached map. Groundwater will be a limiting factor for some of the proposed lots, however, each proposed lot appears to have adequate usable area, or can be regraded to obtain adequate area to meet useable area requirements.

With the possible exception of Lots 1, 2, & 21, Block 3, each of the proposed lots will have adequate unencumbered area meeting the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and observations at the site, the proposed new Lots 1-19 Block 1, Lots 1-8 Block 2, and Lots 3-20 Block 3 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. The proposed Tract A is 14 acres and will not require useable area verification. Proposed Lots 1, 2, & 21 Block 3 should be re-evaluated in May and if necessary, be regraded to contain adequate useable septic area: these lots will

have an additional 10,000 square feet of useable building area. The re-evaluation should be made a condition of approval prior to recording Phase 3. Alternatively, the lots could be absorbed into an adjacent, conforming lot.

*Platting staff notes that a revised soils report will need to be submitted prior to the recordation of Phase 3, or the non-conforming lots noted as Lot 1, 2, & 21, Block 3 will need to be combined with lots that currently meet the minimum useable area requirements (**Recommendation #6**).*

Topographic mapping and as-built information were submitted pursuant to code and can be seen on the Agenda Plat.

Average Daily Traffic Calculation (ADT): An ADT was submitted and can be seen at **Exhibit Page 62**. Based on the supplied ADT, the petitioner will need to upgrade/certify that W. Rosehill Drive, W. Shulz Drive, and the portions of S. Ridgecrest Road that will be utilized to provide access to the subdivision meet the minimum street standards as defined in the 2022 SCM (**Recommendation #7**).

Section Line Easement Determination: (**Exhibit Pages 63-71**) A Section Line Easement Determination was provided certifying the existence of section line easements adjacent to and located on the parent parcel.

Comments:

US Army Corps of Engineers (Exhibit Page 72) The Corps of Engineers believes that there are aquatic resources located on the subject property that may be jurisdictional to the Corps and would require authorization prior to the placement or discharge of dredged and/or fill material into waters of the U.S. Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S. Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill materials into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

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

MSB DPW Pre-Design and Engineering Division (Exhibit Pages 73-77) has the following comments:

- Ridgecrest Road is currently classified as a residential road and on the OSHP as a Minor Collector (Residential Subcollector). The submitted ADT estimate shows an anticipated 1,130 vehicles per day, which is over the allowable traffic limit for a residential road. If certified to residential collector standards, the road could have up to 3,000 ADT. The applicants engineer should certify that Ridgecrest Road is constructed to residential collector standards. Submit documentation of the certification to DPW for review. If the applicant's engineer is not able to certify this road to a higher standard, road construction to meet the traffic thresholds in SCM Table A-1 will be required (**Recommendation #7**)
- It appears the constructed radii on Shulz Drive are larger than the platted radii, the applicant engineer should certify that Rosehill Drive and Shulz Drive are constructed to residential Subcollector standards. Submit documentation of the certification to DPW for review. If these roads are unable

to be certified to residential Subcollector standards, the applicant should propose traffic impact mitigation for Rosehill Drive and Shulz Drive per SCM A04.5 (**Recommendation #7**).

- Tract A flag pole portion needs to be redesigned to meet the minimum of 60' wide (**Recommendation #5**)

MSB Permit Center (Exhibit Page 78) has no comment.

RSA #27 Meadow Lakes (Exhibit Page 79) notes that the proposed design does not meet the goals of connectivity and alternate routs described in title. To meet these objectives and prevent future problems requiring RSA funds to correct it is imperative that either construction of Ridgecrest or Misty Lake Road be included in the requirements. A 60 foot right of way is needed for the entire section used of either route. Ideally, Ridgecrest should be constructed along the entire west edge of the subdivision but if that's not feasible because of the swamp, then construction of Misty Lake along the entire south edge to allow connections to the east would serve the purpose.

*Platting staff notes that the petitioner will work with MSB DPW PD&E to ensure all access requirements are met as noted in **Recommendation #8**.*

The interior road Calabria Circle appears to be constructed partially in wetlands. If that's the case, it should be relocated to avoid problematic future maintenance or a full Corp permit be obtained. Of particular concern is the Ridgecrest/Calabria intersection. Other RSA roads constructed in wetlands have been problematic for long term maintenance.

Platting staff notes that should any work occur within wetlands regulated by the US Army Corps of Engineers, the petitioner would need to obtain a DA permit from USACE.

All cul-de-sacs should include snow storage on the low side to prevent flooding of driveways.

*Platting staff notes that any drainage concerns would be address during the DPW Pre-Construction Conference (**Recommendation #8**).*

Meadow Lakes Community Council (Exhibit Page 80) Has the following comments:

- a. The agenda plat shows one fewer lot in Block 3 than the RFC Packet. We prefer fewer lots to mitigate some concerns about wetlands, septic systems, wells, and setbacks.
- b. Well and septic overlaps between lots will be an issue. Increasing lot sizes would resolve this concern.

Platting staff notes that all lots have or will have the required minimum usable building area and contiguous usable septic area as required by code.

- c. Does the petitioner plan to construct Ridgecrest all the way through the whole west side? It is difficult to tell. There are significant wet areas that will make future maintenance more difficult. The membership recommends building the full length of Ridgecrest for future development and connectivity.

Platting staff notes that the proposed design will not include the construction of that portion of S. Ridgecrest Road between S. Elizabeth Drive and the proposed W. Calabria Circle.

- d. We would like to see construction of Misty Lake Road through to Ridgecrest Road for future development and connectivity.

Platting staff notes that the proposed design would not include the construction/certification of W. Misty Lake Road.

Public Comments (Exhibit Page 81) Stephen Edwards commented with concerns regarding the large number of septic systems and well on such small parcels. The engineer report shows high water in large

sections of numerous parcels and appears to leave only minimum requirements for useable septic area. Without a land development plan in place, builders will be competing to place wells and septic first and there will likely be conflicts between protective radius of adjacent parcel development. When the septic's inevitably fail, there will not be acceptable alternative locations and unnecessary expense will be incurred by the homeowners. A development plan or increased lot sizes is recommended to prevent future problems.

Utilities: (Exhibit Pages 82-83)

ENSTAR has no comments or recommendations.

MTA requests that the dedicated utility easements are both marked clearly and have their dimensions easy to identify.

Platting staff notes that all easements will be clearly shown on the final plat for each phase being recorded.

GCI did not respond.

MEA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; MSB Emergency Services, Community Development, Assessments, or Planning Division; GCI or MEA.

CONCLUSION: The preliminary master plan of Bella Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access will exist to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for all lots will exist, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). A topographic narrative was included as a part of the soils report pursuant to MSB 43.20.281(A)(1)(i)(i).

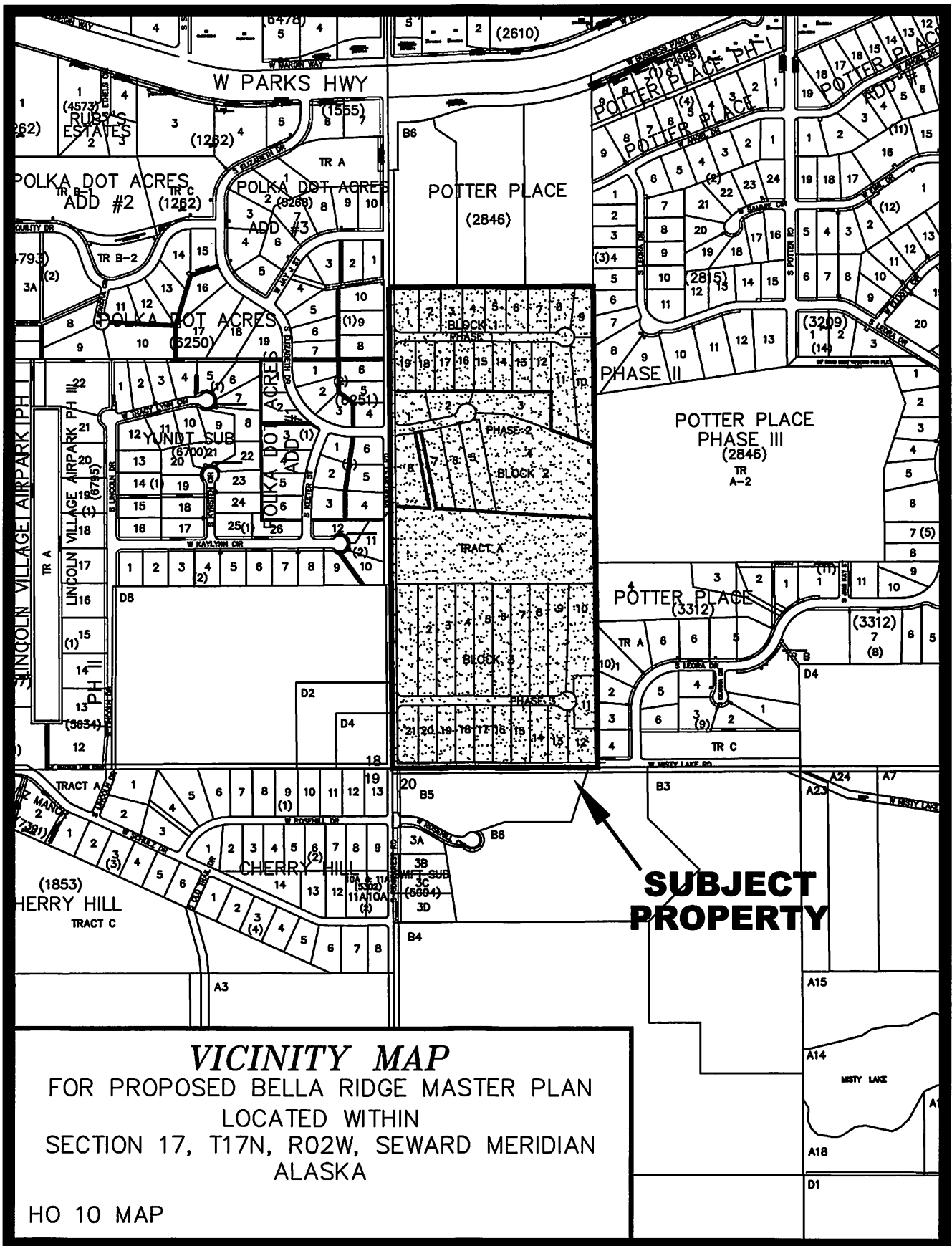
FINDINGS OF FACT

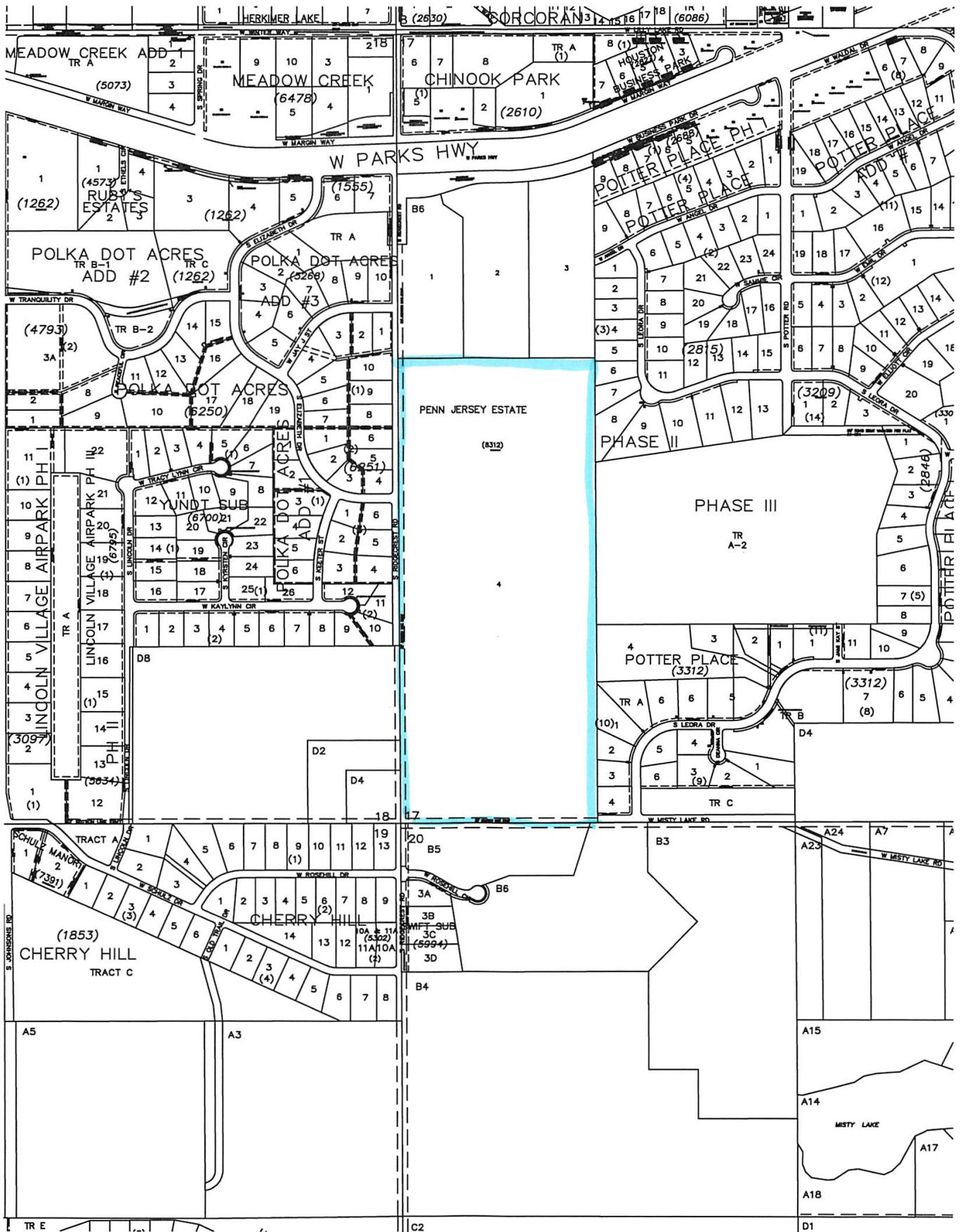
1. The preliminary master plan of Bella Ridge is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1). All lots have or will have the required usable area pursuant to code.
3. A topographic narrative was included as a part of the soils report pursuant to MSB 43.20.281(A)(1)(i)(i).
4. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
5. Each lot will have the required frontage pursuant to MSB 43.20.320.
6. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; MSB Emergency Services, Community Development, Assessments, or Planning Division; GCI or MEA. There were no objections from any federal or state agencies, or Borough departments or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing.

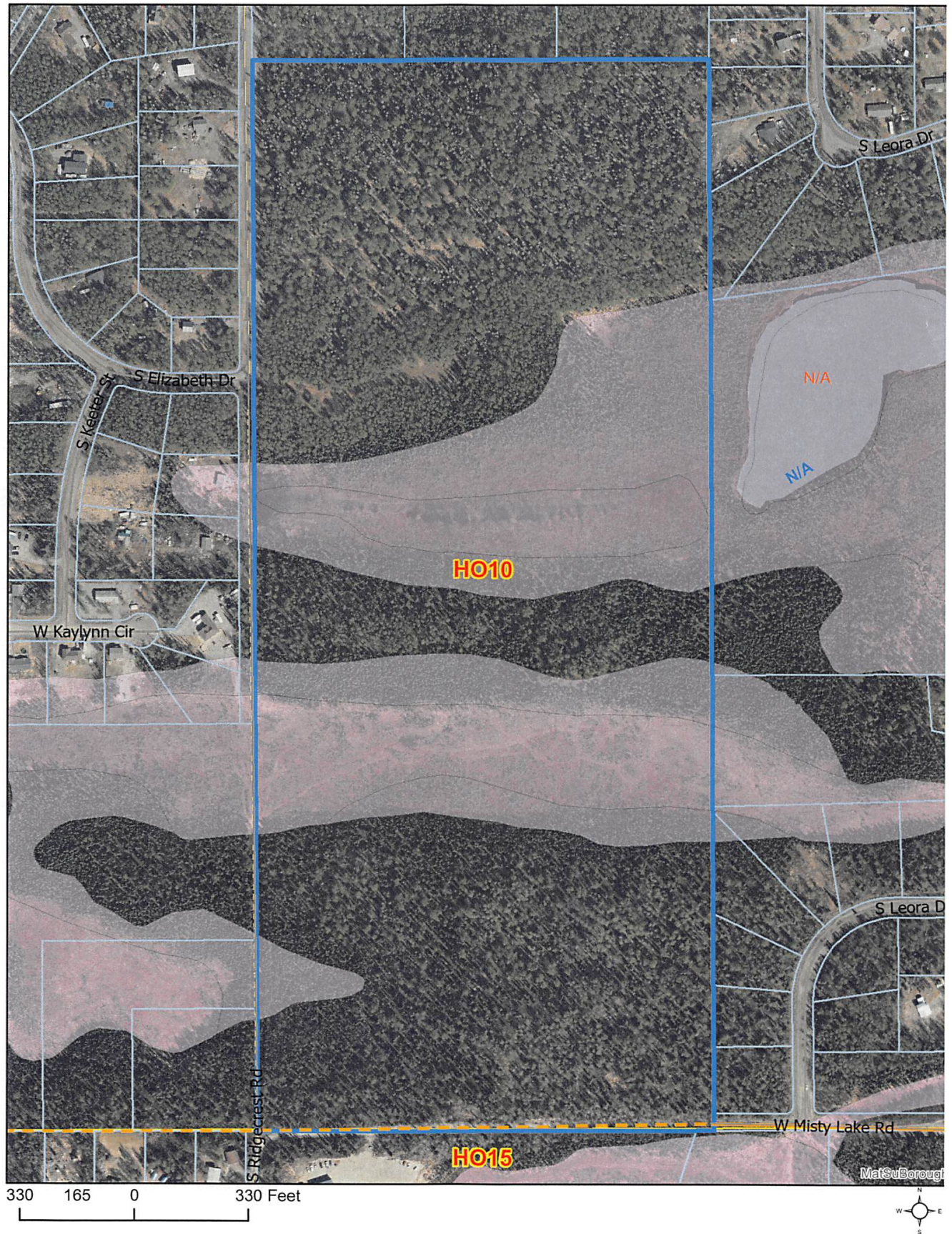
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

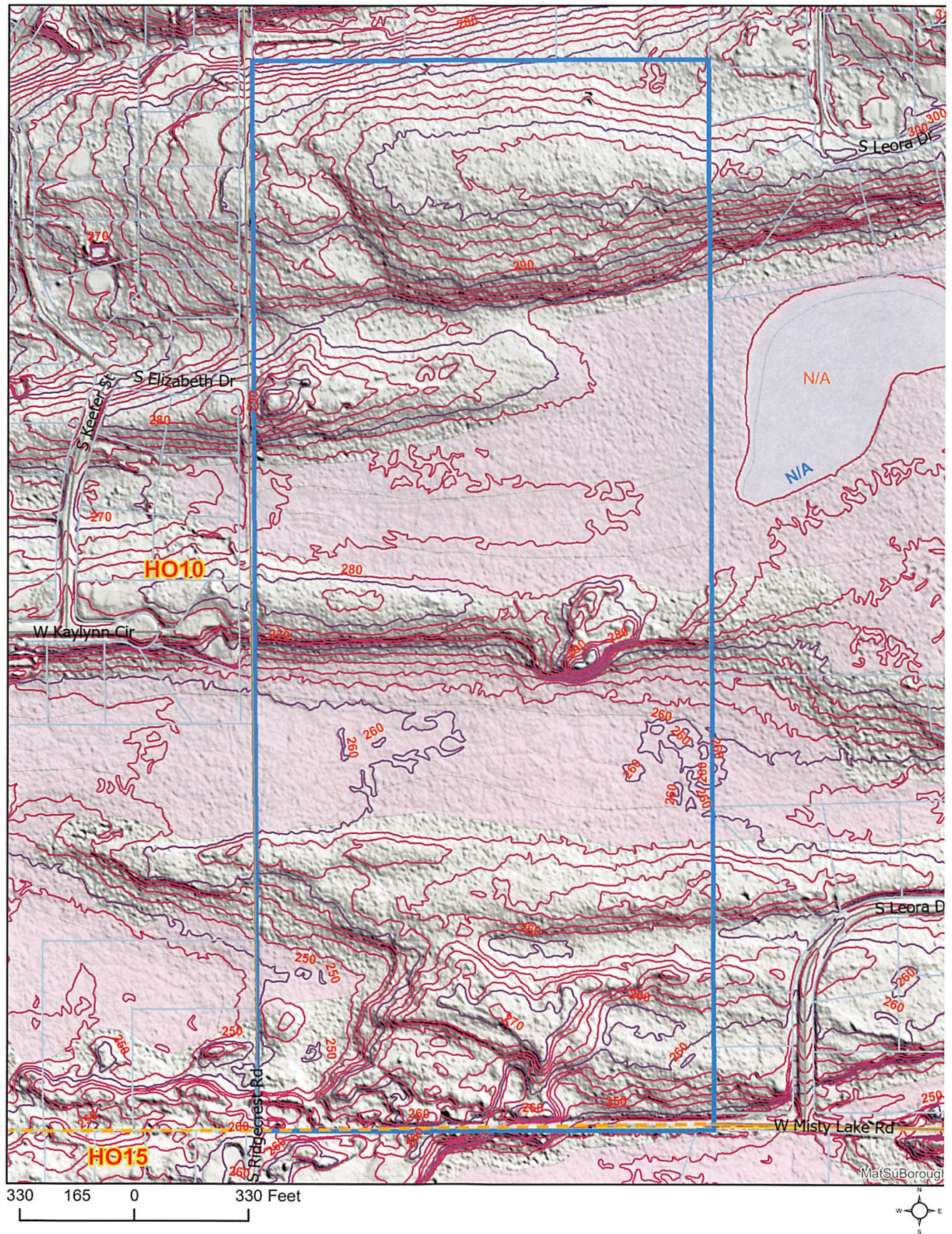
Suggested motion: I move to approve the preliminary master plan of Bella Ridge, Section 17, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

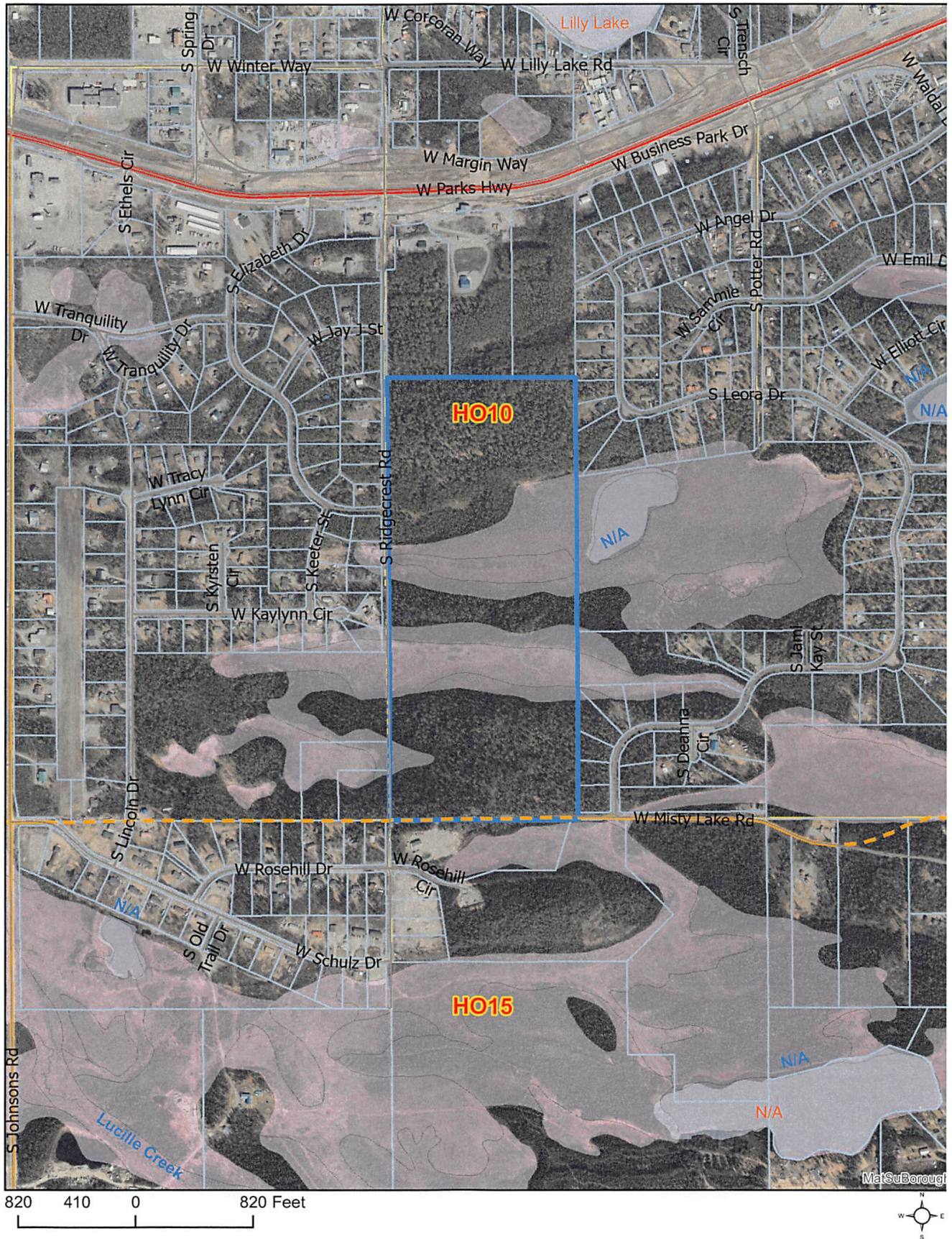
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Adjust lot lines to ensure all lots meet the minimum Length to Width ratios for each phase, pursuant to MSB 43.20.300(B) & (C).
5. Redesign the flag pole portion of Tract A to be a minimum of 60' wide per MSB 43.20.300(E)(6).
6. Provide a Revised soils report certifying Lots 1, 2, & 21, Block 3 have the required usable area prior to the recordation of Phase 3. Alternatively, these lots can be absorbed into adjacent proposed lots that currently meet the usable area requirements.
7. Construct/certify access roads and internal streets to Borough Street Standards according to the 2022 Subdivision Construction Manual (SCM) for each phase of the Master Plan:
 - a) Construct proposed internal streets and cul-de-sacs to Residential Street Standards according to the 2022 Subdivision Construction Manual.
 - b) Construct/certify S. Ridgecrest Road from S. Elizabeth Drive to the W. Parks Highway to a minimum of Residential Collector Street Standard according to the 2022 Subdivision Construction Manual.
 - c) Construct/Certify S. Ridgecrest Road from the proposed W. Calabria Circle to W. Rosehill Drive to a minimum of Residential Street Standards according to the 2022 Subdivision Construction Manual.
 - d) Construct/Certify W. Rosehill Drive and W. Shulz Drive to a minimum of Residential Subcollector Street Standards according to the 2022 Subdivision Construction Manual. If these roads are unable to be certified to residential Subcollector standards, provide proposed traffic impact mitigation to DPW PD&E for review/approval prior to implementation of traffic mitigation for Rosehill Drive and Shulz Drive per the SCM A04.5.
 - e) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - f) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - g) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - h) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - i) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - j) Obtain approval of street names from Platting Assistant.
8. Show all easements of record on final plat for each phase.
9. Submit recording fees for each phase, payable to Department of Natural Resources (DNR).
10. Submit final plat for each phase in full compliance with Title 43.













February 25, 2025

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

RECEIVED
FEB 25 2025
PLATTING

Re: *Bella Ridge*; Useable Areas, Roads and Drainage.
HE #24005

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 48 new lots and one tract from one existing parcel totaling approximately 93 acres. Our soils evaluation included logging 29 new testholes on the parent parcel, review of existing 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 long rectangle oriented north-south, east of the existing Ridgecrest Street and right of way. The majority of the parent parcel forms gentle ridges and valleys, generally oriented west – east. Two gentle ridges exist at the north end, with the valley between draining equally to the east and west. The middle of the parcel has a minimal low ridge with large low areas on both side; the north valley drainage ultimately runs to the west, and the south valley runs both east and west. A few minor areas with steep slopes exceeding 25% exist and have been delineated on the attached sketch. The total elevation differential indicated from the provided topo map contours is about 29’.

Soils & Vegetation. The parent parcel remains mostly in its native or near native state with little to no development aside from one previously cleared path on the north end. Existing native vegetation varies considerably, with primarily grasses in low wet valleys. Areas adjacent to the valleys have mostly black spruce trees. Upland areas have birch and spruce trees with a few willow and poplar. A total of 29 new test holes were dug in March, May and December of 2024 to evaluate existing soils conditions. Near surface soils typically included a thin organic mat over a layer of silty loess topsoils extending down 1’ to 2’. In most areas, receiving soils under the topsoils were consistently dense

silty gravels with sand down to 16'. One large area in the center of the southern end had clean sands and gravel soils. Samples were taken from most holes and sieve tests were undertaken, with all 21 results returning GM soils. Silt content was relatively consistent, varying from 20% to 29% in 18 of the holes, with 3 others having 16% to 19%. With one exception, the sieve samples were all assessed as either non-plastic or having a relatively low plasticity index, under 6. Testhole 14 appeared to have some plastic qualities, however the hole is located in a place not considered as useable septic area. A copy of the testhole logs, sieve reports and the location/topography map is attached.

Groundwater. Groundwater was encountered in 16 of the test holes, at depths varying from 2' to 15'. Monitor pipes were placed in most of those holes which allowed monitoring groundwater levels during the high groundwater table season. Testholes 6 & 29 were not measured in the high season, however have pipes and should be monitored in May. An estimate of the limits of area with at least 8' to groundwater is shown on the attached map. Groundwater will be a limiting factor for some of the proposed lots, however, each proposed lot appears to have adequate useable area, or can be regraded to obtain adequate area to meet useable area requirements. See the attached drawing for more details.

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 limited by lotlines, easements, surface water setbacks, steep areas and related setbacks, and areas with shallow groundwater. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. With the possible exception of Lots 1,2 & 21 Block 3, each of the proposed lots will have adequate unencumbered area meeting the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***the proposed new lots 1-19 Block 1, lots 1-8 block 2 and lots 3-20 block 3 will each contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area. The proposed Tract A is 14 acres and will not require useable area verification. Proposed Lots 1,2 & 21 Block 3 should be re-evaluated in May and if necessary, be regraded to contain adequate useable septic area; these lots will have an additional 10,000 square feet of useable building area. The re-evaluation should be made a condition of approval prior to recording Phase 3. Alternately, the lots could be absorbed into an adjacent, conforming lot.***

Roads. The 3 phases of the proposed master plan project will require the construction of approximately 3,470' of new residential standard roads, including 3 permanent cul-de-sac bulbs and a tee turn-around intersection. Initial design work indicates road centerline grades can be kept to 6% or less, with cuts and fills expected to be less than 5 feet. Tee turn-around and cul-de-sac grades can be kept at 4% or less. Sandy gravel materials adequate to construct the roads can be mined from existing soils within some portions of the new ROW, mined from some of the lots or tracts, or imported.

Traffic. A basic traffic analysis/lot count sketch was prepared and is attached. Note that Phase 3 of the project takes access from different streets/routes than phase 1 & 2, and that there will be no through traffic.

Drainage. A preliminary drainage plan is included in the attached sketch, and includes culverts, infiltration structures and drainage easement locations. Drainage basins may also be required, and will be identified as part of the upcoming drainage report. As always, the drainage plans will be subject to field modification and improvement during construction.

Please do not hesitate to call with any questions.

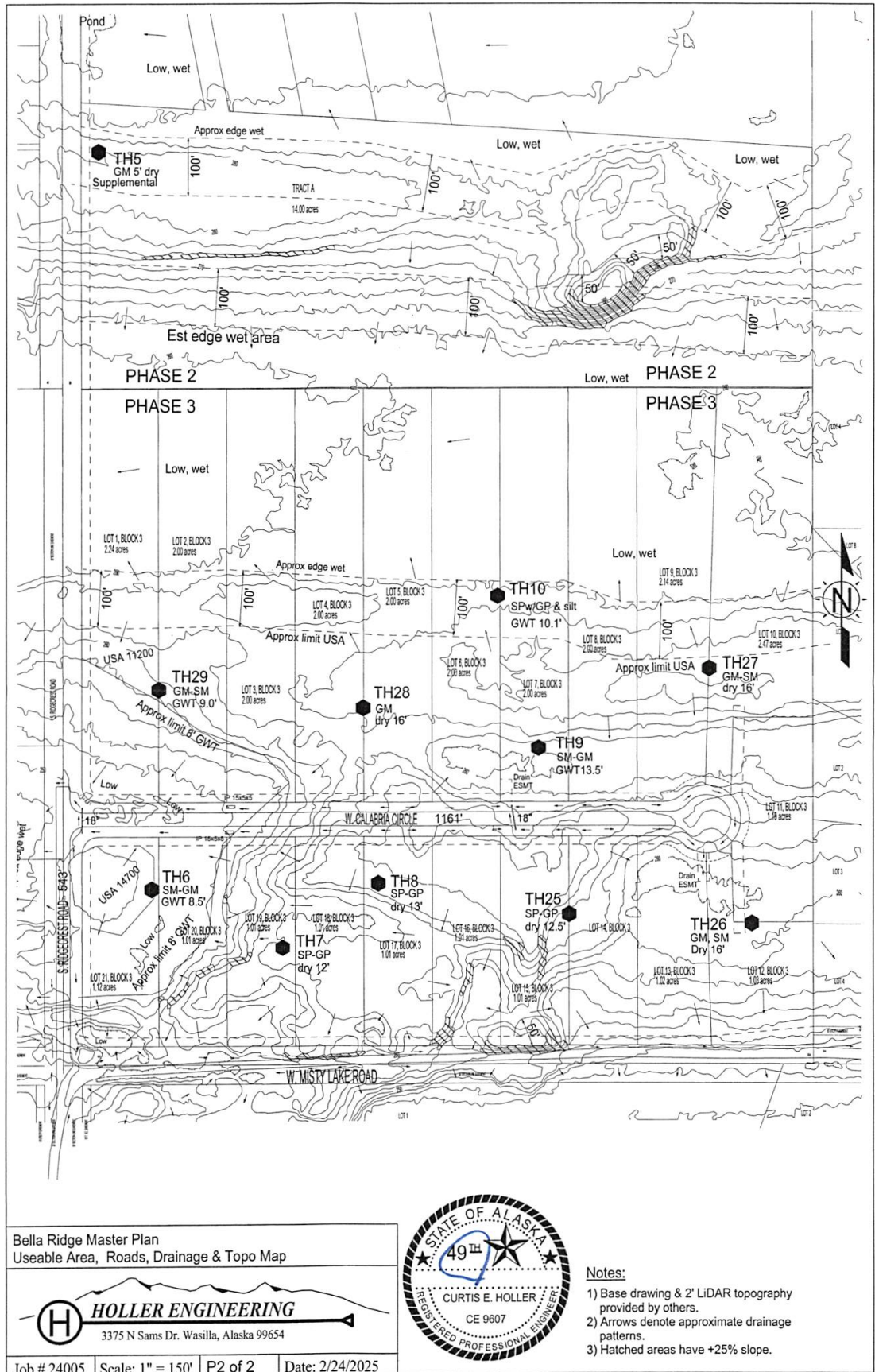
Sincerely,

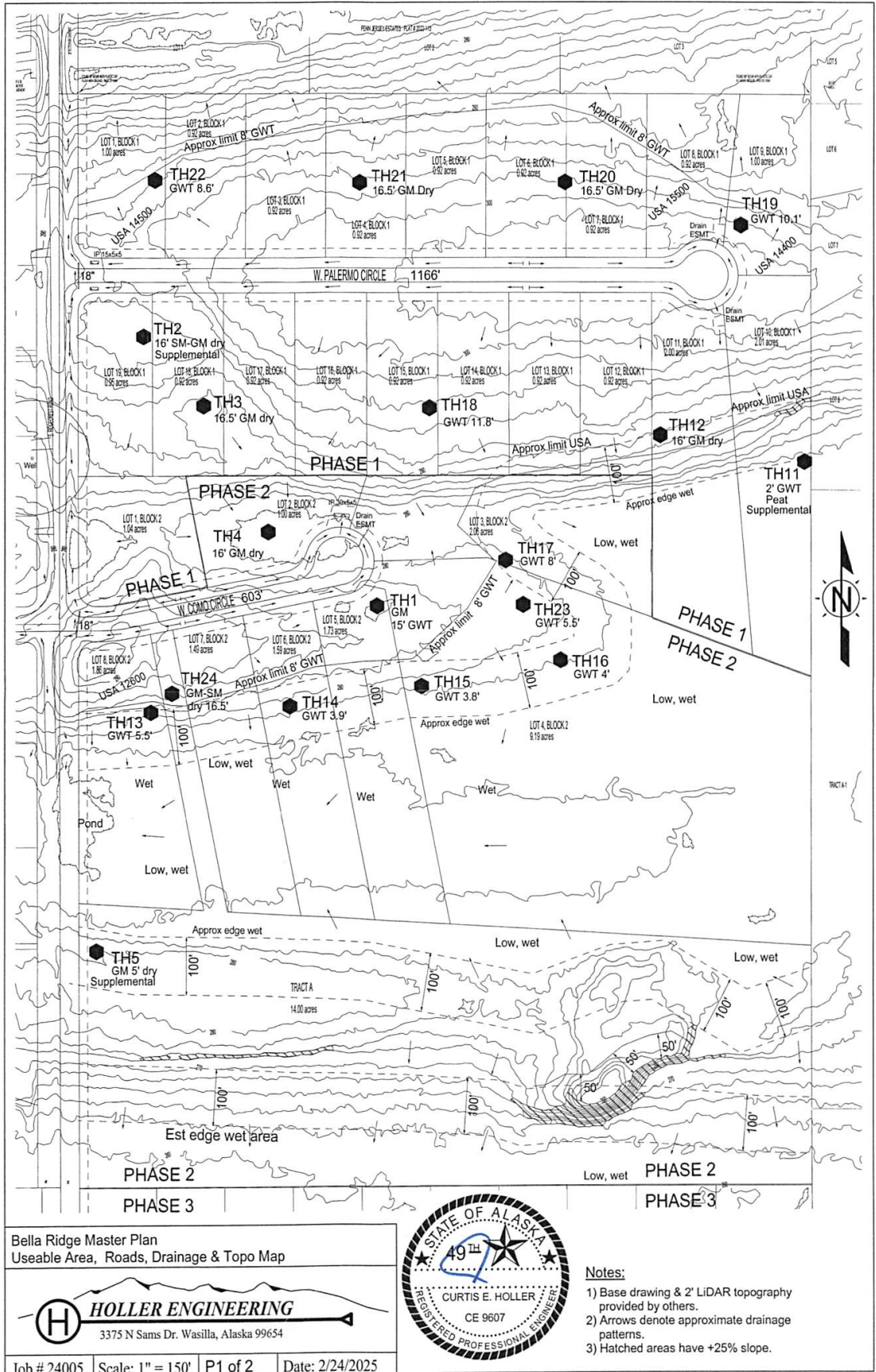


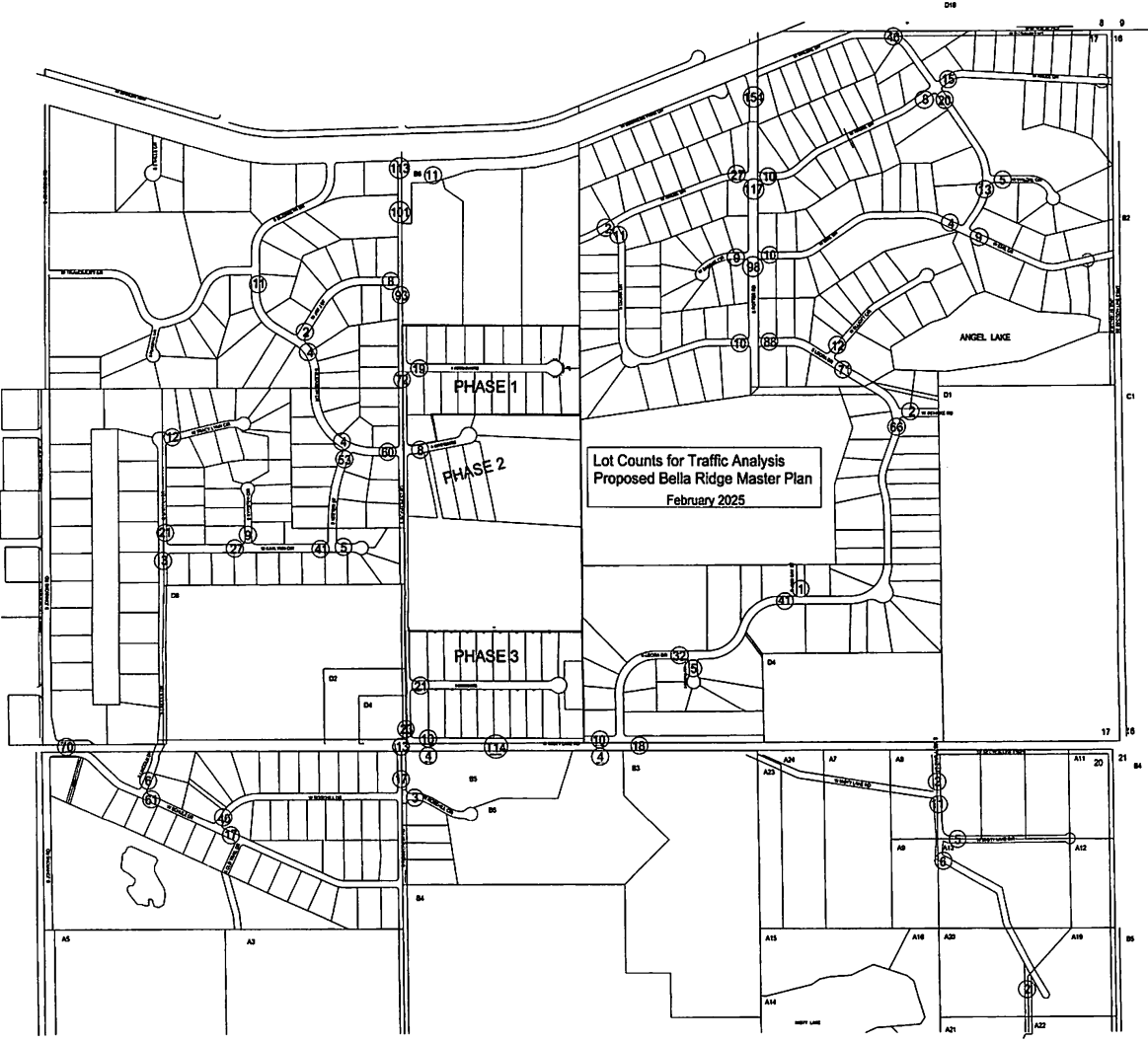
Curtis Holler, PE

c: Pink Flamingo LLC, w/attachments











HOLLER ENGINEERING

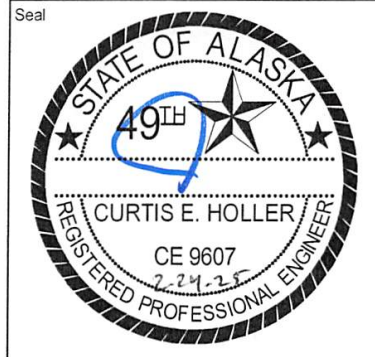
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



Depth, feet

Soil Type

1 ML to SM-ML, brown

2 GM olive GRAY-BROWN

3 Most rock < 5"

4 Few to 8"

5 MEDIUM DENSITY

6

7

8

9

10

11

12

13

14

15 GWT

16

17

18

19

20

21

22

Slope

Site Plan

See attached testhole & topo map

N

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

15'

DEPTH AFTER MONITORING?

(OPEN 1 DAY)

Slope

PERCOLATION TEST

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

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

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

- SIEVE TEST 22% FINES

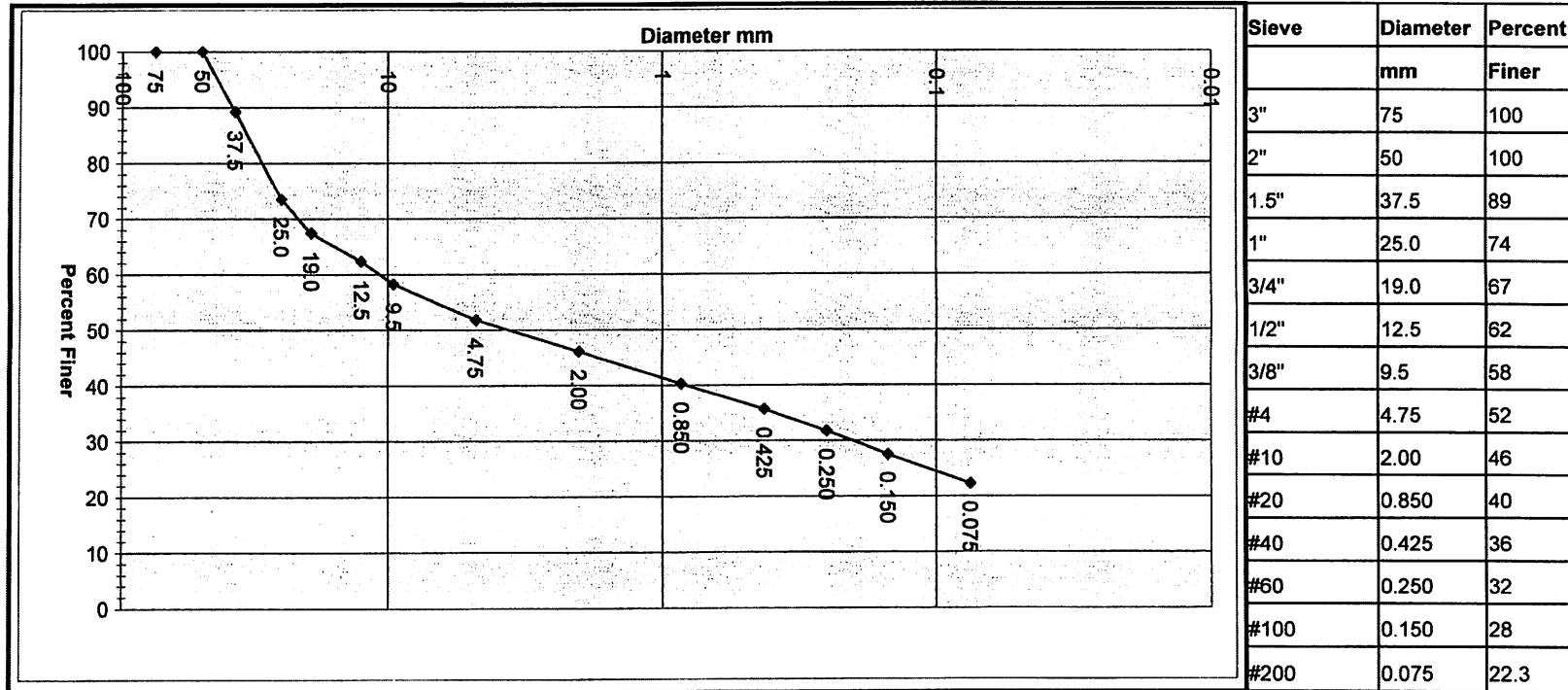
- PERFORMED BY: C. Holler

DATE: 3-11-24



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: **Anita Raubeson/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Penn-Jersey Estates**

Unified Classification: GM

Sample Location: TH #1 @ 8'

Sample appears to be Non-Plastic to very low PI

Date: **6/10/2024**

Sample Date: **3/11/2024**

Proj. no: **24042**



HOLLER ENGINEERING

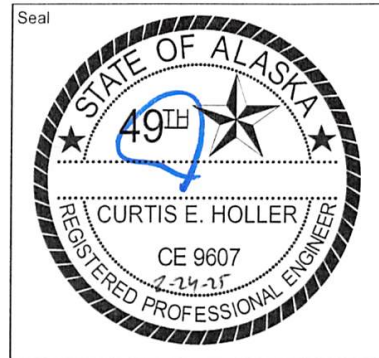
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



Depth, feet	Soil Type	Slope	Site Plan
1	SM-ML + ML, BROWN		See attached testhole & topo map.
2			
3			
4			
5	SM-GM		
6	UNIFORM TO		
7	GM		
8	GRAB SAMPLE OLIVE GRAY-BROWN		
9	MED. DENSITY	WAS GROUNDWATER ENCOUNTERED? No	Slope
10	to VERY DENSE	IF YES, AT WHAT DEPTH? N/A	
11	Most Rock < 4"	DEPTH AFTER MONITORING? N/A (OPEN + 20 MIN)	
12	Few 6"		
13	(1) @ 12"		
14			
15			
16	No GWT / NO SEEP		
17			
18			
19			
20			
21			
22			

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

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

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

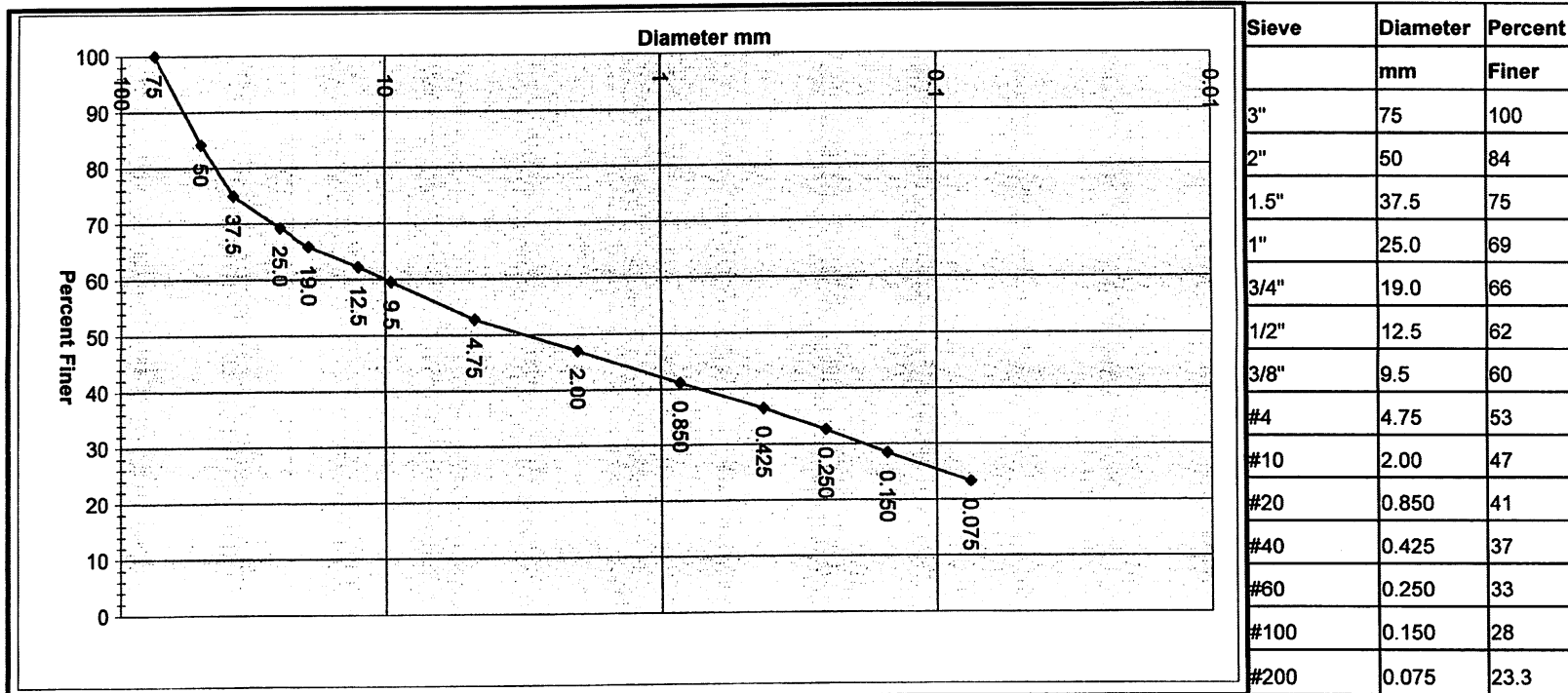
- (NO SEEP TEST) THIS TESTHOLE IS SUPPLEMENTAL INFO

- PERFORMED BY: C. Holler DATE: 3-11-24



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: **Pink Flamingo, LLC- Holler**

Soil Description: Silty Gravel with Sand

Project: **Bella Ridge Subdivision**

Unified Classification: GM

Sample Location: TH #2 @ 8'

Sample appears to be non-plastic to very low PI

Date: **2/17/2025**

Sample Date: **3/11/2024**

Proj. no: **25003**



HOLLER ENGINEERING

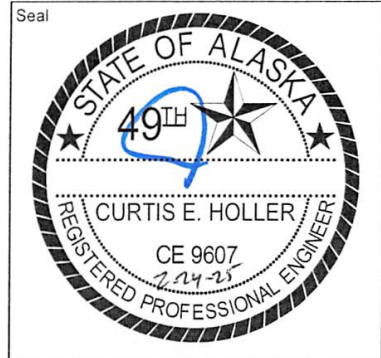
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



Depth, feet	Soil Type	Slope	Site Plan
1	ML		See attached testhole & topo map. N ↑
2			
3			
4	SM-GM		
5	dark GRAY - Brown		
6			
7			
8			
9			
10			
11			Slope
12	GM-SM		
13	TO		
14	GM		
15	LESS SANDY		
16	NO bwt / NO sep		
17			
18			
19			
20			
21			
22			

GRAS sample

WAS GROUNDWATER ENCOUNTERED? No
IF YES, AT WHAT DEPTH? N/A
DEPTH AFTER MONITORING? N/A (OPEN 1 DAY)

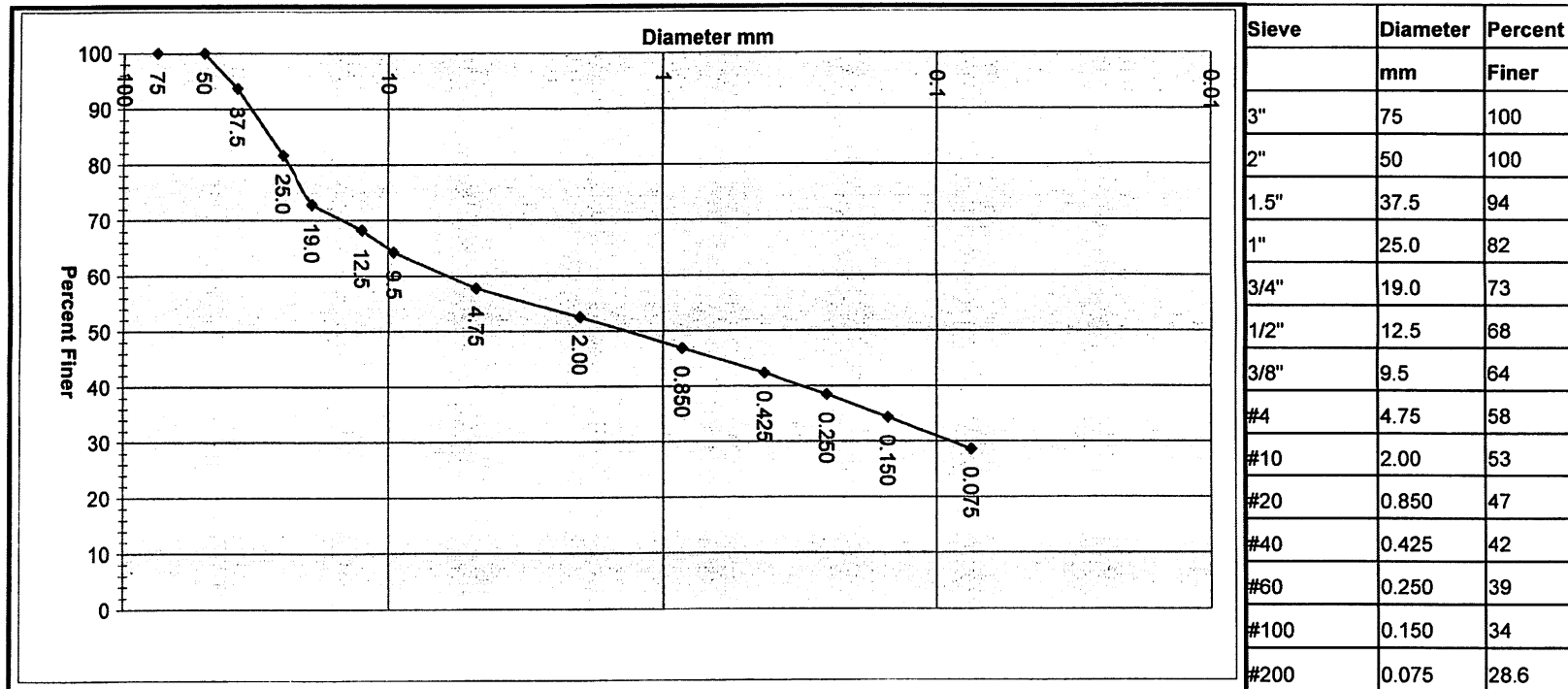
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN 1 FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- SIEVE TEST 29% FINES
- PERFORMED BY: C. Holler DATE: 3-11-24



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: Anita Raubeson/ Holler Eng

Soil Description: Silty Gravel with Sand

Project: Penn-Jersey Estates

Unified Classification: GM

Sample Location: TH #3 @ 7'

Sample appears to be Non-Plastic

Date: 6/10/2024

Sample Date: 3/11/2024

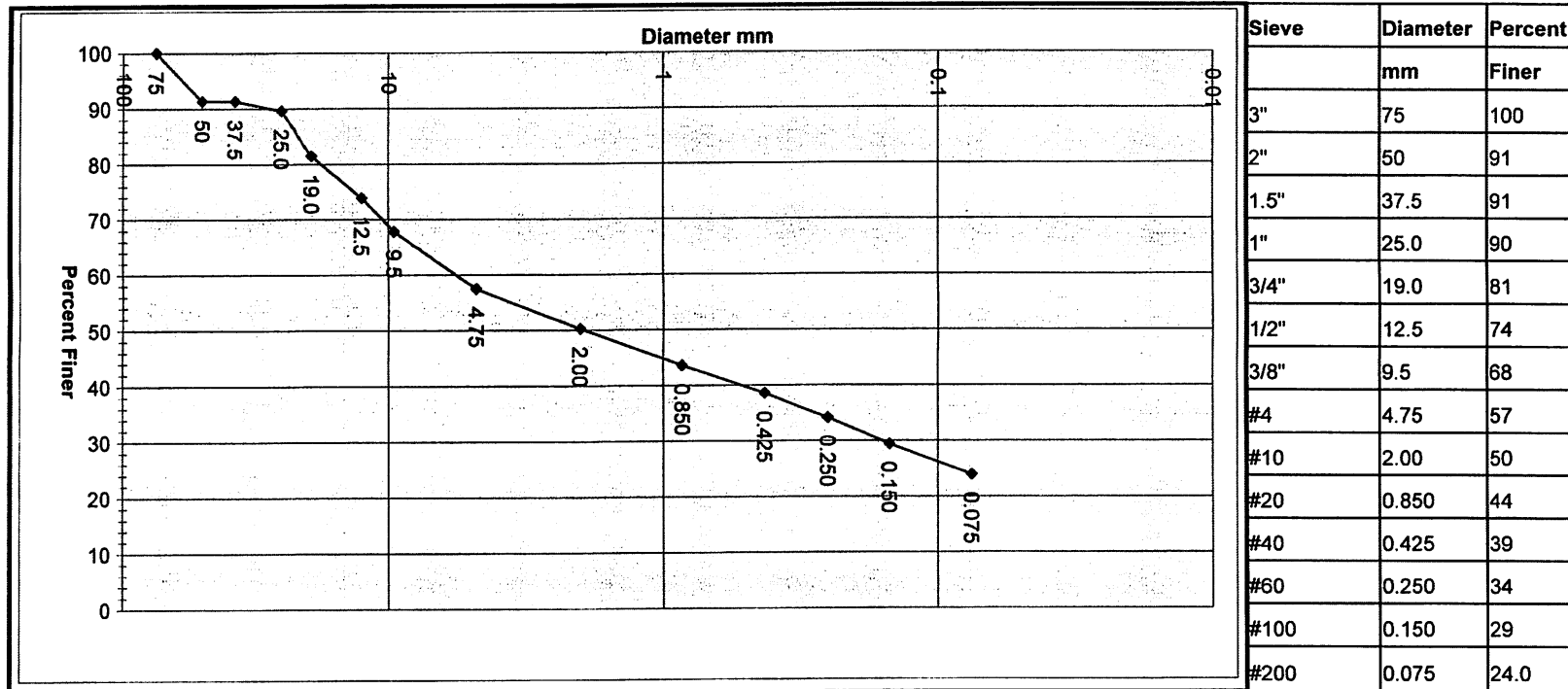
Proj. no: 24042





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: Anita Raubeson/ Holler Eng

Soil Description: Silty Gravel with Sand

Project: Penn-Jersey Estates

Unified Classification: GM

Date: 6/10/2024

Sample Location: TH #4 @ 8'

Sample appears to be Non-Plastic

Sample Date: 3/11/2024

Proj. no: 24042



HOLLER ENGINEERING

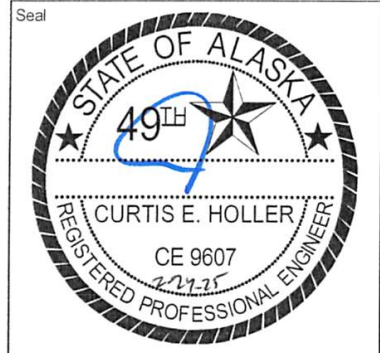
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 6 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



Depth, feet Soil Type

1 OL
2 ML
3
4
5 SM-GM
6 OLIVE BROWN
7 SANDY
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

SAMPLE
GWT

Slope

Site Plan

See attached testhole & topo map

N
↑

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

8.5' (AT 1 DAY)

DEPTH AFTER MONITORING?

Slope

PERCOLATION TEST

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

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

- TEST RUN BETWEEN 9 FT AND _____ FT DEPTH

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

2" MT TO 9' LEVEL
SIEVE TEST 71% SILT

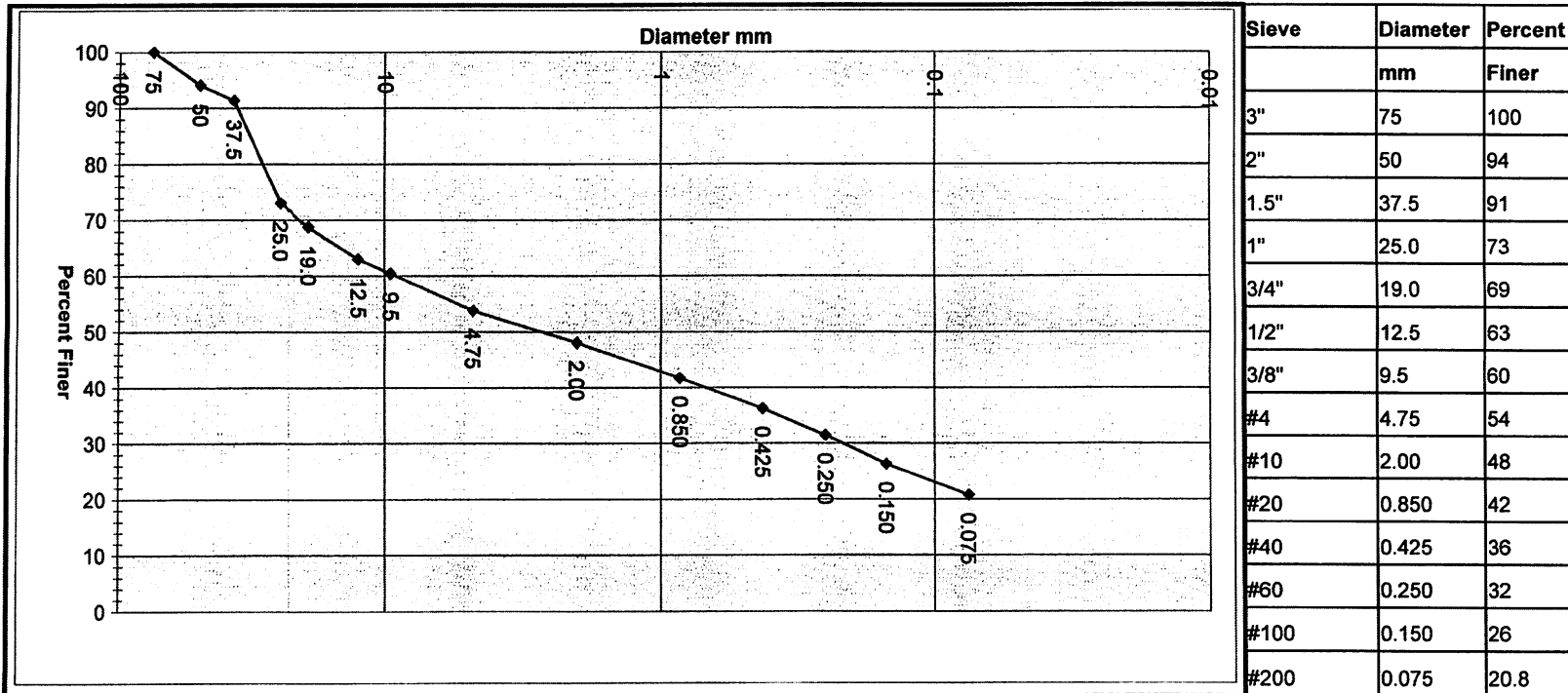
- PERFORMED BY: C. Holler

DATE: 3-11-24



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: **Pink Flamingo, LLC- Holler**

Soil Description: Silty Gravel with Sand

Project: **Bella Ridge Subdivision**

Unified Classification: GM

Sample Location: TH #6 @ 8'

Sample appears to be non-plastic

Date: 2/17/2025

Sample Date: 3/11/2024

Proj. no: 25003



HOLLER ENGINEERING

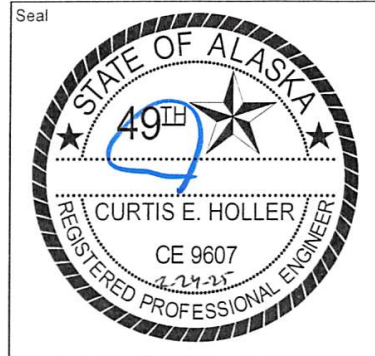
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 7 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



Depth, feet	Soil Type	Slope	Site Plan
1	OL		
2	ML		
3			
4	SP GP w/SL. TRACE SILT		
5	OLIVE BROWN, ROCK TO 6"		
6			
7			
8			
9			
10			
11	SP-SW OLIVE GRAY - MEDIUM		
12	No GWT		
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			

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

PERCOLATION TEST

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

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN 7 FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- _____
- PERFORMED BY: C. Holler DATE: 3-11-24



HOLLER ENGINEERING

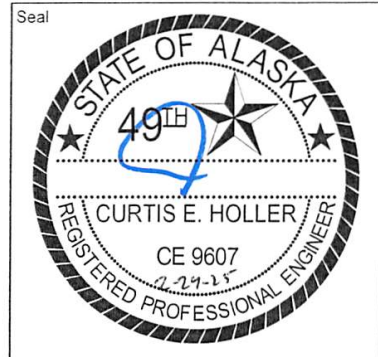
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 8 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



Depth, feet	Soil Type	Slope	Site Plan
1	OL		<p>See attached testhole & topo map.</p>
2	ML BROWN w/RED FINE		
3			
4	GP-SP to SP-GP		
5	REL. CLEAN, CLIVE COLOR		
6	MOST ROCK < 6"		
7	Few +		
8			
9			
10			
11			
12			
13	No GWT/No drain		
14			
15			
16			
17			
18			
19			
20			
21			
22			

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

PERCOLATION TEST

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

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN 4 FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
TESTHOLE DUL to 4' LEVEL 3-11-24 RE-DUG DEEPER 12-26-24
- PERFORMED BY: C. Holler DATE: 12-26-24



HOLLER ENGINEERING

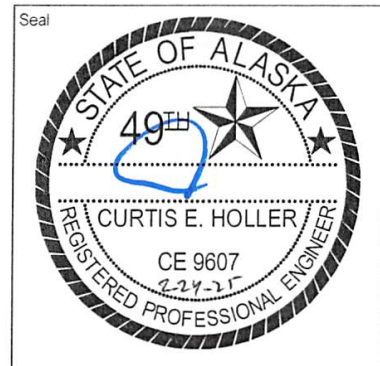
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 9 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

See attached testhole & topo map

GRNS
Sample

GWT
▽

1 OL
2 ML
3
4
5 SM-GM TO SPW/GRAVEL & SILT
6 CLAY BROWN
7 MED. DENSE
8 MODERATE SILT CONT.
9
10 w/ MORE SILT
11 POST 12'
12 MOST ROCK < 3"
13 FEW TO 8"
14
15
16
17
18
19
20
21
22

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

13.5

DEPTH AFTER MONITORING?

OPEN 1 DAY

Slope

PERCOLATION TEST

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

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

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

- SIEVE TEST 24% SILT

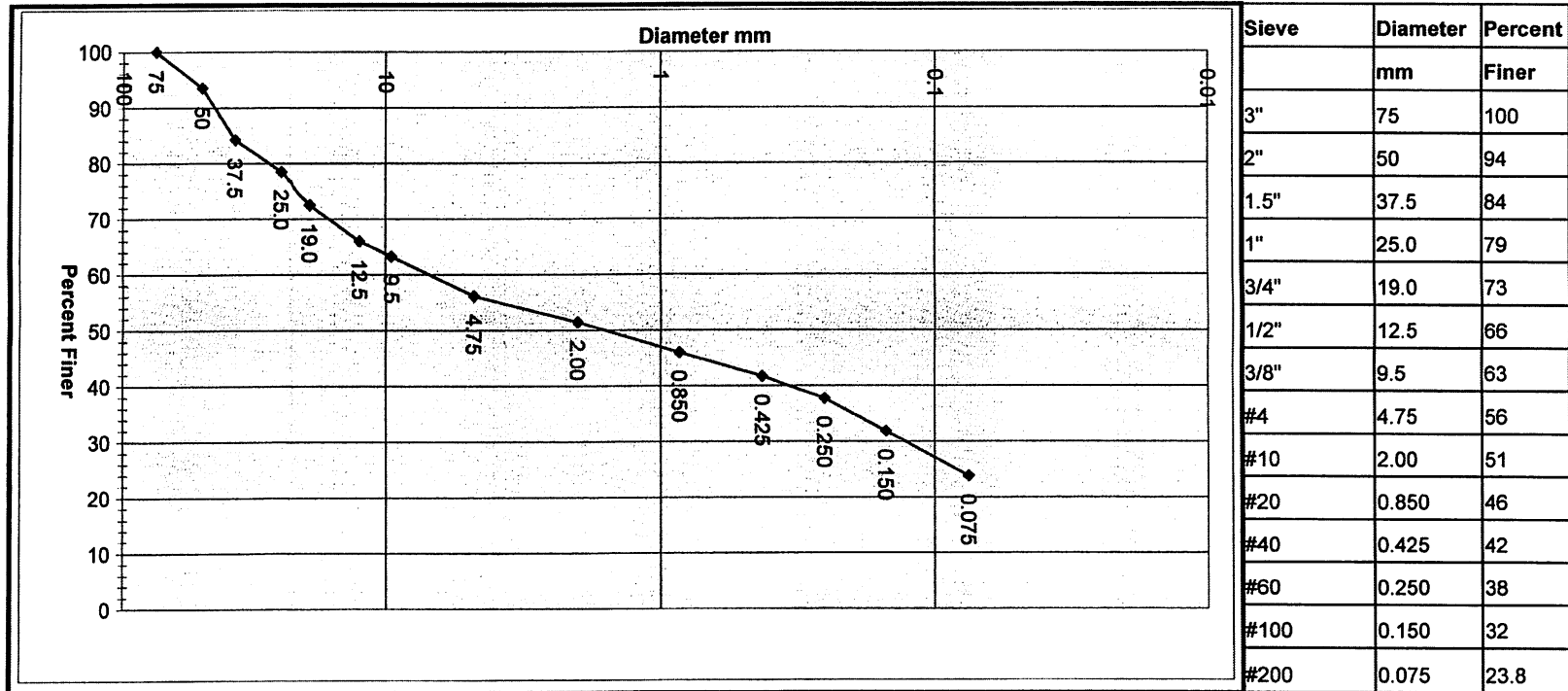
- PERFORMED BY: C. Holler

DATE: 3-11-24



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: **Pink Flamingo, LLC- Holler**

Soil Description: Silty Gravel with Sand

Project: **Bella Ridge Subdivision**

Unified Classification: GM

Sample Location: TH #9 @ 8'

Sample appears to be non-plastic

Date: 2/17/2025

Sample Date: 3/11/2024

Proj. no: 25003



HOLLER ENGINEERING

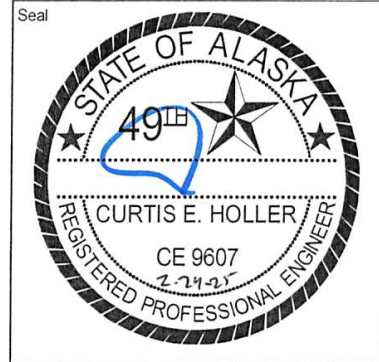
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 10 of 29

Performed For: M Sumner

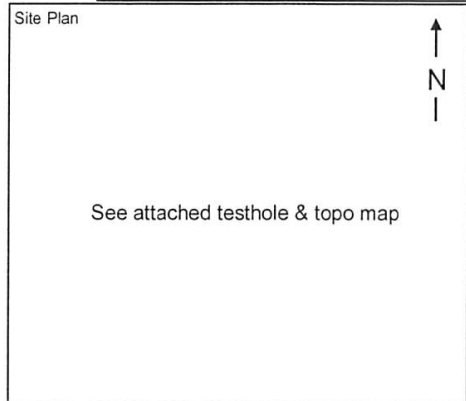
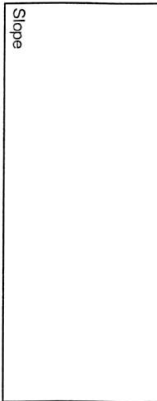
Legal Description: Bella Ridge Subdivision



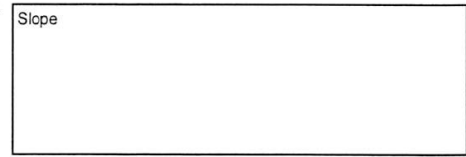
Depth, feet	Soil Type
1	ML yellow-brown
2	
3	
4	GM-SM
5	Low silt cont.
6	VARIES to SPY GRAVEL & SILT
7	Rock to 5"
8	clay brown
9	
10	
11	
12	
13	DENSE GRAY-BLUE SILT/CLAY
14	
15	ML
16	
17	
18	
19	
20	
21	
22	

GRAB
SAMPLE

GWT



WAS GROUNDWATER ENCOUNTERED? Yes
IF YES, AT WHAT DEPTH? 10.1'
DEPTH AFTER MONITORING? OPEN 1 DAY



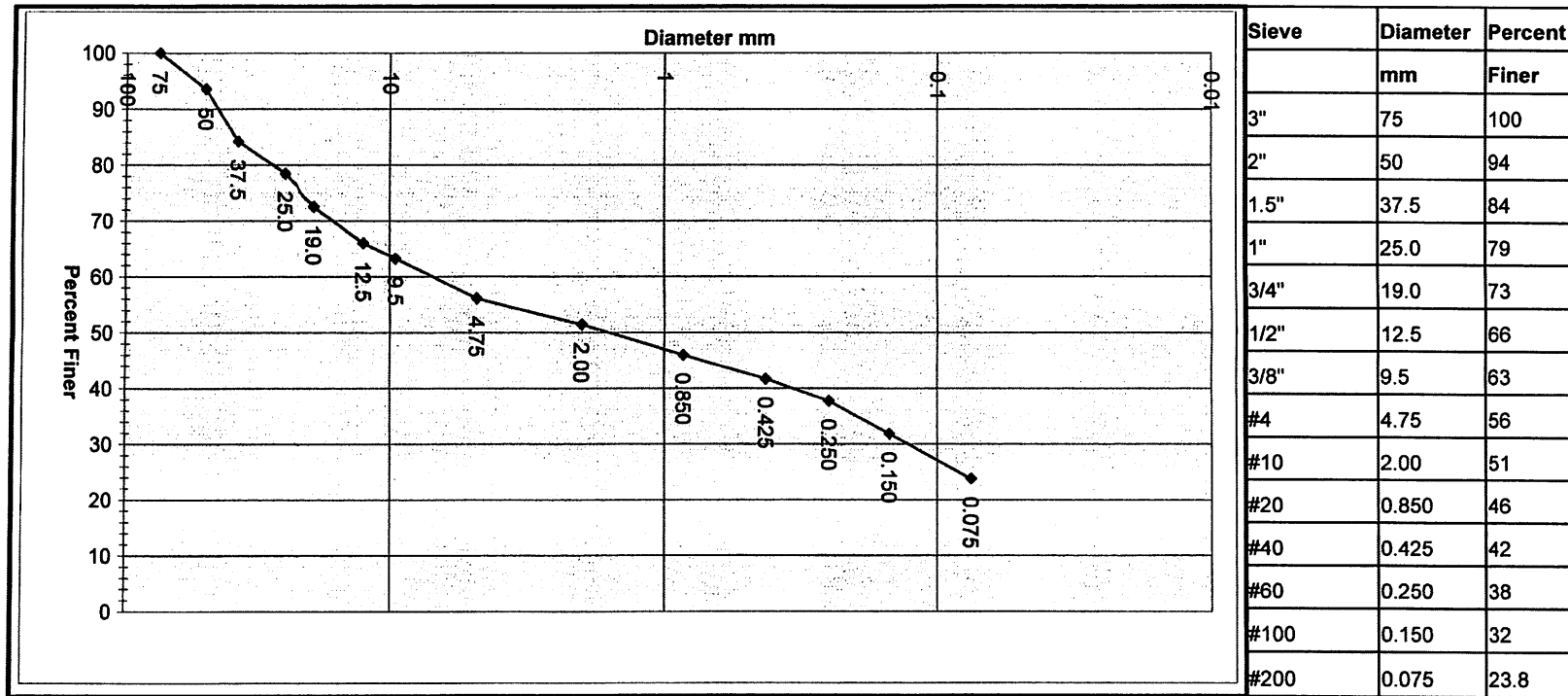
PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
		N/A visual analysis only			

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- SIEVE TEST 24% SILT
- PERFORMED BY: C. Holler
DATE: 3-11-24



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: **Pink Flamingo, LLC- Holler**

Soil Description: Silty Gravel with Sand

Project: **Bella Ridge Subdivision**

Unified Classification: GM

Sample Location: TH #10 @ 7'

Sample appears to be non-plastic

Date: **2/17/2025**

Sample Date: **3/11/2024**

Proj. no: **25003**



HOLLER ENGINEERING

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SOILS LOG / PERCOLATION TEST

TEST HOLE # 12 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



Depth, feet

Soil Type

1 ML MIX, few stones

2 GM-SM, Rel. Low

3 Silt Content

4 due to drive-gray

5 Most Rock < 3"

6 Few to 5"

7 No GWT / No Seep

8 GRAB

9 SAMPLE

10

11

12

13

14

15

16

17

18

19

20

21

22

Slope

Site Plan

↑
N
↓

See attached testhole & topo map.

Slope

WAS GROUNDWATER ENCOUNTERED?

- No

IF YES, AT WHAT DEPTH?

- N/A

DEPTH AFTER MONITORING?

- N/A OPEN 1 DAY

PERCOLATION TEST

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

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

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

- Sieve test 19.6% silt

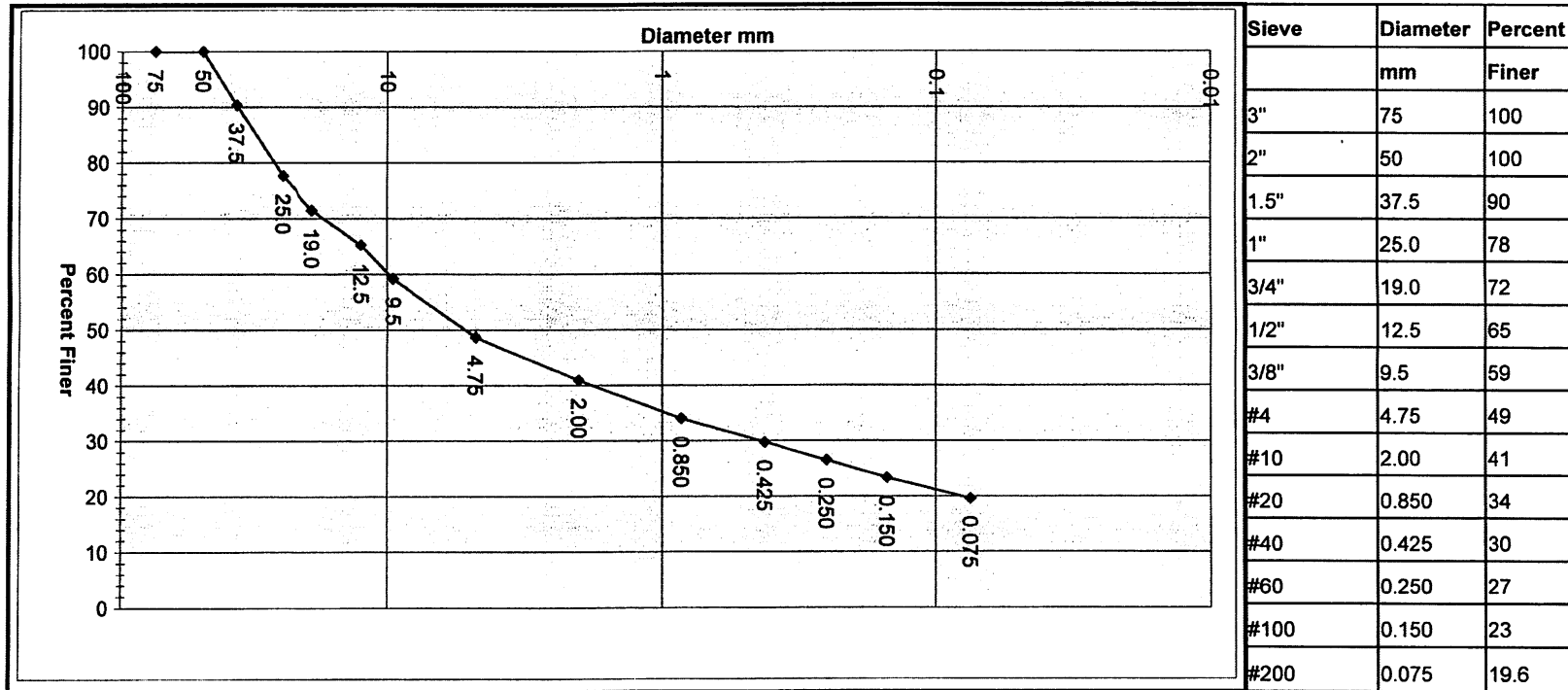
- PERFORMED BY: C. Holler

DATE: 3-11-24



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: Anita Raubeson/ Holler Eng

Soil Description: Silty Gravel with Sand

Project Penn-Jersey Estates

Unified Classification: GM

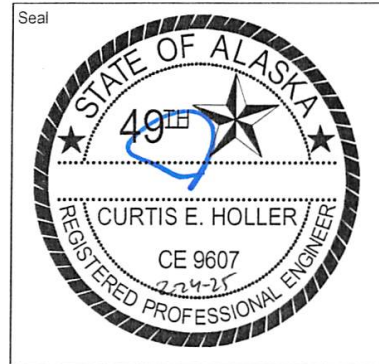
Sample Location: TH #12 @ 8'

Sample Appears to be Non-Plastic to very low PI

Date 6/10/2024

Sample Date: 3/11/2024

Proj. no: 24042



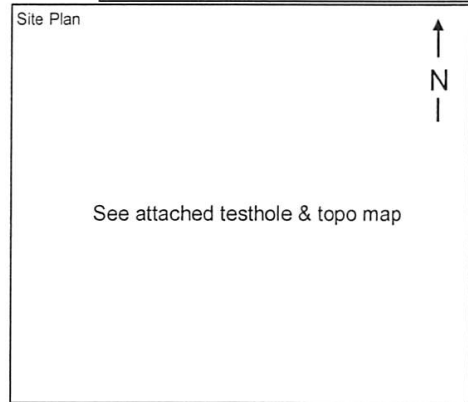
SOILS LOG / PERCOLATION TEST

TEST HOLE # 13 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision

Depth, feet	Soil Type
1	ML
2	SP-SM
3	(1) Large Rock at 2'-3'
4	SP-SM w/ GRAVEL
5	variable to
6	GM-SM
7	DARK OLIVE
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	



WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

SEEPS FROM 6'

DEPTH AFTER MONITORING?

5.5' 5-17-24

Slope

PERCOLATION TEST

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

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

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

- SIEVE TEST 7.8% SILT, 2" MONITOR PIPE

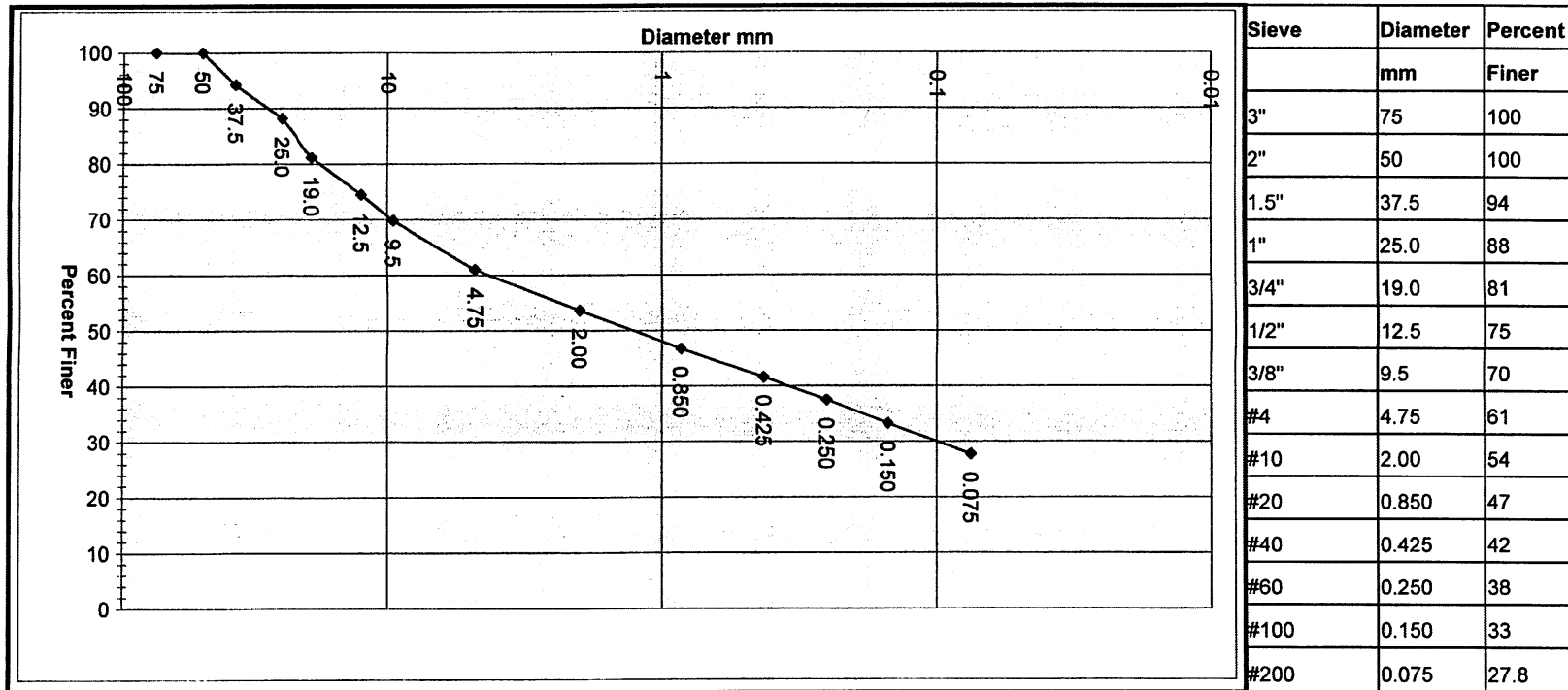
- PERFORMED BY: C. Holler

DATE: 5-13-24



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: **Anita Raubeson/ Holler Eng**

Soil Description: Silty Gravel with Sand

Project: **Penn-Jersey Estates**

Unified Classification: GM

Sample Location: TH #13 @ 7'

Sample appears to have low PI

Date: **6/10/2024**

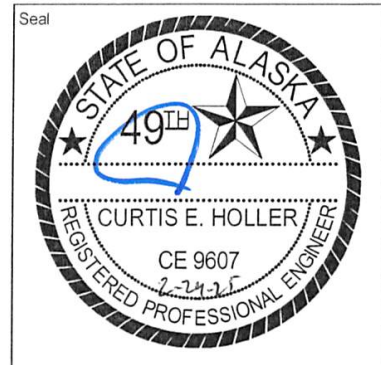
Sample Date: **5/13/2024**

Proj. no: **24042**



SOILS LOG / PERCOLATION TEST

TEST HOLE # 14 of 29
Performed For: M Sumner
Legal Description: Bella Ridge Subdivision



Depth, feet

Soil Type

1 - CL

2 - ML, ORANGE FINT

3 - GWT

4 - GM-SM

5 - dark color

6 - SAMPLE

7 -

8 -

9 -

10 -

11 -

12 -

13 -

14 -

15 -

16 -

17 -

18 -

19 -

20 -

21 -

22 -

Slope

Site Plan

See attached testhole & topo map

WAS GROUNDWATER ENCOUNTERED? Yes

IF YES, AT WHAT DEPTH? SEEPS 1-5'

DEPTH AFTER MONITORING? 3.9' 5-17-24

Slope

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

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

- TEST RUN BETWEEN 5 FT AND _____ FT DEPTH

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

- SIENK TEST 36% SILT, PLASTIC QUALITIES

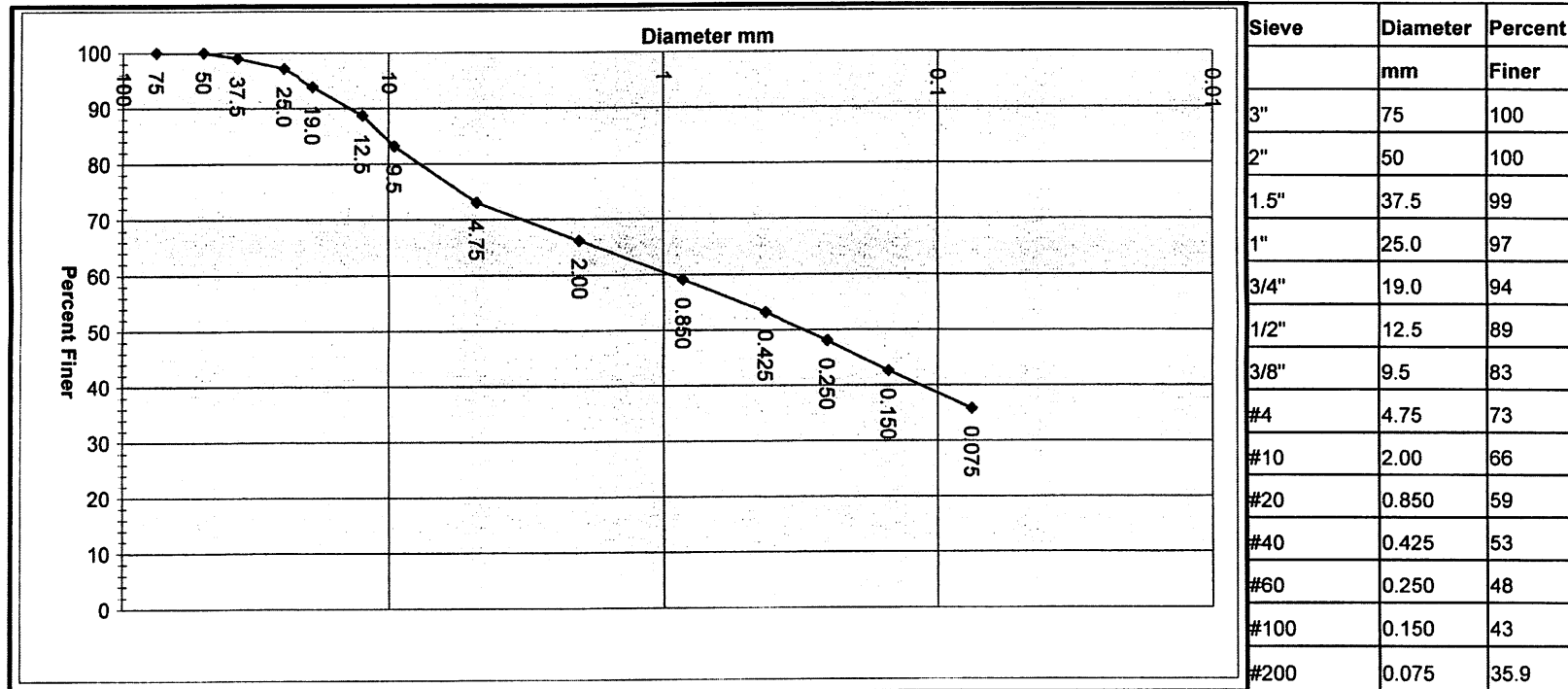
- PERFORMED BY: C. Holler

DATE: 5-13-24



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: Anita Raubeson/ Holler Eng

Soil Description: Silty Sand with Gravel

Project: Penn-Jersey Estates

Unified Classification: GM

Sample Location: TH #14 @ 5'

Sample appears to be plastic

Date: 6/10/2024

Sample Date: 5/13/2024

Proj. no: 24042



HOLLER ENGINEERING

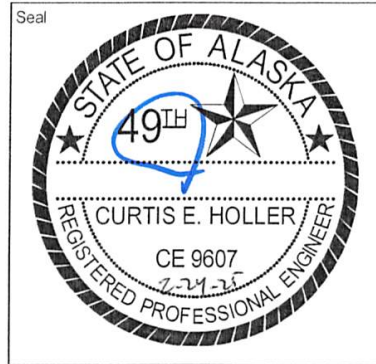
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 15 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



Depth, feet

Soil Type

Slope

Site Plan

N
↑

See attached testhole & topo map

GWT

Y

SAMPLE

GM-SM
clay color
most rock < 4"
Few to 6"

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

SEEP' PASS 4'

DEPTH AFTER MONITORING?

3.8 5-17-24

Slope

PERCOLATION TEST

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

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

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

- SIEVE TEST 25% SILT. HOLE DRIER ON NORTH END.

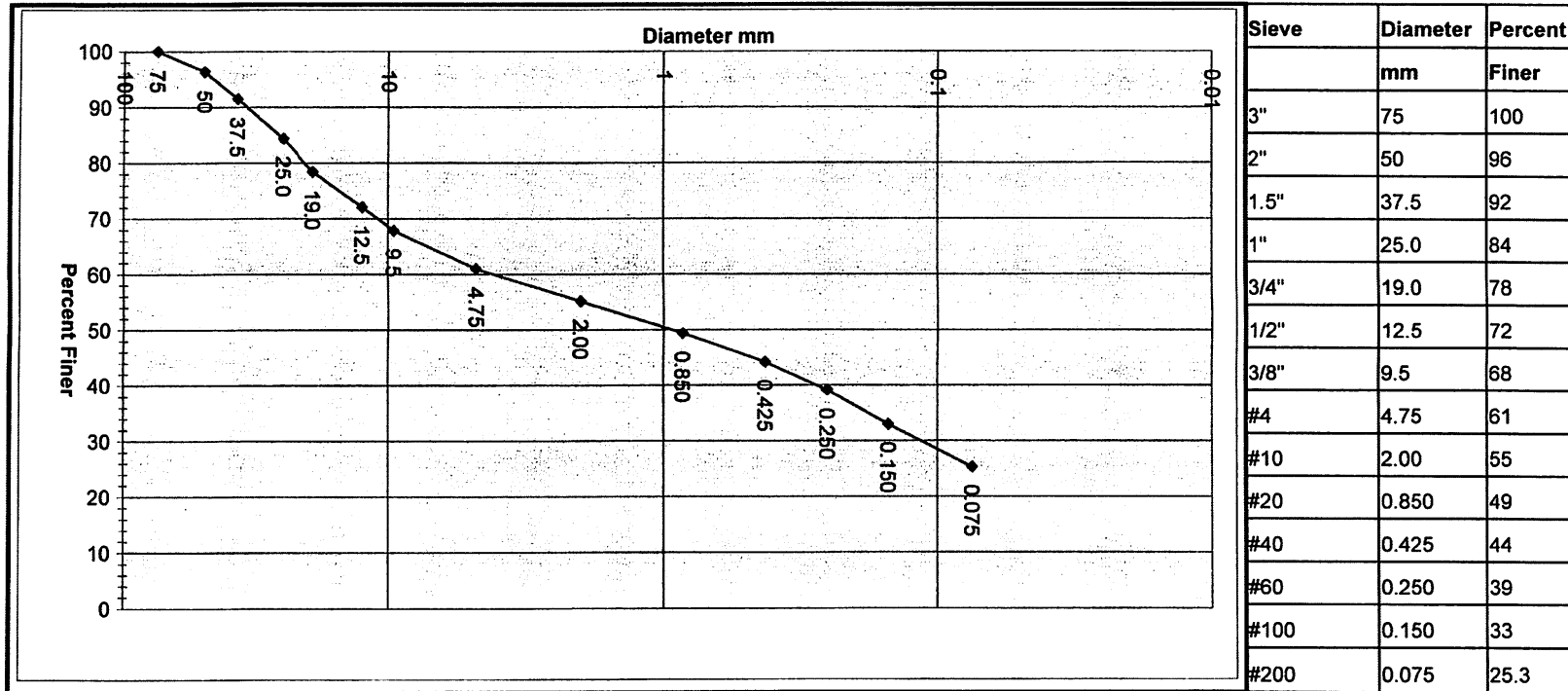
- PERFORMED BY: C. Holler

DATE: 5-13-24



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: Anita Raubeson/ Holler Eng

Soil Description: Silty Gravel with Sand

Project Penn-Jersey Estates

Unified Classification: GM

Sample Location: TH #15 @ 5'

Sample appears to be Non-Plastic

Date 6/10/2024

Sample Date: 5/13/2024

Proj. no: 24042

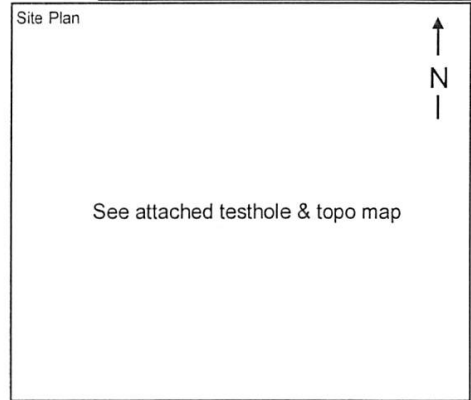
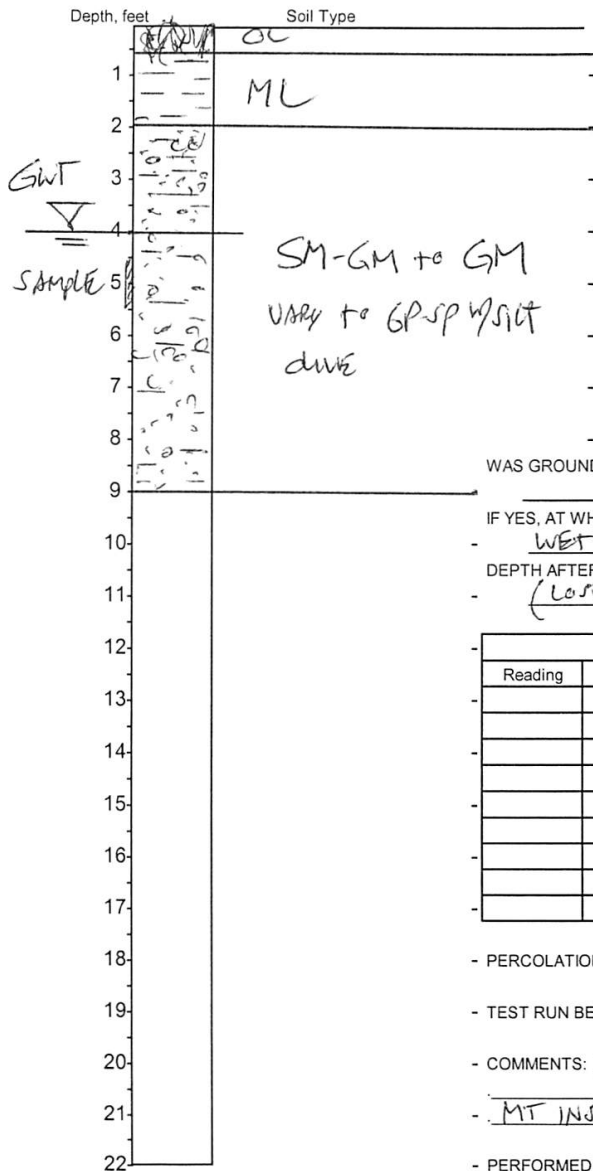
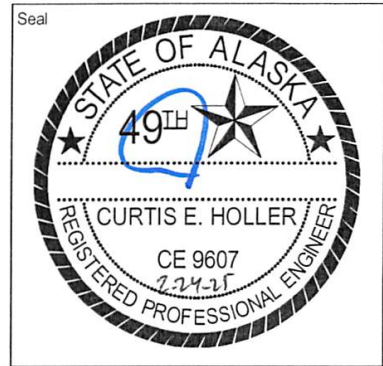


SOILS LOG / PERCOLATION TEST

TEST HOLE # 16 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

WET PANT 4'

DEPTH AFTER MONITORING?

(LOST MT PIPE)

Slope

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

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

- TEST RUN BETWEEN 4 FT AND _____ FT DEPTH

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

- MT INSTALLED, LOST LATER. SUPPLEMENTAL INFO, NO SIEVE

- PERFORMED BY: C. Holler

DATE: 5-13-24

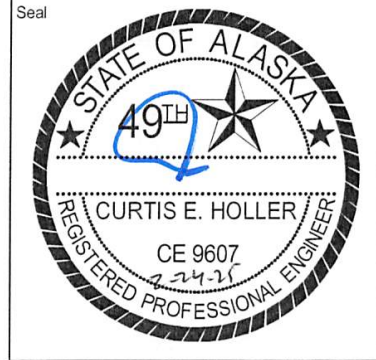


SOILS LOG / PERCOLATION TEST

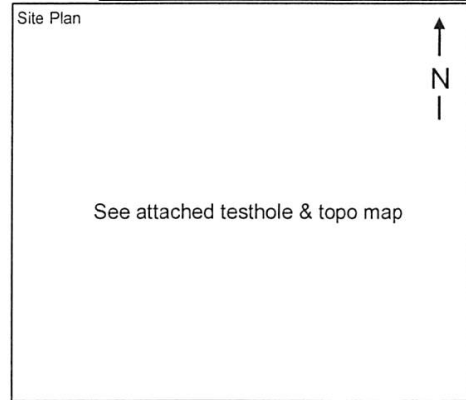
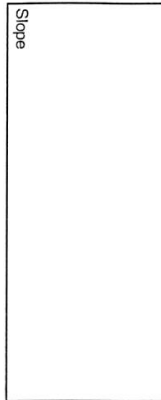
TEST HOLE # 17 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



Depth, feet	Soil Type
1	OL
2	ML
3	GM-SM
4	clay to clay - GRAY
5	Rock to 4"
6	
7	
8	SP-GP w/silt
9	Rock to 6"
10	Darker clay gray
11	(1) 24" Boulder
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	



WAS GROUNDWATER ENCOUNTERED? Yes
IF YES, AT WHAT DEPTH? FAST AT 8.0
DEPTH AFTER MONITORING? _____



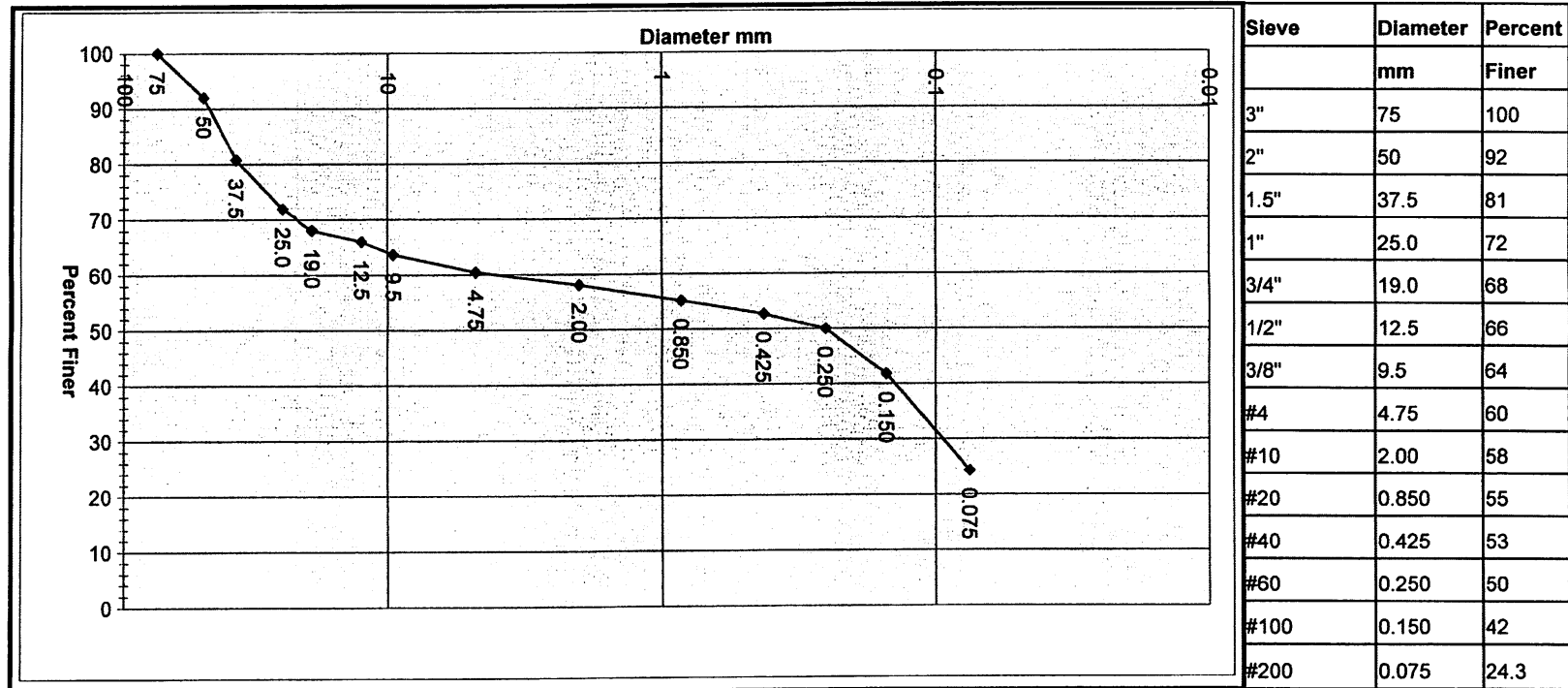
PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- STEVE TEST 24% SILT
- PERFORMED BY: C. Holler DATE: 5-13-24



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: Anita Raubeson/ Holler Eng

Soil Description: Silty Gravel with Sand

Project: Penn-Jersey Estates

Unified Classification: GM

Sample Location: TH #17 @ 5'

Sample appears to be Non-Plastic

Date: 6/10/2024

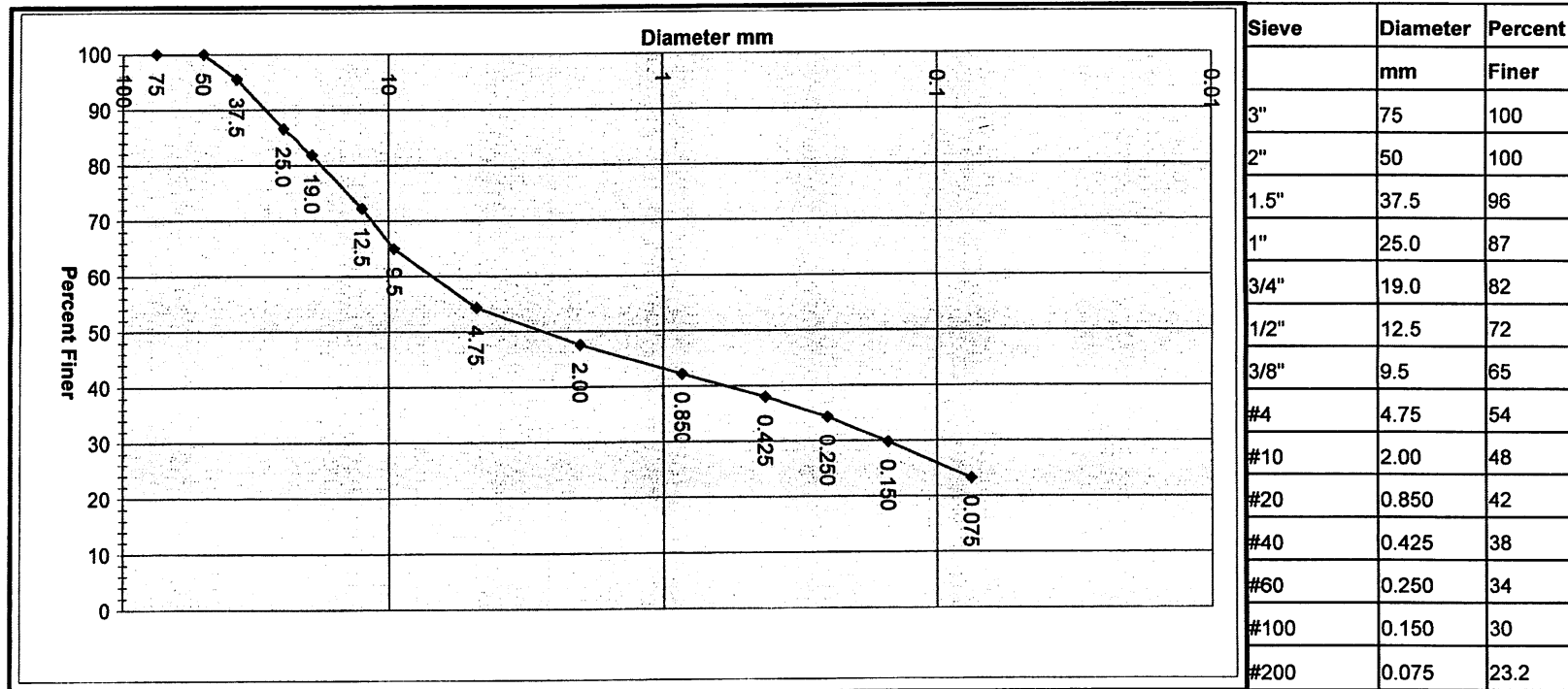
Sample Date: 5/13/2024

Proj. no: 24042



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: Anita Raubeson/ Holler Eng

Soil Description: Silty Gravel with Sand

Project: Penn-Jersey Estates

Unified Classification: GM

Sample Location: TH #18 @ 10'

Sample appears Non-Plastic to very Low PI

Date: 6/10/2024

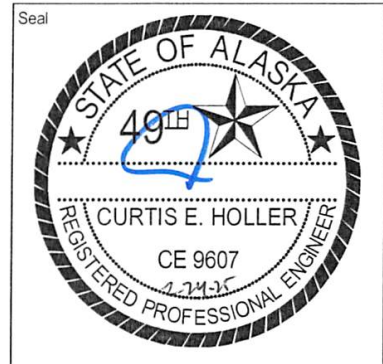
Sample Date: 5/13/2024

Proj. no: 24042

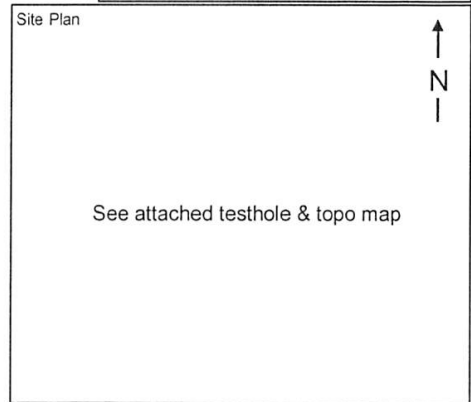


SOILS LOG / PERCOLATION TEST

TEST HOLE # 19 of 29
Performed For: M Sumner
Legal Description: Bella Ridge Subdivision



Depth, feet	Soil Type
1	OL
2	ML
3	GM-SM w FEW BANDS SM-ML
4	w FEW BANDS SP-GP w/silt
5	clay
6	
7	
8	

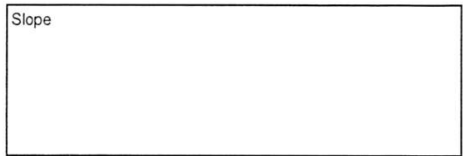


SAMPLE



9	GM-SM
10	
11	DARK CLAY color
12	(1) BOULDER at 10'
13	moist part
14	10'
15	
16	
17	
18	
19	
20	
21	
22	

WAS GROUNDWATER ENCOUNTERED?
- Yes
IF YES, AT WHAT DEPTH?
- moist part 10'
DEPTH AFTER MONITORING?
- 10.1' 5-17-24



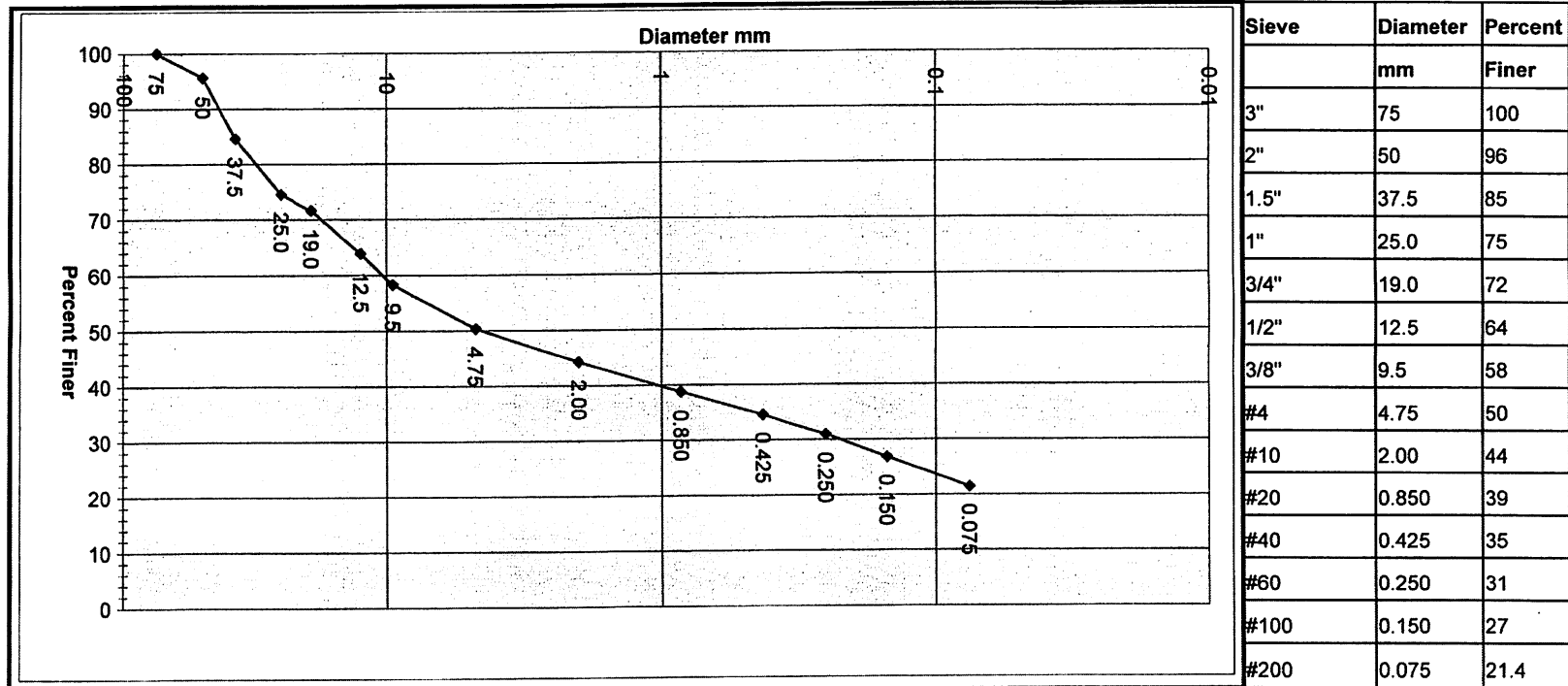
PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- SIEVE TEST 21% SILT. MONITOR PIPE INSTALLED
- PERFORMED BY: C. Holler DATE: 5-13-24



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: Anita Raubeson/ Holler Eng

Soil Description: Silty Gravel with Sand

Project: Penn-Jersey Estates

Unified Classification: GM

Sample Location: TH #19 @ 8'

Sample appears to have low PI

Date: 6/10/2024

Sample Date: 5/13/2024

Proj. no: 24042



HOLLER ENGINEERING

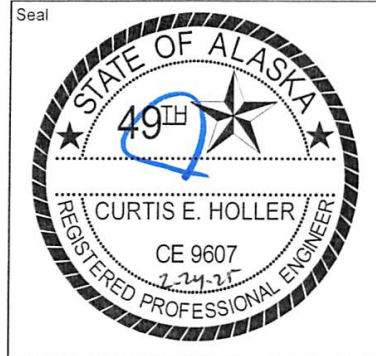
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 20 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



Depth, feet	Soil Type	Slope	Site Plan
1	CL		See attached testhole & topo map. N ↑
2	ML		
3			
4			
5	GM-SM		
6	clay Brown to tan		
7	DENIER WITH DEPTH		
8			
9	Mott rock 25"		
10	Few to 10"		
11			
12			
13			
14			
15			
16	NO GWT/NO SEEP		
17			
18			
19			
20			
21			
22			

WAS GROUNDWATER ENCOUNTERED? No
IF YES, AT WHAT DEPTH? N/A
DEPTH AFTER MONITORING? N/A OPEN 1 foot

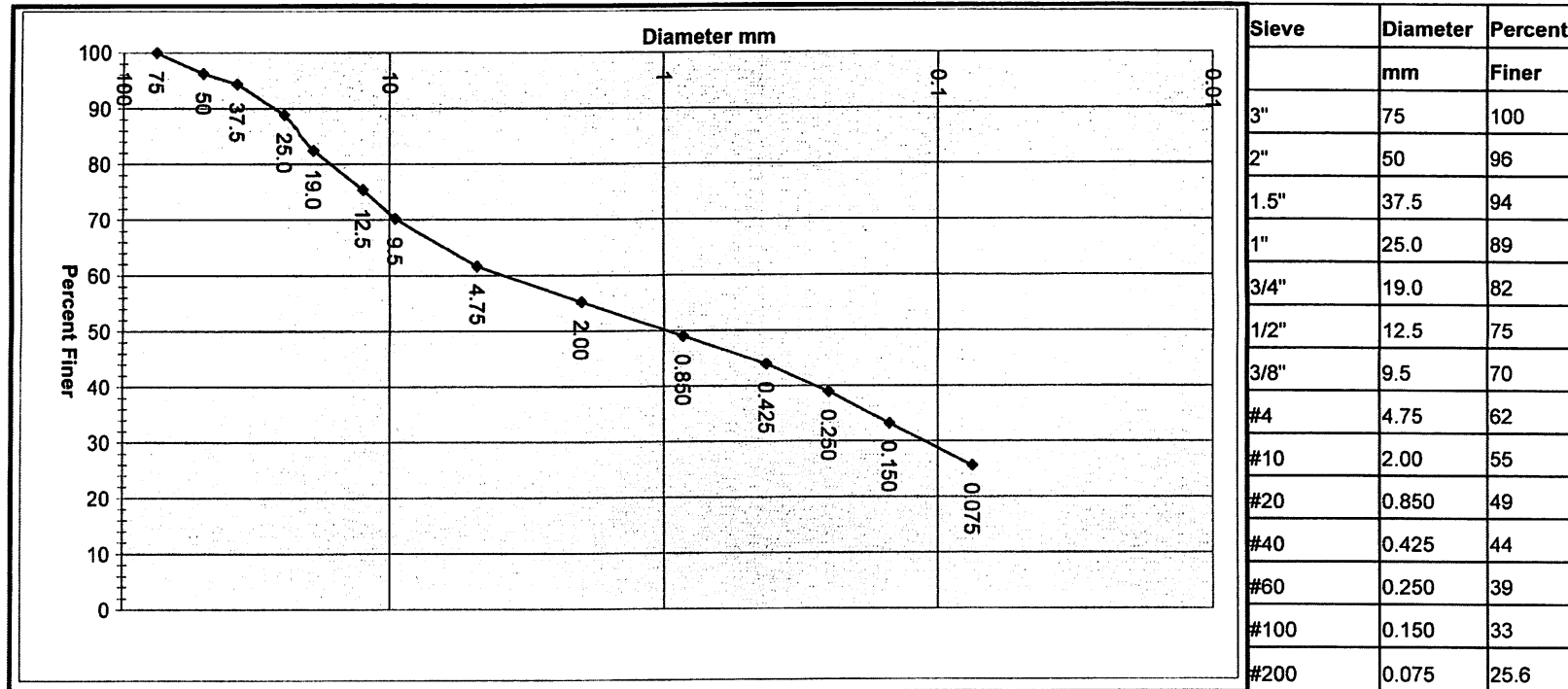
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN 1 FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- SIEM TEST 26% SILT
- PERFORMED BY: C. Holler DATE: 5-13-24



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: Anita Raubeson/ Holler Eng

Soil Description: Silty Gravel with Sand

Project Penn-Jersey Estates

Unified Classification: GM

Date 6/10/2024

Sample Location: TH #20 @ 8'

Sample appears to have a very low PI

Sample Date: 5/13/2024

Proj. no: 24042



HOLLER ENGINEERING

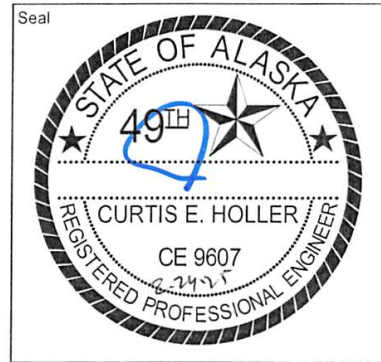
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 21 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

See attached testhole & topo map.

SAMPLE

1	CL
2	ML
3	
4	
5	
6	GM
7	olive brown
8	DENSE
9	Moist Rock 25"
10	Few to 8"
11	(1) 25" ±
12	
13	
14	
15	
16	No GWT/No SKEP
17	OPEN 1 hour
18	
19	
20	
21	
22	

WAS GROUNDWATER ENCOUNTERED?

No

IF YES, AT WHAT DEPTH?

N/A

DEPTH AFTER MONITORING?

N/A OPEN 1 hour

Slope

PERCOLATION TEST

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

- PERCOLATION RATE _____ (min/inch)

PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

- SIEVE TEST 29% SILT

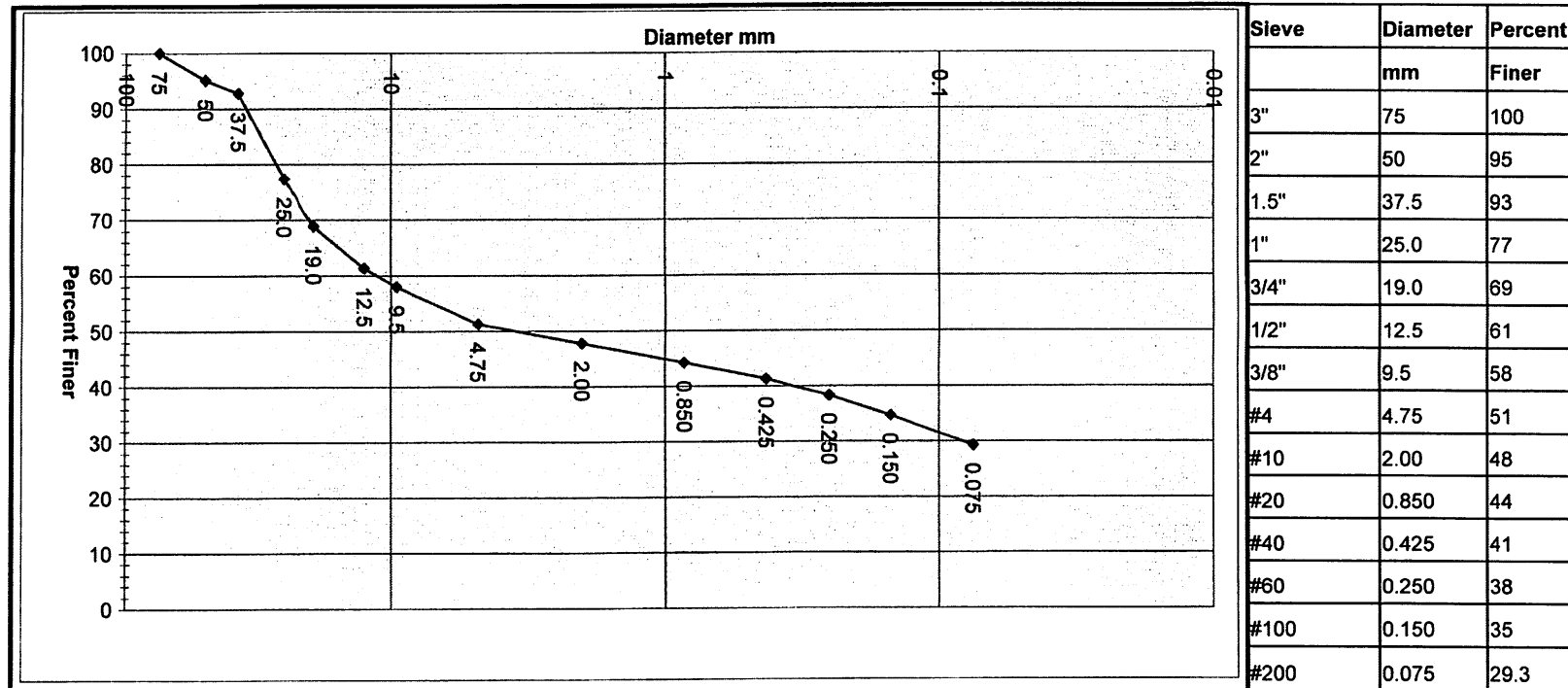
- PERFORMED BY: C. Holler

DATE: 5-13-24



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: Anita Raubeson/ Holler Eng

Soil Description: Silty Gravel with Sand

Project: Penn-Jersey Estates

Unified Classification: GM

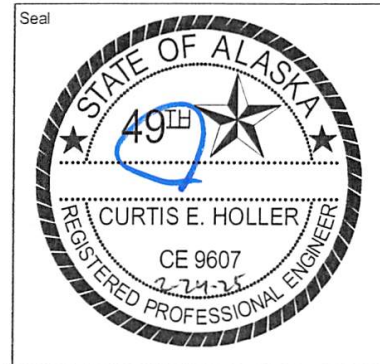
Date: 6/10/2024

Sample Location: TH #21 @ 7'

Sample appears to have low PI

Sample Date: 5/13/2024

Proj. no: 24042



SOILS LOG / PERCOLATION TEST

TEST HOLE # 22 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision

Depth, feet

Soil Type

1 OL

2 ML TAN-ORANGE HUE

3 GM-SM, low silt

4 clay

5 SP-GP w/silt

6 unbys to

7 GM-SM as

8 above

9

10

11

12

13

14

15

16

17

18

19

20

21

22

Slope

Site Plan

See attached testhole & topo map

WAS GROUNDWATER ENCOUNTERED?

Yes

IF YES, AT WHAT DEPTH?

SKIPS AT 10'

DEPTH AFTER MONITORING?

8.6' 5-17-24

PERCOLATION TEST

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

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

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

- STEVIE TEST 17% SILT.

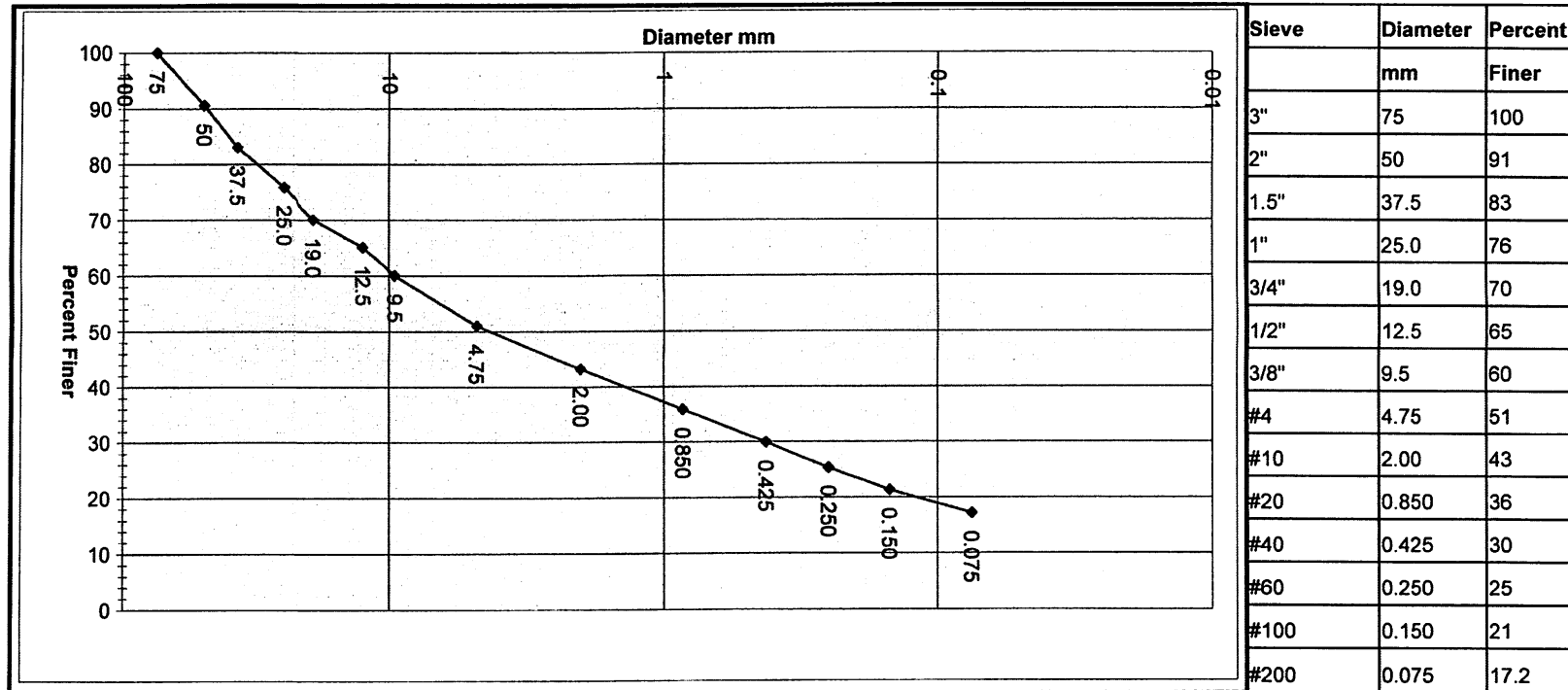
- PERFORMED BY: C. Holler

DATE: 5-13-24



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: Anita Raubeson/ Holler Eng

Soil Description: Silty Gravel with Sand

Project Penn-Jersey Estates

Unified Classification: GM

Sample Location: TH #22 @ 6'

Sample appears to be Non-plastic to Low PI

Date 6/10/2024

Sample Date: 5/13/2024

Proj. no: 24042

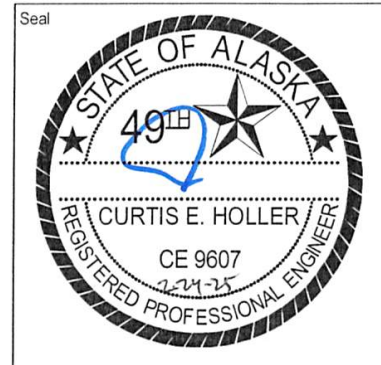


SOILS LOG / PERCOLATION TEST

TEST HOLE # 23 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



Depth, feet

Soil Type

1 OL

2 ML

3 SM-GM, olive

4 SP-GP w/silt

5 varies to

6 SM-GM

7 Most Reek < 3"

8 Few to 8"

9

10

11

12

13

14

15

16

17

18

19

20

21

22

Slope

Site Plan

See attached testhole & topo map

↑ N ↓

WAS GROUNDWATER ENCOUNTERED? Yes

IF YES, AT WHAT DEPTH? 7'

DEPTH AFTER MONITORING? 5.5' 5-17-24

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

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

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

- SIEVE TEST 27% SILT

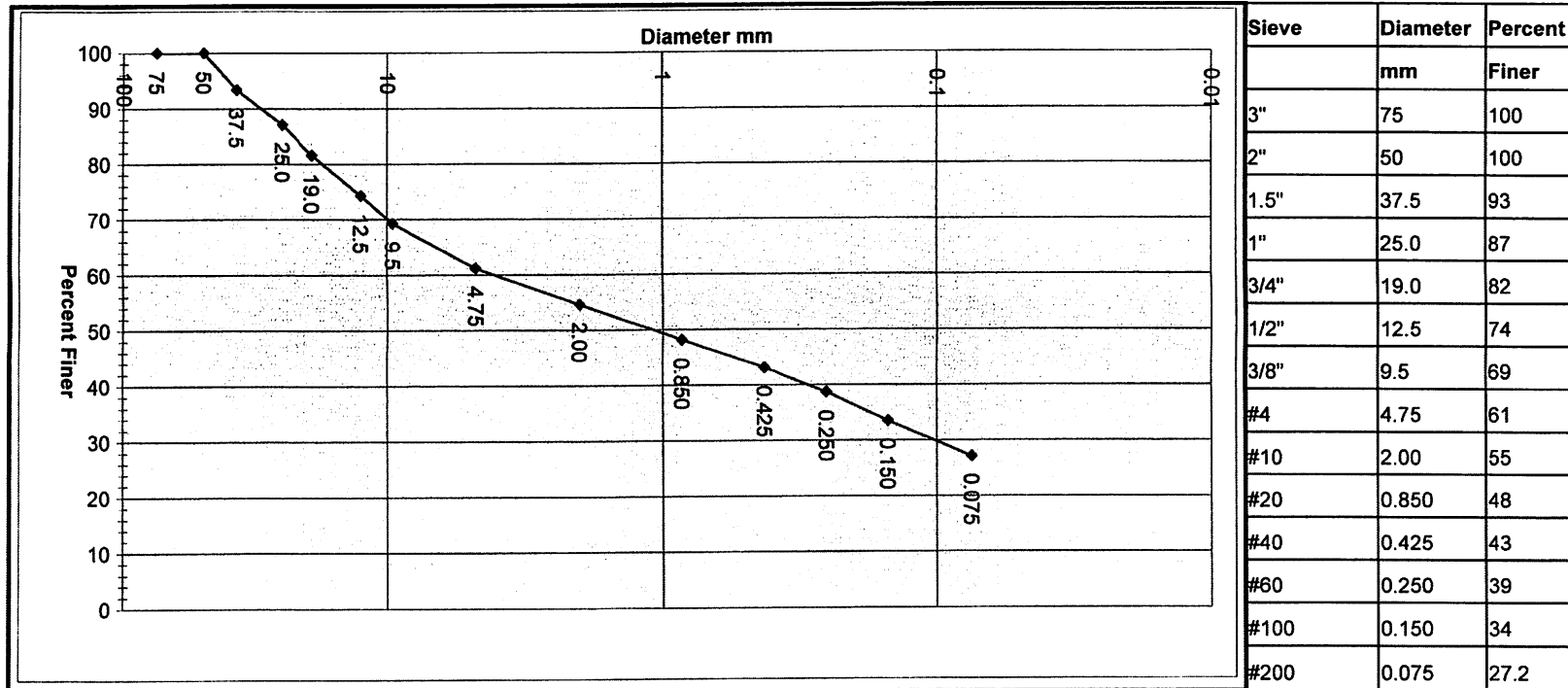
- PERFORMED BY: C. Holler

DATE: 5-13-24



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: Anita Raubeson/ Holler Eng

Soil Description: Silty Gravel with Sand

Project: Penn-Jersey Estates

Unified Classification: GM

Sample Location: TH #23 @ 4'

Sample appears to have low to very low PI

Date: 6/10/2024

Sample Date: 5/13/2024

Proj. no: 24042



HOLLER ENGINEERING

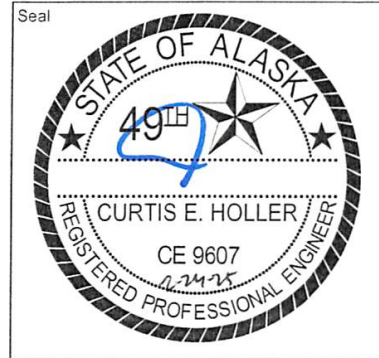
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 24 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



Depth, feet	Soil Type	Slope	Site Plan
1	OL		<p>See attached testhole & topo map.</p> <p>↑ N</p>
2	ML		
3			
4	GM-SM CLIVE, DENIE		
5	Most Peck LU ⁿ		
6	FEW 6 ⁿ		
7	(1) 18 ⁿ		
8			
9			
10			
11			
12	GM-SM		
13	CLIVE GRAY		
14	w/ Lower SILT		
15	CONTENT		
16	NO GWT / NO SEEP		
17			
18			
19			
20			
21			
22			

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A OPEN 30 MINS.

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

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

- TEST RUN BETWEEN ✓ FT AND _____ FT DEPTH

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

- STEVE TEST 19% SILT.

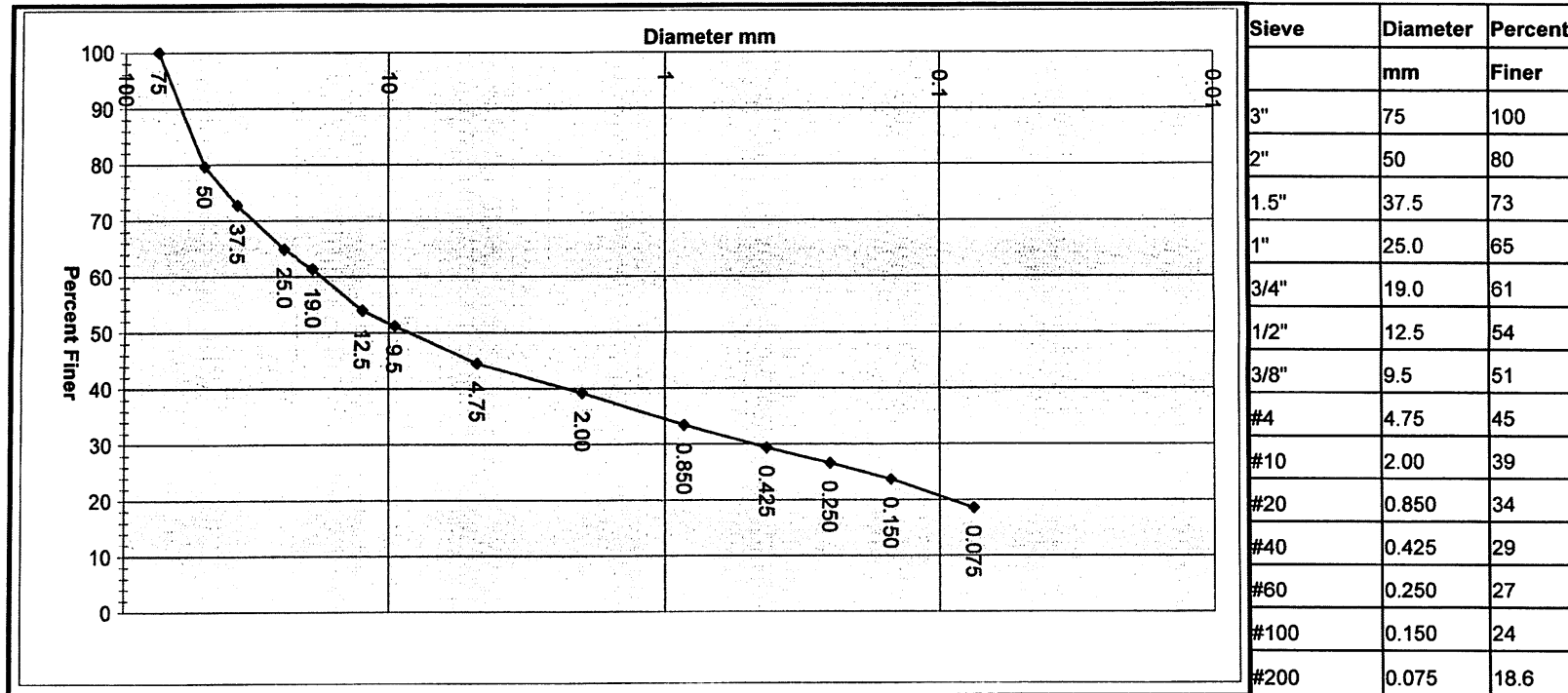
- PERFORMED BY: C. Holler

DATE: 12-26-24



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: **Pink Flamingo, LLC- Holler**

Soil Description: Silty Gravel with Sand

Project: **Bella Ridge Subdivision**

Unified Classification: GM

Sample Location: TH #24 @ 7'

Sample appears to be non-plastic to very low PI

Date: **2/17/2025**

Sample Date: **12/26/2024**

Proj. no: **25003**



HOLLER ENGINEERING

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

SOILS LOG / PERCOLATION TEST

TEST HOLE # 25 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



Depth, feet	Soil Type	Slope	Site Plan
1	CL		See attached testhole & topo map.
2	ML		
3	SP-GP + GP-SP OLIVE, REL. CLEAN		
4	Rock to 5"		
5			
6	SP w/GP + SP-GP		
7	SMALL GRAVELS		
8			
9			
10	SP-GP		
11	SAME		
12	No GWT / No STAINS		
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

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

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

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

- PERFORMED BY: C. Holler

DATE: 12-26-24



HOLLER ENGINEERING

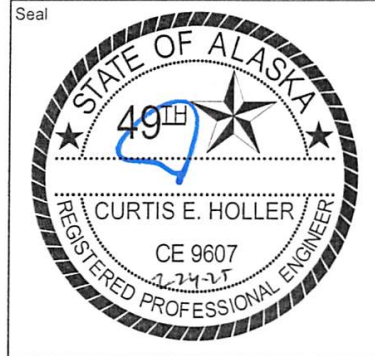
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 26 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



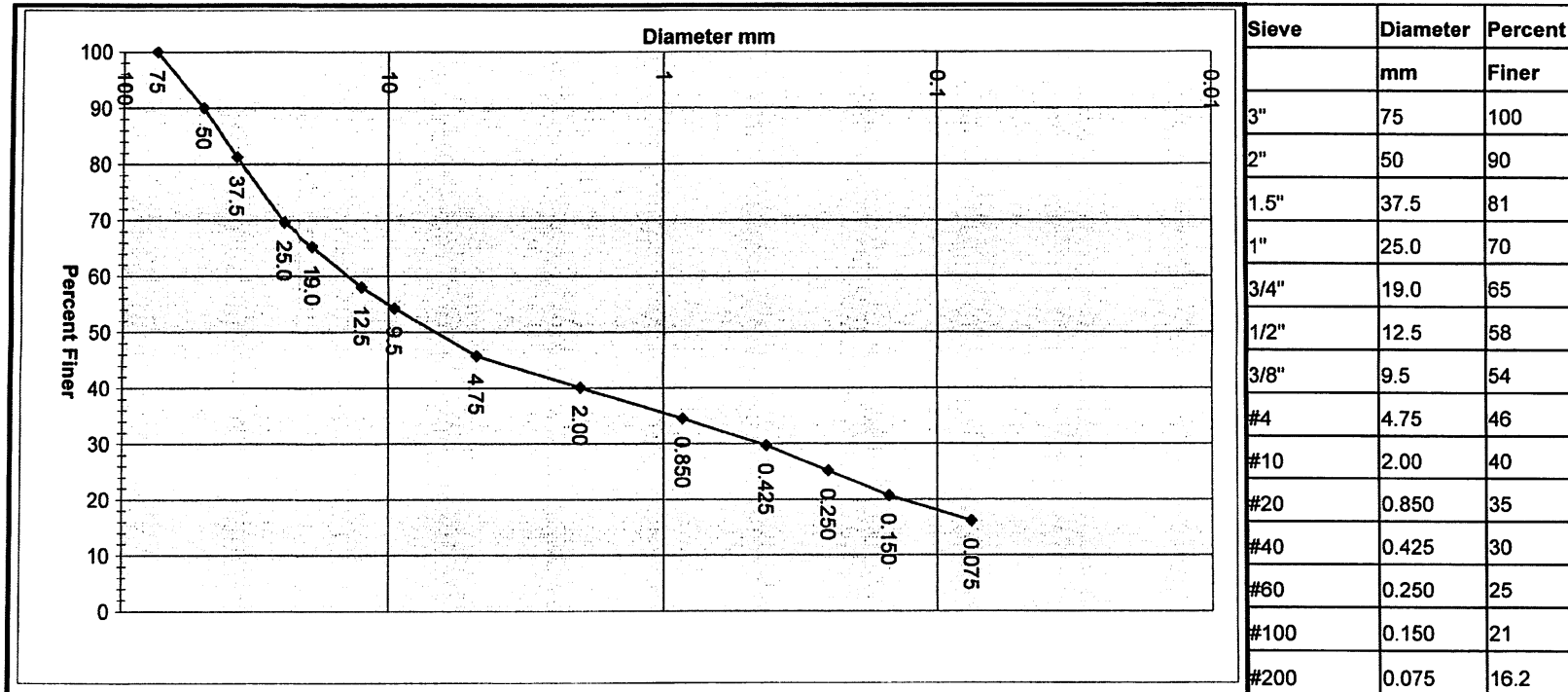
Depth, feet	Soil Type	Slope	Site Plan																																																												
1	OL		See attached testhole & topo map.																																																												
2	ML																																																														
3	GM olive GRAY DENSE Rock to 6", few 15"																																																														
4																																																															
5	GM-GP+ SP-GP w/ SILT																																																														
6	olive GRAY																																																														
7																																																															
8																																																															
9		WAS GROUNDWATER ENCOUNTERED? - <u>No</u>	Slope																																																												
10		IF YES, AT WHAT DEPTH? - <u>N/A</u>																																																													
11		DEPTH AFTER MONITORING? - <u>N/A</u>																																																													
12	SM																																																														
13	Tan-Brown - olive w/ small gravel	<table border="1"><caption>PERCOLATION TEST</caption><thead><tr><th>Reading</th><th>Date</th><th>Gross Time</th><th>Net Time</th><th>Depth to Water</th><th>Net Drop</th></tr></thead><tbody><tr><td colspan="6">N/A visual analysis only</td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>		Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop	N/A visual analysis only																																																					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop																																																										
N/A visual analysis only																																																															
14																																																															
15																																																															
16	No GWT/NO STEPS																																																														
17																																																															
18		- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____																																																													
19		- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH																																																													
20		- COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u>																																																													
21		- <u>STOVE TEST 16% SILT</u>																																																													
22		- PERFORMED BY: C. Holler																																																													

DATE: 12-26-24



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: **Pink Flamingo, LLC- Holler**

Soil Description: Silty Gravel with Sand

Project: **Bella Ridge Subdivision**

Unified Classification: GM

Sample Location: TH #26 @ 8'

Sample appears to be non-plastic

Date: 2/17/2025

Sample Date: 12/26/2024

Proj. no: 25003



HOLLER ENGINEERING

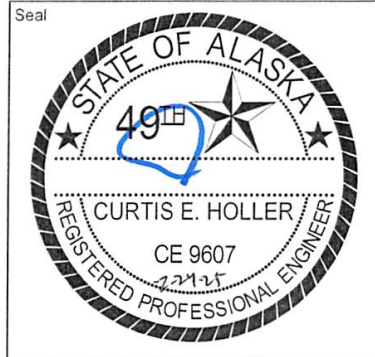
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 27 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



Depth, feet

Soil Type

Slope

Site Plan

↑
N
↓

See attached testhole & topo map.

SAMPLE

1 ML

2 ML

3 SM-GM Low SILT CNT. -

4 drive GRAY

5 Rock to 5"

6 GM

7 GM

8 VARIES TO

9 SP/GP w/ SILT

10 IN BANDS

11 drive

12 Most Rock < 5"

13 Rock to 10"

14 NO BWT/NO SREP

15

16

17

18

19

20

21

22

WAS GROUNDWATER ENCOUNTERED?

- No

IF YES, AT WHAT DEPTH?

- N/A

DEPTH AFTER MONITORING?

- N/A

Slope

PERCOLATION TEST

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

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

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

- SIEVE TEST 23 90 SILT

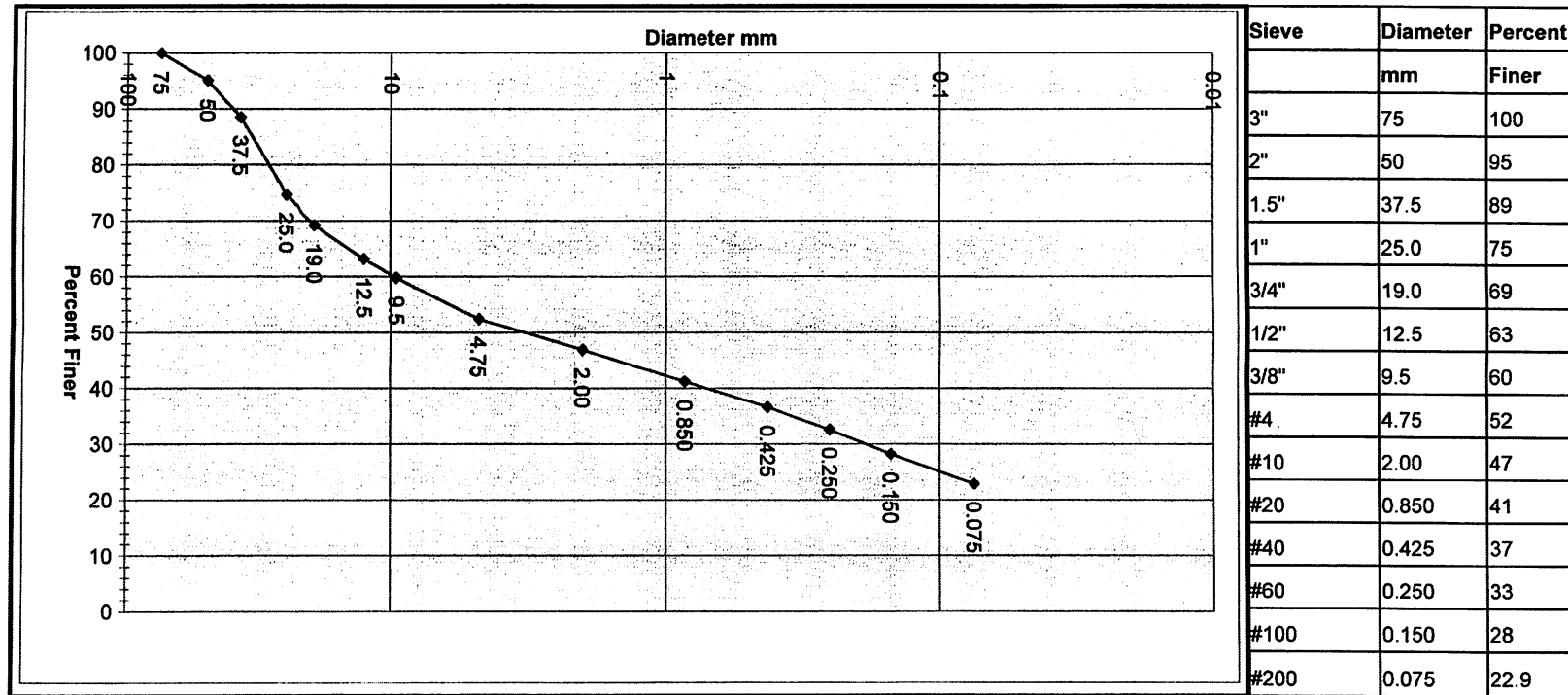
- PERFORMED BY: C. Holler

DATE: 12-26-24



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: **Pink Flamingo, LLC- Holler**

Soil Description: Silty Gravel with Sand

Project: **Bella Ridge Subdivision**

Unified Classification: GM

Sample Location: TH #27 @ 10'

Sample appears to be non-plastic to very low PI

Date: **2/17/2025**

Sample Date: **12/26/2024**

Proj. no: **25003**



HOLLER ENGINEERING

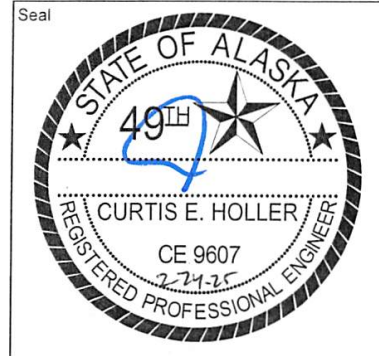
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 28 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



Depth, feet	Soil Type	Slope	Site Plan
1	GL		<p>See attached testhole & topo map.</p>
2	ML		
3	SP-GP w/ TRACE SILT		
4	clay		
5			
6	GM clay GRAY,		
7	DENSE		
8	Most Rock < 5"		
9	Few to 8"		
10			
11			
12			
13			
14			
15			
16	No GW / No SEEP		
17			
18			
19			
20			
21			
22			

WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

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

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

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

- SIEVE TEST 23 % SILT

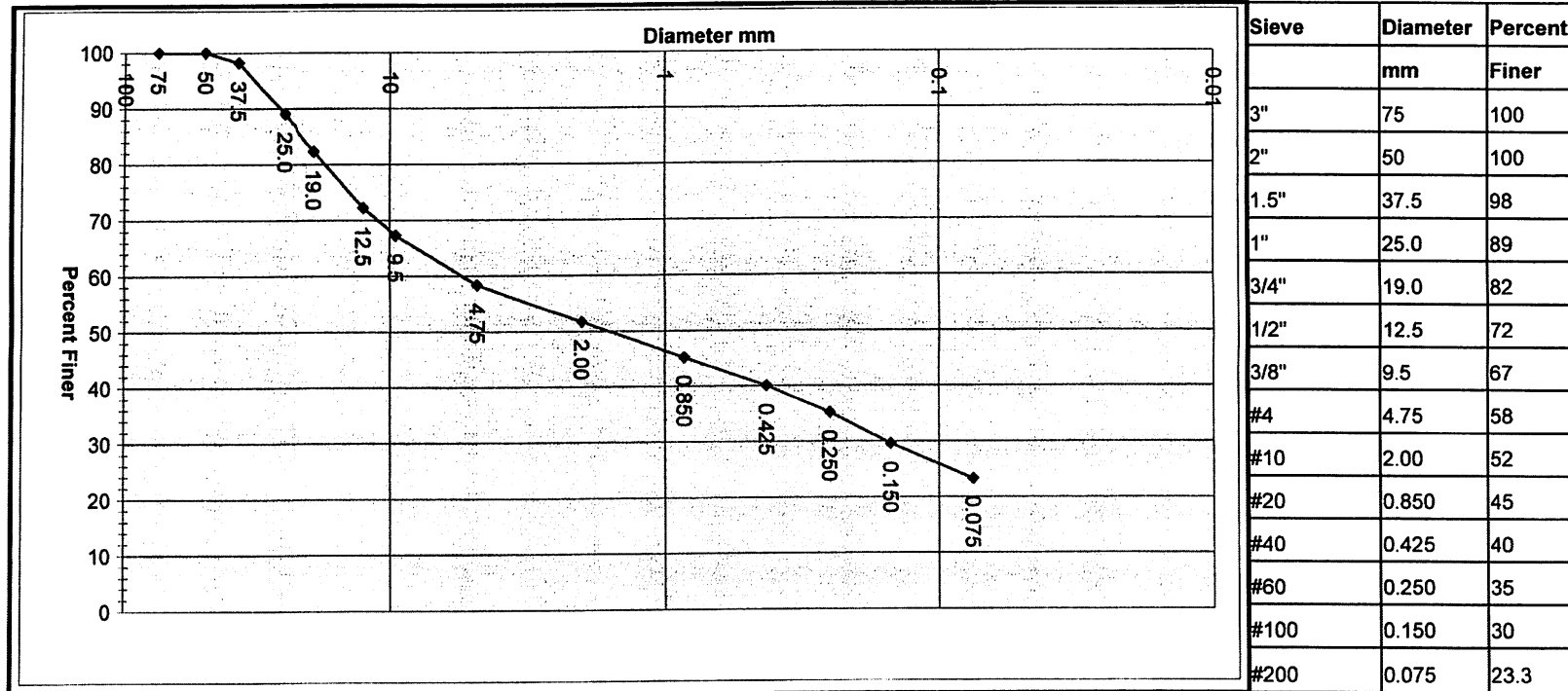
- PERFORMED BY: C. Holler

DATE: 12-26-24



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: **Pink Flamingo, LLC- Holler**

Soil Description: Silty Gravel with Sand

Project: **Bella Ridge Subdivision**

Unified Classification: GM

Sample Location: TH #28 @ 8'

Sample appears to be non-plastic to very low PI

Date: **2/17/2025**

Sample Date: **12/26/2024**

Proj. no: **25003**



HOLLER ENGINEERING

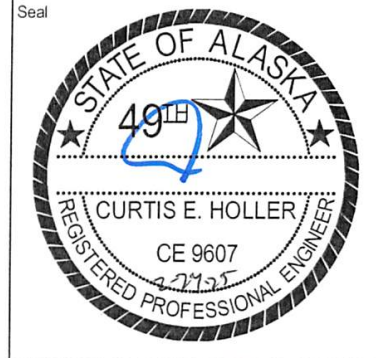
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 29 of 29

Performed For: M Sumner

Legal Description: Bella Ridge Subdivision



Depth, feet	Soil Type
1	CL
2	ML
3	
4	
5	GM-SM
6	MEDIUM DENSE, MODERATE
7	Silt content, dark color
8	most rock < 5", few 8"-12"
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

SAMPLE 9

GW

Slope

Site Plan

See attached testhole & topo map

N

WAS GROUNDWATER ENCOUNTERED?
Yes
IF YES, AT WHAT DEPTH?
9'
DEPTH AFTER MONITORING?

Slope

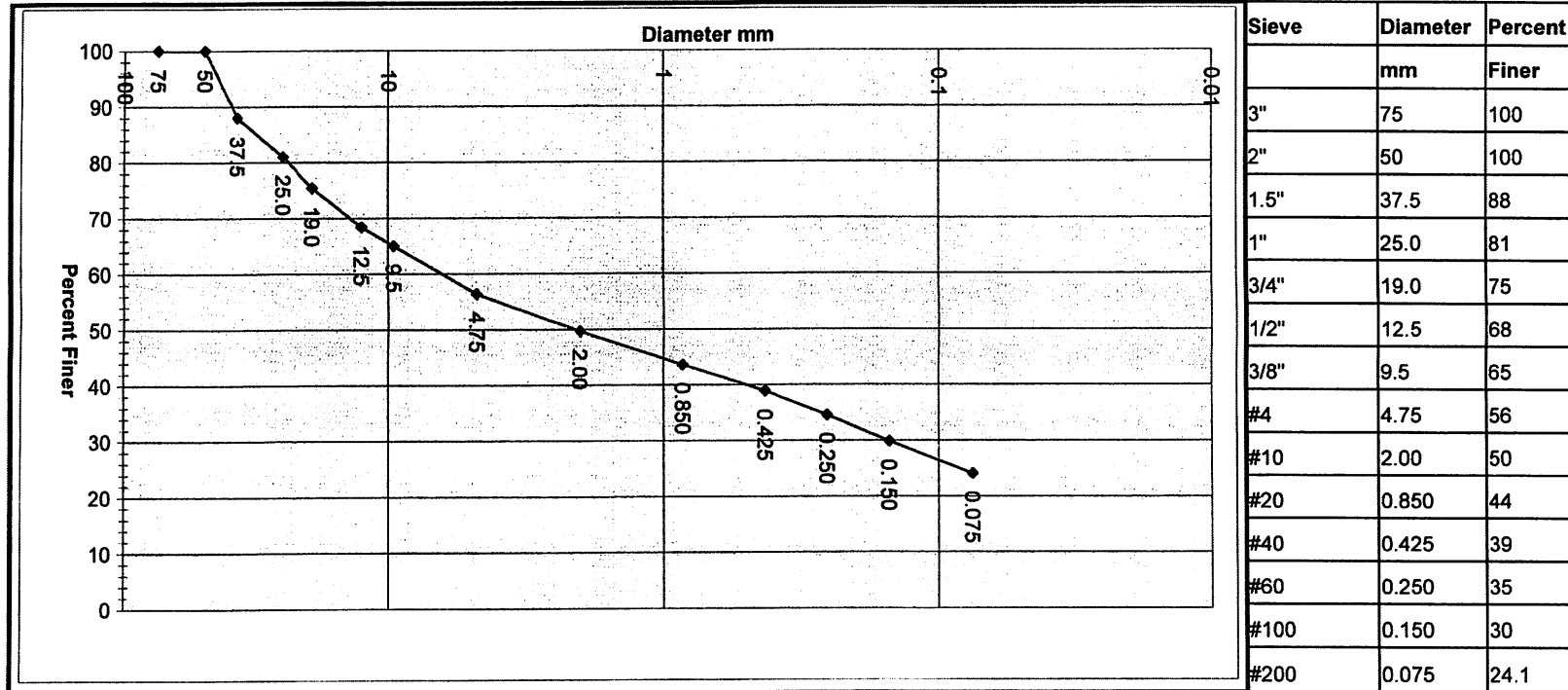
PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
- TEST RUN BETWEEN 9 FT AND _____ FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- Monitor ppe to 9.5' level. sieve test 24% silt.
- PERFORMED BY: C. Holler DATE: 12-26-24



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: **Pink Flamingo, LLC- Holler**

Soil Description: Silty Gravel with Sand

Project: **Bella Ridge Subdivision**

Unified Classification: GM

Sample Location: TH #29 @ 8'

Sample appears to be non-plastic

Date: **2/17/2025**

Sample Date: **12/26/2024**

Proj. no: **25003**



RECEIVED
FEB 25 2025
PLATTING

GARY LORUSSO

KEYSTONE SURVEYING AND MAPPING

*P.O. Box 2216, Palmer, Alaska
99645*

Email: garyl@mtaonline.net

Phone: (907) 376-7811

SECTION LINE EASEMENT RESEARCH

BELLA RIDGE

**TOWNSHIP 17 NORTH, RANGE 02 WEST
PORTIONS OF SECTIONS 17, 18, 19 and 20**

The section line between the above Sections were surveyed and the survey approved by the U.S. Surveyor General's Office on January 15, 1915.

The subject parcel in Section 17 was patented to Jose William Hornsby by Federal Patent # 1173747. Entry date is unknown. Patent date was August 1, 1957. There is a 33' Section Line easement on this parcel.

To the east of the subject parcel in Section 17, the land was patented to the State of Alaska by Patent # 1517600. There is a 50' Section Line easement on this parcel.

To the south of the subject parcel in Section 20, the land was patented to Vernin D. Stephenson by Federal Patent # 50650574. Entry date was January 26, 1959. There is a 33' Section Line easement on this parcel.

To the southwest of the subject parcel in Section 19, the land was patented to Charles Glynn Schulz by Federal Patent # 50650011. Entry date was September 20, 1960. There is a 33' Section Line easement on this parcel.

To the west of the subject parcel in Section 18, the land was patented to Russell C. Pickron by Federal Patent # 1169121. Entry date was March 26, 1956. There is a 33' Section Line easement on this parcel.

To the west of the subject parcel in Section 18, the land was patented to Keith H. Johnson by Federal Patent # 1193496. Entry date was January 12, 1954. There is a 33' Section Line easement on this parcel.

Gary LoRusso
Keystone Surveying & Mapping, Inc.
P.O. Box 2216, Palmer, Alaska 99645
(907) 376-7811
Email: garyl@mtaonline.net





1-38.44 Min Only 50-67-0277	Min Only 50-67-0277	SUBJECT	Min Only 50-69-0125 1202039 R/W OG	1224980 R/W		Min Only 50-69-0125 50-64-0001 R/W OG	Mir 50 12 R/
2-38.52 1154179 R/W Coal	1193496 R/W		Min Only 50-67-0277 1141621 R/W Coal		16		
3-38.60			Min Only 50-67-0277 1144619 R/W Coal	Min Only 50-69-0125		Min Only 50-69-0125	
4-38.68 Clear List 8	1169121 R/W		1173747 R/W	1217600 R/W	1207235 R/W OG	50-84-0408 50-79-0151	Mir 50 50 R/
1-38.75			50-68-0263 R/W	50-68-0263 R/W		Min Only 50-67-0278 50-64-0138 R/W OG	
2-38.83 50-68-0263 R/W	Min Only 50-69-0125 50-65-0011 R/W OG	Min Only 50-67-0278 50-65-0574 R/W OG	Min Only 50-67-0278 1234107 R/W OG		1217617 R/W		
3-38.89 Min Only 50-69-0125			Min Only 50-67-0278				
4-38.97 50-65-0391 R/W OG	Min Only 50-69-0125 1227874 R/W OG	Min Only 50-67-0278 50-65-0326 R/W OG	1234716 R/W OG	Min Only 50-67-0278	Min Only 50-67-0278 1221204 R/W OG	Min Only 50-67-0278 1218768 R/W OG	Min Only 50-67-0278 1224453 R/W OG
						Min Only 50-67-0278 1226535 R/W OG	Min Only 50-67-0278 1221



Subject

SDMS ALASKA

+

SPATIAL DATA MANAGEMENT SYSTEM

Alaska Case Retrieval Enterprise System (ACRES)

Case Abstract for: AKA 031157

CASE DATA															
Case Serial Num:	AKA 031157			FRC Site Code:	SEA										
Case Type:	251101 He Original			Accession Num:	04-1964										
Case Status:	Closed			Box Num:	-- (of) --										
Case Status Act:	Case Closed			Disp Date:	--										
Case Status Date:	10-JAN-1977			Location Code:	20409										
SM Acres:	0.0000			Abnd Yr:	--										
Claim Name:	--														
CUSTOMER DATA															
Cust ID:	000007983														
Customer Name:	HORNBY JOSE WILLIAM			Interest Relationship:	Applicant										
Customer Address:	Withheld			Percent Interest:	0.0000										
ADMINISTRATIVE/STATUS ACTION DATA															
Date	Code Description:	Remarks	Doc ID	Ofc	Emp	Doc Img *									
01-AUG-1957	879 Patent Issued	--	PA0001173747	PSA	CC	Not Available									
10-JAN-1977	970 Case Closed	TITLE TRSF	--	PSA	CC	--									
27-AUG-1992	996 Converted To Prime	--	--	940	BKM	--									
FINANCIAL ACTION DATA															
Date	Code/Description	Ofc	Emp	Money Amt	Acct Adv	Asmt Yr									
NO FINANCIAL ACTIONS FOUND															
GENERAL REMARKS															
No Case Remarks found															
GEOGRAPHIC NAMES															
No Geonames found															
LAND DESCRIPTION															
Mr	Twp	Rng	Sec	Alliquot	Survey ID	Tr	Blk	Lot	DI	Bor	NR	LS	Acres		
28	017 N	002 W	017	W2W2	--	--	--	AA	170	07	PA		160.0000	MTP (/cert-bin/scanned_images/mto/disp_image.pdf,ofmt=S017N002W) TWPLAT (/cert-bin/scanned_images/surveya/disp_survey_abstr1	
Doc ID: PA0001173747 01-Aug-1957 USR: 754															
Total Case Acres: 160.0000															

Report Information/Help

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data. Refer to specific BLM case files for official land status information.
For case data information/help, contact the BLM Alaska Public Information Center at (907) 271-5960.

HOME ([HTTPS://WWW.BLM.GOV/](https://www.blm.gov/))
ABOUT BLM ([HTTPS://WWW.BLM.GOV/ABOUT](https://www.blm.gov/about))
EOIA ([HTTPS://WWW.BLM.GOV/ABOUT/EOIA](https://www.blm.gov/about/eoia))
SOCIAL MEDIA POLICY ([HTTPS://WWW.BLM.GOV/MEDIA/SOCIAL-MEDIA](https://www.blm.gov/media/social-media))
DISCLAIMER ([HTTP://WWW.DOI.GOV/DISCLAIMER.CFM](http://www.doi.gov/disclaimer.cfm))
NOTICES ([HTTPS://WWW.DOI.GOV/NOTICES](https://www.doi.gov/notices))
ACCESSIBILITY ([HTTPS://WWW.DOI.GOV/ACCESSIBILITY](https://www.doi.gov/accessibility))
WHITE HOUSE ([HTTPS://WWW.WHITEHOUSE.GOV](https://www.whitehouse.gov))
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AGENCY FINANCIAL REPORT ([HTTPS://WWW.DOI.GOV/PFM/AFRI](https://www.doi.gov/pfm/afri))
NO FEAR ACT ([HTTPS://WWW.DOI.GOV/PMB/EFO/NO-FEAR-ACT](https://www.doi.gov/pmb/efo/no-fear-act))
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TO THE EAST

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SPATIAL DATA MANAGEMENT SYSTEM

Alaska Case Retrieval Enterprise System (ACRES)

Case Abstract for: AKA 045407

CASE DATA						
Case Serial Num:	AKA 045407			FRC Site Code:	SEA	
Case Type:	262720 Ak-University Grant			Accession Num:	-	
Case Status:	Closed			Box Num:	-(of) -	
Case Status Actn:	Case Closed			Disp Date:	-	
Case Status Date:	25-MAR-1977			Location Code:	-	
SM Acres:	0.0000			Abnd Yr:	-	
Claim Name:	-					

CUSTOMER DATA			
Cust ID:	000027242		
Customer Name:	AK DEPARTMENT OF NATURAL RESOURCES DIV OF MINING LAND AND WATER REALTY SERVICES SECT	Interest Relationship:	Applicant
Customer Address:	Withheld	Percent Interest:	0.0000

ADMINISTRATIVE/STATUS ACTION DATA						
Date	Code Description	Remarks	Doc ID	Ofc	Emp	Doc Ing *
06-NOV-1958	001 Application Filed	--	--	PSA	LH	--
29-OCT-1959	007 Appl Rej/Denied Part	--	--	AJA	KW	--
29-OCT-1959	008 Action Suspended	--	--	AJA	KW	--
03-FEB-1960	722 Dec Modified	--	--	AJA	KW	--
03-FEB-1960	007 Appl Rej/Denied Part	--	--	AJA	KW	--
17-OCT-1960	722 Dec Modified	--	--	AJA	KW	--
17-OCT-1960	007 Appl Rej/Denied Part	--	--	AJA	KW	--
06-MAR-1961	879 Patent Issued	--	PA0001217400	LIS	EG	Not Available
21-SEP-1961	879 Patent Issued	--	PA0001222895	LIS	EG	Not Available
25-MAR-1977	970 Case Closed	TITLE TRSF	--	PSA	LH	--
20-AUG-1985	411 Case Audit Signed-Blm	--	--	AJA	MKW	--
20-AUG-1985	411 Case Audit Signed-Blm	--	--	AJA	MKW	--

FINANCIAL ACTION DATA						
Date	Code/Description	Ofc	Emp	Money Amt	Acct Adv	Asmt Yr
NO FINANCIAL ACTIONS FOUND						

GENERAL REMARKS						
No Case Remarks found						

GEOGRAPHIC NAMES						
No Geonames found						

LAND DESCRIPTION														
Mr	Twp	Rng	Sec	Allquot	Survey ID	Tr	Blk	Lot	Di	Box	NR	LS	Acres	
28	015 N	003 W	004	N2NW	-	-	-	-	AA	170	07	RJ	80.0000	MTP://perl-bin/scanned_images/mts/dsp_image.pdf.pl7mtr=5015N003W) TWPLAT://perl-bin/scanned_images/surveya/dsp_survey.
Doc ID: 29-Oct-1959														
28	015 N	003 W	004	NWNE	-	-	-	-	AA	170	07	RJ	40.0000	MTP://perl-bin/scanned_images/mts/dsp_image.pdf.pl7mtr=5015N003W) TWPLAT://perl-bin/scanned_images/surveya/dsp_survey.
Doc ID: 29-Oct-1959														
28	015 N	003 W	004	S2	-	-	-	-	AA	170	07	RJ	320.0000	MTP://perl-bin/scanned_images/mts/dsp_image.pdf.pl7mtr=5015N003W) TWPLAT://perl-bin/scanned_images/surveya/dsp_survey.
Doc ID: 29-Oct-1959														
28	015 N	003 W	004	S2N2	-	-	-	-	AA	170	07	RJ	160.0000	MTP://perl-bin/scanned_images/mts/dsp_image.pdf.pl7mtr=5015N003W) TWPLAT://perl-bin/scanned_images/surveya/dsp_survey.
Doc ID: 29-Oct-1959														
28	015 N	003 W	006	-	-	-	-	1	AA	170	07	RJ	32.1300	MTP://perl-bin/scanned_images/mts/dsp_image.pdf.pl7mtr=5015N003W) TWPLAT://perl-bin/scanned_images/surveya/dsp_survey.
Doc ID: 29-Oct-1959														
28	015 N	003 W	006	-	-	-	-	2	AA	170	07	RJ	32.2500	MTP://perl-bin/scanned_images/mts/dsp_image.pdf.pl7mtr=5015N003W) TWPLAT://perl-bin/scanned_images/surveya/dsp_survey.
Doc ID: 29-Oct-1959														
28	015 N	003 W	006	E2NW	-	-	-	-	AA	170	07	RJ	80.0000	MTP://perl-bin/scanned_images/mts/dsp_image.pdf.pl7mtr=5015N003W) TWPLAT://perl-bin/scanned_images/surveya/dsp_survey.
Doc ID: 29-Oct-1959														
28	015 N	003 W	006	N2SE	-	-	-	-	AA	170	07	RJ	80.0000	MTP://perl-bin/scanned_images/mts/dsp_image.pdf.pl7mtr=5015N003W) TWPLAT://perl-bin/scanned_images/surveya/dsp_survey.
Doc ID: 29-Oct-1959														
28	015 N	003 W	008	N2SE	-	-	-	-	AA	170	07	RJ	80.0000	MTP://perl-bin/scanned_images/mts/dsp_image.pdf.pl7mtr=5015N003W) TWPLAT://perl-bin/scanned_images/surveya/dsp_survey.
Doc ID: 29-Oct-1959														
28	015 N	003 W	008	NWSW	-	-	-	-	AA	170	07	RJ	40.0000	MTP://perl-bin/scanned_images/mts/dsp_image.pdf.pl7mtr=5015N003W) TWPLAT://perl-bin/scanned_images/surveya/dsp_survey.
Doc ID: 29-Oct-1959														
28	015 N	003 W	009	NW	-	-	-	-	AA	170	07	RJ	160.0000	MTP://perl-bin/scanned_images/mts/dsp_image.pdf.pl7mtr=5015N003W) TWPLAT://perl-bin/scanned_images/surveya/dsp_survey.
Doc ID: 29-Oct-1959														
28	015 N	003 W	009	NWSW	-	-	-	-	AA	170	07	RJ	40.0000	MTP://perl-bin/scanned_images/mts/dsp_image.pdf.pl7mtr=5015N003W) TWPLAT://perl-bin/scanned_images/surveya/dsp_survey.
Doc ID: 29-Oct-1959														
28	015 N	003 W	009	S2SW	-	-	-	-	AA	170	07	RJ	80.0000	MTP://perl-bin/scanned_images/mts/dsp_image.pdf.pl7mtr=5015N003W) TWPLAT://perl-bin/scanned_images/surveya/dsp_survey.
Doc ID: 29-Oct-1959														
28	015 N	003 W	030	-	-	-	-	3	AA	170	07	RJ	40.1300	MTP://perl-bin/scanned_images/mts/dsp_image.pdf.pl7mtr=5015N003W) TWPLAT://perl-bin/scanned_images/surveya/dsp_survey.



TO THE SOUTH

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SPATIAL DATA MANAGEMENT SYSTEM

Alaska Case Retrieval Enterprise System (ACRES)

Case Abstract for: AKA 047242

CASE DATA																			
Case Serial Num: AKA 047242					FRC Site Code: ANG														
Case Type: 251101 He Original					Accession Num: 49														
Case Status: Closed					Box Num: 605 (of) -														
Case Status Actr: Case Closed					Disp Date: -														
Case Status Date: 28-APR-1965					Location Code: RIP														
SM Acres: 0.0000					Abnd Yr: -														
Claim Name: -																			
CUSTOMER DATA																			
Cust ID: 000023293																			
Customer Name: STEPHENSON VERNON D					Interest Relationship: Applicant														
Customer Address: Withheld					Percent Interest: 0.0000														
ADMINISTRATIVE/STATUS ACTION DATA																			
Date	Code Description	Remarks	Doc ID	Ofc	Emp	Doc Img *													
26-JAN-1959	001 Application Filed	-	-	AJA	LH	-													
11-AUG-1959	176 Authorization Issued	ENTRY ALLOWED	-	AJA	LH	-													
01-JUN-1960	906 Location Date	-	-	AJA	LH	-													
01-MAY-1964	244 Final Proof Filed	-	-	AJA	LH	-													
11-AUG-1964	244 Final Proof Filed	-	-	AJA	LH	-													
28-APR-1965	879 Patent Issued	-	PA0050650574	PSA	MER	View Doc (/perl-bin/scanned_images/patent/disa_patent.pdf.d?ntentnum=0050650574&the_doctype=PA)													
28-APR-1965	970 Case Closed	TITLE TRSF	-	AJA	LH	-													
27-AUG-1992	996 Converted To Prime	-	-	940	BKM	-													
FINANCIAL ACTION DATA																			
Date	Code/Description	Ofc	Emp	Money Amt	Acct Adv	Asmt Yr													
NO FINANCIAL ACTIONS FOUND																			
GENERAL REMARKS																			
No Case Remarks found																			
GEOGRAPHIC NAMES																			
No Geonames found																			
LAND DESCRIPTION																			
Mr	Twp	Range	Sec	Allotment	Survey ID	Tr	Blk	Lot	DI	Bor	NR	LS	Acres						
28	017 N	002 W	020 NW	-	-	-	-	AA	170	07	PA	160.0000	MTP	/perl-bin/scanned_images/mte/disa_image.pdf.d?ntent=S017N002W TWPLAT (/perl-bin/scanned_images/surveys/disa_survey_abstr1)					
Doc ID: PA0050650574 (/perl-bin/scanned_images/patent/disa_patent.pdf.d?ntentnum=0050650574&the_doctype=PA)														28-Apr-1965		USR: 145 570 754			
Total Case Acres: 160.0000																			

Report Information/Help

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SPATIAL DATA MANAGEMENT SYSTEM

Alaska Case Retrieval Enterprise System (ACRES)

Case Abstract for: AKA 053258

CASE DATA									
Case Serial Num: AKA 053258					FRC Site Code: ANC				
Case Type: 256700 He Alaska					Accession Num: 49				
Case Status: Closed					Box Num: 579 (of) -				
Case Status Actn: Case Closed					Disp Date: -				
Case Status Date: 15-JUL-1964					Location Code: RIP				
SM Acres: 0.0000					Abnd Yr: -				
Claim Name: -									

CUSTOMER DATA									
Cust ID: 000621858									
Customer Name: SCHULZ CHARLES GLYNN					Interest Relationship: Applicant				
Customer Address: Withheld					Percent Interest: 0.0000				

ADMINISTRATIVE/STATUS ACTION DATA									
Date	Code Description	Remarks	Doc ID	Ofc	Emp	Doc Img *			
20-SEP-1960	001 Application Filed	-	-	AJA	LH	-			
24-FEB-1961	176 Authorization Issued	ENTRY ALLOWED	-	AJA	LH	-			
13-JAN-1962	906 Location Date	-	-	AJA	LH	-			
17-DEC-1963	244 Final Proof Filed	-	-	AJA	LH	-			
07-JAN-1964	244 Final Proof Filed	-	-	AJA	LH	-			
15-JUL-1964	679 Patent Issued	-	PA050650011	AJA	LH	View Doc (/perl-bin/scanned_images/patent/disp_patent.pdf;of=050650011&the_doctype=PA)			
15-JUL-1964	970 Case Closed	TITLE TRSF	-	AJA	LH	-			
27-AUG-1992	996 Converted To Prime	-	-	940	BKM	-			

FINANCIAL ACTION DATA									
Date	Code/Description	Ofc	Emp	Money Amt	Acct Adv	Asmt Yr			
NO FINANCIAL ACTIONS FOUND									

GENERAL REMARKS									
No Case Remarks found									

GEOGRAPHIC NAMES									
No Geonames found									

LAND DESCRIPTION																													
Mr	Twp	Rng	Sec	Allquot	Survey ID	Tr	Blk	Lot	DI	Bor	NR	LS	Acres																
28	017 N	002 W	019	NE	-	-	-	-	-	AA	170	07	PA	160.0000	MTP (/perl-bin/scanned_images/mtns/disp_image.pdf;of=mt=5017H002W) TWPLAT (/perl-bin/scanned_images/surveys/disp_survey_abstr1														
Doc ID: PA050650011 (/perl-bin/scanned_images/patent/disp_patent.pdf;of=050650011&the_doctype=PA)															15-Jul-1964					USR: 570 754									
Total Case Acres: 160.0000																													

Report Information/Help

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SPATIAL DATA MANAGEMENT SYSTEM

Alaska Case Retrieval Enterprise System (ACRES)

Case Abstract for: AKA 032079

CASE DATA															
Case Serial Num:		AKA 032079						FRC Site Code:		SEA					
Case Type:		251101 He Original						Accession Num:		02-1961					
Case Status:		Closed						Box Num:		-- (of) --					
Case Status Actn:		Case Closed						Disp Date:		--					
Case Status Date:		05-JAN-1977						Location Code:		20409					
SM Acres:		0.0000						Abnd Yr:		--					
Claim Name:		--													
CUSTOMER DATA															
Cust ID:		000013811													
Customer Name:		PICKRON RUSSELL C						Interest Relationship:		Applicant					
Customer Address:		Withheld						Percent Interest:		0.0000					
ADMINISTRATIVE/STATUS ACTION DATA															
Date	Code Description:		Remarks				Doc ID	Ofc	Emp	Doc Img *					
26-MAR-1956	001 Application Filed		APPLICATION RECEIVED				--	PSA	LH	--					
01-MAR-1957	879 Patent Issued		--				PA0001169121	PSA	LH	Not Available					
05-JAN-1977	970 Case Closed		TITLE TRSF				--	PSA	LH	--					
27-AUG-1992	996 Converted To Prime		--				--	940	BKM	--					
FINANCIAL ACTION DATA															
Date	Code/Description		Ofc	Emp	Money Amt		Acct Adv		Asmt Yr						
NO FINANCIAL ACTIONS FOUND															
GENERAL REMARKS															
No Case Remarks found															
GEOGRAPHIC NAMES															
No Geonames found															
LAND DESCRIPTION															
Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres		
28	017 N	002 W	018	SE	--	--	--	--	AA	170	07	PA	160.0000	MTP ((perl-bin/scanned_images/mtp/disp_image_pdf.pl?mtr=S017N002W)) TWPLAT ((perl-bin/scanned_images/mtp/disp_image_pdf.pl?mtr=S017N002W))	
Doc ID: PA0001169121 01-Mar-1957															USR: 754
Total Case Acres: 160.0000															



TO THE WEST

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SPATIAL DATA MANAGEMENT SYSTEM

Alaska Case Retrieval Enterprise System (ACRES)

Case Abstract for: AKA 026071

CASE DATA						
Case Serial Num:	AKA 026071			FRC Site Code:	SEA	
Case Type:	251101 He Original			Accession Num:	-	
Case Status:	Closed			Box Num:	-(of) -	
Case Status Actn:	Case Closed			Disp Date:	-	
Case Status Date:	03-MAR-1977			Location Code:	-	
SM Acres:	0.0000			Abnd Yr:	-	
Claim Name:	-					

CUSTOMER DATA			
Cust ID:	000008870		
Customer Name:	JOHNSON KEITH H	Interest Relationship:	Applicant
Customer Address:	Withheld	Percent Interest:	0.0000

ADMINISTRATIVE/STATUS ACTION DATA						
Date	Code Description:	Remarks	Doc ID	Ofc	Emp	Doc Img *
12-JAN-1954	001 Application Filed	APPLICATION RECEIVED	-	PSA	JM	--
13-MAR-1959	879 Patent Issued	-	PA0001193496	PSA	JM	Not Available
03-MAR-1977	970 Case Closed	TITLE TRSF	-	PSA	JM	--
27-AUG-1992	996 Converted To Prime	-	-	940	BKM	--

FINANCIAL ACTION DATA						
Date	Code/Description	Ofc	Emp	Money Amt	Acct Adv	Asmt Yr
NO FINANCIAL ACTIONS FOUND						

GENERAL REMARKS						
No Case Remarks found						

GEOGRAPHIC NAMES						
No Geonames found						

LAND DESCRIPTION													
Mr	Twp	Rng	Sec	Aliquot	Survey ID	Tr	Blk	Lot	Di	Bor	NR	LS	Acres
28	017 N	002 W	018	NE	-	-	-	-	AA	170	07	PA	160.0000
MTP (/perl-bin/scanned_images/mtp/disp_image_pdf.pl?mtr=S017N002W) TWPLAT (/perl-bin/scanned													
Doc ID: PA0001193496 13-Mar-1959 USR: 754													
Total Case Acres: 160.0000													

Matthew Goddard

From: Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>
Sent: Monday, March 17, 2025 10:42 AM
To: Matthew Goddard
Subject: RE: RFC Bella Ridge MSP (MG)

Matthew,

The Corps of Engineers (Corps) believes that there are aquatic resources located on the subject property that may be jurisdictional to the Corps and would require authorization prior to the placement or discharge of dredged and/or fill material into waters of the U.S.

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

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory. Sample drawings can also be found on our website at www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

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

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

The applicant is welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and the applicant will be assigned a project manager to assist them.

Sincerely,
Carolyn Farmer

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, March 14, 2025 9:28 AM
To: CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>
Subject: [Non-DoD Source] RFC Bella Ridge MSP (MG)

Hello,

The following link is a request for comments for the proposed Bella Ridge Master Plan. Please ensure all comments have been submitted by April 3, 2025, so they can be incorporated into the staff report that will be presented to the Platting Board.

 [Bella Ridge MSP](#)

Matthew Goddard

From: Pre-Design & Engineering
Sent: Friday, April 18, 2025 9:42 AM
To: Matthew Goddard
Cc: Jamie Taylor; Brad Sworts; Tammy Simmons; Daniel Dahms
Subject: RE: Bella Ridge MSP

Matthew,

Good catch.

Update to add to our comment: Ridgecrest Road is currently classified as a residential road and on the OSHP as a Minor Collector (Residential Subcollector). The submitted ADT estimate shows an anticipated 1130 vehicles per day, which is over the allowable traffic limit for a residential road. If certified to residential collector standards, the road could have up to 3000 ADT. The applicants engineer should certify that Ridgecrest Road is constructed to residential collector standards. Submit documentation of the certification to DPW for review. If the applicant's engineer is not able to certify this road to a higher standard, road construction to meet the traffic thresholds in SCM Table A-1 will be required.

Pre-Design & Engineering
Department of Public Works

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, April 18, 2025 9:24 AM
To: Daniel Dahms <Daniel.Dahms@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: Bella Ridge MSP
Importance: High

Good morning,

I have a question on the current status of S. Ridgecrest starting at S. Elizabeth Drive traveling north to the W. Parks Highway.

Cartegraph has it listed as Local but a Minor Collector on the OSHP. The ADT provided for Bella Ridge notes the Traffic exceeding the residential classification at the first intersection.

Your comments did not note a need to upgrade/certify Ridgecrest for this portion, does it currently meet standard and cartegraph is not updated or will the petitioner need to certify this portion to a higher standard as well?

If they need to certify it to residential Subcollector or Collector, please let me know so I can note it in the staff report.

Thankyou,

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

Matthew Goddard

From: Pre-Design & Engineering
Sent: Tuesday, April 8, 2025 2:29 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms
Subject: RE: RFC Bella Ridge MSP (MG)

Matthew,

Since it appears the constructed radii on Shulz Drive are larger than the platted radii, the applicants engineer should certify that Rosehill Drive and Shulz Drive are constructed to residential subcollector standards. Submit documentation of the certification to DPW for review. If these roads are unable to be certified to residential subcollector standards, the applicant should propose traffic impact mitigation for Rosehill Drive and Shulz Drive per SCM A04.5.

Comment regarding Tract A still stands: Redesign the pole portion of Tract A so that it is a minimum of 60' wide.

Pre-Design & Engineering
Department of Public Works

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, April 1, 2025 4:08 PM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>
Subject: FW: RFC Bella Ridge MSP (MG)

Good afternoon,

I received the response below from Curt regarding your comments on Bella Ridge MSP.

Could you please review his answers and let me know if your comments still stand as written?
If this alters your initial comments, any updates would be appreciated.

Thank you,

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

From: Curt Holler <holler@mtaonline.net>
Sent: Tuesday, April 1, 2025 4:01 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: 'Gary LoRusso' <garyl@keystonesurveyak.com>; Max Sumner <sumnercompany@gmail.com>
Subject: RE: RFC Bella Ridge MSP (MG)

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

Hello Matthew-

Comments in response to the DP&E comments, which requested updates to the traffic map:

1 If Misty Lake is not upgraded, all design traffic for the south end/Ph 3 of the new project would exit on Schulz Drive. There are 21 new lots on the south end/phase 3, and I had previously split the traffic flow up for exiting out on Schulz or Leora. I also had included 4 existing lots traveling in opposition on Misty Lake; those would exit on Leora as they do now.

2 Assuming Misty Lake is not upgraded, the net traffic is as shown on the attached updated map, and adds no traffic to Leora Drive (numbers shown are existing). For Schulz Drive, it indicates 77 lots, less than the 80 allowed by SCM A04.4.

3 In reviewing 2024 aerial imagery for the only 2 horizontal curves in Schulz Drive, both were constructed with a centerline alignment curve radius different than platted. One curve is well over 300' radius, and the other one appears to be just over 275' radius, which is acceptable for a residential sub-collector with DPW approval. There is precedent for using the actual constructed alignment, which happened on Tait Street years ago.

4 Nothing in this project would limit a future upgrade project for Misty Lake by others. This project actually dedicates 33' of ROW on that alignment, greatly supporting any future upgrade.

5 Removing design traffic from Misty Lake to Leora resulted in a net change of only 6 lots/60 ADT, not 10/100 – this is due to existing/opposing traffic, 4 lots/40 ADT.

6 Phase 3 is not planned for construction this season, if the plan is approved.

7 It is assumed that some upgrade of portions of S Ridgecrest (to Rose Hill) would be required.

8 If helpful, the developer and myself would be happy to meet with PD&E reviewer to discuss any road related conditions of approval.

Thanks,

Curt Holler PE
Holler Engineering
3375 N Sams Drive
Wasilla AK 99654
(907) 376-0410
(907) 232-0510

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, April 1, 2025 12:56 PM
To: Holler Engineering <holler@mtaonline.net>
Subject: FW: RFC Bella Ridge MSP (MG)

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, April 1, 2025 12:52 PM
To: Gary LoRusso <garyl@keystonesurveyak.com>
Subject: FW: RFC Bella Ridge MSP (MG)

Good afternoon Gary,

I received comments from DPW on Bella Ridge MSP and they had some comments that need to be addressed. The proposed ADT exceeded the limits allowed. Please see below for DPW comments for the proposed Bella Ridge MSP.

Have a great day,

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

From: Pre-Design & Engineering <pde@matsugov.us>
Sent: Tuesday, March 25, 2025 3:40 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>
Subject: RE: RFC Bella Ridge MSP (MG)

Matthew,

The ADT Estimate for phase 3 of the subdivision shows the potential traffic being split between Misty Lake Road/Leora Drive/Potter Road and Rosehill Drive/Schulz Drive.

- Misty Lake Road is not maintained/unapproved construction and on the OSHP as a Major Collector. If brought up to Borough Standards, ADT greater than 3000 would be allowed.
- Leora Drive is currently classified as a residential road and the horizontal alignment of the platted ROW makes it not eligible to be upgraded to a residential subcollector. A04.4 allows for the anticipated ADT on this type of road to exceed 400 vehicles per day, but not exceed 800 vehicles per day.
- Potter Road is currently classified as a residential road and on the OSHP as a Minor Collector. If certified to residential collector standards, the road could have up to 3000 ADT.
- Rose Hill Drive is currently classified as a residential road and could be upgraded, however...
- A portion of Schulz Drive has a horizontal alignment that makes it not eligible to be upgraded to a residential subcollector. Utilizing A04.4, Schulz Drive could hold up to 800 vehicles per day.

Leora Drive and Schulz Drive are the limiting factors of each direction. The ADT estimate shows an additional 100 vehicles using Leora Drive, for a total of 880 vehicles at the end of Leora Drive at Potter Road, which is more than is allowed per A04.4. The ADT estimate shows an additional 130 vehicles using Shulz Drive, for a total of 700 vehicles at the end of Shulz Drive at Johnsons Road, which is allowable if the other requirements of A04.4 are met. Revise the ADT estimate so that the total estimated traffic on all roads does not exceed the limits described above. Please include a narrative to go along with the ADT estimate, describing the planned road construction and upgrade/certification.

Redesign the pole portion of Tract A so that it is a minimum of 60' wide.

Pre-Design & Engineering
Department of Public Works

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

Sent: Friday, March 14, 2025 9:27 AM

To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisherak49@gmail.com>; information@mlccak.org; camden.yehle@gmail.com; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lane@mtaonline.net; Bill Gamble <Bill.Gamble@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>; Pre-Design & Engineering <pde@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 <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing@matsugov.us; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop

Subject: RFC Bella Ridge MSP (MG)

Hello,

The following link is a request for comments for the proposed Bella Ridge Master Plan.

Please ensure all comments have been submitted by April 3, 2025, so they can be incorporated into the staff report that will be presented to the Platting Board.

 [Bella Ridge MSP](#)

Feel free to contact me if you have any questions.

Thank you,

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

Matthew Goddard

From: Permit Center
Sent: Friday, March 14, 2025 11:52 AM
To: Matthew Goddard
Subject: RE: RFC Bella Ridge MSP (MG)

No comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, March 14, 2025 9:27 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisherak49@gmail.com>; information@mlccak.org; camden.yehle@gmail.com; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Bill Gamble <Bill.Gamble@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>; Pre-Design & Engineering <pde@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 <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Bella Ridge MSP (MG)

Hello,

The following link is a request for comments for the proposed Bella Ridge Master Plan.
Please ensure all comments have been submitted by April 3, 2025, so they can be incorporated into the staff report that will be presented to the Platting Board.

 [Bella Ridge MSP](#)

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard
Platting Technician

Matthew Goddard

From: Stephen Edwards <sledwards4959@gmail.com>
Sent: Wednesday, March 26, 2025 8:15 AM
To: Matthew Goddard
Subject: Belle Ridge subdivision comments

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

Mr Goddard,

Please consider these comments in your consideration of the subdivision recommendations.

As a member of RSA 27 meadow lakes board of supervisors I have the following:

This design not meet the goals of connectivity and alternate routes described in title. To meet these objectives and prevent future problems requiring RSA funds to correct it is imperative that either construction of Ridgcrest or Mist Lake be included in the requirements. A 60 foot ROW is needed for the entire section used of either route.

Ideally, Ridgcrest should be constructed along the entire W edge of the subdivision but if that's not feasible because of the swamp, then construction of Mist Lake along the entire S edge to allow connections to the East would serve the purpose.

The interior road Calabra Circle appears to be constructed partially in wetlands. If that's the case, it should be relocated to avoid problematic future maintenance or a full Corp permit be obtained. Of particular concern is the Ridgcrest/Calabra intersection. Other RSA roads constructed in wetlands have been problematic for long term maintenance.

All cul de sacs should include snow storage on the low side to prevent flooding of driveways.

Stephen Edwards

RSA 27 Meadow Lakes

As a resident I have the following:

The cumulative effect of so many septics and wells on such small parcels should be considered. The engineer report shows high water in large sections of numerous parcels and appears to leave only minimum requirements for useable septic area.

Without a land development plan in place, builders will be competing to place wells and septics first and there will likely be conflicts between protective radius of adjacent parcel development.

When the septic's inevitably fail, there will not be acceptable alternative locations and unnecessary expense will be incurred by the homeowners.

Suggest adding a development plan or increasing lot sizes to prevent future problems.

Stephen Edwards

Acknowledgment of receipt appreciated



1210 N Kim Drive, Suite B, Meadow Lakes, Alaska 99623
Phone: 907-232-2845 - Email: info@mlccak.org - Website: www.mlccak.org

Matanuska Susitna Borough
Platting Board and staff
Attn: matthew.goddard@matsugov.us

April 9, 2025

RE: Bella Ridge MSP platting action

Dear Platting Board members and staff:

The Meadow Lakes Community Council membership would like to submit the following comments.

- A. The agenda plat shows one fewer lots in Block 3 than the RFC packet. We prefer fewer lots to mitigate some concerns about wetlands, septic systems, wells, and setbacks.
- B. Well and septic overlaps between lots will be an issue. Increasing the lot sizes would resolve this concern.
- C. Does the petitioner plan to construct Ridgecrest all the way through the whole west side? It is difficult to tell. There are significant wet areas that will make future maintenance more difficult. The membership recommends building the full length of Ridgecrest for future development and connectivity.
- D. We would like to see construction of Mist Lake Road through to Ridgecrest Road for future development and connectivity.

The Council membership voted to submit these comments at our April 9, 2025, meeting.

Sincerely,

A handwritten signature in cursive script that reads "Camden Yehle".

Camden Yehle
Meadow Lakes Community Council President
Camdenyehle@gmail.com

Matthew Goddard

From: Stephen Edwards <sledwards4959@gmail.com>
Sent: Wednesday, March 26, 2025 8:15 AM
To: Matthew Goddard
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Stephen Edwards

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When the septic's inevitably fail, there will not be acceptable alternative locations and unnecessary expense will be incurred by the homeowners.

Suggest adding a development plan or increasing lot sizes to prevent future problems.

Stephen Edwards

Acknowledgment of receipt appreciated



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

March 17, 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.

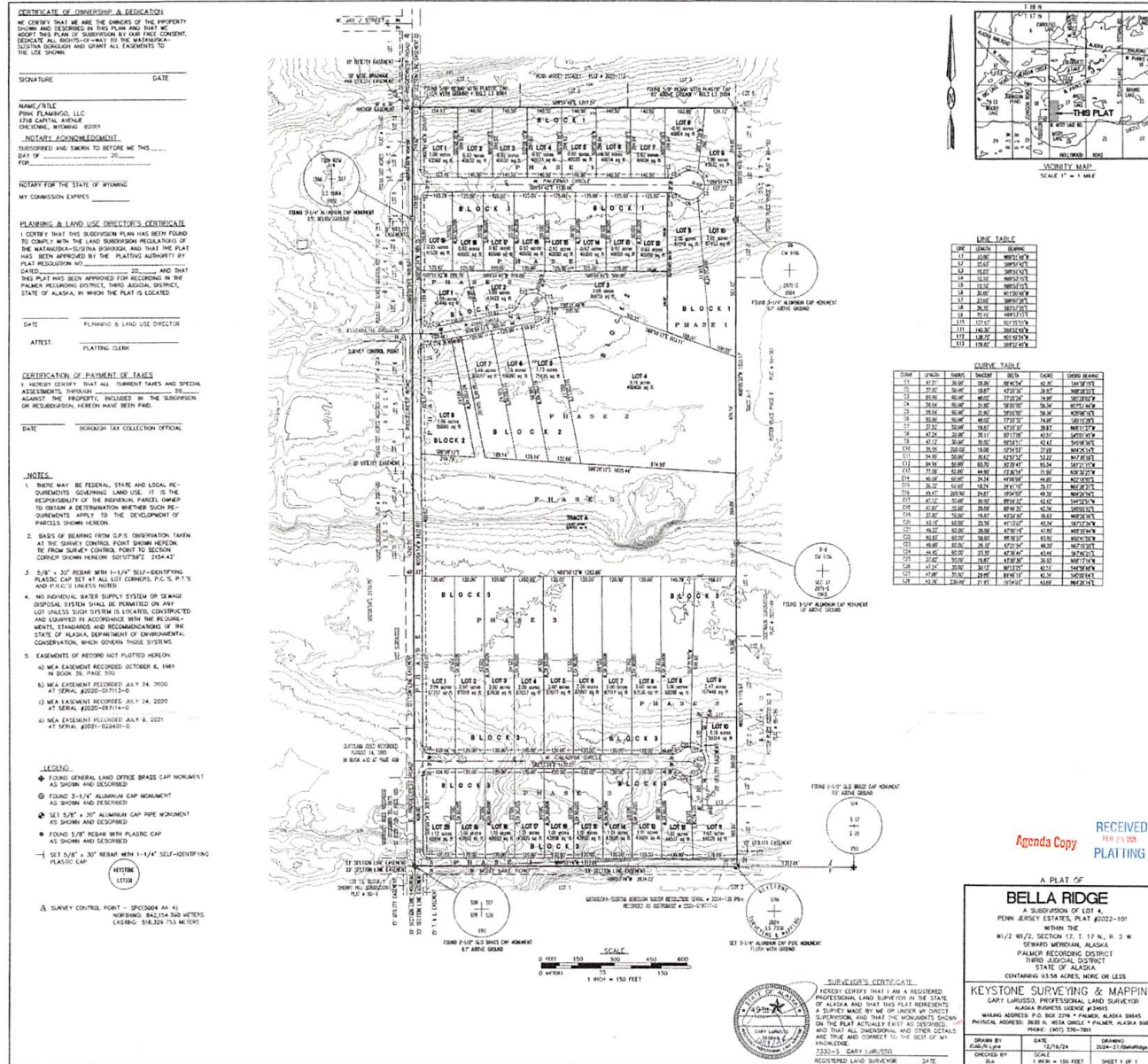
- **BELLA RIDGE**
(MSB Case # 2025-038)

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 & Permitting Agent
ENSTAR Natural Gas Company, LLC



Matthew Goddard

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Friday, March 14, 2025 9:00 PM
To: Matthew Goddard
Cc: Gary LoRusso
Subject: RE: RFC Bella Ridge MSP (MG)
Attachments: RFC MAP RIDGECREST.pdf

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

Hi Matthew,

Thank you for passing this along. I believe the yellowing markings (attached), are supposed to be utility easements. It's a little tough to decipher and how wide. MTA would like to comment/request the dedicated utility easements are both marked clearly and have their dimensions easy to identify.

Thank you,

Cayla Ronken, Right of Way Agent

1740 S. Chugach St., Palmer, Alaska 99645

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



From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, March 14, 2025 9:27 AM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Tim Swezey <tim.swezey@mlccak.org>; Patricia Fisher <psfisherak49@gmail.com>; information@mlccak.org; camden.yehle@gmail.com; billydoc56@hotmail.com; pcook@alaskan.com; Brian Davis <Brian.Davis@matsugov.us>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; lana@mtaonline.net; Bill Gamble <Bill.Gamble@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>; Pre-Design & Engineering <pde@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 <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Bella Ridge MSP (MG)

Hello,

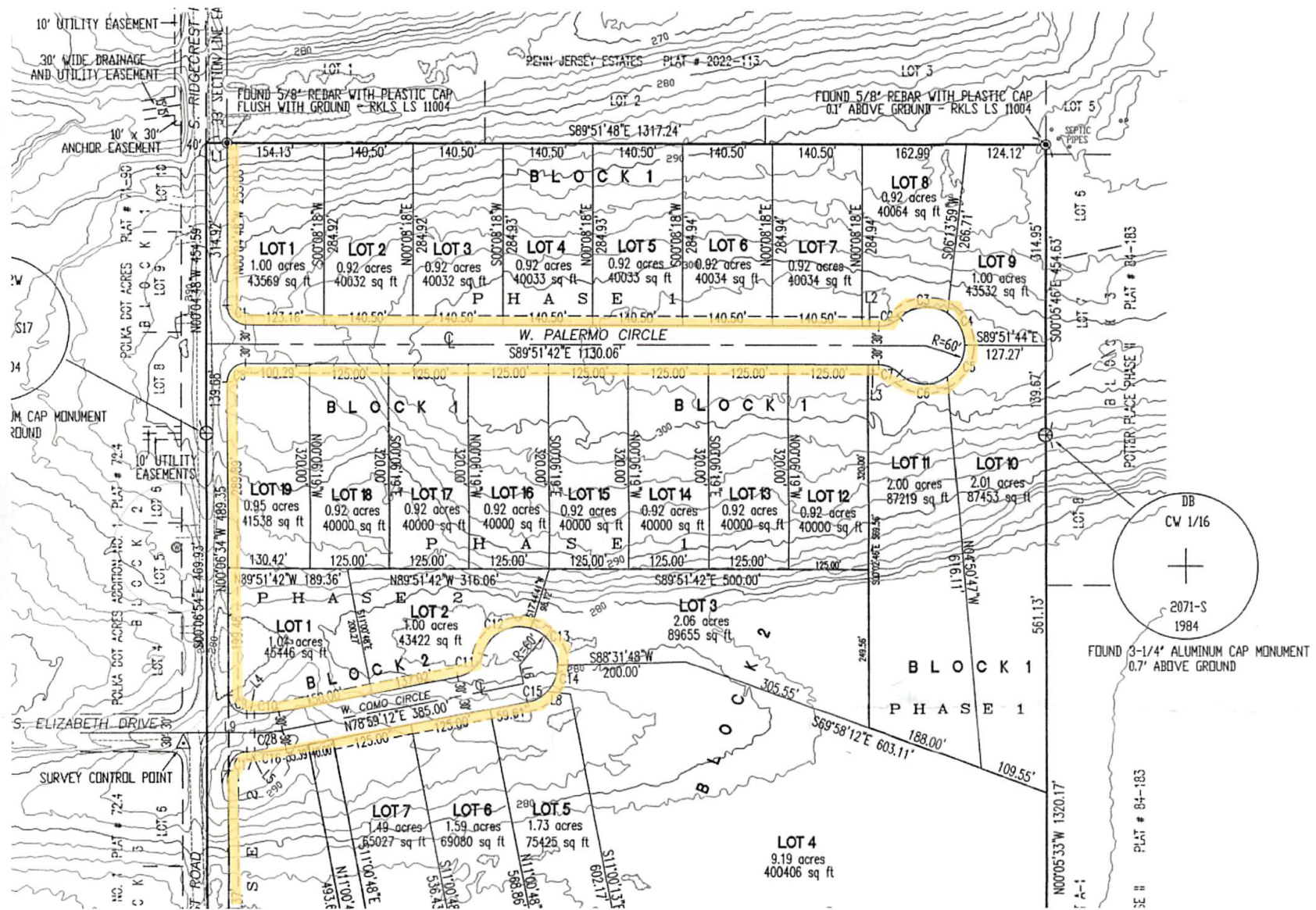
The following link is a request for comments for the proposed Bella Ridge Master Plan.
Please ensure all comments have been submitted by April 3, 2025, so they can be incorporated into the staff report that will be presented to the Platting Board.

 [Bella Ridge MSP](#)

Feel free to contact me if you have any questions.

Thank you,

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



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-SUSTITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

SIGNATURE _____ DATE _____

NAME/TITLE
PINK FLAMINGO, LLC
1718 CAPITAL AVENUE
CHEYENNE, WYOMING 82001

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF WYOMING

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-SUSTITNA 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

NOTES

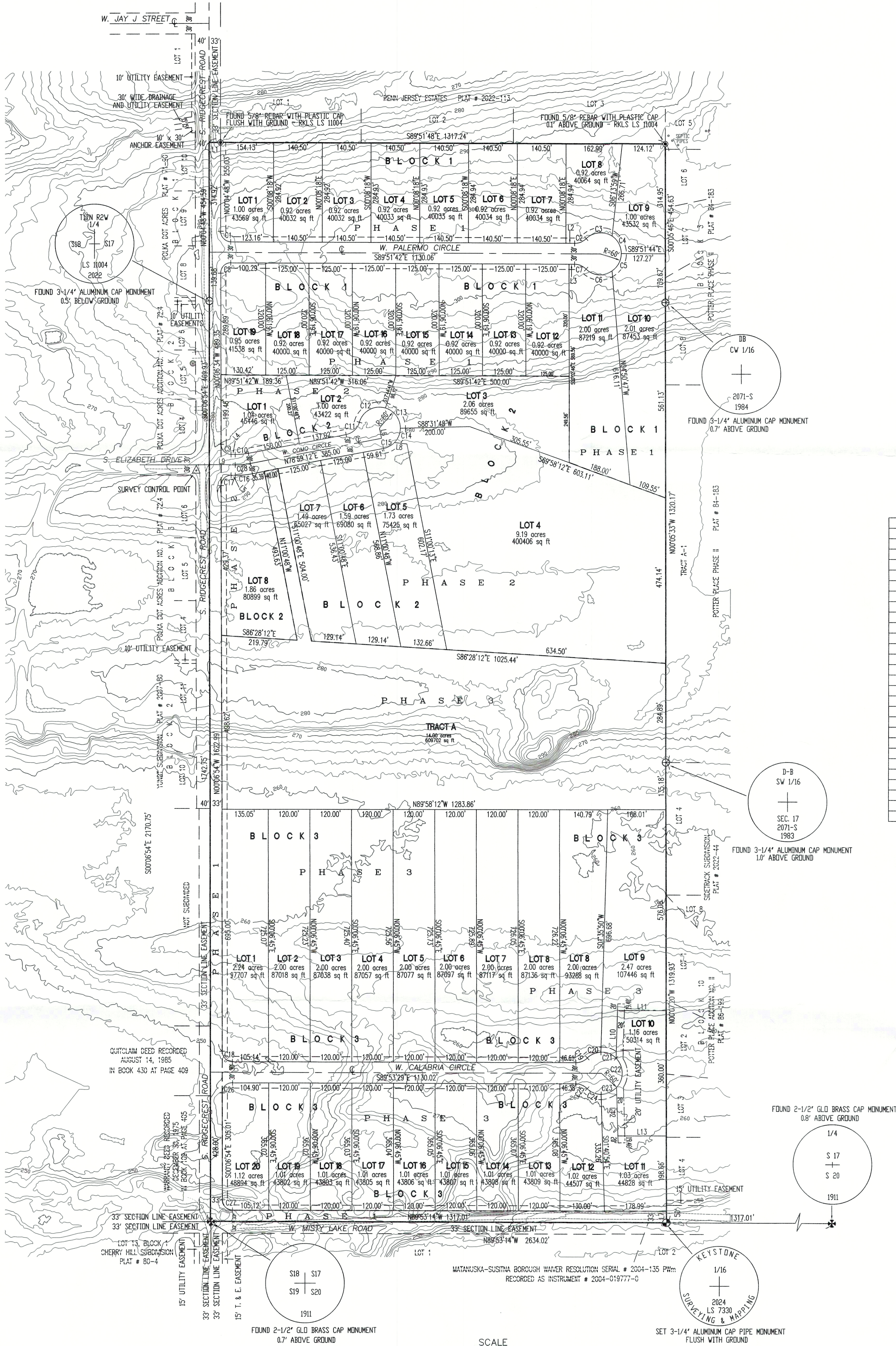
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON. THE FROM SURVEY CONTROL POINT TO SECTION CORNER SHOWN HEREON: S01°07'59"E 2154.42'
- 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.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - MEA EASEMENT RECORDED OCTOBER 6, 1961 IN BOOK 39, PAGE 502
 - MEA EASEMENT RECORDED JULY 24, 2020 AT SERIAL #2020-017113-0.
 - MEA EASEMENT RECORDED JULY 24, 2020 AT SERIAL #2020-017114-0.
 - MEA EASEMENT RECORDED JULY 9, 2021 AT SERIAL #2021-020401-0.

LEGEND

- ✱ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- ⊕ FOUND 3-1/4" ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- SET 5/8" x 30" ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP AS SHOWN AND DESCRIBED
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

KEYSTONE
LS7330

△ SURVEY CONTROL POINT - SPC(5004 AK 4)
NORTHING: 842,154.390 METERS
EASTING: 516,329.753 METERS



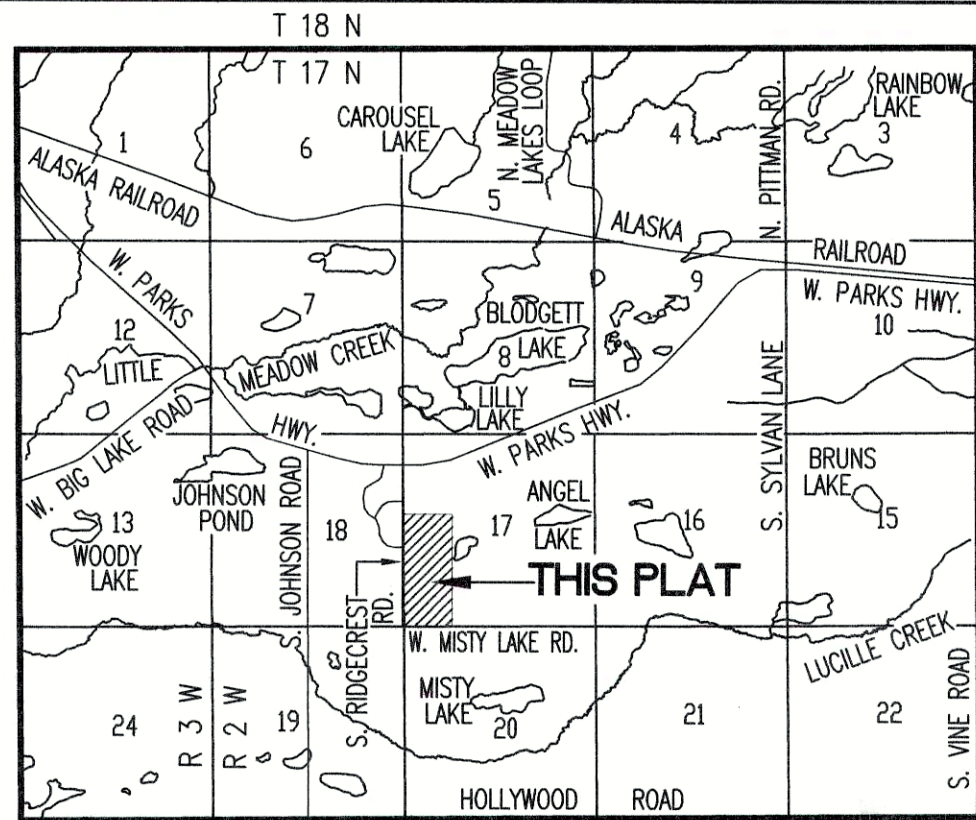
SCALE
0 FEET 150 300 450 600
0 METERS 75 150
1 INCH = 150 FEET



SURVEYOR'S CERTIFICATE

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 LoRUSO
REGISTERED LAND SURVEYOR DATE _____



VICINITY MAP
SCALE 1" = 1 MILE

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.00'	N89°51'48"W
L2	22.63'	S89°51'42"E
L3	16.03'	S89°51'42"E
L4	12.10'	N89°53'15"E
L5	12.10'	N89°53'15"E
L6	30.00'	N11°00'48"W
L7	33.00'	S00°07'20"E
L8	36.35'	S83°57'25"E
L9	75.10'	N89°53'15"E
L10	137.53'	S01°35'50"W
L11	140.30'	S89°52'40"W
L12	138.75'	N01°40'54"W
L13	139.82'	S89°52'40"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	47.01'	30.00'	29.89'	89°46'54"	42.35'
C2	37.82'	50.00'	19.87'	43°20'30"	36.93'
C3	80.99'	60.00'	48.02'	77°20'29"	74.98'
C4	58.64'	60.00'	31.90'	56°00'00"	56.34'
C5	58.64'	60.00'	31.90'	56°00'00"	56.34'
C6	80.99'	60.00'	48.02'	77°20'32"	74.98'
C7	37.82'	50.00'	19.87'	43°20'30"	36.93'
C8	47.24'	30.00'	30.11'	90°13'06"	42.51'
C9	47.12'	30.00'	30.00'	89°59'51"	42.43'
C10	38.05'	200.00'	19.08'	10°54'03"	37.99'
C11	54.95'	50.00'	30.62'	62°57'52"	52.22'
C12	94.94'	60.00'	60.70'	90°39'47"	85.34'
C13	77.09'	60.00'	44.90'	73°36'54"	71.90'
C14	46.08'	60.00'	24.24'	44°00'00"	44.95'
C15	36.32'	60.00'	18.74'	34°41'10"	35.77'
C16	49.47'	260.00'	24.81'	10°54'03"	49.39'
C17	47.12'	30.00'	30.00'	89°59'32"	42.42'
C18	47.01'	30.00'	29.88'	89°46'35"	42.34'
C19	37.82'	50.00'	19.87'	43°20'30"	36.93'
C20	43.16'	60.00'	22.56'	41°13'07"	42.24'
C21	49.22'	60.00'	26.09'	47°00'19"	47.85'
C22	92.83'	60.00'	58.60'	88°38'57"	83.85'
C23	49.60'	60.00'	26.32'	47°21'54"	48.20'
C24	44.45'	60.00'	23.30'	42°26'44"	43.44'
C25	37.82'	50.00'	19.87'	43°20'30"	36.93'
C26	47.24'	30.00'	30.12'	90°13'25"	42.51'
C27	47.00'	30.00'	29.88'	89°46'19"	42.34'
C28	43.76'	230.00'	21.95'	10°54'03"	43.69'

RECEIVED
FEB 25 2025
PLATTING

A PLAT OF

BELLA RIDGE

A SUBDIVISION OF LOT 4,
PENN JERSEY ESTATES, PLAT #2022-101
WITHIN THE
W1/2 W1/2, SECTION 17, T. 17 N., R. 2 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 93.58 ACRES, MORE OR LESS

KEYSTONE SURVEYING & MAPPING

GARY LoRUSO, 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 12/19/24	DRAWING: 2024-27/BellaRidge
CHECKED BY GLO	SCALE 1 INCH = 150 FEET	SHEET 1 OF 1

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
May 1, 2025

PRELIMINARY PLAT: NORTH VILLAGE MSP
LEGAL DESCRIPTION: SEC 36, T18N, R01E, SEWARD MERIDIAN AK
PETITIONERS: WM CONSTRUCTION, LLC
SURVEYOR/ENGINEER: HANSON LAND SOLUTIONS
ACRES: 39.99 ± PARCELS: 46
REVIEWED BY: CHRIS CURLIN CASE #: 2025-040

REQUEST: The request is to create 46 lots by a five-phase master plan from Tax Parcel B19, created by Warranty Deed recorded at 2010-013191-0, to be known as NORTH VILLAGE, containing 39.99 acres +/- The proposed design will utilize the City of Palmer water system. The property is located east of N. 49th State Street, north of E. Palmer-Wasilla Highway, and directly north of W. Bogard Road; within the NW ¼ Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and in Assembly District #2.

EXHIBITS

Vicinity Map and Aerial Photos
Geotechnical Report
Topography
Useable area map
Average Daily Traffic Count
Preliminary Drainage Plan
Conceptual Water Plan
Plan & Profile

EXHIBIT A – 5 pgs
EXHIBIT B – 16 pgs
EXHIBIT C – 1 pg
EXHIBIT D – 1 pg
EXHIBIT E – 2 pgs
EXHIBIT F – 1 pg
EXHIBIT G – 1 pg
EXHIBIT H – 15 pgs

AGENCY COMMENTS

USACE
ADF&G
MSB Department of Public Works
MSB Permit Center
MSB Fire Code
City of Palmer
Utilities

EXHIBIT I – 1 pg
EXHIBIT J – 1 pg
EXHIBIT K – 1 pg
EXHIBIT L – 1 pg
EXHIBIT M – 1 pg
EXHIBIT N – 1 pg
EXHIBIT O – 4 pgs

DISCUSSION: The proposed North Village Master Plan is creating 46 lots by a five-phase master plan. Lot sizes will range from 0.53 acres to 2.25 acres. Per MSB 43.20.281(A)(2) “Lots containing at least 20,000 square feet but less than 40,000 square feet must be serviced by an approved municipal or

community water or municipal or community septic system.” All lots within this subdivision will be serviced by City of Palmer water. Water lines must be installed and approved for use prior to recordation of each phase. Access for all lots will be from the proposed internal streets. Access for the subdivision will be from W. Bogard Road and E. Manna Drive, both roads are Borough owned and maintained. Manna Drive will be extended for this access. The location of the access onto W. Bogard Road was determined by sight distance, average spacing requirements and per the proposed Corridor Access Management Plan.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). William Klebesadel, P.E. notes that the soils investigation consisted of 13 test holes ranging in depth from 6’ to 16’.. Ground water was encountered in test holes 1, 2, 6, & 11. Monitor tubes were installed in these testholes. Re-grading will be required for Block 2, Lots 18 & 19. Based on Title 43.20.281 of the Matanuska-Susitna Borough Code all lots contain sufficient overall area. All lots have at least 10,000 square feet of useable building area. All lots have at least 10,000 square feet of contiguous useable septic area or will have once the specified fill and re-grading has been completed. Useable area map is at (**Exhibit D**).

*Platting staff notes that an updated geotechnical report will be required once all fill and re-grading has been completed showing that all lots meet the minimum useable area requirements prior to recordation of each phase (**Recommendation #4**).*

Average Daily Traffic (ADT) count is at **Exhibit E**. Based on the submitted ADT, Village Drive will need to be a residential sub collector.

Preliminary drainage plan is at **Exhibit F**.

Conceptual water plan is at **Exhibit G**. *Staff notes per MSB 43.15.049(I) prior to recordation of each phase, obtain final approval of the water supply systems. Submit an as-built or record drawings for any installed community or municipal water system (**Recommendation #5**).*

Plan and Profile is at **Exhibit H**.

Comments:

US Army Corps of Engineers (Exhibit I) has no objections but notes that should waters of the U.S. be located on the property, they may be impacted by the proposal. Section 404 of the Clean Waters Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill materials into the waters of the U.S., including jurisdictional wetlands.

Alaska Department of Fish & Game: (Exhibit J) Alaska Department of Fish and Game (ADF&G) has reviewed this plan to divided one lot, Tax Parcel B19 (account #: 118N01E36B019), into 46 lots to be known as Village North. Tax Parcel B19 is south of a wetland and the boundary of its northwest corner extents into the wetland. Proposed Lot 15 may have unnamed streams within the boundaries from this wetland. ADF&G has no objections to this platting action with the following comment from the Habitat Section:

It has been determined that dividing the one lot into 46 lots does not require habitat permit at this time but may require a permit if the property owner finds a stream within the boundaries and intends to modify the stream, has in water work, or work below the ordinary high-water line. Please contact me if you have any questions at (907)861-3203 or mandy.salminen@alaska.gov.

MSB Department of Public Works (Exhibit K) The ROW dedication for and the construction of the extension of Manna Drive to Village Drive should occur in phase 1. As a new access point onto Bogard Road is being created with Phase 1, the existing access point from Manna Drive to Bogard Road should be

removed in the same phase. Coordinate with DPW for the removal of the Manna Drive and Bogard Road intersection so that it occurs at the end of the warranty period for phase 1.

Per the submitted ADT estimate:

- The extension of Manna Drive must be built to residential standards with the ROW width and horizontal and vertical alignments meeting residential subcollector standards as it is a minor collector on the 2022 OSHP.
- The horizontal alignment of the proposed extension of Manna Drive does not meet the minimum 100' tangent required between horizontal curves, however this is acceptable to PD&E as it is the best case scenario to connect to the existing Manna Drive.
- Village Drive must be built to residential subcollector standards.
(Recommendation # 6a.)
- The four roads ending in cul-de-sacs must be build to residential standards.
(Recommendation # 6)

To facilitate with location of the exact end of the water lines in the future place markers that stub up to the surface of the road at:

- The western end of the proposed new water line along Manna Drive
- The northern end of the proposed new water line along Village Drive
(Recommendation # 6f.)

Drainage

- Ensure the drainage report shows compliance with the drainage requirements in the 2022 SCM.
- Are the proposed basins intended to allow water to percolate in the winter? If basins are not intended to percolate in winter months, where will the water be directed during spring thaw?
- Per SCM Table D-1, delineate overflow routes on the drainage plan. Overflow should be directed away from the roadway and toward areas that will not negatively impact surrounding land. Existing low spots where water was naturally detained pre-development are potential spots to direct overflow towards.
- Per SCM Table D-1, 12 to 24 hours extended detention must be provided for the post development project runoff in excess of pre-development runoff. Based on the submitted drainage plan, a large amount of runoff from the subdivision is being directed to the southern ditchline of Manna Drive and then exiting west towards a drainage basin proposed to be constructed outside of the subdivision. Was there already a large amount of runoff leaving the site at this location? PW supports developing a basin in this area, however the drainage report must show that the extended detention criteria is met at all locations where runoff exits the subdivision post-development.
(Recommendation # 6d.)

MSB Permit Center (Exhibit L) has no comment.

MSB Fire Code (EXHIBIT M) 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), Appendix D, and section 507 of the 2021 International Fire Code as a minimum construction standard. Especially since this proposed development will create in excess of 30 dwelling units that would require two separate and approved fire apparatus access roads.

The addition of a water line from the City of Palmer should also be considered as a viable water source for which fire hydrants should be included as critical infrastructure needed for effective fire suppression efforts. The potential usages of land such as this necessitates that due care is taken during the platting stage to maintain the safest community and buildings possible now and in the future.

Staff notes roads approved under Title 43 meet these standards.

(Recommendation # 8)

City of Palmer (Exhibit M) There were no comments from City of Palmer departments, but the next Planning & Zoning Commission meeting is April 17. I will forward any comments at that time.

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

At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #23 Farm Loop; Road Service Area #16 South Colony; MSB Community Development or Assessments; MTA or MEA; or the public.

CONCLUSION: The preliminary master plan of North Village is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists 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. A geotechnical report was submitted, pursuant to MSB 43.20.281(A). An updated soils report will be required once regrading has been completed for each phase of the master plan.

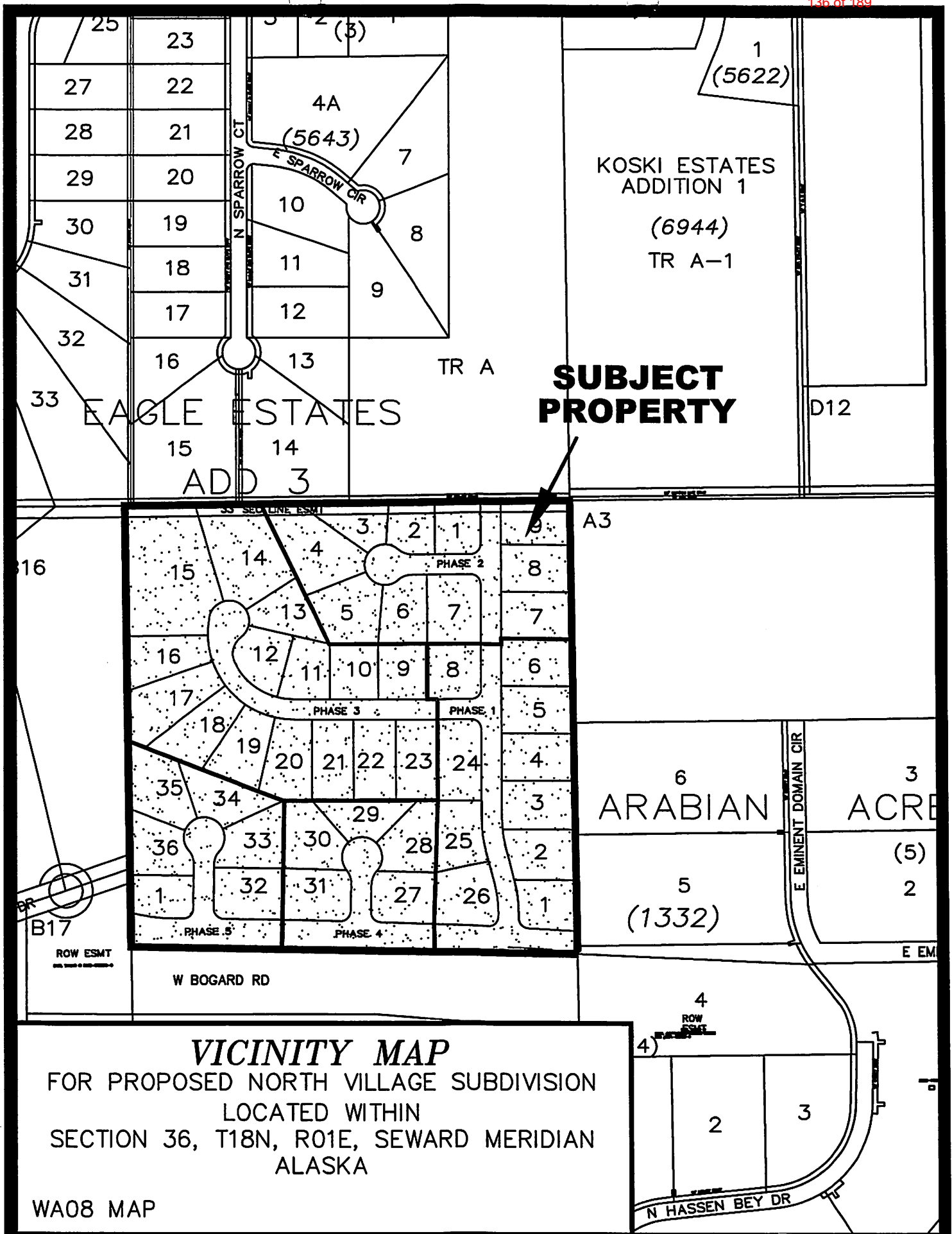
FINDINGS OF FACT

1. The plat of North Village Master Plan is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A geotechnical report was submitted, pursuant to MSB 43.20.281(A). An updated soils report will be required when fill/regrading has been completed for each phase of the master plan.
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. All lots will be serviced by City of Palmer water systems pursuant to MSB 43.20.281(A)(2) and MSB 43.15.049(I).
6. Lot sizes are less than 40,000 square feet but greater than 20,000 square feet pursuant to MSB 43.20.281(A)(2).
7. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #23 Farm Loop; Road Service Area #16 South Colony; MSB Community Development or Assessments; MTA or MEA.
8. There were no objections from any federal or state agencies, or Borough departments or utilities.
9. At the time the staff report was written there were no comments received from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

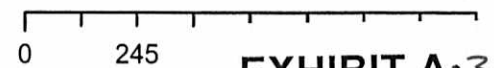
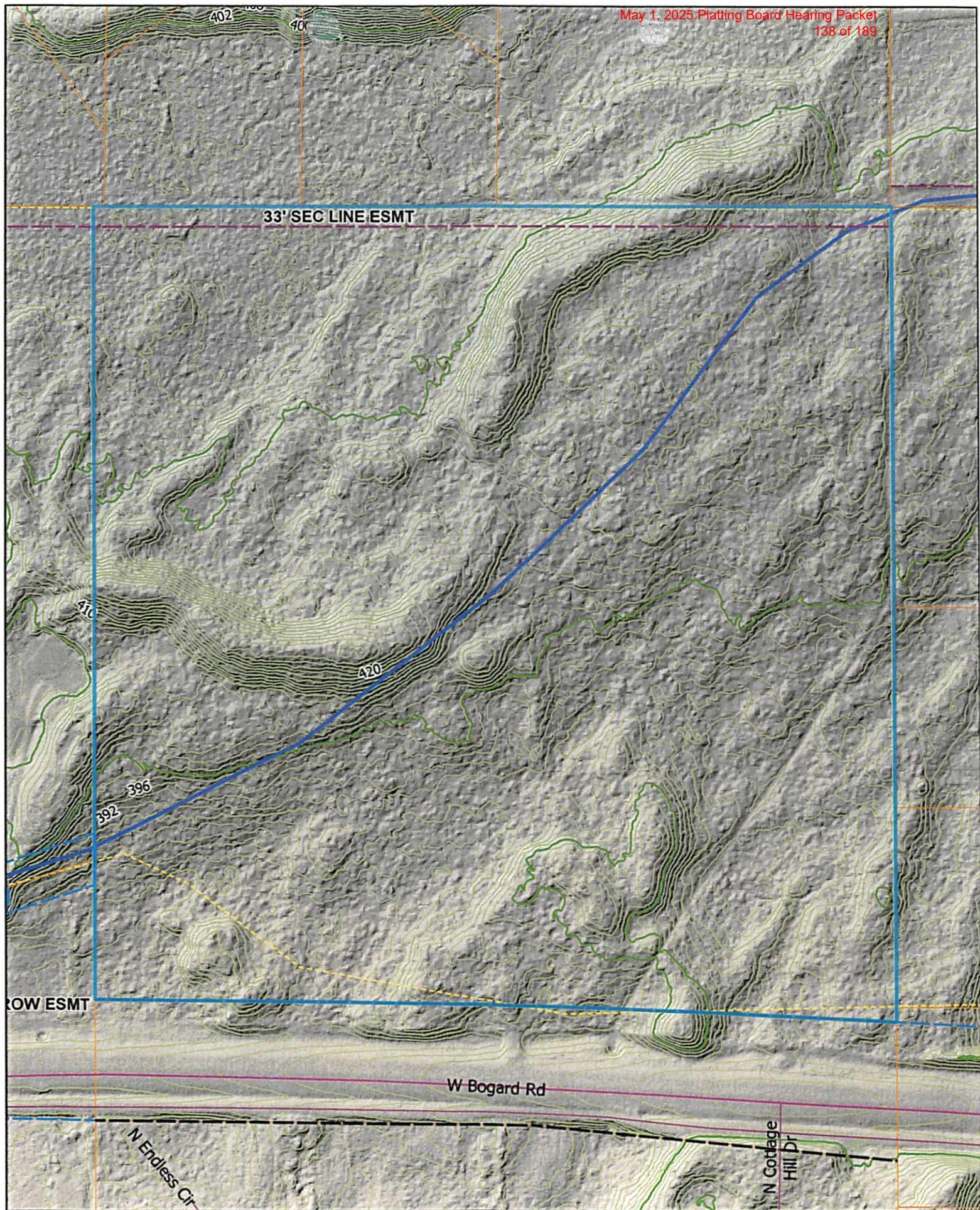
Suggested motion: I move to approve the preliminary master plan of North Village, Section 36, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

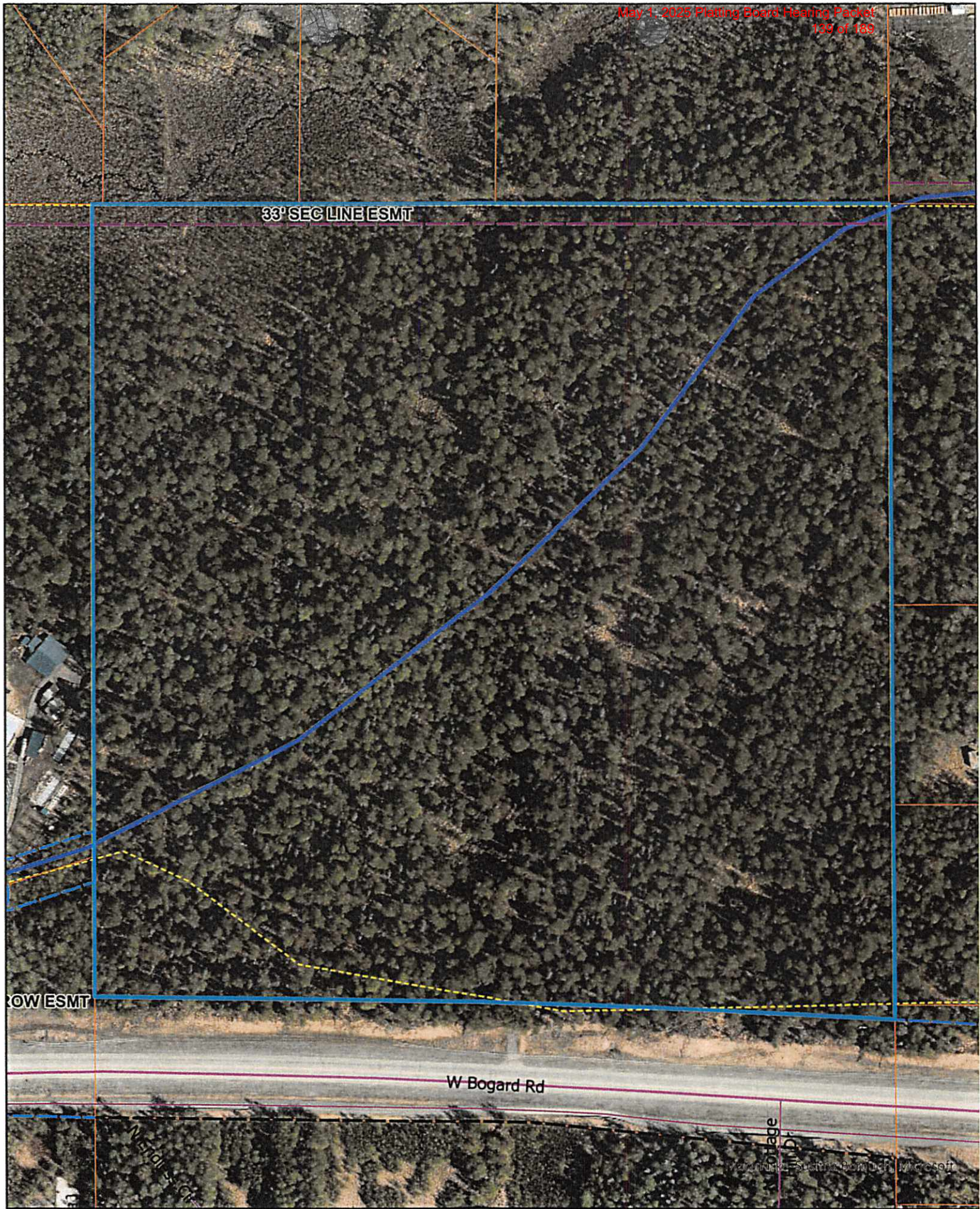
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Provide an updated geotechnical report once fill/re-grading has been completed showing that all lots meet the minimum useable area requirements for each phase.
5. Provide ADEC approval for the extension of the water line system. Provide final design of the water distribution line layout and service and make physical connection points to each property.
6. Construct internal roads and cul-de-sacs to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
 - a) Construct Village Drive to residential sub collector standards.
 - b) Dedicate and construct the extension of Manna Drive to Village Drive and remove existing access point from Manna Drive to Bogard Road in Phase 1.
 - c) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - d) Delineate overflow routes on the drainage plan and show the extended detention criteria is met at all locations where runoff exits the subdivision post-development.
 - e) Work with DPW PD&E to determine the placement of water lines, hydrants, valve boxes and key boxes.
 - f) Place markers at end of water lines that stub up to the surface at the western end of the proposed new water line along Manna Drive and the northern end of the proposed new water line along Village Drive.
 - g) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - h) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - i) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - j) Provide drainage retention area outside of MSB ROW.
 - k) Provide drainage easements across Lots 23 and 24 to facilitate flow coming from Bogard Road culvert located north of Lots 23 and 24 and reaching the area of detention.
 - l) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - m) Obtain approval of street names from Platting Assistant.
7. Add a plat note stating that all lots are serviced by City of Palmer Water, no individual water supply systems are allowed on any lot.
8. Coordinate fire hydrant locations with the City of Palmer.
9. Add plat note stating that "No individual 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."
10. Add a plat note to state no direct access to W. Bogard Road shall be granted to any lot unless otherwise authorized by the permitting authority.
11. Show all easements of record on final plat for each phase of the master plan.
12. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase of the master plan.
13. Submit plat in full compliance with Title 43 for each phase of the master plan.





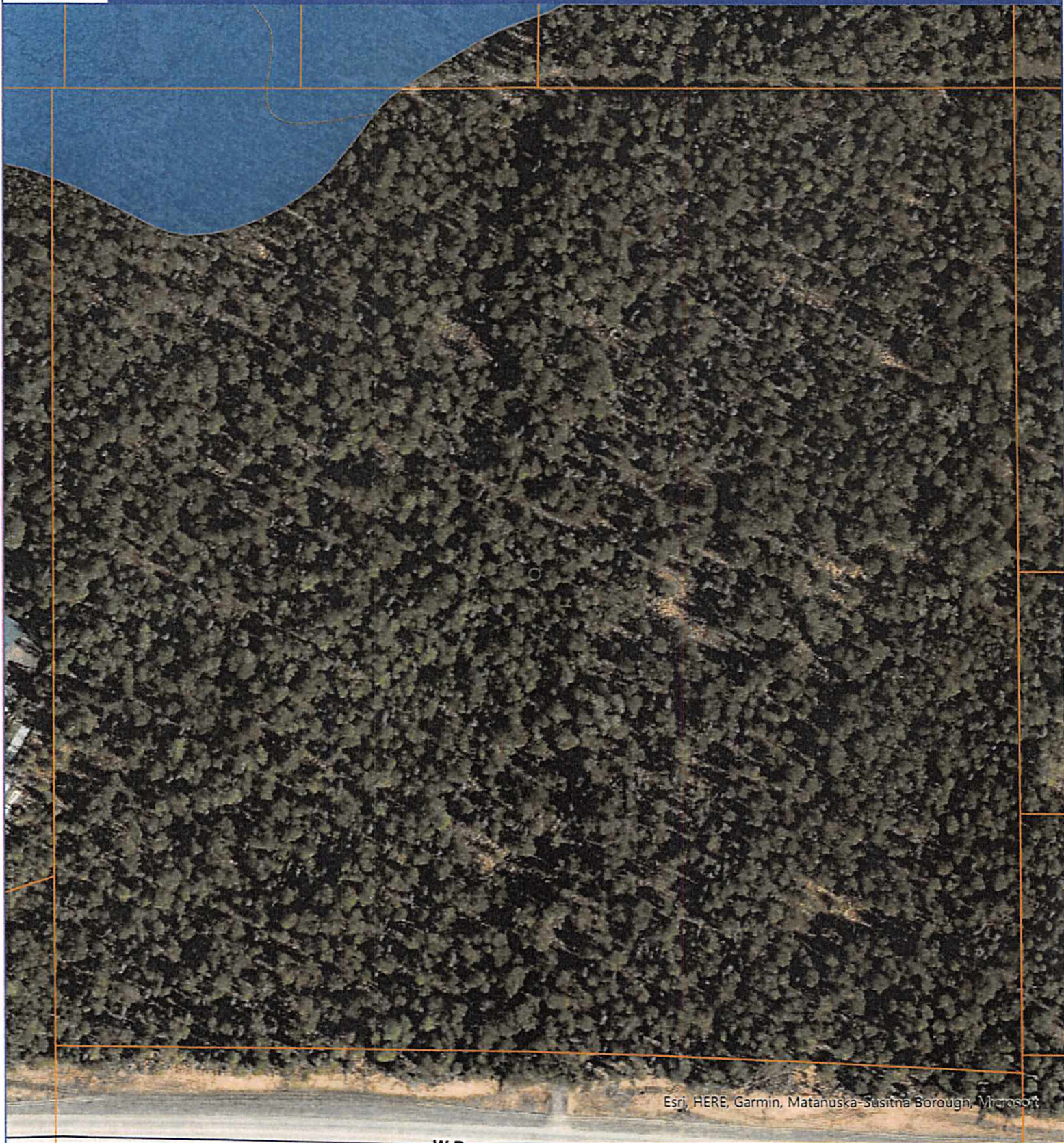
0 500 1,000 EXHIBIT A-2







Mat-Su Borough Wetlands Viewer



Esri, HERE, Garmin, Matanuska-Susitna Borough, Microsoft



- Mat-Su Borough Parcels
- CookInlet Wetlands
- Kettle

This map is solely for information purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

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



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USEABLE AREA CERTIFICATION

NORTH VILLAGE

A SUBDIVISION OF

NE1/4 NW1/4 SEC. 36 T. 18N. R. 1E. S.M.

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: MINIMUM SIZES

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

EXCEPTIONS:

ALL LOTS EXCEPT 4, 14, & 15, BLOCK 2

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):

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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: 1, 5, 7 | (GP) TEST HOLES: 12, 13 |
| (SW) TEST HOLES: 1, 2, 3, 4, 5, 7, 8, 9, 10 | (SP) TEST HOLES: 2, 9, 10, 11 |
- ☐ 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: 11

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:
- | | |
|--|-------------------------|
| <input checked="" type="checkbox"/> Monitoring Test Holes May through October: | TEST HOLES: 1, 2, 6, 11 |
| <input type="checkbox"/> Soil Mottling or Staining Analysis: | TEST HOLES: |
- ☒ Depth to seasonal high water is a min. of 8' TEST HOLES: 1, 2
- ☐ Depth to seasonal high water is less than 8'
- ☐ Fill will be required
- ☐ A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

- ☐ Additional Fill required to ensure 8' of coverage above water table Lots:
- ☐ The following special considerations preclude the reasonable creation of 8' of water table clearance and a standard septic design will be provided and constructed:
- ☒ Re-Grading will be required to eliminate slopes in excess of 25% Lots: 18 & 19, BLOCK 2
- ☐ No further action required to establish sufficient usable area.

I have assessed the land of the proposed subdivision in light of Title 43.20.281 of the Matanuska-Susitna Borough Code. The foregoing parameters have directed my investigation. My conclusions for all lots with an area less than 400,000 sq. ft. are as follows: 1. All contain sufficient overall area 2. All have at least 10,000 square feet of "Contiguous Useable Septic Area" or will once the specified Fill, Re-Grading and Standard Septic Designs have been provided.

William Klebsadel 2/18/25
WILLIAM KLEBSADEL P.E. Date
Professional Engineer




Parcel:	NORTH VILLAGE	TEST HOLE NO.	Date:	07-06-23
Insp. By:	SCOGGIN	I	Job #	24-215

EXHIBIT B-3

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG


Parcel:	NORTH VILLAGE	TEST HOLE NO.	Date:	07-06-23
Insp. By:	SCOGGIN	2	Job #	24-215

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP																																																																																					
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6ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	<table border="1"> <tr> <td colspan="2">Perc. Hole Diam. (in.):</td> </tr> <tr> <td colspan="2">Test Run Between:</td> </tr> <tr> <td>ft and</td> <td>ft Deep</td> </tr> </table>		Perc. Hole Diam. (in.):		Test Run Between:		ft and	ft Deep																																																																														
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COMMENTS:																																																																																								

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG


Parcel:	NORTH VILLAGE	TEST HOLE NO.	Date:	07-06-23
Insp. By:	SCOGGIN	3	Job #	24-215

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft								
5ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	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			WATER LEVEL MONITORING					
14ft	Total Depth of Test Hole		Date	WATER LEVEL				
None	Depths where Seeps encountered							
None	Depths where Ground Water encountered							
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered							
No	Monitor Tube Installed?							

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	NORTH VILLAGE	TEST HOLE NO.	Date:	07-06-23
Insp. By:	SCOGGIN	5	Job #	24-215

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.						
4ft								
5ft								
6ft	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE/NO FINES	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							
			Perc. Hole Diam. (in.):					
			Test Run Between:					
			ft and ft Deep					
								
			COMMENTS:					
Depth			WATER LEVEL MONITORING					
12ft	Total Depth of Test Hole		Date	WATER LEVEL				
None	Depths where Seeps encountered							
None	Depths where Ground Water encountered							
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered							
No	Monitor Tube Installed?							

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	NORTH VILLAGE	TEST HOLE NO.	Date:	10-21-24
Insp. By:	PIONEER	9	Job #	24-215

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

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

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



COMMENTS:

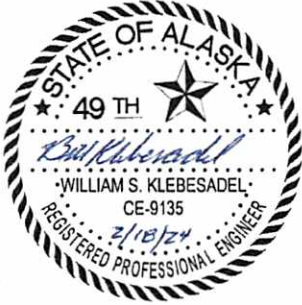
Depth	
16ft	Total Depth of Test Hole
None	Depths where Seeps encountered
None	Depths where Ground Water encountered
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered
No	Monitor Tube Installed?

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:	NORTH VILLAGE	TEST HOLE NO.	Date:	10-21-24
Insp. By:	PIONEER	12	Job #	24-215

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft								
5ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	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							
			Perc. Hole Diam. (in.): Test Run Between: ft and ft Deep					
								
			COMMENTS:					
Depth			WATER LEVEL MONITORING					
13ft	Total Depth of Test Hole		Date	WATER LEVEL				
None	Depths where Seeps encountered							
None	Depths where Ground Water encountered							
None	Depths where Impermeable Soil (Silt / Clay / Bedrock encountered							
No	Monitor Tube Installed?							

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	NORTH VILLAGE	TEST HOLE NO.	Date:	10-21-24
Insp. By:	PIONEER	13	Job #	24-215

TEST HOLE EXCAVATION ANALYSIS			TEST HOLE LOCATION MAP					
1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY	See attached					
2ft								
3ft								
4ft								
5ft	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/ FINES	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							
			Perc. Hole Diam. (in.): Test Run Between: ft and ft Deep					
								
			COMMENTS:					
19ft								
20ft								

Depth	
14ft	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?

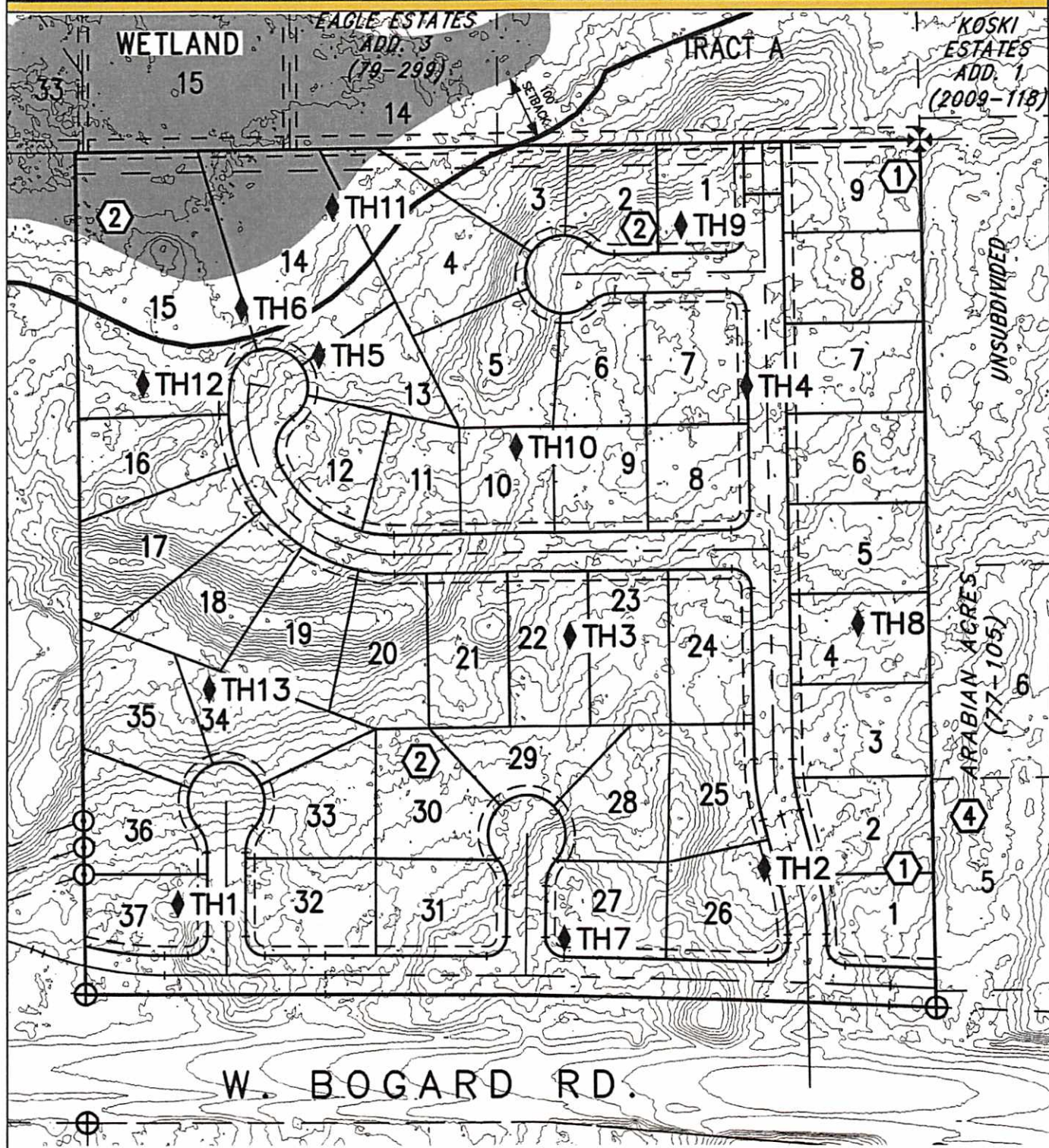
WATER LEVEL MONITORING	
Date	WATER LEVEL

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

◆ TEST HOLE

NORTH VILLAGE SUBDIVISION

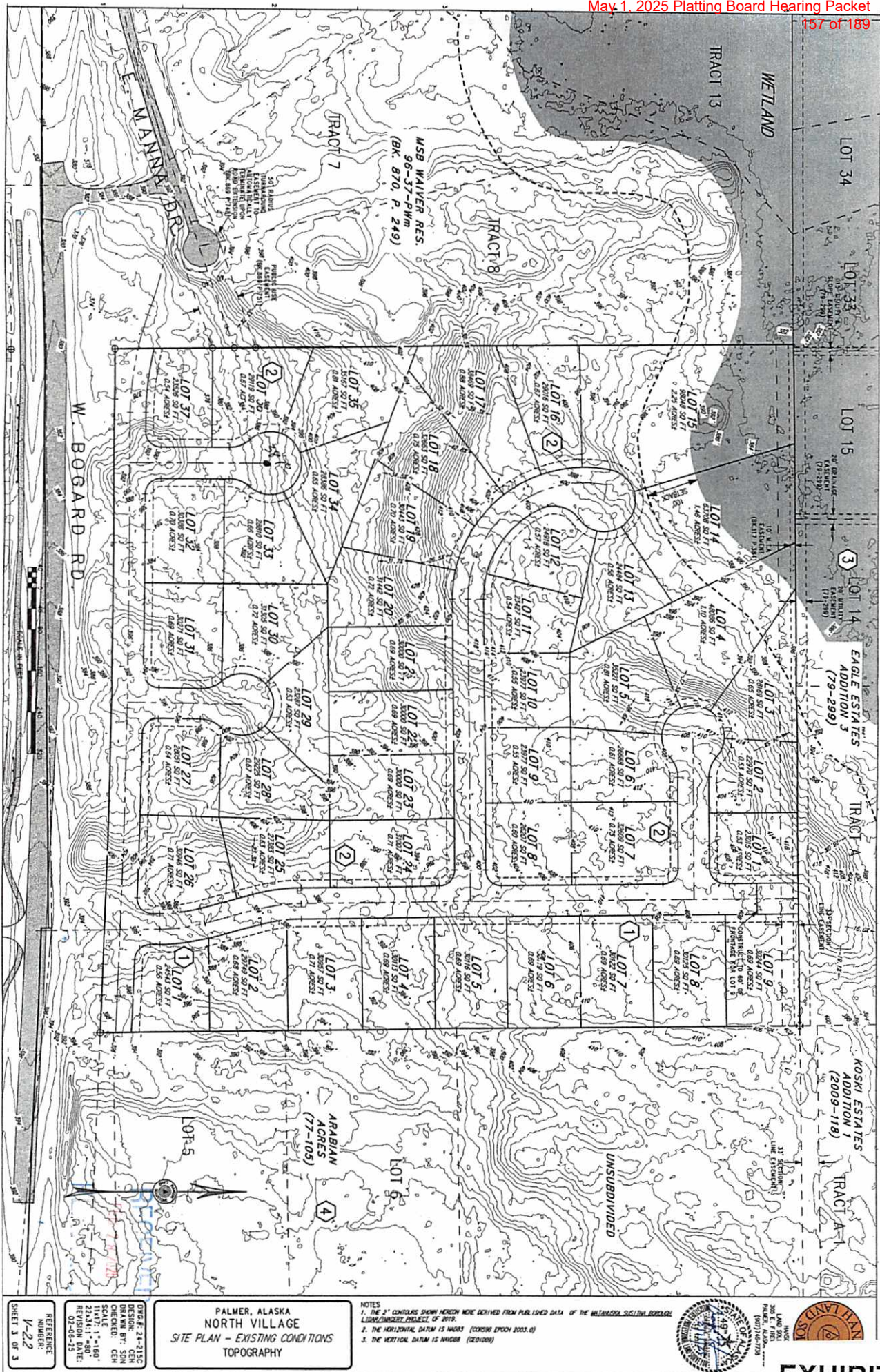
FILE: 24-215

DRAWN: SDN

02/06/25

EXHIBIT A

Page 1 of 1



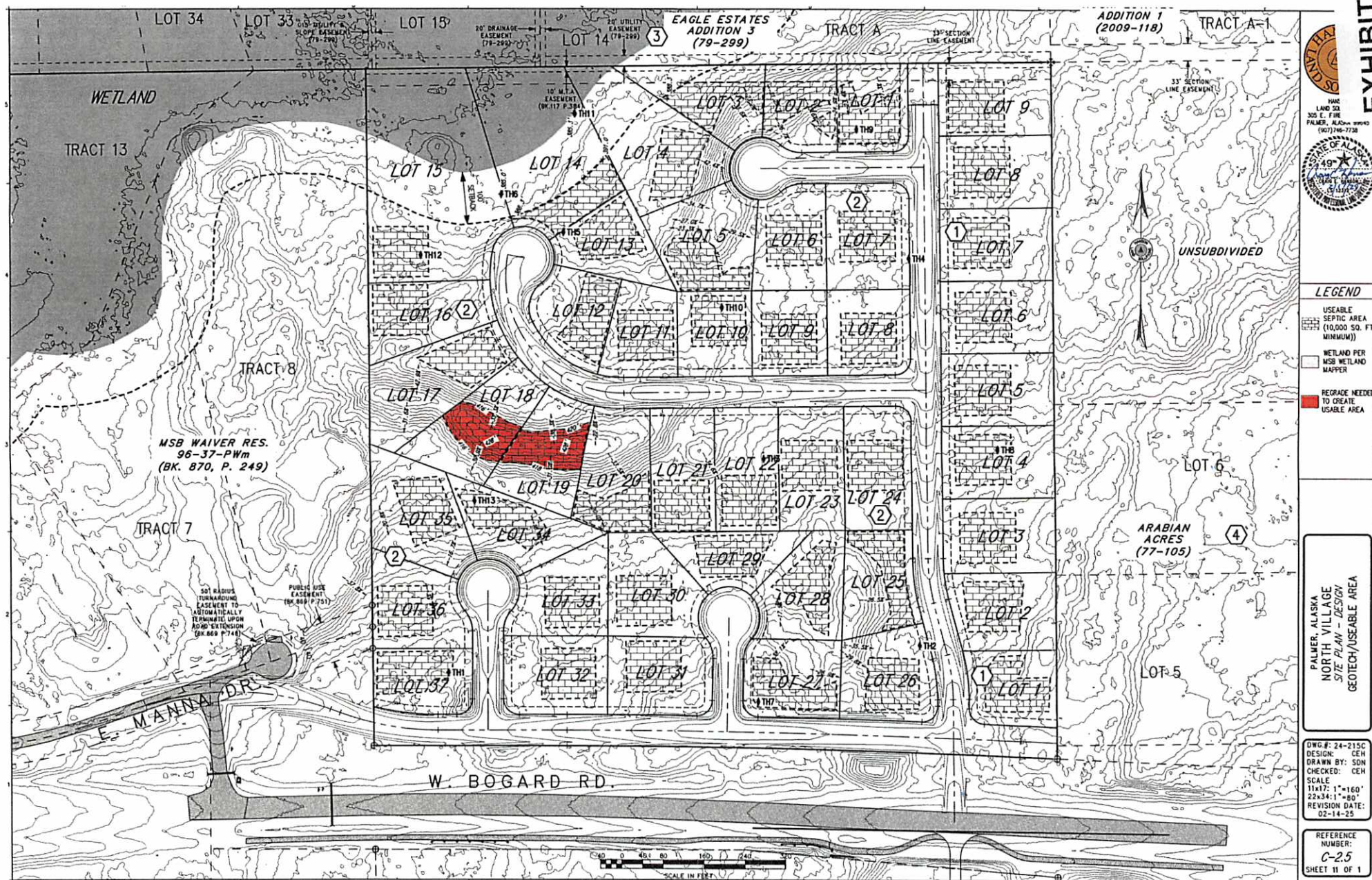
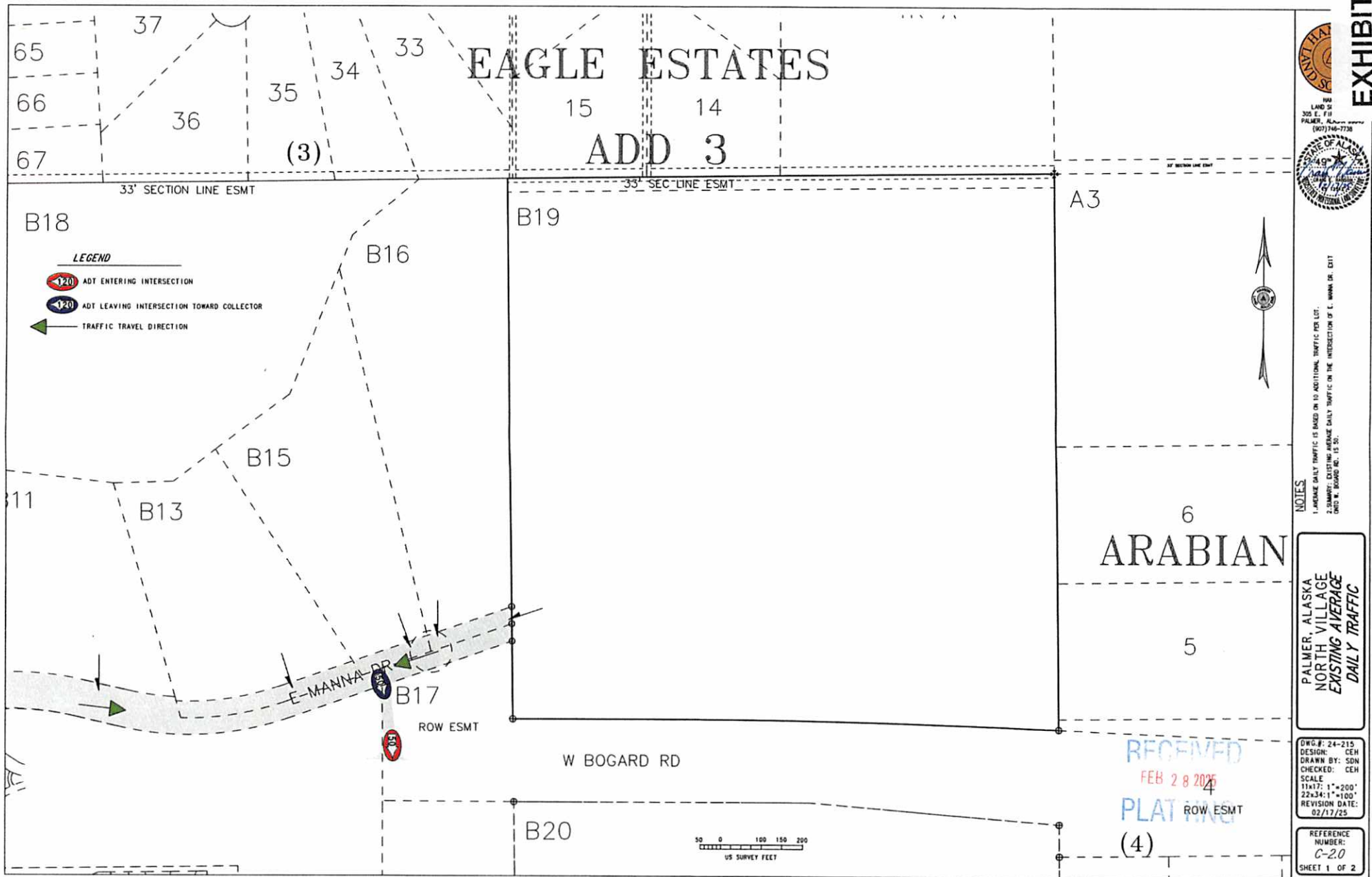


EXHIBIT E - (





NOTES

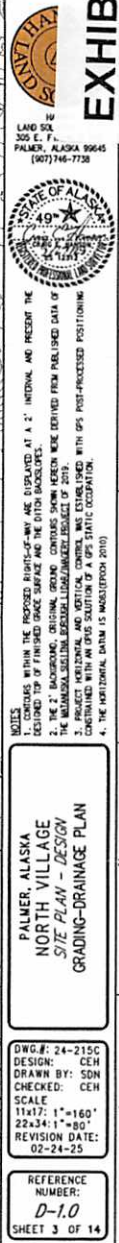
1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.

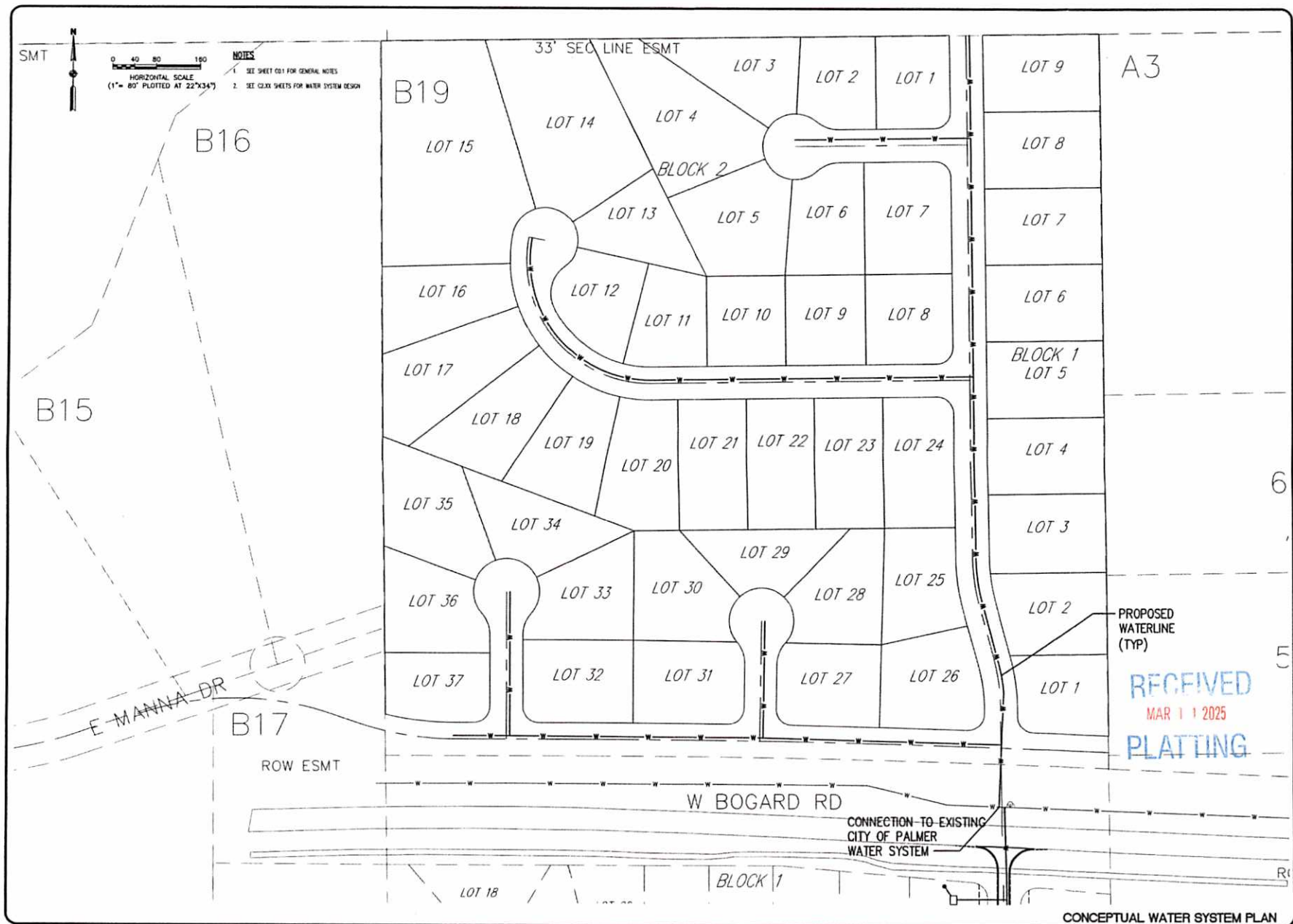
2. SUMMARY-EXPECTED AVERAGE DAILY TRAFFIC EXCEEDS 400 ONTO W. BOARD RD. THE CONNECTOR WILL BE CONSTRUCTED TO SUBCOLLECTOR STANDARD.

**PALMER, ALASKA
NORTH VILLAGE
ANTICIPATED AVERAGE
DAILY TRAFFIC**

DWG.#: 24-215
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=200'
22x34: 1"=100'
REVISION DATE:
02/17/25

REFERENCE
NUMBER:
C-2.0
SHEET 2 OF 2





SDCS, LLC
STEINER DESIGN & CONSTRUCTION SERVICES, LLC
5900 W. DEWBERRY DR. PH: (907) 357-5609
WASILLA, AK 99623 FAX: (907) 357-5608

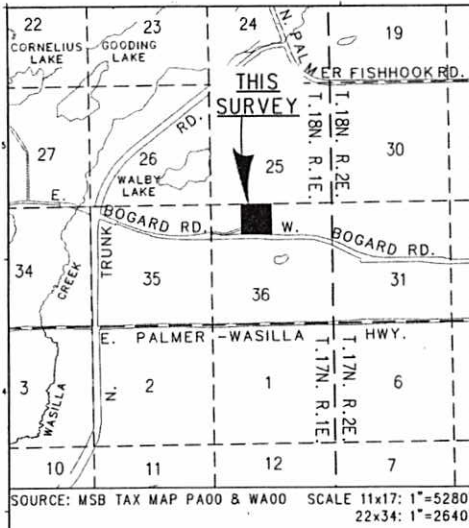
**NORTH VILLAGE SUBDIVISION
DRINKING WATER SYSTEM**
LOTS 1-9 BLOCK 1
LOTS 1-37 BLOCK 2
PALMER, ALASKA

BY	DATE	REVISIONS

JOB NO.: 25-002
DATE: 3/10/2025
DRAWN: DES
REVIEWED: DES

SHEET TITLE
OVERALL SITE PLAN

SHEET
C1.00



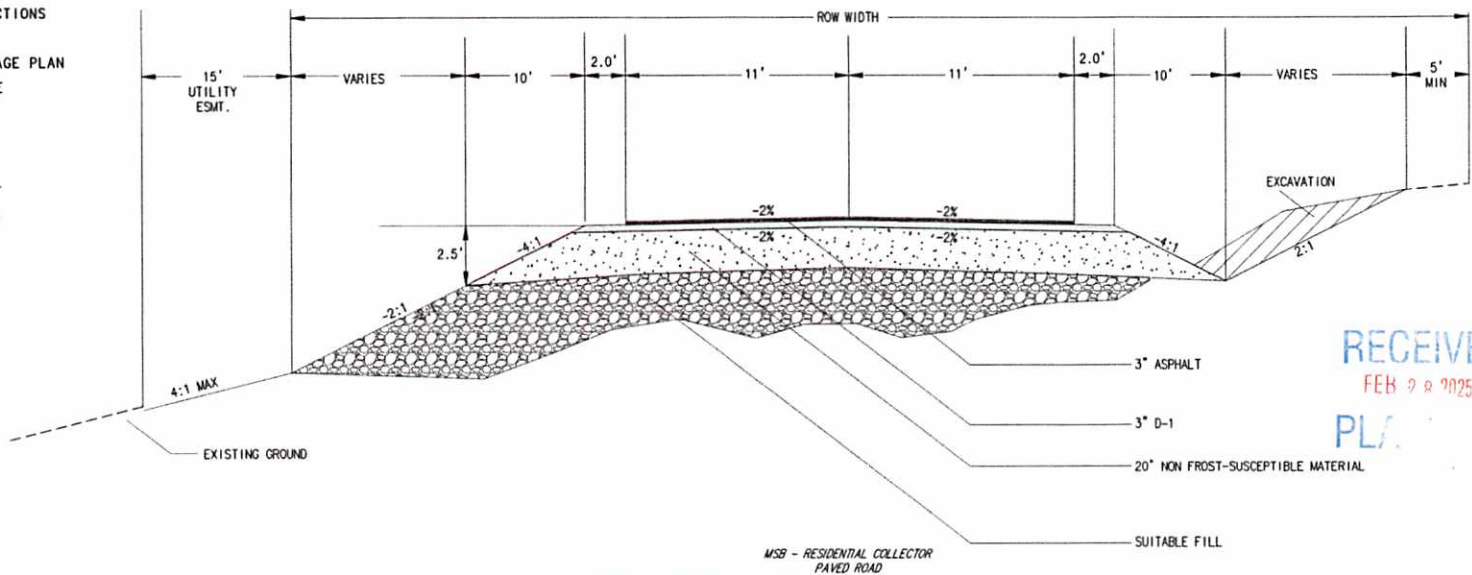
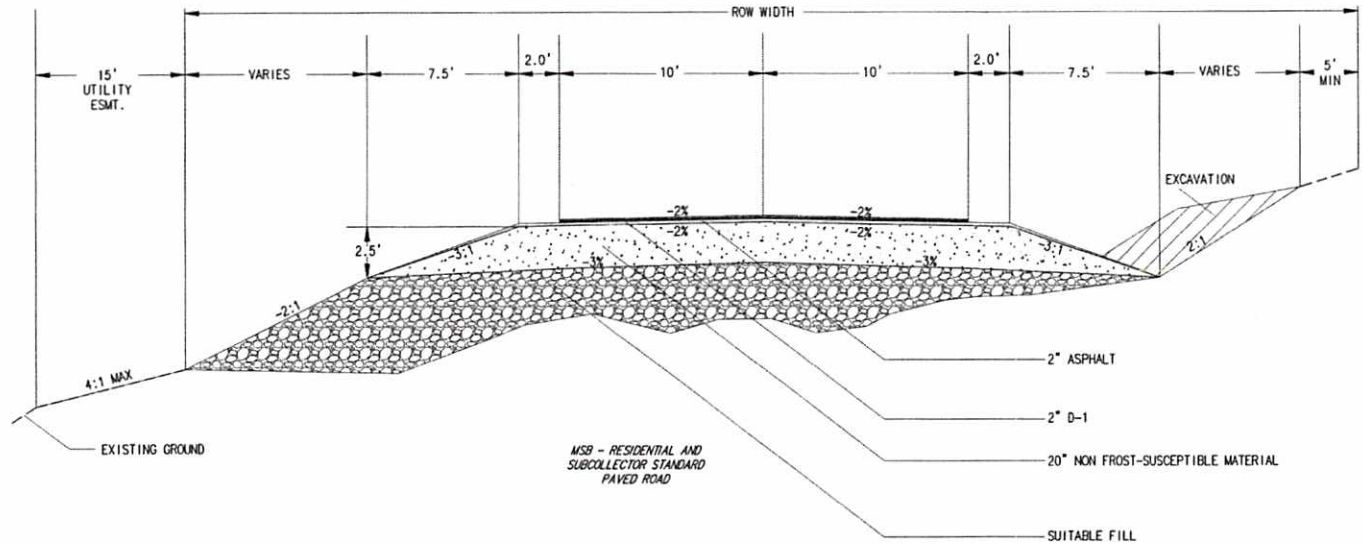
PLAN SET NORTH VILLAGE

SHEETS

1. C-1.1 COVER SHEET - TYPICAL SECTIONS
2. C-1.2 PROJECT OVERVIEW
3. D-1.0 SITE PLAN DESIGN - DRAINAGE PLAN
- 4-14. C-2.1 - C-2.11 PLAN AND PROFILE

LEGEND

- ⊕ RECOVERED GLO BRASS CAP MONUMENT
- ⊕ RECOVERED ALUMINUM CAP ON 1/2" REBAR
- ⊕ RECOVERED PLASTIC CAP ON 1/2" REBAR
- Ⓢ MEASURED DATA
- ① BLOCK
- GUARD RAIL
- ⚡ FIRE HYDRANT
- ASPHALT ROAD
- GRAVEL DRIVEWAY
- ⚡ PEDESTAL, TELEPHONE
- ⚡ PEDESTAL, COMMUNICATIONS
- ⚡ ELECTRIC TRANSFORMER BOX
- ⚡ METER, GAS
- ⚡ BOLLARD
- Ⓜ MAIL BOXES
- FENCE
- CULVERT
- ⚡ SIGN



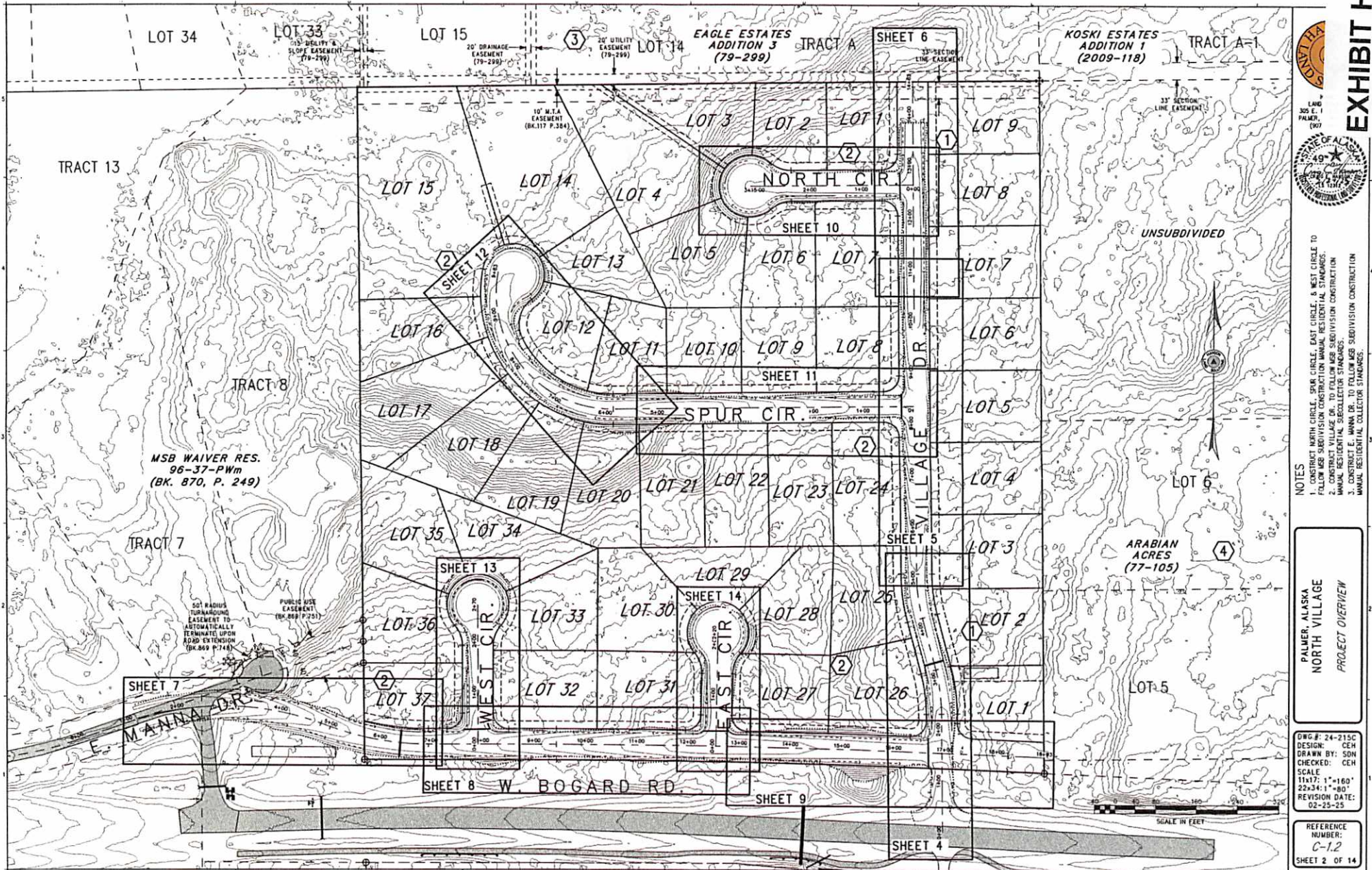
NOTES
1. CONSTRUCT NORTH CIRCLE, SPUR CIRCLE, EAST CIRCLE, A WEST CIRCLE TO FOLLOW MSB SUBDIVISION CONSTRUCTION MANUAL RESIDENTIAL STANDARDS.
2. CONSTRUCT VILLAGE DR. TO FOLLOW MSB SUBDIVISION CONSTRUCTION MANUAL RESIDENTIAL SUBCOLLECTOR STANDARDS.
3. CONSTRUCT E. MAIN DR. TO FOLLOW MSB SUBDIVISION CONSTRUCTION MANUAL RESIDENTIAL COLLECTOR STANDARDS.

PALMER, ALASKA
NORTH VILLAGE
TYPICAL SECTIONS

RECEIVED
FEB 28 2025
PLA

DWG#: 24-215C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE: 11x17: 1"=xxx'
22x34: 1"=xxx'
REVISION DATE: 02-25-25

REFERENCE NUMBER:
C-1.1
SHEET 1 OF 14



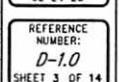


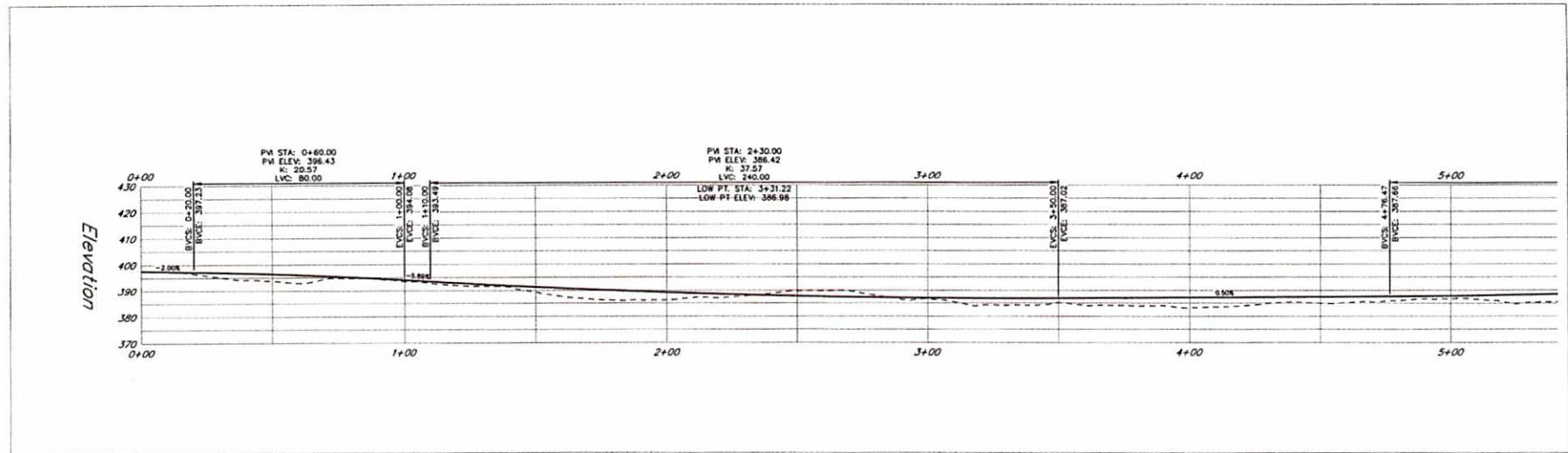
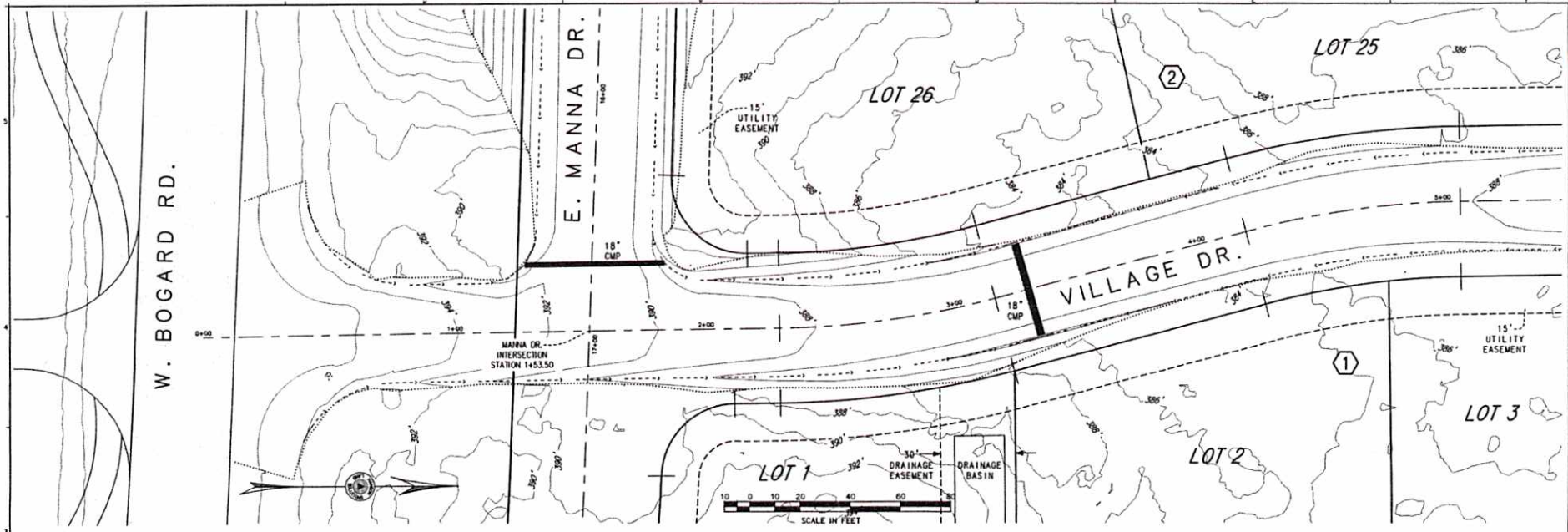
CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE ESTIMATED TOP OF FINISHED GRADE SURFACE AND THE OTHER BACKSLOPES.

PALMER, ALASKA
NORTH VILLAGE
SITE PLAN - DESIGN
GRADING-DRAINAGE PLAN

DWG.#: 24-215C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=160'
22x34: 1"=80'
REVISION DATE:
02-24-25

REFERENCE
NUMBER:
D-1.0
SHEET 3 OF 14



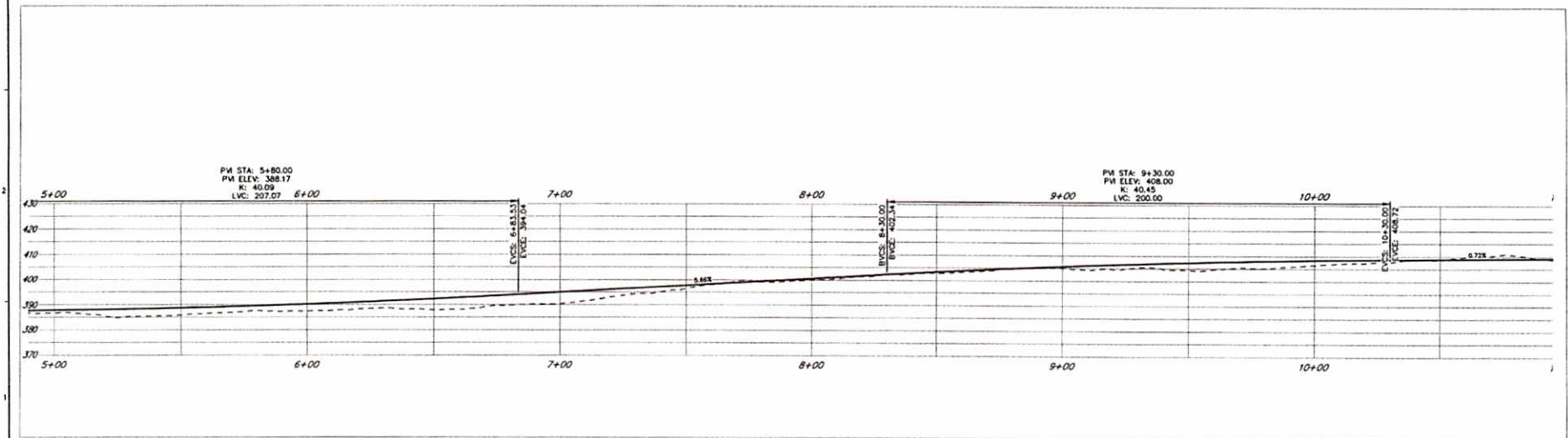
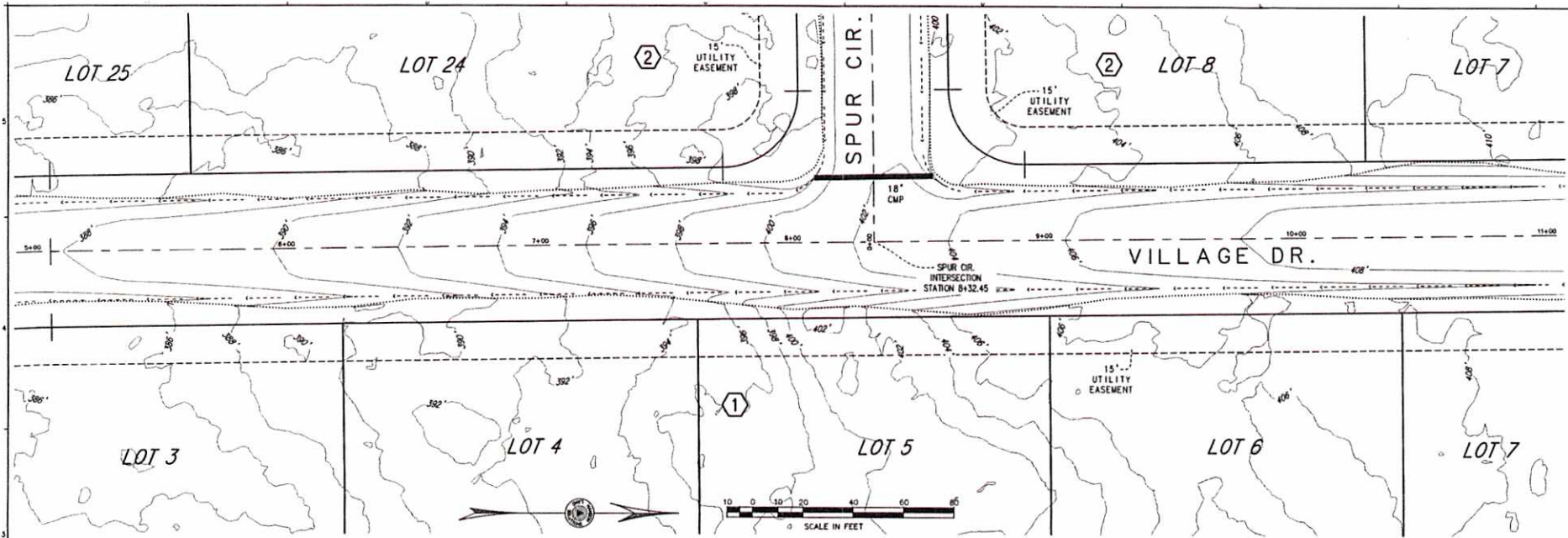


NOTES:
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREIN ARE DERIVED FROM PUBLISHED DATA OF THE ALASKA SURVEYING BOARD, LAST/RECENT PROJECT OF 2019.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

PALMER, ALASKA
NORTH VILLAGE
PLAN AND PROFILE - DESIGN
N. VILLAGE DRIVE

DWG#: 24-215C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
1"=40'
22x34 1/2"=20'
REVISION DATE:
02-25-25

REFERENCE
NUMBER:
C-21
SHEET 4 OF 14

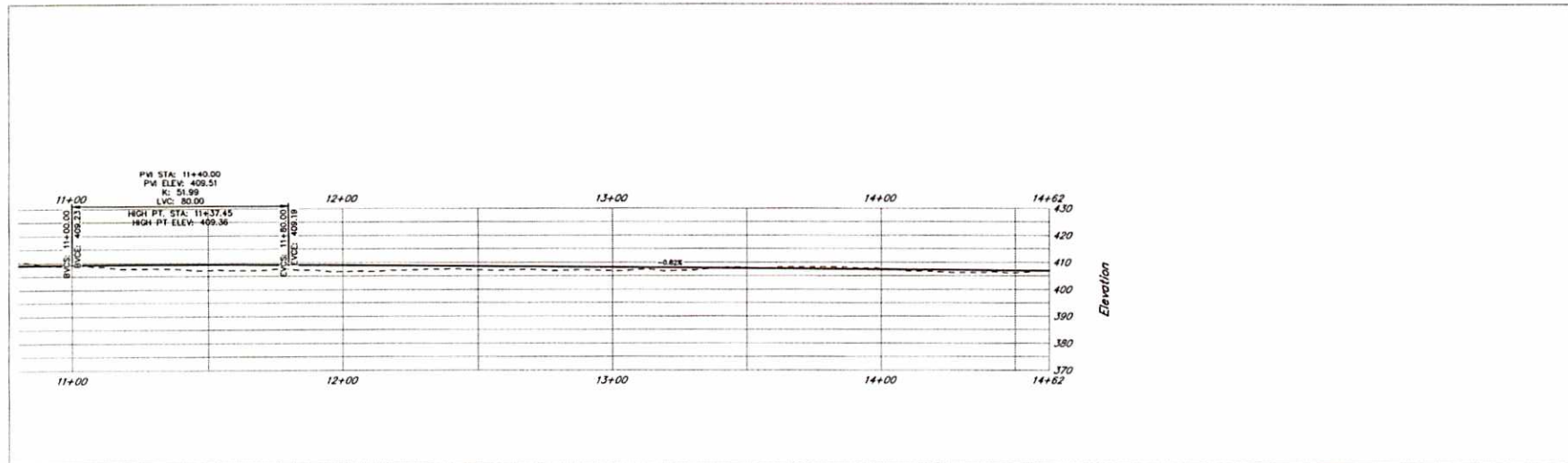
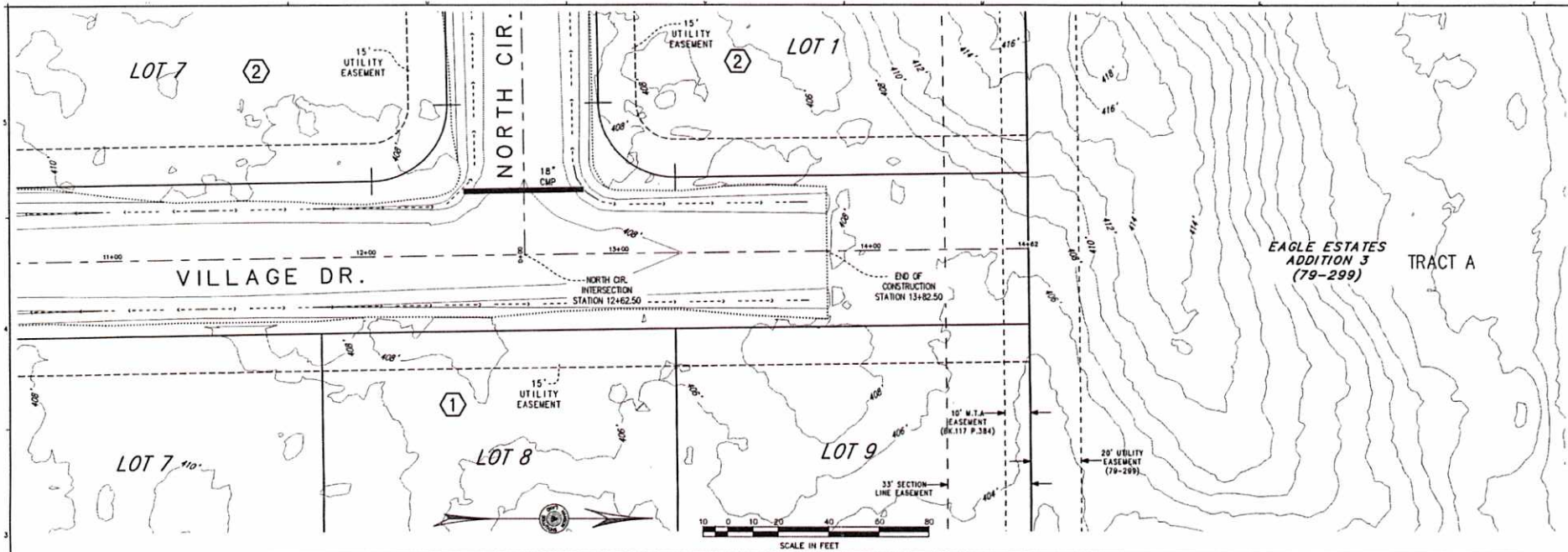


NOTES
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM THE 2019 ALASKA STATE DEPARTMENT OF LAND AND NATURAL RESOURCES PROJECT OF 2019.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2" CONTOUR INTERVAL.

PALMER, ALASKA
NORTH VILLAGE
PLAN AND PROFILE - DESIGN
N. VILLAGE DRIVE

DRG. #: 24-215C
DESIGN: CEH
DRAWN BY: SON
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
02-25-25

REFERENCE
NUMBER:
C-2.2
SHEET 5 OF 14

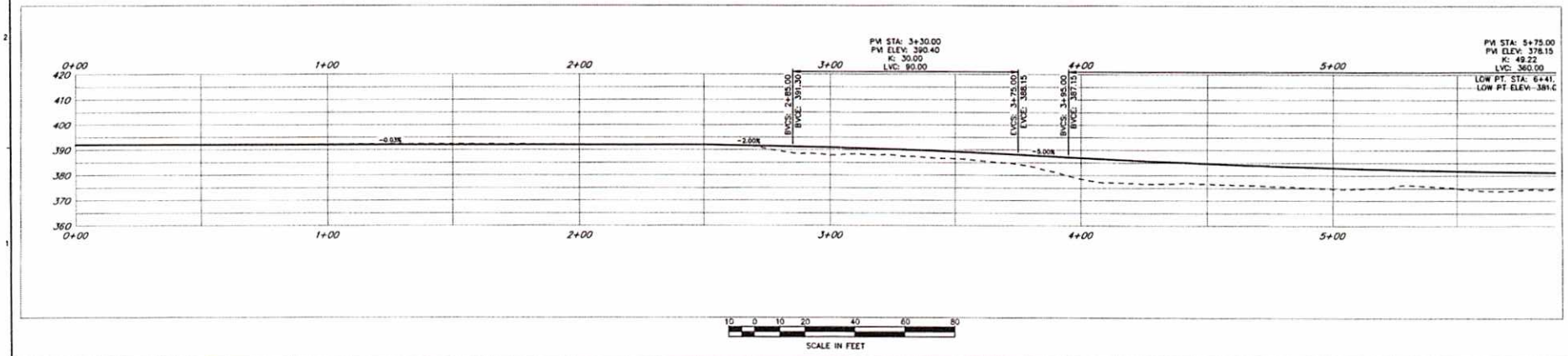
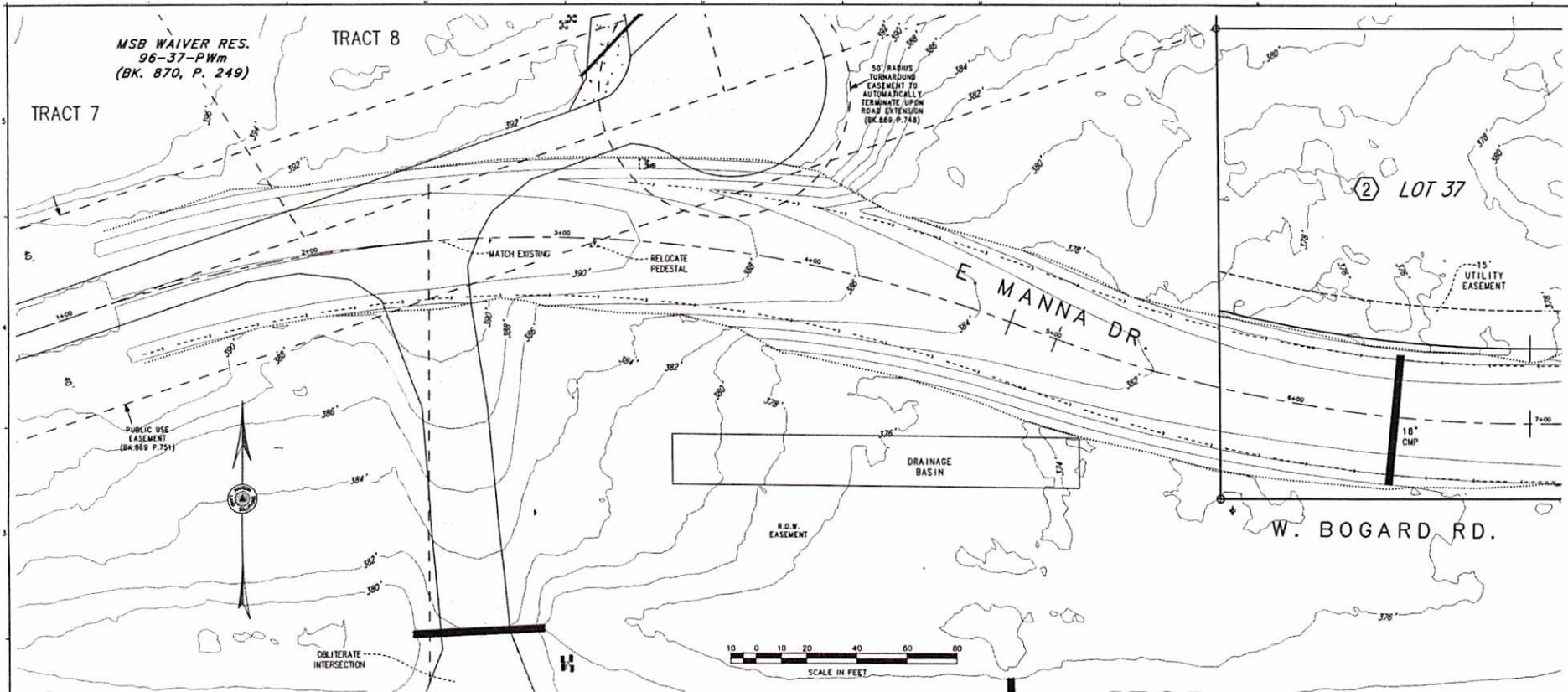


NOTES
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM
PUBLISHED DATA OF THE MATANUSKA, SUSITNA, UPOUGOCH, LIARD/MAISEY
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2"
CONTOUR INTERVAL

PALMER, ALASKA
NORTH VILLAGE
PLAN AND PROFILE - DESIGN
N. VILLAGE DRIVE

DRG. #: 24-215C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
02-25-25

REFERENCE
NUMBER:
C-23
SHEET 6 OF 14

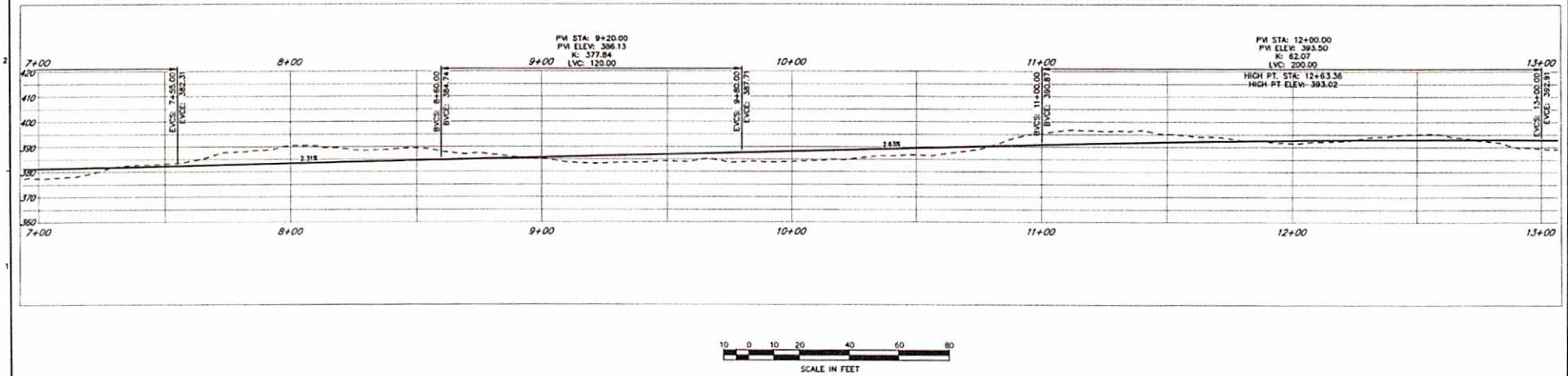
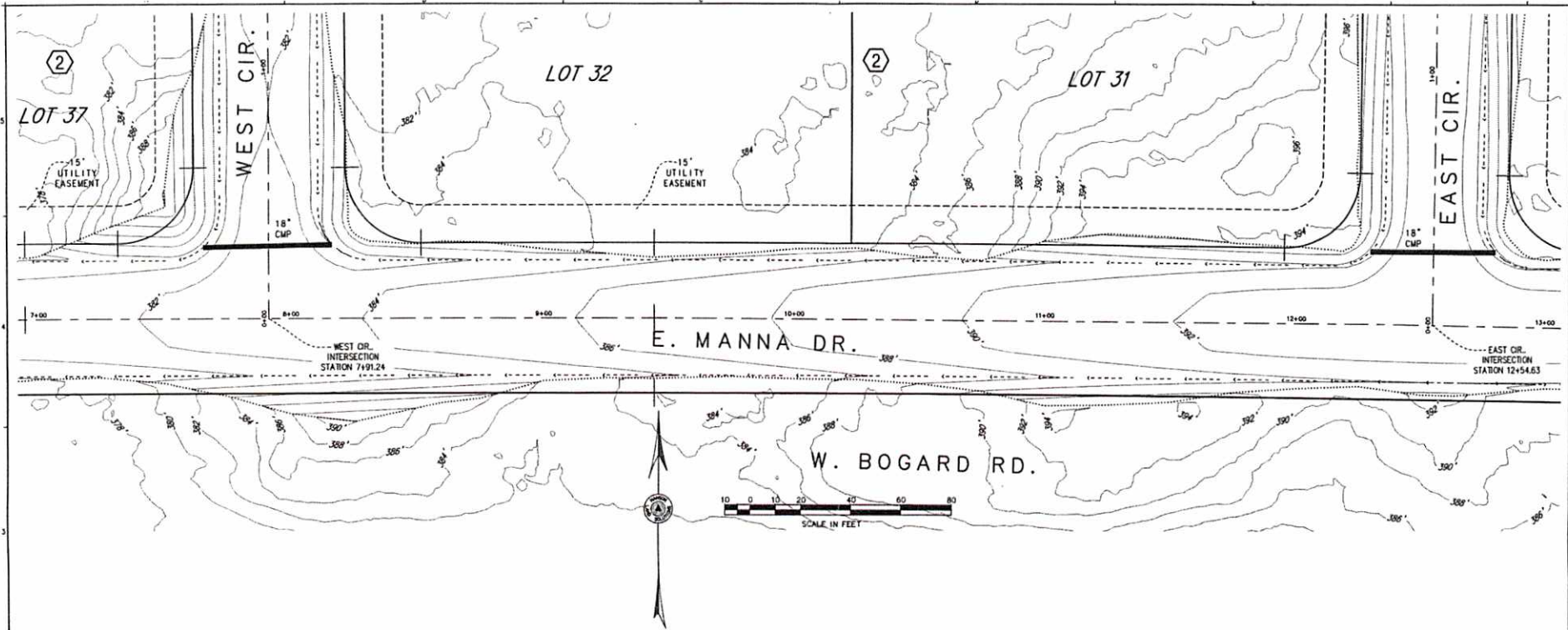


NOTES:
1. ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE ALASKA DEPARTMENT OF LAND & MINES, PROJECT OF 2019.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

PALMER, ALASKA
NORTH VILLAGE
PLAN AND PROFILE - DESIGN
E. MANNA DRIVE

DWG. #: 24-215C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE:
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
02-25-25

REFERENCE
NUMBER:
C-24
SHEET 7 OF 14

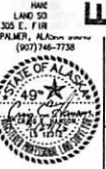
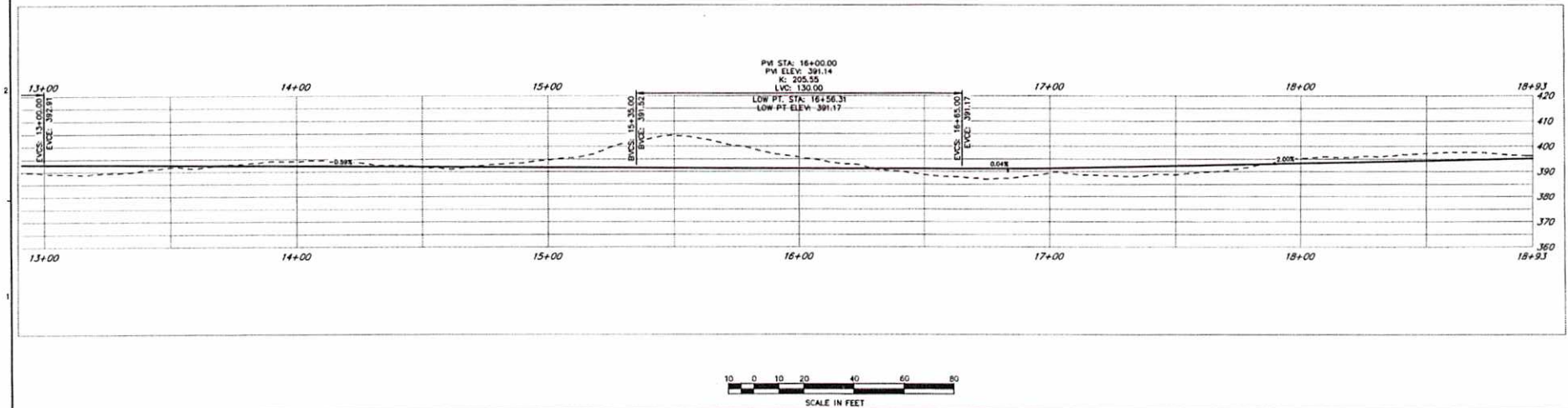
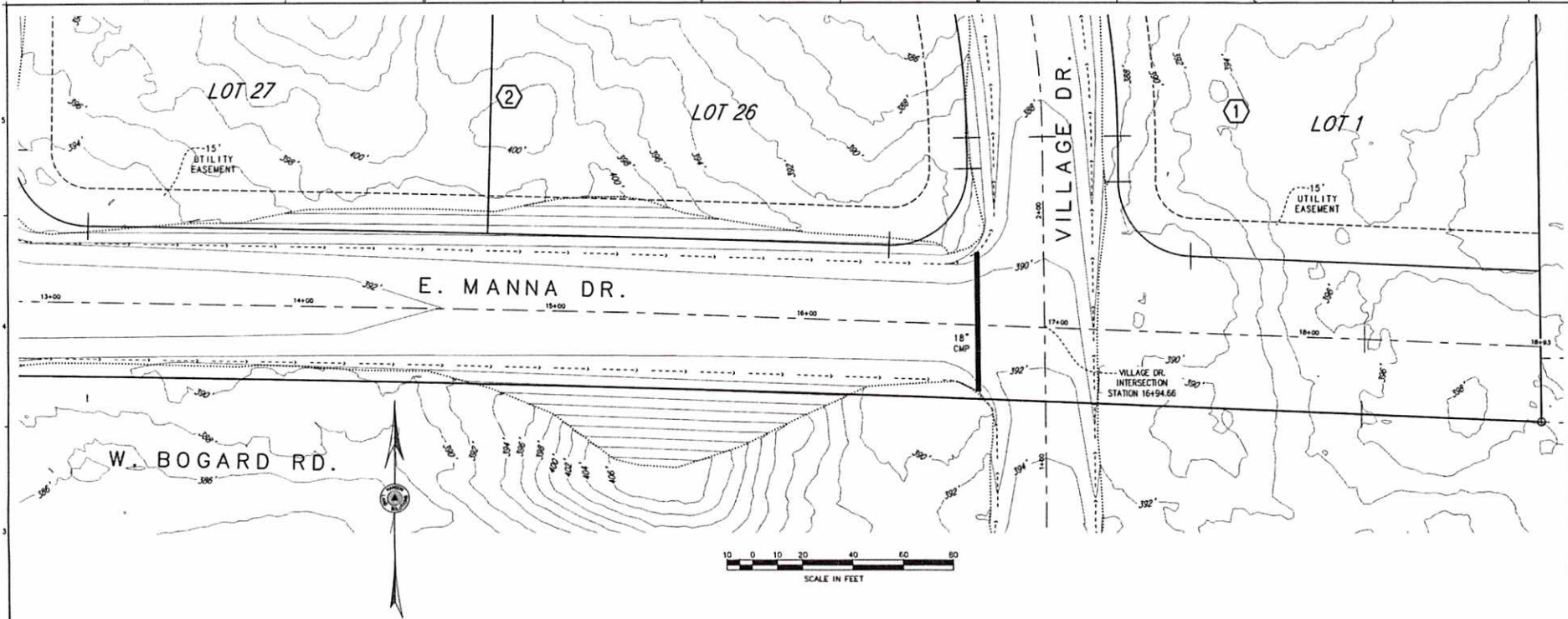


NOTES:
1. ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE BALANCEE. EXISTING ELEVATIONS/HEIGHTS ARE SHOWN AT 2' CONTOUR INTERVAL.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

PALMER, ALASKA
NORTH VILLAGE
PLAN AND PROFILE - DESIGN
E. MANNA DRIVE

DWG #: 24-215C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE:
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
02-25-25

REFERENCE
NUMBER:
C-2.5
SHEET 8 OF 14

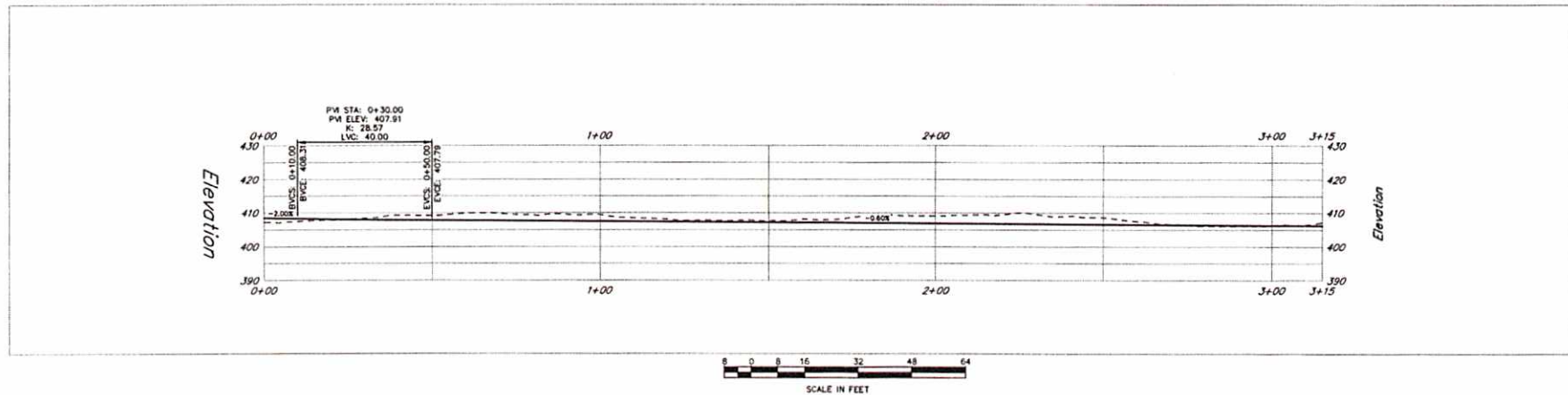
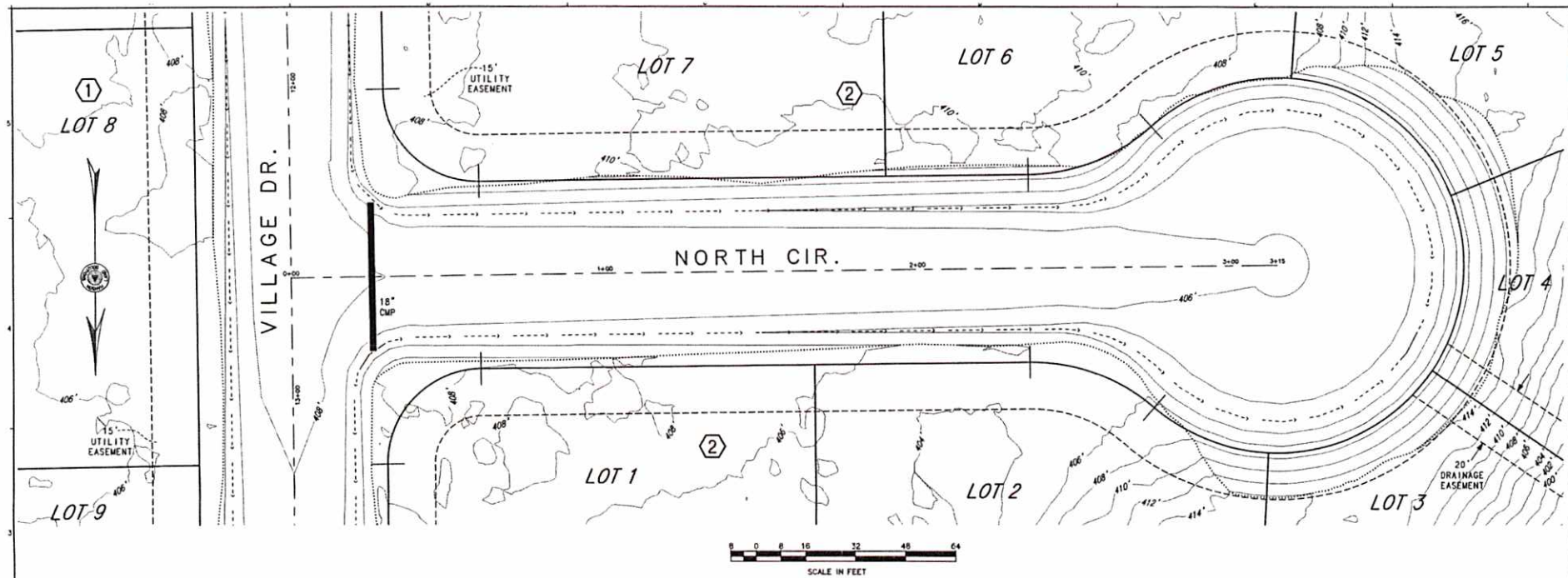


NOTES
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSTINA BOROUGH. LINE/IMAGE/SCALING OF EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

PALMER, ALASKA
NORTH VILLAGE
PLAN AND PROFILE - DESIGN
E. MANNA DRIVE

DWG. # 24-215C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
02-25-25

REFERENCE
NUMBER:
C-26
SHEET 9 OF 14

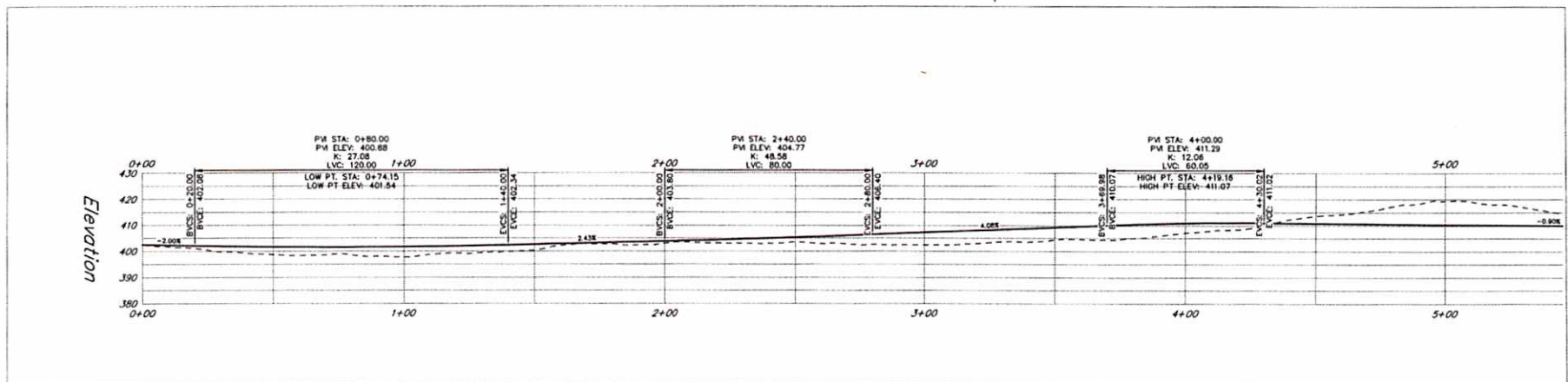
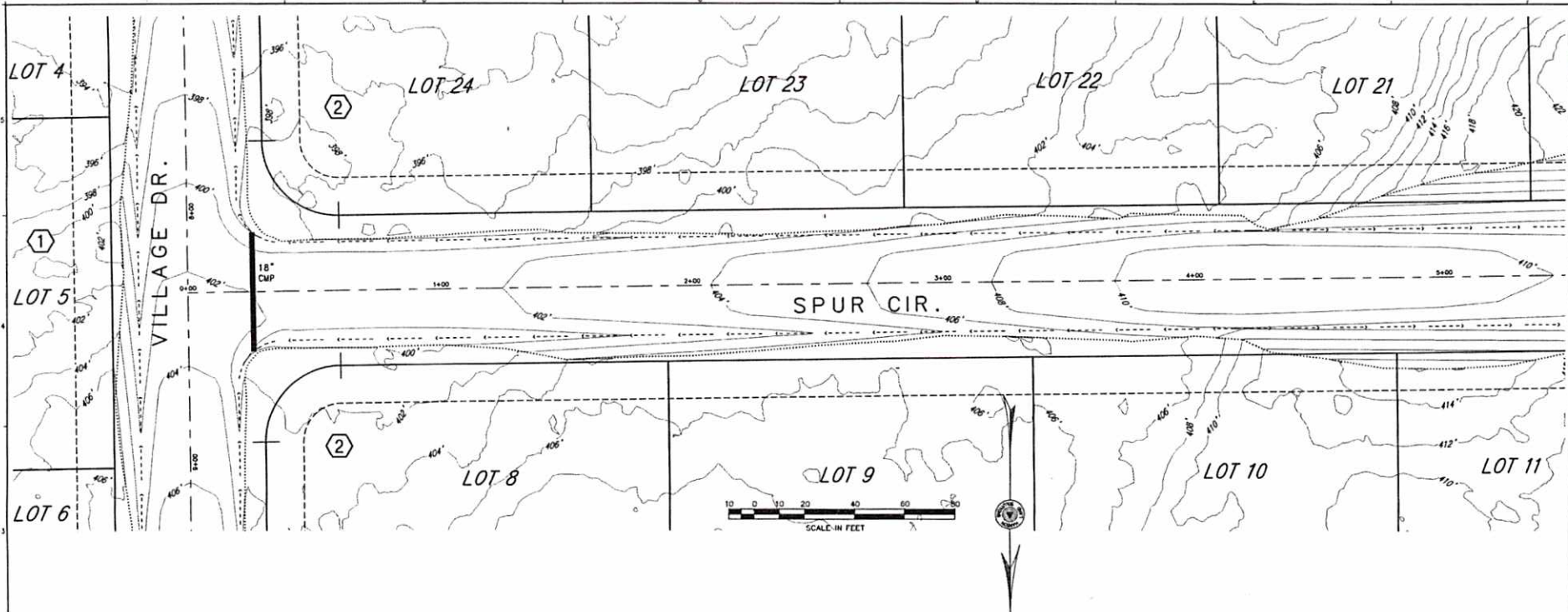


NOTES:
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM THE 2" ORIGINAL GROUND CONTOURS OF THE PALMER, ALASKA, SUBDIVISION, PROJECT OF 2019.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

PALMER, ALASKA
NORTH VILLAGE
PLAN AND PROFILE - DESIGN
NORTH CIRCLE

DWG #: 24-215C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=32'
22x34: 1"=16'
REVISION DATE:
02-25-25

REFERENCE
NUMBER:
C-2.7
SHEET 10 OF 14

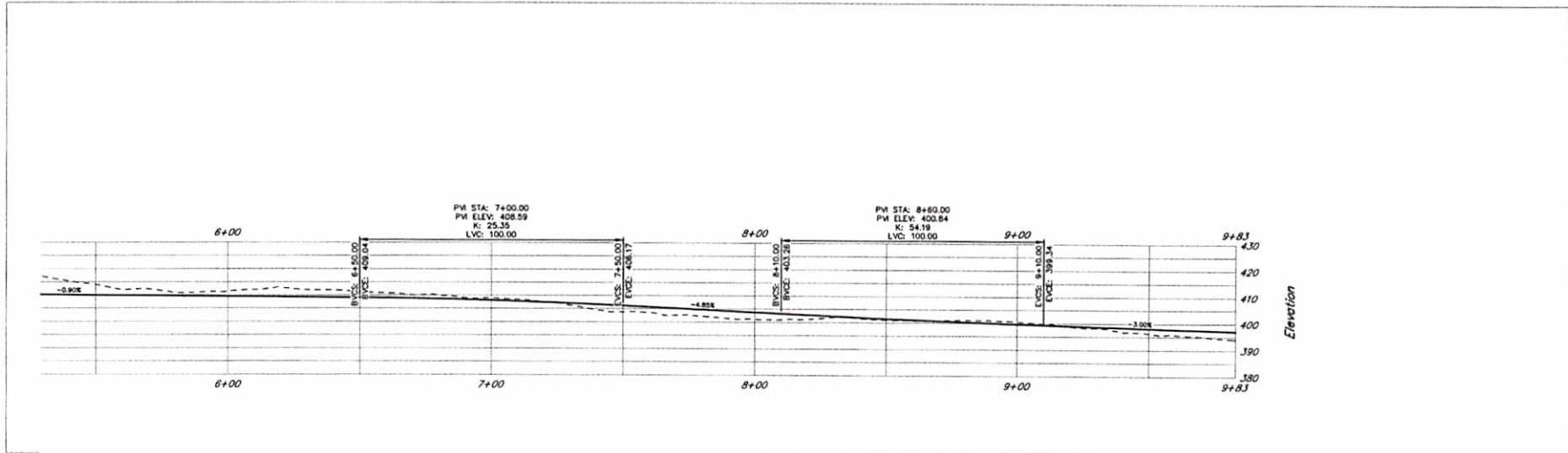
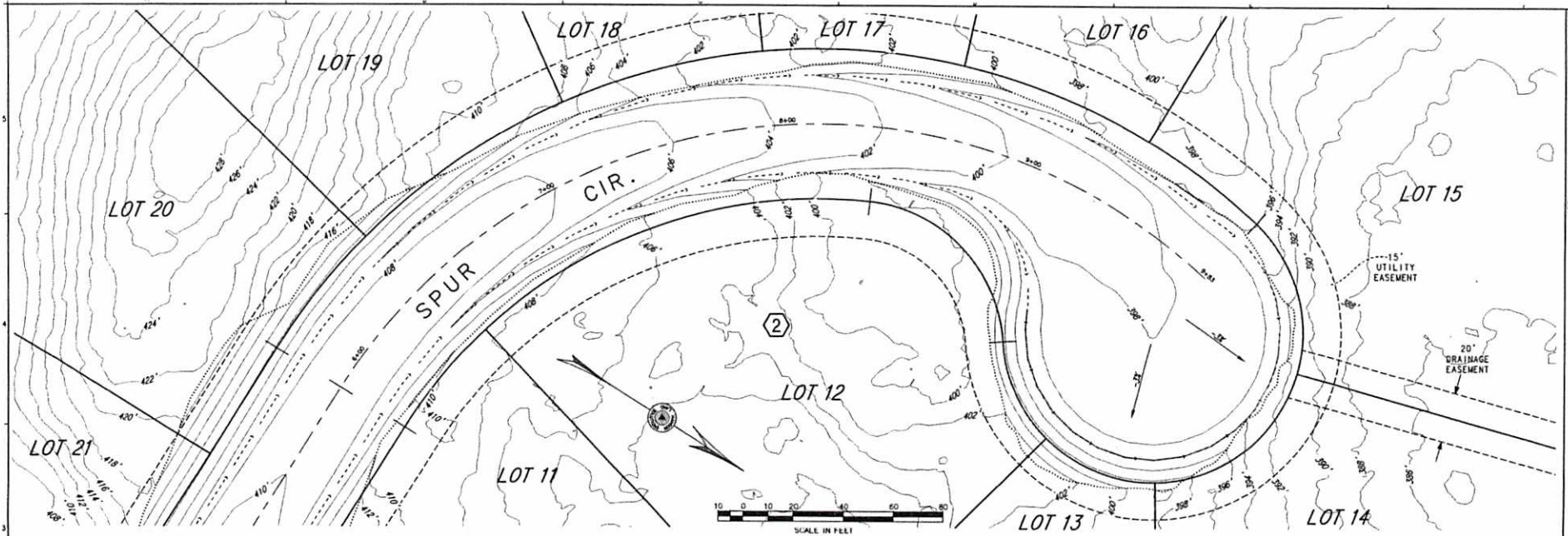


NOTES:
1. ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM THE 2" SCALE OF THE ALASKA GEODETIC SURVEYING MAPS/PROJECTS OF 1919.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

PALMER, ALASKA
NORTH VILLAGE
PLAN AND PROFILE - DESIGN
SPUR CIRCLE

DWG. #: 24-215C
DESIGN: CEH
DRAWN BY: SON
CHECKED: CEH
SCALE
1"=40'
22x34 1/2"=20'
REVISION DATE:
02-25-25

REFERENCE
NUMBER:
C-2.8
SHEET 11 OF 14

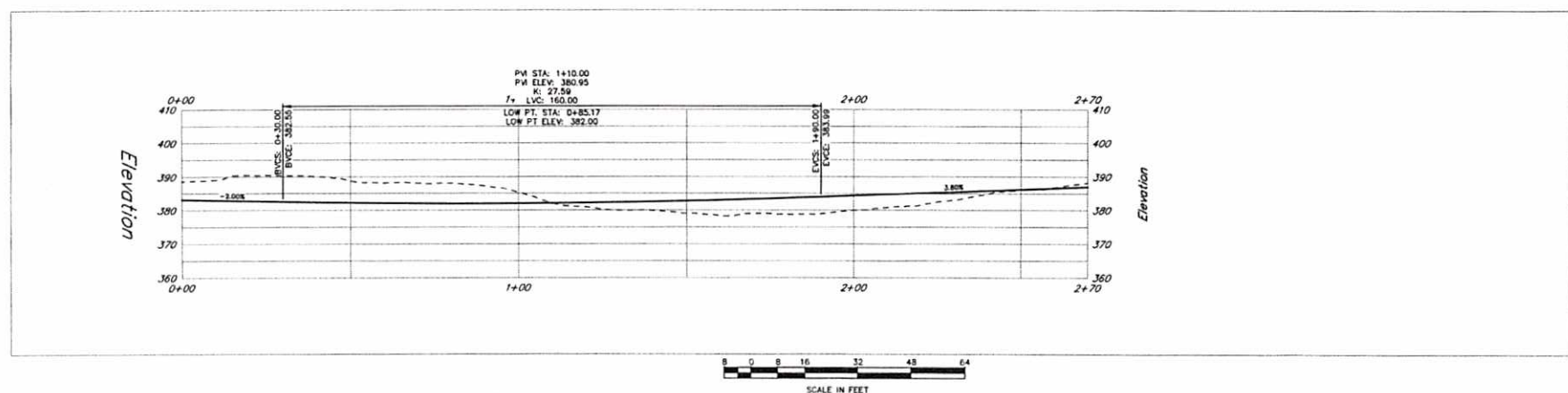
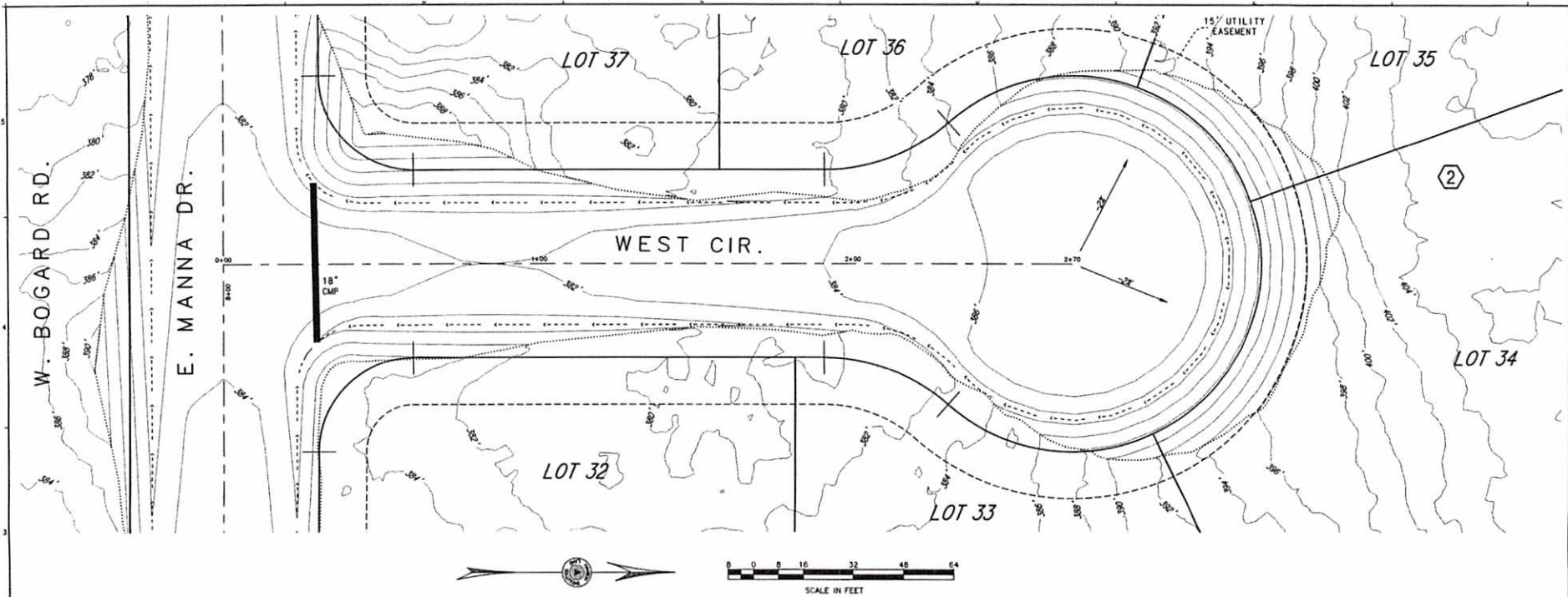


NOTES
1. THE 2' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM THE 2019 ALASKA STATE PLATTING BOARD PROJECT OF 2019.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

PALMER, ALASKA
NORTH VILLAGE
PLAN AND PROFILE - DESIGN
SPUR CIRCLE

DWG.#: 24-215C
DESIGN: CEH
DRAWN BY: SEN
CHECKED: CEH
SCALE
11x17: 1"=40'
22x34: 1"=20'
REVISION DATE:
02-25-25

REFERENCE
NUMBER:
C-2.9
SHEET 12 OF 14

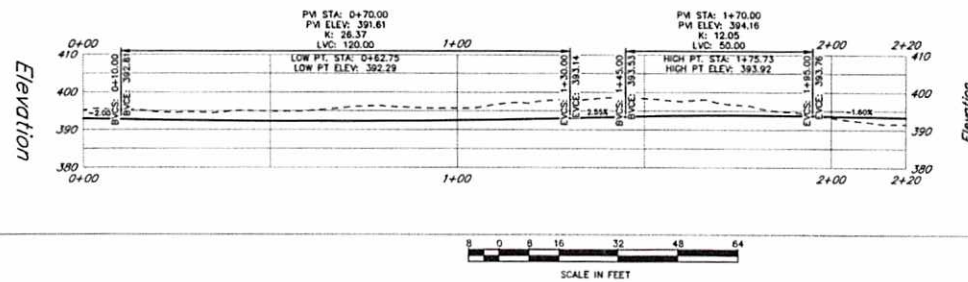
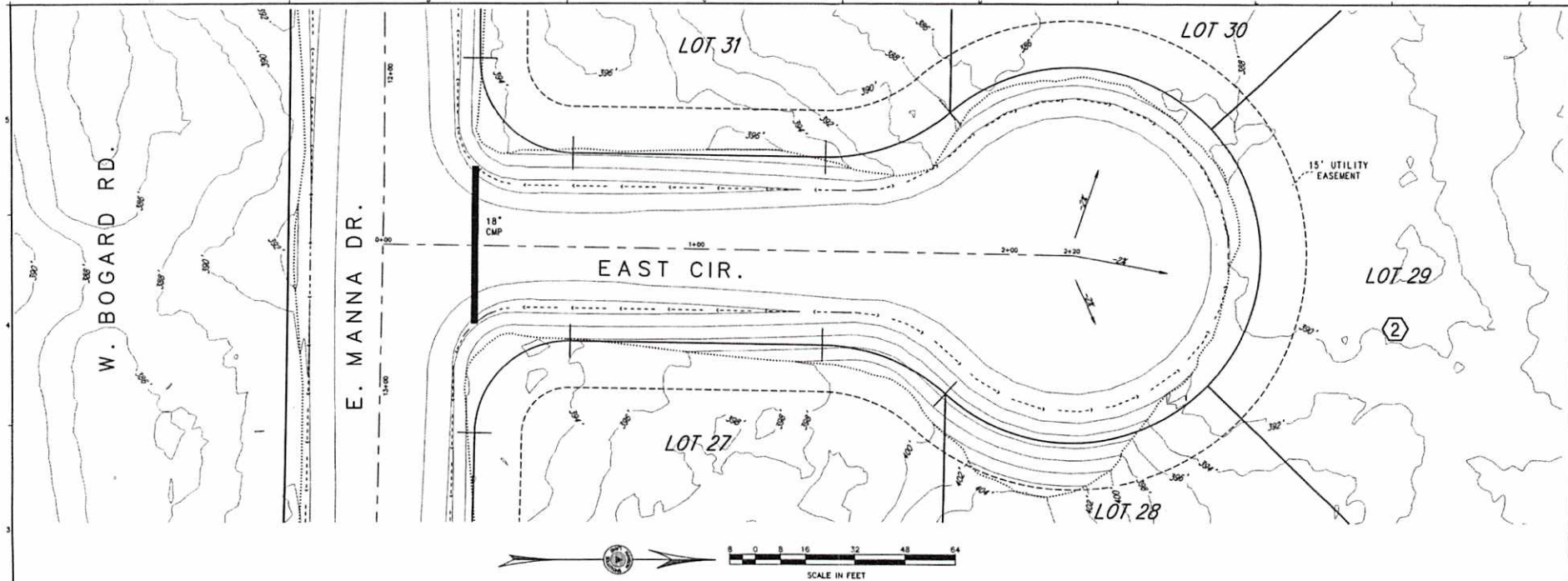


NOTES:
1. ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM THE 2" PLAT OF THE MALAKAL SETTING, RECORD LICENSEE PROJECT OF 2019.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

PALMER, ALASKA
NORTH VILLAGE
PLAN AND PROFILE - DESIGN
WEST CIRCLE

DWG.#: 24-215C
DESIGN: CEM
DRAWN BY: SDH
CHECKED: CEM
SCALE
11x17: 1"=32'
22x34: 1"=16'
REVISION DATE:
02-25-25

REFERENCE
NUMBER:
C-2.10
SHEET 13 OF 14



NOTES:
1. THE 2" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM THE 2019 ALASKA STATE DEPARTMENT OF LAND AND MINES PROJECT OF 2019.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 2' CONTOUR INTERVAL.

PALMER, ALASKA
NORTH VILLAGE
PLAN AND PROFILE - DESIGN
EAST CIR.

DWG #: 24-215C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
1"=117.3' 1"=32'
22+34.1' 1"=16'
REVISION DATE:
02-25-25

REFERENCE
NUMBER:
C-2.11
SHEET 14 OF 14

Chris Curlin

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Thursday, April 10, 2025 1:57 PM
To: Chris Curlin
Cc: Salminen, Mandy M (DFG)
Subject: RE: RFC North Village MSP (CC)

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

Hi Chris,

Alaska Department of Fish and Game (ADF&G) has reviewed this plan to divided one lot, Tax Parcel B19 (account #: 118N01E36B019), into 46 lots to be known as Village North. Tax Parcel B19 is south of a wetland and the boundary of its northwest corner extents into the wetland. Proposed Lot 15 may have unnamed streams within the boundaries from this wetland. ADF&G has **no objections** to this platting action with the following comment from the Habitat Section:

It has been determined that dividing the one lot into 46 lots does not require habitat permit at this time but may be required a permit if the property owner finds a stream within the boundaries and intends to modify the stream, has in water work, or work below the ordinary high-water line. Please contact me if you have any questions at (907)861-3203 or mandy.salminen@alaska.gov.

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

Colton Percy
Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
Division of Wildlife Conservation

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, March 19, 2025 4:45 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR SCRO (DNR sponsored) <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; avann@palmerak.org; Brad Hanson <bahanson@palmerak.org>; farmloopak@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; jeffrey.anderson <jeffrey.anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC North Village MSP (CC)

Chris Curlin

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Thursday, April 10, 2025 1:57 PM
To: Chris Curlin
Cc: Salminen, Mandy M (DFG)
Subject: RE: RFC North Village MSP (CC)

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

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

Colton Percy
Habitat Biologist
Access Defense Program
Alaska Department of Fish and Game
Division of Wildlife Conservation

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Subject: RFC North Village MSP (CC)

Chris Curlin

From: Pre-Design & Engineering
Sent: Tuesday, April 8, 2025 3:11 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Daniel Dahms
Subject: RE: RFC North Village MSP (CC)

Chris,

The ROW dedication for and the construction of the extension of Manna Drive to Village Drive should occur in phase 1. As a new access point onto Bogard Road is being created with Phase 1, the existing access point from Manna Drive to Bogard Road should be removed in the same phase. Coordinate with DPW for the removal of the Manna Drive and Bogard Road intersection so that it occurs at the end of the warranty period for phase 1.

Per the submitted ADT estimate:

- The extension of Manna Drive must be built to residential standards with the ROW width and horizontal and vertical alignments meeting residential subcollector standards as it is a minor collector on the 2022 OSHP.
- The horizontal alignment of the proposed extension of Manna Drive does not meet the minimum 100' tangent required between horizontal curves, however this is acceptable to PD&E as it is the best case scenario to connect to the existing Manna Drive.
- Village Drive must be built to residential subcollector standards.
- The four roads ending in cul-de-sacs must be build to residential standards.

To facilitate with location of the exact end of the water lines in the future place markers that stub up to the surface of the road at:

- The western end of the proposed new water line along Manna Drive
- The northern end of the proposed new water line along Village Drive

Drainage

- Ensure the drainage report shows compliance with the drainage requirements in the 2022 SCM.
- Are the proposed basins intended to allow water to percolate in the winter? If basins are not intended to percolate in winter months, where will the water be directed during spring thaw?
- Per SCM Table D-1, delineate overflow routes on the drainage plan. Overflow should be directed away from the roadway and toward areas that will not negatively impact surrounding land. Existing low spots where water was naturally detained pre-development are potential spots to direct overflow towards.
- Per SCM Table D-1, 12 to 24 hours extended detention must be provided for the post development project runoff in excess of pre-development runoff. Based on the submitted drainage plan, a large amount of runoff from the subdivision is being directed to the southern ditchline of Manna Drive and then exiting west towards a drainage basin proposed to be constructed outside of the subdivision. Was there already a large amount of runoff leaving the site at this location? PW supports developing a basin in this area, however the drainage report must show that the extended detention criteria is met at all locations where runoff exits the subdivision post-development.

Pre-Design & Engineering
Department of Public Works

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, March 19, 2025 4:45 PM

Chris Curlin

From: Permit Center
Sent: Thursday, March 20, 2025 8:56 AM
To: Chris Curlin
Subject: RE: RFC North Village MSP (CC)

No comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, March 19, 2025 4:45 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; avann@palmerak.org; Brad Hanson <bahanson@palmerak.org>; farmloopak@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC North Village MSP (CC)

Hello,

The following link is a request for comments on the proposed North Village Master Plan.
Please ensure all comments have been submitted by April 10, 2025 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [North Village](#)

Sincerely,

Chris Curlin
Platting Technician

Chris Curlin

From: Jeffrey Anderson
Sent: Thursday, April 3, 2025 12:32 PM
To: Platting
Subject: RE: RFC North Village MSP (CC)

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), Appendix D, and section 507 of the 2021 International Fire Code as a minimum construction standard. Especially since the proposed development will create in excess of 30 dwelling units that would require two separate and approved fire apparatus access roads.

The addition of a water line from the City of Palmer should also be considered as a viable water source for which fire hydrants should be included as critical infrastructure needed for effective fire suppression efforts. The potential usages of land such as this 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: Chris Curlin <Chris.Curlin@matsugov.us>

Sent: Wednesday, March 19, 2025 4:45 PM

To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; avann@palmerak.org; Brad Hanson <bahanson@palmerak.org>; farmloopak@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC North Village MSP (CC)

Hello,

The following link is a request for comments on the proposed North Village Master Plan.

Please ensure all comments have been submitted by April 10, 2025 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [North Village](#)

Chris Curlin

From: Kalea Myers <kmyers@palmerak.org>
Sent: Friday, April 4, 2025 2:47 PM
To: Chris Curlin
Subject: RFC North Village MSP
Attachments: Memo to Borough for Review N Village.pdf

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

Hello Chris,

There were no comments from City of Palmer departments, but the next Planning & Zoning Commission meeting is April 17. I will forward any comments at that time.

Thank you,
Kalea

Kalea Myers
Community Development Specialist
City of Palmer
kmyers@palmerak.org
<http://www.palmerak.org>
907-761-1306
907-745-5443 (fax)



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

Nathaniel Ouzts
Building Inspector

Joy Bailey
Library Director

Ailis Vann
Parks & Facilities Manager

645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
www.palmerak.org

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Kalea Myers, Community Development
DATE: March 4, 2025
LOCATION: Tax Parcel B19 in Section 36, Township 18 North, Range 1 East
SUBJECT: RFC North Village MSP
TAX ACCT#: 18N01E36B019
☐ Inside City Limits ☒ Outside City Limits

We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager:
2. Building Inspector:
3. Community Development:
4. Fire Chief:
5. Public Works:
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the April 17, 2025, Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

City of Palmer



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

March 29, 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.

- **NORTH VILLAGE Subdivision**
(MSB Case # 2025-040)

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 black ink that reads "James Christopher". The signature is written in a cursive, flowing style.

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

EXHIBIT O-2

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	876.09	2033.43	27°24'45"	438.52	856.83	N80° 03' 00" W
C2	751.25	2033.43	27°24'45"	375.87	751.25	N80° 13' 40" W
C3	125.15	2033.43	07°27'27"	62.82	125.85	N80° 58' 57" W
C4	676.20	2066.43	27°24'45"	439.13	878.13	N80° 03' 06" W
C5	127.34	2066.43	07°27'45"	63.67	127.34	N80° 59' 00" W
C6	445.00	2066.43	17°57'00"	229.01	439.09	N80° 47' 27" W
C7	310.67	2066.43	07°53'07"	155.44	310.80	N80° 51' 28" W
C8	125.24	550.00	13°02'47"	62.89	124.96	S82° 46' 30" E
C9	67.80	550.00	17°03'45"	33.94	67.75	S77° 45' 16" E
C10	375.82	550.00	39°09'03"	195.58	368.55	N85° 45' 56" W
C11	87.05	350.00	14°15'00"	43.75	86.82	S77° 09' 20" E
C12	87.05	350.00	14°15'00"	43.75	86.82	S77° 09' 20" E
C13	397.81	225.00	101°18'05"	274.41	347.68	S33° 22' 40" E
C14	45.43	30.00	80°46'23"	28.36	41.21	S43° 25' 01" E
C15	54.51	380.00	14°15'00"	47.50	54.27	S77° 09' 20" E
C16	55.52	390.00	19°02'40"	29.31	55.47	S6° 45' 17" E
C17	250.00	300.00	57°17'14"	14.54	249.05	S2° 37' 57" E
C18	47.12	30.00	90°00'00"	30.00	42.43	S41° 58' 10" W
C19	43.36	60.00	41°24'35"	22.68	42.43	S80° 16' 33" E
C20	39.77	60.00	37°58'35"	20.65	39.75	S67° 36' 34" E
C21	69.40	60.00	58°56'46"	33.69	58.76	S64° 05' 05" W
C22	56.50	60.00	55°56'46"	31.87	56.29	S5° 47' 37" W
C23	66.92	60.00	63°54'38"	37.43	63.51	N63° 58' 09" E
C24	48.54	60.00	40°20'00"	25.69	47.22	S71° 44' 05" W
C25	43.36	60.00	41°24'35"	22.68	42.43	S80° 16' 33" E
C26	47.12	30.00	90°00'00"	30.00	42.43	N43° 51' 10" E
C27	47.12	30.00	90°00'00"	30.00	42.43	N44° 58' 10" E
C28	50.80	190.00	14°55'36"	25.55	50.68	S80° 34' 02" E
C29	168.82	190.00	49°08'00"	88.90	168.78	S50° 35' 43" E
C30	84.20	60.00	80°24'21"	50.71	77.46	S14° 06' 59" W
C31	43.31	60.00	41°27'20"	22.65	42.31	S33° 26' 30" W
C32	48.21	60.00	48°02'07"	25.49	46.92	S10° 02' 17" E
C33	76.64	60.00	73°15'44"	44.54	71.51	N69° 38' 43" E
C34	65.43	60.00	62°28'37"	30.29	62.23	S67° 30' 30" E
C35	53.98	255.00	12°07'47"	27.09	53.88	N5° 02' 16" E
C36	80.03	255.00	17°56'57"	40.34	79.70	N8° 51' 02" W
C37	81.50	255.00	18°18'46"	41.10	80.77	N27° 59' 49" W
C38	82.80	255.00	18°36'29"	41.78	82.45	N49° 27' 27" W
C39	95.50	255.00	21°26'42"	48.36	95.03	N60° 30' 02" W
C40	56.91	255.00	12°47'27"	28.58	56.81	N63° 58' 09" E
C41	47.12	30.00	90°00'00"	30.00	42.43	S45° 01' 50" E
C42	94.51	380.00	14°15'00"	47.50	94.27	N7° 06' 25" W
C43	79.59	320.00	14°15'00"	40.00	79.58	N7° 07' 20" W
C44	48.53	30.00	82°41'02"	31.44	43.41	N49° 18' 40" E
C45	158.82	2019.43	07°27'14"	79.96	158.82	S80° 34' 16" E
C46	157.80	2019.43	07°26'52"	78.92	157.80	S80° 01' 10" E
C47	47.03	30.00	89°49'48"	29.91	42.36	S43° 19' 52" E
C48	43.36	60.00	41°24'35"	22.68	42.43	S22° 11' 07" W
C49	02.62	60.00	80°26'47"	58.40	83.70	S1° 13' 40" E
C50	90.41	60.00	80°20'00"	56.28	82.09	N80° 37' 12" W
C51	92.19	60.00	80°02'21"	57.98	83.39	N4° 11' 30" E
C52	43.36	60.00	41°24'35"	22.68	42.43	S80° 07' 15" W
C53	47.03	30.00	89°49'48"	29.91	42.36	N49° 28' 50" E
C54	172.43	2019.43	07°26'52"	78.92	172.43	S80° 01' 10" E
C55	78.98	2019.43	07°15'27"	39.49	78.98	S80° 11' 12" E
C56	47.12	30.00	90°00'00"	30.00	42.43	S44° 17' 50" E
C57	43.36	60.00	41°24'35"	22.68	42.43	S21° 24' 19" W
C58	70.05	60.00	60°53'17"	39.63	66.94	S8° 38' 46" W
C59	80.08	60.00	84°50'35"	54.13	80.38	N60° 50' 18" W
C60	52.71	60.00	50°19'55"	29.19	51.03	N45° 56' 27" E
C61	275.12	60.00	262°49'00"	68.03	262.00	N89° 17' 56" W
C62	43.36	60.00	41°24'35"	22.68	42.43	N20° 00' 15" W
C63	47.15	30.00	90°02'25"	30.02	42.44	N45° 43' 15" E
C64	125.73	520.00	13°51'14"	63.18	125.43	S82° 22' 22" E

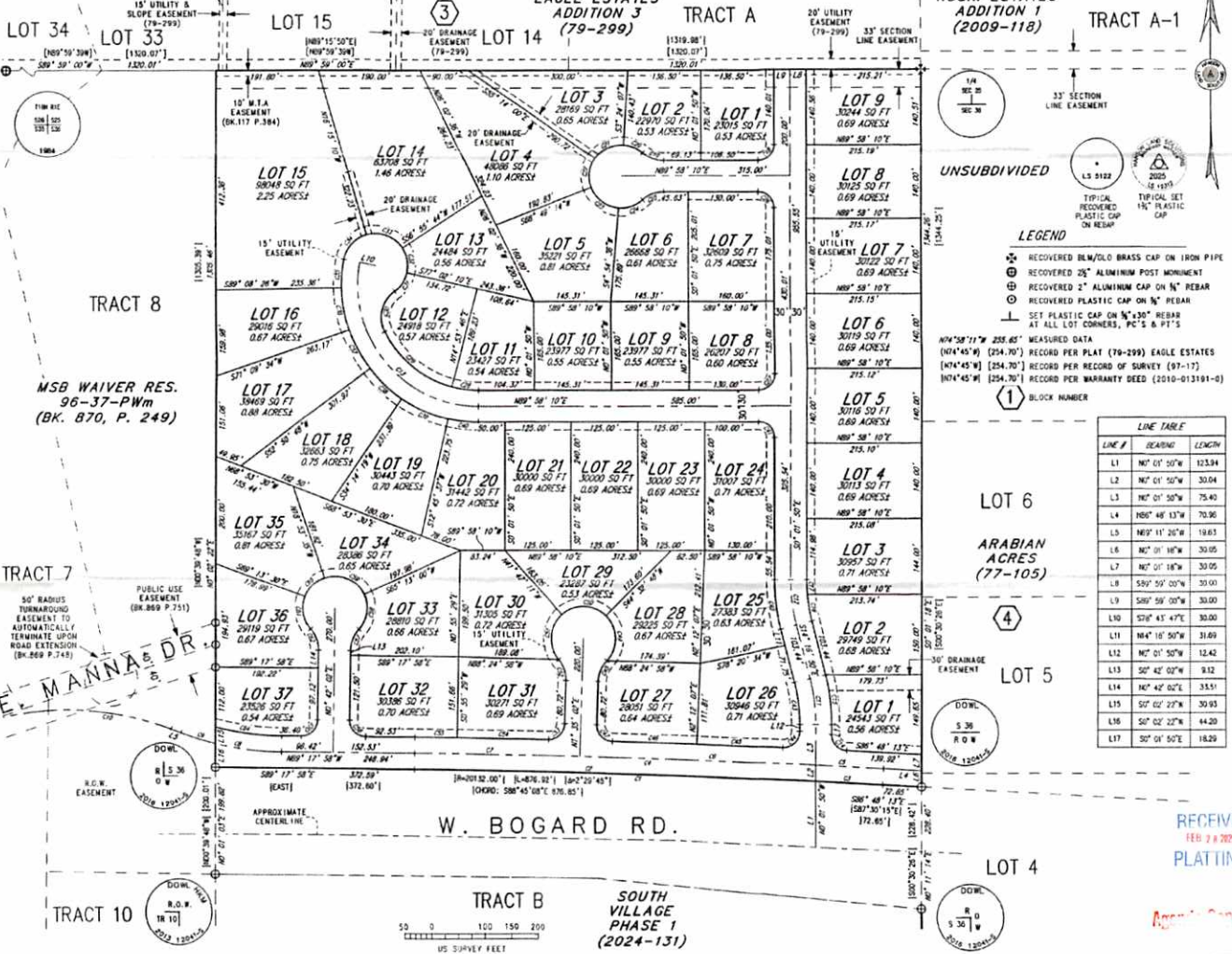
PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE WATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____, DATED _____, 20____, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

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

NOTES
1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF THE PLAT PARCEL, A RECOVERED ALUMINUM CAP WITH A NETWORK CROSS GEODETIC POSITION OF 61°38'37.08"N 142°12'11.31"E.
3. ALL LOTS ARE SERVED BY CITY OF PALMER WATER. NO INDIVIDUAL WATER SUPPLY SYSTEM SHALL BE PERMITTED ON ANY LOT.
4. NO INDIVIDUAL 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. NO DIRECT ACCESS TO W. BOGARD ROAD SHALL BE GRANTED TO ANY LOT UNLESS OTHERWISE AUTHORIZED BY THE PERMITTING AUTHORITY.
7. THIS SUBDIVISION IS ENCOMBERED BY AN ENTIRE NATURAL GAS BLANKET EASEMENT RECORDED ON AUGUST 6, 2024 AT DOCUMENT #2024-013097-0.
8. THIS SUBDIVISION IS ENCOMBERED BY A M.T.A. BLANKET EASEMENT RECORDED ON JULY 17, 2024 AT DOCUMENT #2024-012118-0.

EAGLE ESTATES ADDITION 3 (79-299)

KOSKI ESTATES ADDITION 1 (2009-118)



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 (WATANUSKA-SUSTINA BOROUGH) _____ DATE _____



CERTIFICATE OF OWNERSHIP AND DEDICATION
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE AGREE TO THIS PLAN OF SUBDIVISION. WE DO NOT RESERVE ANY RIGHTS, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO REVOKE, AMEND, OR GRANT ALL EASEMENTS TO THE USE SHOWN.

MICHAEL E. THOMPSON (OWNER) _____ DATE _____
WM CONSTRUCTION, LLC
P.O. BOX 4042
PALMER, AK 99645

NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SIGNED 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 PLAN REPRESENTS A TRUTHFUL AND ACCURATE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN. I HAVE BEEN PAID FOR MY SERVICES AND I HAVE NO OTHER INTEREST IN THE PROPERTY.

REGISTERED LAND SURVEYOR _____

NORTH VILLAGE
A SUBDIVISION OF THAT PORTION OF E/2 OF NW1/4, SECTION 36, TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, AK. LYING NORTH OF W. BOGARD RD. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE WATANUSKA-SUSTINA BOROUGH IN DEED RECORDED AT 2010-012118-0.

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NW1/4 SEC. 36, T.18N, R.1E, S.4W, AK
CONTAINING 39.99 ACRES MORE OR LESS

HANSON LAND SOLUTIONS
ALASKA BUSINESS LICENSE #1525
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645
(907)466-7738

FILE: F024-215 (IN) SCALE: 1"=400' 10/27/25 1 OF 1

RECEIVED
FEB 28 2025
PLATTING

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, April 10, 2025 8:57 AM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC North Village MSP (CC)
Attachments: Agenda Plat (18).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Chris,

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

Thanks,

GCI | OSP Design
1001 Northway Dr., 1st Floor, Anchorage, AK 99508
e: OSPDesign@gci.com | w: www.gci.com

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, March 19, 2025 4:45 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; Daniel Dahms <Daniel.Dahms@matsugov.us>; DNR <dnr.scro@alaska.gov>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; Land Management <Land.Management@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsugov.us>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsugov.us>; USACE <regpagemaster@usace.army.mil>; avann@palmerak.org; Brad Hanson <bahanson@palmerak.org>; farmloopak@gmail.com; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; stark@mtaonline.net; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC North Village MSP (CC)

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

Hello,

The following link is a request for comments on the proposed North Village Master Plan. Please ensure all comments have been submitted by April 10, 2025 so they can be incorporated in the staff report that will be presented to the Platting Board.

 [North Village](#)

EXHIBIT O-4

CURVE TABLE									
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING			
C1	676.59	20314.43	27°24'45"	438.52	806.53	N89°03'45"W			
C2	751.25	20314.43	27°00'17"	375.67	724.21	N89°13'49"W			
C3	125.65	20314.43	07°12'27"	52.82	125.65	N89°58'57"W			
C4	876.20	20314.43	27°24'45"	439.17	878.13	N89°03'45"W			
C5	127.34	20314.43	07°24'45"	63.67	127.34	N89°58'57"W			
C6	440.00	20314.43	17°50'17"	225.01	429.59	N89°47'27"W			
C7	310.67	20314.43	07°50'17"	155.44	310.66	N89°58'28"W			
C8	125.24	1500.00	17°02'47"	62.89	124.96	S82°46'35"E			
C9	67.80	500.00	17°02'47"	33.94	67.75	S77°45'19"E			
C10	375.62	550.00	26°09'05"	195.58	368.55	N89°45'58"W			
C11	87.05	350.00	14°15'00"	43.75	86.82	S77°09'20"E			
C12	87.05	350.00	14°15'00"	43.75	86.82	S77°09'20"E			
C13	507.81	225.00	103°18'05"	274.41	547.68	S37°22'48"E			
C14	45.43	30.00	86°46'23"	28.36	41.21	S45°25'03"E			
C15	94.51	300.00	14°15'00"	47.50	94.27	S77°09'20"E			
C16	55.52	320.00	9°46'42"	27.31	50.47	S67°45'27"E			
C17	26.06	320.00	5°17'41"	14.54	23.05	S57°37'57"E			
C18	47.12	30.00	90°00'00"	30.00	42.43	S45°07'50"E			
C19	43.36	60.00	14°24'30"	22.68	42.43	S69°19'33"E			
C20	39.77	60.00	37°36'58"	20.65	39.65	S87°36'34"E			
C21	61.40	60.00	58°36'34"	33.69	58.76	S64°05'02"E			
C22	58.50	60.00	58°36'40"	31.87	56.29	S47°47'37"W			
C23	66.93	60.00	63°54'28"	37.43	63.51	N85°09'08"W			
C24	48.54	60.00	48°12'00"	25.69	47.22	S77°44'08"W			
C25	43.36	60.00	14°24'30"	22.68	42.43	S69°19'33"E			
C26	47.12	30.00	90°00'00"	30.00	42.43	N45°01'50"W			
C27	47.12	30.00	90°00'00"	30.00	42.43	N44°55'10"E			
C28	50.80	180.00	14°15'00"	25.55	50.66	S67°34'02"E			
C29	166.82	180.00	48°00'00"	88.00	166.78	S87°35'43"E			
C30	84.20	60.00	86°24'21"	50.71	77.46	S34°06'50"W			
C31	43.36	60.00	14°24'30"	22.68	42.37	S37°38'32"W			
C32	48.21	60.00	48°00'00"	25.49	46.82	S87°02'13"E			
C33	76.64	60.00	73°00'24"	44.54	75.53	N89°38'43"W			
C34	65.43	60.00	66°22'37"	36.79	62.23	N47°35'30"E			
C35	53.98	255.00	12°07'47"	27.09	53.88	N67°12'19"E			
C36	90.03	255.00	17°38'52"	45.34	79.70	N67°51'00"W			
C37	81.51	255.00	18°18'46"	41.10	81.16	N67°58'49"W			
C38	82.82	255.00	18°36'29"	41.78	82.45	N47°27'27"W			
C39	95.50	255.00	21°29'42"	48.36	95.03	N67°32'02"W			
C40	56.93	255.00	12°47'27"	28.58	56.81	N87°38'07"W			
C41	47.12	30.00	90°00'00"	30.00	42.43	S45°07'50"E			
C42	94.51	380.00	14°15'00"	47.50	94.27	N67°09'20"W			
C43	79.58	320.00	14°15'00"	41.50	79.58	N67°09'20"W			
C44	48.53	30.00	90°41'00"	30.44	42.41	N89°18'45"E			
C45	156.92	2019.43	07°27'14"	79.96	156.92	S87°34'16"E			
C46	157.85	2019.43	07°26'52"	79.92	157.85	S87°34'16"E			
C47	47.03	30.00	89°49'45"	29.91	42.36	S45°13'52"E			
C48	43.36	60.00	14°24'30"	22.68	42.43	S27°17'40"E			
C49	62.62	60.00	86°26'49"	34.47	62.30	S1°13'12"E			
C50	52.41	60.00	86°26'49"	34.28	52.09	N89°37'12"E			
C51	92.19	60.00	89°02'21"	51.68	93.59	N47°11'30"W			
C52	43.36	60.00	14°24'30"	22.68	42.43	N89°07'12"E			
C53	47.03	30.00	89°49'45"	29.91	42.36	N45°25'56"E			
C54	172.43	2019.43	07°26'52"	86.22	172.43	N45°25'56"E			
C55	76.64	2019.43	07°26'52"	39.43	76.68	S87°11'15"E			
C56	47.12	30.00	90°00'00"	30.00	42.43	S45°07'50"E			
C57	43.36	60.00	14°24'30"	22.68	42.43	S27°17'40"E			
C58	77.05	60.00	66°53'37"	39.63	66.14	S8°39'48"W			
C59	86.28	60.00	84°06'35"	54.13	86.58	N86°58'15"E			
C60	52.71	60.00	50°19'55"	28.19	51.63	N45°56'27"E			
C61	275.22	680.00	28°47'00"	148.03	275.22	N89°17'58"W			
C62	43.36	60.00	14°24'30"	22.68	42.43	N67°07'12"E			
C63	47.15	30.00	90°02'25"	30.02	42.44	N67°07'12"E			
C64	125.73	225.00	17°51'14"	63.18	125.43	S82°22'21"E			

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

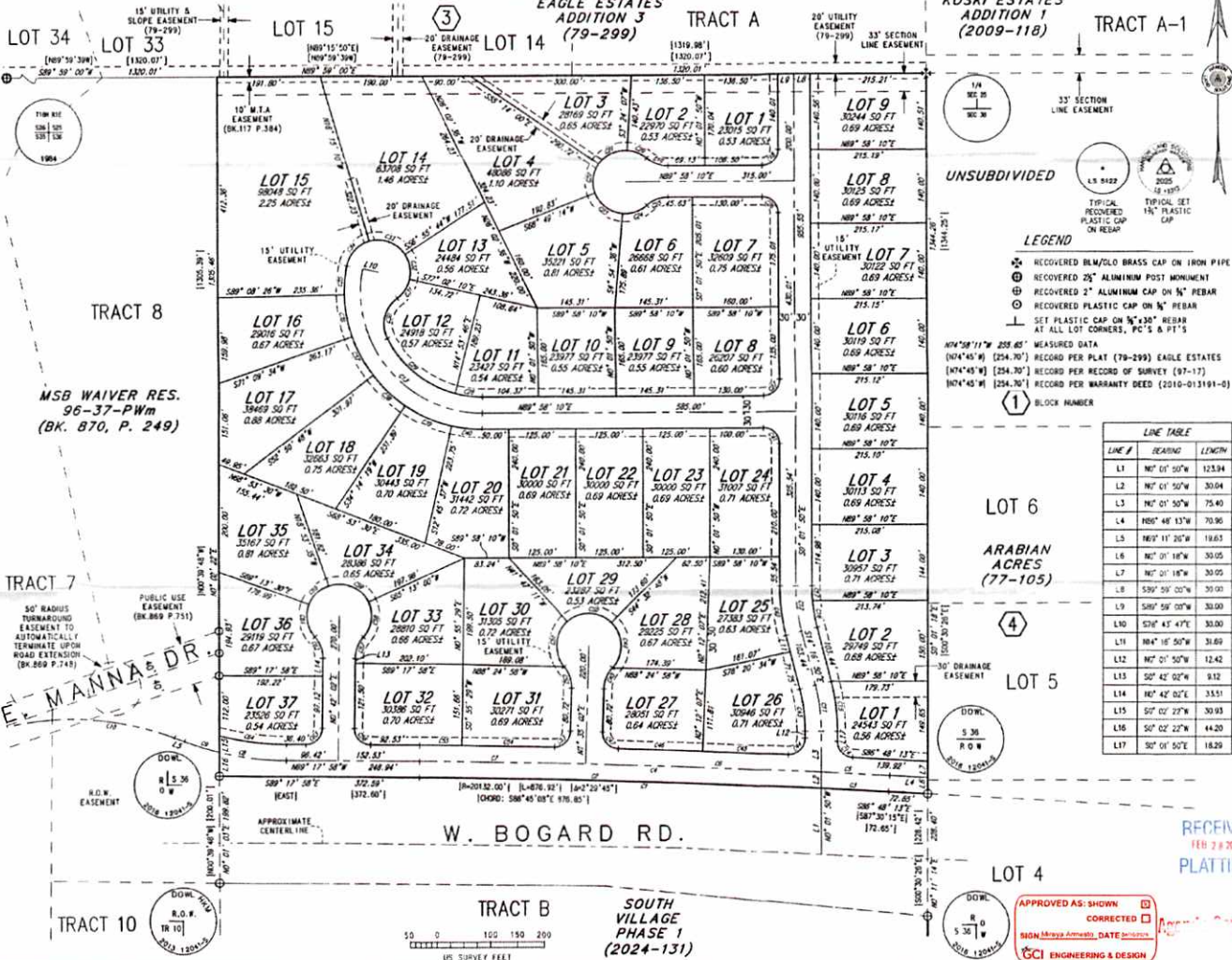
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER 2024-013087-0, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

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

NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAN IS TRUE NORTH WITH REFERENCE TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF THE PARENT PARCEL, A RECOVERED ALUMINUM CAP WITH A NETWORK GROSS GEODETIC POSITION OF 617552.37 NORTH AND 148715.31 WEST.
- ALL LOTS ARE SERVED BY CITY OF PALMER WATER. NO INDIVIDUAL WATER SUPPLY SYSTEM SHALL BE PERMITTED ON ANY LOT.
- NO INDIVIDUAL 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 SUCH SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAN TO BE RECORDED.
- NO DIRECT ACCESS TO W. BOGARD ROAD SHALL BE GRANTED TO ANY LOT UNLESS OTHERWISE AUTHORIZED BY THE PERMITTING AUTHORITY.
- THIS SUBDIVISION IS ENCUMBERED BY AN EXISTING NATURAL GAS BLANKET EASEMENT RECORDED ON AUGUST 6, 2024 AT DOCUMENT #2024-013087-0.
- THIS SUBDIVISION IS ENCUMBERED BY A W.T.A. BLANKET EASEMENT RECORDED ON JULY 17, 2024 AT DOCUMENT #2024-012118-0.

EAGLE ESTATES ADDITION 3 (79-299)



CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL (MATANUSKA-SUSTINA BOROUGH) _____ DATE _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADAPT THIS PLAN OF SUBDIVISION BY OUR FREE, VOLUNTARY, AND EXCLUSIVE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTINA BOROUGH, ALASKA, AND GRANT ALL EASEMENTS TO THE SHOW.

MICHAEL E. THOMPSON (OWNER) _____ DATE _____
M.E. THOMPSON, LLC
P.O. BOX 4042
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 PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MEASUREMENTS SHOWN ON THE PLAN ACTUALLY EXIST AS DESCRIBED AND THAT ALL DISTANCES AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR
A PLAT OF
NORTH VILLAGE
A SUBDIVISION OF
THAT PORTION OF E1/2 NW1/4, SECTION 36, TOWNSHIP 18 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, AK, LYING NORTH OF W. BOGARD RD. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE MATANUSKA-SUSTINA BOROUGH IN DEED RECORDED AT 2019-013191-0
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
N1/2 SEC. 36, T.18N, R.1E, SW, AK
CONTAINING 29.99 ACRES MORE OR LESS

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

FILE: 1924-2121-01 SCALE: 1"=100' 02/27/25 1 OF 1

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	876.89	20131.43	2°29'45"	438.52	876.83	N88° 03' 06"W
C2	751.25	20131.43	2°08'17"	375.67	751.21	N88° 13' 49"W
C3	125.65	20131.43	0°21'27"	62.82	125.65	N86° 58' 57"W
C4	878.20	20161.43	2°29'45"	439.17	878.13	N88° 03' 06"W
C5	127.34	20161.43	0°21'43"	63.67	127.34	N86° 59' 05"W
C6	440.00	20161.43	1°15'01"	220.01	439.99	N87° 47' 27"W
C7	310.87	20161.43	0°53'00"	155.44	310.86	N88° 51' 28"W
C8	125.24	550.00	13°02'47"	62.89	124.96	S82° 46' 35"E
C9	67.80	550.00	7°03'45"	33.94	67.75	S72° 43' 19"E
C10	375.82	550.00	39°09'03"	195.58	368.55	N88° 45' 58"W
C11	87.05	350.00	14°15'00"	43.75	86.82	S7° 09' 20"E
C12	87.05	350.00	14°15'00"	43.75	86.82	S7° 09' 20"E
C13	397.81	225.00	101°18'03"	274.41	347.98	S39° 22' 48"E
C14	45.43	30.00	86°46'23"	28.36	41.21	S43° 25' 01"E
C15	94.51	380.00	14°15'00"	47.50	94.27	S7° 09' 20"E
C16	50.52	320.00	9°02'46"	25.31	50.47	S9° 45' 27"E
C17	29.06	320.00	5°12'14"	14.54	29.05	S2° 37' 57"E
C18	47.12	30.00	90°00'00"	30.00	42.43	S44° 58' 10"W
C19	43.36	60.00	41°24'35"	22.68	42.43	S69° 19' 33"E
C20	39.77	60.00	37°58'38"	20.65	39.05	S67° 36' 34"E
C21	61.40	60.00	58°38'06"	33.69	58.76	S64° 05' 03"W
C22	58.59	60.00	55°56'46"	31.87	56.29	S6° 47' 37"W
C23	66.93	60.00	63°54'38"	37.43	63.51	N53° 08' 05"W
C24	48.54	60.00	46°21'00"	25.69	47.22	S71° 44' 06"W
C25	43.36	60.00	41°24'35"	22.68	42.43	S69° 15' 53"W
C26	47.12	30.00	90°00'00"	30.00	42.43	N45° 01' 50"W
C27	47.12	30.00	90°00'00"	30.00	42.43	N44° 58' 10"E
C28	50.80	195.00	14°55'36"	25.55	50.66	S50° 35' 43"E
C29	166.82	195.00	49°01'02"	88.90	161.78	S50° 35' 43"E
C30	84.20	60.00	80°24'21"	50.71	77.46	S14° 06' 59"W
C31	43.31	60.00	41°21'20"	22.65	42.37	S33° 38' 30"W
C32	48.21	60.00	46°02'07"	25.49	46.92	S10° 03' 13"E
C33	76.64	60.00	73°10'54"	44.54	71.53	N69° 39' 43"W
C34	65.43	60.00	62°28'37"	36.39	62.23	N42° 30' 32"E
C35	53.98	255.00	12°07'47"	27.09	53.88	N5° 12' 19"E
C36	80.03	255.00	17°58'52"	40.34	79.70	N9° 51' 00"W
C37	81.50	255.00	18°18'46"	41.10	81.16	N27° 59' 49"W
C38	82.82	255.00	18°36'29"	41.78	82.45	N46° 27' 27"W
C39	95.59	255.00	21°28'42"	48.36	95.03	N66° 30' 02"W
C40	56.93	255.00	12°47'27"	28.58	56.81	N83° 38' 07"W
C41	47.12	30.00	90°00'00"	30.00	42.43	S45° 01' 50"E
C42	94.51	380.00	14°15'00"	47.50	94.27	N7° 09' 20"W
C43	79.59	320.00	14°15'00"	40.00	79.38	N7° 09' 20"W
C44	48.53	30.00	92°41'10"	31.44	43.41	N46° 18' 45"E
C45	159.92	20191.43	0°27'14"	79.96	159.92	S87° 34' 16"E
C46	157.85	20191.43	0°26'52"	78.92	157.85	S88° 01' 19"E
C47	47.03	30.00	89°49'48"	29.91	42.36	S43° 19' 52"E
C48	43.36	60.00	41°24'35"	22.68	42.43	S22° 17' 20"W
C49	92.62	60.00	88°26'49"	58.40	83.70	S1° 13' 47"E
C50	90.41	60.00	86°20'00"	56.28	82.09	N88° 37' 12"W
C51	92.19	60.00	88°02'21"	57.98	83.39	N4° 11' 38"E
C52	43.36	60.00	41°24'35"	22.68	42.43	N19° 07' 15"W
C53	47.03	30.00	89°49'48"	29.91	42.36	N46° 29' 56"E
C54	172.43	20191.43	0°29'21"	86.22	172.43	S88° 49' 50"E
C55	78.98	20191.43	0°13'27"	39.49	78.98	S89° 11' 15"E
C56	47.12	30.00	90°00'00"	30.00	42.43	S44° 17' 58"E
C57	43.36	60.00	41°24'35"	22.68	42.43	S21° 24' 19"W
C58	70.05	60.00	66°53'37"	39.63	66.14	S8° 39' 48"W
C59	88.08	60.00	84°06'35"	54.13	80.38	N66° 50' 18"W
C60	52.71	60.00	50°19'55"	28.19	51.03	N45° 56' 27"E
C61	275.22	60.00	262°49'09"	68.03	90.00	N89° 17' 58"W
C62	43.36	60.00	41°24'35"	22.68	42.43	N20° 00' 15"W
C63	47.15	30.00	90°02'25"	30.02	42.44	N45° 43' 15"E
C64	125.73	520.00	13°51'14"	63.18	125.43	S82° 22' 21"E

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ (PLATTING CLERK)

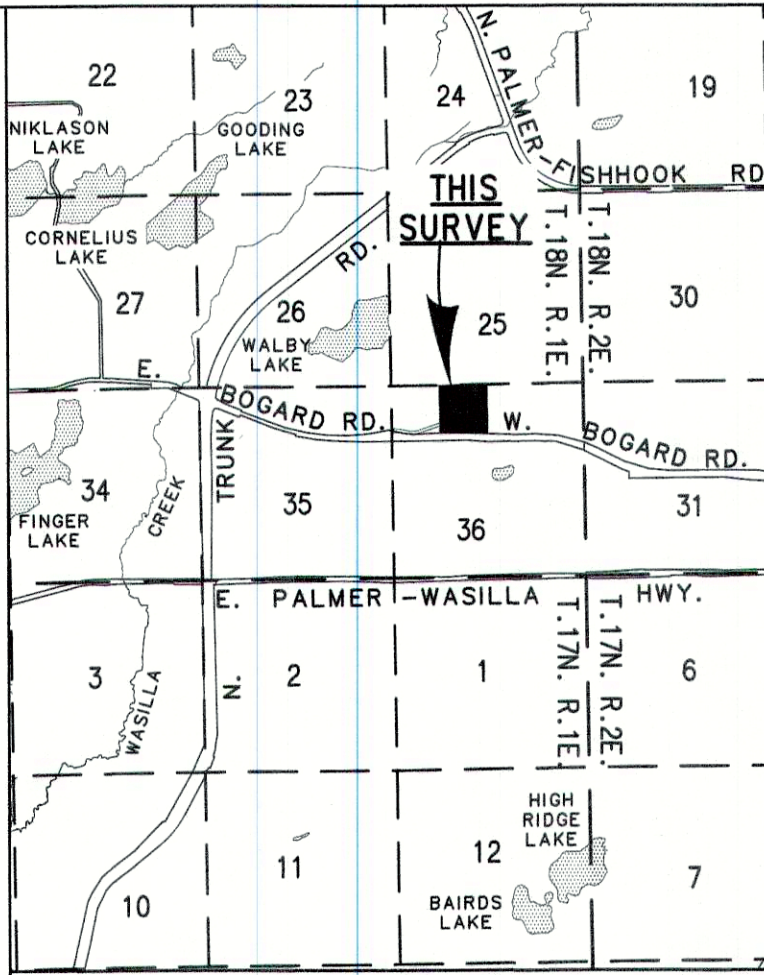
NOTES

- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHWEST CORNER OF THE PARENT PARCEL, A RECOVERED ALUMINUM CAP WITH A NETWORK GNSS GEODETIC POSITION OF 61°36'37.08"N 149°12'03.91"W.
- ALL LOTS ARE SERVED BY CITY OF PALMER WATER. NO INDIVIDUAL WATER SUPPLY SYSTEM SHALL BE PERMITTED ON ANY LOT.
- NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
- THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO DIRECT ACCESS TO W. BOGARD ROAD SHALL BE GRANTED TO ANY LOT UNLESS OTHERWISE AUTHORIZED BY THE PERMITTING AUTHORITY.
- THIS SUBDIVISION IS ENCUMBERED BY AN ENSTAR NATURAL GAS BLANKET EASEMENT RECORDED ON AUGUST 6, 2024 AT DOCUMENT #2024-013697-0.
- THIS SUBDIVISION IS ENCUMBERED BY A M.T.A. BLANKET EASEMENT RECORDED ON JULY 17, 2024 AT DOCUMENT #2024-012118-0.

CERTIFICATE OF PAYMENT OF TAXES

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

TAX COLLECTION OFFICIAL _____ DATE _____
(MATANUSKA-SUSITNA BOROUGH)



SOURCE: MSB TAX MAP WA08, WA09, PA05 & PA12 1"=5280'

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

MICHAEL E. THOMPSON (OWNER) DATE _____
WM CONSTRUCTION, LLC
P.O. BOX 4042
PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

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

FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE



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

REGISTERED LAND SURVEYOR

A PLAT OF
NORTH VILLAGE
A SUBDIVISION OF
THAT PORTION OF E1/2 NW1/4,
SECTION 36, TOWNSHIP 18 NORTH,
RANGE 1 EAST, SEWARD MERIDIAN, AK,
LYING NORTH OF W. BOGARD RD.
EXCEPTING THEREFROM THAT PORTION
CONVEYED TO THE MATANUSKA-SUSITNA
BOROUGH IN DEED RECORDED AT
2010-013191-0
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NW1/4 SEC. 36, T.18N. R.1E. SM, AK
CONTAINING 39.99 ACRES MORE OR LESS

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

FILE: FB24-215 CK: CEH SCALE: 1"=100' 02/27/25 1 OF 1

