AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING
ADMINISTRATIVE SPECIALIST
Kayla Smith

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin

PLATTING ASSISTANT
Connor Herren

ABBREVIATED PLAT AGENDA

ASSEMBLY CHAMBERS
350 EAST DAHLIA AVENUE, PALMER

REGULAR MEETING 8:30 A.M. June 4, 2025

Public Participation: To participate in the Abbreviated Plat Hearing, you can attend in person, or 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.

1. **INTRODUCTION**
   A. Introduction of Staff

2. **UNFINISHED BUSINESS:**
   (None)

3. **PUBLIC HEARINGS:**
   A. **SCOTT SUBDIVISION LOTS 6A, 6B & 6C:** The request is to create three lots from Lot 6, Block 2, Cottrell Park (Plat# 71-26) to be known as **SCOTT SUBDIVISION LOTS 6A, 6B & 6C,** containing 6.08 acres +/. The property is located directly west of S. Baroness Lane, and directly north of E. Duchess Drive;(Tax ID # 6088B02L006); within the SE ¼ Section 10, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and Assembly District 2. *(Petitioner/Owner: Linda Allender, Staff: Chris Curlin, Case #2025-059)*

   B. **CAULKINS RSB LOT 2A:** The request is to create three lots from Lot 2A, Caulkins Subdivision, Plat No. 2024-7 to be known as **CAULKINS RSB L/2A,** containing 3.029 acres +/-. The property is located east of S. Inner Springer Loop, north of E. Outer Springer Loop and directly east of S. Caulkins Street (Tax ID # 8473000L002A); within the SW ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Kevin Nelson, Staff: Matthew Goddard, Case #2025-060)*

   C. **BREEZY MEADOWS SUBDIVISION PHASE 2 LOTS 3 & 4:** The request is to create two lots from Parcel 1, Waiver 94-26, recorded as 1994-26-PWm, and in Book 786, page 107, to be known as **BREEZY MEADOWS SUBDIVISION, PHASE 2 LOTS 3 & 4**, containing

5.00 acres +/-. The property is located west of N. Glenn Highway, south of E. Marsh Road, and directly north of E. Scott Road;(Tax ID# 18N02E32A037) within the NW ¼, NE ¼, Section 32, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2. *(Petitioner/Owner: Affordable Housing Land Consultants, LLC, Staff: Chris Curlin, Case #2025-062)*

THE ABBREVIATED PLAT HEARING WILL CONVENE AT **8:30 A.M** on **June 4, 2025**, in the **ASSEMBLY CHAMBERS** at the Dorothy Swanda Jones Building, 350 E. Dahlia Avenue, Palmer, Alaska.

Public Hearing Process

- **Platting Officer states/reads the case/item to be addressed into the record.**
- **Public Hearing Notices**: Secretary states the number of public hearing notices sent out and the date sent.
- **Staff Report:** The Platting Officer gives an overview of the project for the hearing and the public.
- **Public Testimony**: Members of the public are invited to sign in and testify before the officer.
  - 3-minute time limit per person for members of the public.
  - The time limit may be extended at the discretion of the Platting Officer.
- **The public hearing is closed by the Officer.** No further public input is appropriate.
- **Petitioner Comments**: Petitioner, or his/her representative, comes before the officer to discuss staff recommendations and compliance with Title 43 and other applicable regulations.
  - Testimony is limited to five (5) minutes for the petitioner/applicant.
  - The time limit may be extended at the discretion of the Platting Officer
- **Motion to Approve:** Motion to approve is made by the Platting Officer.
  - No further unsolicited input from petitioner is appropriate.
  - Conditions and Findings must be written for all decisions made regarding the action being taken, whether it passed or failed.
  - Decisions are final unless reconsidered by the platting board MSB 43.35.005 or appealed to the board of adjustments and appeals. MSB 43.35.015

3A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 4, 2025

ABBREVIATED PLAT:	SCOTT SUBDIVISION LOTS 6A, 6B, & 6C
LEGAL DESCRIPTION:	SEC 10, T17N, R01E S.M., AK
PETITIONERS:	LINDA ALLENDER
SURVEYOR/ENGINEER:	GENE LEQUIRE
ACRES: 6.08 +/-	PARCELS: 3
REVIEWED BY:	CHRIS CURLIN CASE #: 2025-059

REQUEST:
The request is to create three lots from Lot 6, Block 2, Cottrell Park (Plat# 71-26) to be known as SCOTT SUBDIVISION LOTS 6A, 6B & 6C, containing 6.08 acres +/. The property is located directly west of S. Baroness Lane, and directly north of E. Duchess Drive; within the SE ¼ Section 10, Township 17 North, Range 01 East, Seward Meridian, Alaska. In the Gateway Community Council and Assembly District 2.

EXHIBITS:

Vicinity Map and Aerial Photos	**Exhibit A** – 4 pgs
Soils Report	**Exhibit B** – 10 pgs
COMMENTS:	
ADOT&PF	**Exhibit C** – 1 pg
MSB Permit Center	**Exhibit D** – 1 pg
Utilities	**Exhibit E** – 5 pgs

DISCUSSION: The proposed subdivision is creating three lots. Lots range in size from 1.27 to 3.54 acres. Proposed lots to take access from S. Baroness Lane & E. Duchess Drive.

Soils Report: A Soils Report **(Exhibit B)** was provided by David Cooper, P.E. pursuant to MSB 43.20.281. This report presents the results of the subsurface soils investigation performed at Cottrell Park Subdivision, Plat No. 71-26 Block 2 Lot 6 in Palmer, Alaska. This lot will be subdivided into four separate lots and renamed Scott Subdivision lots 6A, 6B, 6C and 6D. The purpose of this investigation was to gather information to determine if the plan to subdivide lot six into four separated lots will meet the minimum lot size requirements pursuant to MSB 43.20.281 (A)(1). The subsurface soils investigation included a test hole in approximately the center of lot 6D, & lot 6C and one test hole approximately centered on the lot line between lots 6A and 6B. Test holes were dug to a depth of 11 feet. This report

includes descriptions of the site, the field exploration, subsurface conditions encountered, and the engineer's statement on the 10,000 s/f contiguous usable septic area and 10,000 s/f of buildable area for the four proposed lots.
Staff notes Title 43 requires a minimum test hole depth of 12'.

COMMENTS:
MSB Pre-Design & Engineering **(Exhibit C)** PD&E has no comments.
MSB Permit Center **(Exhibit D)** Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout. No other comments from the Permit Center.

Utilities: **(Exhibit E)** ENSTAR has no comments. GCI has no comments or objections to the plat, attached is the signed plat for your records. MTA has reviewed Scott Subd Lots 6A, 6B and 6C and would like to request a dedicated utility easement along the east boundary of lots 6A and 6B along the ROW of Baroness Ave. MEA did not respond.
Staff notes the granting of utility easements will need to be outside of this platting action.

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

CONCLUSION
The plat of SCOTT SUBDIVISION LOTS 6A, 6B & 6C is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.025 *Abbreviated Plats*. A Soils Report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

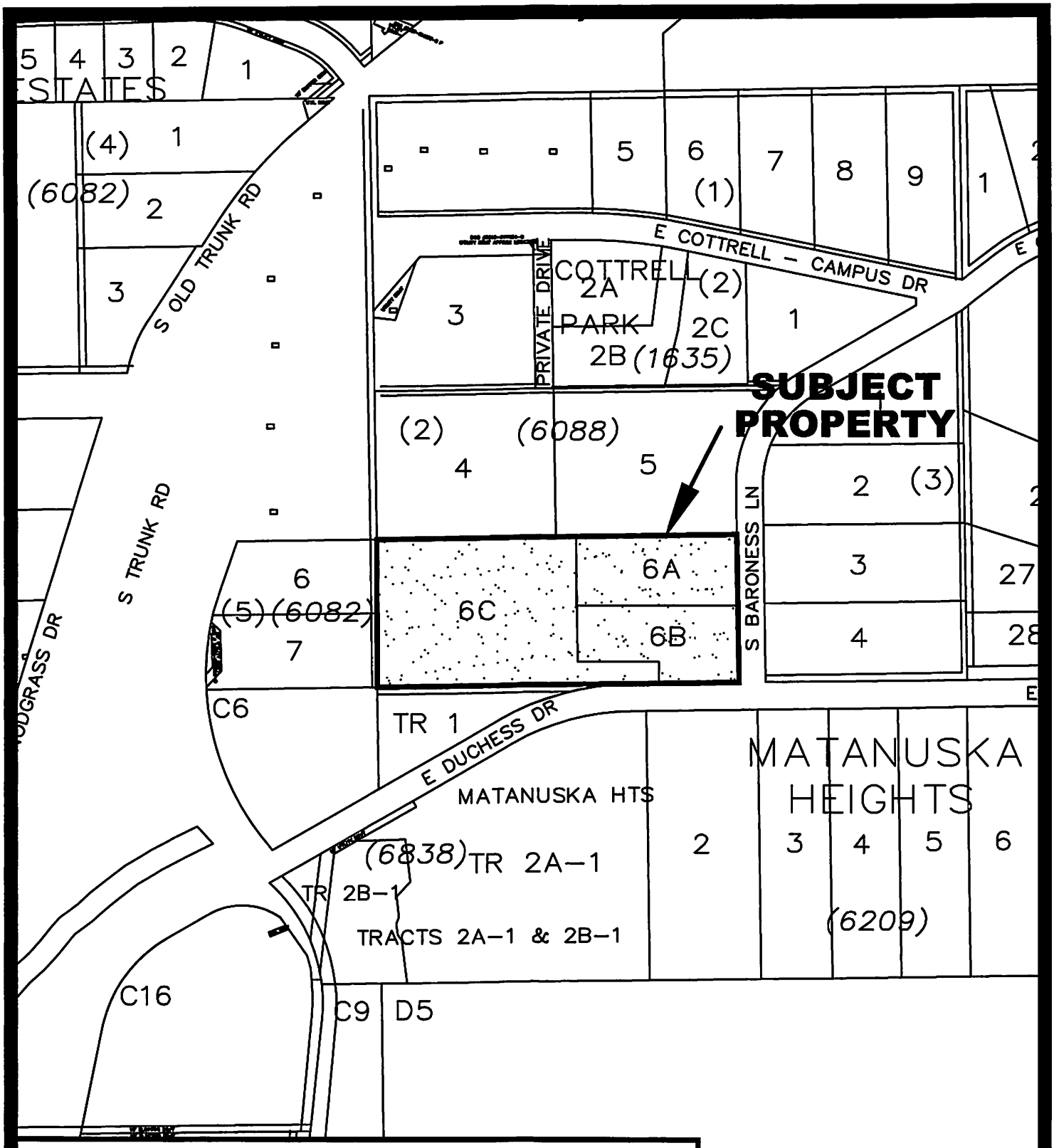
FINDINGS of FACT:
1. The abbreviated plat of SCOTT SUBDIVISION LOTS 6A, 6B & 6C is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.025 *Abbreviated Plats.*
2. A Soils Report was provided by the surveyor pursuant to MSB 43.20.281
3. There were no objections from any borough departments, outside agencies, utilities, or the public.
4. At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #22 Gateway; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, or Assessments; or MEA;.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of EARLES LOT 1 AND LOT 2, within the SE ¼ Section 10, Township 17 North, Range 01 East, Seward Meridian, Alaska., Seward Meridian, Alaska.

contingent on the following recommendations:

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



VICINITY MAP

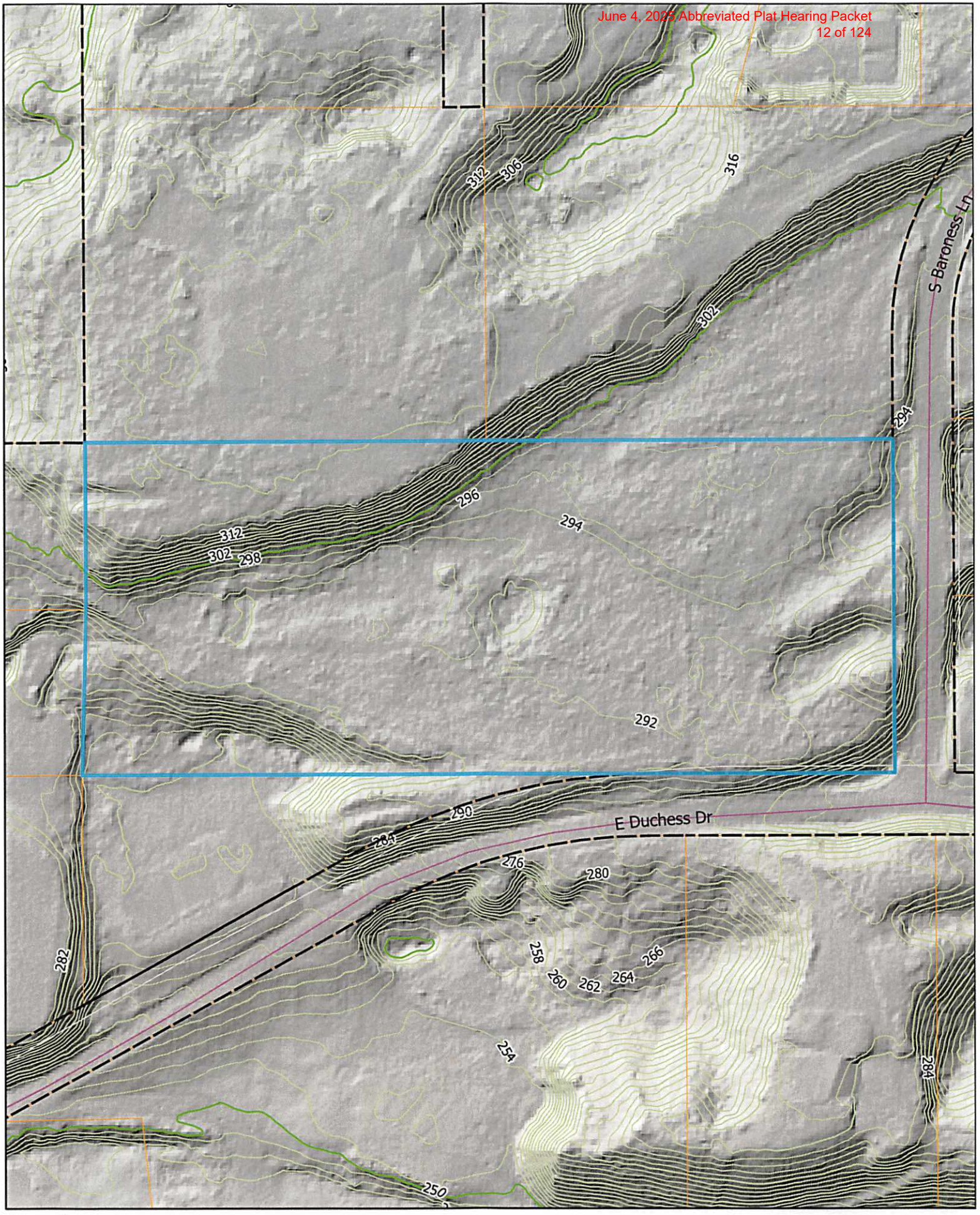
FOR PROPOSED SCOTT SUBDIVISION LOTS 6A, 6B & 6C SUBDIVISION
LOCATED WITHIN
SECTION 10, T17N, R01E, SEWARD MERIDIAN
ALASKA

WA09 MAP

EXHIBIT A


S Baroness Ln
E Duchess Dr
Matanuska-Susitna Borough, Maxar, Microsoft
N
W
E
S
0
145

EXHIBIT A


312
306
316
S Baroness Ln
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294
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292
E Duchess Dr
290
284
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264
266
254
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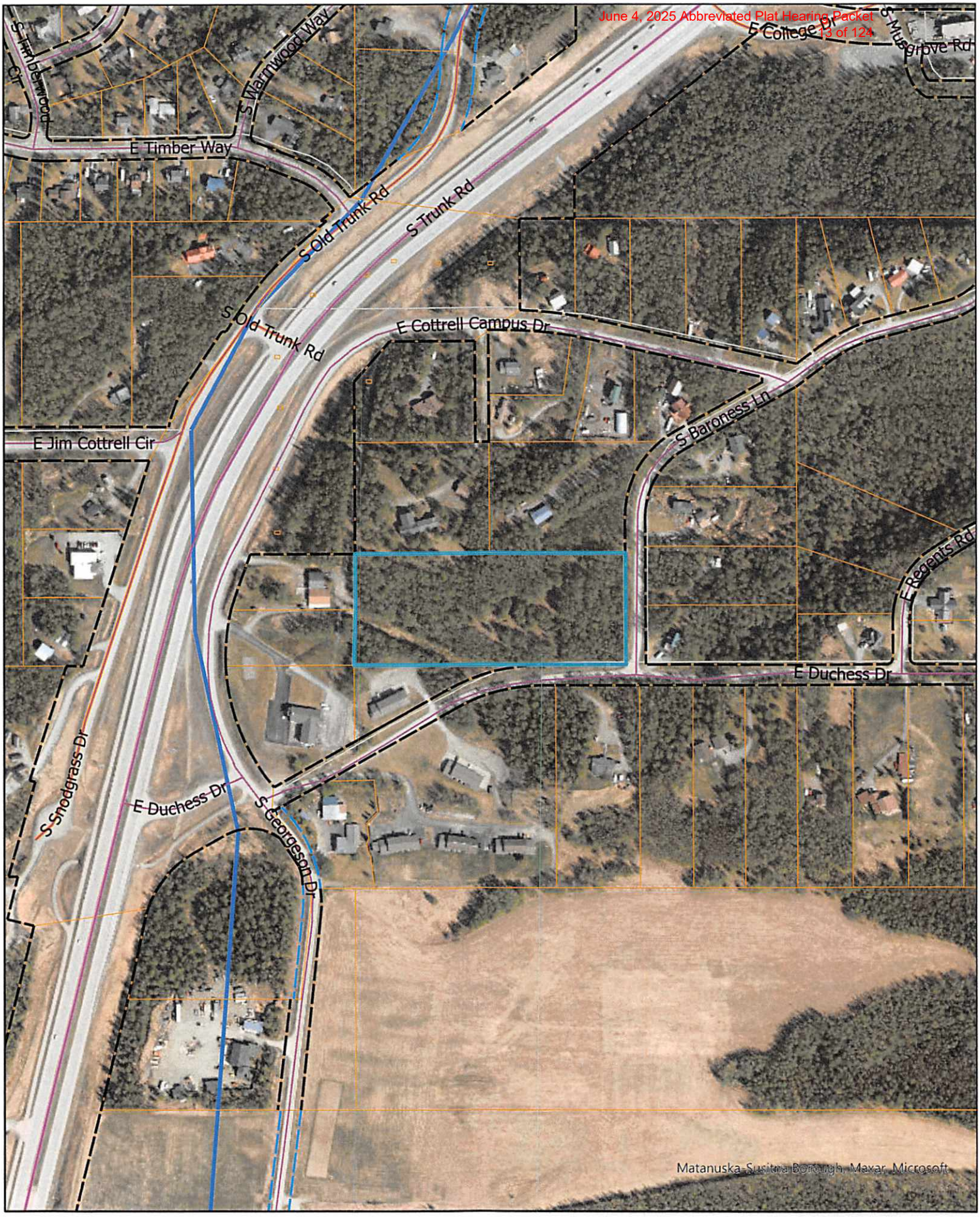
145
2

EXHIBIT A


E College Dr
S Musgrove Rd
S Timberwood Cir
S Warnwood Way
E Timber Way
S Old Trunk Rd
S Trunk Rd
S Old Trunk Rd
E Cottrell Campus Dr
S Baroness Ln
E Jim Cottrell Cir
E Regents Rd
E Duchess Dr
S Shodgrass Dr
E Duchess Dr
S Georgeson Dr
Matanuska-Susitna Borough, Maxar, Microsoft
N
W
E
S
0
425
EXHIBIT A

Geotechnical Report

For

Scott Subdivision
Palmer, Alaska

Prepared for:

Linda J. Allender (Owner)
7628 E. Cottrell Campus Dr.
Palmer, Alaska 99645

Prepared by:

David Cooper PE
Sr. Civil Engineer

3324 Cottonwood St.
Anchorage, AK. 99508

Phone: 907-230-4211
Email: dcooper@hdlalaska.com

Date 3/18/2025

1.1 Purpose and Scope

This report presents the results of the subsurface soils investigation performed at Cottrell Park Subdivision, Plat No. 71-26 Block 2 Lot 6 in Palmer, Alaska. This lot will be subdivides into four separate lots and renamed Scott Subdivision lots 6A, 6B, 6C and 6D. The purpose of this investigation was to gather information to determine if the plan to subdivide lot six into four separated lots will meet the minimum lot size requirements pursuant to MSB 43.20.281 (A)(1). The subsurface soils investigation included a test hole in approximately the center of lot 6D, & lot 6C and one test hole approximately centered on the lot line between lots 6A and 6B. Test holes were dug to a depth of 11 feet. This report includes descriptions of the site, the field exploration, subsurface conditions encountered, and the engineer's statement on the 10,000 s/f contiguous usable septic area and 10,000 s/f of buildable area for the four proposed lots.

1.2 Site Description

The site is currently undeveloped. Lot 6D has a dilapidated shed with a collapsed roof at the base of the hill on the lot 6D. Lot 6C has a well located on the North West corner of the lot. Lots A and B have about a 5' elevation change north to south across both of the lots. The west side of the lots 6A and 6B have a few small hollows and hills with about a 5' change in elevation. Both lots 6A and 6B have more than 10,000 s/f of contiguous usable septic area and 10,000 s/f of buildable area. Lot 6C has about a 20 foot tall hill on the North West corner of the lot. The well on lot 6C is located on the base of the hill. With a 100 foot well radius around the existing well, lot 6C still has have more than 10,000 s/f of contiguous usable septic area and 10,000 s/f of buildable area. Lot D has a 20 foot hill on the North side of the lot and a 20 foot down slope hill on the south side of the lot. The down slope on the west site of the lot is about a 25% slope and the slope on the east side of the hill is about a 50% slope. The well located on lot 6C encroaches about 80 feet onto lot 6D. Pursuant to MSB 43.20.281 (A)(1)(a)(iii) usable septic area is located at least 50 feet from the top of a slope which is greater than 25 percent and has more than ten feet of elevation change. Attached Figure 1 shows the approximate contiguous usable septic area on lot 6D is estimated at 1021 s/f. The square footage is roughly estimated off of the subdivision CAD drawing. The remaining lot area will provide more than the minimum 10,000 s/f of usable building area. As part of the subdivision development, the owner will be moving a large portion of the North hill on the lot 6D and using the material for house foundations, driveways and to fill the south east corner of the down slope on Lot 6D.

1.3 Field Exploration Subsurface Conditions

The field exploration was conducted on October 16, 2024. Three test holes were dug at the locations shown on Fig. 1, Test hole and contour Map. The test holes were dug using a Kubota KX057 Excavator. Three test holes were dug to a depth of 11 feet, samples were obtained at the bottom of the test holes. The Owner understands that the test holes are required to a minimum 12 foot below ground service. The Owner will provide an updated to this soils report in June 2025 after the ground is unfrozen and an excavator is available at the site. New test holes will be dug to a 15 foot depth. New soils test reports and soils logs will be provide.

Soils conditions are described here in general terms. For detailed soil conditions, refer to the Aggregate/Soils Test Reports, 24P1506, 24P1507 and 24P1508. The soil descriptions presented, and as provided on the test boring logs are based on the Unified Soils Classification System (USCS).

The project area is mostly covered with cottonwood and birch trees. The soils encountered in the test holes were fairly consistent at each test hole. The upper 2.5 to 3.5 feet at each test hole is soil overburden. Below the 2.5 to 3.5 depth the material is well graded gravel w/sand (GW) to the excavation limit of about 11 feet below ground surface (bgs). The some large rocks ranging from 3" to 12" were encountered during the test hole excavation. Groundwater was not encountered in the test holes.

1.4 Discussion and Recommendations

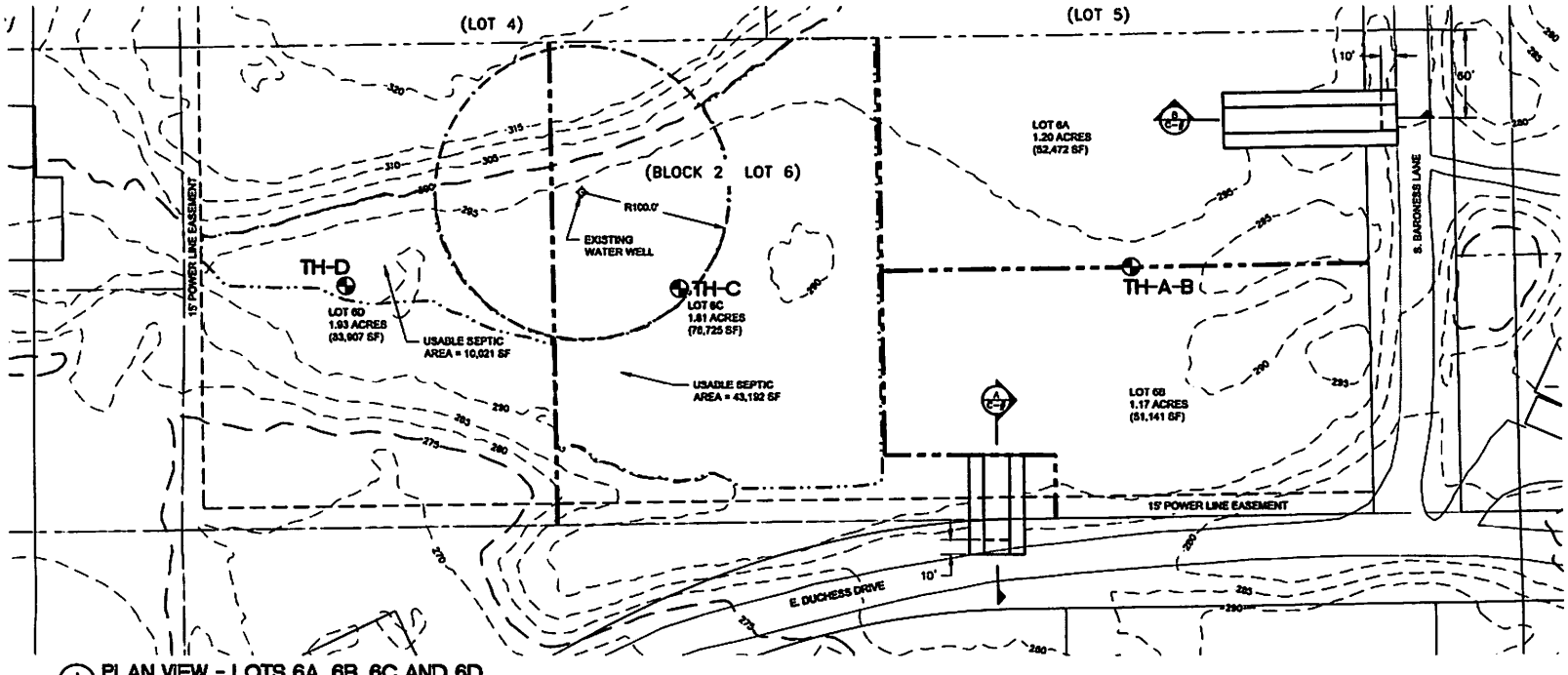
The native inorganic soils 2.5 to 3.5 bgs are suitable for support a conventional gravity septic system as detailed in the ADEC septic system installer's manual. Lots 6A, 6B, and 6C have more than enough area to support a septic system, well and home site. Lot 6D even though it has a hill and slope on the lot has enough area to support a well, septic system and home site. Due the location of the existing well on lot 6C and the hills on the lot the septic system will need to be located on the west side of the lot. The property owner indicated the after the lot 6 is subdivided a good portion of the upper hill on lot 6D will be moved to fill in the down slope of the lot and provide material for house foundations and driveways.

After inspection of the site and review of the preliminary plat of Scott Subdivision, I can state that lots 6A, 6,B, 6,C and 6D meet the minimum lot size requirements pursuant to MSB 43.20.281 (A)(1). And will have at least the minimum 10,000 s/f of contiguous usable septic area and 10,000 s/f of buildable area.

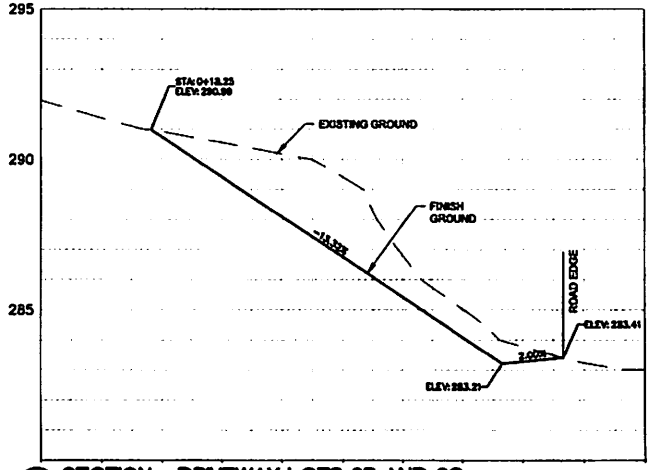
Sincerely,

David E. Cooper, P.E.

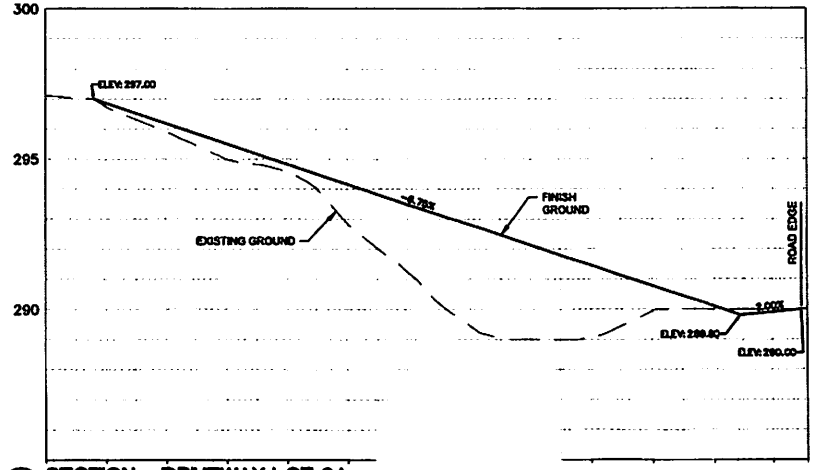
Sr. Civil Engineer



1 PLAN VIEW - LOTS 6A, 6B, 6C AND 6D
SCALE: 1" = 40'



A SECTION - DRIVEWAY LOTS 6B AND 6C
SCALE: 1" = 10'



B SECTION - DRIVEWAY LOT 6A
SCALE: 1" = 10'

PLAT OF
SCOTT SUBDIVISION
LOTS 6A, 6B, 6C & 6D

A SUBDIVISION OF
LOT 6, BLOCK 2
COTTRELL SUBDIVISION
PLAT No. 71-26

LOCATED WITHIN NW 1/4 SE 1/4
SECTION 10, T17N, R1E,
SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 6.00 ACRES, MORE OR LESS

Figure 1

DATE		SCALE	1 INCH = 40 FEET
DRAWN	KK	TAX MAP	WA13
CHECKED	XXX	FIELD BOOK	
DWG NAME	10-005_LOWE FINAL PLAT	SHEET	1 OF 1

EXHIBIT B

HDL ENGINEERING Consultants LLC

AGGREGATE/SOILS TEST REPORT

PROJECT:	Scott Subdivision	**DATE TAKEN:**	9/22/2024
PROJECT NO.:	24-499	**DATE TESTED:**	10/11/2024
CLIENT:	David Cooper	**TESTED BY:**	NFP
SAMPLE NO.:	24P1508	**REVIEWED BY:**	JAB
LOCATION:	BOREHOLE D	**DESCRIPTION:**	2' OVERBURDEN, 11' DOWN

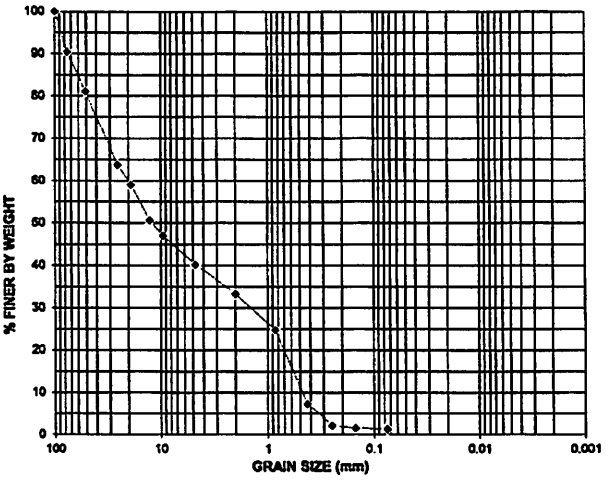
SIEVE ANALYSIS TEST

(ASTM D422)

Sieve Size	Diameter (mm)	Total % Passing
6"	152.4	
4"	100.0	100
3"	76.2	90
2"	50.8	81
1"	25.4	64
3/4"	19.0	59
1/2"	12.7	51
3/8"	9.5	47
#4	4.75	40
#10	2.00	33
#20	0.85	25
#40	0.425	7
#60	0.25	2
#100	0.15	1
#200	0.075	1.2

% Gravel:	59.8
%Sand:	39.0
% Fines:	1.2
D60:	20.32
D30:	1.55
D10:	0.49
Cu:	41.3
Cc:	0.2
% .02 mm:	
% Moisture:	2.8
Fine Modulus:	

GRAIN SIZE DISTRIBUTION



HYDROMETER TEST

(ASTM D422)

Elapsed Time (min)	Diameter (mm)	Total % Passing
0		
0.5		
1		
2		
4		
8		
15		
30		
60		
250		
1440		

(ASTM D4318)

Liquid Limit:	
Plastic Limit:	
Plastic Index:	

(ASTM C127)

Bulk SpG:	
SSD SpG:	
Apparent SpG:	
% Absorption:	

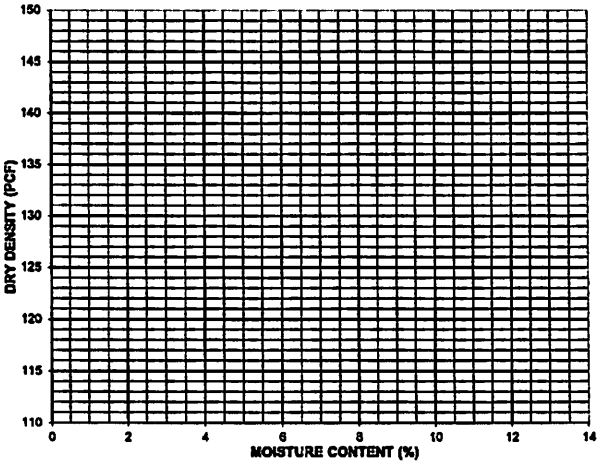
(ASTM C128)

Bulk SpG:	
SSD SpG:	
Apparent SpG:	
% Absorption:	

(ASTM D1557)

Dry Den (U):	
Dry Den (C):	
M% (U):	
M% (C):	
SpG (assumed):	
M-D Test Method:	

MOISTURE-DENSITY RELATIONSHIP



CLASSIFICATION: Poorly Graded Gravel w/Sand
USC: GP
FROST CLASS:

Remarks:

JOHN A. BUZDOR, P.E. 2/21/2025

3335 Arctic Blvd, Suite 100
Anchorage, AK 99503
Phone: (907) 564-2120

Subject to review by our Materials Engineer

REV 1-29-20

EXHIBIT B

HDL ENGINEERING Consultants LLC

AGGREGATE/SOILS TEST REPORT

PROJECT:	IN HOUSE	**DATE TAKEN:**	10/8/2024
PROJECT NO.:	24-499	**DATE TESTED:**	10/11/2024
CLIENT:	NA	**TESTED BY:**	NFP
SAMPLE NO.:	24P1507	**REVIEWED BY:**	JAB
LOCATION:	BOREHOLE C	**DESCRIPTION:**	2' OVERBURDEN, 11' DOWN

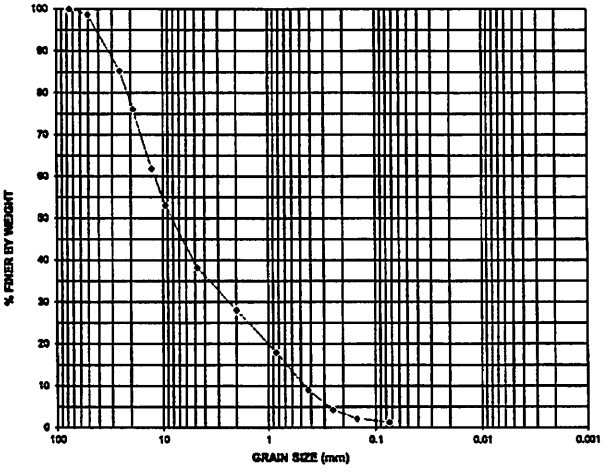
SIEVE ANALYSIS TEST

(ASTM D422)

Sieve Size	Diameter (mm)	Total % Passing
6"	152.4	
4"	100.0	
3"	76.2	100
2"	50.8	99
1"	25.4	85
3/4"	19.0	78
1/2"	12.7	62
3/8"	9.5	53
#4	4.75	38
#10	2.00	28
#20	0.85	18
#40	0.425	9
#60	0.25	4
#100	0.15	2
#200	0.075	1.3

% Gravel:	61.8
%Sand:	37.0
% Fines:	1.3
D60:	12.01
D30:	2.62
D10:	0.47
Cu:	25.6
Cc:	1.1
% .02 mm:	
% Moisture:	2.7
Fine Modulus:	

GRAIN SIZE DISTRIBUTION



HYDROMETER TEST

(ASTM D422)

Elapsed Time (min)	Diameter (mm)	Total % Passing
0		
0.5		
1		
2		
4		
8		
15		
30		
60		
250		
1440		

(ASTM D4318)

Liquid Limit:	
Plastic Limit:	
Plastic Index:	

(ASTM C127)

Bulk SpG:	
SSD SpG:	
Apparent SpG:	
% Absorption:	

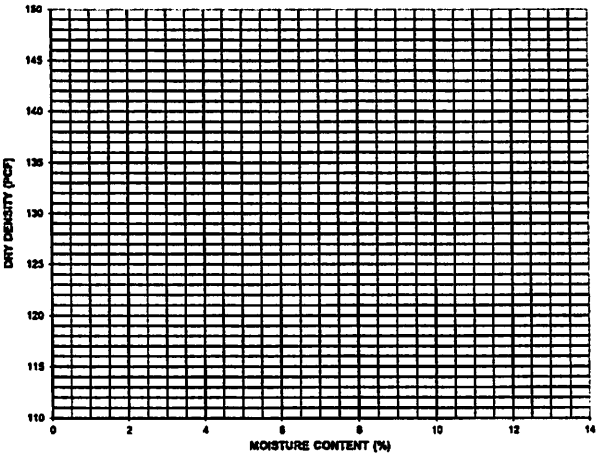
(ASTM C128)

Bulk SpG:	
SSD SpG:	
Apparent SpG:	
% Absorption:	

(ASTM D1557)

Dry Den (U):	
Dry Den (C):	
M% (U):	
M% (C):	
SpG (assumed):	
M-D Test Method:	

MOISTURE-DENSITY RELATIONSHIP



CLASSIFICATION: Well Graded Gravel w/Sand

USC: GW

FROST CLASS:

Remarks:

JOHN A. BUZDOR, P.E. 2/25/2025

3335 Arctic Blvd, Suite 100
Anchorage, AK 99503
Phone: (907) 564-2120

Subject to review by our Materials Engineer

REV 1-29-20

EXHIBIT B

HDL ENGINEERING Consultants LLC

AGGREGATE/SOILS TEST REPORT

PROJECT:	Scott Subdivision	**DATE TAKEN:**	9/22/2024
PROJECT NO.:	24-499	**DATE TESTED:**	10/11/2024
CLIENT:	David Cooper	**TESTED BY:**	NFP
SAMPLE NO.:	24P1508	**REVIEWED BY:**	JAB
LOCATION:	BOREHOLES A+B	**DESCRIPTION:**	3.5' OVERBURDEN, 11' DOWN

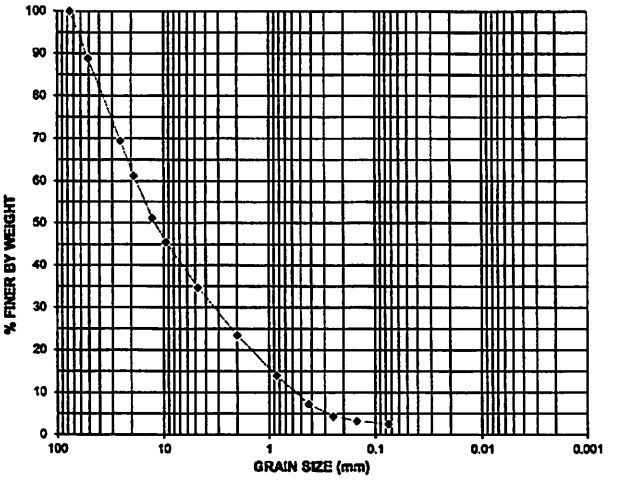
SIEVE ANALYSIS TEST

(ASTM D422)

Sieve Size	Diameter (mm)	Total % Passing
6"	152.4	
4"	100.0	
3"	76.2	100
2"	50.8	89
1"	25.4	69
3/4"	19.0	61
1/2"	12.7	51
3/8"	9.5	46
#4	4.75	35
#10	2.00	23
#20	0.85	14
#40	0.425	7
#60	0.25	4
#100	0.15	3
#200	0.075	2.5

% Gravel:	65.3
%Sand:	32.2
% Fines:	2.5
D60:	18.22
D30:	3.60
D10:	0.60
Cu:	30.4
Cc:	1.2
% .02 mm:	
% Moisture:	2.5
Fine Modulus:	

GRAIN SIZE DISTRIBUTION



HYDROMETER TEST

(ASTM D422)

Elapsed Time (min)	Diameter (mm)	Total % Passing
0		
0.5		
1		
2		
4		
8		
15		
30		
60		
250		
1440		

(ASTM D4318)

Liquid Limit:	
Plastic Limit:	
Plastic Index:	

(ASTM C127)

Bulk SpG:	
SSD SpG:	
Apparent SpG:	
% Absorption:	

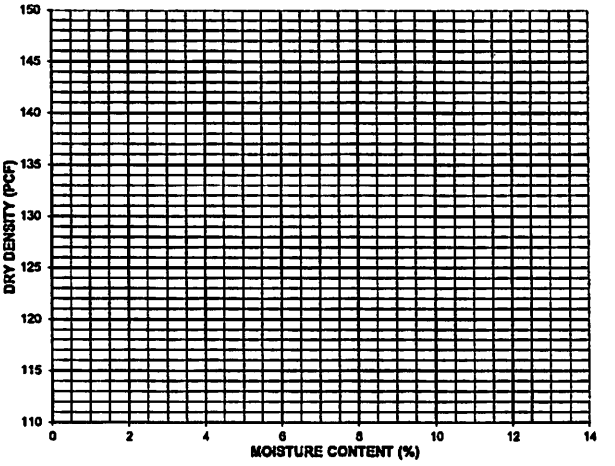
(ASTM C128)

Bulk SpG:	
SSD SpG:	
Apparent SpG:	
% Absorption:	

(ASTM D1557)

Dry Den (U):	
Dry Den (C):	
M% (U):	
M% (C):	
SpG (assumed):	
M-D Test Method:	

MOISTURE-DENSITY RELATIONSHIP



CLASSIFICATION: Well Graded Gravel w/Sand
USC: GW
FROST CLASS:

Remarks:

JOHN A. BUZDOR, P.E. 2/21/2025

3335 Arctic Blvd, Suite 100
Anchorage, AK 99503
Phone: (907) 564-2120

Subject to review by our Materials Engineer

REV 1-29-20

EXHIBIT B

HDL ENGINEERING Consultants LLC — TEST PIT: BLOCK 2 LOT 6A, LOT 6B

Project Name: Scott Subdivision
Project Number: -
Client: -
Date Drilled: -
Total Depth: 15 ft

Drilling Firm: -
Equipment: Excavator
Hammer Type: -
Hammer Weight: -
Field Staff: D. Cooper

Station/Offset: - / - -
Lat/Long: -, -
Boring Elevation: N/A
Location: Palmer recording district, Alaska

Comments No free groundwater encountered.

Depth (ft)	Water Levels	Drilling Method	Samples: Sample Number	Sample Graphic	Recovery Length (ft)	Blow Counts	Uncorrected N-Value	USCS	Bonded	Graphic Log	Visual Classification and Remarks	Lab: % Gravel	% Sand	% Fines	% Finer than 0.02mm	Moisture Content (%)	% Organic Material	Atterberg Limits
0		Track-Mounted Excavator									**ORGANIC MAT** 0.5							
1											**TOPSOIL**							
2																		
3											3.5							
4			S-1	■				GW			Well-graded **GRAVEL** (GW); with sand	65.3	32.2	2.5		2.50		
5																		
6																		
7																		
8																		
9																		
10																		
11											11.0							

Terminated test pit at 11.0 feet bgs.

Graphics Legend

- organic mat
- Topsoil
- GW
- Grab - Grab Sample

Water Levels

- ▽ -
- ▼ -

EXHIBIT B

HDL ENGINEERING Consultants LLC — TEST PIT: BLOCK 2 LOT 6C

Project Name: Scott Subdivision
Project Number: -
Client: -
Date Drilled: -
Total Depth: 13.5 ft

Drilling Firm: -
Equipment: Excavator
Hammer Type: -
Hammer Weight: -
Field Staff: D. Cooper

Station/Offset: - / - -
Lat/Long: -, -
Boring Elevation: N/A
Location: Palmer recording district, Alaska

Comments No free groundwater encountered.

Depth (ft)	Water Levels	Drilling Method	Samples: Sample Number	Sample Graphic	Recovery Length (ft)	Blow Counts	Uncorrected N-Value	USCS	Bonded	Graphic Log	Visual Classification and Remarks	Lab: % Gravel	% Sand	% Fines	% Finer than 0.02mm	Moisture Content (%)	% Organic Material	Atterberg Limits
0											**ORGANIC MAT** 0.5							
1											**TOPSOIL**							
2											2.0							
2			S-1	■				GW			Well-graded **GRAVEL** (GW); with sand	61.8	37	1.3		2.70		
3																		
4																		
5																		
6																		
7																		
8																		
9																		
10																		
11		Track-Mounted Excavator									11.0							

Terminated test pit at 11.0 feet bgs.

Graphics Legend

- organic mat
- Topsoil
- GW
- Grab - Grab Sample

Water Levels

- ▽ -
- ▼ -

EXHIBIT B

HDL ENGINEERING Consultants LLC — TEST PIT: BLOCK 2 LOT 6D

Project Name: Scott Subdivision
Project Number: -
Client: -
Date Drilled: -
Total Depth: 13.5 ft

Drilling Firm: -
Equipment: Excavator
Hammer Type: -
Hammer Weight: -
Field Staff: D. Cooper

Station/Offset: - / - -
Lat/Long: -, -
Boring Elevation: N/A
Location: Palmer recording district, Alaska

Comments No free groundwater encountered.

Depth (ft)	Water Levels	Drilling Method	Samples: Sample Number	Sample Graphic	Recovery Length (ft)	Blow Counts	Uncorrected N-Value	USCS	Bonded	Graphic Log	Visual Classification and Remarks	Lab: % Gravel	% Sand	% Fines	% Finer than 0.02mm	Moisture Content (%)	% Organic Material	Atterberg Limits
0		Track-Mounted Excavator									**ORGANIC MAT** 0.5							
1											**TOPSOIL** 2.0							
2			S-1	■				GP			Poorly Graded **GRAVEL** (GP); with sand	59.8	39	1.2		2.80		
3																		
4																		
5																		
6																		
7																		
8																		
9																		
10																		
11											11.0							

Terminated test pit at 11.0 feet bgs.

Graphics Legend

- Topsoil
- organic mat
- GP
- ■ Grab - Grab Sample

Water Levels

- ▽ -
- ▼ -

EXHIBIT B

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, May 20, 2025 2:54 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: RE: RFC Scott Subdivision Lots 6A, 6B and 6C (CC)

Hello,

PD&E has no comments.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, May 8, 2025 3:59 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>; gatewaycommunitycouncil@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 Scott Subdivision Lots 6A, 6B and 6C (CC)

Hello,

The following link is a request for comments for the proposed Scott Subdivision Lots 6A, 6B and 6C.
Please ensure all comments have been submitted by May 22, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

Scott Subdivision Lots 6A, 6B, & 6C

Sincerely,

Chris Curlin
Platting Technician

EXHIBIT C

Chris Curlin

From: Permit Center
Sent: Friday, May 9, 2025 8:14 AM
To: Chris Curlin
Subject: RE: RFC Scott Subdivision Lots 6A, 6B and 6C (CC)

Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

No other comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, May 8, 2025 3:59 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>; gatewaycommunitycouncil@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 Scott Subdivision Lots 6A, 6B and 6C (CC)

Hello,

The following link is a request for comments for the proposed Scott Subdivision Lots 6A, 6B and 6C.
Please ensure all comments have been submitted by May 22, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

Scott Subdivision Lots 6A, 6B, & 6C

EXHIBIT D

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

May 12, 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.

- **SCOTT SUBDIVISION LOTS 6A, 6B & 6C**
  (MSB Case # 2025-059)

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

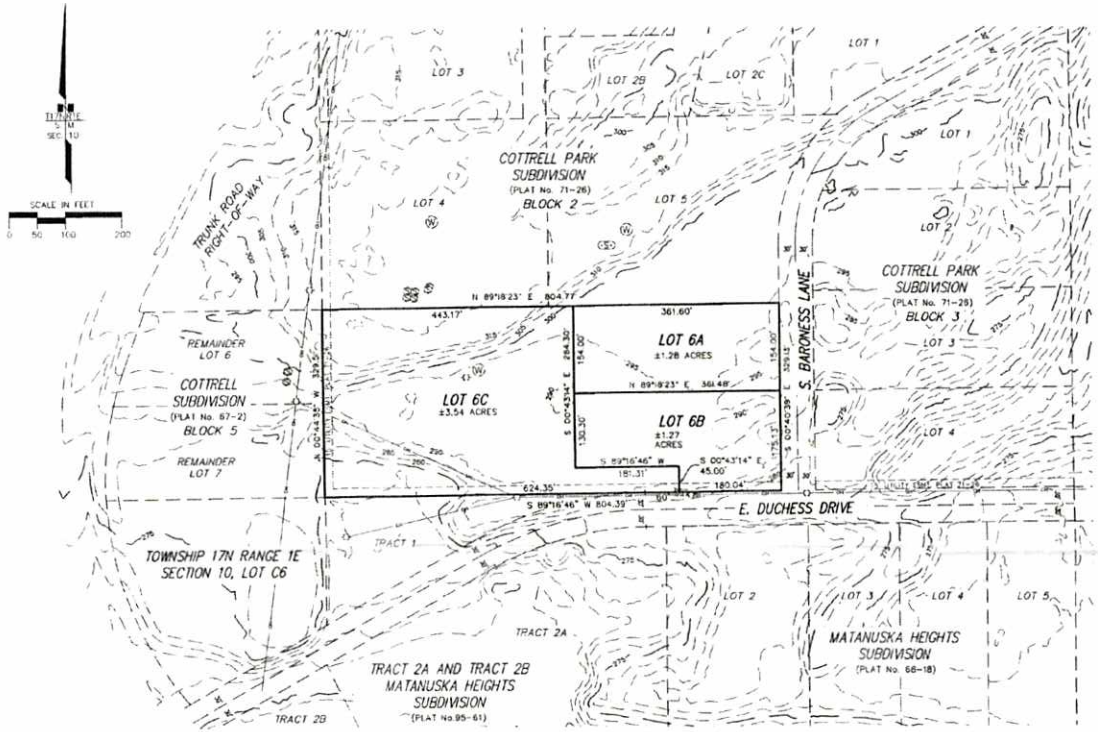
Sincerely,

James Christopher

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

EXHIBIT E

EXHIBIT E



AS-BUILT
9/22/2024

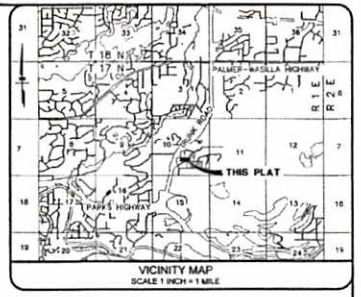
NOTES:

1. THERE MAY BE FEDERAL, STATE OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCEL SHOWN ON THE PLAT TO BE RECORDED.
2. 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 GOVERNS THESE SYSTEMS.
3. A BLANKET RIGHT-OF-WAY EASEMENT IN FAVOR OF MATANUSKA ELECTRIC ASSOCIATION, INC (MEA) EXISTS IN BOOK 24, PAGE 120 RECORDED AUGUST 18, 1957.
4. THE BASIS OF BEARINGS IS ALASKA STATE PLANE ZONE 4, NAD83 (2011) GRID FROM GPS OBSERVATIONS. DISTANCES SHOWN ARE GROUND DISTANCES.
5. NO BUILDINGS ARE ON THE PROPERTY AT THIS TIME.
6. CONTOUR INTERVAL IS 5'.

CERTIFICATION AT THIS TIME IS SOLELY FOR THE AS-BUILT AND TOPO INFORMATION

LEGEND

N 89°18'23" E 804.77'	MEASURED DATA THIS SURVEY
(N 89°52' E 805.00')	RECORD DATA PER PLAT 71-26
	SUBJECT PROPERTY LINE
	EASEMENT LINE
W	EXISTING WATER WELL
SV	EXISTING SEPTIC VENT
ST	EXISTING SEPTIC TANK
UP	EXISTING UTILITY POLE
TEL	EXISTING TELEPHONE VAULT
	OVERHEAD UTILITY LINE
300	MAJOR CONTOUR
290	MINOR CONTOUR



VICINITY MAP
SCALE 1 INCH = 1 MILE

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT

LINDA J. ALLENDER — DATE
7028 E. COTTRELL CAMPUS DR
PALMER, AK 99645-7459

NOTARY'S ACKNOWLEDGEMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

CERTIFICATE OF PAYMENT OF TAXES

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

DATE — TAX COLLECTION OFFICIAL, MAT-SU BOROUGH

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____, DATED _____, 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.

PLANNING AND LAND USE DIRECTOR — DATE

ATTEST: _____
PLATTING CLERK

SURVEYOR'S CERTIFICATE

I, GENE E LEQUIRE, PLS No. 6915, 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.

GENE E LEQUIRE, PLS No. 6915 — DATE

PRELIMINARY

PLAT OF
SCOTT SUBDIVISION
LOTS 6A, 6B & 6C

A SUBDIVISION OF

LOT 6, BLOCK 2
COTTRELL SUBDIVISION
PLAT No. 71-26

LOCATED WITHIN NW 1/4 SE 1/4
SECTION 10, T17N, R1E
SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 5.08 ACRES, MORE OR LESS

RECEIVED
APR 2 2025
PLATTING

GENE E. LEQUIRE, PLS
8510 EAST 10TH AVENUE
ANCHORAGE, ALASKA 99504
907-440-7516

DATE	APRIL 2025	SCALE	1 INCH = 100 FEET
DRAWN	GEL	TAX MAP	WA09-SW
CHECKED	GEL	FIELD BOOK	COOPER
DWG NAME	SCOTT SUB_FP	SHEET	1 OF 1

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, May 20, 2025 6:04 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Scott Subdivision Lots 6A, 6B and 6C (CC)
Attachments: Agenda Plat (37).pdf

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

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

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, May 8, 2025 3:59 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>; gatewaycommunitycouncil@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 Scott Subdivision Lots 6A, 6B and 6C (CC)

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

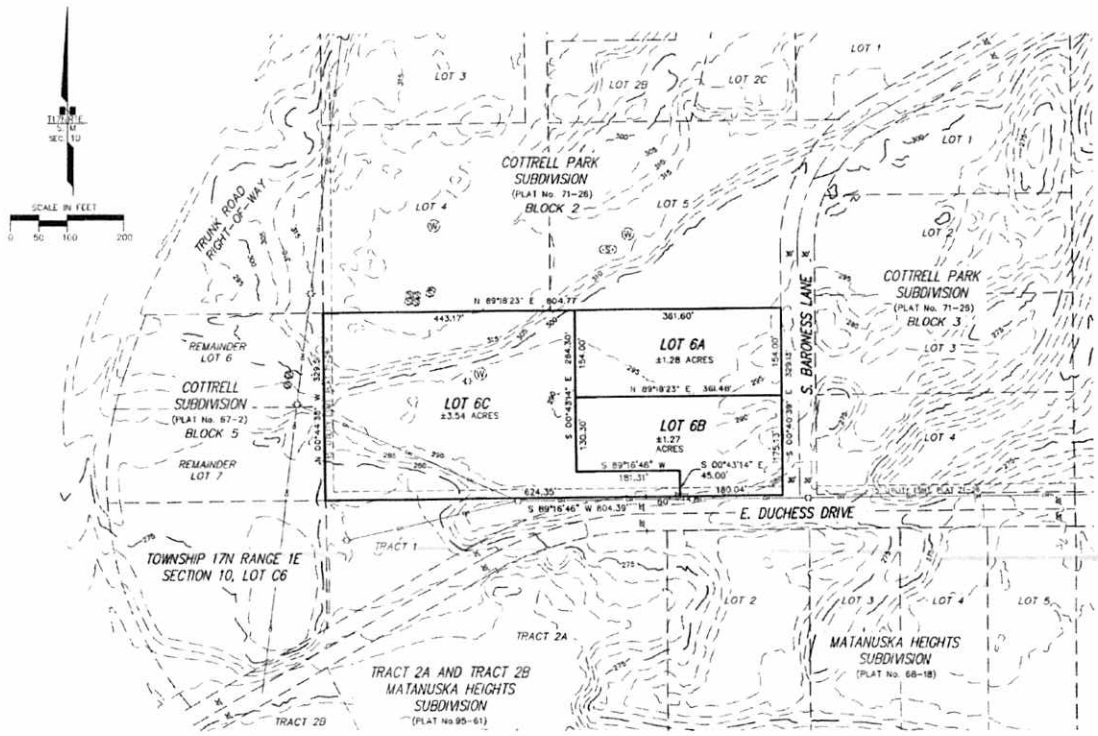
Hello,

The following link is a request for comments for the proposed Scott Subdivision Lots 6A, 6B and 6C.
Please ensure all comments have been submitted by May 22, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

Scott Subdivision Lots 6A, 6B, & 6C

EXHIBIT E

EXHIBIT E



AS-BUILT
9/22/2024

LEGEND

N 89°18'23" E 804.77'	MEASURED DATA THIS SURVEY
(N 89°52' E 805.00')	RECORD DATA PER PLAT 71-26
	SUBJECT PROPERTY LINE
	EASEMENT LINE
(W)	EXISTING WATER WELL
(S)	EXISTING SEPTIC VENT
(ST)	EXISTING SEPTIC TANK
	EXISTING UTILITY POLE
TEL	EXISTING TELEPHONE VAULT
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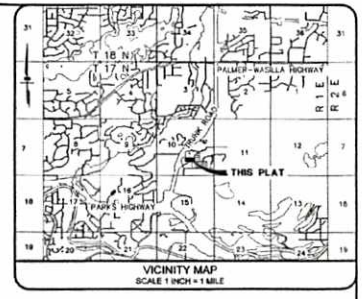

VICINITY MAP
SCALE 1 INCH = 1 MILE

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

LINDA J. ALLENDER DATE
7628 E. COTTRELL CAMPUS DR
PALMER, AK 99645-7459

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20___, FOR ACKNOWLEDGEMENT.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

CERTIFICATE OF PAYMENT OF TAXES

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DATE TAX COLLECTION OFFICIAL, MAT-SU BOROUGH

PRELIMINARY

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I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____, DATED _____, 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.

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: _____
PLATTING CLERK

APPROVED AS: SHOWN ☒
CORRECTED ☐
SIGN Mireya Armesto DATE 09/26/25
GCI ENGINEERING & DESIGN

PLAT OF
SCOTT
SUBDIVISION

LOTS 6A, 6B & 6C

A SUBDIVISION OF

LOT 6, BLOCK 2
COTTRELL SUBDIVISION
PLAT No. 71-26

LOCATED WITHIN NW 1/4 SE 1/4
SECTION 10, T17N, R1E,
SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 6.08 ACRES, MORE OR LESS

RECEIVED
APR 2 7 2026
PLATTING

NOTES:

1. WHERE MAY BE FEDERAL, STATE OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCEL SHOWN ON THE PLAT TO BE RECORDED.
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CERTIFICATION AT THIS TIME IS SOLELY FOR THE AS-BUILT AND TOPO INFORMATION

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I, GENE E. LEQUIRE, PLS No. 6915, 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.

GENE E LEQUIRE, PLS No. 6915 DATE

GENE E. LEQUIRE, PLS
8010 EAST 10TH AVENUE
ANCHORAGE, ALASKA 99504
907-440-7518

DATE	APRIL 2025	SCALE	1 INCH = 100 FEET
DRAWN	GEL	TAX MAP	W409-SW
CHECKED	GEL	FIELD BOOK	COOPER
DWG NAME	SCOTT SUB_FP	SHEET	1 OF 1

Chris Curlin

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Monday, May 12, 2025 1:49 PM
To: Chris Curlin
Subject: RE: RFC Scott Subdivision Lots 6A, 6B and 6C (CC)

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

Thank you for reaching out.

MTA has reviewed Scott Subd Lots 6A, 6B and 6C and would like to request a dedicated utility easement along the east boundary of lots 6A and 6B along the ROW of Baroness Ave.

Thank you,

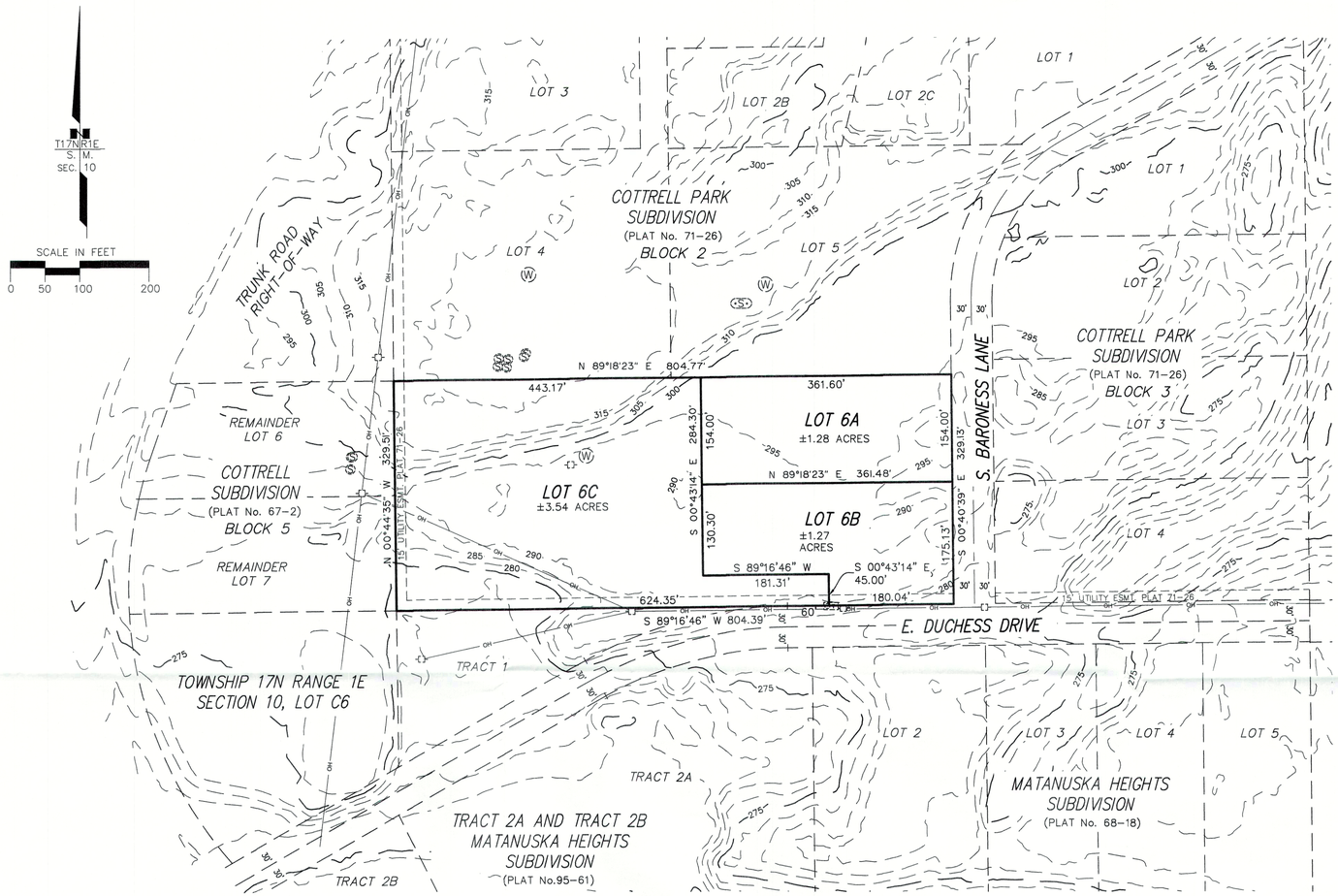
Cayla Ronken, Right of Way Agent
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2465 | www.mtasolutions.com

Life. Technology. Together.

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, May 8, 2025 3:59 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>; gatewaycommunitycouncil@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 Scott Subdivision Lots 6A, 6B and 6C (CC)

Hello,

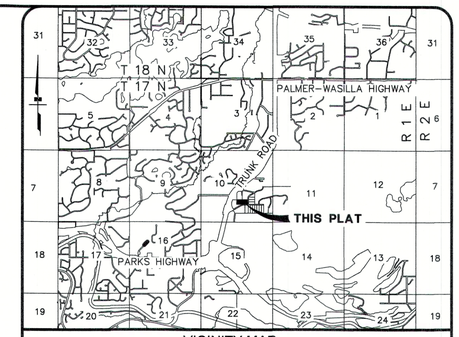
EXHIBIT E



AS-BUILT
9/22/2024

LEGEND

N 89°18'23" E 804.77'	MEASURED DATA THIS SURVEY
(N 89°52' E 805.00')	RECORD DATA PER PLAT 71-26
	SUBJECT PROPERTY LINE
	EASEMENT LINE
(W)	EXISTING WATER WELL
(S)	EXISTING SEPTIC VENT
(ST)	EXISTING SEPTIC TANK
	EXISTING UTILITY POLE
	EXISTING TELEPHONE VAULT
OH	OVERHEAD UTILITY LINE
300	MAJOR CONTOUR
290	MINOR CONTOUR



VICINITY MAP
SCALE 1 INCH = 1 MILE

CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT

LINDA J. ALLENDER — DATE
7628 E. COTTRELL CAMPUS DR
PAMLER, AK 99645-7459

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____DAY OF_____,
20___, FOR ACKNOWLEDGEMENT.

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES:_____

CERTIFICATE OF PAYMENT OF TAXES

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

DATE — TAX COLLECTION OFFICIAL, MAT-SU BOROUGH

NOTES:

1. THERE MAY BE FEDERAL, STATE OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCEL SHOWN ON THE PLAT TO BE RECORDED.
2. 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 GOVERNS THESE SYSTEMS.
3. A BLANKET RIGHT-OF-WAY EASEMENT IN FAVOR OF MATANUSKA ELECTRIC ASSOCIATION, INC. (MEA) EXISTS IN BOOK 24, PAGE 120 RECORDED AUGUST 19, 1957.
4. THE BASIS OF BEARINGS IS ALASKA STATE PLANE ZONE 4, NAD83 (2011) GRID FROM GPS OBSERVATIONS. DISTANCES SHOWN ARE GROUND DISTANCES.
5. NO BUILDINGS ARE ON THE PROPERTY AT THIS TIME.
6. CONTOUR INTERVAL IS 5'.

CERTIFICATION AT THIS TIME IS SOLELY FOR THE AS-BUILT AND TOPO INFORMATION

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER

_____, DATED_____, 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.

PLANNING AND LAND USE DIRECTOR — DATE

ATTEST: _____
PLATTING CLERK

SURVEYOR'S CERTIFICATE

I, GENE E LEQUIRE, PLS No. 6915, 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.

GENE E LEQUIRE, PLS No. 6915 — DATE

STATE OF ALASKA 49TH
GENE E LEQUIRE
LS - 6915
4-18-25
REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

PLAT OF
SCOTT SUBDIVISION
LOTS 6A, 6B & 6C

A SUBDIVISION OF

LOT 6, BLOCK 2
COTTRELL SUBDIVISION
PLAT No. 71-26

LOCATED WITHIN NW 1/4 SE 1/4
SECTION 10, T17N, R1E,
SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 6.08 ACRES, MORE OR LESS

RECEIVED
APR 22 2025
PLATTING

GENE E. LEQUIRE, PLS
8510 EAST 10TH AVENUE
ANCHORAGE, ALASKA 99504
907-440-7516

DATE	APRIL 2025	SCALE	1 INCH = 100 FEET
DRAWN	GEL	TAX MAP	WA09-SW
CHECKED	DEC	FIELD BOOK	COOPER
DWG NAME	SCOTT SUB_PP	SHEET	1 OF 1

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 4, 2025

ABBREVIATED PLAT: CAULKINS RSB LOT 2A

LEGAL DESCRIPTION: SEC 09, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: KEVIN NELSON

SURVEYOR/ENGINEER: ALASKA REMOTE IMAGING

ACRES: 3.029 ± PARCELS: 3

REVIEWED BY: MATTHEW GODDARD CASE #: 2025-060

REQUEST: The request is to create three lots from Lot 2A, Caulkins Subdivision, Plat No. 2024-7 to be known as **CAULKINS RSB L/2A,** containing 3.029 acres +/-. The property is located east of S. Inner Springer Loop, north of E. Outer Springer Loop and directly east of S. Caulkins Street (Tax ID # 8473000L002A); within the SW ¼ Section 09, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Greater Palmer Community Council and in Assembly District #2.

EXHIBITS

SUPPORTING DOCUMENTATION

Vicinity Map and Aerial Photos	**EXHIBIT A** – 5 pgs
Soils Report	**EXHIBIT B** – 5 pgs
As-Built	**EXHIBIT C** – 1 pg

AGENCY COMMENTS

USACE	**EXHIBIT D** – 1 pg
MSB DPW Pre-Design & Engineering Division	**EXHIBIT E** – 1 pg
MSB Permit Center	**EXHIBIT F** – 1 pg
City of Palmer	**EXHIBIT G** – 1 pg
Utilities	**EXHIBIT H** – 5 pgs

DISCUSSION: The proposed subdivision is creating three lots. All proposed lots will take access from S. Caulkins street with proposed lots 2C and 2D being flag lots. The pole portions of Lots 2C and 2D will need to be overlayed with a common access easement pursuant to MSB 43.20.300(E)(4)(B) (**Recommendation #3**). There is currently a shed shown on the as-built that would be in violation of MSB Title 17 setback requirements. Any setback violations/encroachments would need to be removed prior to recordation (**Recommendation #4**).

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Charles A. Leet, Registered Professional Engineer, notes that the proposed subdivision is creating three lots. Each proposed lot will be in excess of 40,000 square feet, meeting the Borough's minimum lot size. On May 30,

2023, a subsurface soils investigation was conducted on the parent parcel. One test hole was dug within the proposed Lot 1B and visually rated. The soils encountered consisted of well graded sand and gravel overlain with silt and organics that was visually rated. No impermeable layers or water were encountered. Based on the information presented in this report and our experience in the subject area, there is 10,000 square feet of contiguous usable septic area and 10,000 square feet of building area on the proposed lots for initial and replacement wastewater disposal systems with associated appurtenances. Topographic mapping and as-built information were provided and are seen at **Exhibit C**.

Comments:

USACE (**Exhibit D**) has no comments.

MSB DPW Pre-Design & Engineering Division (**Exhibit E**) has no comments.

MSB Permit Center (**Exhibit F**) has no specific comments.

City of Palmer (**Exhibit G**) has no comments.

Utilities: (**Exhibit H**) ENSTAR notes that there is an existing natural gas service line which appears to cross proposed Lot 2D to serve proposed Lot 2C. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the location of the service line on the map and add, "Location of natural gas service pipeline and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement Document for a ten foot (10 FT) wide natural gas easement, centered on the service pipeline at this location.

*Platting staff notes that this is an abbreviated plat. Abbreviated plats cannot grant public utility easements. The petitioner will need to record an easement with ENSTAR prior to recordation. This easement will then be shown or noted on the plat as appropriate (**Recommendation #5**).*

GCI has no comments or objections to the plat. MEA did not respond. MTA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #26 Greater Palmer; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments or Planning Division; MEA or MTA.

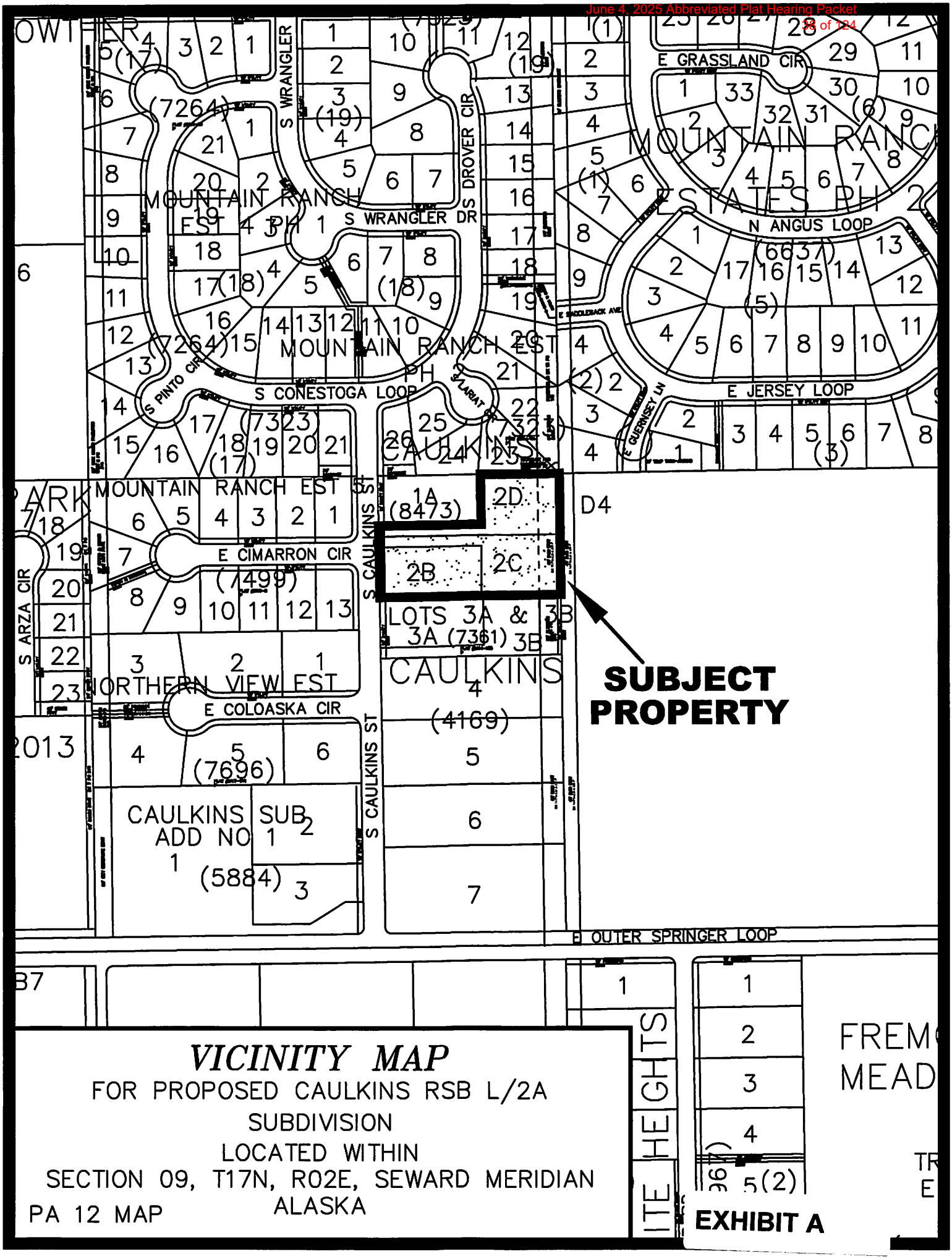
CONCLUSION: The abbreviated plat of Caulkins RSB L/2A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response 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 soils report was submitted, pursuant to MSB 43.20.281(A)(1).

FINDINGS OF FACT

1. The plat of Caulkins RSB L/2A is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
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. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; Community Council #26 Greater Palmer; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Community Development, Emergency Services, Assessments or Planning Division; MEA or MTA.
6. There were no objections from any federal or state agencies, or Borough departments.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Caulkins RSB L/2A, Section 9, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

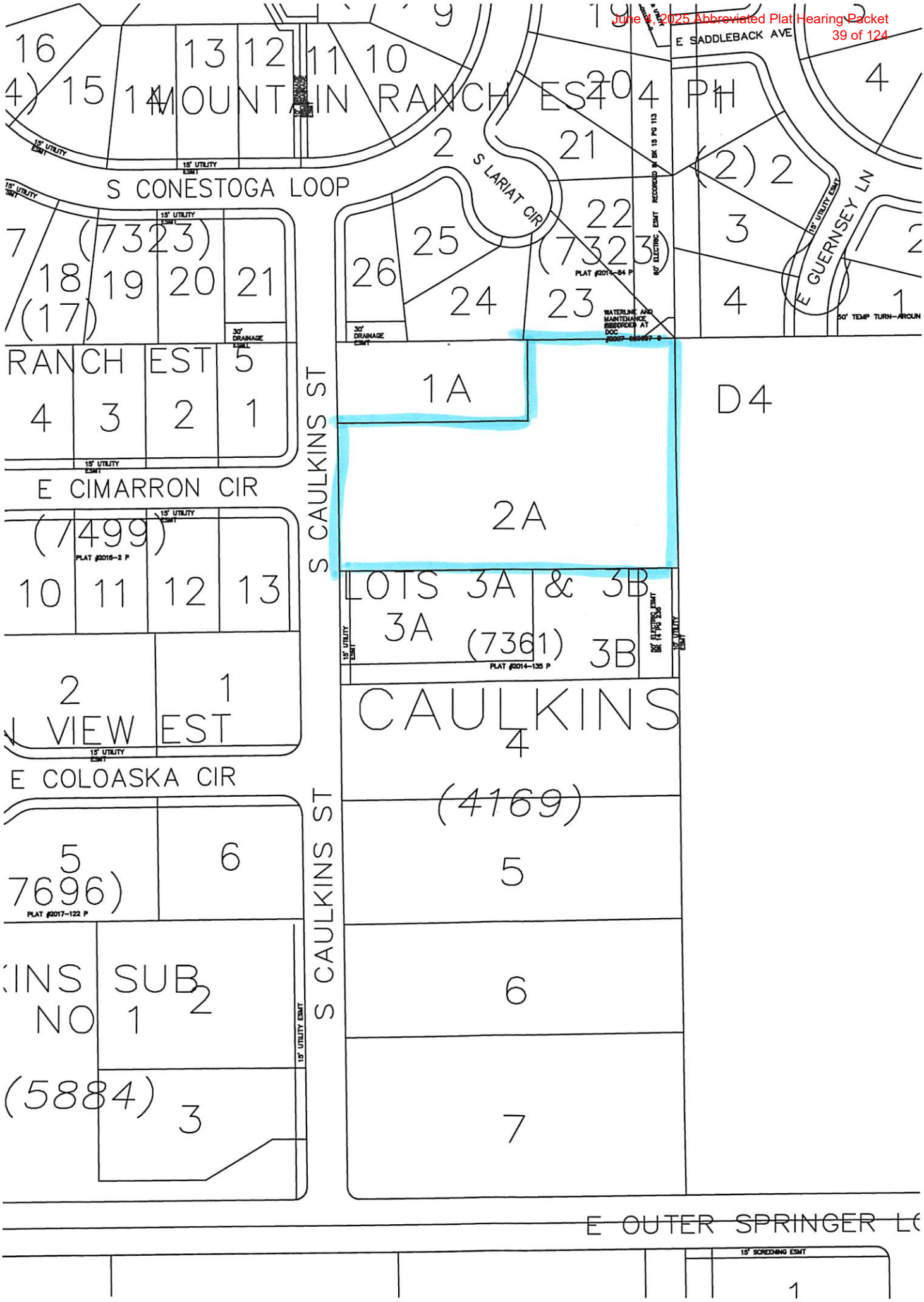
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Overlay the flag pole portions of Lots 2C and 2D with a common access easement.
4. Remove/relocate the shed located on the proposed lot line between Lots 2C and 2D. Provide platting staff either an updated as-built or a letter from a surveyor certifying that no setback violations exist, nor are any being created by this platting action.
5. Record an easement with ENSTAR for the existing service line. Show the recorded easement information on the final mylar.
6. Pay postage and advertising fees.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



VICINITY MAP

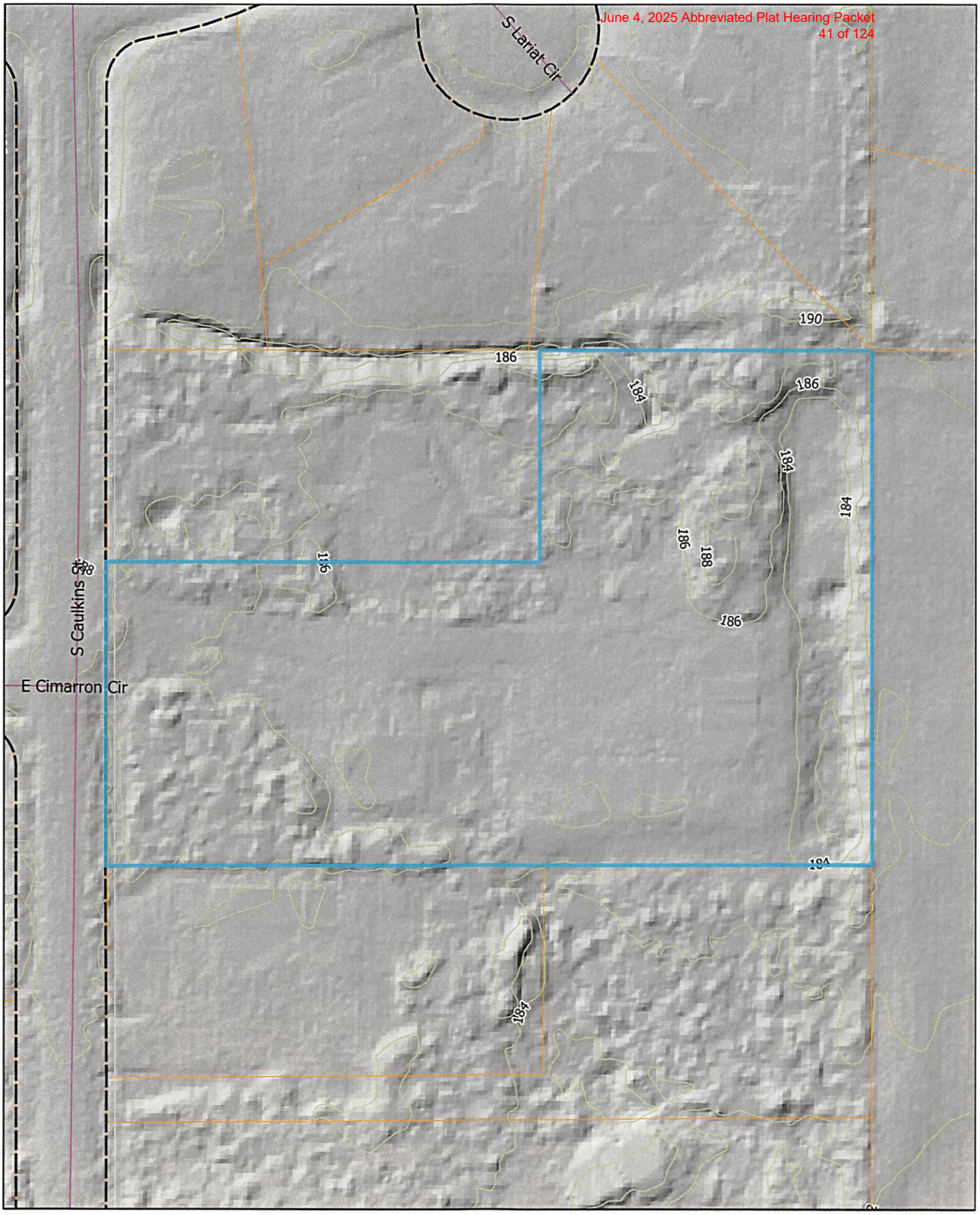
FOR PROPOSED CAULKINS RSB L/2A SUBDIVISION
LOCATED WITHIN
SECTION 09, T17N, R02E, SEWARD MERIDIAN
PA 12 MAP ALASKA

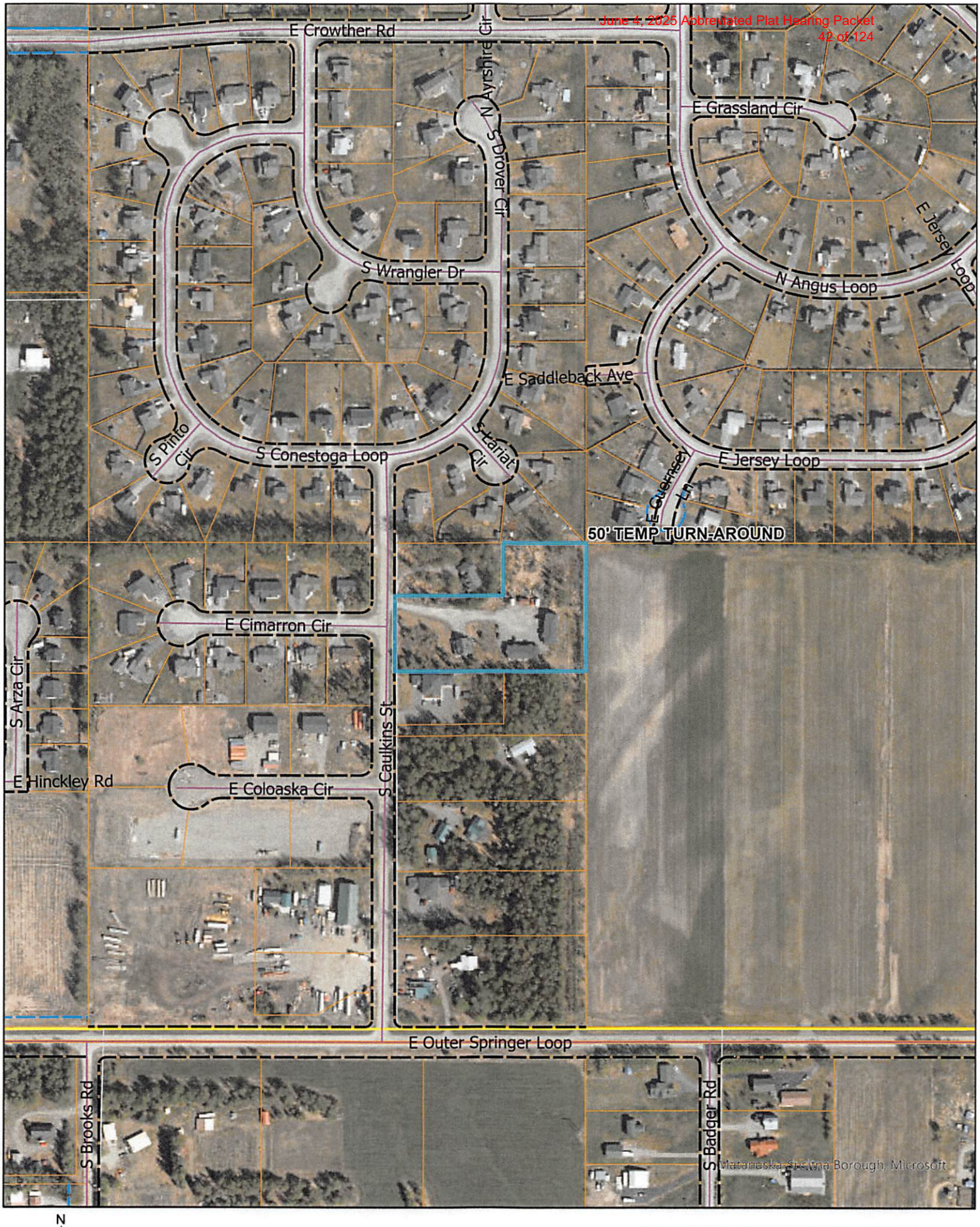
EXHIBIT A


E SADDLEBACK AVE
MOUNTAIN RANCH ESTATES PH II
S CONESTOGA LOOP
S LARIAT CIR
E GUERNSEY LN
E CIMARRON CIR
E COLOASKA CIR
S CAULKINS ST
S CAULKINS ST
1A
2A
3A
3B
D4
LOTS 3A & 3B
(7361)
CAULKINS
4
(4169)
5
6
7
(7323)
(7499)
(7696)
(5884)
E OUTER SPRINGER

N
W E
S

0 95 190 380 Feet


S Lariat Cir
S Caulkins St
E Cimarron Cir
190
186
184
186
184
184
186
188
186
186
184
184
N
W
E
S
0
95
190
380 Feet



N
W E
S

0 380 760 1,520 Feet

ARE, LLC
CONSULTING ENGINEERS & PLANNERS
1920 Kentucky Derby Dr.
Palmer Alaska 99645
Telephone: 907.775.2347
Alt Phone: 608.617.4070
Email: alaskarimengineering.llc@gmail.com

March 10, 2025

Mr. Fred Wagner, PLS
Matanuska Susitna Borough
Platting Department
350 E. Dahlia
Palmer, AK 99645

RE: Proposed, Caulkins Subdivision, Lot 2B, 2C & 2D
A Subdivision of Lots 1A & 2A Caulkins Subdivision

Subject: Usable Area Report

Dear Mr. Wagner,

The owner of the above referenced parcels of land is proposing to subdivide this parcel into 3 lots. Each proposed lot will be in excess of 40,000 square feet, meeting the Borough's minimum lot size. Each lot has been developed. Both lots are served by their own well and septic systems.

The preliminary plat shows the topography of the two parent parcels and the surrounding area. The lots slope to the southwest with an elevation change of 188 to 185. The Lots are basically flat due to previous development on proposed Lot 2B, 2C & 2D. Lot 2D where the test hole was dug has a three foot depression from previous earth work in the area.

On May 30, 2023, a subsurface soils investigation was conducted on the parent parcel. One test hole was dug within the proposed Lot 1B and visually rated. The soils encountered consisted of well graded sand and gravel overlain with silt and organics that was visually rated. (see test hole log #1).

No impermeable layers or water were encountered in the test hole.

There is less than one percent chance that any part of the platted area will be inundated by the Base Flood Event in any given year.

This report is presented for the sole purpose of subdividing the above referenced parcel of land.

Based on the information presented in this report and our experience in the subject area, there is 10,000 sf of contiguous usable septic area and 10,000 sf of building area on the proposed lots for initial and replacement wastewater disposal systems with associated appurtenances.

If you have any questions or wish to discuss this matter further, please contact me.

Sincerely,
ALASKA RIM ENGINEERING
Charles A. Leet, P.E.
Professional Engineer

Attachment:
- Test Hole Location
- Test Hole Log 1

Cc: Kevin Nelson
Alaska Remote Imaging, LLC
AK Rim File No. 23-005

EXHIBIT B

SOIL LOG

TEST HOLE **1**

ARE, LLC
CONSULT CIVIL ENGINEERS – PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarimengineering.llc@gmail.com

Project: Preliminary Plat of Caulkins Subd. Lots 2B, 2C & 2D — AK Rim File No. 23-005

Date: 5/30/2023 — Logged By: Chuck Leet

Depth (feet)	Description
1	Top Soil
2	Sand w/ Fines (SM)
3	
4	
5	Sand, Gravel, Cobbles (SW)
6	
7	
8	
9	
10	
11	
12	Bottom of Test Hole
13	
14	
15	Bottom of Test Hole
16	
17	
18	
19	
20	
	Callout, Color, Density, Moisture Content, USC

TEST HOLE LOCATION:
See Test Hole Location Map

COMMENTS:
No water or impermeable layers were encountered.

Test hole wwaas conducted on Lot 2D. 2Band 2C have existing septic systems constructed on them

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 11/2020

ARE, LLC
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarimengineering.llc@gmail.com

SOIL LOG

TEST HOLE 1

Project: Preliminary Plat of Caulkins Subd. Lots 1A, 1B, 2A, and 2B
AK Rim File No. 23-005

Date: 5/30/2023
Logged By: Chuck Leet

Depth (feet)	Description
1	Top Soil 0-1.5
2	Sand w/ Fines (SM) 1.5-5.0
3	
4	
5	Sand, Gravel, Cobbles (SW) 5-12'
6	
7	
8	
9	
10	
11	
12	Bottom of Test Hole
13	
14	
15	
16	
17	
18	
19	
20	

TEST HOLE LOCATION:
See Test Hole Location Map

COMMENTS:
No water or impermeable layers were encountered.

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 11/2020

S Caulkins Street
E. Cimerron Circle
Lot 2D
Lot 2C
S 89°52'48" E 287.49' (R1 & M)
168.55' (R1)
139.54' (R1 & M)
BEARING
Lot 2D
64 Sq. Feet
1.927 Acres

SOIL LOG

TEST HOLE **1**

ARE, LLC
CONSULT CIVIL ENGINEERS – PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarimengineering.llc@gmail.com

Project: Preliminary Plat of Caulkins Subd. Lots 2B, 2C & 2D — AK Rim File No. 23-005

Date: 5/30/2023 — Logged By: Chuck Leet

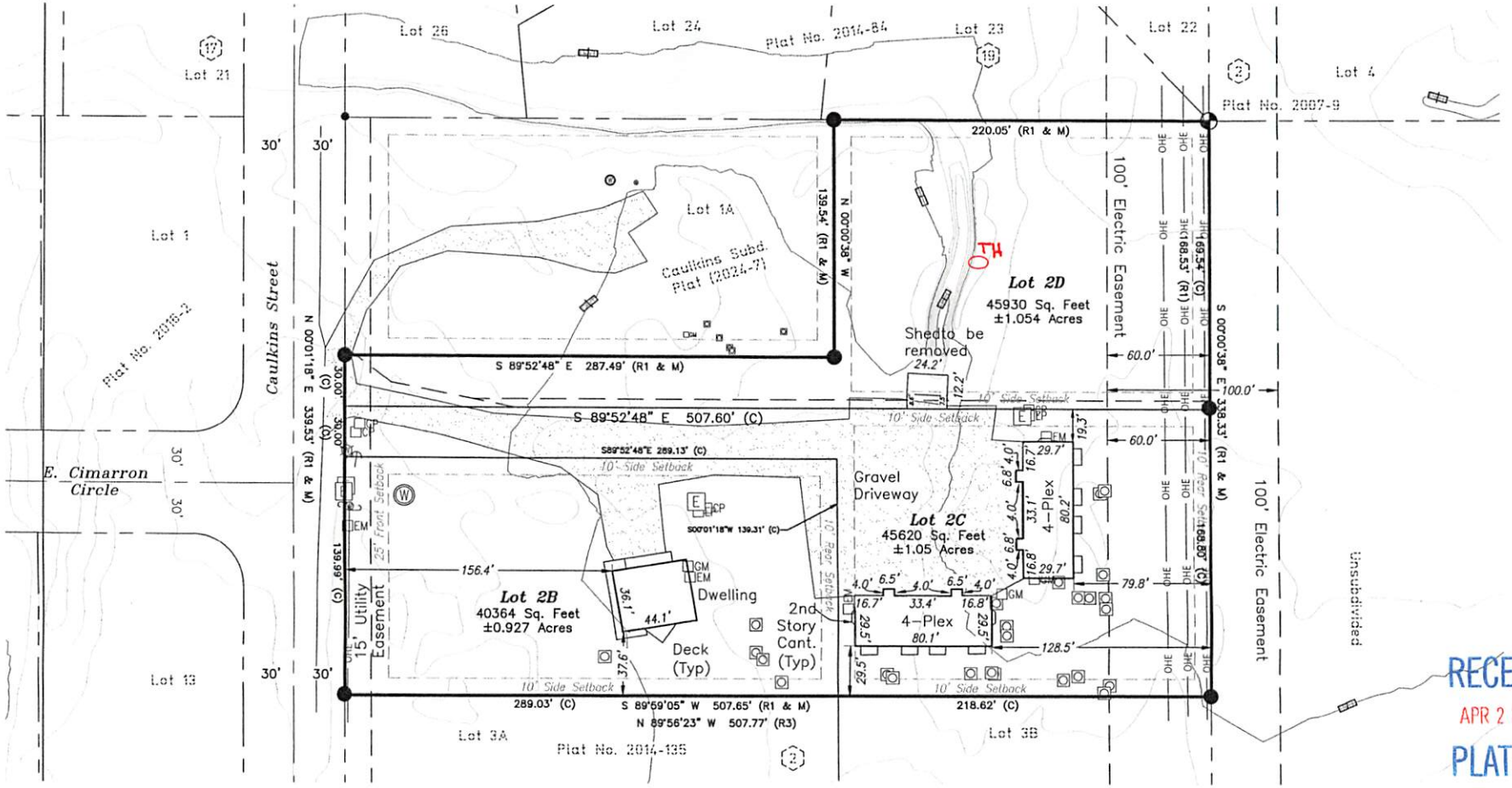
Depth (feet)	Description
1	Top Soil
2	Sand w/ Fines (SM)
3	
4	
5	Sand, Gravel, Cobbles (SW)
6	
7	
8	
9	
10	
11	
12	Bottom of Test Hole
13	
14	
15	Bottom of Test Hole
16	
17	
18	
19	
20	
	Callout, Color, Density, Moisture Content, USC

TEST HOLE LOCATION:
See Test Hole Location Map

COMMENTS:
No water or impermeable layers were encountered.

Test hole wwaas conducted on Lot 2D. 2Band 2C have existing septic systems constructed on them

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 11/2020



RECEIVED
APR 2 3 2025
PLATTING

NOTES

1. Bearings and distances are record per referenced plat unless otherwise noted.
2. Not all monumentation for this survey may be shown on this document.
3. Excepting for gross negligence, the liability for this survey shall not exceed the cost of preparing this survey.

STATE OF ALASKA
49TH
Robert O. Lumpkin
No. 10459
4/22/25
REGISTERED PROFESSIONAL LAND SURVEYOR

Farpoint Land Services, LLC
SURVEYING, MAPPING, LAND PLANNING, GIS
1131 E. 76th Ave., Suite 1010 Anchorage, Alaska 99518
FarpointAK.com • (907) 522-7770 • survey@farpointak.com

LEGEND

- Found Mon.
- Found Rebar
- C.O. Cleanout
- CP Cable Ped.
- EM Elec Meter
- W Well
- E Elec Trans.
- EP Elec Ped.

ASBUILT SURVEY OF:
Lot 2A, Caulkins Subdivision
Showing Proposed Lots 2B, 2C, 2D
Palmer, Alaska (Plat 2024-7)

SURVEY CERTIFICATION: FARPOINT has conducted a physical survey of the subject property, the improvements situated thereon are within the property lines as shown.

EXCLUSION NOTES: It is the owners responsibility to determine the existence of any easements, covenants, or restrictions which do not appear on the Plat used for this survey. NOTE: Under no circumstances should any data hereon be used for construction or for the establishing of property lines.

PREPARED FOR:
Kevin Nelson

WORK ORDER No:	DATE:		SCALE:	ZONING:
23114	Mar 10,2025		1"=60'	N/A
	DRAWN: CB/MB	CHECKED: RL	GRID No: N/A	FB BOOK/PAGE: 165/2-3

EXHIBIT C

Matthew Goddard

From: Land, Frederick J CIV USARMY CEPOA (USA) <Frederick.J.Land@usace.army.mil>
Sent: Thursday, May 8, 2025 7:10 AM
To: Matthew Goddard
Subject: RE: RFC Caulkins RSB L/2A (MG)

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

USACE has no comments on this plat.

V/r,

Fred
Frederick J. Land
Chief, South Section
U.S. Army Corps of Engineers
Regulatory Division, CEPOA-RD
P.O. Box 6898
JBER, Alaska 99506-0898
Phone: (907) 753-2715

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

PROJECT NUMBER: If you have an assigned Project Number, please include it in the subject line to avoid delays.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, May 7, 2025 3:43 PM
To: Land, Frederick J CIV USARMY CEPOA (USA) <Frederick.J.Land@usace.army.mil>
Subject: [Non-DoD Source] RE: RFC Caulkins RSB L/2A (MG)

Hello Fred,

I have attached the requested review files.

Let me know if you have any questions.

Have a great day,

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

EXHIBIT D

Matthew Goddard

From: Pre-Design & Engineering
Sent: Tuesday, May 13, 2025 4:13 PM
To: Matthew Goddard
Subject: RE: RFC Caulkins RSB L/2A (MG)

Matthew,

No comments from PD&E.

Pre-Design & Engineering
Department of Public Works

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, May 7, 2025 12:56 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Chad Cameron Contact <ccameron@palmerak.org>; jprevost@palmerak.org; APP <stark@mtaonline.net>; Ailis Vann <avann@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; 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>; Kendra Johnson <Kendra.Johnson@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 Caulkins RSB L/2A (MG)

Hello,

The following link is a request for comments for the proposed Caulkins RSB L2A Subdivision.
Please ensure all comments have been submitted by May 19, 2025, so they can be incorporated in the staff report packet that will be returned to the petitioner.

Caulkins RSB L2A

Feel free to contact me if you have any questions.

Thank you,

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

EXHIBIT E

Matthew Goddard

From: Permit Center
Sent: Wednesday, May 7, 2025 12:59 PM
To: Matthew Goddard
Subject: RE: RFC Caulkins RSB L/2A (MG)

Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout.

No other comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, May 7, 2025 12:56 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Chad Cameron Contact <ccameron@palmerak.org>; jprevost@palmerak.org; APP <stark@mtaonline.net>; Ailis Vann <avann@palmerak.org>; Brad Hanson <bahanson@palmerak.org>; Kalea Myers <kmyers@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Stephanie Nowers <stephanienowersdistrict2@gmail.com>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; 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>; Kendra Johnson <Kendra.Johnson@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 Caulkins RSB L/2A (MG)

Hello,

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Please ensure all comments have been submitted by May 19, 2025, so they can be incorporated in the staff report packet that will be returned to the petitioner.

Caulkins RSB L2A

Feel free to contact me if you have any questions.

EXHIBIT F

DEPARTMENT OF COMMUNITY DEVELOPMENT

Nathaniel Ouzts
Interim Director
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 Specialist
DATE: May 19, 2025
LOCATION: Lot 2A, Caulkins in Section 09, Township 17 North, Range 2 East
SUBJECT: Abbreviated Plat RFC – Create three lots
TAX ACCT#: 8473000L002A
☐ 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:

No comments from departments at state of development

EXHIBIT G

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

May 12, 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 abbreviated plat **CAULKINS SUBDIVISION LOTS 2B, 2C, & 2D (MSB Case # 2025-060)** and advises that there is an existing natural gas service line which appears to cross proposed Lot 2D to serve proposed Lot C. Attached is an as-built for your reference. ENSTAR objects to this plat unless one of the following scenarios is met:

1. Add a note which says, "There is a ten foot (10 FT) wide natural gas easement centered on the existing service line." And draw in the location of the service line on the map and add, "Location of natural gas service pipeline and centerline of ten foot (10 FT) wide natural gas easement".
2. Owner signs an ENSTAR Natural Gas Easement document for a ten foot (10 FT) wide natural gas easement, centered on the service pipeline at this location.

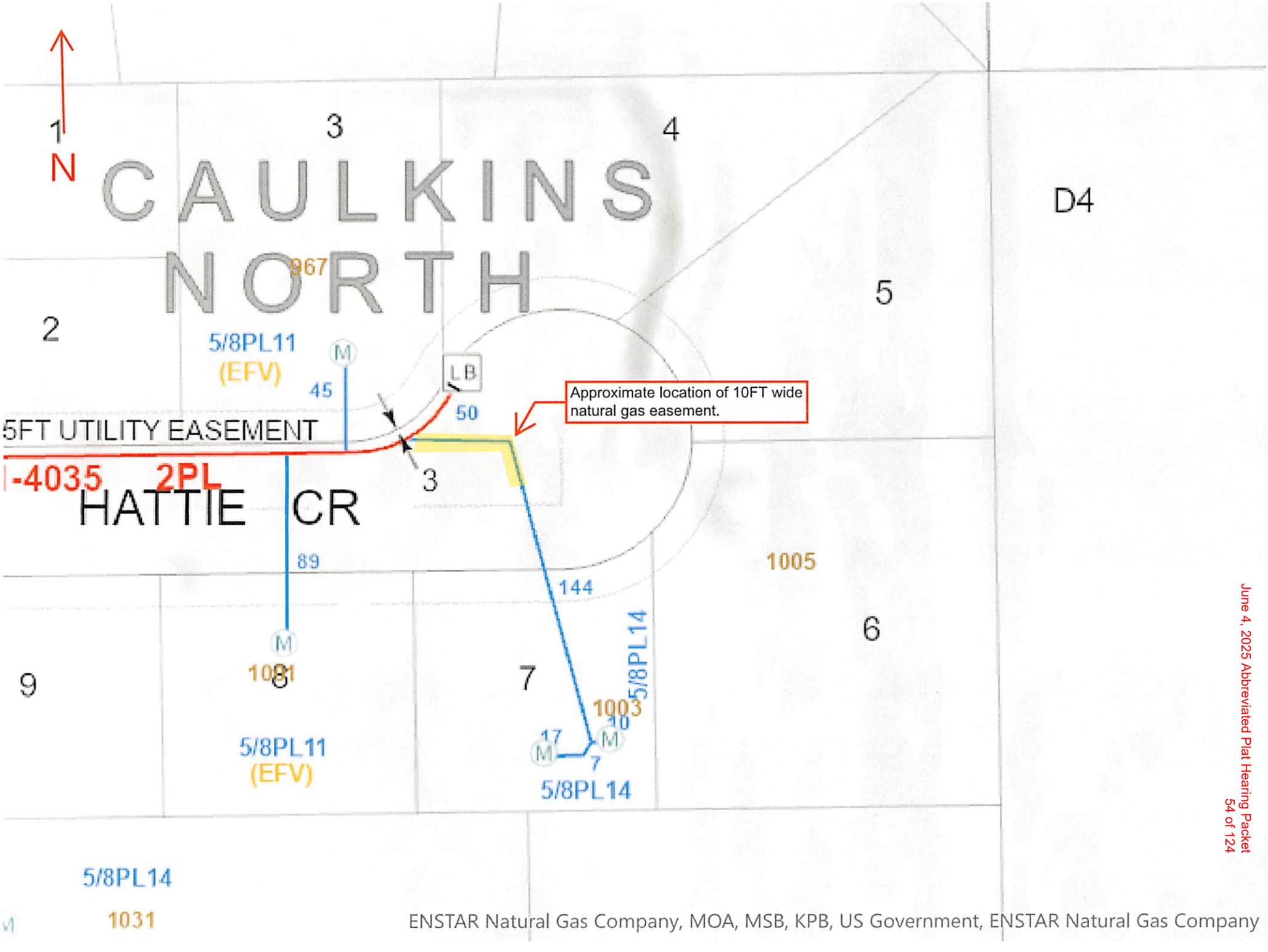
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

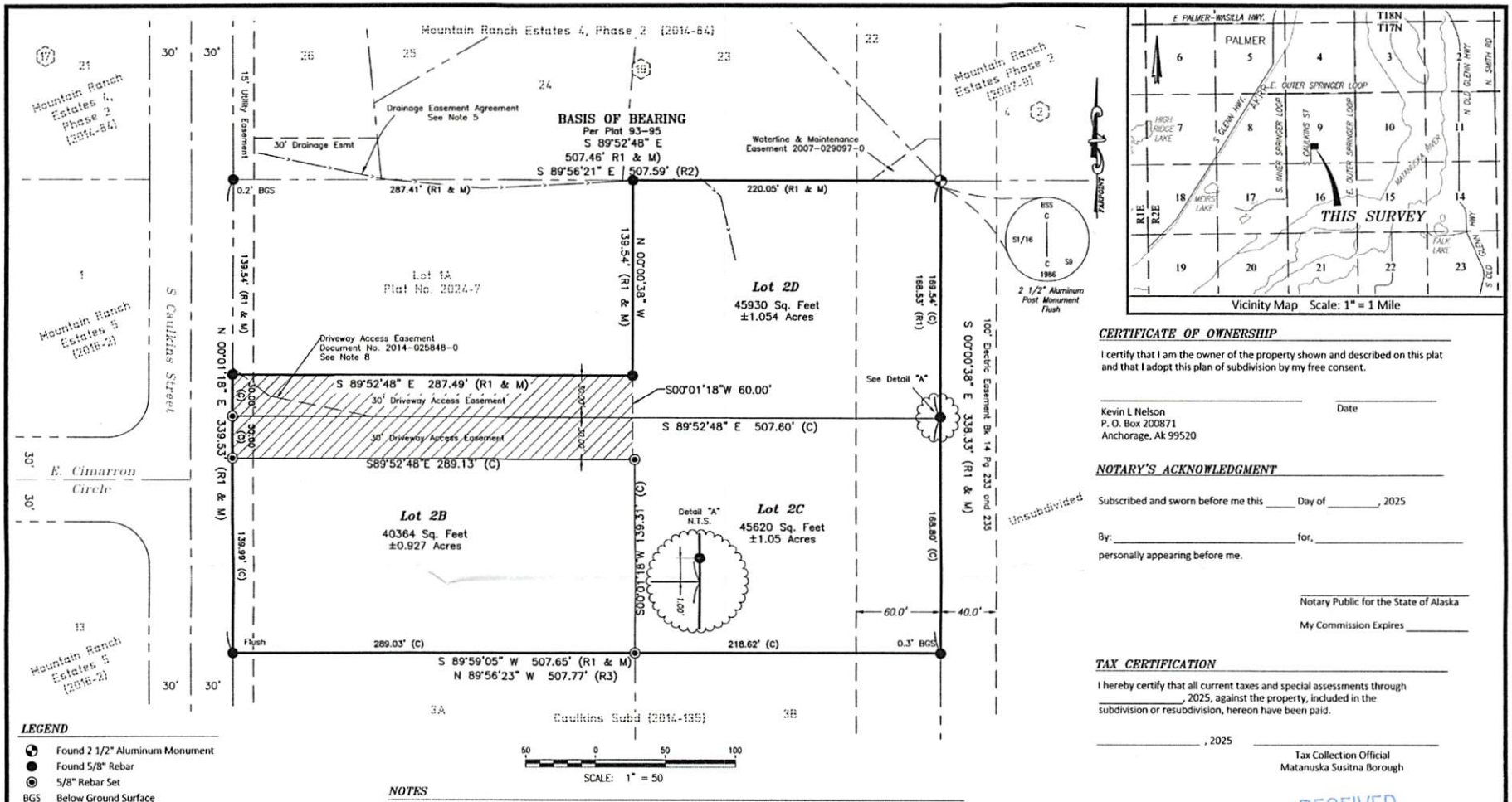
Sincerely,

James Christopher

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

EXHIBIT H


N
CAULKINS
NORTH
1
3
4
D4
5
2
967
5/8PL11
(EFV)
M
45
LB
50
Approximate location of 10FT wide
natural gas easement.
5FT UTILITY EASEMENT
-4035 2PL
HATTIE CR
3
89
144
1005
6
9
8
7
1081
5/8PL14
1003
10
17
M
7
5/8PL11
(EFV)
5/8PL14
5/8PL14
1031
ENSTAR Natural Gas Company, MOA, MSB, KPB, US Government, ENSTAR Natural Gas Company



LEGEND

- Found 2 1/2" Aluminum Monument
- Found 5/8" Rebar
- 5/8" Rebar Set
- BGS Below Ground Surface
- (R1) Record per Plat 2024-7
- (R2) Record per Plat 2014-84
- (R3) Record per Plat 2014-135

NOTES

1. The error of closure of this survey does not exceed 1:5000.
2. All bearings shown hereon are true bearings as oriented to the basis of bearing and the distances shown are reduced to horizontal ground distances.
3. 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.
4. There may be federal, state, and local requirements governing land use. The individual parcel owner shall obtain a determination whether these requirements apply to the development of parcels shown on the plat to be recorded.
5. This property is subject to restrictions in the drainage easement per Document No. 2005-029995-0, recorded October 24, 2005.
6. This property is subject to restrictions per natural gas line easement recorded per Document No. 2011-017781-0, recorded September 15, 2011 and modified in the gas line easement recorded per Document No. 2011-020497-0, recorded October 19, 2011.
7. This property is subject to a blanket easement for electrical transmission and/or telephone distribution per Document No. 2015-014207-0, recorded July 8, 2015 & 2014-024037-0 recorded November 26, 2014.
8. Driveway access easement shown on this plat to supersede Grant of Driveway Access Easement Document No. 2014-025848-0, recorded December 22, 2014.
9. This property is subject to a blanket MEA easement per Book 238, Pages 124 and 149, recorded July 8, 1981.

PLANNING AND LAND USE DIRECTORS CERTIFICATE

I certify that the subdivision plan as been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the platting authority by plat resolution no. _____, dated _____, 2025 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

Attest:
Planning Clerk

Date: _____, 2025

SURVEYOR'S CERTIFICATE

I, Robert O Lumpkin, Professional Land Surveyor, do hereby certify that I am properly registered and licensed to practice land surveying in the State of Alaska, and that this drawing represents a survey made by me or under my direct supervision, and that the monuments shown hereon actually exist as described, and that all dimensions and other details are correct to the best of my knowledge.

STATE OF ALASKA 49TH
Robert O. Lumpkin
No. 10459
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF OWNERSHIP

I certify that I am the owner of the property shown and described on this plat and that I adopt this plan of subdivision by my free consent.

_____ Date

Kevin L Nelson
P. O. Box 200871
Anchorage, Ak 99520

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this _____ Day of _____, 2025

By: _____ for, _____

personally appearing before me.

_____
Notary Public for the State of Alaska

My Commission Expires _____

TAX CERTIFICATION

I hereby certify that all current taxes and special assessments through _____, 2025, against the property, included in the subdivision or resubdivision, hereon have been paid.

_____, 2025 _____

Tax Collection Official
Matanuska Susitna Borough

Agenda Copy

RECEIVED
MAR 1 1 2025
PLATTING

Preliminary Plat of

CAULKINS SUBDIVISION LOTS 2B, 2C, & 2D

A subdivision of Lot 2A, Caulkins Subdivision, Plat No.2024-7

Located within
SW1/4, Section 9, Township 17 North, Range 2 East, Seward Meridian, Alaska
Containing 3.029 acres more or less.
Palmer Recording District, Third Judicial District, State of Alaska

ALASKA REMOTE IMAGING
Surveying Mapping Land Planning LIDAR
6239 B Street, Suite 201, Anchorage, Alaska 99518
(907) 519-0339 survey@alaskaremoteimaging.com

WO: 23114	Date: Feb 04, 2025	Scale: 1"=50'	Platting Case No. 2024-xxx		
Drawn: JLA/MB	Checked: ME	Grid: pa12	Fb/Pg: 165/2	Sheet: 1 of 1	

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Friday, May 16, 2025 6:41 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Caulkins RSB L/1 (MG)
Attachments: Agenda Plat Update.pdf

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

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

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, October 13, 2023 5:00 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; regpagemaster@usace.army.mil; Kimberly McClure (kmcclure@palmerak.org) <kmcclure@palmerak.org>; bahanson@palmerak.org; stark@mtaonline.net; Chad Cameron Contact <ccameron@palmerak.org>; Brian Davis <Brian.Davis@matsugov.us>; Stephanie Nowers <StephanieNowersDistrict2@gmail.com>; Margie Cobb <Margie.Cobb@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Daniel Dahms <Daniel.Dahms@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Rick Antonio <Richard.Antonio@matsugov.us>; pamela.j.melchert@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: RE: RFC Caulkins RSB L/1 (MG)

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

Hello,

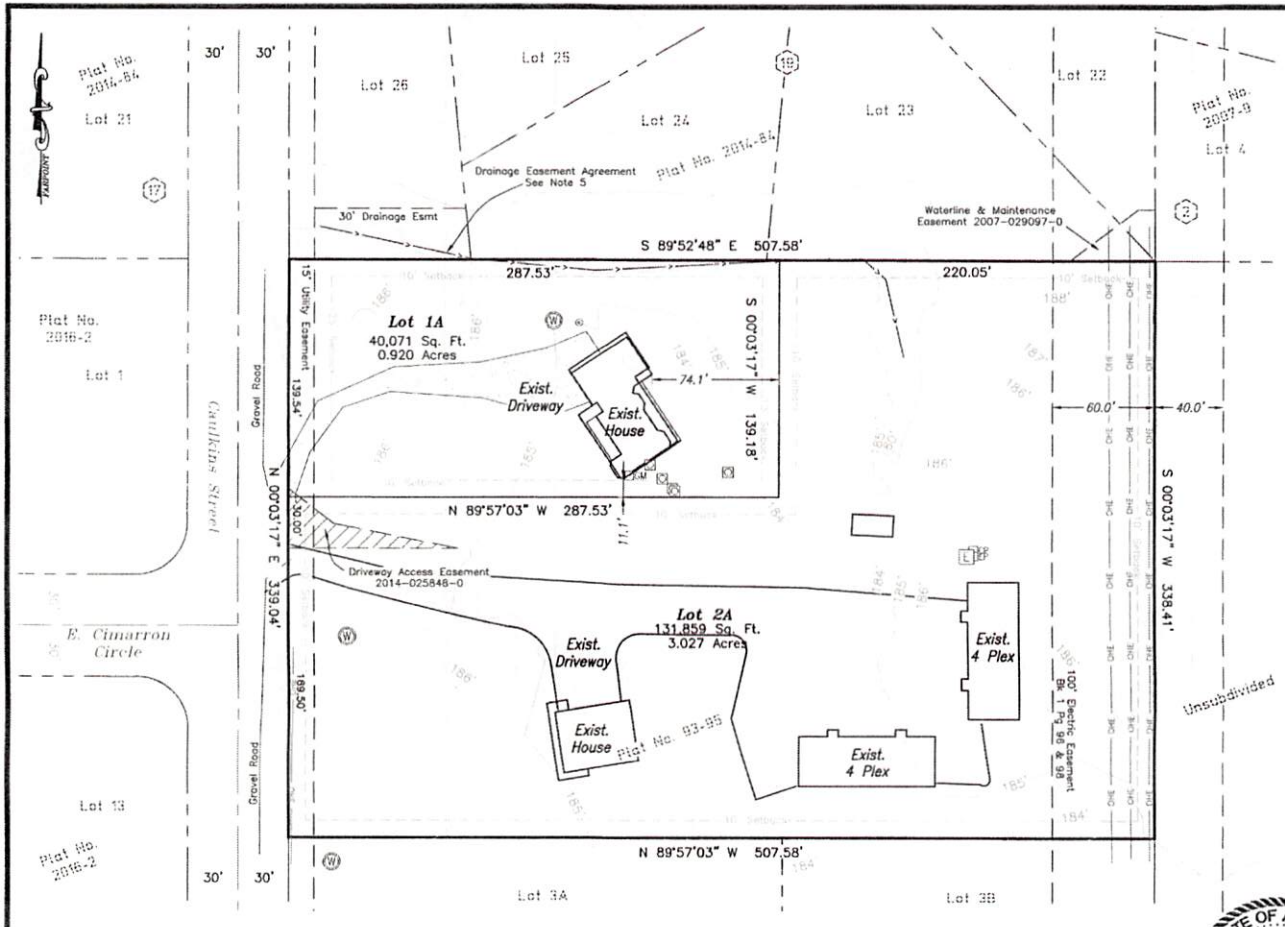
The following link is an updated request for comments on the proposed Caulkins RSB Lot 1.
Please ensure all comments have been submitted by October 25, 2023, so they can be incorporated into the staff report.

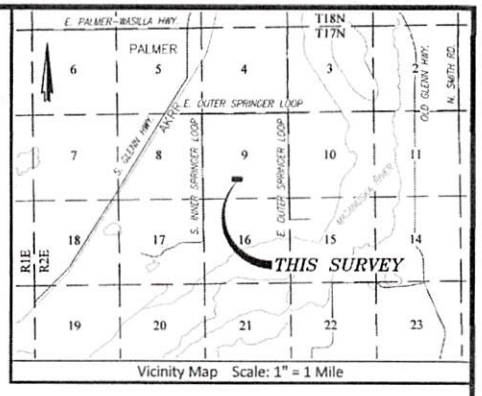
Caulkins RSB L1

Feel free to contact me if you have any questions.

Thank you,

EXHIBIT H





CERTIFICATE OF OWNERSHIP

I (We) certify that I am (we are) the owners of the property shown and described on this plat and that we adopt this plan of subdivision by my (our) free consent.

Kevin L Nelson
P. O. Box 200871
Anchorage, Ak 99520

Date

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this _____ Day of _____, 2023

By: _____ for, _____

personally appearing before me.

Notary Public for the State of Alaska

My Commission Expires _____

Agenda Copy

RECEIVED
OCT 12 2023
PLATTING

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Robert O. Lumpkin
No. 10459
REGISTERED PROFESSIONAL LAND SURVEYOR

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Planning and Land Use Director

Attest:
Planning Clerk

Date: _____, 2023

NOTES

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6. This property is subject to restrictions per natural gas line easement recorded per Document No. 2011-017781-0 and modified in the gas line easement recorded per Document No. 2011-020497-0.
7. This property is subject to a blanket easement for electrical transmission and/or telephone distribution per Document No. 2015-014207-0.
8. This property is subject to an easement for driveway access per Document No. 2014-025848-0.

APPROVED AS: SHOWN [X]
CORRECTED [ ]
SIGN Mireya Armesto DATE 10/16/2023
GCI ENGINEERING & DESIGN

TAX CERTIFICATION

I hereby certify that all current taxes and special assessments through _____, 2023, against the property, included in the subdivision or resubdivision, hereon have been paid.

_____, 2023

Tax Collection Official
Matanuska Susitna Borough

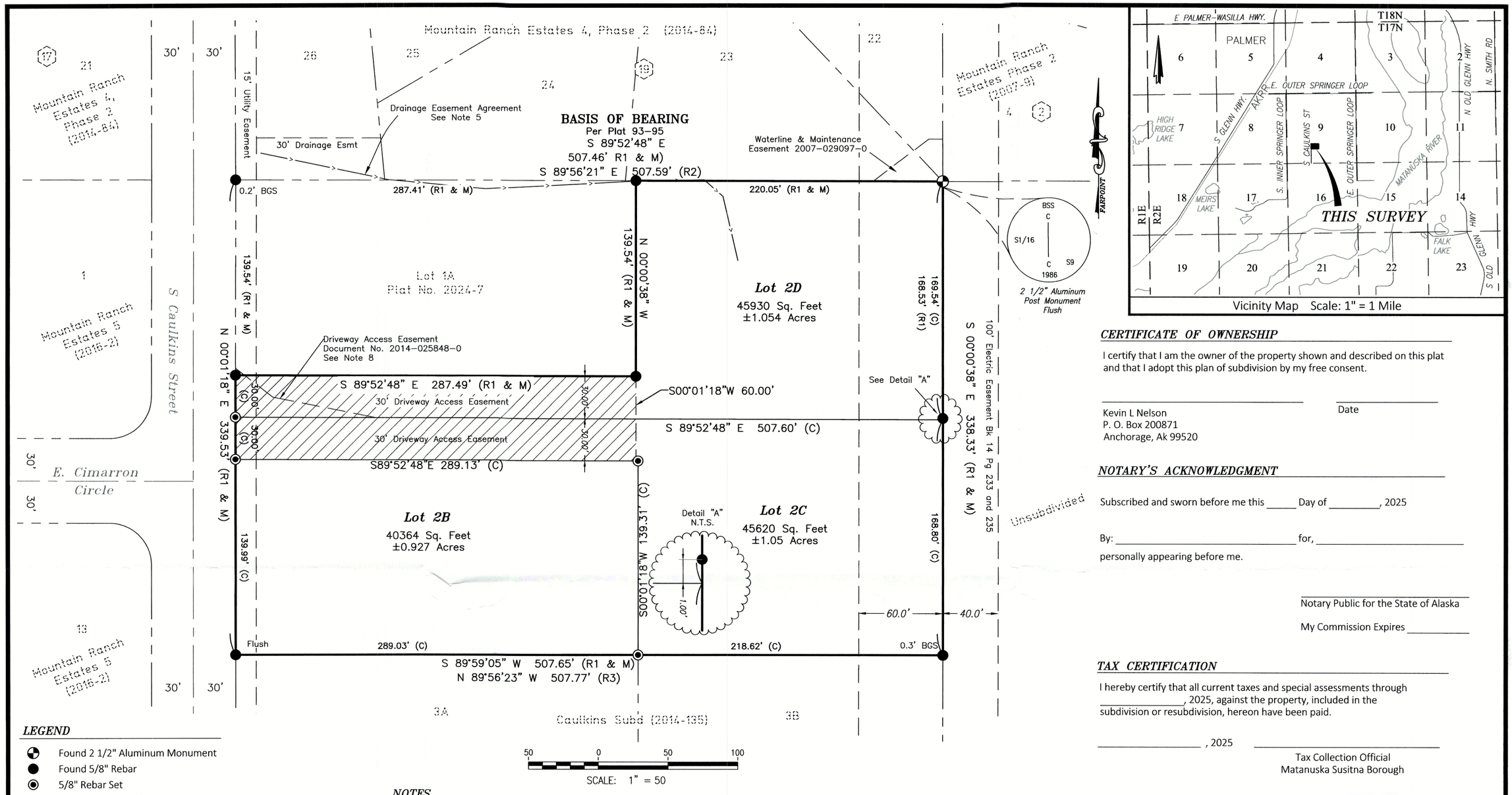
Preliminary Plat of

CAULKINS SUBDIVISION
LOTS 1A & 2A

A subdivision of Lot 1 and Lot 2, Caulkins Subdivision, Plat No. 93-95
Located within
Section 9, Township 17 North, Range 2 East, Seward Meridian, Alaska
Containing 3.947 acres more or less.
Palmer Recording District, Third Judicial District, State of Alaska

Farpoint Land Services, LLC
SURVEYING, MAPPING, LAND PLANNING, GIS
1131 E. 76th Ave., Suite 1010 Anchorage, Alaska 99518
FarpointAK.com • (907) 522-7770 • survey@farpointak.com

WO: 23114	Date: October 9, 2023	Scale: 1"=50'	Platting Case No. 2023-xxxx		
Drawn: JLA	Checked: ME	Grid: pa12	Fb/Pg: -/-	Sheet: 1 of 1	



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⊕	Found 2 1/2" Aluminum Monument
●	Found 5/8" Rebar
◉	5/8" Rebar Set
BGS	Below Ground Surface
(R1)	Record per Plat 2024-7
(R2)	Record per Plat 2014-84
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_____
Planning and Land Use Director

Attest: _____
Planning Clerk

Date: _____, 2025

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7. This property is subject to a blanket easement for electrical transmission and/or telephone distribution per Document No. 2015-014207-0, recorded July 8, 2015 & 2014-024037-0 recorded November 26, 2014.
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STATE OF ALASKA 49 TH
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No. 10459
REGISTERED PROFESSIONAL LAND SURVEYOR

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_____ Date

Kevin L Nelson
P. O. Box 200871
Anchorage, Ak 99520

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this _____ Day of _____, 2025

By: _____ for, _____

personally appearing before me.

_____
Notary Public for the State of Alaska

My Commission Expires _____

TAX CERTIFICATION

I hereby certify that all current taxes and special assessments through _____, 2025, against the property, included in the subdivision or resubdivision, hereon have been paid.

_____ , 2025 _____

Tax Collection Official
Matanuska Susitna Borough

Agenda Copy

RECEIVED
MAR 1 1 2025
PLATTING

Preliminary Plat of

CAULKINS SUBDIVISION LOTS 2B, 2C, & 2D

A subdivision of Lot 2A, Caulkins Subdivision, Plat No.2024-7

Located within
SW1/4, Section 9, Township 17 North, Range 2 East, Seward Meridian, Alaska
Containing 3.029 acres more or less.
Palmer Recording District, Third Judicial District, State of Alaska

ALASKA REMOTE IMAGING
Surveying Mapping Land Planning LIDAR
6239 B Street, Suite 201, Anchorage, Alaska 99518
(907) 519-0339 survey@alaskaremoteimaging.com

WO: 23114	Date: Feb 04, 2025	Scale: 1"=50'	Platting Case No. 2024-xxx
Drawn: JLA/MB	Checked: ME	Grid: pa12	Fb/Pg: 165/2	Sheet: 1 of 1

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JUNE 4, 2025

ABBREVIATED PLAT:	BREEZY MEADOWS SUBDIVISION PHASE 2 LOTS 3 AND 4
LEGAL DESCRIPTION:	SEC 32, T18N, R02E, SEWARD MERIDIAN AK
PETITIONERS:	AFFORDABLE HOUSING LAND CONSULTANTS, LLC
SURVEYOR:	THE BOUTET COMPANY
ACRES: 5.0 ±	PARCELS: 2
REVIEWED BY:	CHRIS CURLIN CASE #: 2025-062

REQUEST: The request is to create two lots from Parcel 1, Waiver 1994-26-PWm, Recorded at Book 786, Page to be known as BREEZY MEADOWS SUBDIVISION PHASE 2 LOTS 3 AND 4, containing 5.00 acres +/-. The property is located west of N. Glenn Highway, south of E. Marsh Road, and north of E. Scott Road; within the NE ¼, Section 32, Township 18 North, Range 02 East, Seward Meridian, Alaska.

EXHIBITS

Vicinity Map and Aerial Photos	**EXHIBIT A** – 4 pgs
Soils Report	**EXHIBIT B** – 40 pgs
Soils Report Addendum	**EXHIBIT C** – 2 pgs
AGENCY COMMENTS	
USACE	**EXHIBIT D** – 1 pg
ADOT&PF	**EXHIBIT E** – 4 pgs
MSB PD&E	**EXHIBIT F** – 1 pg
Permit Center	**EXHIBIT G** – 1 pg
Utilities	**EXHIBIT H**– 5 pgs

DISCUSSION: This platting action is creating two lots from Parcel 1, Waiver 1994-26-PWm, existing Tax Parcel A37. Lots will contain 3.24 & 1.76 acres +/-. Access for proposed lots will be from E. Scott Road.

Soils Report: **(Exhibit B)** A 40 page soils report was submitted by Hansen Engineering, INC, pursuant to MSB 43.20.281(A). Timothy Alley, PE with The Boutet Company, INC, states in his summary **(EXHIBIT C)** that both lots contain 10,000 square feet of contiguous usable septic area and 10,000 square feet of contiguous building area. The developer is requesting water & sewer service from the City of Palmer.

Comments: USACE **(Exhibit D)** Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.
ADOT&PF: **(Exhibit E)** DOT&PF requires one shared access to Scott Road for both lots. Add as plat note.

Recommend early coordination with DOT&PF to share lot development plans and determine shared access location.
A common access easement may need to be recorded after the plat is recorded, once the shared access location is determined.
Shared access will require a shared driveway permit. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact DOT&PF's ROW division
MSB Pre-Design & Engineering **(Exhibit F)** Coordinate with AKDOT for access onto Scott Road. MSB recommends shared access point. If shared access is required a shared access easement should be shown.
MSB Permit Center **(Exhibit G)** No comments from permitting.

Utilities: **(Exhibit H)** GCI has no comments or objections. Enstar has no comments or recommendations. MTA requests a utility easement be noted on the plat. MEA did not respond.
Platting staff notes this is condition #7.

Public: At the time of this write-up there were no comments from the public in response to the Notice of Public Hearing.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Greater Palmer; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments or Planning; or MEA.

CONCLUSION: The preliminary plat of BREEZY MEADOWS SUBDIVISION PHASE 2 LOTS 3 AND 4 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. 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 soils report was submitted, pursuant to MSB 43.20.281(A).

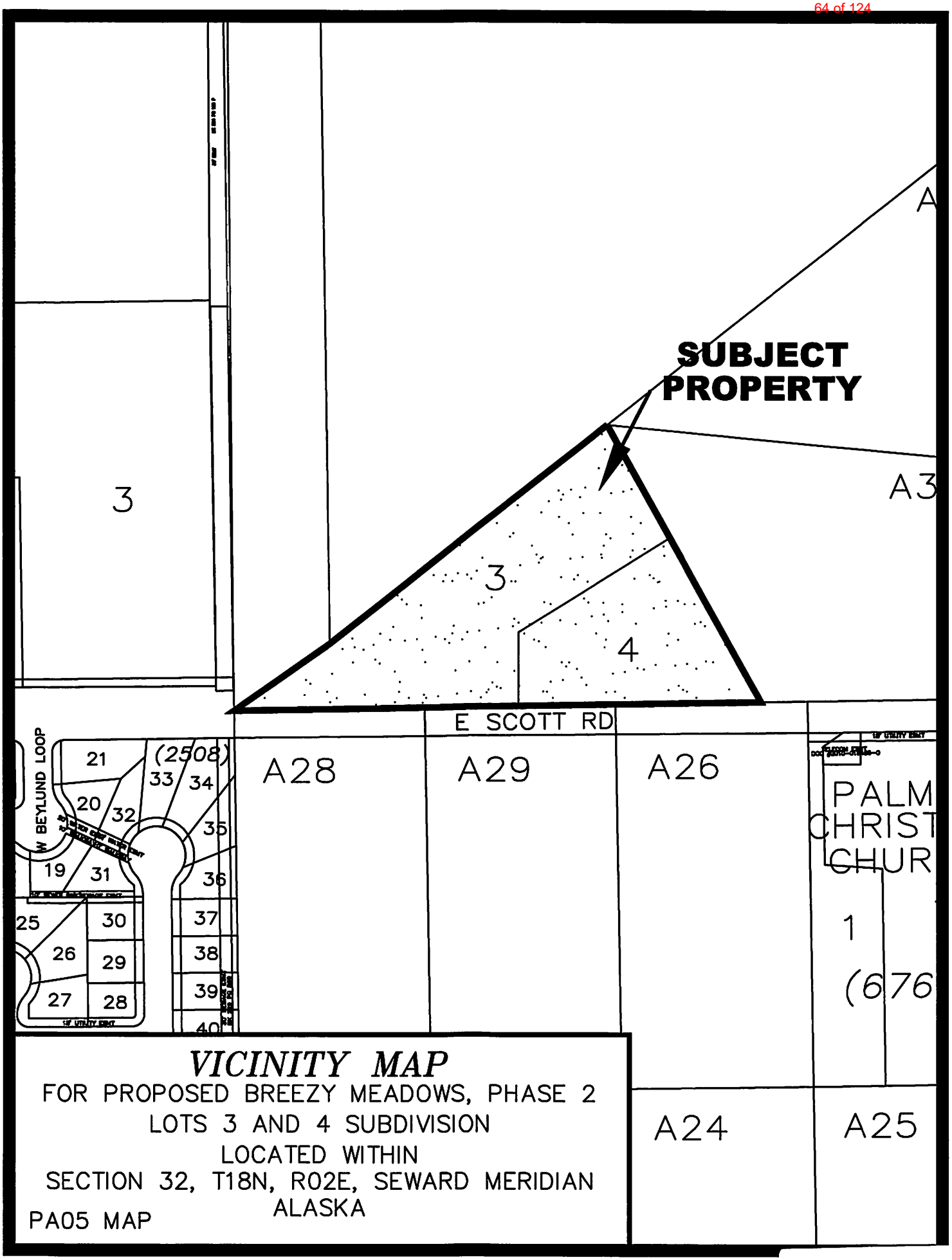
FINDINGS OF FACT

1. The plat of BREEZY MEADOWS SUBDIVISION PHASE 2 LOTS 3 AND 4 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 lot have the required useable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Greater Palmer; Fire Service Area #132 Greater Palmer; Road Service Area #16 South Colony; MSB Emergency Services, Community Development, Assessments or Planning; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. ADOT&PF will permit consolidated shared access between two lots.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of BREEZY MEADOWS SUBDIVISION PHASE 2 LOTS 3 AND 4, contingent on the following recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Coordinate access to E. Scott Road with ADOT&PF.
4. Design plat with one shared access
5. Add plat note limiting lots to one shared access unless otherwise authorized by the permitting authority.
6. Pay postage and advertising fees.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED BREEZY MEADOWS, PHASE 2
LOTS 3 AND 4 SUBDIVISION
LOCATED WITHIN
SECTION 32, T18N, R02E, SEWARD MERIDIAN
ALASKA

PA05 MAP

EXHIBIT A

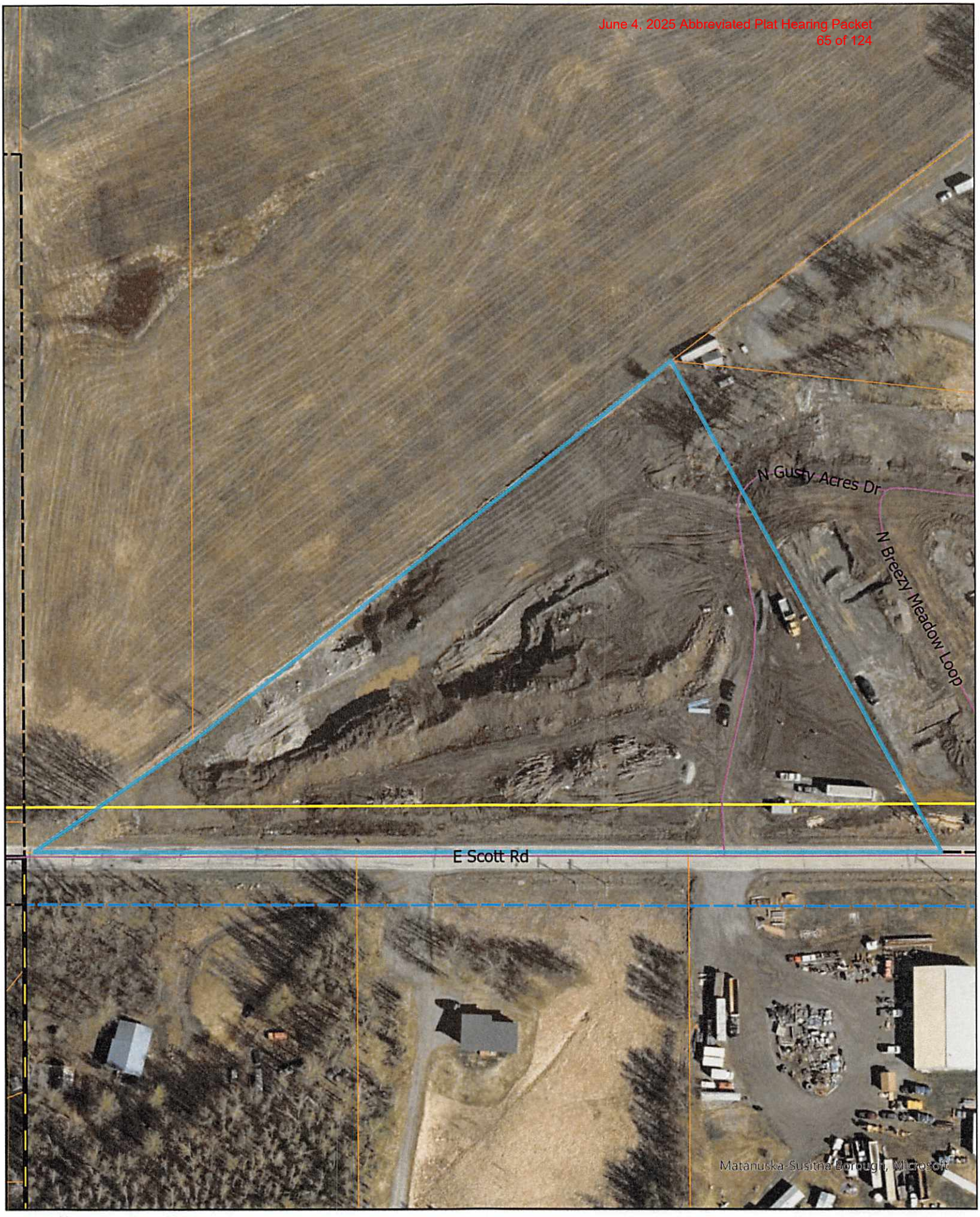


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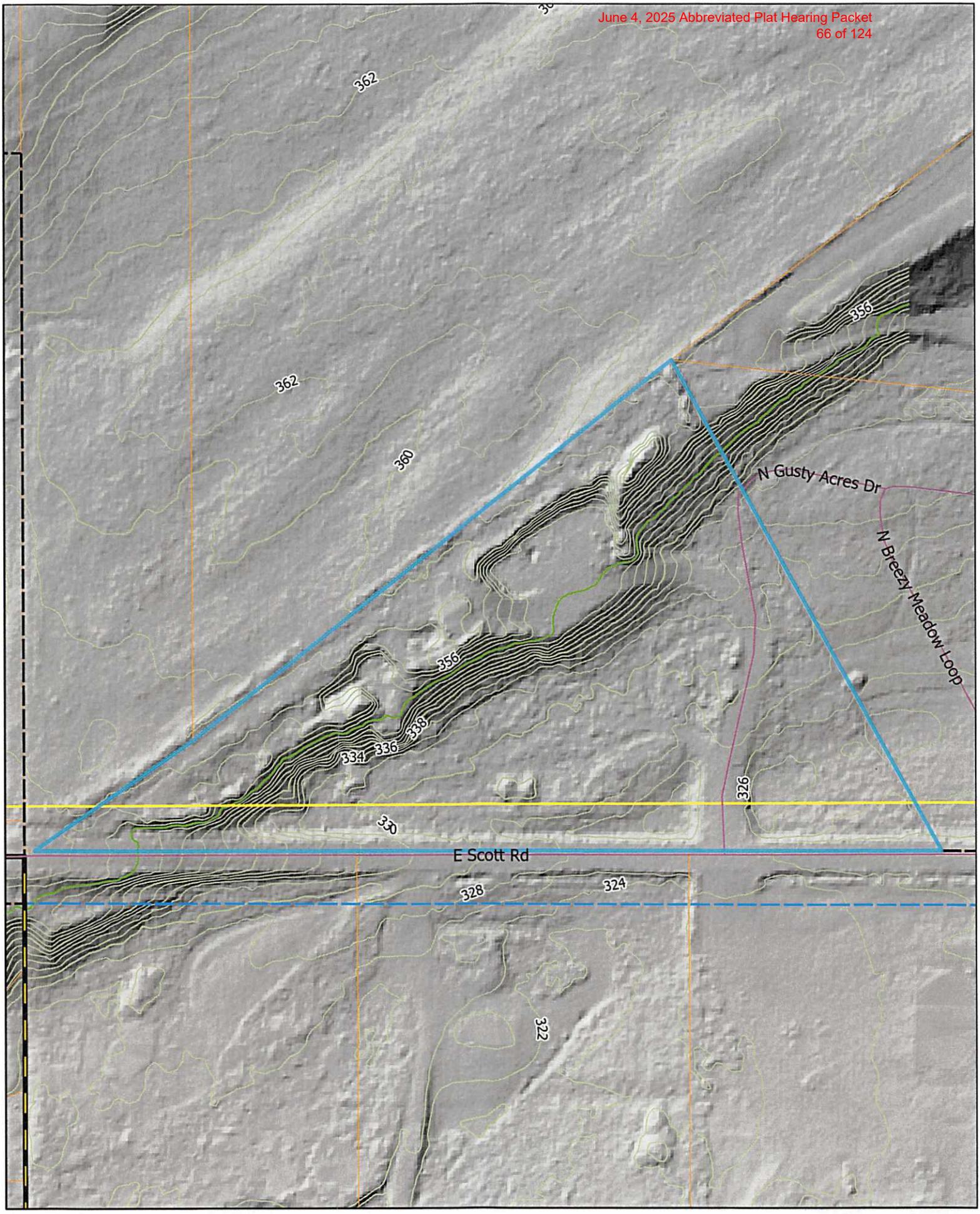
EXHIBIT A


362
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N Gusty Acres Dr
N Breezy Meadow Loop
E Scott Rd
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EXHIBIT A


N Beylund Cir
N Gusty Acres Dr
N Breezy Meadow Loop
N Walt Pippel Dr
60' P
E Scott Rd
N Breezy Meadow Loop
30' ROW
W Beylund Loop
N Beylund St
10' WALKWAY
10' WALKWAY
10' WALKWAY
10' WALKWAY
W Beaver Ave
N Lloyd St
N Irene St
N Gloria St
N Anna St
W Auklet Ave
W Recon Cir
W Bogard Rd
S Felton St
S Edinborough Dr
W Edinborough Dr
S Campbell Pkwy Cir
S Montgomery Way
W Quick Driver Cir
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EXHIBIT A

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

Breezy Meadows Phase 3

Palmer, AK

Geotechnical Investigation

February 2025

Prepared for: The Boutet Company, Inc.
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Prepared by: Tyler Hansen, P.E.
Hansen Engineering, Inc.
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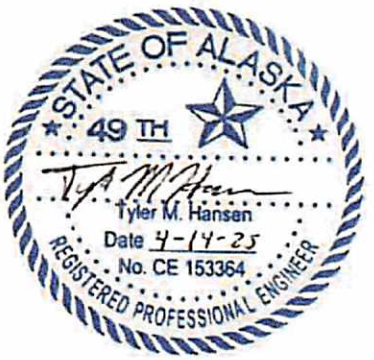

EXHIBIT B1

HANSEN ENGINEERING, INC.
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Breezy Meadows Phase 3

Palmer, AK

Geotechnical Investigation

Contents

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Breezy Meadows Phase 3

Geotechnical Investigation

Location

The proposed project is located on a 5 acre parcel in Palmer, Alaska at 12697 e Scott Rd. It is located within the NW ¼ of the NE ¼ of Section 32, Township 18N, Range 2E, Seward Meridian.

Scope

The project scope includes construction 8 apartment buildings, associated parking and site development. This report addresses the building foundations and the pavement/surfacing sections. The recommendations contained herein are not necessarily applicable for changed locations or changed use.

Findings

1. Large quantities of silty fill were identified on site. This fill ranged from 0 to 8 ft deep. This Silt generally has high moisture content and is not suitable for structural fill.

2. There is typically 7-12 ft of native Silt and Silty Sand below the fill. The native silty material located below the surficial organics is capable of supporting footings with a reduced bearing capacity.

3. Dense gravels were encountered below the silt.

4. Ground water was observed as shallow as 11 feet on 4/1/25.

Previous Use and General Topography

The site general slopes down to the south with approximately 40 ft of elevation change. The site is cleared. It was most recently used to stockpile waste excavation and as a gravel source for Breezy Meadows Phase 2 site development.

Field Exploration

The subsurface exploration was conducted February 12-17, 2025, and consisted of eight borings advanced by Wininger Drilling using a hollow-stem auger on a track mounted CME 55 drill rig. One boring was placed in the footprint of each of the proposed buildings. Boring depths ranged from 16.5 to 27 feet. The borings were logged by Tyler Hansen PE, geotechnical engineer with Hansen Engineering, Inc. The attached Boring Location Map shows the approximate boring locations. Borings were located by handheld GPS. Elevations were estimated from the topographic map provided by The Boutet Company.

Samples were taken by driving a 3" outside diameter split spoon sampler through the hollow-stem auger using a 340-pound automatic hammer with a 30-inch drop. The blow counts reflect the density and/or the presence of large particles (cobbles) in the soil. A larger sampler and hammer were used than in the "Standard Penetration Test" (SPT) to facilitate better sampling of the gravel material. Blow counts would be higher for the Standard Penetration Test. Perforated PVC pipe was placed in the boreholes before backfilling to monitor groundwater level.

Laboratory

In the laboratory, the samples were visually classified according to frost and unified classification and the moisture contents determined. Sieve analyses were performed on representative samples from typical soil horizons. The Harvard Miniature Method was used to estimate the suitability of the silt for structural fill. The results of these analyses are shown on the testing summary and on the test reports attached.

Please note that the samples are by nature not entirely representative of the actual in-situ material. The actual soil may contain particles larger than can be sampled with the split spoon. The split spoon, because of its rigid inside diameter, tends to drive out and/or fracture cobbles and larger gravel. This crushing and segregating process also tends to drive up the percent of the observed fine sand and omit larger gravel. Because of this, the soil as logged may disagree with the sieve analysis of the same soil. The log is based on our opinion of the nature of the soil, not purely on analysis of the samples.

Boring Logs

Descriptions of the soils encountered are recorded on the right side of the boring logs. Also shown are properties such as cobble presence, which were implied by the drilling action in the field but not reflected in the samples.

The moisture content, blow count, type and location of samples, and the general soil type are shown graphically on the left side. All soil transitions not directly sampled by the split spoon were logged by observation of the change in drilling action (speed/noise). Where changes in the soil occurred between samples and no change in drilling action was observed, the transition is shown on the log as a slanted line.

The log shows the number of blows required to advance the sampler from 6" to 18" below the beginning of each sample as "blows per foot". The actual blow counts are shown on the test data summary. The logs show the raw, uncorrected blow counts.

The logs note the building number of the boring as well as the estimated elevation taken from the site plan.

Seismic Class

Use site class "D - Default" under the IBC classification system. This recommendation is based on the limited exploration conducted. The surface trace of the Castle Mountain Fault is about 8 miles away. It is the major known active fault in the area.

Following are the ASCE 7-16 earthquake ground motion accelerations for the project GPS coordinates. These are taken from the "ASCE 7 Hazard Tool" website for Site Class "D - Default":

0.2 sec: S_S = 1.503g	S_{MS} = 1.804g (max),	S_{DS} = 1.203g (design)
1.0 sec: S_1 = 0.789g	S_{M1} = NA	S_{D1} = NA

Soil Profile

The following is a generalized soil profile. A more detailed and specific profile can be found in the 'Site Preparation' recommendations below and on the boring logs attached. The subsurface profile is likely to be variable at locations other than the borings. The exact locations where the subgrade type changes could not be identified through test holes alone. It must be identified through observations during construction.

A thin organic mat was present at the surface. Below the organic mat, the surficial soils generally consisted of *Silt With Sand* (ML) and Silty *Sand* (SM). This includes both native soil and fill. Depth of fill is believed to be typically 2 to 4 ft with 8 ft in boring #4. The total depth of the silt ranged from 7.5 to 12.5 ft except for boring #4. In

boring #4, which was located on a large stockpile of silt fill, the silt depth was 22.5 ft. The silt is highly frost susceptible, rated F4, and unified class is ML.

The stockpile of silt fill at boring #4 included several thin lenses of snow and a 1 ft thick layer of compresses snow at the bottom of the fill layer. This silt fill already has high moisture content, and as the mixed in snow melts the moisture content will only increase.

Poorly Graded Gravel With Sand (GP) and *Silty Gravel With* Sand (GM) were encountered below the silt. Frost class is NFS to F2. These gravels have high density.

Ground water was observed in 5 of the 8 borings. Depth ranged from 11 ft to 15.2 ft.

The descriptions above are generalized. Please see the log for specific soil profiles. At other locations, the soil transitions may occur at different depths than described.

RECOMMENDATIONS

Site Preparation

Undisturbed silt has some structure that can support light loads if not disturbed. The silt is impractical to compact due to high moisture content; therefore all disturbed silt must be removed from beneath buildings. Undisturbed silt can remain, providing the lower bearing capacity is accounted for. Silt will not support heavy equipment traffic. A working pad a minimum of 24 inches thick should be placed beneath footings and slabs to provide a stable surface for heavy equipment. The pad should be constructed of compacted classified fill. proof roll the silty subgrade with a large vibrating drum compactor before placing classified fill to correct disturbances that occurred during excavation and to check for soft spots. Areas that soften or settle significantly under the roller should be removed and replaced with compacted classified fill. Specific recommendations for each building are described on the next page.

Any fills below footings must be widened on all sides by a distance equal to the half the fill depth below the footing plus 2 ft. For example, if 6 feet of fill is required, the over excavation should extend 5 feet each side of the footing.

Do not allow water to accumulate on the surface of silty soils during construction. Maintain the surface sloped for drainage, and seal exposed surfaces with a smooth drum or plate compactor to minimize infiltration. Stockpiles may be covered. Silty soil will become muddy and unmanageable if water is allowed to infiltrate. Loose stockpiled soils are particularly vulnerable to infiltration.

Remove silty material from beneath driveways/parking areas to at least 24" below the driving surface. For light traffic areas an 18" structural section may be adequate. Silt with low enough moisture content to achieve proper compaction may be used as fill

below 2 ft below the driving surface. See 'Driveway Structural Section' on page 14 of this report.

Excavated silt with high moisture and/or organics content may be used in landscaped areas.

BORING #1 – Building A6
Finished Floor Elevation: 334.2 ft
Existing Elevation: 326 – 321 ft
Boring Elevation: 327 ft
FILL at boring location: 3 ft
Native Ground Elevation: 324 – 326 ft (estimated from 2011 Borough Contours)

Excavate to native ground and backfill with compacted classified fill.

BORING #2 – Building B2
Finished Floor Elevation: 335.26 ft
Existing Elevation: 330 – 333 ft
Boring Elevation: 332 ft
FILL at boring location: 2-4 ft
Native Ground Elevation: 328 – 331 ft (estimated from 2011 Borough Contours)

Excavate to native ground or 2 ft below footing, whichever is deeper, and backfill with compacted classified fill.

BORING #3 – Building A3
Finished Floor Elevation: 337.09 ft
Existing Elevation: 334 – 341 ft
Boring Elevation: 335 ft
FILL at boring location: 4.5 ft
Native Ground Elevation: 332 – 347 ft (estimated from 2011 Borough Contours)

June 2023 aerial imagery shows a structure at this location. There is a high possibility of uncontrolled fill over abandoned utilities. Existing buried utilities should be removed from beneath the foundation structural prism and backfilled with compacted classified fill. Native ground at this location included a steep slope. The north end of the building is likely to bear on very dense soils, while the south end of the building may still have significant depth of silt. While total settlement is expected to be low, any settlement is expected to be differential across the building. To reduce differential settlement, excavate a minimum of 3 ft below footings, or until high density soils are encountered, whichever is shallower. Backfill with compacted classified fill.

BORING #4 – Building A2
Finished Floor Elevation: 337.75 ft
Existing Elevation: 335 – 350 ft
Boring Elevation: 346 ft
FILL at boring location: 8.5 ft

Native Ground Elevation: 333 – 350 ft (estimated from 2011 Borough Contours)

Native ground at this location included a steep slope. The north end of the building is near the borrow pit where dense gravel soils are exposed at footing depth. The south end of the building will have significant depth of silt below footings. While total settlement is expected to be low, any settlement is expected to be differential across the building. To reduce differential settlement, excavate a minimum of 3 ft below footings, or until high density soils are encountered, whichever is shallower. Excavation may include highly organic/wet silt only suitable for landscaped areas, silty soil suitable for deeper structural fill beneath parking areas, and gravel soil usable as classified fill. Backfill below footings with compacted classified fill.

BORING #5 – Building A5
Finished Floor Elevation: 336.05 ft
Existing Elevation: 327 – 328 ft
Boring Elevation: 327 ft
FILL at boring location: 0-2.5 ft
Native Ground Elevation: 324 – 328 ft (estimated from 2011 Borough Contours)

The Boroughs 2022 aerial imagery shows a trench leading from the existing well and running through the NW corner of the building footprint. This trench is assumed to have uncontrolled fill. Waterline under the footings structural prism should be removed and backfilled with compacted classified fill. For the remainder of the building, remove surficial organics and garbage from the building area. Excavate to native ground or 2 ft below footing, whichever is deeper, and backfill with compacted classified fill.

BORING #6 – Building A4
Finished Floor Elevation: 337.06 ft
Existing Elevation: 328 – 329 ft
Boring Elevation: 329 ft
FILL at boring location: 0-3.5 ft
Native Ground Elevation: 328 – 329 ft (estimated from 2011 Borough Contours)

Very wet silt was encountered in the boring down to 3.5 ft. Remove surficial organics, sloppy soils, and garbage from the building area. Excavate to native ground or 2 ft below footing, whichever is deeper, and backfill with compacted classified fill.

BORING #7 – Building A1
Finished Floor Elevation: 337.46 ft
Existing Elevation: 333 – 335 ft
Boring Elevation: 334 ft
FILL at boring location: 2 ft
Native Ground Elevation: 330 – 346 ft (estimated from 2011 Borough Contours)

Native ground at this location included a steep slope. The north end of the building is likely to bear on dense gravel soils while the south end of the building will have significant depth of silty soil below footings. While total settlement is expected to be

low, any settlement is expected to be differential across the building. To reduce differential settlement, excavate a minimum of 3 ft below footings, or until high density soils are encountered, whichever is shallower. Excavate at least down to the 2011 contour level. Backfill with compacted classified fill.

BORING #8 – Building B1
Finished Floor Elevation: 337.18 ft
Existing Elevation: 332 – 346 ft
Boring Elevation: 332 ft
FILL at boring location: 3 ft
Native Ground Elevation: 331 – 353 ft (estimated from 2011 Borough Contours)

Remove surficial organics, sloppy soils, and garbage from the building area. Native ground at this location included a steep slope. The north end of the building is likely to bear on dense gravel soils while the south end of the building will have significant depth of silty soil below footings. While total settlement is expected to be low, any settlement is expected to be differential across the building. To reduce differential settlement, excavate a minimum of 3 ft below footings, or until high density soils are encountered, whichever is shallower. Excavate at least down to the 2011 contour level. Excavation may include highly organic/wet silt only suitable for landscaped areas, silty soil suitable for deeper structural fill beneath parking areas, and gravel soil usable as classified fill. Backfill below footings with compacted classified fill.

Slabs

If construction can be completed without heavy traffic over the building area, a 24" working pad is not required below light duty interior slabs. However, a 12" all-weather working pad should be placed below interior slabs and inside the crawlspace to facilitate construction. Silt will become muddy and make an unmanageable working surface if exposed to heavy rain. Loaded dump trucks and concrete trucks will not be able to drive on a reduced thickness working surface. Concrete will have to be pumped to areas that are not accessible from a gravel pad.

Vapor retarder should be installed under slabs that are to have coverings or be used for dry storage.

Soil Bearing Capacity

For engineered fill resting on silt, bearing capacity at the top of fill is 2000 psf. This assumes a minimum of two feet engineered fill. This approach is valid for column loads on an isolated square footing up to 72 kips or line loads on a strip footing up to 5 kips per foot. Heavier loads will require a reduced bearing capacity or thicker section of engineered fill. This will limit the static bearing capacity at the silt surface to 1500 psf. Disturbed silt is not suitable for load-bearing areas.

The above bearing values are for static loads. For transient wind and seismic loads, the instantaneous bearing pressure may be increased by a third.

Buried Utilities

The onsite silt will be difficult to compact after it has been excavated. Do not use silt as backfill over utilities buried under footings. Where settlement is critical, backfill utilities with compacted classified fill.

As a cost saving measure, the silt may be used as backfill over utilities in paved areas up to 24" below the surface. It may not be possible to achieve 95% compaction of ASTM D1557 due to high natural moisture content of the silt. 95% of ASTM D 698 will be a more achievable compaction standard for silt. This compaction standard should be achievable with silt up to about 23% moisture. Silt with more than 23% moisture should be used in landscaped areas only.

For utilities under asphalt, backfill the top 24" with the 24" pavement section described on page 14.

Silt may be used as backfill for utilities in landscaped areas. Compact the silt in layers until it begins to pump. Without proper compaction, the silt will settle significantly and may encourage water to infiltrate towards buried utilities. Backfill may also be mounded to compensate for future settlement.

Frost Depth

At the time of exploration frost depth ranged from 2.5 – 4 feet. Frost penetration is greatly influenced by vegetation and snow cover. Local frost penetration can exceed ten feet in areas of traffic or snow removal. The foundation systems below do not extend the foundation below the maximum frost depth. They depend on heat loss from the building to keep the founding soils thawed.

Foundation Systems

The site is suitable for conventional footings with a perimeter foundation wall, or frost protected shallow foundations (FPSF).

Both foundation systems as outlined below are for heated buildings only, and depend on heat loss from the building to keep the founding soils thawed. These foundations are intended to prevent frost penetration under the footing and limit differential settlement of footings to less than an inch.

Conventional Foundations

Interior footings may be continuous or isolated. Footings at the building perimeter should be at least 6" wider than the stem wall and have at least 42" soil cover.

Heated Footings

Protect perimeter footings of heated buildings from frost with a minimum of 42 inches soil cover over the bottom of the footing. Perimeter foundation walls should be insulated with two inches minimum of insulation board. Insulation should be detailed to direct heat loss downward below the footing and retain the bearing soil in a thawed state. Alternative insulation schemes such as the "frost protected shallow foundation" described below may decrease the required soil cover.

Unheated Footings

Unheated footings should be avoided where possible. Such footings may sustain some movement because they will be within the seasonal frost zone, particularly if in areas where the snow will be removed. Unheated footings exterior to the structure should be placed a minimum of 60 inches below surface grade (assuming they have a footing wider than the column or foundation wall to resist uplift forces). Any roof extensions (covered entrances) designed with cold footings should have a design that allows for differential movement between the heated building and the cold footings.

Shallow Frost-Protected Foundations

Monolithically placed concrete footings and slabs are usually used for this type of construction. Interior footings may be thickened portions of the monolithic slab in squares or strips.

The frost-protected shallow foundation should be designed for the local air-freezing index using a 100-year return period. The included sketches are an example of a frost-protected shallow foundation taken from ASCE Standard 32, "*Design and Construction of Frost-Protected Shallow Foundations*". This system uses horizontal "wing" insulation to decrease the required depth of foundation. It is particularly useful for slab-on-grade foundations. The example, using the ASCE 32 "Simplified FPSF Design Method", is based on a heated structure with floor insulation R 10 or less and a 100-year freezing index of 4000 degree Fahrenheit days.

Example – Frost-Protected Shallow Foundation – Simplified Method:

	Width	Minimum "R" Value
A. Horizontal Wing Insulation Along Wall	24"	10.5
B. Horizontal Wing Insulation at Corners	36"	13.1
C. Horizontal Insulation at Corners, Distance from Corner		60"
D. Footing minimum depth below ground surface. (This is measured from the finished surface grade to the bottom of the footing)		16"
E. Vertical insulation at perimeter, minimum "R" value		10.1

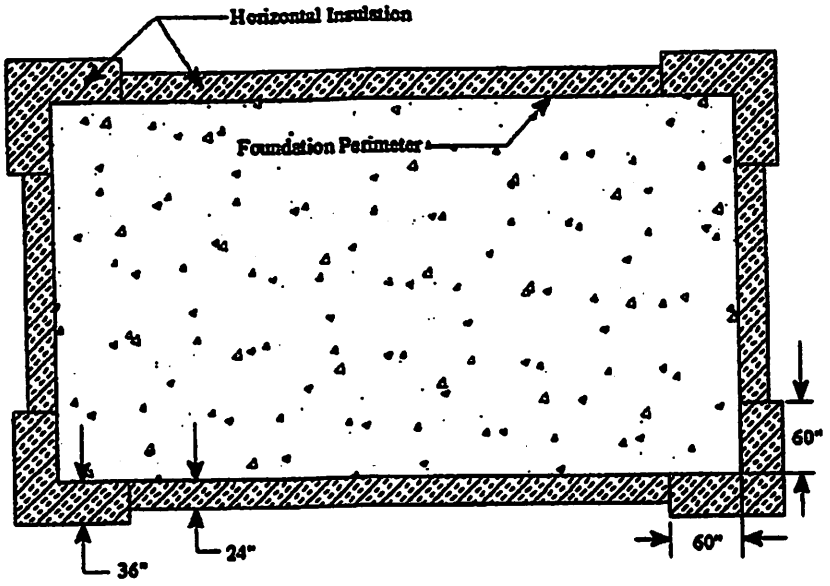
If the foundation is designed according to ASCE 32 (not the simplified method), different floor insulation schemes can be considered, as well as considering different footing depths and perimeter insulation schemes. This would provide an opportunity to decrease the width of wing insulation if clearance to property line or other obstacles is a consideration. There are many possible combinations of depth and insulation.

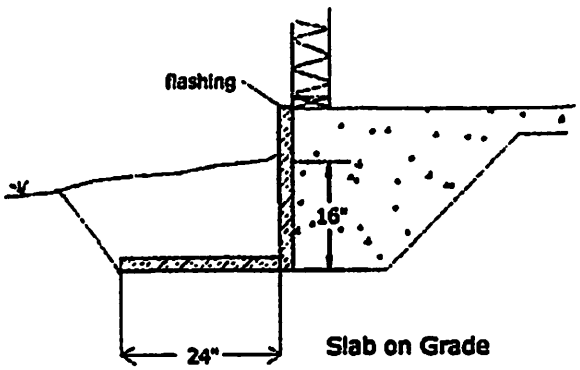
Note that the recommended insulation is not exactly the same as required by Anchorage building code. Anchorage uses a 100-year freezing index of 3340 degree-days. Records from the Matanuska Valley show a somewhat colder freezing index.

The air-freezing index for nearby stations is as follows:

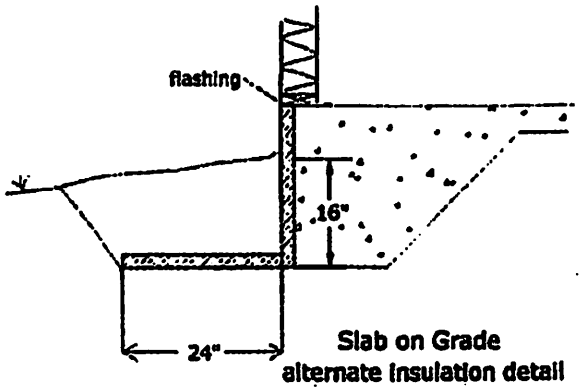
Station	Air Freezing Index ^{0}F – Days 100 – Year Return Period
Eklutna Project	4204
Matanuska Agricultural Exp.St 1	3529
Palmer AAES	3893

The following sketches show example insulation geometry.

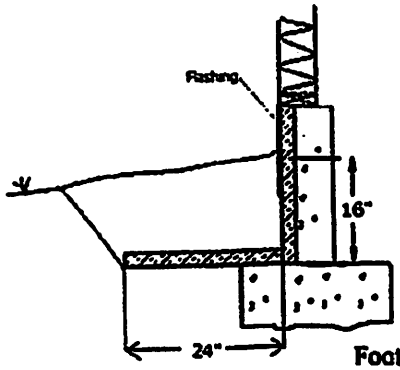




Slab on Grade



Slab on Grade
alternate insulation detail



Footing and Stem Wall

Frost Protection at Entrances

Do not attach exterior slabs to buildings. They may move vertically due to frost action, and in some circumstances could lift and damage the building.

Depress exterior grade slabs at entrances below floor elevation to allow for movement. The maximum depression of exterior slabs is limited by ADA regulations. In frost susceptible soils, an unprotected exterior entry slab can lift due to frost heave and damage siding or prevent a door that swings to the exterior from opening. It frequently takes only fractions of an inch frost heave immediately outside the door to cause problems with the functioning of the door.

To reduce lifting of exterior slabs at entrances, place wing insulation at top of footing or bottom of FPSF depth. Provide a minimum of 6" non-frost susceptible classified fill beneath the wing insulation. Extend wing insulation out at least 48 inches from the building and 32 inches beyond entry slab each way along the heated foundation. Fill above the wing insulation to the bottom of entry slab with compacted non-frost susceptible classified fill. For conventional foundations, place the wing insulation at

the top of footing, abutting the foundation wall insulation and use a minimum R value of 9. For frost protected shallow foundations, place the special wing insulation under the entry slab 16" deep in place of the regular wing insulation and use a minimum R value of 13.

Place a control joint in the entry slab approximately over the outside edge of the wing insulation.

If all frost susceptible material is removed for at least 5 feet below entry slabs, the special wing insulation may be omitted. This is likely the most economical solution if the required over excavation for footings is close to or greater than 5 feet below ground surface.

Heated exterior slabs may also be used to decrease the potential for frost heave at entrances. The operating cycle for the heated slabs must be designed to provide sufficient heat to prevent freezing of underlying frost susceptible soils.

Retaining Walls and Earth Pressures

Retaining walls will require backfill with non-frost susceptible materials, such as described in the section "Classified Fill". Clean sand (less than 6% passing the #200 sieve) is also acceptable for fill behind foundation retaining walls.

The following equivalent fluid loads may be assumed for earth pressures:

Active	30 pcf, Sand or Gravel
At Rest	60 pcf, Sand or Gravel
Passive	100 pcf, Native Silt
Passive	200 pcf, Compacted engineered fill

Even light compaction behind retaining walls may increase the earth pressure into the passive range. Retaining walls should be braced before compacting backfill.

Structural Fill

Classified fill should conform to the following gradation:

Sieve Size	Percent Passing
3"	100*
#4	20 - 60
#40	3 - 30
#200	0 – 6

*Except for the top 6" below footings or slabs, the fill may contain up to 15% cobbles between 3" and 8" diameter. This size is typically not included in sieve analyses.

Borrow, free of deleterious materials and with adequate moisture content to achieve 95% of ASTM D1557 may be used below the required thickness of classified fill.

Pavement **Leveling Course;** This material should conform to City specifications for leveling course, or alternately to Alaska DOT/PF specifications for D-1, crushed aggregate base.

Compaction

Compact any fills supporting footings, slabs or paved areas to not less than 95% of ASTM D 4253, (Maximum Index Density of Cohesionless, Free-Draining Soils). Clean, free-draining soils are most effectively compacted when saturated. Compact soils not having free-draining properties to not less than 95% of ASTM D1557.

Granular soils require vibration for compaction. The effective depth of compaction will be improved by using the largest vibratory compactor available. The effective compaction depth in clean soils with less than about 5% fines is improved by watering each soil lift generously before any compactive effort takes place.

Soils with more than about 5% passing the #200 sieve will be sensitive to moisture. They will not compact adequately if too dry, and may pump if placed and compacted when too wet. This includes the Silty Gravel (GM) soil occasionally encountered below the silt layer.

The onsite silt has too high of a natural moisture content to achieve 95% of ASTM D1557 (Modified Proctor). As such, it should not be used as structural fill under buildings. Silt may be used for fill under pavements as long as it is deeper than 24 inches below the asphalt. Compact the silt to at least 95% of ASTM D698 (standard proctor). The standard proctor uses less compaction energy than the commonly used modified proctor. This compaction standard should be achievable with silt up to about 23% moisture. Silt with more than 23% moisture should be used in landscaped areas only. Generally the natural undisturbed silt had moisture content of 23% or less, while the fill had higher moisture.

Compaction of fills beneath footings and slabs should be verified by testing.

Suggested maximum compacted lift thickness is as follows:

Plate Compactor	4"
Jumping Jack	6"
Large vibrating drum compactor	12"

Surface Drainage

Footing drains will not be required for footings placed on clean non-frost susceptible soils.

Backfill perimeter foundations with free draining sand or gravel to within one foot of the finished grade. Where not paved with concrete or asphalt, the top 6" of backfill around the exterior perimeter of the structure should be silt or other soil of low permeability. This will limit infiltration of surface water around the foundation.
Surface water, including roof drainage and snowmelt, should be directed away from the buildings by appropriate site grading. Minimum gradient for unpaved areas is 5% for ten feet away from the building, and larger gradients are encouraged. Site grading should allow for melt of snowdrifts.

Driveway Structural Section

Note that the section is designed only to control deflection under traffic during thaw-weakening. It will not prevent deep seated frost heave over silty soil, but will allow a sufficient section to bridge a thawing subgrade. Seasonal frost may penetrate deeper than ten feet in areas of snow removal. Surface grades should be kept steep enough to still allow surface drainage if the surface becomes distorted due to frost heave.

The following pavement section is suggested:

Asphalt Concrete	2"
Crushed Aggregate Leveling Course	4"
Classified Fill	20"
Silty Subgrade or compacted Silt	
Compacted to at least 95% of ASTM D698	

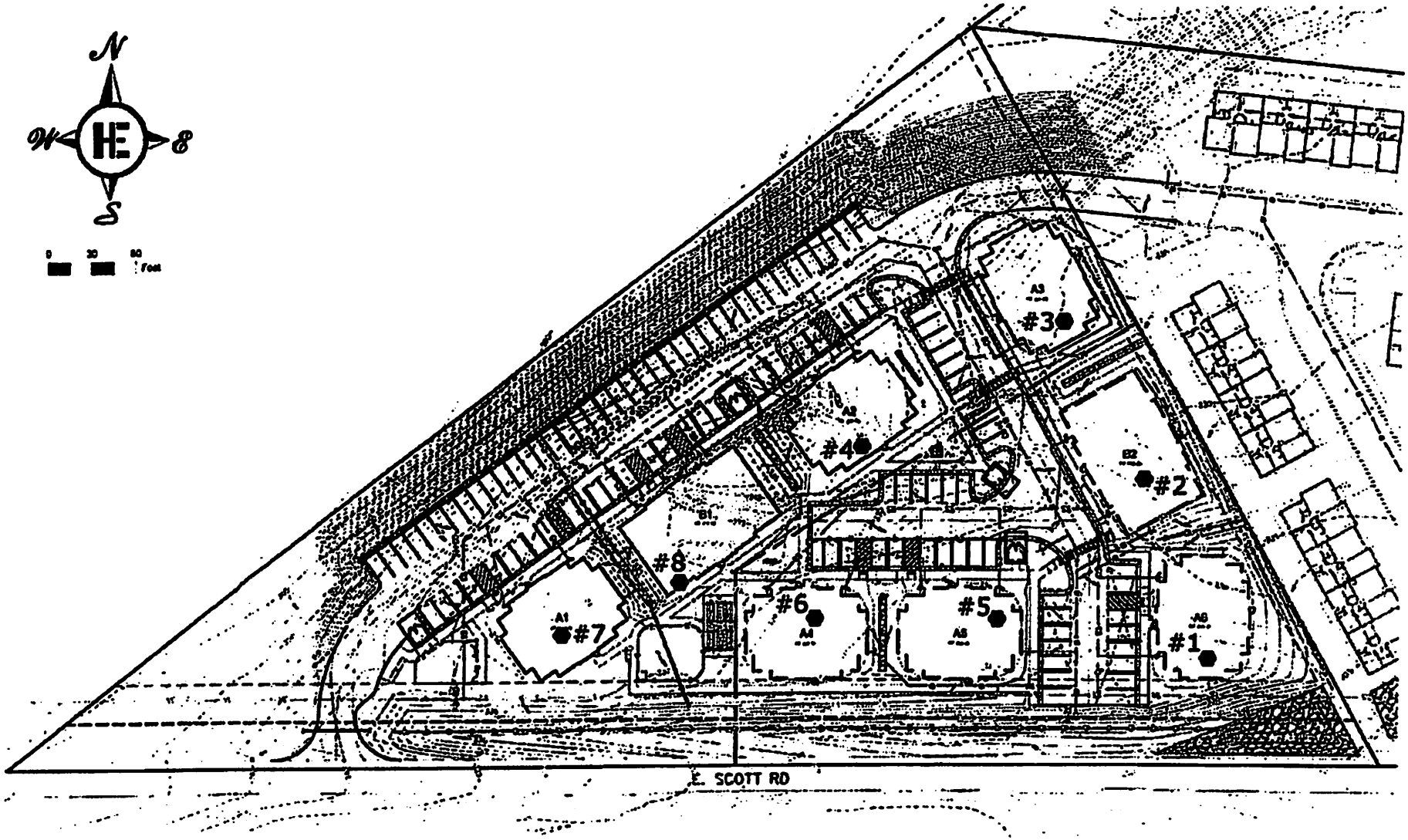
This section is much shallower than the frost penetration. It will not eliminate frost heave, but should provide sufficient thickness to bridge over a thawing subgrade and still support moderate traffic. When this section is evaluated using the Alaska DOT/PF "Flexible Pavement Design" software with the excess fines method, estimated pavement life is about 90,000 Equivalent Single Axle Loads (ESALs) and predicted rebound deflection is 0.068 inches.

For areas with only lightweight traffic (outside of driveways and fire lanes), the classified fill layer may be reduced to 14 inches for a total NFS structural fill section of 18 inches. An 18 inch structural section is the bare minimum thickness to support light traffic. A 24" section is encouraged. Estimated pavement life of the 18" section is about 65,000 Equivalent Single Axle Loads (ESALs) and predicted rebound deflection is 0.074 inches.

These recommendations are the minimum allowed structural section. Some silty fill is allowed under the structural section as a cost saving measure so long as adequate compaction is achieved. Compaction should be verified by testing. The driveway structural section will be improved by increasing the thickness of NFS fill and keeping highly frost susceptible soils as far below the asphalt as possible.

Vicinity Map

EXHIBIT B17

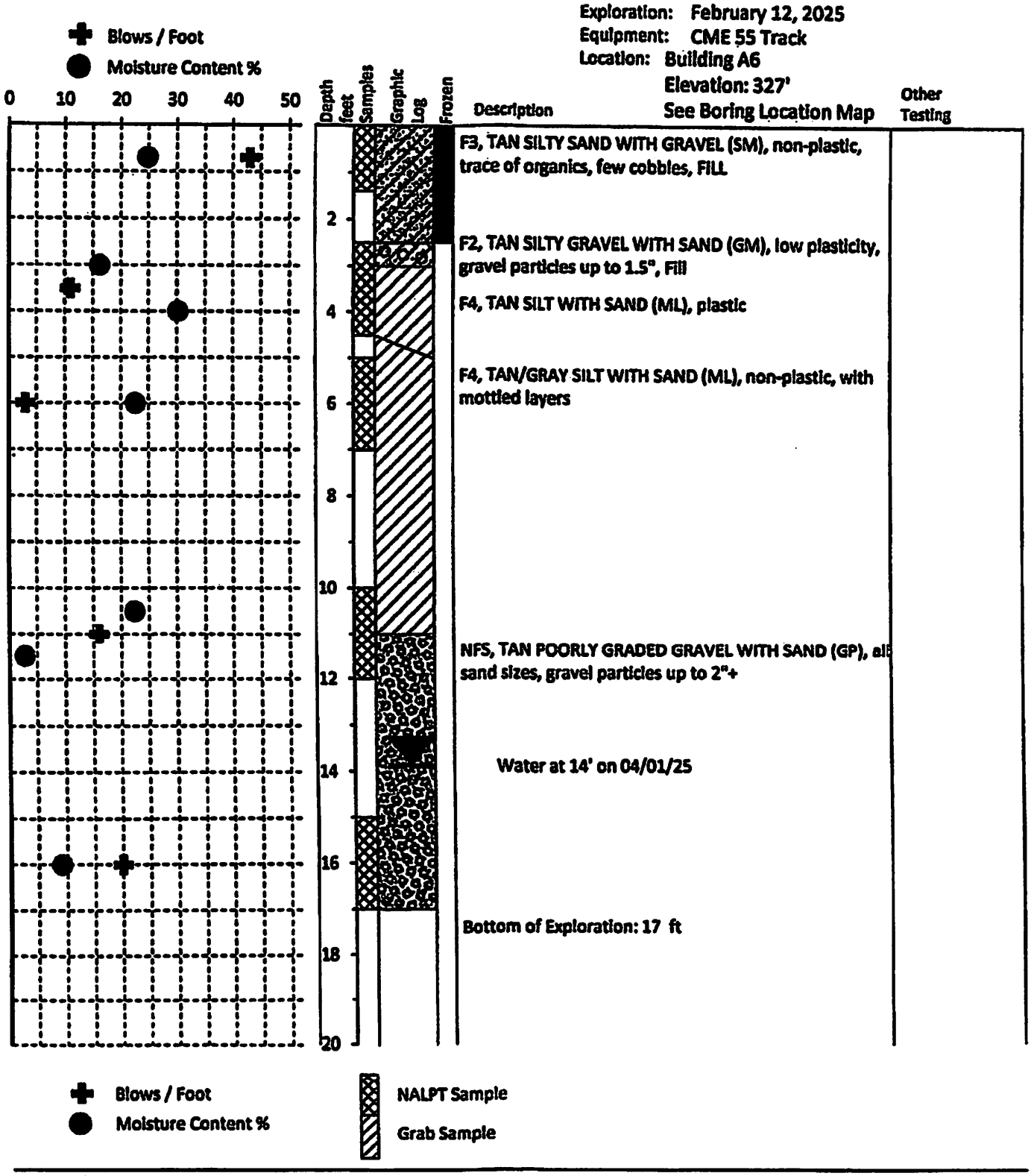


Boring Location Map

EXHIBIT B18

Log of Boring 1

Exploration: February 12, 2025
Equipment: CME 55 Track
Location: Building A6
Elevation: 327'
See Boring Location Map



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Consulting Engineers Testing Laboratory
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e-mail: mhpe@mtaonline.net

Job No.: 25012 Date: January 2025

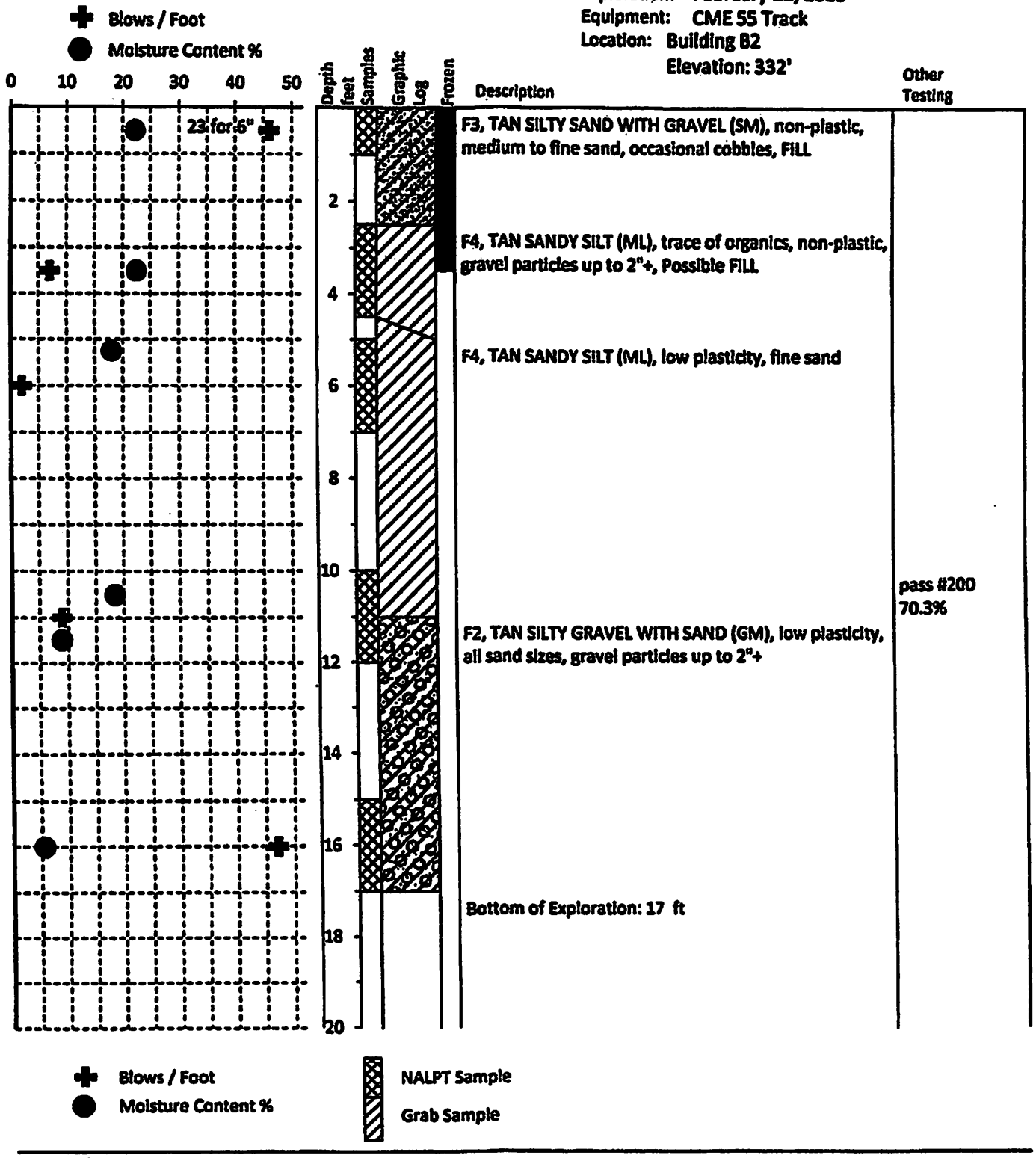
Log of Boring 1
Breezy Meadows Phase 3
The Boutet Company, Inc.
1174 N Leatherleaf Loop, Suite B
Wasilla, AK 99654

Plate 1

EXHIBIT B19

Log of Boring 2

Exploration: February 12, 2025
Equipment: CME 55 Track
Location: Building B2
Elevation: 332'



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Log of Boring 2

Job No.: 25012 Date: January 2025

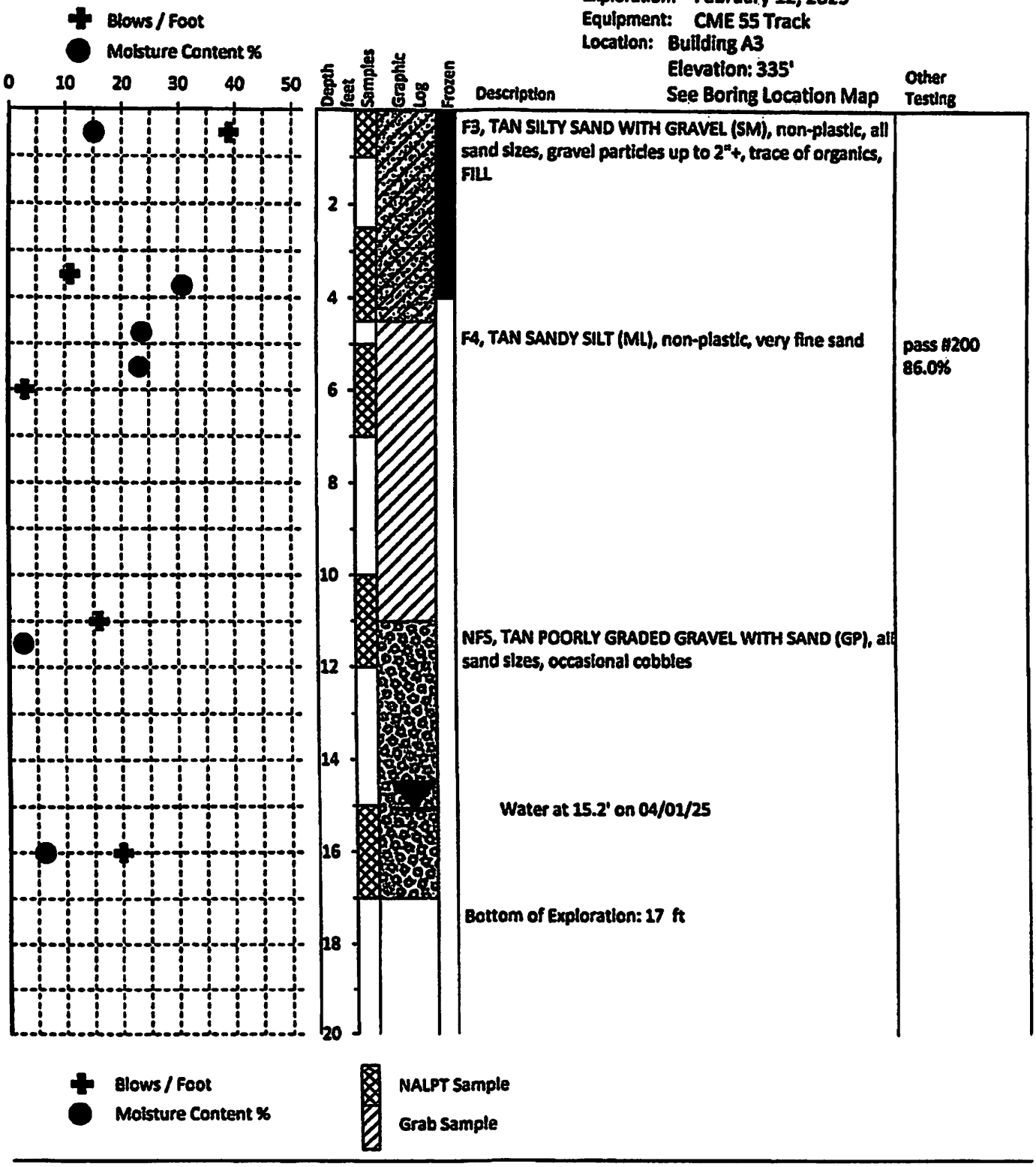
Breezy Meadows Phase 3
The Boutet Company, Inc.
1174 N Leatherleaf Loop, Suite B
Wasilla, AK 99654

Plate 2

EXHIBIT B20

Log of Boring 3

Exploration: February 12, 2025
Equipment: CME 55 Track
Location: Building A3
Elevation: 335'
See Boring Location Map



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Log of Boring 3

Breezy Meadows Phase 3
The Boutet Company, Inc.
1174 N Leatherleaf Loop, Suite B
Wasilla, AK 99654

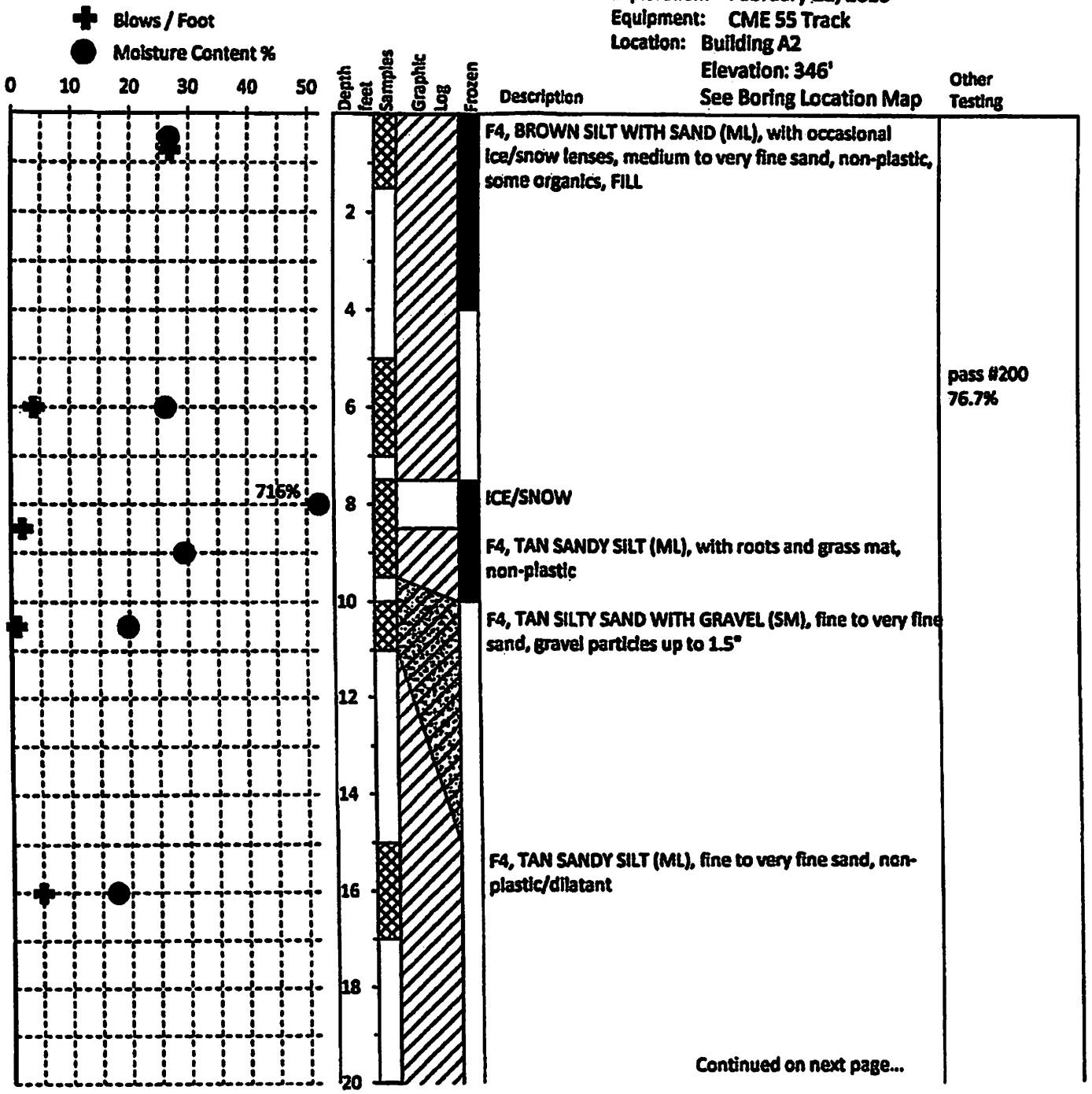
Job No.: 25012 Date: January 2025

Plate 3

EXHIBIT B21

Log of Boring 4

Exploration: February 12, 2025
Equipment: CME 55 Track
Location: Building A2
Elevation: 346'
See Boring Location Map



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Job No.: 25012 Date: January 2025

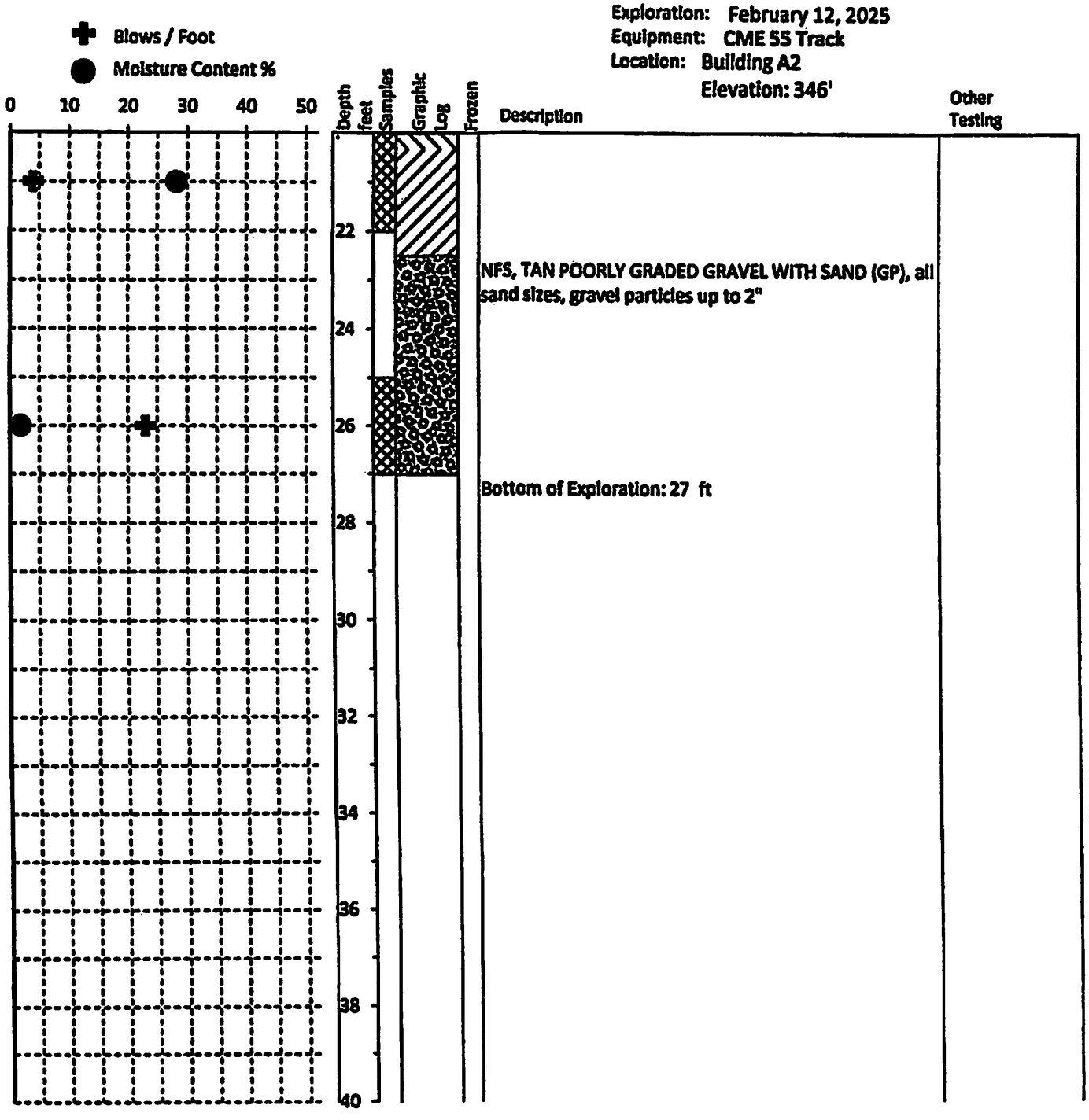
Log of Boring 4
Breezy Meadows Phase 3
The Boutet Company, Inc.
1174 N Leatherleaf Loop, Suite B
Wasilla, AK 99654

Plate 4

EXHIBIT B22

Log of Boring 4, pg 2

Exploration: February 12, 2025
Equipment: CME 55 Track
Location: Building A2
Elevation: 346'



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Job No.: 25012 Date: January 2025

Log of Boring 4

Breezy Meadows Phase 3
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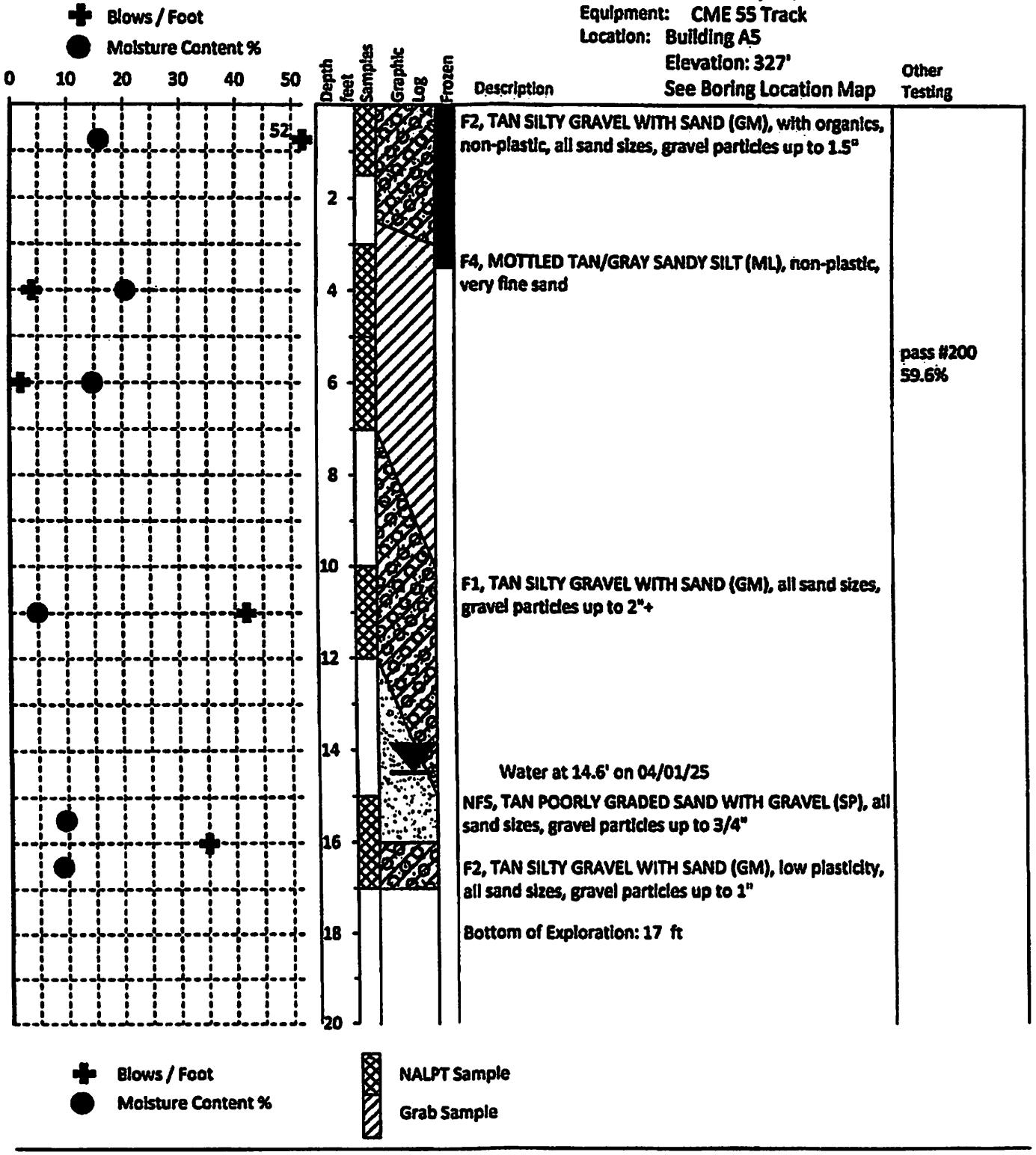
1174 N Leatherleaf Loop, Suite B
Wasilla, AK 99654

Plate 5

EXHIBIT B23

Log of Boring 5

Exploration: February 17, 2025
Equipment: CME 55 Track
Location: Building A5
Elevation: 327'
See Boring Location Map



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Job No.: 25012 Date: January 2025

Log of Boring 5

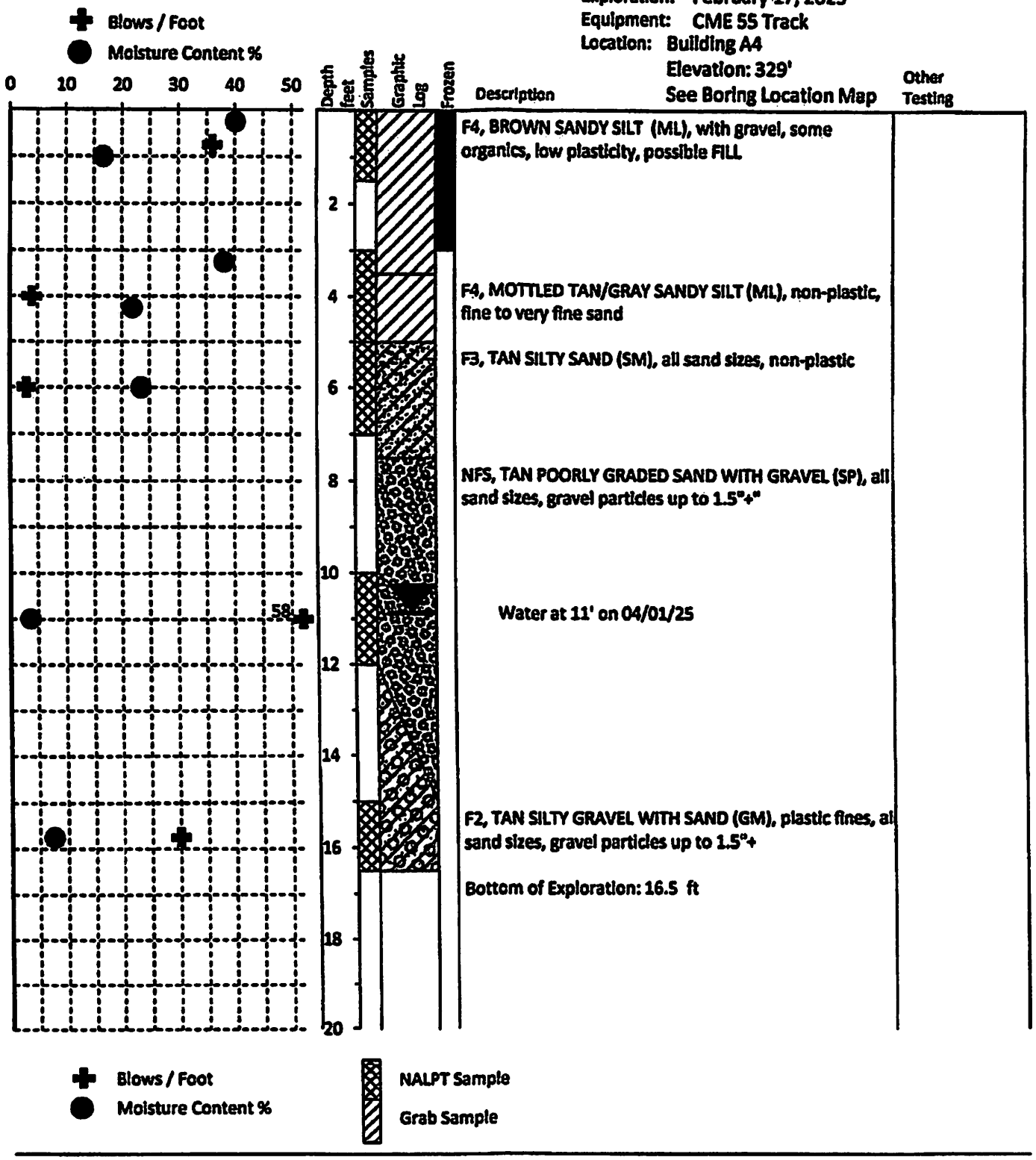
Breezy Meadows Phase 3
The Boutet Company, Inc.
1174 N Leatherleaf Loop, Suite B
Wasilla, AK 99654

Plate 6

EXHIBIT B24

Log of Boring 6

Exploration: February 17, 2025
Equipment: CME 55 Track
Location: Building A4
Elevation: 329'
See Boring Location Map



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Job No.: 25012 Date: Januarv 2025

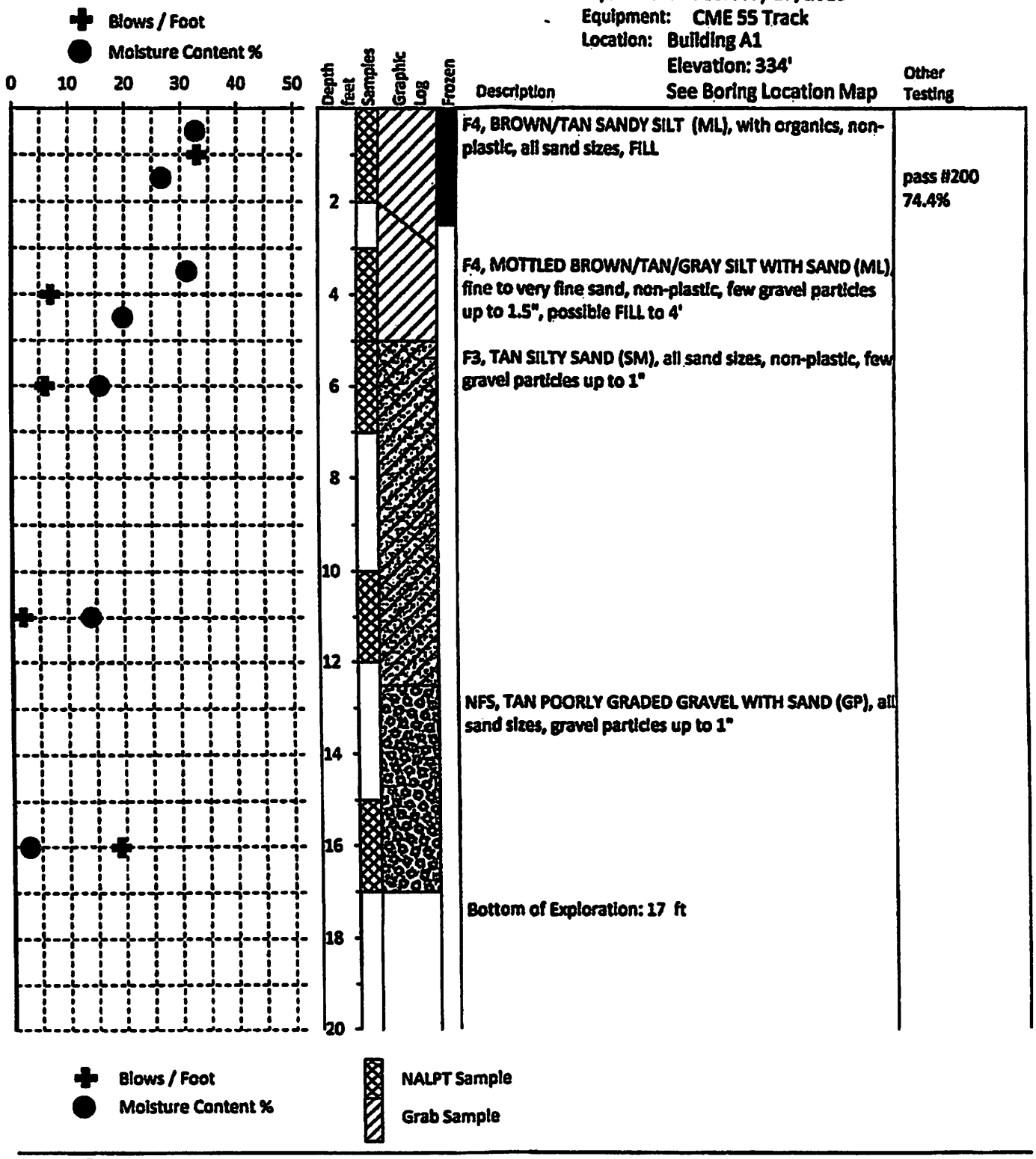
Log of Boring 6
Breezy Meadows Phase 3
The Boutet Company, Inc.
1174 N Leatherleaf Loop, Suite B
Wasilla, AK 99654

Plate 7

EXHIBIT B25

Log of Boring 7

Exploration: February 17, 2025
Equipment: CME 55 Track
Location: Building A1
Elevation: 334'
See Boring Location Map



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Job No.: 25012 Date: January 2025

Log of Boring 7

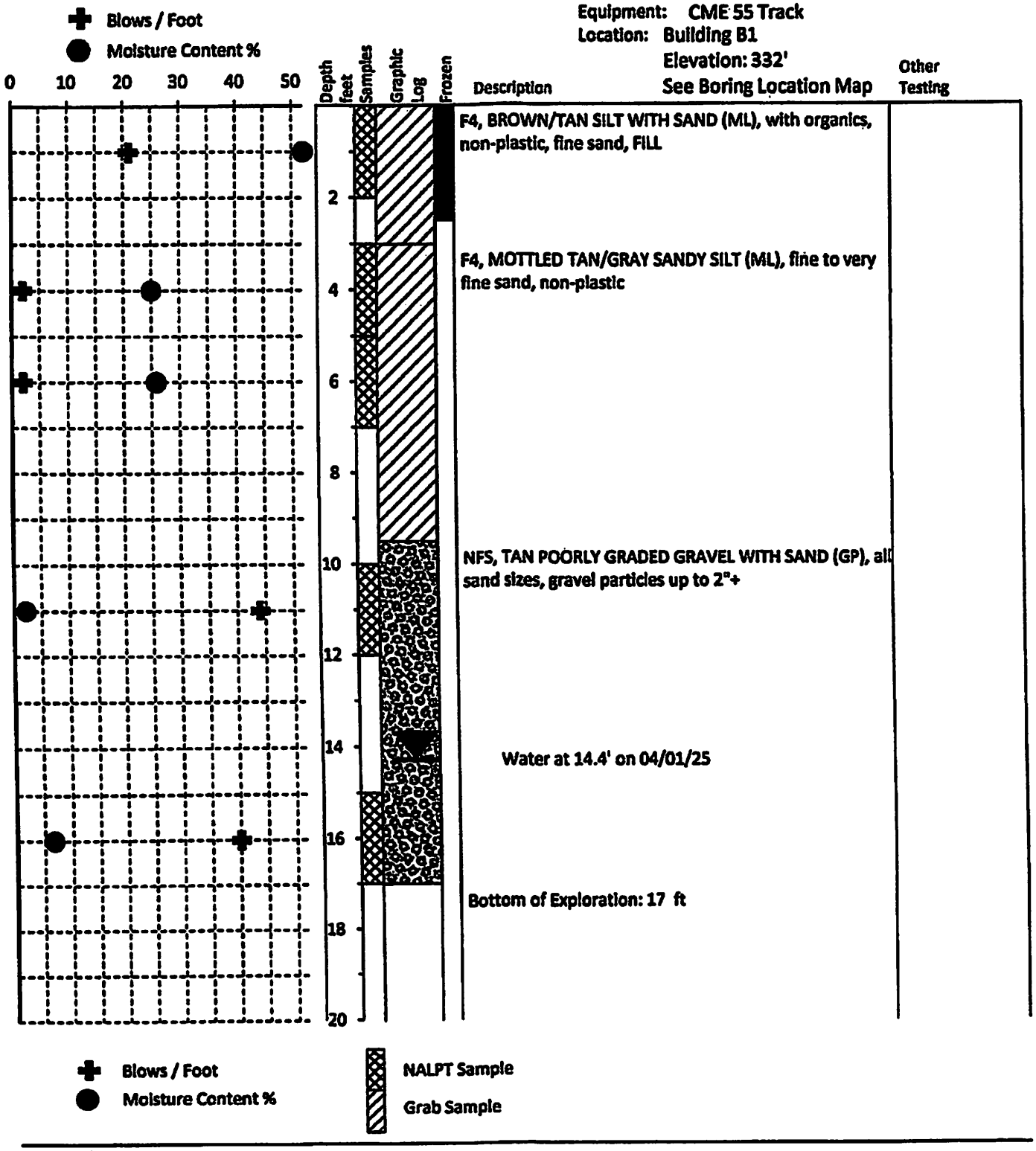
Breezy Meadows Phase 3
The Boutet Company, Inc.
1174 N Leatherleaf Loop, Suite B
Wasilla, AK 99654

Plate 8

EXHIBIT B26

Log of Boring 8

Exploration: February 17, 2025
Equipment: CME 55 Track
Location: Building B1
Elevation: 332'
See Boring Location Map



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Log of Boring 8

Job No.: 25012 Date: January 2025

Breezy Meadows Phase 3
The Boutet Company, Inc.
1174 N Leatherleaf Loop, Suite B
Wasilla, AK 99654

Plate 9

EXHIBIT B27

GRAPHICS LOG KEY

GW	WELL GRADED GRAVEL, SANDY GRAVEL
GP	POORLY GRADED GRAVEL, SANDY GRAVEL
GM	SILTY GRAVELS, SILT SAND GRAVEL MIXTURES
GC	CLAYEY GRAVELS, CLAY SAND GRAVEL MIXTURES
SW	WELL GRADED SAND, GRAVELY SAND
SP	POORLY GRADED SAND , GRAVELLY SAND
SM	SILTY SAND, SILT GRAVEL SAND MIXTURES
SC	CLAYEY SAND, CLAY GRAVEL SAND MIXTURES
ML	INORGANIC SILT, VERY FINE SAND, ROCK FLOUR
CL	GRAVELLY AND SANDY CLAY, SILTY CLAY
OL	ORGANIC SILT AND CLAY OF LOW PLASTICITY
MH	ORGANIC SILT
CH	INORGANIC CLAY, FLAT CLAY
OH	ORGANIC SILT, CLAY OF HIGH PLASTICITY
Pt	PEAT AND OTHER HIGHLY ORGANIC SOILS
	ASPHALT CONCRETE PAVEMENT
	ROCK
	CONCRETE

EXHIBIT B28

HANSEN ENGINEERING, INC.
CONSULTING ENGINEERS TESTING LABORATORY
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LABORATORY TESTING SUMMARY

Breezy Meadows Phase III
The Boutet Co.

Exploration: 2/12-17/2025

Test Hole	Depth Feet	Moisture	Visual Classifications Frost Class	Unified Class	Pass #200 Other	Blows/6 inches (340#, 30" drop) NALPT Spoon	Sample Size Grams
1	0-1.4	24.8%	F3	SM		7 19 20 for 5"	1327.6
1	2.5-3.5	16.2%	F2	GM		7 8 3 2	920.5
1	3.5-4.5	30.2%	F4	ML			811.2
1	5-7	22.6%	F4	ML		0 1 2 1	1205.2
1	10-11	22.4%	F4	ML		2 8 8 9	551.2
1	11-12	2.8%	NFS	GP			2063.6
1	15-17	9.1%	NFS	GP		3 10 10 10	2330.7
2	0-1	22.2%	F3	SM		14 23	1478.5
2	2.5-4.5	22.5%	F4	ML		13 15 5 2	1435.9
2	5-5.5	18.0%	F4	ML		0 1 1 1	433.8
2	10-11	18.4%	F4	ML	70.3%	0 2 3 6	496.7
2	11-12	8.9%	F3	GM			1549.7
2	15-17	5.5%	F2	GM		4 17 30 41	3171.8
3	0-1	15.1%	F3	SM		1 19 36	1859.8
3	3-4.5	30.9%	F2	SM		7 5 2 3	1014.1
3	4.5-5	23.7%	F4	ML	86.0%		797.5
3	5-6	23.3%	F4	ML		0 1 2 1	951.5
3	11-12	2.6%	NFS	GP		5 14 11 11	2037.6
3	15-17	6.2%	F1	GP-GM		12 10 13 14	2271.2
4	0-1.5	26.8%	F4	ML		12 12 15	2015.2
4	5-7	26.3%	F4	ML	76.7%	4 1 3 3	2401.0
4	7.5-8.5	715.5%	Ice Core			4 1 1 2	78.6
4	8.5-9.5	29.4%	F4	ML			975.6
4	10-11	19.8%	F4	SM		1 0 1 1	812.7
4	15-17	17.6%	F4	ML		1 2 3 2	944.9

EXHIBIT B29

Test Hole	Depth Feet	Moisture	Visual Classifications Frost Class	Unified Class	Pass #200 Other	Blows/6 inches (340#, 30" drop) NALPT Spoon				Sample Size Grams
4	20-22	28.2%	F4	ML		1	2	2	2	1914.9
4	25-27	1.8%	NFS	GP		3	11	12	18	1726.8
5	0-1.5	15.8%	F2	GM		17	22	30		2453.9
5	3-5	20.6%	F4	ML		10	3	2	2	1066.4
5	5-7	14.7%	F4	ML	59.6%	0	1	1	2	1375.9
5	10-12	4.8%	F1	GM		8	16	26	25	1351.5
5	15-16	9.6%	NFS	SP		3	14	21	45	1062.6
5	16-17	9.1%	F2	GM						2455.6
6	0-0.5	40.1%	F4	ML		10	20	16		1153.4
6	0.5-1.5	16.6%	F3	GM						856.7
6	3-3.5	38.2%	F4	ML		3	2	2	2	468.0
6	3.5-5	21.9%	F4	ML						1316.7
6	5-7	23.5%	F3	SM		1	1	2	2	1676.7
6	10-12	3.6%	F1	GP-GM		13	16	42	29	2727.1
6	15-16.5	7.5%	F2	GM		8	11	19		2059.8
7	0-1	32.7%	F4	ML		10	16	17	17	979.7
7	1-2	26.7%	F4	ML	74.4%					1516.4
7	3-4	31.3%	F4	ML		0	3	4	5	838.8
7	4-5	19.9%	F4	ML						1531.0
7	5-7	15.7%	F3	SM		3	3	3	2	1504.5
7	10-12	14.0%	F2	SM		1	1	1	2	1230.5
7	15-17	2.8%	NFS	GP		3	9	10	18	2392.6
8	0-2	53.6%	F4	ML		10	12	9	6	1862.1
8	3-5	25.0%	F4	ML		0	1	1	1	1073.8
8	5-7	25.8%	F4	ML		0	1	1	1	1074.0
8	10-12	2.1%	NFS	GP		6	16	28	21 for 4'	2343.1
8	15-17	6.6%	NFS	GP		22	17	23	32	2590.0

EXHIBIT B30

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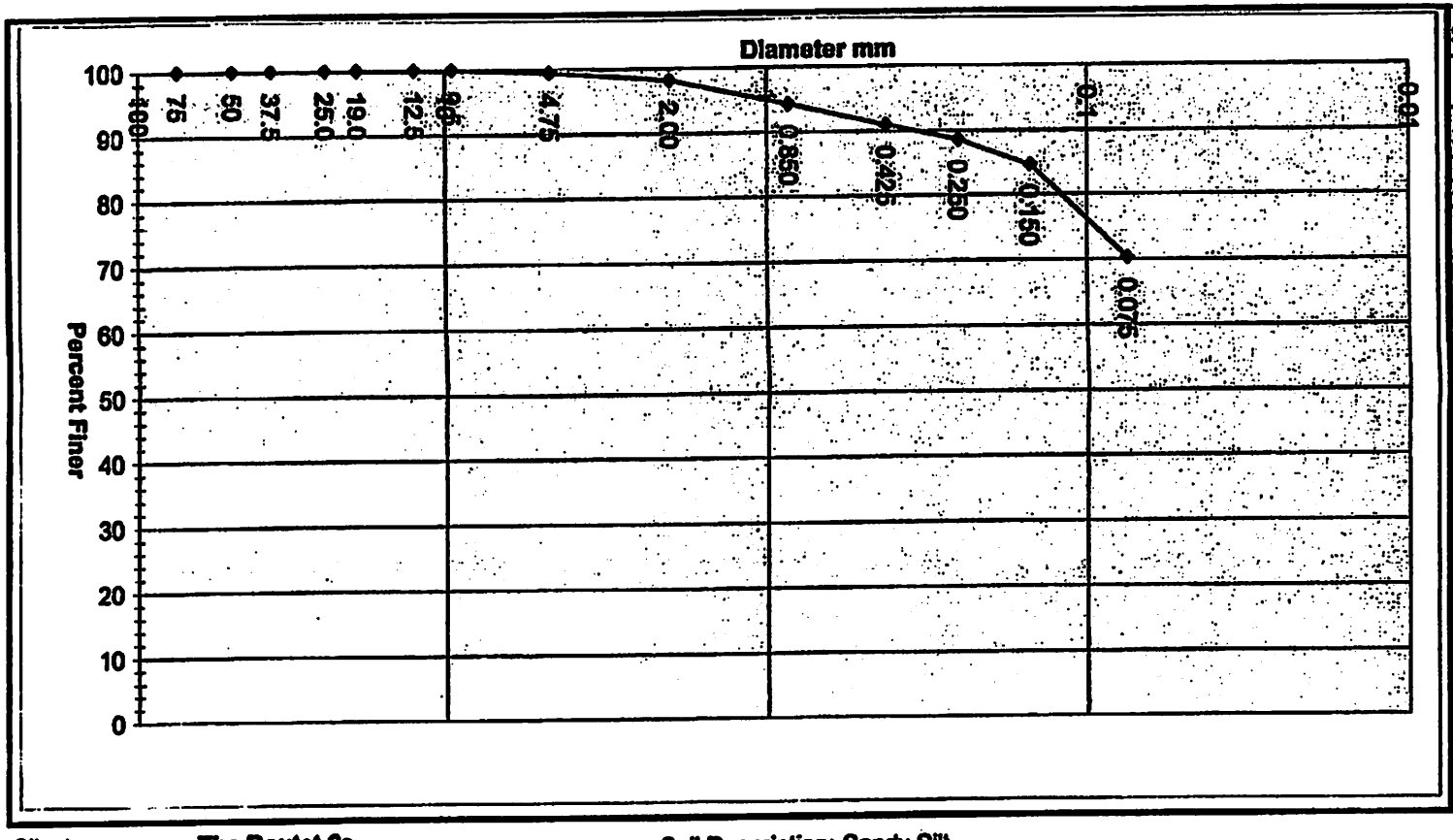

Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	100
3/4"	19.0	100
1/2"	12.5	100
3/8"	9.5	100
#4	4.75	99
#10	2.00	98
#20	0.850	94
#40	0.425	91
#60	0.250	89
#100	0.150	85
#200	0.075	70.3

Client: The Boutet Co.

Project Breezy Meadows Phase III

Sample Location: TH #2 @ 10' - 11'

Soil Description: Sandy Silt

Unified Classification: ML

Date 4/2/2025

Sample Date: 2/12/2025

Proj. no: 25012

EXHIBIT B31

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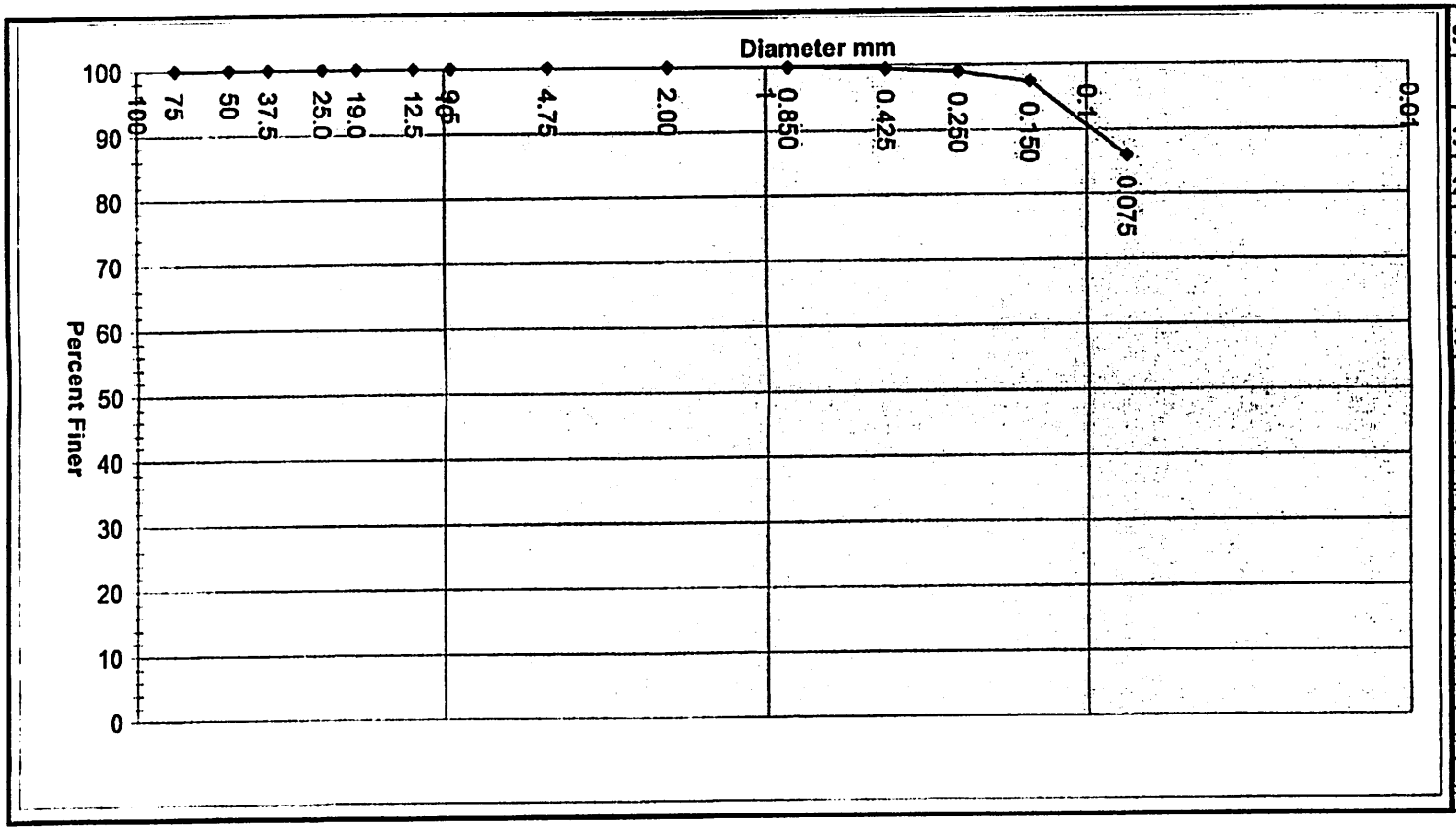

Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	100
3/4"	19.0	100
1/2"	12.5	100
3/8"	9.5	100
#4	4.75	100
#10	2.00	100
#20	0.850	100
#40	0.425	99
#60	0.250	99
#100	0.150	97
#200	0.075	86.0

Client: The Boutet Co.

Project Breezy Meadows Phase III

Sample Location: TH #3 @ 4.5' - 5'

Soil Description: Silt

Unified Classification: ML

Date 4/2/2025

Sample Date: 2/12/2025

Proj. no: 25012

EXHIBIT B32

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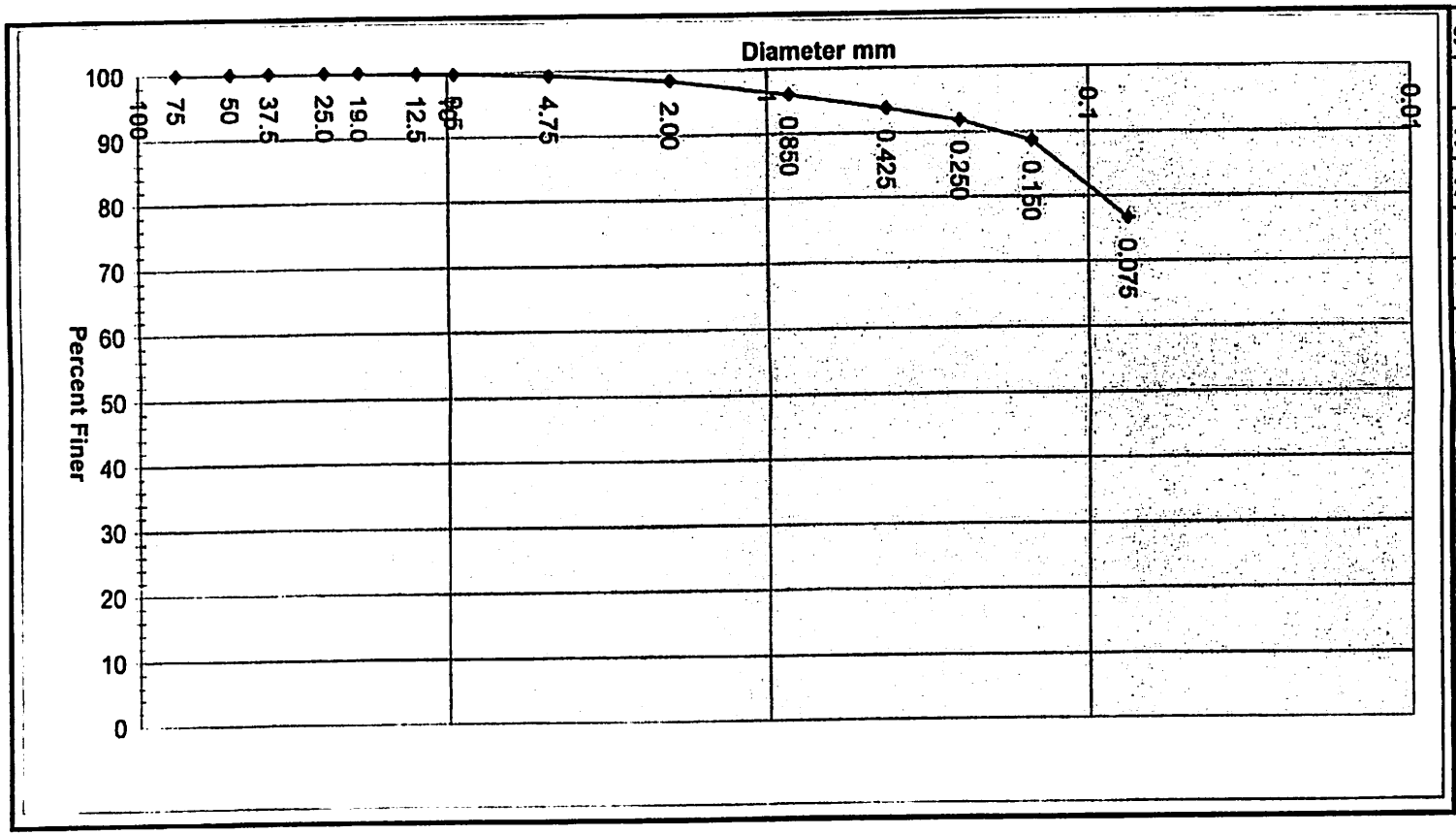

Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	100
3/4"	19.0	100
1/2"	12.5	100
3/8"	9.5	100
#4	4.75	99
#10	2.00	98
#20	0.850	96
#40	0.425	94
#60	0.250	92
#100	0.150	89
#200	0.075	76.7

Client: The Boutet Co.

Project Breezy Meadows Phase III

Sample Location: TH #4 @ 5' - 7'

Soil Description: Silt with Sand

Unified Classification: ML

Date 4/2/2025

Sample Date: 2/12/2025

Proj. no: 25012

EXHIBIT B33

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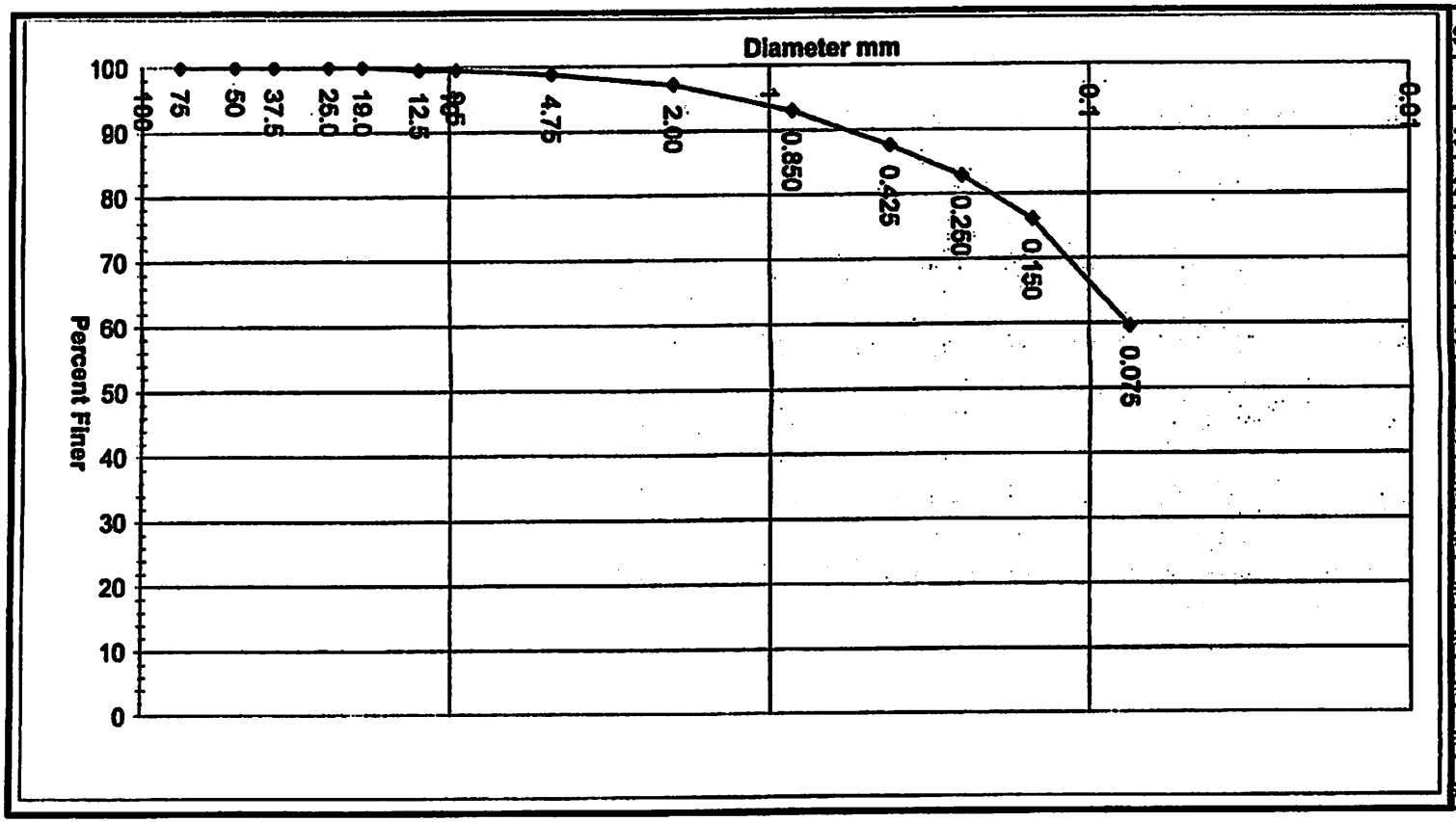

Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	100
3/4"	19.0	100
1/2"	12.5	100
3/8"	9.5	100
#4	4.75	99
#10	2.00	97
#20	0.850	93
#40	0.425	88
#60	0.250	83
#100	0.150	76
#200	0.075	59.6

Client: The Boutet Co.

Project Breezy Meadows Phase III

Sample Location: TH #5 @ 5' - 7'

Soil Description: Sandy Silt

Unified Classification: ML

Date 4/2/2025

Sample Date: 2/17/2025

Proj. no: 25012

EXHIBIT B34

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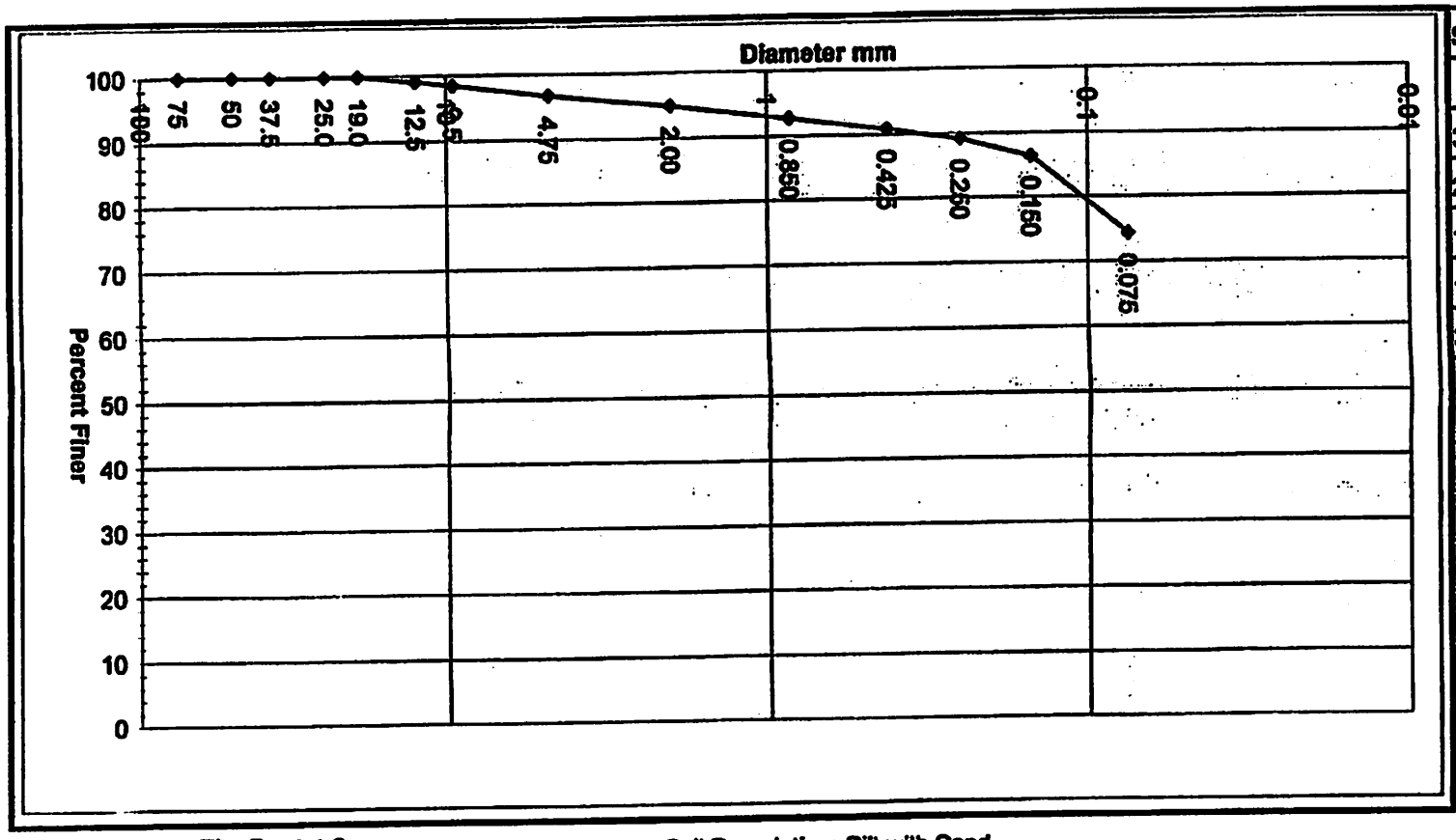
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	100
3/4"	19.0	100
1/2"	12.5	99
3/8"	9.5	99
#4	4.75	97
#10	2.00	95
#20	0.850	93
#40	0.425	91
#60	0.250	89
#100	0.150	86
#200	0.075	74.4

Client: The Boutet Co.

Project Breezy Meadows Phase III

Sample Location: TH #7 @ 1' - 2'

Soil Description: Silt with Sand

Unified Classification: ML

Date 4/2/2025

Sample Date: 2/17/2025

Proj. no: 25012

EXHIBIT B35

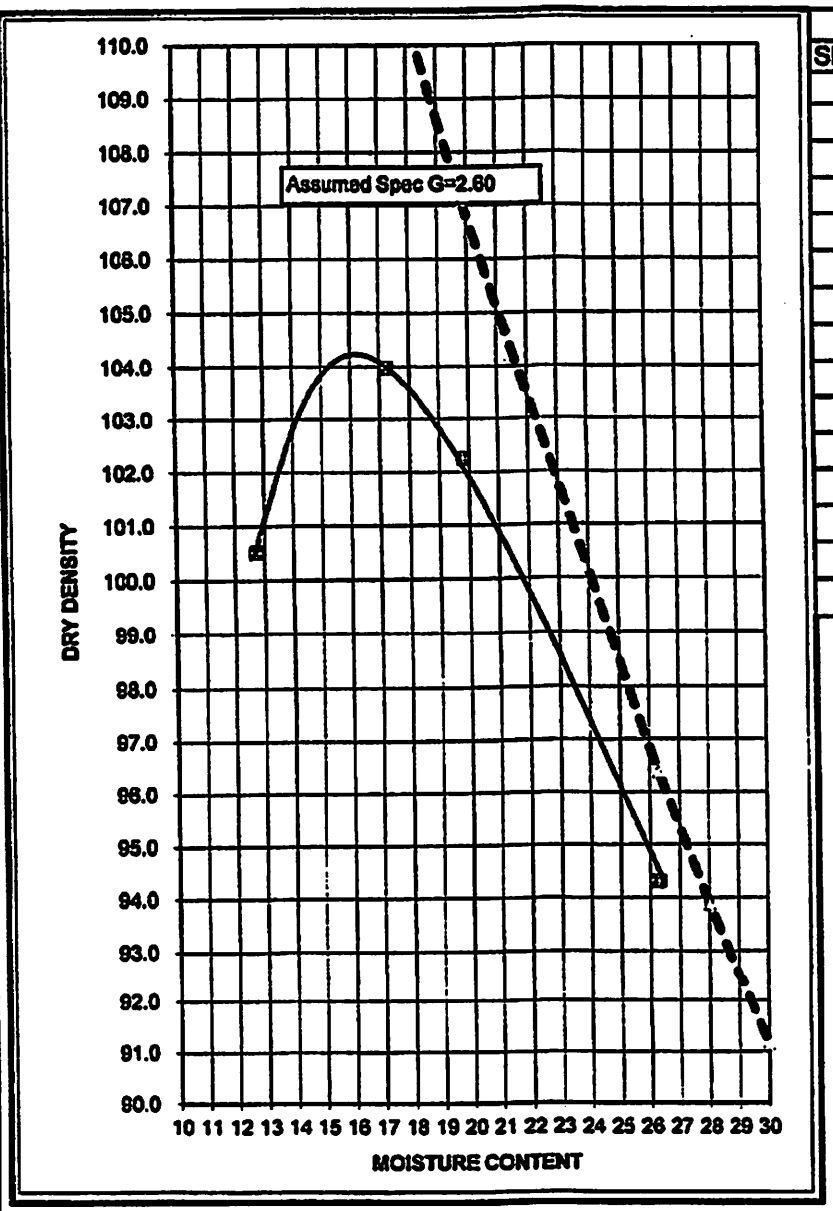
HANSEN ENGINEERING, INC.
CONSULTING ENGINEERS TESTING LABORATORY
2605 N Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net

MOISTURE - DENSITY RELATIONSHIP

CLIENT: The Boutet Co.
PROJECT: Breezy Meadows Phase 3
SAMPLE LOCATION: TH #4 @5'-7'

DATE: 4/2/2025
W.O.: 25012
SAMPLE DATE: 7/12/2018
PROCTOR NO.: 1

TEST METHOD: Harvard Miniature 17 Kg, 4 lifts
SOIL TYPE: Silt With Sand (ML)



GRADATION	
SIEVE	%PASSING
3"	100
2"	100
1 1/2"	100
1"	100
3/4"	100
1/2"	100
3/8"	100
#4	99
#10	98
#20	96
#40	94
#60	92
#100	89
#200	76.7

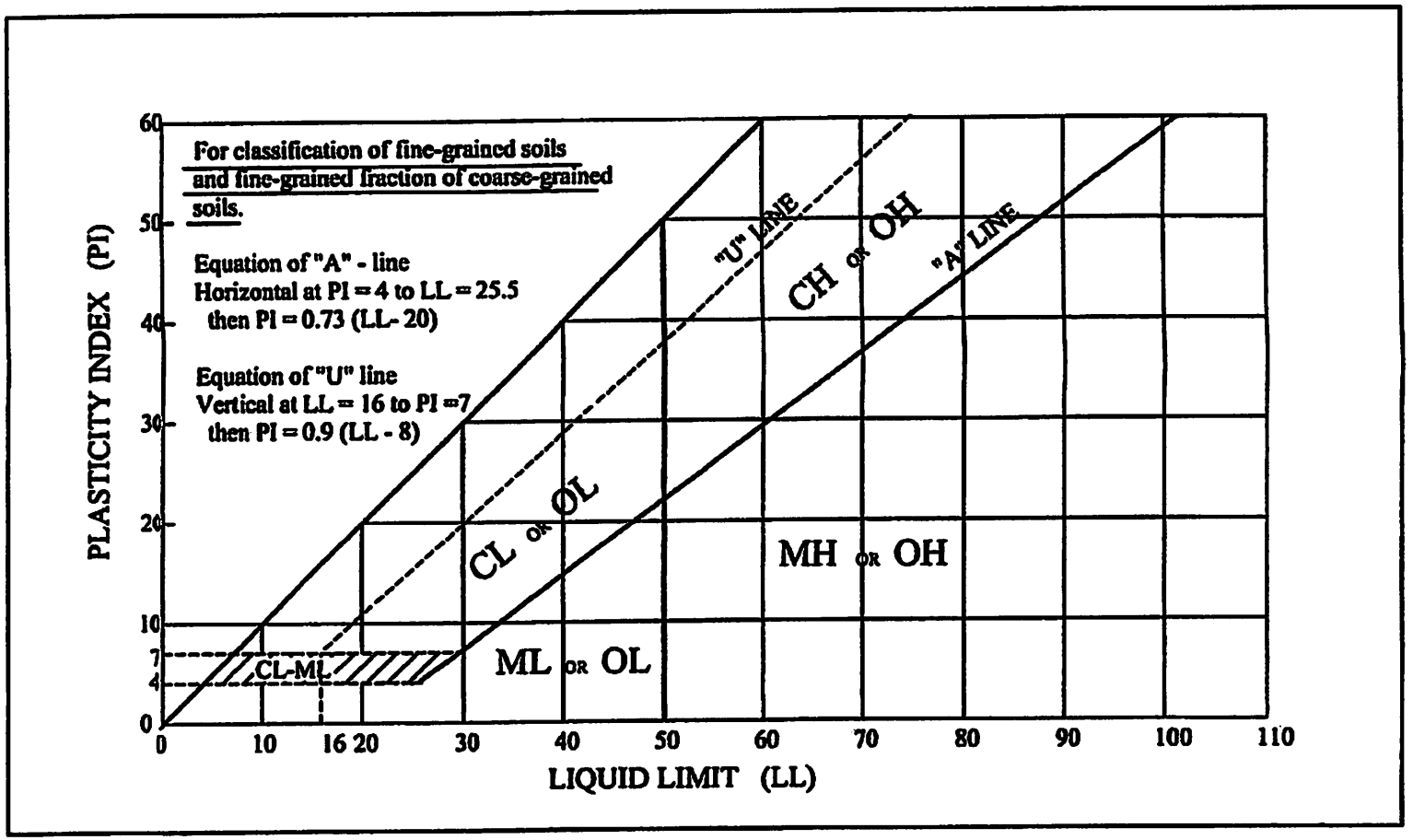
MAXIMUM DENSITY: 104.3 pcf OPTIMUM MOISTURE: 16.2%
ASTM D 4718 Oversize Correction 104.5 pcf

EXHIBIT B36

ASTM Soil Classification Chart

Criteria for assigning Group Symbols and Group Names Using Laboratory Tests[A]				Soil Classification	
				Group Symbol	Group name[B]
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels More than 50% of coarse fraction retained on No. 4 sieve.	Clean Gravels Less than 5% fines[C]	Cu ≥ 4 and 1 ≤ Cc≤ 3[E]	GW	Well graded gravel[F]
			Cu < 4 and /or 1>Cc 3[E]	GP	Poorly graded gravel[F]
		Gravel with Fines More than 12% fines[C]	Fines classify as ML or MH	GM	Silty gravel[F,G,H]
			Fines classify as CL or CH	GC	Clayey gravel[F,G,H]
	Sands 50% or more of coarse fraction passed No. 4 sieve	Clean Sands Less than 5% fines[D]	Cu ≥ 6 and 1 ≤ Cc≤ 3[E]	SW	Well graded sand
			Cu < 6 and /or 1>Cc 3[E]	SP	Poorly graded sand[I]
		Sands with fines more than 12% fines[D]	Fines classify as ML or MH	SM	Silty sand[G,H,I]
			Fines classify as CL or CH	SC	Clayey sand[G,H,I]
Fine-Grained Soils 50% or more passes the No. 200 Sieve	Silts and Clays Liquid limits less than 50	Inorganic	PI > 7 and plots on or above "A"[J] line	CL	Lean Clay[K,L,M]
			PI < 4 or plots below "A" line[J]	ML	Silt[K,L,M]
		Organic	Liquid limit - oven dried / Liquid limit - not dried < 0.75	OL	Organic Clay[K,L,M,N] / Organic silt[K,L,M,O]
	Silts and Clays Liquid limits 50 or more	Inorganic	PI plots on or above "A" line	CH	Fat Clay
			PI plots below "A" line	MH	Elastic silt[K,L,M]
		Organic	Liquid limit - oven dried / Liquid limit - not dried < 0.75	OH	Organic Clay[K,L,M,P] / Organic silt[K,L,M,Q]
Highly organic soils	Primarily organic matter, dark in color, and organic odor			PT	Peat

[A] Based on the material passing the 3-in. (75-mm) sieve.
[B] If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name
[C] Gravels with 5 to 12% fines require dual symbols
GW-GM well-graded gravel with silt
GW-GC well-graded gravel with clay
GP-GM poorly graded gravel with silt
GP-GC poorly graded gravel with clay
[D] Sands with 5 to 12X fines require dual symbols
SW-SM well-graded sand with silt
SW-SC well-graded sand with clay
SP-SM poorly graded sand with silt
SP-SC poorly graded sand with clay
[E] $Cu = D_{60}/D_{10}$ $Cc = \frac{(D_{30})2}{D_{10} X D_{60}}$
[F] If soil contains ≥ 15 % sand, add "with sand" to group name
[G] If fines classify as CL-ML, use dual symbol GC-GM or SC-SM
[H] If fines are organic, add "with organic lines" to group name.
[I] If soil contains r 15 % gravel, add "with gravel" to group name.
[J] If Atterberg limits plot in hatched area, soil is a CL-ML , silty soil.
[K] If soil contains 15 to 29 % plus No, 200, add "with sand" or "with gravel," whichever is predominant.
[L] If soil contains L 30% plus No. 200, predominantly sand, add "sandy" to group name.
[M] If soil contains ≥ 30 % plus No. 200, predominantly gravel, add "gravelly" to group name.
[N] PI ≥ 4 and plots on or above "A" line.
[O] PI < 4 or plots below "A" line.
[P] PI plots on or above "A" line.
[Q] PI plots below "A" line.



Plasticity Chart

EXHIBIT B38

U.S. Corps of Engineers

Frost Design Soil Classification

Frost group	Soil Type	Percentage finer than 0.02mm, by weight	Typical soil types under Unified Soil Classification System
NFS	Sands and Gravelly soils	< 3	SP, SW, GP, GW
FI	Gravelly soils	3 to 10	GW, GP, GW-GM, GP-GM
F2	(a) Gravelly soils	10 to 20	GM, GW-GM, GP-GM
	(b) Sands	3 to 15	SW, SP, SM, SW-SM, SP-SM
F3	(a) Gravelly soils	>20	GM, GC
	(b) Sands, except very fine silty sands	>15	SM, SC
	(c) Clays, PI >12	----	CL, CH
F4	(a) All silts	----	ML, MH
	(b) Very fine silty sands	>15	SM
	(c) Clays, P1<12	----	CL, CL-ML
	(d) Varved clays and fine-grained, banded sediments	----	CL and ML CL, ML, and SM; CL, CH, and ML; CL, CH, ML, and SM

IBC-Site Class
Site class based on top 30m

TABLE 1615.1.1
SITE CLASS DEFINITIONS

SITE CLASS	SOIL PROFILE NAME	AVERAGE PROPERTIES IN TOP 100 feet, AS PER SECTION 1615.1.5		
		Soil Shear Wave velocity $\bar{v}_S$ (ft/s)	Standard Penetration resitance $\bar{N}$	Soil Undrained shear strength $\bar{s}_u$, (psf)
A	Hard Rock	$\bar{v}_S > 5{,}000$	Not applicable	Not applicable
B	Rock	$2{,}500 < \bar{v}_S \leq 5{,}000$	Not applicable	Not applicable
C	Very dense soil and soft rock	$1{,}200 < \bar{v}_S \leq 2{,}500$	$\bar{N} > 50$	$\bar{s}_u \geq 2{,}000$
D	Stiff soil profile	$600 \leq \bar{v}_S \leq 1{,}200$	$15 \leq \bar{N} \leq 50$	$1{,}000 \leq \bar{s}_u \leq 2{,}000$
E	Soft soil profile	$\bar{v}_S \leq 600$	$\bar{N} < 15$	$\bar{s}_u < 1{,}000$
E	—	Any profile with more than 10' of soil having the following characteristics 1. Plasticity index $PI > 20$: 2. Moisture content $w \geq 40\%$ and 3. Undrained shear strength $s_u < 500$ psf		
F	—	Any profile containing soils having one or more of the following characteristics 1. Soils vulnerable to potential failure or collapse under seismic loading such as liquefiable soils, quick and highly sensitive clays, collapsible weakly cemented soils. 2. Peats and/or highly organic clays (H > 10 feet of peat and/or highly organic clay where H = thickness of soil) 3. Very high plasticity clays (H < 25 feet with plasticity index $PI > 75$) 4. Very thick soft/medium stiff clays (H > 120 ft)		

The Boutet Company, Inc.
1174 Leatherleaf Lp., Suite B
Wasilla, Alaska 99654

Phone 907.357.6770
www.tbcak.com

April 29, 2025

Mr. Fred Wagner, LS
Matanuska-Susitna Borough
Platting Department
350 E. Dahlia Avenue
Palmer, Alaska 99645

RE: Usable Area Report - Breezy Meadows, Phase 2 Subdivision

Dear Mr. Wagner,

Affordable Housing Land Consultants, LLC is proposing a subdivision of Lot A37 Township 18N Range 2E Section 32, Seward Meridian. The subject property is within the Matanuska-Susitna Borough Core Area and located outside any city limits.

Parent Lot Description:

- **Township:** 18N Range 2E Section 32 Lot A37
- **Address:** 12697 E. Scott Road, Palmer, Alaska
- **Parcel Number:** 118N02E32A037
- **Acreage:** 5.00 Acres

This report verifies that Lot A37 proposed for the Breezy Meadows, Phase 2 Subdivision provides sufficient usable area for both building construction and wastewater improvements, in compliance with MSB 43.20 Subdivision Development Standards.

Site Conditions

The lot is cleared, and relatively flat with a large cut slope along the northeastern boundary. The lot does not contain any known wetlands, water bodies, or encumbrances. A geotechnical investigation prepared by Hansen Engineering, Inc. (See Attached) confirms that underlying soils consist of silt underlain by sandy gravels, providing acceptable support for conventional and frost-protected shallow foundations.

Poorly graded gravels found at depths ranging from 11' to 16' with groundwater between 15' and 16' below ground surface in borings 2, 3 and 4. The soils have been visually classified by a licensed professional as SP and GP under the unified Soil Classification System (USCS), which are acceptable under MSB 43.20.281(f)(i) and 18 AAC72.035 for onsite wastewater disposal without further lab testing. Groundwater was encountered in borings 1, 3, 5, 6, and 8 at depths ranging from 11' to 15' below ground surface.

EXHIBIT C

April 29, 2025
Mr. Fred Wagner, LS
Breezy Meadows, Phase 2 Subdivision
Usable Area Report
Page 2 of 2

The site supports utility extensions from Phases I & II and includes sufficient room for building placement, parking, access roads, and underground utility infrastructure.

- The minimum required usable area for buildings exceeds 10,000 SF per lot.
- The minimum required usable area for septic systems exceeds 10,000 SF per lot.
- Public water and sewer extensions are designed and in the permitting process for service.

This lot meets the requirements of MSB 43.20.281 (A)(1), providing more than 10,000 square feet of usable septic area and an additional 10,000 of usable building area per lot to be created. The identified area shown on the attached sketch represents contiguous septic-suitable area that is outside of wetlands, slopes, and utility easements as specified in subsections (a)(i)–(vii). Test borings were completed under the direct supervision of a registered civil engineer, fulfilling the certification criteria of MSB 43.20.281(A)(1)(g).

Conclusion
Lot A37 has been reviewed and determined to meet the Matanuska-Susitna Borough's minimum requirements for usable area under MSB 43.20. The lot is suitable for the construction of multifamily residential structures and provides adequate contiguous area to support infrastructure and wastewater.

Please contact me with any questions you may have.

Sincerely,

Timothy Alley, PE
Principal/Vice President
The Boutet Company, Inc.

STATE OF ALASKA 49TH TIMOTHY J. ALLEY No. CE14368 REGISTERED PROFESSIONAL ENGINEER 4/29/25

1174 Leatherleaf Lp., Suite B Wasilla, Alaska Phone: 907-357-6770 Fax: 907-357-6750 Email: talley@tbcak.com

EXHIBIT C

EXHIBIT C

Chris Curlin

From: Locken, Amanda N CIV USARMY CEPOA (USA) <Amanda.N.Locken@usace.army.mil>
Sent: Tuesday, May 13, 2025 7:46 AM
To: Chris Curlin
Subject: RE: RFC Breezy Meadows Subdivision Phase 2 Lots 3 and 4 (CC) extra email for USACE

Good morning Chris,

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

V/r,

Amanda Locken
Regulatory Specialist
North Central Section
U.S. Army Corps of Engineers
(907) 347-6148

EXHIBIT D

Chris Curlin

From: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>
Sent: Thursday, May 22, 2025 1:37 PM
To: Chris Curlin
Subject: RE: RFC Breezy Meadows Subdivision Phase 2 Lots 3 and 4 (CC)
Attachments: 3-28-25 DOT&PF Plat Comment Letter - PA 05 Boutet.pdf; MSB - Scott Road - PA 05 Boutet.pdf

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

It looks like DOT just commented on the pre-app for this in March. Here were our comments from two months ago, but I'll add this back into review for next week. I anticipate that our comments will remain the same or similar.

By the way Dave Post has retired and his email is likely no longer active.

Best,

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, May 22, 2025 1:16 PM
To: David Post <david.post@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>
Subject: FW: RFC Breezy Meadows Subdivision Phase 2 Lots 3 and 4 (CC)

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

Hello,

I missed ADOT on this one. It's off Scott Road north of Palmer.
A similar action was next door in 2023.

Sincerely,

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

EXHIBIT E

THE STATE of ALASKA
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

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

March 28, 2025

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

[Sent Electronically]

Re: Plat Review

Dear Mr. Wagner:

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

- **PA 05 Boutet (Scott Road)**
  - DOT&PF requires one shared access to Scott Road for both lots. Add as plat note.
  - Recommend early coordination with DOT&PF to share lot development plans and determine shared access location.
  - A common access easement may need to be recorded after the plat is recorded, once the shared access location is determined.
  - Shared access will require a shared driveway permit. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact DOT&PF's ROW division at 1-800-770-5263 to speak with a regional permit officer if you have any questions.

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

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

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to

EXHIBIT E

develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

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

Sincerely,

Kristina Huling
Mat-Su Area Planner, DOT&PF

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

EXHIBIT E

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, May 20, 2025 2:47 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Daniel Dahms; Tammy Simmons
Subject: RE: RFC Breezy Meadows Subdivision Phase 2 Lots 3 and 4 (CC)

Hello,

Coordinate with AKDOT for access onto Scott Road. MSB recommends shared access point. If shared access is required a shared access easement should be shown.

Thank you.

PD&E Review Team

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, May 9, 2025 12:33 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; kmeyers@palmerak.org; Brad Hanson <bahanson@palmerak.org>; Chad Cameron Contact <ccameron@palmerak.org>; 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 Breezy Meadows Subdivision Phase 2 Lots 3 and 4 (CC)

Hello,

The following link is a request for comments for the proposed Breezy Meadows Subdivision Phase 2 Lots 3 and 4. Please ensure all comments have been submitted by May 22, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

Breezy Meadows Subdivision, Phase 2 Lots 3 & 4

Sincerely,

Chris Curlin
Platting Technician

EXHIBIT F

Chris Curlin

From: Permit Center
Sent: Monday, May 12, 2025 4:23 PM
To: Chris Curlin
Subject: RE: RFC Breezy Meadows Subdivision Phase 2 Lots 3 and 4 (CC)

No comments from permitting.

Thank you,

Jennifer Monnin, CFM
Permit Technician
Matanuska-Susitna Borough
Jennifer.monnin@matsugov.us
907-861-7822

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, May 9, 2025 12:33 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; kmeyers@palmerak.org; Brad Hanson <bahanson@palmerak.org>; Chad Cameron Contact <ccameron@palmerak.org>; 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 Breezy Meadows Subdivision Phase 2 Lots 3 and 4 (CC)

Hello,

The following link is a request for comments for the proposed Breezy Meadows Subdivision Phase 2 Lots 3 and 4. Please ensure all comments have been submitted by May 22, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

Breezy Meadows Subdivision, Phase 2 Lots 3 & 4

Sincerely,

EXHIBIT G

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, May 19, 2025 6:18 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Breezy Meadows Subdivision Phase 2 Lots 3 and 4 (CC)
Attachments: Agenda Plat (38).pdf

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

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

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, May 9, 2025 12:33 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; kmeyers@palmerak.org; Brad Hanson <bahanson@palmerak.org>; Chad Cameron Contact <ccameron@palmerak.org>; 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 Breezy Meadows Subdivision Phase 2 Lots 3 and 4 (CC)

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

Hello,

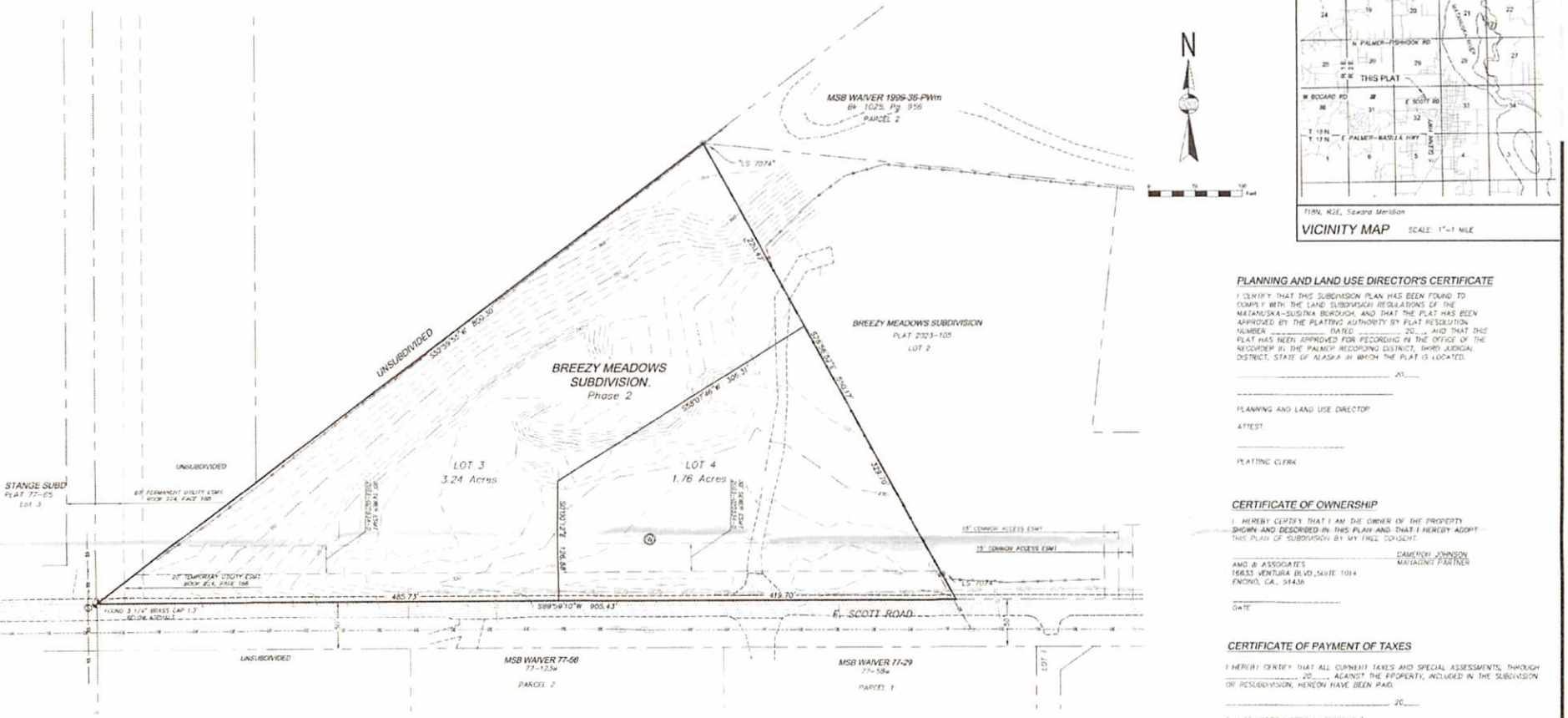
The following link is a request for comments for the proposed Breezy Meadows Subdivision Phase 2 Lots 3 and 4. Please ensure all comments have been submitted by May 22, 2025, so they can be incorporated into the staff report that will be presented to the Platting Officer.

Breezy Meadows Subdivision, Phase 2 Lots 3 & 4

Sincerely,

EXHIBIT H

EXHIBIT H



T18N, R2E, Seward Meridian

VICINITY MAP SCALE: 1"=1 MILE

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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_____ 20____

_____

PLANNING AND LAND USE DIRECTOR

ATTEST:

_____

PLATTING CLERK

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CAMERON JOHNSON
MANAGING PARTNER
AMG & ASSOCIATES
16633 VENTURA BLVD.,SUITE 1014
ENCINO, CA., 91436

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TAX COLLECTION OFFICIAL (BOROUGH)

Agenda Copy

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PLATTING

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- WELL
- POWER POLE
- SS — SANITARY SEWER
- WIRE FENCE
- OE — OVERHEAD UTILITY LINES
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GENERAL NOTES

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STATE OF ALASKA
ANTHONY J. HOFFMAN
LS 9020

4/11/25

TYPICAL 1-1/4" YELLOW PLASTIC CAP ON 5/8"X30" REBAR TO BE SET ON LOT CORNER ANGLE POINTS UNLESS OTHERWISE NOTED

APPROVED AS: SHOWN ☐
CORRECTED ☐
SIGN Margy Amoah DATE 4/14/2025
GCI ENGINEERING & DESIGN

Preliminary Plat of:

Breezy Meadows Subdivision, Phase 2

Lots 3 and 4

A SUBDIVISION OF:

PARCEL 1, PER WAIVER RESOLUTION 1994-26-PWm, RECORDED AT BOOK 788, PAGE 107, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

LOCATED IN THE NW 1/4 NE 1/4 SECTION 32, T.18N., R.2E., SEWARD MERIDIAN, AK. CONTAINING 5.00 ACRES, MORE OR LESS

Tax Map: PADS	
Scale: 1"= 50'	
Drawn: TH / Checked: MJ	
FB/Page: n/a	
Date: 3/10/25	
SHEET: 1 of 1	

The Boutet Company, Inc.
501 E. 15th Place #102
Anchorage, AK 99501
Ph: 907-929-6778
Fx: 907-929-6779
License No. AECC457

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

May 12, 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.

- **BREEZY MEADOWS SUBDIVISION PHASE 2**
  (MSB Case # 2023-062)

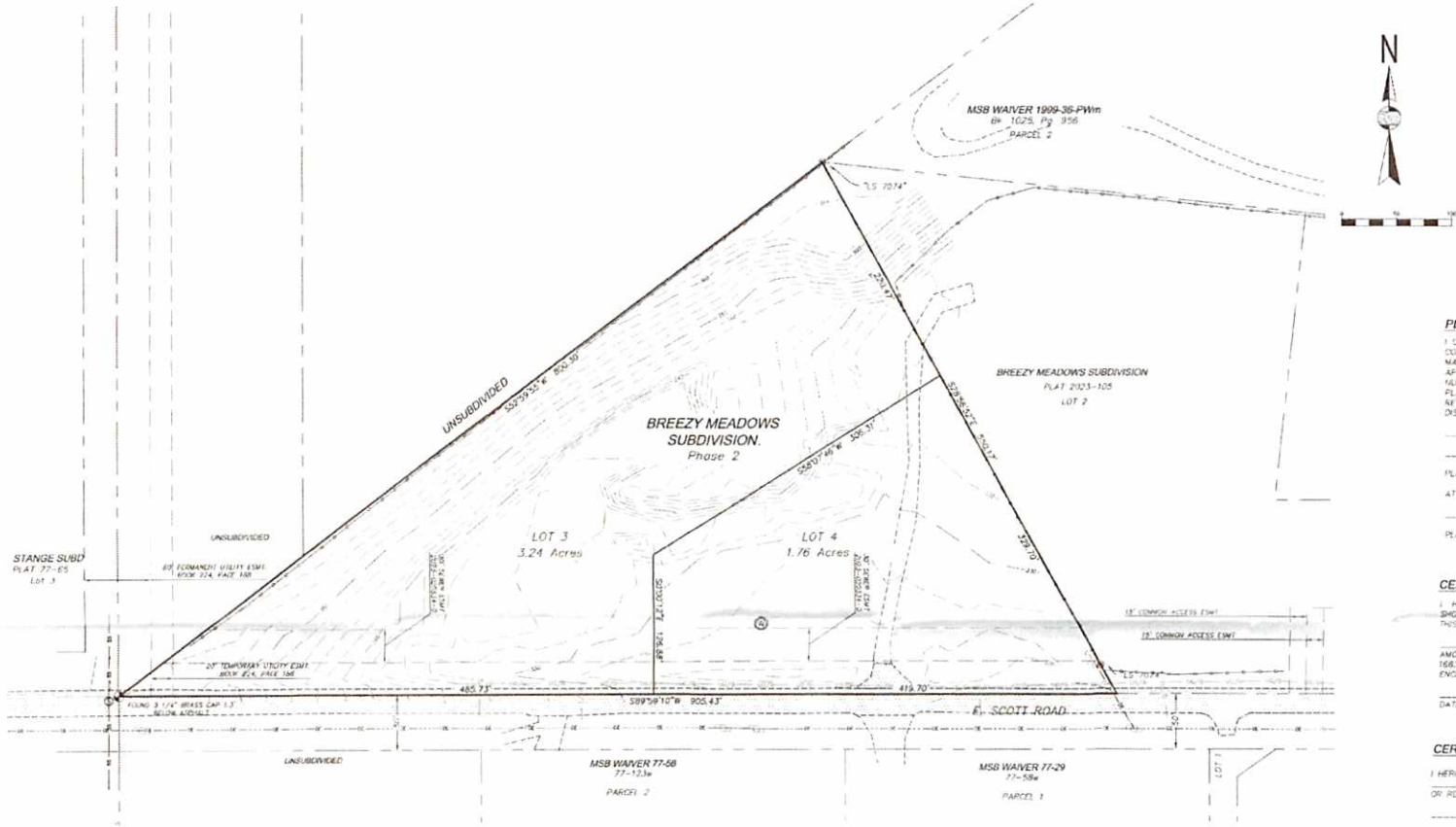
If you have any questions, please feel free to contact me at 334-7944 or by email at james.christopher@enstarnaturalgas.com.

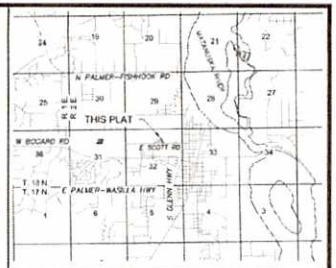
Sincerely,

James Christopher

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

EXHIBIT H





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BOUTET
LS 9020

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AMC & ASSOCIATES
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TAX COLLECTION OFFICIAL (BOROUGH)

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Lots 3 and 4

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LOCATED IN THE NW 1/4 NE 1/4 SECTION 32, T.18N., R.2E., SEWARD MERIDIAN, AK. CONTAINING 5.00 ACRES, MORE OR LESS

Tax Map: PA05	
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SHEET: 1 of 1	

The Boutet Company, Inc.
501 C 5th Place #102
Anchorage, AK 99518
Ph. 907-522-6778
Fx. 907-522-6779
License No. AECC057

EXHIBIT H

Chris Curlin

From: Cayla Ronken <cronken@mtasolutions.com>
Sent: Monday, May 12, 2025 1:39 PM
To: Chris Curlin
Subject: RE: RFC Breezy Meadows Subdivision Phase 2 Lots 3 and 4 (CC)
Attachments: Breezy Meadows Lots 1 & 2.pdf; 311-2024-009023-0.TIF

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

See attached MTA easement that affects parcel 1 of MSB Waiver 94-26 PWm. Can we get this added to the notes of the new plat?

Thank you,

Cayla Ronken, Right of Way Agent
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2465 | www.mtasolutions.com

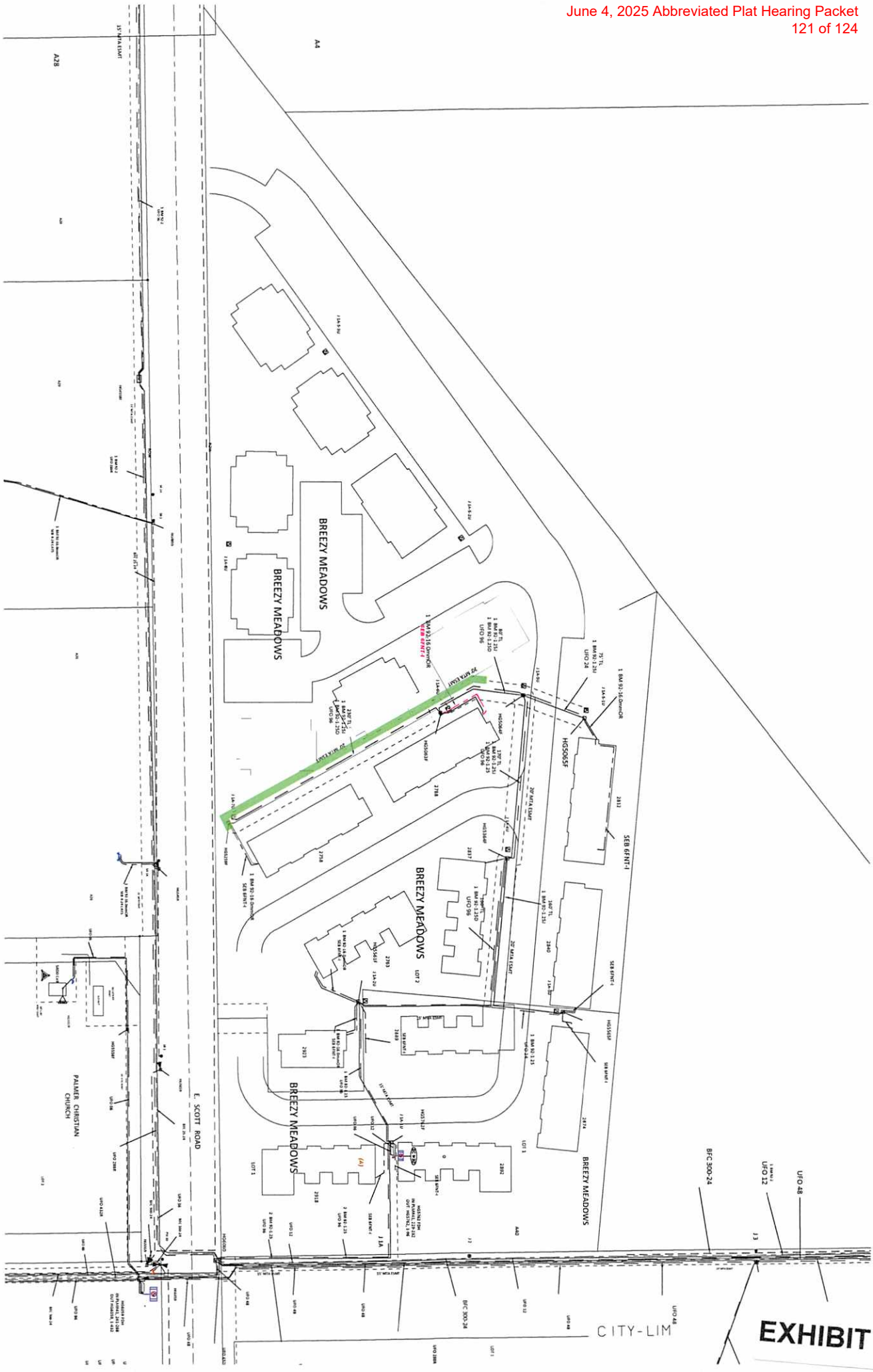
Life. Technology. Together.

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Friday, May 9, 2025 12:33 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; kmeyers@palmerak.org; Brad Hanson <bahanson@palmerak.org>; Chad Cameron Contact <ccameron@palmerak.org>; 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 Breezy Meadows Subdivision Phase 2 Lots 3 and 4 (CC)

Hello,

The following link is a request for comments for the proposed Breezy Meadows Subdivision Phase 2 Lots 3 and 4.

EXHIBIT H


BREEZY MEADOWS
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BREEZY MEADOWS
E. SCOTT ROAD
PALMER CHRISTIAN CHURCH
HGS065F
SEB 6FNT-1
BFC 300-24
UFO 48
UFO 12
CITY-LIM

EXHIBIT H

Matanuska Telecom Association, Inc.

Grant of Easement

KNOW ALL BY THESE PRESENTS:

That the undersigned Affordable Housing Land Consultants, LLC, (hereinafter called Grantor, whether one or more) whose address is PO Box 260770, Encino, CA 91426, for benefit received, does hereby grant unto MATANUSKA TELECOM ASSOCIATION, INCORPORATED (MTA), P.O. Box 3550, Palmer Alaska 99645, a cooperative corporation (hereinafter called GRANTEE) duly organized and existing under and by virtue of the laws of the State of Alaska, whose address is Palmer, Alaska, its successors and assigns, rights of ingress and egress, an easement to enter upon the lands of the GRANTOR(S) and to construct, reconstruct, lay, maintain, operate, alter, repair, remove, and replace aerial or buried telecommunications and/or electrical cables/lines, poles, or systems and appurtenances thereto, and make changes and additions thereto, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said cables/lines or systems by any other firm or corporation for telecommunications and/or electrical purposes, utilizing such facilities, under, upon, over, and through lands which the undersigned owns or in which the undersigned has an interest and/or in, upon, or under all private or underlying interest streets, roads or highways abutting said lands. The said GRANTOR(S) is/are to fully use and enjoy said premises provided that GRANTOR(S) shall not construct or permit to be constructed any structures or obstructions on, under, or over that will interfere with the construction, maintenance or operation of any telecommunications and/or electrical cables/lines or systems, or appurtenances constructed hereunder. Said easement is situated in the **Palmer Recording District, Third Judicial District, State of Alaska, Section(s) 32 Township 18 North, Range 02 East, Seward Meridian, Alaska.** Said easement is more particularly described as:

A twenty foot (20') wide telecommunication easement that is physically located and centered upon the position of the actual telecommunications line, facilities and equipment installed by Grantee MTA under, over, upon and through Parcel 1 of Matanuska-Susitna Borough Waiver Resolution Serial No. 94-26-PWm filed as Book 786, Page 107 in the Palmer Recording District, State of the Alaska.

The Grantee, its successors and assigns, is hereby expressly given and granted the right to assign said rights of ingress and egress, and easement herein granted and conveyed, and any part thereof, or interest herein.

TO HAVE AND TO HOLD unto the GRANTEE, its successors and assigns, with ingress to and egress from the premises for the purpose herein granted.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following person(s): _____

IN WITNESS WHEREOF, the Grantor(s) have executed this conveyance this 22 day of May, 2024.

_____ Grantor
Alexis Gevorgian, Managing Member

STATE OF CALIFORNIA)
) SS
_____ COUNTY)

THIS IS TO CERTIFY that on this_____ day of _____, 2024 before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn as such, personally appeared: **Alexis Gevorgian, Managing Member of Affordable Housing Land Consultants, LLC** Known to me and to me known to be the individual(s) named in and who executed the foregoing instrument and acknowledged to me that he/she/they signed and sealed the same as a voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

_____
Notary Public in and of California
My commission expires:_____

Please see attached.
-JS

SEAL

Return to: MTA, PO Box 3550, Palmer, AK

_____

EXHIBIT H

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On May 23, 2024 before me, Jacob Soroudi, Notary Public
(insert name and title of the officer)

personally appeared Alexis Gevorgian,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

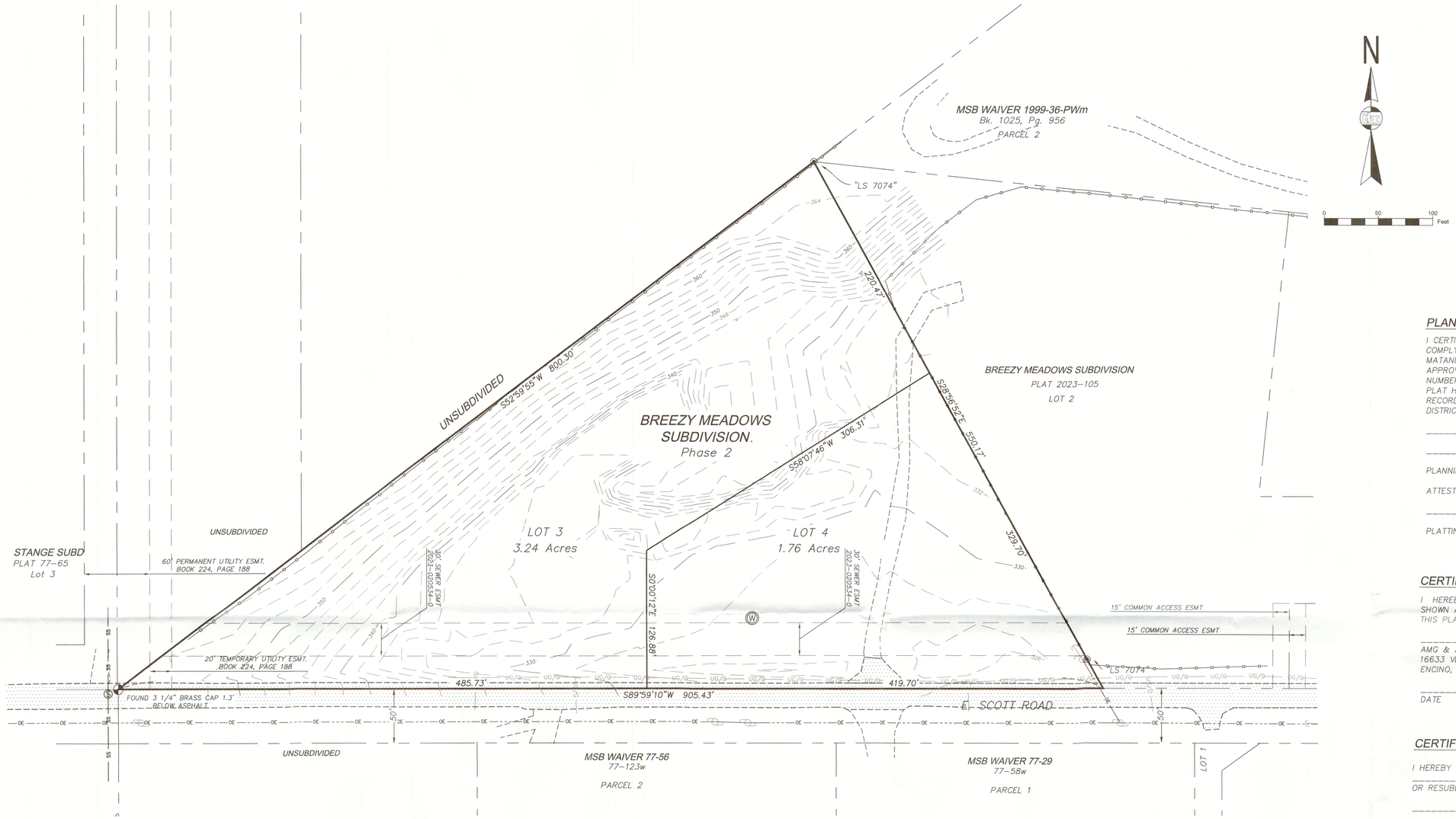
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

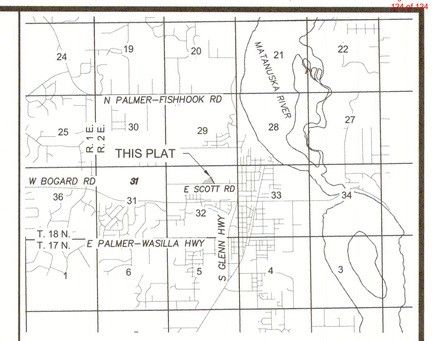
WITNESS my hand and official seal.

JACOB SOROUDI
COMM. # 2458240
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Aug.15, 2027

Signature Jacob Soroudi (Seal)

EXHIBIT H





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BOUTET
○
LS 9020

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LS-9020
Registered Professional Land Surveyor
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601 E. 57th Place, #102
Anchorage, AK. 99518
Ph. 907-522-6776
Fx. 907-522-6779
License No. AECO957