

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Fred Wagner

PLATTING CLERK
Kayla Smith

PLATTING TECHNICIANS
Matthew Goddard
Chris Curlin
Cayman Reynolds



PLATTING BOARD
Chris Chiavetta, District 1
Vice Chair Michael Liebing, District 2
Michael Gillson, District 3
Amanda Salmon, District 4
Chair Michelle Traxler, District 5
Steve Kevan, District 6
Vacant, District 7
Karla McBride, Alternate A
Igor Galloway, Alternate B

REVISED PLATTING BOARD AGENDA ASSEMBLY CHAMBERS 350 E DAHLIA AVENUE PALMER

PLATTING BOARD MEETING

1:00 P.M.

March 5, 2026

Ways you can participate in Platting Board meetings:

IN PERSON

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

TELEPHONIC TESTIMONY: (Audio only)

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

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

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

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

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

- A. January 15, 2026
- B. February 4, 2026
- C. February 18, 2026

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

- A. **CHOPPER PARK INDUSTRIAL:** The request is to create 10 lots and from Parcel 117N01E04C030, to be known as **CHOPPER INDUSTRIAL PARK**, containing 15.2 acres +/- . Proposed Chopper Circle is to serve as a private road, providing access for all proposed lots. The property is located south of East Mountain Heather Way, west of North Blue Ridge Circle, and east of North Hyer Road, within the SW ¼ Section 04, Township 17 North, Range 01 East, Seward Meridian, Alaska, in the South Lakes Community Council and in Assembly District #3. **This case was continued from the February 18th 2026 Platting Board Hearing.** (Petitioner/Owner: Whiskey Romeo LLC, Staff: Cayman Reynolds, Case # 2025-157)

- B. **RAFTER RIDGE:** The request is to create 2 lots from Government Lots 15 & 16, (Tax ID #'s 17N04W25A004 & 17N04W25A005), to be known as **RAFTER RIDGE**, containing 8.59 acres +/-, to be accessed by water. The property is located directly east of Big Lake, in the NE ¼ Section 25, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. **This case was continued from the February 18th 2026 Platting Board Hearing.** (Petitioner/Owner: James Rafter & Patricia Rafter, Staff: Chris Curlin, Case # 2025-169)

- C. **LUCAS 2025:** The request is to create one lot from lots 8, 9, 15, and 16 Lucas Subdivision, Plat 5-65, (Tax ID: 5012B02L008-1) to be known as **LUCAS 2025**, containing 0.53 acres +/- . The plat is located east of South Glenn Highway, south of West Evergreen Avenue, and north of West Elmwood Avenue, located within the NE ¼ Section 5, Township 17 North, Range 02 East, Seward Meridian, Alaska. No community council, Assembly District is 002. **This case was continued from the February 18th 2026 Platting Board Hearing.** (Petitioner/Owner: Valley Feed LLC, Staff: Cayman Reynolds, Case # 2026-002)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **WILMINGTON HILL:** The request is to create 76 lots from Parcel 18N01W21C005, to be known as **WILMINGTON HILL**, containing 80.00 acres +/- . The property is located directly north of West Wilmington Drive, east of North Infinite Road, and south of West Schrock Road; within the SW ½ Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6. (Petitioner/Owner: Wilmington Development LLC, Staff: Cayman Reynolds, Case # 2026-003)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*If needed*)

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

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

- March 19, 2026, Platting Board Meeting, we have 1 case to be heard:
 - Feather Lake

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**SPECIAL MEETING
February 4, 2026**

The special meeting of the Matanuska-Susitna Borough Platting Board was held on February 4, 2026, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Michael Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Ms. Michelle Traxler, District Seat #5
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Chris Chiavetta, District Seat #1
Ms. Amanda Salmon, District Seat #4
Vacant, District seat #6
Vacant, District seat #7
Vacant, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Mr., Alex Strawn, Planning and Land Use Director
Ms. Kayla Smith, Platting Board Clerk

B. THE PLEDGE OF ALLEGIANCE

Platting Member Traxler led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

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

VOTE: The Agenda was approved unanimously.

2. AUDIENCE PARTICIPATION & PRESENTATIONS

PERSONS TO BE HEARD (Three minutes per person for items not scheduled for public hearing)

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**SPECIAL MEETING
February 4, 2026**

(None)

3. ITEMS OF BUSINESS & MISCELLANEOUS

- A. RESOLUTION 26-01:** Resolution of the Matanuska-Susitna Borough, Platting Board recommending approval of an Ordinance amending Chapter 43.20 Subdivision Development Standards to allow lots to be reduced to 30,000 sq ft with Single Family Residential land use districts. (Staff: Alex Strawn, Planning and Land Use Director)

MOTION: Platting Member Liebing made a motion to reopen public testimony. Platting Member Gillson seconded.

VOTE: The motion was approved unanimously.

The following persons spoke:

- Sandra Kreger
- Chuck Lee

Platting Member Liebing had questions.

Platting Member Traxler had questions.

- Ellery Gibbs

There being no one else to be heard, Platting Member Traxler closed public testimony.

Discussion ensued.

Platting Member Liebing had a question for Planning and Land Use Director, Alex Strawn.

Platting Member Traxler had questions for staff.

Platting Member McBride spoke.

Discussion ensued.

Recess 1:44 PM

Reconvened 2:00 PM

MOTION: Platting Member Liebing made motion to amend the Ordinance. Platting Member McBride seconded.

Discussion ensued.

VOTE: The motion passes unanimously.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**SPECIAL MEETING
February 4, 2026**

MAIN MOTION: Platting Member Liebing made a motion to approve the ordinance with the amended changes. Platting Member Gillson seconded the motion.

VOTE: The motion passed unanimously.

4. PLATTING STAFF & OFFICER COMMENTS

- A. Adjudicatory (*if needed*)
- B. Platting Officer, Fred Wagner 4 Cases tomorrow.

5. BOARD COMMENTS.

- Member Liebing – I would like to congratulate the board. I think that we have taken our responsibilities in this matter seriously and everyone gave a lot of consideration to it and I'm proud of our actions today so thank you.
- Member McBride – No comment
- Member Gillson – I agree with the previous comments, thank you.
- Member Traxler – I thank you to the board members that showed today and good work.

6. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **2:11 PM**.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA SMITH
Platting Board Clerk

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
February 5, 2026**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 5, 2026, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Michael Liebing, District Seat #2
Mr. Michael Gillson, District Seat #3
Ms. Michelle Traxler, District Seat #5
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Chris Chiavetta, District Seat #1
Ms. Amanda Salmon, District Seat #4
Vacant, District seat #6
Vacant, District seat #7
Vacant, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Fred Wagner, Platting Officer
Ms. Kayla Smith, Platting Board Clerk
Mr. Matthew Goddard, Platting Technician
Mr. Chris Curlin, Platting Technician
Mr. Cayman Reynolds, Platting Technician

B. THE PLEDGE OF ALLEGIANCE

Platting Member McBride led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

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

VOTE: The Agenda was approved unanimously.

2. APPROVAL OF MINUTES

- January 15, 2026.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
February 5, 2026**

MOTION: Platting Member Liebing made motion to approve January 15, 2026 Minutes. Platting Member McBride seconded.

VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

4. UNFINISHED BUSINESS

A. **VANDA VALLEY:** The request is to create 37 lots and one tract from Tax Parcel C6, (Tax ID#18N01E19C006) to be known as Vanda Valley, containing 49.29 acres +/- . The petitioner is requesting a variance from MSB 43.20.300 Lot and Block Design. The property is located directly west of E. Kilo Drive, directly north of E. Foxtrot Avenue, and southeast of N. Wasilla-Fishhook Road; within the SW ¼ Section 3, Township 19 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #1. (Petitioner/Owner: Kov's LLC, Staff: Chris Curlin, Case #2025-128)

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

Kayla Smith provided the mailing report:

- Stating that 91 public hearing notices were mailed out on October 14, 2025.
- Stating that 91 revised public hearing notices were mailed out on January 20, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 10 conditions and 6 findings of facts.

Platting Member Liebing had questions for staff.

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

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

Chair Traxler opened the public hearing for public testimony.

The following persons spoke:

- Rod Hanson

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

The petitioner's representative, Craig Hanson spoke.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
February 5, 2026**

MOTION: Platting Member Liebing made a motion to approve the variance of Vanda Valley. Platting Member McBride seconded the motion.

Discussion ensued.

MOTION: Platting Member Liebing made motion to amend the conditions of approval to add a 10th condition. Platting Member Gillson seconded.

VOTE: The motion passed without objection.

MAIN MOTION: *Platting Member Liebing made a motion to approve the preliminary plat and Variance of Vanda Valley. Platting Member McBride seconded the motion.*

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **FEATHER LAKE**: The request is to create eight lots from parcels 217N04W13A002 through A006 and 17N04W13B004, to be known as Feather Lake, containing 168.2 acres +/- . The plat is located east of Horseshoe Lake, north of West Lakes Drive, and north of Big Lake, located within the NE ¼ Section 13, Township 17 North, Range 04 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. *(Petitioner/Owner: Chris & Miranda Wallstrum, Staff: Chris Reynolds, Case #2025-176)*

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

Kayla Smith provided the mailing report:

- Stating that 23 public hearing notices were mailed out on January 9, 2026.

Staff gave an overview of the case:

- Staff recommends a continuance to March 19, 2026 Platting Board Hearing.

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

The petitioners representative Dayna Rumfelt, spoke.

Chair Traxler had questions.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
February 5, 2026**

There being no one to be heard Chair Traxler left the public hearing.

MOTION: Platting Member Liebing made a motion to continue the preliminary plat of Feather Lake to the March 19th, 2026, Platting Board Hearing. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection.

- B. **URSULA ACRES**: The request is to create 2 lots from Tax Parcel C3,(Tax ID# 18N02W13C003), to be known as Ursula Acres, containing 39.98 acres +/- . The petitioner is dedicating a 30' easement along the northern boundary of the property for W. Sunshine Road. The property is located directly south of W. Sunshine Road and east of N. Mahoney Road; within the SW ¼ Section 13, Township 18 North, Range 02 West, Seward Meridian, Alaska. . In the Meadow Lakes Community Council and in Assembly District #7. (*Petitioner/Owner: Timothy Stowell, Staff: Chris Curlin, Case #2025-179*)

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

Kayla Smith provided the mailing report:

- Stating that 23 public hearing notices were mailed out on January 9, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 8 conditions and 5 findings of facts.

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

The petitioner's representative Owen Dicks chose not to speak.

Chair Traxler opened the public hearing for public testimony.

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

The petitioner's representative spoke.

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Ursula Acres. Platting Member Gillson seconded the motion.

VOTE: The motion passed without objection.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
February 5, 2026**

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory *(if needed)*

B. Upcoming Platting Board Agenda Items

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

- There are 3 cases scheduled for February 18, 2026 Platting Board. This is a Wednesday.
 - Chopper Industrial Park
 - Rafter Ridge
 - Lucas 2025

9. BOARD COMMENTS.

- Member Liebing – Ill think ab out you on the 18th while you are here in the meeting and I am playing golf in Hawaii.
- Member McBride – We’ll miss you
- Member Gillson – I will miss you too, who is going to submit motions.
- Member Traxler – Have a great time.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **2:04 PM**.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA SMITH
Platting Board Clerk

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
February 18, 2026**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on February 18, 2026, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:00 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Michael Gillson, District Seat #3

Ms. Michelle Traxler, District Seat #5

Platting Board members absent and excused were:

Mr. Chris Chiavetta, District Seat #1

Mr. Michael Liebing, District Seat #2

Ms. Amanda Salmon, District Seat #4

Vacant, District seat #6

Vacant, District seat #7

Ms. Karla McBride, Alternate A

Vacant, Alternate B

Ms. Kayla Smith stated that there was not a quorum for this meeting.

Chair Traxler stated that the next meeting will be held March 5th, 2026, where these cases will be heard.

ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:01 PM**.

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA SMITH
Platting Board Clerk

UNFINISHED

BUSINESS

4A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 5, 2026

PRELIMINARY PLAT: CHOPPER INDUSTRIAL PARK
LEGAL DESCRIPTION: SEC 04, T17N, R01E, SEWARD MERIDIAN AK
PETITIONERS: WHISKEY ROMEO LLC
SURVEYOR/ENGINEER: S4 GROUP
ACRES: 15.2 ± PARCELS: 1
REVIEWED BY: CAYMAN REYNOLDS CASE #: 2025-157

REQUEST: The request is to create 10 lots from Parcel 117N01E04C030, to be known as **CHOPPER INDUSTRIAL PARK**, containing 15.2 acres +/- . Proposed Chopper Circle is to serve as a public road, providing access for all proposed lots. The property is located south of East Mountain Heather Way, west of North Blue Ridge Circle, and east of North Hyer Road, within the SW ¼ Section 04, Township 17 North, Range 01 East, Seward Meridian, Alaska, in the South Lakes Community Council and in Assembly District #3. Continued from February 18 meeting due to lack of quorum.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos
Topographic Map and As-Built
Soils Report
Grading & Drainage Plan
Average Daily Traffic (ADT) Calculations

EXHIBIT A – 4 pgs
EXHIBIT B – 1 pg
EXHIBIT C – 30 pgs
EXHIBIT D – 5 pgs
EXHIBIT E – 1 pg

AGENCY COMMENTS

Department of Public Works
Utilities

EXHIBIT F – 1 pg
EXHIBIT G – 3 pgs

DISCUSSION: The proposed subdivision is southeast of East Palmer Wasilla Highway. Petitioner will be creating ten lots, ranging in size from 1.02 acres to 2.55 acres. Access will be from East Palmer Wasilla Highway to the north connecting to a public road, to be named Chopper Circle.

Access: Legal and physical access to the proposed lots are required pursuant to MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Access requirements will be met once interior street is constructed.

Soils Report: A geotechnical report was submitted, pursuant to MSB 43.20.281(A). Brandon Marcott, PE, notes Areas north of the proposed ROW containing lots 1-4, GM and SM soils were encountered to the full depth of the test holes. Remaining five test holes encountered one to four feet of fill above primarily GW in situ soils. Testhole location map and soils log are attached.

Groundwater was encountered at test holes 4 and 5 on lots 7 and 9 respectively. The groundwater table was encountered at approximately 13' of depth for TH-4 and at 14' of depth for TH-5. There exists an excavated hole on lot 8 that contains standing water at the time of the soils testing. The groundwater table for TH-4 was encountered roughly 13' below grade. According to available survey data, the surface of TH-4 is at elevation 353' and the water surface elevation of the hole is at elevation 339.50'. This correlates to an elevation difference between the surface of TH-4 to the groundwater table is of roughly 13.50 feet. The water surface elevation in the hole can serve as accurate means of groundwater monitoring for the site.

The Proposed Lots 1-4 have GM and SM soils were encountered through the full depth of the test holes. Hardpan soils of varying density were encountered at approximately 4 feet below existing grade in Test Holes 1 and 2. Sieve analyses were performed on samples from Lots 1-4 and confirmed GM in-situ materials. For the proposed Lots 5-10, the remaining five test holes conducted on the south half of the project encountered varying depths (approximately 1 to 4 feet) of fill overlying primarily GW in-situ soils. These soils were visually classified and are suitable for on-site septic systems.

All proposed lots 1-10 have at least 10,000 square feet of usable building area and 10,000 square feet of contiguous usable area for a septic drain field.

Comments: PD&E comments that “Coordinate with ADOT&PF for an approach road permit. Unless authorized by ADOT&PF any above ground utility facilities shall not be located within the Palmer-Wasilla Highway right of way nearer than 40’ to the proposed right of way of Chopper Circle, per 2022 SCM H02.2 (c).” As indicated on handout #1, RSA#9 objects on condition that Chopper Circle is to be a public road and part of the RSA. Has no objections if Chopper Circle were to become a private road.

Utilities: MTA asks that the dedication block be added to the plat. Enstar has no comments, recommendations or objections. GCI has no objections. MTA did not respond.

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 Fishhook; Fire Service Area #132 Greater Palmer Consolidated; MSB Emergency Services, Community Development, Assessments, Planning, Pre-Design Division or Development Services.

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

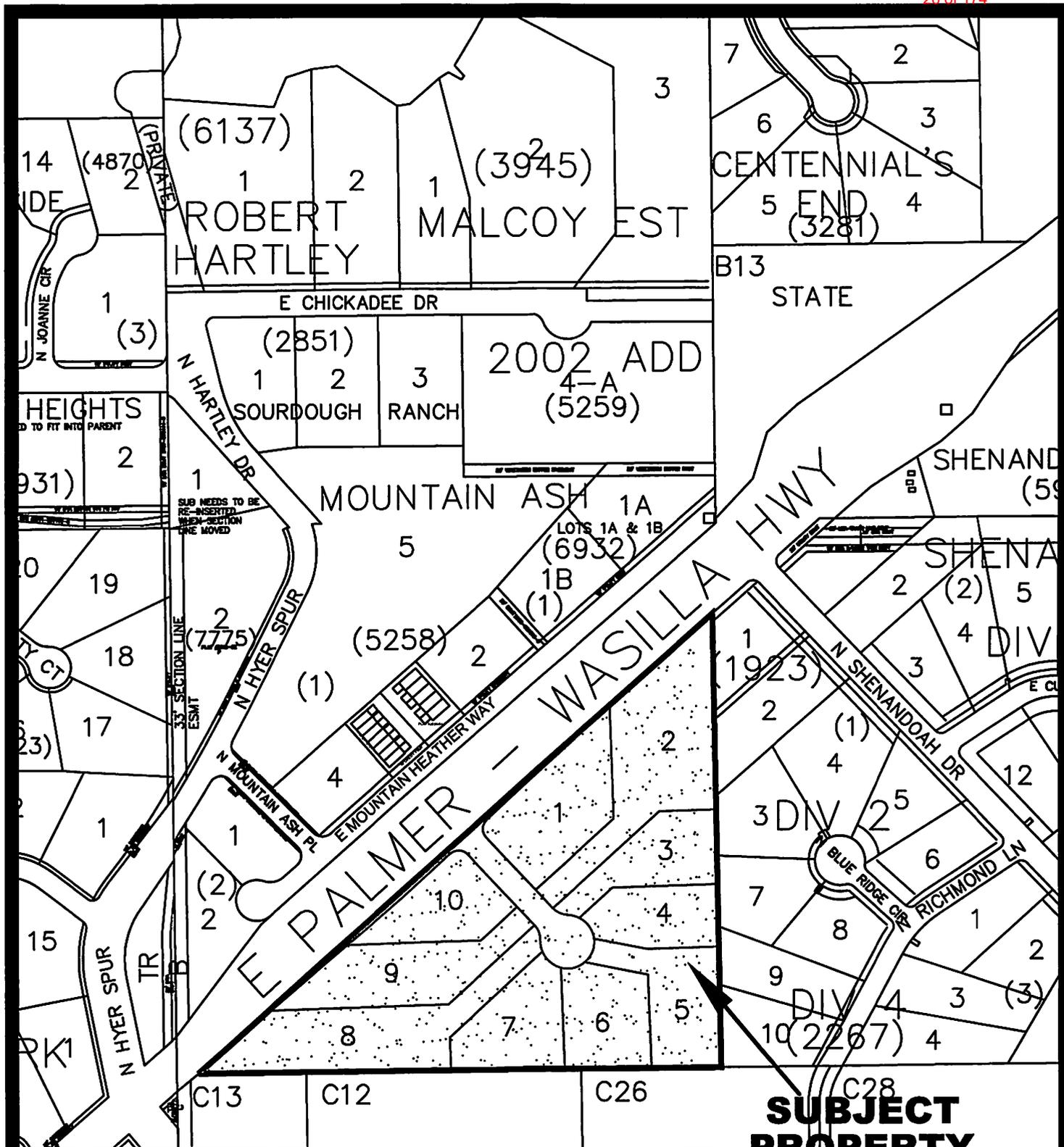
FINDINGS OF FACT

1. The plat of Chopper Industrial Park is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. The lot has 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; Alaska Department Fish & Game; Community Council South Lakes; Fire Service Area #130 Central Mat-Su; Road Service Area #9 Midway; MSB Emergency Services, Community Development, Assessments, Planning, or Development Services.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

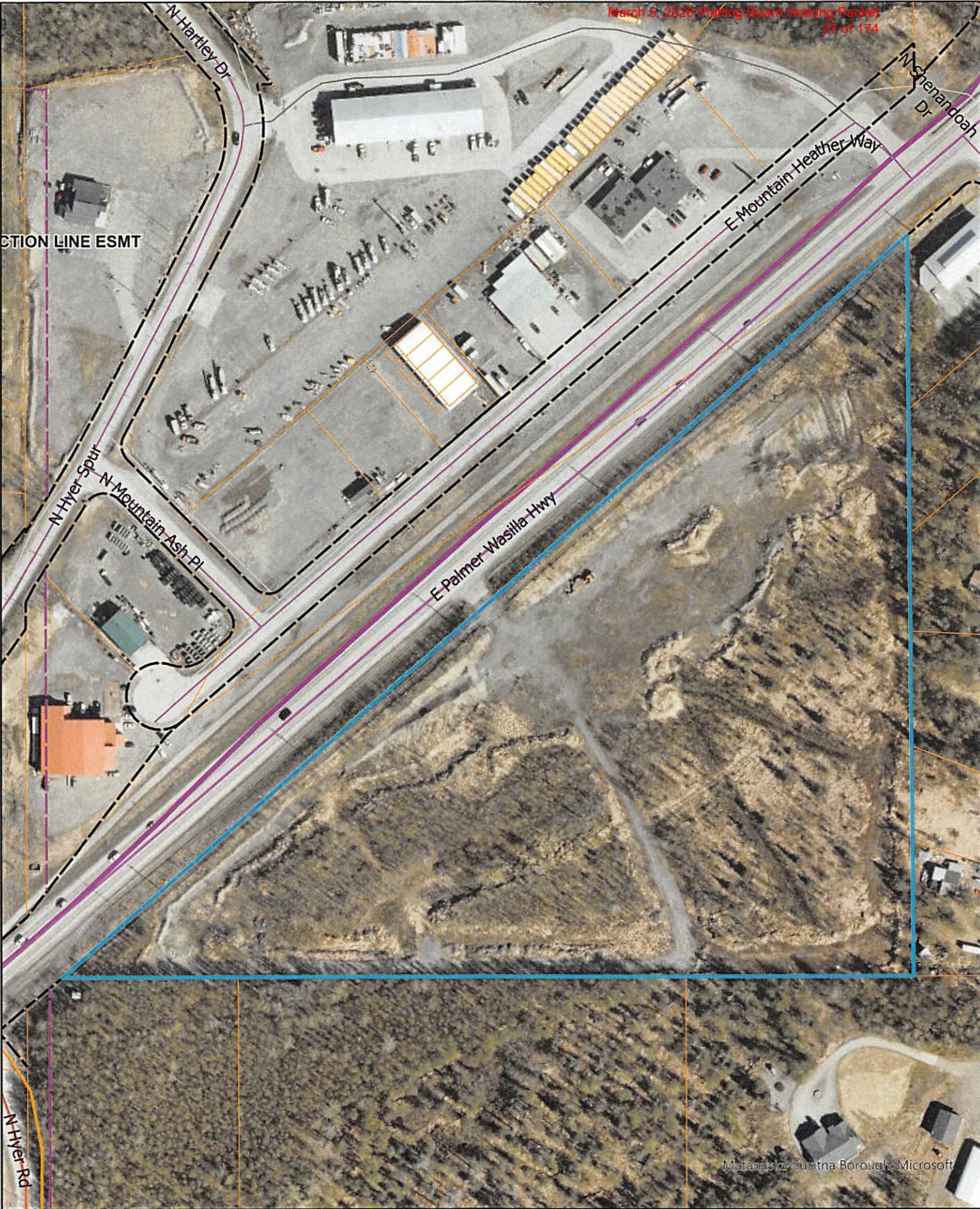
Suggested motion: I move to approve the preliminary plat of Chopper Industrial Park, Section 04, Township 17 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Obtain Approach Road Permit from ADOT&PF.
5. Construct the access road and cul-de-sac to pioneer standard according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR).
8. Submit plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED CHOPPER INDUSTRIAL PARK
SUBDIVISION
LOCATED WITHIN
SECTION 04, T17N, R01E, SEWARD MERIDIAN
ALASKA
WA10 MAP



SECTION LINE ESMT

N Hartley Dr

N Mountain Heather Way

N Shenandoah Dr

N Hyer Spur

N Mountain Ash Pl

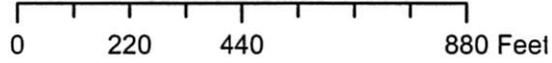
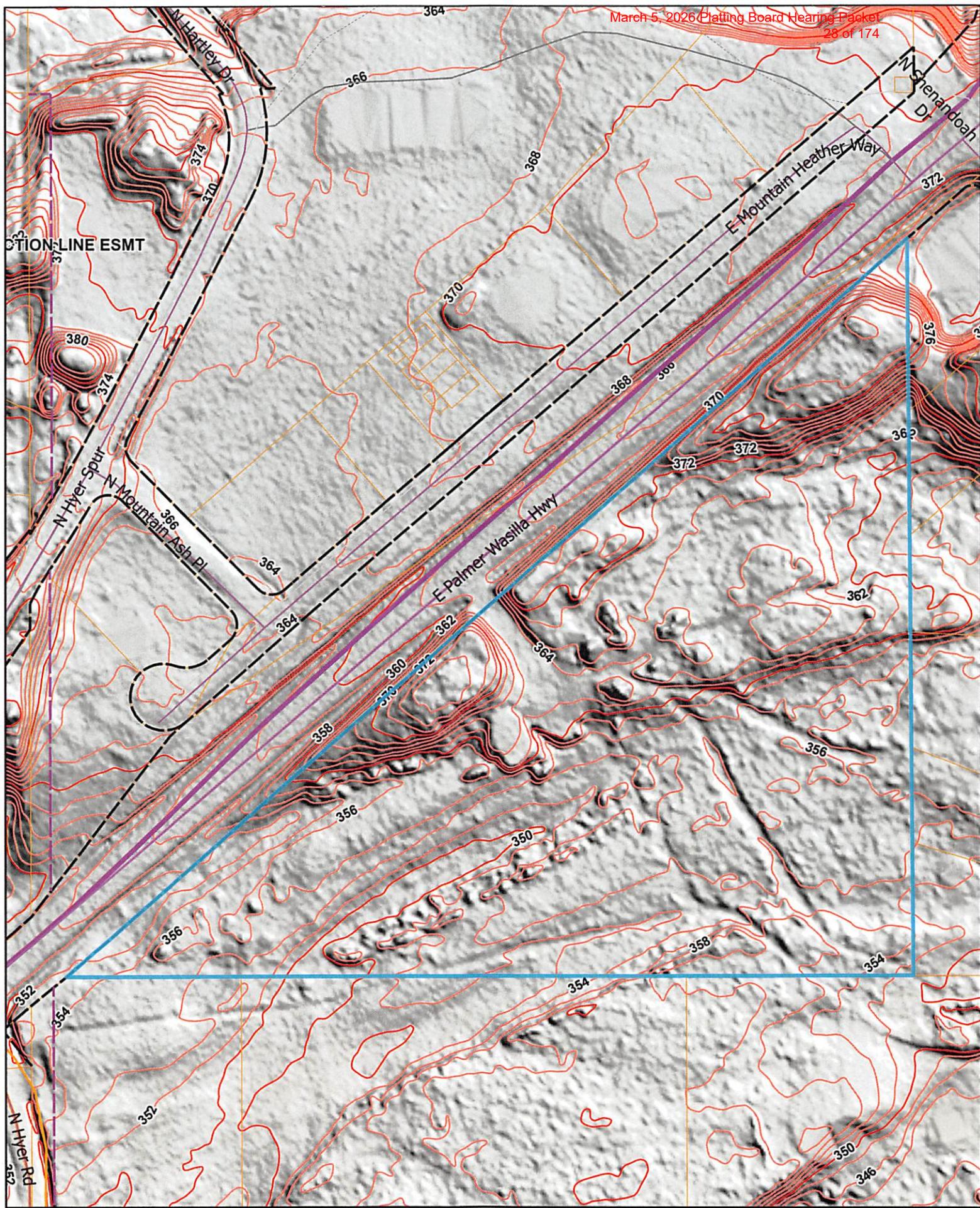
E Palmer Wasilla Hwy

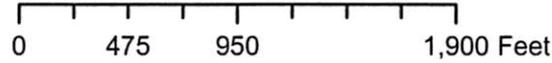
N Hyer Rd

Matanuska-Susitna Borough, Microsoft



0 220 440 880 Feet







ENGINEERING, LLC

PHYSICAL

MAILING

OFFICE

WEB

615 E. 82nd Ave., Suite 101
Anchorage, AK 99518

P.O. Box 111989
Anchorage, AK 99511

907-561-6537

triadak.com

November 20th, 2025

Mat-Su Borough Planning Department
350 E. Dahlia Ave.
Palmer, AK 99645

RECEIVED
NOV 25 2025
PLATTING

Attention: Fred Wagner, PLS
Subject: **Proposed Chopper Industrial Park Subdivision, Lots 1-10 REV 1 Usable Area Report**

Mr. Wagner,

This letter provides a usable area analysis for proposed Lots 1-10, Chopper Industrial Park Subdivision in accordance with the Mat-Su Borough (MSB) Title 43 Code Requirements.

Project Description

The project site consists of an existing 15.2-acre parcel identified as T17N R01E Section 04. The proposed plat will subdivide the parcel into 10 lots. The property is located in the Matanuska-Susitna Borough, Alaska, immediately east of the intersection of N. Hyer Road and E. Palmer-Wasilla Highway.

The property has been previously cleared, grubbed, and graded, with the exception of native trees and vegetation remaining on Lot 9. A hole was excavated at the westerly end of Lot 8 to locate the water table and provide a water source for grading operations.

Title 43 Requirements

Title 43.20.281A.1.f states the following requirements for usable wastewater disposal area;

- (f) *Soils in a usable wastewater disposal area must be:*
 - (i) *clearly shown to be visually classified as GW, GP, SW, or SP under the Unified Soils Classification System and expected to have a percolation rate of 15 minutes per inch or less (faster);*
 - (ii) *clearly shown to be GM or SM under the Unified Soils Classification System by a sieve analysis; or*
 - (iii) *shown by a percolation test conducted in accordance with (ADEC) Alaska State Department of Environmental Conservation regulations to have a percolation rate of 60 minutes per inch or less (faster).*

Soils Investigation

Triad Engineering, LLC performed a soils investigation on May 2 and May 12, 2025. BC Excavation mobilized a Hitachi 350 LC excavator to the site and provided an operator for the investigation. Test holes were excavated at the locations shown on the location map on the following page. Soils encountered

November 20th, 2025
Subject: Proposed Chopper Industrial Park Subdivision, Lots 1-10 REV 1
Usable Area Report
Page 2 of 4

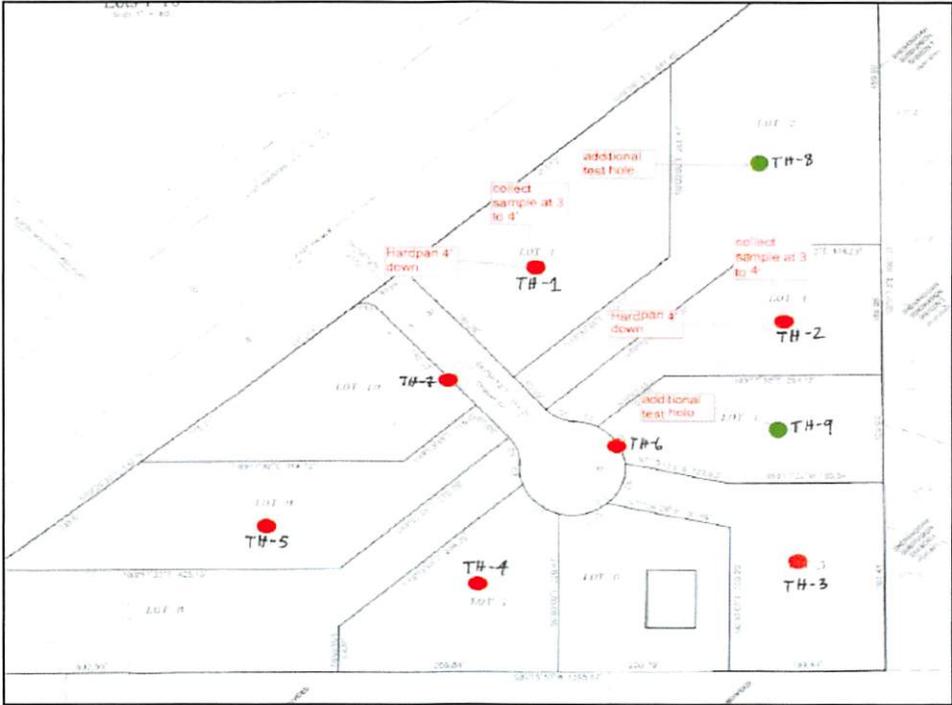
during the investigation were visually and mechanically classified in general accordance with the Unified Soil Classification System (USCS).

Two distinct subsurface profiles were encountered during the investigation:

- **Lots 1–4 (north of the proposed ROW):**
GM and SM soils were encountered through the full depth of the test holes. Hardpan soils of varying density were encountered at approximately 4 feet below existing grade in Test Holes 1 and 2. Sieve analyses were performed on samples from Lots 1–4 and confirmed GM in-situ materials.
- **Lots 5–10 (south of the proposed ROW):**
The remaining five test holes conducted on the south half of the project encountered varying depths (approximately 1 to 4 feet) of fill overlying primarily GW in-situ soils. These soils were visually classified and are suitable for on-site septic systems.

Percolation testing was completed in two locations along the cul-de-sac, at benches roughly 4 feet below the existing ground surface. The tests resulted in percolation rates of approximately 7.5 minutes per inch near Lot 10 and less than 1 minute per inch near Lot 4.

Test hole logs are attached to this report. Visual soil classification and percolation testing were performed by Triad Engineering, LLC, and sieve analysis was completed by Terra Firma Testing, Inc. Test hole logs and corresponding photos are attached to this report. A map of the test hole locations across the site is provided with this report.



Location Map

November 20th, 2025
Subject: Proposed Chopper Industrial Park Subdivision, Lots 1-10 REV 1
Usable Area Report
Page 3 of 4

Groundwater

Groundwater was encountered in Test Holes 4 and 5, located on Lots 7 and 9, respectively. The groundwater table was encountered at approximately 13 feet below grade in TH-4 and at approximately 14 feet below grade in TH-5. An excavated hole on Lot 8 contained standing water at the time of the soils testing.

For TH-4, groundwater was encountered roughly 13.5 feet below grade. Available survey data indicate the surface elevation at TH-4 is approximately 353.0 feet and the water surface elevation in the excavation is approximately 339.5 feet, which correlates to a groundwater depth of about 13.5 feet. The water surface elevation in this excavation can serve as a practical means of groundwater monitoring for the site.

Useable Area & Title 43 Compliance

Based on field observations, soil testing, and review of existing topography, adjacent properties, and overall site conditions, each of the proposed Lots 1–10 contains:

- **At least 10,000 square feet of usable building area, and**
- **At least 10,000 square feet of contiguous usable area for an on-site septic drain field,** in accordance with MSB Title 43, Section 43.20.281.

For Lots 5–10, the relatively uniform GW in-situ soils and percolation test results support the provision of both adequate building area and contiguous septic disposal area. These six lots were confirmed to have usable wastewater disposal area per *f.i* and *f.iii* above.

Lots 1–4 exhibit consistent GM and SM soils across the lots, with hardpan encountered at approximately 4 feet in two of the test holes. These four lots were confirmed to have usable wastewater disposal area per *f.ii* above. While Lots 1 and 3 may require mounded septic systems or shallow beds to place the drain fields in suitable infiltrative soils above the hardpan, each of these lots still provides the required 10,000 square feet of usable building area and 10,000 square feet of contiguous usable septic area.

Conclusion

In summary, the soils investigation, groundwater observations, and review of site conditions confirm that **all proposed Lots 1–10 contain a minimum of 10,000 square feet of usable building area and 10,000 square feet of usable septic area**, satisfying the applicable MSB Title 43 usable area requirements.

Thank you for your time and consideration in this matter. If you require additional information, please call 907-344-3114 or email brandonmarcott@triadak.com.

Sincerely,
Triad Engineering, LLC

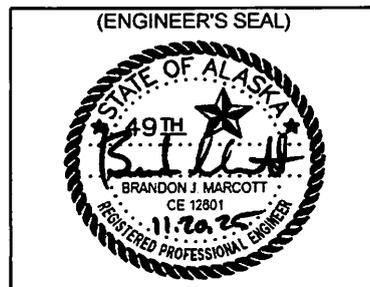
Brandon Marcott, P.E.



November 20th, 2025
Subject: Proposed Chopper Industrial Park Subdivision, Lots 1-10 REV 1
Usable Area Report
Page 4 of 4

Attachments: Excavation Photos
 Test Hole Logs
 Sieve Analysis





Soils Log - Percolation Test

Performed For: Whiskey Romeo, LLC Date Performed: 5.2.25

Legal Description: Chopper Industrial Park Subdivision, Lot 3 Township, Range, Section: _____

		Slope	Site Plan
TH-2	Depth (Feet)		
1-	SILTY GRAVEL (GP-GM)		
2-			
3-			
4-	HARDPAN (see comments)		
5-			
6-			
7-	GRAVEL w/ SILT & SAND (GP-GM)		
8-			
9-		WAS GROUND WATER ENCOUNTERED? <u>No</u>	
10-		IF YES, AT WHAT DEPTH? Depth to Water After Monitoring? <u>N/A</u>	S L O P E
11-		Date: <u>5.2.25</u>	
12-	BOH @ 12' NGWE		
13-			
14-			
15-			
16-			
17-			
18-			
19-			
20-			

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

PERCOLATION RATE N/A (minutes/inch) PERC HOLE DIAMETER _____
TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS Top 4 feet confirmed as GP-GM through sieve analysis. Visually and mechanically classified as Poorly-graded Gravel w/ Silt and Sand. Perc rates anticipated to be 15 min/in or less. (MSB Standards 43.20.281.A.1.f.i)

PERFORMED BY: Triad Engineering, LLC | John Walatka CERTIFY THAT THIS TEST WAS
PERFORMED IN ACCORDANCE WITH ALL MAT-SU BOROUGH GUIDELINES IN EFFECT ON THIS DATE. DATE: 5.2.25





Soils Log - Percolation Test

Performed For: Whiskey Romeo, LLC Date Performed: 5.2.25

Legal Description: Chopper Industrial Park Subdivision, Lot 5 Township, Range, Section: _____

		Slope	Site Plan
TH-3			
Depth (Feet)			
1-			
2-	WELL GRADED GRAVEL (GW) FILL		
3-			
4-			
5-			
6-			
7-			
8-	WELL GRADED GRAVEL (GW) NATIVE		
9-	WAS GROUND WATER ENCOUNTERED? <u>No</u>	S L O P E	
10-	IF YES, AT WHAT DEPTH? _____		
11-	Depth to Water After Monitoring? <u>N/A</u>		
12-	Date: <u>5.2.25</u>		
13-	(GM or SM)		
14-	BOH @ 13' NGWE		
15-			
16-			
17-			
18-			
19-			
20-			

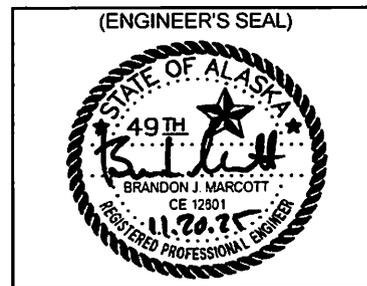
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

PERCOLATION RATE N/A (minutes/inch) PERC HOLE DIAMETER _____
 TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS Soils visually classified as GW. Perc rates anticipated to be less than 1 min/in. (MSB Standards 43.20.281.A.1.f.i)

PERFORMED BY: Triad Engineering, LLC | John Walatka CERTIFY THAT THIS TEST WAS
 PERFORMED IN ACCORDANCE WITH ALL MAT-SU BOROUGH GUIDELINES IN EFFECT ON THIS DATE. DATE: 5.2.25





Soils Log - Percolation Test

Performed For: Whiskey Romeo, LLC Date Performed: 5.2.25

Legal Description: Chopper Industrial Park Subdivision, Lot 7 Township, Range, Section: _____

	Slope	Site Plan
TH-4		
Depth (Feet)		
1-		
2-		
3-		
4-		
5-		
6-		
7-		
8-	WELL GRADED GRAVEL (GW)	
9-	WAS GROUND WATER ENCOUNTERED? <u>YES</u> IF YES, AT WHAT DEPTH? <u>13'</u> Depth to Water After Monitoring? <u>N/A</u> Date: <u>5.2.25</u>	S L O P E
10-		
11-		
12-		
13-	(GM or SM)	
14-	BOH @ 13' GWT @ 13'	
15-		
16-		
17-		
18-		
19-		
20-		

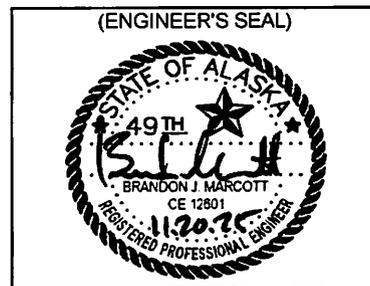
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

PERCOLATION RATE N/A (minutes/inch) PERC HOLE DIAMETER _____
 TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS Groundwater seeps encountered at roughly 13' depth. Soils visually classified as GW. Perc rates anticipated to be less than 1 min/in.
 (MSB Standards 43.20.281.A.1.f.i)

PERFORMED BY: Triad Engineering, LLC | John Walatka CERTIFY THAT THIS TEST WAS
 PERFORMED IN ACCORDANCE WITH ALL MAT-SU BOROUGH GUIDELINES IN EFFECT ON THIS DATE. DATE: 5.2.25





Soils Log - Percolation Test

Performed For: Whiskey Romeo, LLC

Date Performed: 5.2.25

Legal Description: Chopper Industrial Park Subdivision, Lot 9

Township, Range, Section: _____

	Slope	Site Plan
TH-5		
Depth (Feet)		
1-		
2-		
3-		
4-		
5-		
6-		
7-		
8-		
9-		
10-		
11-		
12-		
13-		
14-		
15-		
16-		
17-		
18-		
19-		
20-		

PEAT (PT)

WELL GRADED GRAVEL (GW)

SAND (SP)

BOH @ 12'

GWT @ 14'

WAS GROUND WATER ENCOUNTERED? YES

IF YES, AT WHAT DEPTH? 14'

Depth to Water After Monitoring? N/A

Date: 5.2.25

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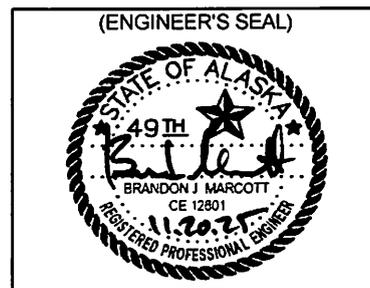
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

PERCOLATION RATE N/A (minutes/inch) PERC HOLE DIAMETER _____ FT
 TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS Groundwater encountered at roughly 14' depth. Soils visually classified as GW. Perc rates anticipated to be less than 1 min/in.
BOH was at roughly 12' of depth, with 2' additional removed due to reporting the groundwater table. (MSB Standards 43.20.281.A.1.f.i)
 (MSB Standards 43.20.281.A.1.b.ii.bb)

PERFORMED BY: Triad Engineering, LLC | John Walatka CERTIFY THAT THIS TEST WAS
 PERFORMED IN ACCORDANCE WITH ALL MAT-SU BOROUGH GUIDELINES IN EFFECT ON THIS DATE. DATE: 5.2.25





Soils Log - Percolation Test

Performed For: Whiskey Romeo, LLC Date Performed: 5.2.25

Legal Description: Chopper Industrial Park Subdivision, Lot 4 (cu-de-sac) Township, Range, Section:

TH-6	Depth (Feet)	Soils	Slope	Site Plan
	1-	SANDY GRAVEL (GPS)		
	2-			
	3-			
	4-			
	5-			
	6-			
	7-			
	8-			
	9-			
	10-			
	11-	SILTY SAND (SP-SM)		
	12-	BOH @ 12' NGWE		
	13-			
	14-			
	15-			
	16-			
	17-			
	18-			
	19-			
	20-			

WAS GROUND WATER ENCOUNTERED? NO
 IF YES, AT WHAT DEPTH? _____
 Depth to Water After Monitoring? N/A
 Date: 5.2.25

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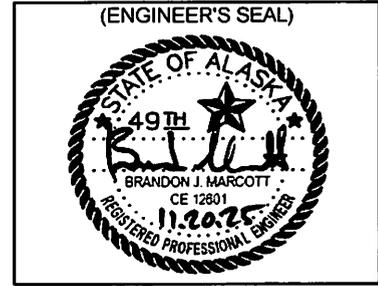
Reading No.	Gross Time Start/Stop (HH:MM:SS)	Net Time (Minutes)	Depth to Water Start/Stop (Feet)	Net Drop (Inches)
1	0:00:00 / 0:01:05	1.08	4.17 / 4.67	6
2	0:00:00 / 0:01:40	1.67	4.17 / 4.67	6

PERCOLATION RATE < 1 (minutes/inch) PERC HOLE DIAMETER 6"
 TEST RUN BETWEEN 4 FT AND 5 FT

COMMENTS Soil strata used for the perc test visually classified as Sandy Gravel (GPS). Perc test performed along 4' deep bench. Perc test was conducted in accordance with ADEC regulations. (MSB Standards 43.20.281.A.1.f.iii)

PERFORMED BY: Triad Engineering, LLC | John Walatka CERTIFY THAT THIS TEST WAS
 PERFORMED IN ACCORDANCE WITH ALL MAT-SU BOROUGH GUIDELINES IN EFFECT ON THIS DATE. DATE: 5.2.25





Soils Log - Percolation Test

Performed For: Whiskey Romeo, LLC Date Performed: 5.2.25

Legal Description: Chopper Industrial Park Subdivision, Lot 10 (cul-de-sac) Township, Range, Section:

		Slope	Site Plan
TH-7	Depth (Feet)		
1-			
2-			
3-	WELL GRADED GRAVEL (GW)		
4-			
5-			
6-	SILTY SAND (SP-SM)		
7-			
8-			
9-		WAS GROUND WATER ENCOUNTERED? <u>NO</u>	S L O P E
10-	WELL GRADED GRAVEL (GW) IF YES, AT WHAT DEPTH? _____		
11-	Depth to Water After Monitoring? <u>N/A</u>		
12-	BOH @ 12'	Date: <u>5.2.25</u>	
13-	NGWE		
14-			
15-			
16-			
17-			
18-			
19-			
20-			

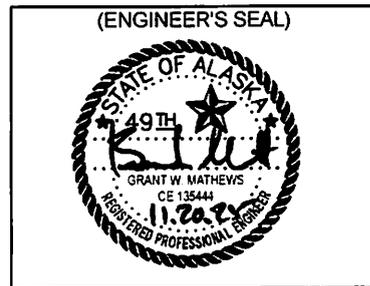
Reading No.	Gross Time Start/Stop (HH:MM:SS)	Net Time (Minutes)	Depth to Water Start/Stop (Feet)	Net Drop (Inches)
1	0:00:00 / 0:01:05	5.75	5.17 5.50	4
2	0:00:00 / 0:15:00	15.00	5.17 5.34	2

PERCOLATION RATE 7.5 (minutes/inch) PERC HOLE DIAMETER 6"
TEST RUN BETWEEN 5 FT AND 6 FT

COMMENTS Soils were visually classified as Well Graded Gravel (GW). Perc test was performed at 5' bench in accordance with ADEC regulations.
(MSB Standards 43.20.281.A.1.f.iii)

PERFORMED BY: Triad Engineering, LLC | John Walatka CERTIFY THAT THIS TEST WAS
PERFORMED IN ACCORDANCE WITH ALL MAT-SU BOROUGH GUIDELINES IN EFFECT ON THIS DATE. DATE: 5.2.25





Soils Log - Percolation Test

Performed For: Whiskey Romeo, LLC Date Performed: 5.12.25

Legal Description: Chopper Industrial Park Subdivision, Lot 2 Township, Range, Section: _____

	Depth (Feet)	Soils	Slope	Site Plan	
1-		WELL GRADED GRAVEL (GW) FILL			
2-					
3-					
4-					
5-					
6-		SILTY SAND (SM)			
7-					
8-					
9-					
10-					
11-					
12-					
13-		BOH @ 13' NGWE			
14-					
15-					
16-					
17-					
18-					
19-					
20-					

WAS GROUND WATER ENCOUNTERED? NO

IF YES, AT WHAT DEPTH? _____

Depth to Water After Monitoring? N/A

Date: 5.12.25

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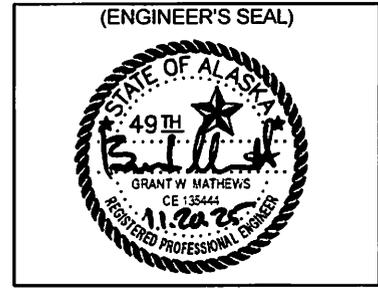
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

PERCOLATION RATE N/A (minutes/inch) PERC HOLE DIAMETER _____
 TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS Soils visually classified as GW and SM. Visually and Mechanically classified as Silty Sand.
Perc rates anticipated to be 15 min/in or less. (MSB Standards 43.20.281.A.1.f.i)

PERFORMED BY: Triad Engineering, LLC | John Walatka CERTIFY THAT THIS TEST WAS
 PERFORMED IN ACCORDANCE WITH ALL MAT-SU BOROUGH GUIDELINES IN EFFECT ON THIS DATE. DATE: 5.12.25





Soils Log - Percolation Test

Performed For: Whiskey Romeo, LLC Date Performed: 5.12.25

Legal Description: Chopper Industrial Park Subdivision, Lot 4 Township, Range, Section: _____

	Slope	Site Plan
TH-9		
Depth (Feet)		
1-		
2-		
3-		
4-		
5-		
6-		
7-		
8-		
9-		
10-		
11-		
12-		
13-		
14-		
15-		
16-		
17-		
18-		
19-		
20-		

SILTY GRAVEL (GM)

BOH @ 12'
NGWE

WAS GROUND WATER ENCOUNTERED? NO

IF YES, AT WHAT DEPTH? _____

Depth to Water After Monitoring? N/A

Date: 5.12.25

S
L
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Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop

PERCOLATION RATE N/A (minutes/inch) PERC HOLE DIAMETER _____
 TEST RUN BETWEEN _____ FT AND _____ FT

COMMENTS Top 4 feet confirmed as GM through sieve analysis. Mechanically and Visually classified as Silty Gravel.
Perc rates anticipated to be 15 min/in or less. (MSB Standards 43.20.281.A.1.f.i)

PERFORMED BY: Triad Engineering, LLC | John Walatka CERTIFY THAT THIS TEST WAS
 PERFORMED IN ACCORDANCE WITH ALL MAT-SU BOROUGH GUIDELINES IN EFFECT ON THIS DATE. DATE: 5.12.25



Northern Geotechnical Engineering, Inc. -
Terra Firma Testing
11301 Olive Lane, Anchorage, Alaska 99515
Phone: (907) 344-5934 | www.nge-tft.com



Report No: MAT:25-92-2
Issue No: 2

This report replaces all previous issues of this report signed on 05/20/2025

Material Test Report

Client: Triad Engineering, LLC
Project: 10016-25
Chopper Industrial Park

Reviewed By: Andrew Smith, Senior Geologist, P.E., C.P.G.
Date: 5/21/2025

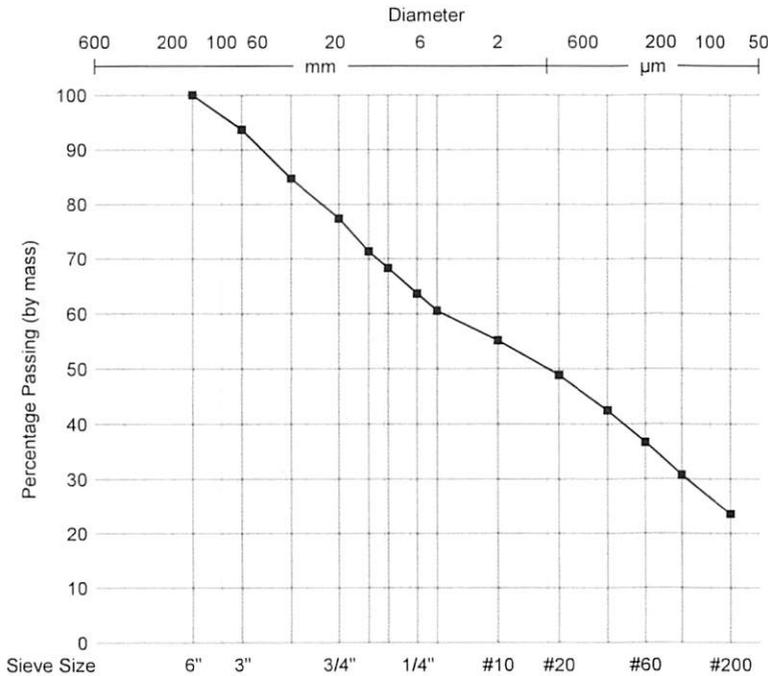
The testing services reported herein have been performed to recognized industry standards and relate only to the items inspected. Unless otherwise noted, no other warranty is made. Should engineering interpretation be required, NGE-TFT will provide upon written request. This report shall not be reproduced in full, without the prior written approval of NGE-TFT.

Sample Details

Sample ID 25-92-2
Field Sample ID TH-1 (LOT 1)
Date Sampled 5/13/2025
Material Soil Grab
Sampling Method

Sample Description:

Particle Size Distribution



BOULDERS	COBBLES	GRAVEL (33%)		SAND (37%)			SILT/CLAY
		COARSE	FINE	COARSE	MEDIUM	FINE	
0%	6%	16.3%	16.8%	5.4%	12.7%	18.9%	24%

Grading: ASTM C136

Drying By: Oven
Date Tested: 5/15/2025
Tested By: Jacob Marvin

Sieve Size	% Passing	Limits
6in	100	
3in	94	
1½in	85	
¾in	77	
½in	71	
3/8in	68	
¼in	64	
No.4	61	
No.10	55	
No.20	49	
No.40	42	
No.60	37	
No.100	31	
No.200	24	

D85: 38.2549 **D60:** 4.3248 **D50:** 0.9900
D30: 0.1394 **D15:** N/A **D10:** N/A
Cu: N/A **Cc:** N/A

Northern Geotechnical Engineering, Inc. -
Terra Firma Testing
11301 Olive Lane, Anchorage, Alaska 99515
Phone: (907) 344-5934 | www.nge-tft.com



Report No: MAT:25-92-2

Issue No: 2

*This report replaces all previous issues of this report
signed on 05/20/2025*

Material Test Report

Client: Triad Engineering, LLC
Project: 10016-25
Chopper Industrial Park

Reviewed By: Andrew Smith, Senior Geologist, P.E., C.P.G.
Date: 5/21/2025

The testing services reported herein have been performed to recognized industry standards and relate only to the items inspected. Unless otherwise noted, no other warranty is made. Should engineering interpretation be required, NGE-TFT will provide upon written request. This report shall not be reproduced in full, without the prior written approval of NGE-TFT.

Sample Details

Sample ID 25-92-2
Field Sample ID TH-1
Date Sampled 5/13/2025
Material Soil
Sampling Method Grab

Other Test Results

Description	Method	Result	Limits
Cu	ASTM D2487		
Cc			
FM	ASTM C136		
Procedure	ASTM C117	A	
Water Content (%)	ASTM D2216	6.3	
Date Tested		5/13/2025	
Tested By		Jacob Marvin	
Group Symbol	ASTM D2487	[GM]	
Group Name		Silty gravel with sand	
Gravel (%)		39	
Sand (%)		37	
Fines (%)		24	
Date Tested		5/21/2025	

Comments

N/A

Northern Geotechnical Engineering, Inc. -
Terra Firma Testing
11301 Olive Lane, Anchorage, Alaska 99515
Phone: (907) 344-5934 | www.nge-tft.com



Report No: MAT:25-92-3

Issue No: 2

This report replaces all previous issues of this report signed on 05/20/2025

Material Test Report

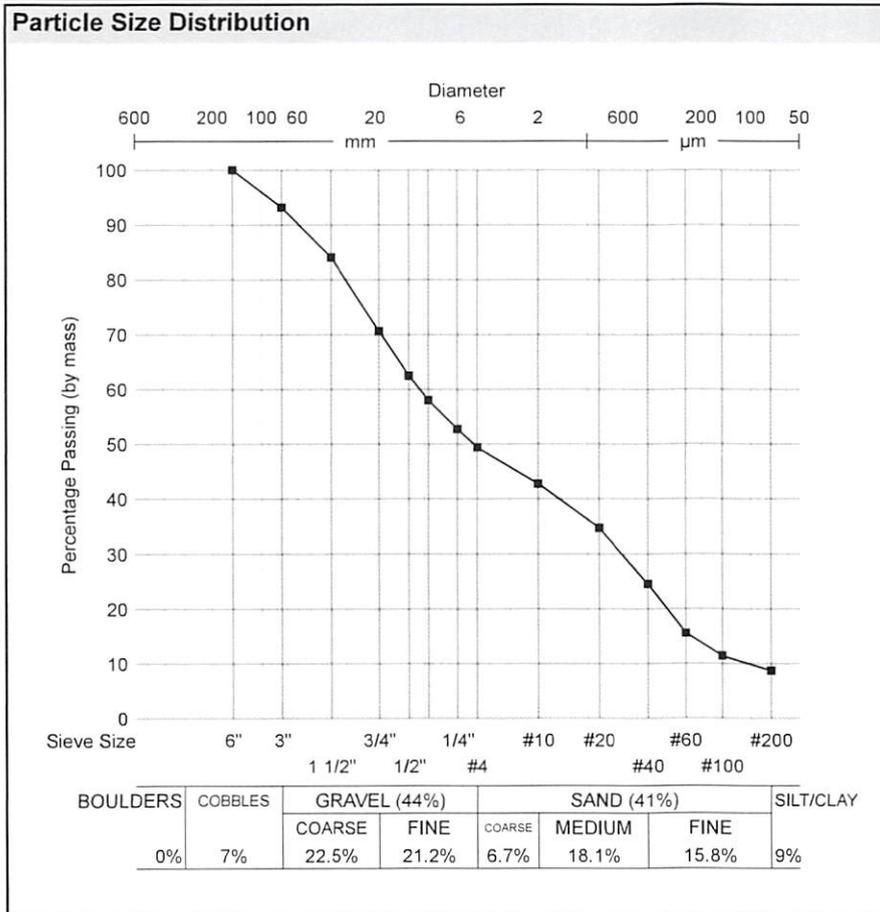
Client: Triad Engineering, LLC
Project: 10016-25
Chopper Industrial Park

Reviewed By: Andrew Smith, Senior Geologist, P.E., C.P.G.
Date: 5/21/2025

The testing services reported herein have been performed to recognized industry standards and relate only to the items inspected. Unless otherwise noted, no other warranty is made. Should engineering interpretation be required, NGE-TFT will provide upon written request. This report shall not be reproduced in full, without the prior written approval of NGE-TFT.

Sample Details	
Sample ID	25-92-3
Field Sample ID	TH-2 (LOT 3)
Material	Soil Grab
Sampling Method	

Sample Description:



Grading: ASTM C136

Drying By: Oven
Date Tested: 5/15/2025
Tested By: Jacob Marvin

Sieve Size	% Passing	Limits
6in	100	
3in	93	
1½in	84	
¾in	71	
½in	63	
3/8in	58	
¼in	53	
No.4	49	
No.10	43	
No.20	35	
No.40	25	
No.60	16	
No.100	11	
No.200	8.7	

D85: 40.2079 **D60:** 10.7133 **D50:** 5.0003
D30: 0.6148 **D15:** 0.2325 **D10:** 0.1043
Cu: 102.74 **Cc:** 0.34

Northern Geotechnical Engineering, Inc. -
Terra Firma Testing
11301 Olive Lane, Anchorage, Alaska 99515
Phone: (907) 344-5934 | www.nge-tft.com



Report No: MAT:25-92-3

Issue No: 2

*This report replaces all previous issues of this report
signed on 05/20/2025*

Material Test Report

Client: Triad Engineering, LLC
Project: 10016-25
Chopper Industrial Park

Reviewed By: Andrew Smith, Senior Geologist, P.E., C.P.G.
Date: 5/21/2025

The testing services reported herein have been performed to recognized industry standards and relate only to the items inspected. Unless otherwise noted, no other warranty is made. Should engineering interpretation be required, NGE-TFT will provide upon written request. This report shall not be reproduced in full, without the prior written approval of NGE-TFT.

Sample Details

Sample ID 25-92-3
Field Sample ID TH-2
Material Soil
Sampling Method Grab

Other Test Results

Description	Method	Result	Limits
Cu	ASTM D2487	102.74	
Cc		0.34	
FM	ASTM C136		
Procedure	ASTM C117	A	
Water Content (%)	ASTM D2216	4.2	
Date Tested		5/13/2025	
Tested By		Jacob Marvin	
Group Symbol	ASTM D2487	[GP-GM]	
Group Name		Poorly-graded gravel with silt and sand	
Gravel (%)		50	
Sand (%)		41	
Fines (%)		9	
Date Tested		5/21/2025	

Comments

N/A

Northern Geotechnical Engineering, Inc. -
Terra Firma Testing
11301 Olive Lane, Anchorage, Alaska 99515
Phone: (907) 344-5934 | www.nge-tft.com



Report No: MAT:25-92-4

Issue No: 2

This report replaces all previous issues of this report signed on 05/20/2025

Material Test Report

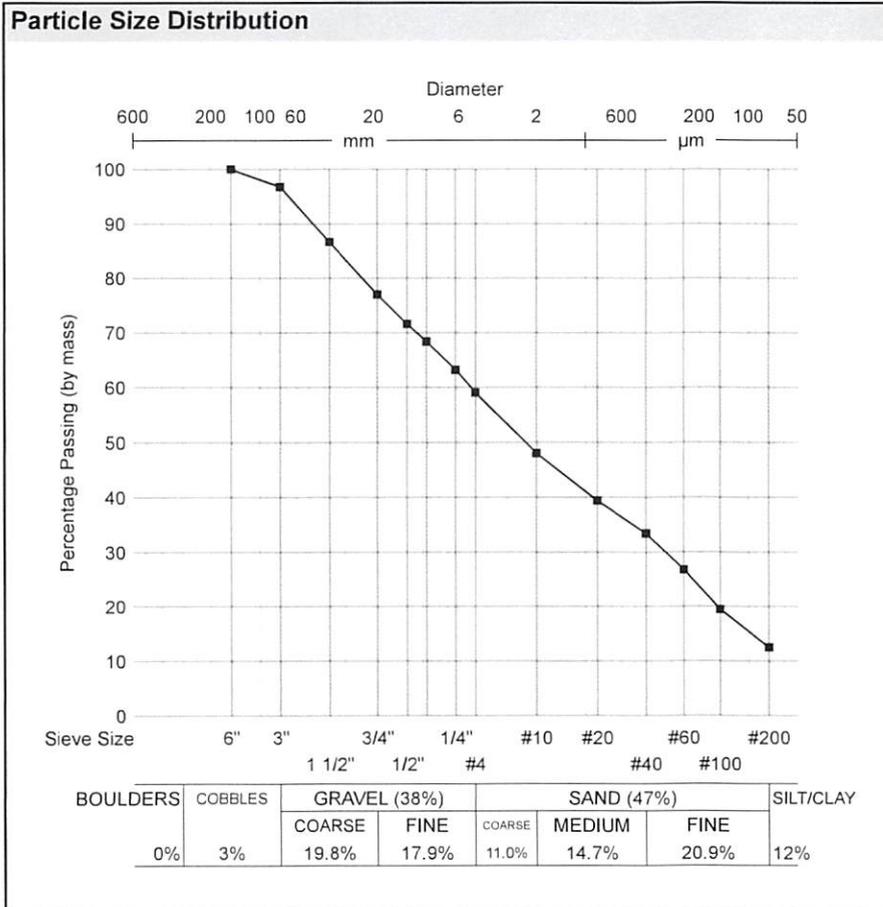
Client: Triad Engineering, LLC
Project: 10016-25
Chopper Industrial Park

Reviewed By: Andrew Smith, Senior Geologist, P.E., C.P.G.
Date: 5/21/2025

The testing services reported herein have been performed to recognized industry standards and relate only to the items inspected. Unless otherwise noted, no other warranty is made. Should engineering interpretation be required, NGE-TFT will provide upon written request. This report shall not be reproduced in full, without the prior written approval of NGE-TFT.

Sample Details	
Sample ID	25-92-4
Field Sample ID	TH-8 (LOT 2)
Material	Soil Grab
Sampling Method	

Sample Description:



Grading: ASTM C136

Drying By: Oven
Date Tested: 5/14/2025
Tested By: Isaac Logo

Sieve Size	% Passing	Limits
6in	100	
3in	97	
1½in	87	
¾in	77	
½in	72	
3/8in	68	
¼in	63	
No.4	59	
No.10	48	
No.20	39	
No.40	33	
No.60	27	
No.100	19	
No.200	12	

D85: 33.3734 **D60:** 5.0635 **D50:** 2.3306
D30: 0.3232 **D15:** 0.0965 **D10:** N/A
Cu: N/A **Cc:** N/A

Northern Geotechnical Engineering, Inc. -
Terra Firma Testing
11301 Olive Lane, Anchorage, Alaska 99515
Phone: (907) 344-5934 | www.nge-tft.com



Report No: MAT:25-92-4

Issue No: 2

This report replaces all previous issues of this report signed on 05/20/2025

Material Test Report

Client: Triad Engineering, LLC
Project: 10016-25
Chopper Industrial Park

Reviewed By: Andrew Smith, Senior Geologist, P.E., C.P.G.
Date: 5/21/2025

The testing services reported herein have been performed to recognized industry standards and relate only to the items inspected. Unless otherwise noted, no other warranty is made. Should engineering interpretation be required, NGE-TFT will provide upon written request. This report shall not be reproduced in full, without the prior written approval of NGE-TFT.

Sample Details

Sample ID 25-92-4
Field Sample ID TH-8
Material Soil
Sampling Method Grab

Other Test Results

Description	Method	Result	Limits
Cu	ASTM D2487		
Cc			
FM	ASTM C136		
Procedure	ASTM C117	A	
Water Content (%)	ASTM D2216	6	
Date Tested		5/13/2025	
Tested By		Jacob Marvin	
Group Symbol	ASTM D2487	[SM]	
Group Name		Silty sand with gravel	
Gravel (%)		41	
Sand (%)		47	
Fines (%)		12	
Date Tested		5/21/2025	

Comments

N/A

Northern Geotechnical Engineering, Inc. -
Terra Firma Testing
11301 Olive Lane, Anchorage, Alaska 99515
Phone: (907) 344-5934 | www.nge-tft.com



Report No: MAT:25-92-5

Issue No: 2

This report replaces all previous issues of this report signed on 05/20/2025

Material Test Report

Client: Triad Engineering, LLC
Project: 10016-25
Chopper Industrial Park

Reviewed By: Andrew Smith, Senior Geologist, P.E., C.P.G.
Date: 5/21/2025

The testing services reported herein have been performed to recognized industry standards and relate only to the items inspected. Unless otherwise noted, no other warranty is made. Should engineering interpretation be required, NGE-TFT will provide upon written request. This report shall not be reproduced in full, without the prior written approval of NGE-TFT.

Sample Details

Sample ID 25-92-5
Field Sample ID TH-9 (LOT 4)
Material Soil Grab
Sampling Method

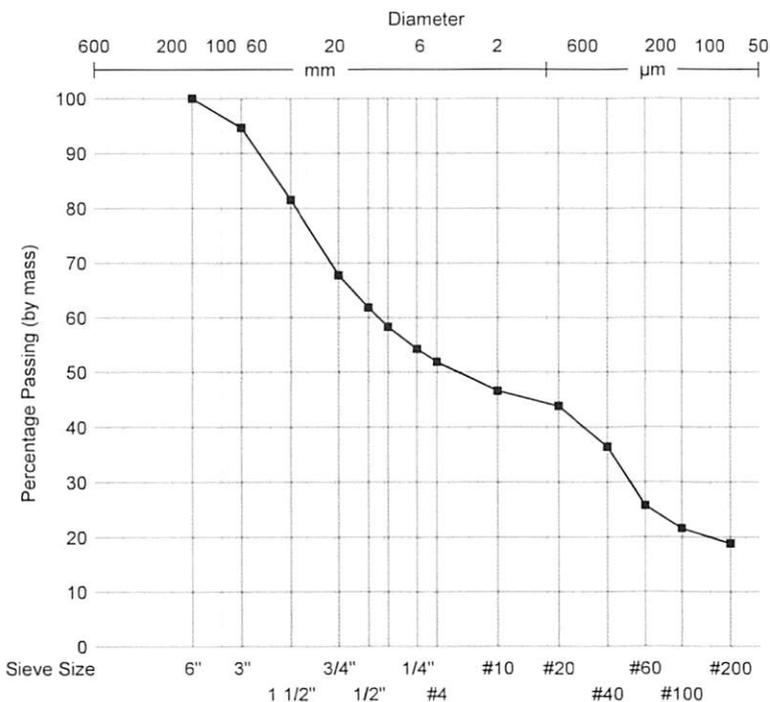
Sample Description:

Grading: ASTM C136

Drying By: Oven
Date Tested: 5/15/2025
Tested By: Jacob Marvin

Sieve Size	% Passing	Limits
6in	100	
3in	95	
1½in	82	
¾in	68	
½in	62	
3/8in	58	
¼in	54	
No.4	52	
No.10	47	
No.20	44	
No.40	36	
No.60	26	
No.100	22	
No.200	19	

Particle Size Distribution



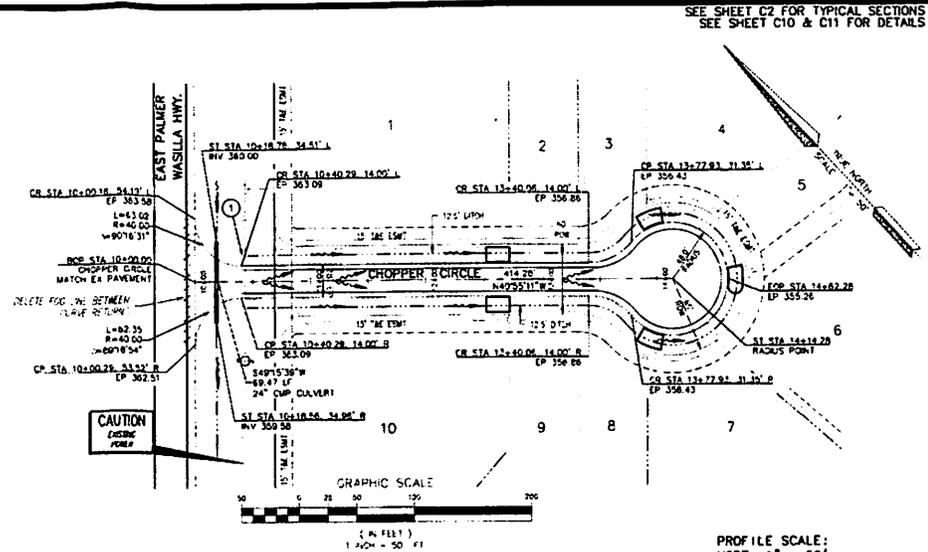
BOULDERS	COBBLES	GRAVEL (43%)		SAND (33%)			SILT/CLAY
		COARSE	FINE	COARSE	MEDIUM	FINE	
0%	5%	26.9%	15.9%	5.3%	10.1%	17.6%	19%

D85: 45.0308 **D60:** 10.8251 **D50:** 3.4924
D30: 0.3079 **D15:** N/A **D10:** N/A
Cu: N/A **Cc:** N/A

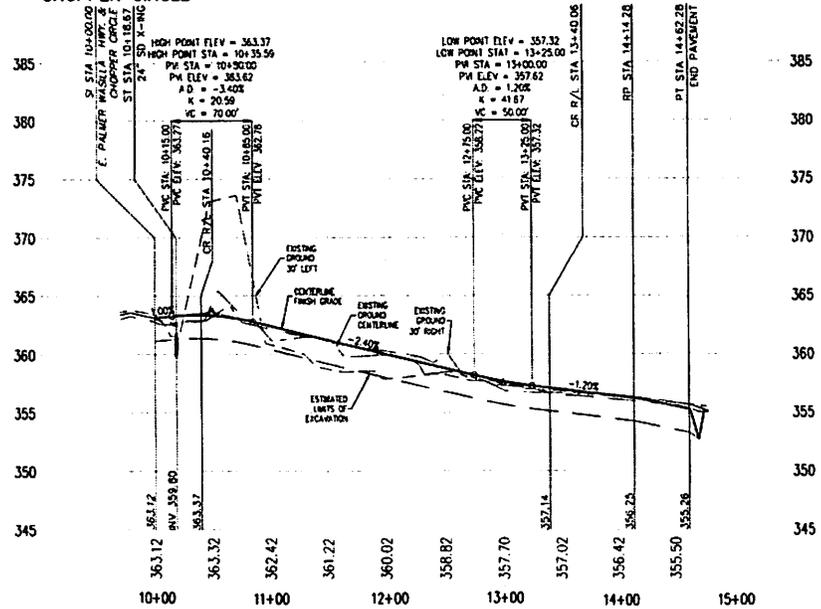
SIGN SCHEDULE

POST SHEET	POST SIZE	DIRECTION	STREET	STATION	OFFSET	NAME	SIGN CODE	SIZE	AREA(SF)	SHEET NO
1	C5	2.5"x3.5"	CHOPPER CIRCLE	10+43.18	20.00	E. PALMER WASILLA HWY. & CHOPPER CIRCLE	STOP	81-1	357.33	4.22
			CHOPPER CIRCLE	10+43.18	20.00	E. PALMER WASILLA HWY. & CHOPPER CIRCLE	STOP	81-1	357.33	4.22
			CHOPPER CIRCLE	10+43.18	20.00	E. PALMER WASILLA HWY. & CHOPPER CIRCLE	STOP	81-1	357.33	4.22

NOTICE: SIGN SHALL BE 5' ABOVE THE EDGE OF THE PAVEMENT



CHOPPER CIRCLE



SEE SHEET C2 FOR TYPICAL SECTIONS
SEE SHEET C10 & C11 FOR DETAILS



RJA ENGINEERING, LLC
ENGINEERS
1000 S. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33315
(954) 571-1111

RECORD DRAWING
1. DATA PROVIDED BY
2. DATA TRANSFERRED FROM
3. DATA REPRODUCED FROM
4. DATA REPRODUCED FROM
5. DATA REPRODUCED FROM
6. DATA REPRODUCED FROM
7. DATA REPRODUCED FROM
8. DATA REPRODUCED FROM
9. DATA REPRODUCED FROM
10. DATA REPRODUCED FROM

**CHOPPER INDUSTRIAL SUBDIVISION, LOTS 1-10
CHOPPER CIRCLE
STA 10+00 TO END**



ENGINEERING, LLC

PHYSICAL

615 E. 82nd Ave., Suite 101
Anchorage, AK 99518

MAILING

P.O. Box 111989
Anchorage, AK 99511

OFFICE

907-561-6537

WEB

triadak.com

May 30th, 2025

Matanuska-Susitna Borough
Planning and Land Use Department
350 E. Dahlia Avenue
Palmer, AK 99645

Subject: Trip Generation Estimate – Chopper Industrial Subdivision (10-Lot Industrial Park)

Planning Staff,

Triad Engineering, LLC is submitting this letter to provide estimated Average Daily Trips (ADT) for the proposed Chopper Industrial Subdivision, a 10-lot industrial park located on a 15.18-acre site south of the Palmer-Wasilla Highway in the Matanuska-Susitna Borough.

Lots 1-10 consist of 14.50-acres of developable industrial park. Trip generation rates were derived from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Based on Land Use Code 130 (Industrial Park), the average trip generation rate is:

- **Weekday ADT:** 38.67 trips per acre of development

Applying this rate to the 14.50-acre site results in the following estimated traffic volume:

- **Estimated ADT:** 38.67 x 14.50 = **561 Average Daily Trips**

This estimate reflects estimated traffic generation for an industrial park at full build-out.

Thank you for your time and consideration in this matter. If you require additional information, please call 344-3114 or email me at brandonmarcott@triadak.com.

Sincerely,
TRIAD ENGINEERING, LLC

Brandon Marcott, P.E.

Cayman Reynolds

From: Tammy Simmons
Sent: Tuesday, November 4, 2025 4:07 PM
To: Cayman Reynolds
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Chopper Industrial Park Subdivision CR

Hello,

Coordinate with ADOT&PF for an approach road permit. Please provide an ADT estimate. Unless authorized by ADOT&PF any above ground utility facilities shall not be located within the Palmer-Wasilla Highway right of way nearer than 40' to the proposed right of way of Chopper Circle, per 2022 SCM H02.2 (c).

Thank you.

PD&E Review Group

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Tuesday, October 28, 2025 10:57 AM
To: Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>
Subject: RFC Chopper Industrial Park Subdivision CR

Hello,

The following link is a request for comments for the proposed Chopper Industrial Subdivision.

Please ensure all comments have been submitted by November 17, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Chopper Industrial Park](#)

Feel free to contact me if you have any questions.

Thank you,

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, November 17, 2025 4:25 PM
To: Cayman Reynolds
Cc: OSP Design Group
Subject: RE: RFC Chopper Industrial Park Subdivision CR
Attachments: Agenda Plat (85).pdf

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

Cayman,

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: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Tuesday, October 28, 2025 10:57 AM
To: Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>
Subject: RFC Chopper Industrial Park Subdivision CR

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

Hello,

The following link is a request for comments for the proposed Chopper Industrial Subdivision.

Please ensure all comments have been submitted by November 17, 2025, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Chopper Industrial Park](#)

Feel free to contact me if you have any questions.



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

October 28, 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.

- **CHOPPER INDUSTRIAL PARK SUBDIVISION**
(MSB Case # 2025-157)

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

Sincerely,

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

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

Cayman Reynolds

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Friday, October 31, 2025 8:21 AM
To: Cayman Reynolds
Subject: RE: RFC Chopper Industrial Park Subdivision CR

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

Hello,

Can we please ask that the dedication block be added to the plat? No other comments.

CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY 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, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA SUBSTNA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Thank you,

Kiley Guggenmos, Right of Way Assistant
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2687 | www.mtasolutions.com



Life. Technology. Together.

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Tuesday, October 28, 2025 10:57 AM
To: Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>
Subject: RFC Chopper Industrial Park Subdivision CR

Hello,

From: Dan Tucker <antiquetuck@gmail.com>
Sent: Monday, December 29, 2025 9:18 AM
To: Platting
Subject: Inre: Chopper Industrial Park; Plat-2025-000157

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

Greetings,

I have NO OBJECTION to this proposal as proposed – **specifically and only because proposed Chopper Circle is to be a “private road”**, and NOT AN RSA-maintained road.

Restated, I have only one concern about this replat. Specifically, if this plan came before the board *without ensuring that* proposed “Chopper Circle” “is to serve as a private road” I would OBJECT strongly. Further, if this plat was ever returned with an application for proposed Chopper Circle to become a public road and part of the RSA, I would vehemently OBJECT.

Justified, I know this property intimately – having spent parts of two summers working the land with heavy equipment students when I was the lead instructor for NIT (Northern Industrial Training, LLC) Heavy Equipment Operator training program. I know the general wind direction in this area. I’m well aware of the trend of the blowing snowdrifts in this area.

I vehemently abhor and disagree with any ‘hub-and-spoke’ developments, more specifically development that depends upon or allows/promotes/uses ‘flag lot’ access such as is proposed here. Lots 2 and 8, and to an only slightly lesser degree lots 3, 5, and 9 feature narrow, limited access driveways. Flag lot driveways tend to create significant issues for snow removal/storage. And proposed Chopper Circle will do nothing to reduce this problem; it will exacerbate it. I (as RSA #9) would not want the responsibility of ‘keeping it open’ during winters.

Again, NO OBJECTION as proposed. But a caution that if there is a way to prevent/preclude proposed Chopper Circle from ever being petitioned and accepted as an RSA road, I would include that *forever* ban in this original acceptance.

--

Daniel J. Tucker
RSA #9 Road Services Board Primary Member
(907) 376-2630 home
(907) 863-1313 cell
MatSu Problem Reporter link
<https://survey123.arcgis.com/share/166cb8a69f8441908700860c85bbc6ee>

LEGEND

- ⊗ SET 3-1/4" TYPICAL ALUMINUM CAP MONUMENT AS DESCRIBED ON SHEET 1
- ⊙ FOUND 3-1/4" ALUMINUM CAP MONUMENT AS DESCRIBED ON SHEET 1
- ⊙ FOUND 2" ALUMINUM CAP AS DESCRIBED ON SHEET 1
- ⊙ FOUND 5/8" REBAR AS DESCRIBED ON SHEET 1
- (M) MEASURED
- (C) COMPUTED MEASUREMENT
- (DTP) DEDICATED BY THIS PLAT

1" = 60'
GRAPHIC SCALE

Agenda Copy
OCT 16 2025
PLATTING

VICINITY MAP SCALE: 1" = 1000'

A Subdivision of:
Chopper Industrial Park Subdivision
Lots 1-10

This portion of the Northwest one-quarter of the Southwest one-quarter (NW 1/4 SW 1/4), Section 4, Township 17 North, Range 1 East, Seward Meridian, Alaska, located in the Recording Palmer District, is hereby subdivided into ten lots, which lies South of the Palmer-Wasilla Highway right-of-way, EXCEPTING THEREFROM that portion conveyed to the State of Alaska, Department of Transportation and Public Facilities by Warranty Deed, Alaska Project No. S-0572 (I), designated as Parcel No. S-2, recorded May 27, 1981, Book 250 Page 318, containing 131.98 acres More or Less.

S4 Group
Land Surveying
Subdivision Specialists
Construction Surveying
AECC 173042

610 E 5th Avenue
Anchorage, Alaska 99501
(907) 966-8104
mail@s4ak.com

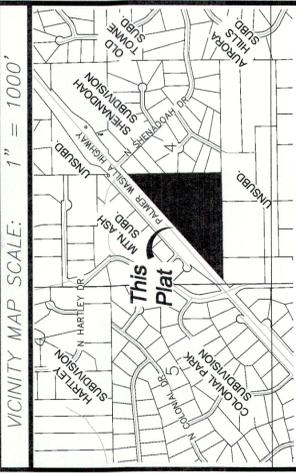
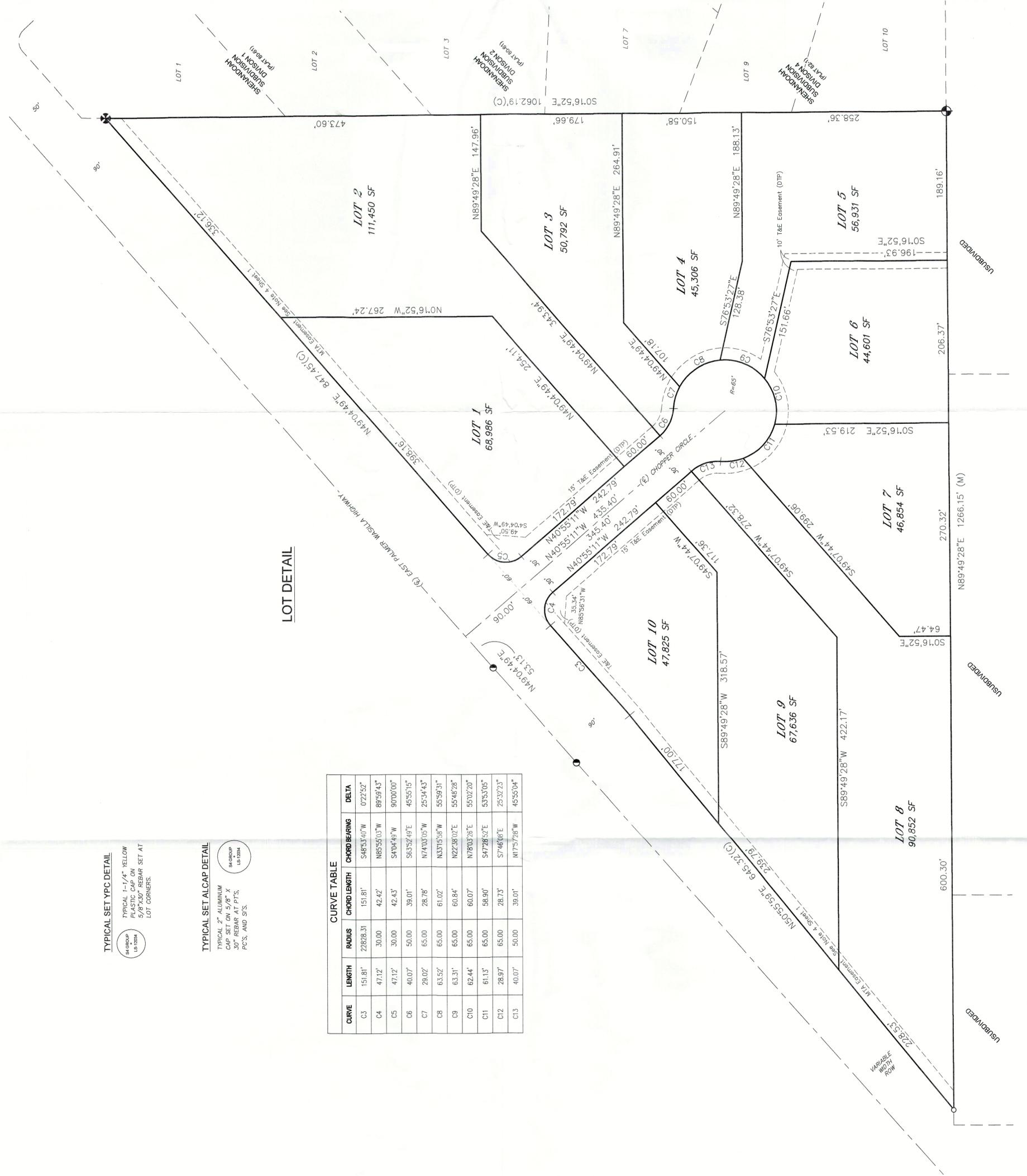
Scale 1" = 60'
Field Book: 159
Drawn By: AK
Checked by: SC
Date: 10/13/2025
Job: 2025-30
Sheet 2 of 2

LOT DETAIL

TYPICAL SET YPC DETAIL
S4 GROUP
LS-1004
TYPICAL 1-1/4" YELLOW
PLASTIC CAP ON
5/8" X30" REBAR SET AT
LOT CORNERS.

TYPICAL SET ALCAP DETAIL
S4 GROUP
LS-1004
TYPICAL 2" ALUMINUM
CAP SET ON 5/8" X
30" REBAR AT P.T'S,
P.C'S, AND S.T'S.

CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C3	151.81'	22828.31	546'53".40"W	022'52"	
C4	47.12'	30.00	N85°55'03"W	89°59'43"	
C5	47.12'	30.00	S4°04'41"W	90°00'00"	
C6	40.07'	50.00	S63°52'49"E	45°55'15"	
C7	29.02'	65.00	N74°03'05"W	25°34'43"	
C8	63.52'	65.00	N33°15'58"W	55°59'31"	
C9	63.31'	65.00	N22°38'02"E	55°48'28"	
C10	62.44'	65.00	N78°03'26"E	55°02'20"	
C11	61.13'	65.00	S47°28'52"E	53°53'05"	
C12	28.97'	65.00	S7°46'08"E	25°32'23"	
C13	40.07'	50.00	N175°28'28"W	45°55'04"	



S4 Group
Land Surveying
Subdivision Specialists
Construction Surveying
AECC 173042

610 E 5th Avenue
Anchorage, Alaska 99501
(907) 966-8104
mail@s4ak.com

Scale 1" = 60'
Field Book: 159
Drawn By: AK
Checked by: SC
Date: 10/13/2025
Job: 2025-30
Sheet 2 of 2

B

COMMENTS:

USACE (**Exhibit C**) Thank you for bringing this project to our attention and for allowing us to comment. The United States Army Corps of Engineers does have a comment regarding the proposed Rafter Ridge Subdivision. Based on aerial imagery and the Matanuska-Susitna Borough (MSB) Wetlands Mapper, it appears that there may be aquatic resources within the proposed boundaries of the eastern parcel.

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). USACE defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

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

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

MSB DPW Pre-design and Engineering (**Exhibit D**) PD&E has no comments.

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

Utilities: (Exhibit F) ENSTAR has no comments or recommendations. GCI has no objections. MTA requests an easement changed to T&E or Utility Easement and attached the easement to their comment.

Staff notes this has been added to the updated agenda plat.

MEA did not respond.

There were no objections received from Borough departments, outside agencies, or the public at the time this staff report was written. Comments received afterward, if any, can be found in the handouts.

CONCLUSION

The plat of **RAFTER RIDGE** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. A Soils Report was submitted, water 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.

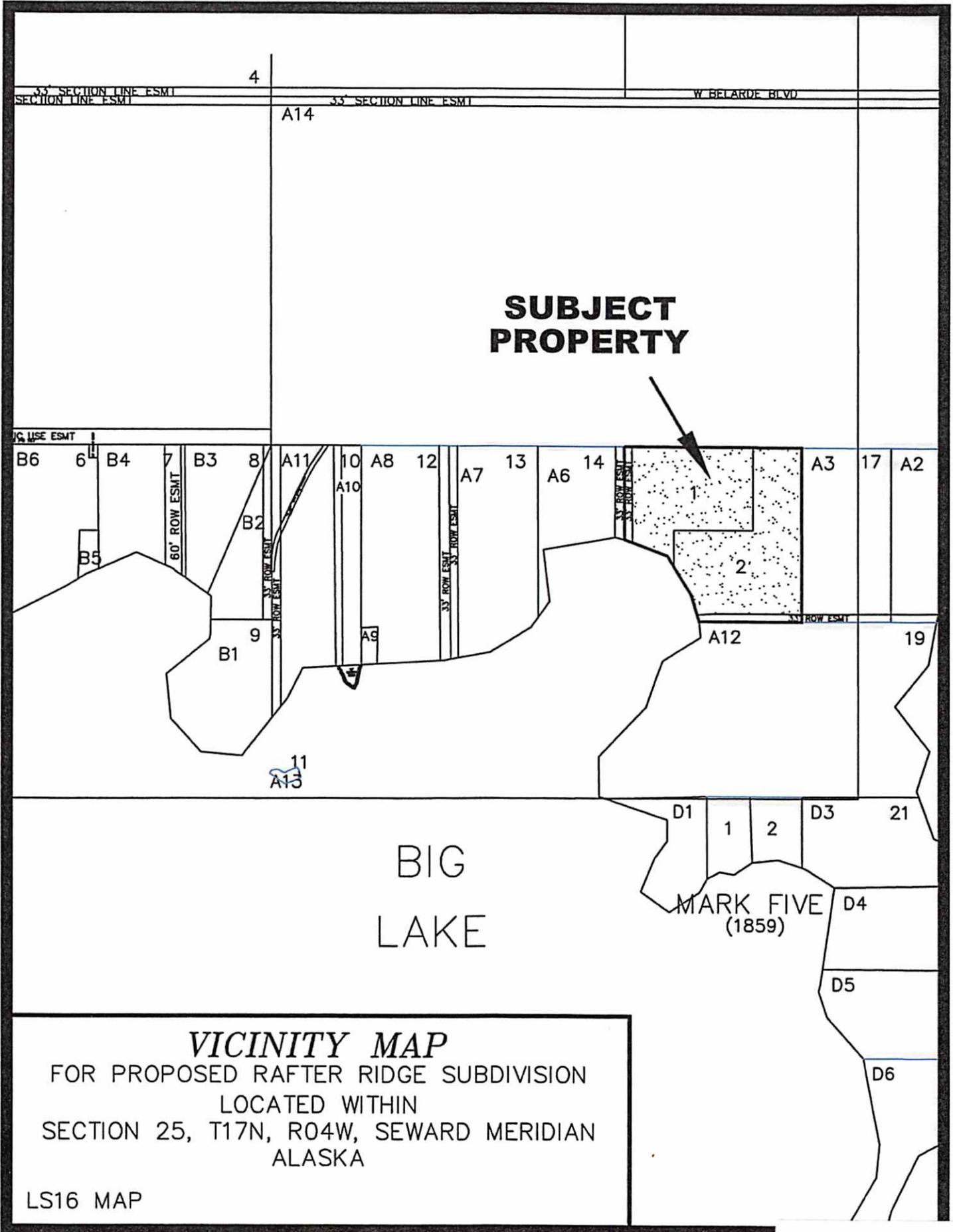
FINDINGS OF FACT:

1. The plat of **RAFTER RIDGE** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted pursuant to MSB 43.20.281(A). All lots have the required usable area.
3. All lots will have the required frontage pursuant to MSB 43.20.320
4. Pursuant to MSB 43.20.100(B) Upon finding that no practical means of providing road access to a proposed subdivision exists and upon a showing that permanent public access by air, water, or railroad is both practical and feasible, the Platting Board shall waive the road requirements of subsection (A) of this section. If other than road access is approved, the mode of access shall be noted on the plat.
5. There were no objections from any borough departments, outside agencies, or utilities.
6. At the time of staff report write-up, there were no responses to the Request for Comments from, AKF&G, Community Development, or Assessments; or MEA, or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Preliminary Plat of RAFTER RIDGE, Section 25, Township 17 North, Range 04 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. 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. Add a plat note "Water Access for all Lots."
4. Pay postage and advertising fees.
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 RAFTER RIDGE SUBDIVISION
LOCATED WITHIN
SECTION 25, T17N, R04W, SEWARD MERIDIAN
ALASKA

LS16 MAP



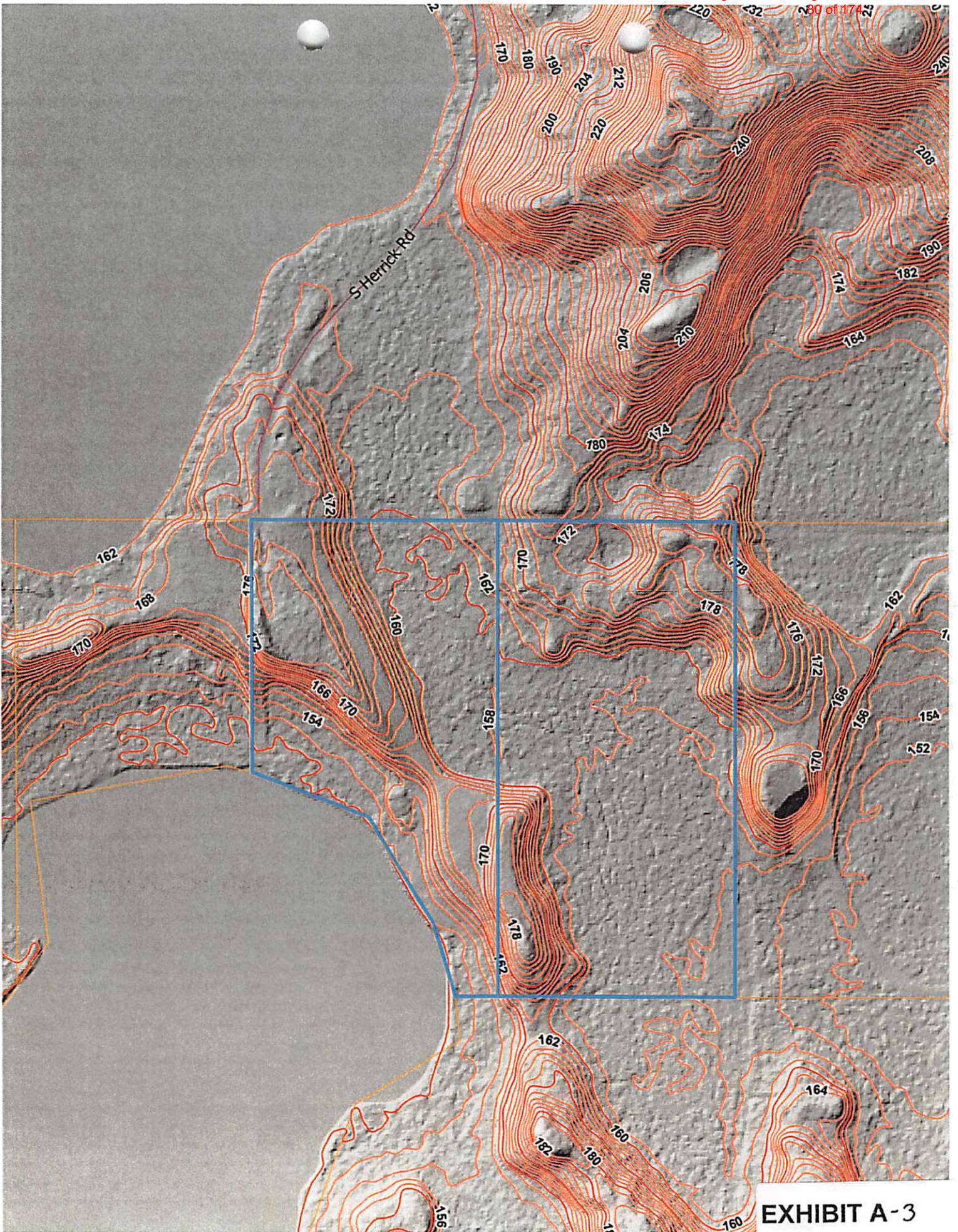


EXHIBIT A-3



EXHIBIT A-4



November 12, 2025

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

RECEIVED
NOV 21 2025
PLATTING

Re: *Rafter Ridge* Subdivision; Useable Areas, Soils, and Drainage
HE #25035

Dear Mr. Wagner:

At the request of the project owners, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 2 new lots from two existing parcels totaling 8.6 acres. Our soils evaluation included logging a single new testhole on the parent parcel, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms an incomplete square, with its southwest corner being within the perimeter of Big Lake. A ridge feature runs from the northwest corner to the south center, with an adjacent low swampy area to the east. The northeast corner also has higher ground, comprised of rolling hills. The lowest areas are the lake and the southeast corner. Several areas containing steep slopes exceeding 25% were noted and are delineated on the attached map. The total elevation differential indicated by the provided topographical map is approximately 34'.

Soils & Vegetation. With the exception of a driveway, gravel pad near the lake, clearing for overhead power lines along the north and east edge, and a cabin site, the parent parcel is forested and largely remains in a native or near native state. Existing vegetation primarily consists of young to mature growth birch trees and spruce trees, with tall grasses and minor shrubs scattered in between. Lower areas are predominately black spruce. A single testhole was logged on 8/22/25 in order to evaluate existing soil conditions. Near surface soils encountered included a thin organic mat over a layer of silty loess topsoil which extended down to 2'. Receiving soils under the topsoils were sands and gravels with a minor silt content. Soils encountered were typical for the area, based on our prior experiences in the neighborhood. A copy of the testhole log and a location/topography map is attached.

Groundwater. Groundwater was not encountered in the testhole, dug to a depth of 13.5'. Groundwater is not expected to be a limiting factor for the proposed lots, with the exception of lower areas near the wetlands.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by setbacks to surface water, a water well, lot lines and steep areas. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to readily meet the code requirements. Based on the available soils and water table information, topography MSB Title 43 Code definitions, and our observations at the site, *each of the proposed lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.*

Roads and Drainage. The proposed 2 new lots can each be accessed their waterfront, and via existing private access. As such the project will not require the creation of any new roads. As no new roads are proposed, a full drainage plan is not required; however, existing drainage patterns have been indicated on the attached map.

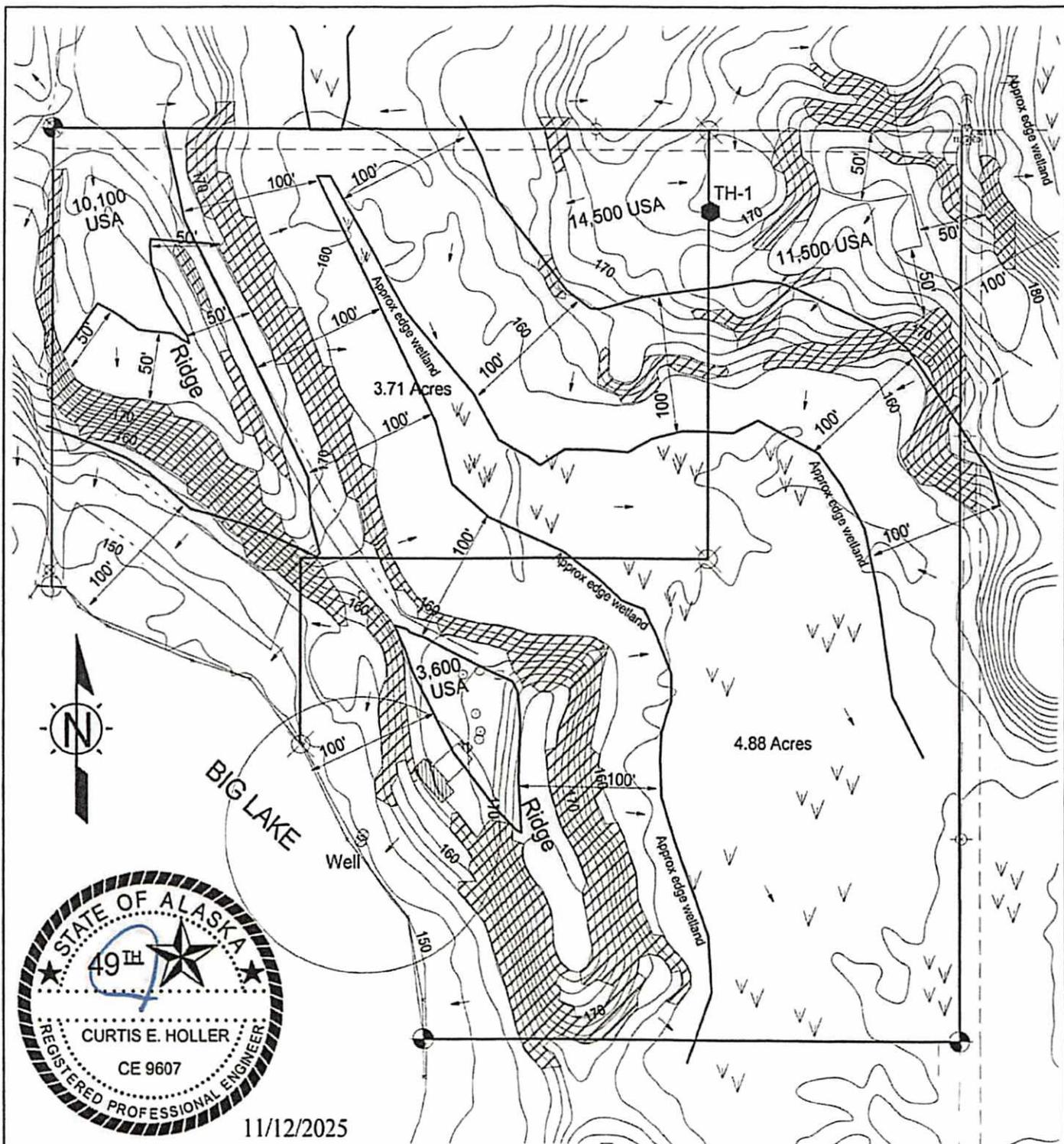
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: J. Rafter, w/attachments





Rafter Ridge
Useable Area, Drainage & Topo Map



HOLLER ENGINEERING

3375 N Sams Dr. Wasilla, Alaska 99654

Notes:

- 1) Base drawing from surveyor with MSB 2' LIDAR contours.
- 2) Arrows denote approximate drainage patterns.
- 3) Hatched areas have +25% grade.

Job # 25035

Scale: 1" = 100'

Date: 11/12/2025

Chris Curlin

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Wednesday, December 3, 2025 12:11 PM
To: Chris Curlin
Cc: CEPOA-SM-RD-Pagemaster
Subject: RFC Rafter Ridge (CC)

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

Hello,

Thank you for bringing this project to our attention and for allowing us to comment. The United States Army Corps of Engineers does have a comment regarding the proposed Rafter Ridge Subdivision. Based on aerial imagery and the Matanuska-Susitna Borough (MSB) Wetlands Mapper, it appears that there may be aquatic resources within the proposed boundaries of the eastern parcel.

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). USACE defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

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

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

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

Chris Curlin

From: Jamie Taylor
Sent: Wednesday, December 10, 2025 11:34 AM
To: Chris Curlin
Cc: Tammy Simmons; Wheeler Nevels; Brad Sworts
Subject: Re: RFC Rafter Ridge (CC)

Hi Chris,

PD&E has no comment.

Thank you,
PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, December 3, 2025 10:43 AM
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>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; terry.gorlick@gmail.com <terry.gorlick@gmail.com>; nate81hunter@gmail.com <nate81hunter@gmail.com>; ibmillinginalaska@gmail.com <ibmillinginalaska@gmail.com>; aknatz@aol.com <aknatz@aol.com>; akchief@mtaonline.net <akchief@mtaonline.net>; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop <mearow@mea.coop>; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Rafter Ridge (CC)

Hello,

The following link contains a Request for Comments for Rafter Ridge, MSB Case 2025-166. Comments are due by December 19, 2025.

Rafter Ridge

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

Chris Curlin

From: Permit Center
Sent: Wednesday, December 3, 2025 11:13 AM
To: Chris Curlin
Subject: RE: RFC Rafter Ridge (CC)

No comments from the Permit Center.

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, December 3, 2025 10:43 AM
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>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; terry.gorlick@gmail.com; nate81hunter@gmail.com; ibmillinginalaska@gmail.com; aknatz@aol.com; akchief@mtaonline.net; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Rafter Ridge (CC)

Hello,

The following link contains a Request for Comments for Rafter Ridge, MSB Case 2025-166. Comments are due by December 19, 2025.

[☐ Rafter Ridge](#)

Sincerely,

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



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

December 3, 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.

- **RAFTER RIDGE**
(MSB Case # 2025-166)

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

Sincerely,

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

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

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, December 17, 2025 9:06 AM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Rafter Ridge (CC)
Attachments: Agenda Plat (100).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: Wednesday, December 3, 2025 10:43 AM
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>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; terry.gorlick@gmail.com; nate81hunter@gmail.com; ibmillinalaska@gmail.com; aknatz@aol.com; akchief@mtaonline.net; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Rafter Ridge (CC)

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

Hello,

The following link contains a Request for Comments for Rafter Ridge, MSB Case 2025-166. Comments are due by December 19, 2025.

[Rafter Ridge](#)

Sincerely,

Chris Curlin
Platting Technician

Chris Curlin

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Friday, December 12, 2025 10:42 AM
To: Chris Curlin
Subject: RE: RFC Rafter Ridge (CC)
Attachments: 311-1984-018349-0.tif

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

Good morning,

Can we please have the easement on the North side changed to T&E or Utility Easement. I have attached the MTA Easement Book 369 Pg 99.

Thank you,

Kiley Guggenmos, Right of Way Assistant
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2687 | www.mtasolutions.com



Life. Technology. Together.

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, December 3, 2025 10:43 AM
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>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Jamie Taylor <Jamie.Taylor@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>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; terry.gorlick@gmail.com; nate81hunter@gmail.com; ibmillinginalaska@gmail.com; aknatz@aol.com; akchief@mtaonline.net; Bill Gamble <Bill.Gamble@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Rafter Ridge (CC)

Hello,

The following link contains a Request for Comments for Rafter Ridge, MSB Case 2025-166. Comments are due by December 19, 2025.

BOOK 0369 P. 099

Matanuska Telephone Association, Inc.

RIGHT-OF-WAY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned William A. O'Neill (hereinafter called GRANTOR, whether one or more) for good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, and warrant unto MATANUSKA TELEPHONE ASSOCIATION, INC., a cooperative corporation, 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 (hereinafter called GRANTEE), a right-of-way and easement to enter upon the lands of the GRANTOR and to construct, reconstruct, lay, maintain, operate, alter, repair, remove, and replace telephone 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 lines or systems and to license, permit or otherwise agree to the joint use or occupancy of said lines or systems by any other person, firm or corporation for telephone 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, or under all streets, roads or highways abutting said lands. The said Grantor is to fully use and enjoy said premises and said Grantor shall not construct or permit to be constructed any structures or obstructions on, under, or over or that will interfere with the construction, maintenance or operation of any telephone lines or systems, or appurtenances constructed hereunder. Said easement is situated in the Palmer Recording District, Third Judicial District, State of Alaska, described as follows:

Sec. 25 Twp. 17N Rge. 4W Seward Meridian, Alaska.

A 15 foot wide easement under the existing M.E.A. pole line extending from the west property line to the east property line in government lot #15, Section 25, Township 17N, Range 4W, Seward Meridian, Alaska.

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

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 persons:

IN WITNESS WHEREOF, the Grantors have executed this conveyance this 2nd day of June, 1982

Signed, sealed and delivered in the presence of:

Patricia A. Entenman
Patricia C. Jenkins

Victor R. O'Neill (L.S.) Executive

(L.S.)

UNITED STATES OF AMERICA)
STATE OF ALASKA) ss.

THIS IS TO CERTIFY, that on this 2nd day of June, 1982 before

me the undersigned, a Notary Public in and for the State of Alaska, personally appeared

Victor R. O'Neill, Executive each to me personally known and to me known to be the individual(s) described in and who executed the foregoing TELEPHONE RIGHT-OF-WAY EASEMENT and each acknowledged to me that he or she, as the case may be, signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

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

Patricia A. Entenman
NOTARY PUBLIC for Alaska

My commission expires: 12-28-85

BOOK 0369 PAGE 200

84-018349
1100

RECORDED - FD
PALMER REC.
DISTRICT

JUL 18 10 45 AM '84

REQUESTER _____

ADDRESS _____

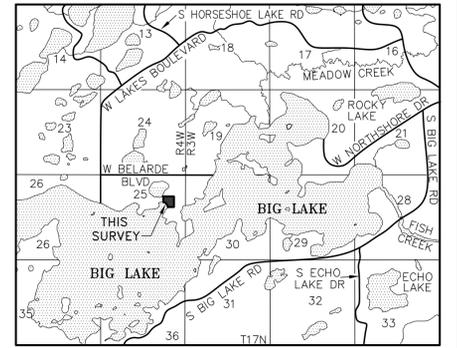
REGISTERED TELEPHONE 4570 24
P. O. BOX 139
PALMER ALASKA 99645

LEGEND

- ✚ FOUND MONUMENT AS NOTED
- ⊙ FOUND 1" IRON PIPE FILLED WITH CONCRETE (CAP MISSING)
- FOUND PLASTIC CAP ON 5/8" REBAR (DENALI NORTH, 6925-S)
- ⊗ FOUND PLASTIC CAP ON 5/8" REBAR (LS 5122)
- FOUND 5/8" REBAR
- ⊕ TO BE SET, 5/8"x30" REBAR WITH 2 1/2" ALUMINUM CAP AS NOTED
- ⊗ TO BE SET, 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
- (R) RECORD VALUE PER GOVERNMENT TOWNSHIP PLAT ACCEPTED 03/27/1952
- (R1) RECORD VALUE PER PETERSEN ACRES (PLAT #98-108)
- (R2) RECORD VALUE PER DENALI NORTH ROS (PLAT #2002-109)
- (M) MEASURED VALUE THIS SURVEY
- (C) COMPUTED VALUE THIS SURVEY
- (C/R) COMPUTED FROM RECORD VALUE THIS SURVEY
- ⊕ POWER POLE
- ✓ GUY ANCHOR
- ⊕ UTILITY PEDESTAL
- ⊕ POWER METER
- ⊕ WELL
- ⊕ SSCO

SURVEY NOTES:

1. FOUND CONCRETE FILLED PIPE FOUND 0.4' BELOW GRAVEL ROADWAY WITH MISSING CAP. PREVIOUSLY LOCATED WITH CAP IN RECORD OF SURVEY BY KEN DeCAMP (PLAT #92-43RS) AND IN PETERSON ACRES (PLAT #98-108) WITHIN THE PALMER RECORDING DISTRICT. PIPE ACCEPTED FOR SECTION CORNER LOCATION THIS SURVEY.
2. FOUND 5/8" REBAR WITH NO CAP 0.2' BELOW GRAVEL ROADWAY AT 1/4 CORNER POSITION. PREVIOUSLY LOCATED WITH PLASTIC CAP (DeCAMP, 2071) IN DENALI NORTH RECORD OF SURVEY'S (PLAT #2002-19 AND PLAT #2002-109). DeCAMP RE-ESTABLISHED THE 1/4 CORNER POSITION FROM FOUND ORIGINAL BEARING TREE'S, AS SHOWN ON RECORD OF SURVEY, PLAT #92-43RS. REBAR ACCEPTED AS 1/4 CORNER LOCATION THIS SURVEY.



VICINITY MAP: 1" = 1 MILE

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____
FOR JAMES P. RAFTER
FOR PATRICIA A. RAFTER
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF OWNERSHIP

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

JAMES P. RAFTER, TRUSTEE DATE _____
JPR REVOCABLE TRUST
1721 EARLY VIEW DR.
ANCHORAGE, AK 99504

PATRICIA A. RAFTER, TRUSTEE DATE _____
JPR REVOCABLE TRUST
1721 EARLY VIEW DR.
ANCHORAGE, AK 99504

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLAT RESOLUTION NO. _____
DATED _____
AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

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

A PLAT OF
RAFTER RIDGE
A REPLAT OF:
GOVERNMENT LOTS 15 & 16
LOCATED WITHIN:
SECTION 25, T17N R4W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 8.59 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC
LICENSE #200746
200 E. HYGRADE LANE OFFICE: (907) 357-6957
WASILLA, ALASKA 99654 office@bullmoosesurveying.com
DRAWN BY: DMW DRAWING SCALE: 1"=100'
DATE: 09/19/2025 SHEET 1 OF 1
CHECKED BY: RSH/TGC

PRELIMINARY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PRELIMINARY PLAT IS REPRESENTATIVE OF CURRENT CONDITIONS, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

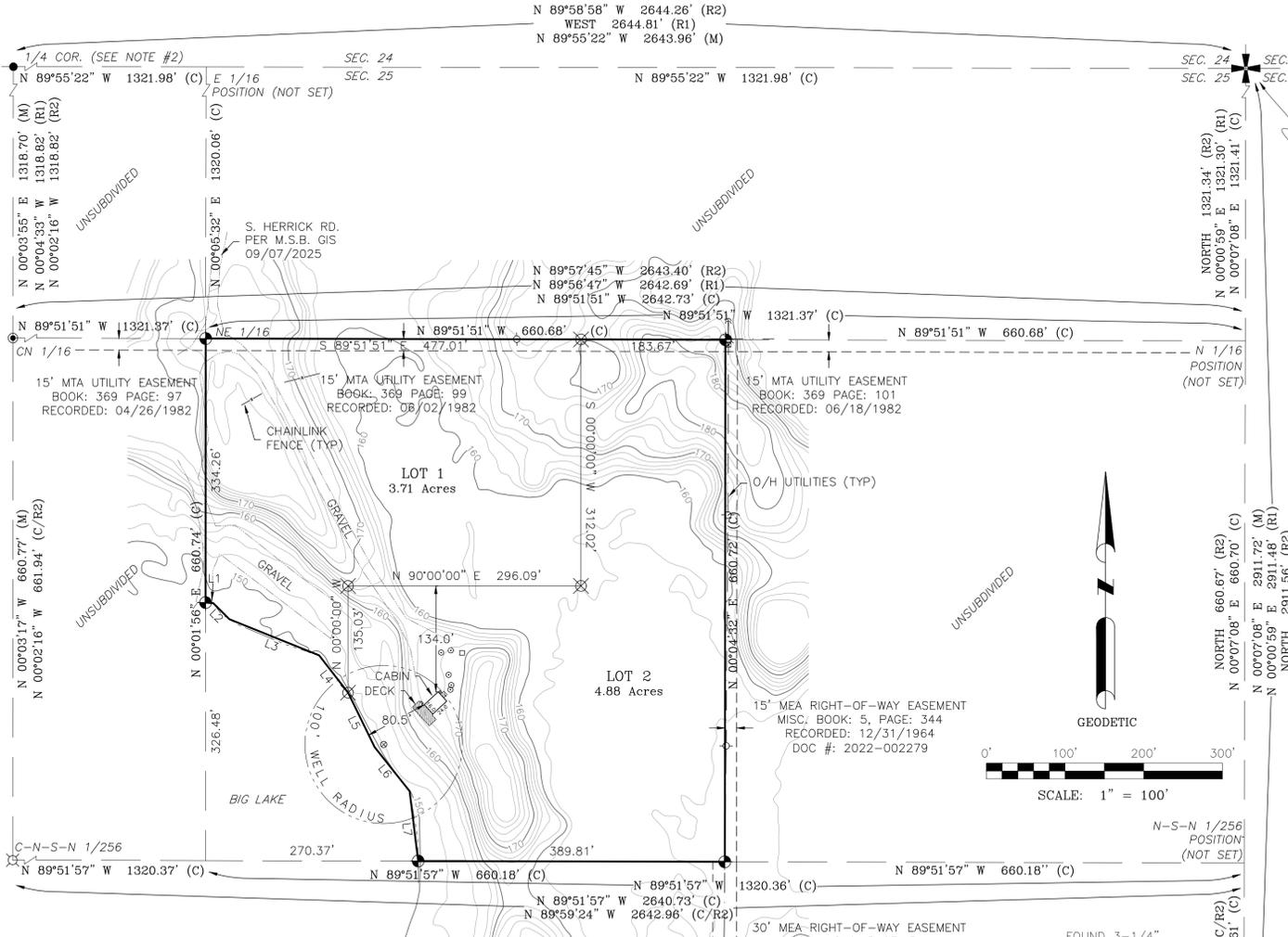


ROBERT S. HOFFMAN, P.L.S. 09/19/2025
LS-10609 PROFESSIONAL LAND SURVEYOR DATE

CERTIFICATE OF PAYMENT OF TAXES

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL _____



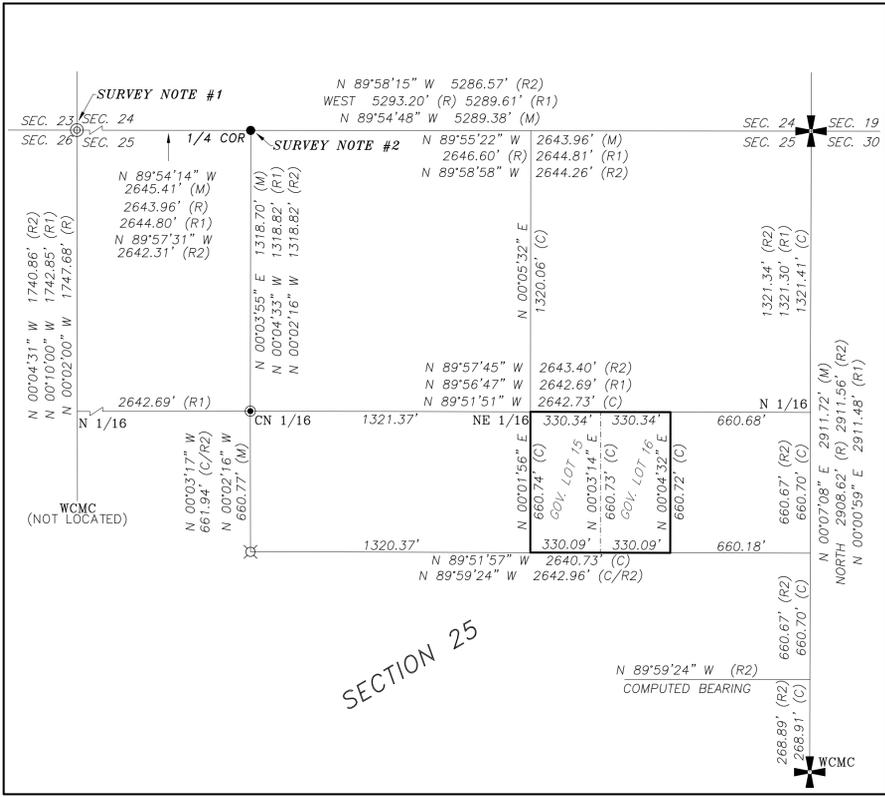
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 85°41'44" E	9.81'
L2	S 45°20'43" E	28.86'
L3	N 68°09'09" W	122.86'
L4	N 37°55'02" W	59.81'
L5	S 28°06'14" E	76.76'
L6	N 38°33'55" W	71.34'
L7	N 06°58'58" W	89.13'

NOTES

1. THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MARCH 15, 2023, WITH THE FOLLOWING COORDINATES: LATITUDE: 61°32'16.36849" LONGITUDE: 149°54'40.97075". THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
2. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
4. CONTOURS TAKEN FROM M.S.B. 2011 LIDAR PROJECT.
5. AS PER MSB 43.20.100(B), ACCESS IS REQUIRED FOR ALL LOTS. NO ROAD ACCESS EXISTS FOR THE LOT 2 IN THIS PLAT. ACCESS IS ONLY PRACTICAL AND FEASIBLE BY AIR OR BY WATER TRAVEL.
6. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 31, 1964 IN MISC. BOOK 5, PAGE 339 RE-RECORDED FEBRUARY 1, 2002 IN DOC. #2022-002286-0
7. BLANKET ELECTRICAL & TELEPHONE EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 31, 1964 IN MISC. BOOK 5, PAGE 316

SECTION BREAKDOWN (1"=400')



PRELIMINARY

C

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 5, 2026**

ABBREVIATED PLAT: **LUCAS 2025**
LEGAL DESCRIPTION: **SEC 05, T17N, R02E S.M., AK**
PETITIONER: **Valley Feed LLC, Ken Kincaid Managing Member**
SURVEYOR: **KEYSTONE SURVEYING**
ACRES: **0.53 +/-** PARCELS: **1**
REVIEWED BY: CAYMAN REYNOLDS CASE: 2026-002

REQUEST:

The request is to create one lot from lots 8, 9, 15, and 16, Block 2, Lucas Subdivision, Plat 5-65, to be known as **LUCAS 2025**, containing 0.53 acres +/- . The plat is located east of South Glenn Highway, south of West Evergreen Avenue, and north of West Elmwood Avenue, located within the NE ¼ Section 5, Township 17 North, Range 02 East, Seward Meridian, Alaska. Continued from February 18 meeting due to lack of quorum.

EXHIBITS

Vicinity Map and Aerial Photos **Exhibit A – 4 pgs**

AGENCY COMMENTS

PD&E **Exhibit B – 1 pg**
City of Palmer **Exhibit C – 1 pg**
Utilities **Exhibit D – 3 pgs**

DISCUSSION: The request is to create one lot from lots 8, 9, 15, and 16 Lucas Subdivision. The proposed subdivision is heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), *Exemptions*. Elimination of common lot lines are exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

There were no objections or concerns received from Borough departments, outside agencies or the public at the time of this staff report. Palmer city community development notes that the lots 8-1, 15, and 16 do not appear on the vicinity map. This is due to MSB parcel viewer being inaccurate.

CONCLUSION

The plat of Lucas 2025 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey,

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

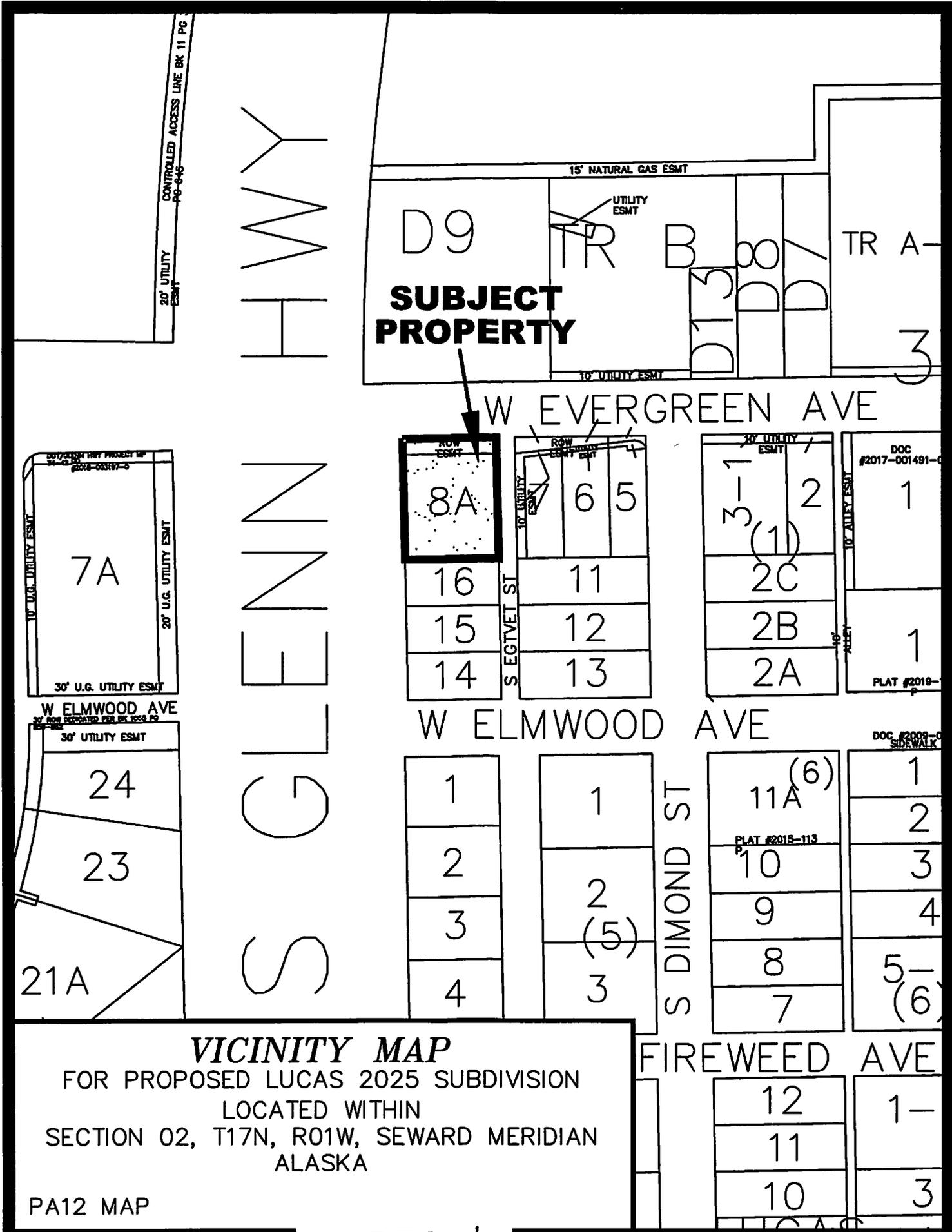
FINDINGS of FACT:

1. The abbreviated plat of Lucas 2025 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions*.
- 2.
3. This plat combines four lots within Lucas Subdivision, lessening the lot density in the area.
4. There were no objections from any borough departments, outside agencies or the public.
5. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
6. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Lucas Subdivision (Plat #5-65), and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Lucas 2025 contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.



VICINITY MAP

FOR PROPOSED LUCAS 2025 SUBDIVISION
LOCATED WITHIN
SECTION 02, T17N, R01W, SEWARD MERIDIAN
ALASKA

PA12 MAP

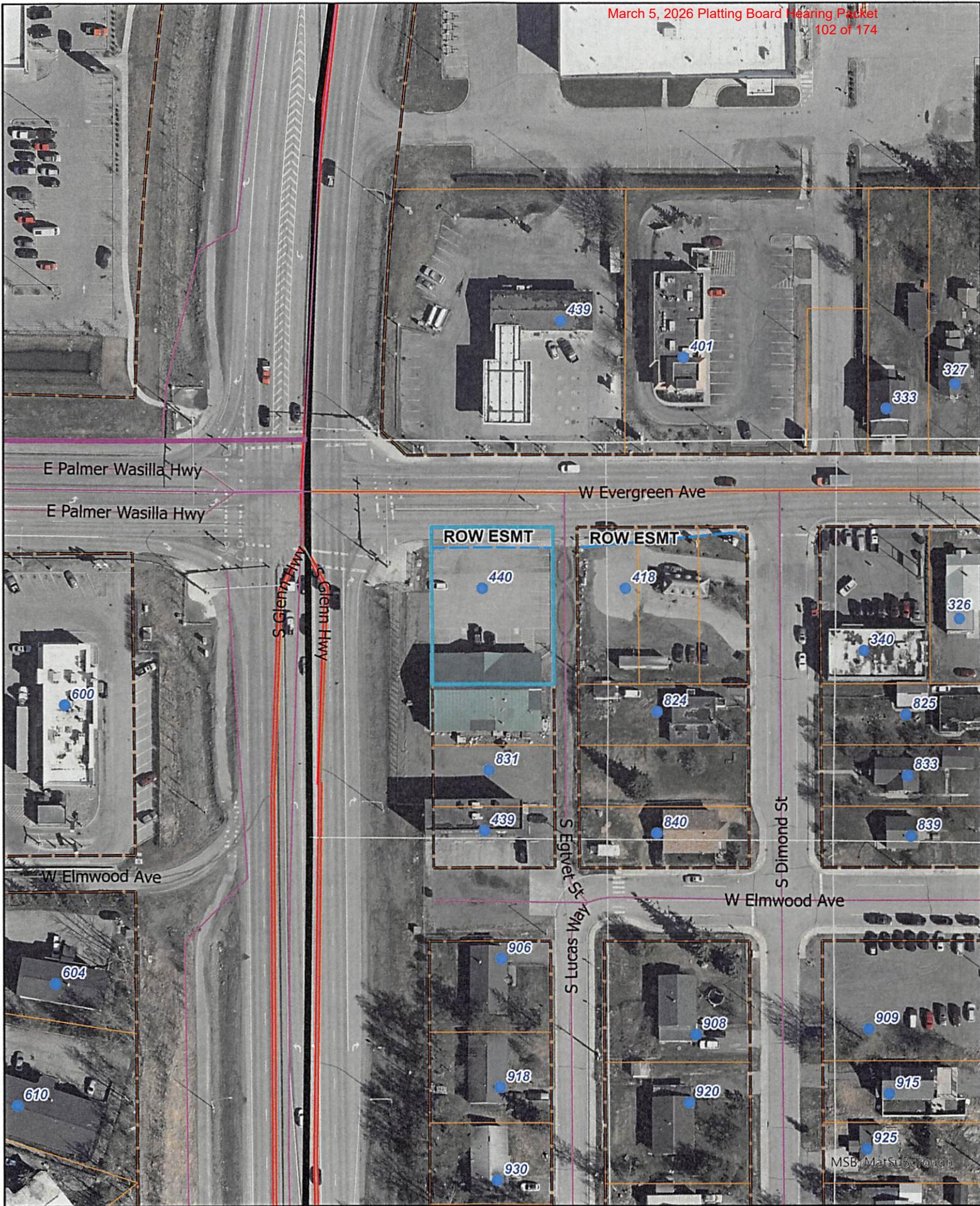


EXHIBIT A -2

0 120 240 480 Feet



EXHIBIT A -3

0 245 490 980 Feet

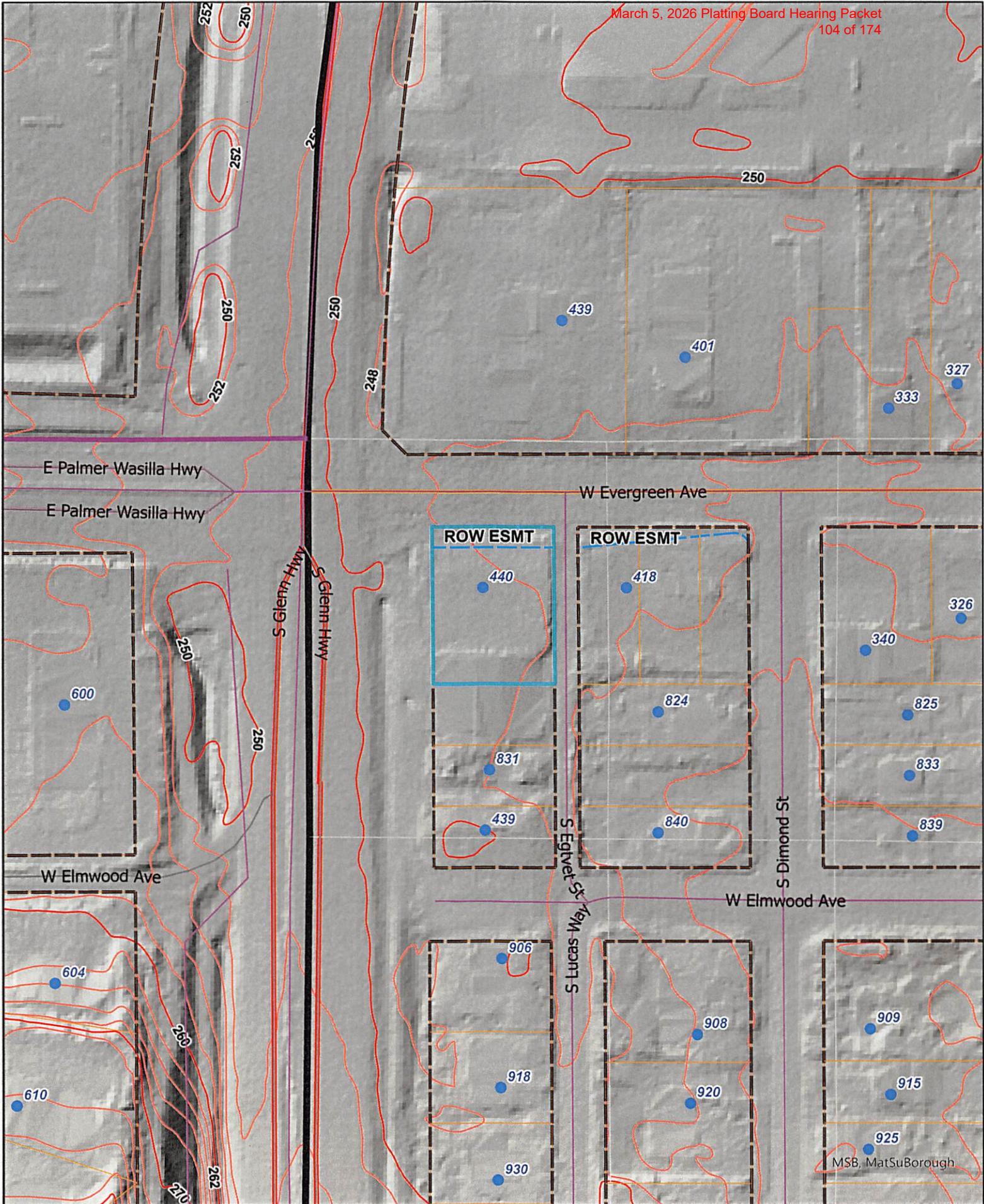
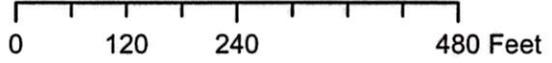


EXHIBIT A - 4



Cayman Reynolds

From: Tammy Simmons
Sent: Tuesday, January 27, 2026 2:11 PM
To: Cayman Reynolds
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Lucas 2025 CR

Hello,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Wednesday, January 21, 2026 11:10 AM
To: Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; clinchnot@yahoo.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; akchief@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; avann@plamerak.org; Kalea Myers <kmyers@palmerak.org>; nouzts@palmerak.org
Subject: RFC Lucas 2025 CR

Hello,

The following link is a request for comments for the proposed Lucas 2025.

Please ensure all comments have been submitted by February 4, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Lucas 2025](#)

Feel free to contact me if you have any questions.

Thank you,



DEPARTMENT OF COMMUNITY DEVELOPMENT

Nathaniel Ouzts
Director

Joy Bailey
Library Director

Ailis Vann
Parks & Facilities Manager

Ian Dorman
Building Inspector

Mail: 231 W. Evergreen Ave.
Location: 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: February 3, 2026
LOCATION: Lots 8-1, 16, 15 Lucas Subdivision in Section 05, Township 17
North, Range 2 East
SUBJECT: Abbreviated Plat RFC – Create one lot
TAX ACCT#: 5012B02L008-1, 5012B02L016, 5012B02L015
 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: No comments
2. Building Inspector: No comments
3. Community Development: Plat Application request details that Lot(s) 8-1, 15 & 16 to be combined but "Subject Property Map (page 2) only highlights 8A as "subject" not ALL 3 lots pertaining to re-plat. Otherwise, full support of re-plat.
4. Fire Chief: No comments
5. Public Works: No comments
6. Airport Superintendent: No comments
7. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the February 19, 2026, Planning & Zoning Commission meeting; any additional comments will be forwarded at this time.

City of Palmer

EXHIBIT C

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, February 4, 2026 1:57 PM
To: Cayman Reynolds
Cc: OSP Design Group
Subject: RE: RFC Lucas 2025 CR
Attachments: Agenda Plat.PDF

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

Cayman,

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: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Wednesday, January 21, 2026 11:10 AM
To: Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; clinchnot@yahoo.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; akchief@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; avann@plamerak.org; Kalea Myers <kmyers@palmerak.org>; nouzts@palmerak.org
Subject: RFC Lucas 2025 CR

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

Hello,

The following link is a request for comments for the proposed Lucas 2025.

Please ensure all comments have been submitted by February 4, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

[Lucas 2025](#)



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

February 5, 2026

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 and abbreviated plats and has no comments or recommendations.

- **Windhaven Subdivision**
(MSB Case # 26-005)
- **Lucas 2025**
(MSB Case # 26-002)

If you have any questions, please feel free to contact me at (907) 252-1294 or by email at skylar.furlong@enstarnaturalgas.com.

Sincerely,

A handwritten signature in cursive script that reads "Skylar Furlong".

Skylar Furlong
Environmental Permitting & Compliance Specialist
ENSTAR Natural Gas Company, LLC

Cayman Reynolds

From: Kiley Guggenmos <kguggenmos@mtasolutions.com>
Sent: Wednesday, February 4, 2026 9:12 AM
To: Cayman Reynolds
Subject: RE: RFC Lucas 2025 CR

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

Good morning,

MTA has no comments.

Thank you,

Kiley Guggenmos, Right of Way Assistant

1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2687 | www.mtasolutions.com



Life. Technology. Together.

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Wednesday, January 21, 2026 11:10 AM
To: Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; clinchnot@yahoo.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; akchief@mtaonline.net; hessmer@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Michael Keenan <Michael.Keenan@matsugov.us>; avann@plamerak.org; Kalea Myers <kmyers@palmerak.org>; nouzts@palmerak.org
Subject: RFC Lucas 2025 CR

Hello,

The following link is a request for comments for the proposed Lucas 2025.

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

SIGNATURE _____ DATE _____

NAME/TITLE
VALLEY FEED, LLC
10601 E. GRANITE RIDGE ROAD
PALMER, ALASKA 99645

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

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

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL

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

DATE _____ CITY OF PALMER TAX COLLECTION OFFICIAL

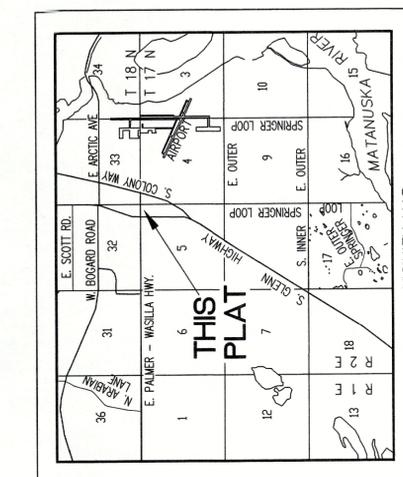


SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAN ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS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

7330-S GARY LoRUSSO _____ DATE _____
REGISTERED LAND SURVEYOR



- NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 - BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
 - 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
 - NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 - EASEMENTS OF RECORD NOT PLOTTED HEREON:
o) MEA EASEMENT RECORDED SEPTEMBER 9, 1985 IN BOOK 434, PAGE 35.



LEGEND

- FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
- FOUND 2" ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS 7330
- SURVEY CONTROL POINT - SET MAG. NAIL IN EDGE OF ASPHALT CONCRETE

FOUND BRASS CAP MONUMENT
PALMER BOROUGH SUR. 3, 2577, SHEET 15, LOT 15, PLAT # 15-65, DATED MARCH 2013, STATION 162017022 - 752644' RIGHT

FOUND 2" ALUMINUM CAP MONUMENT
SHEET 15, LOT 15, PLAT # 15-65, DATED MARCH 2013, STATION 166749534 - 13400' RIGHT

FOUND 5/8" X 30" REBAR WITH PLASTIC CAP
MARKED LS 7330 (TYPICAL) 8895420'W 104.14'

FOUND BRASS CAP MONUMENT
PALMER BOROUGH SUR. 3, 2577, SHEET 15, LOT 15, PLAT # 15-65, DATED MARCH 2013, STATION 162017022 - 752644' RIGHT

FOUND 2" ALUMINUM CAP MONUMENT
SHEET 15, LOT 15, PLAT # 15-65, DATED MARCH 2013, STATION 166749534 - 13400' RIGHT

FOUND BRASS CAP MONUMENT
PALMER BOROUGH SUR. 3, 2577, SHEET 15, LOT 15, PLAT # 15-65, DATED MARCH 2013, STATION 164346931 - 75168' RIGHT

FOUND 2" ALUMINUM CAP MONUMENT
SHEET 15, LOT 15, PLAT # 15-65, DATED MARCH 2013, STATION 166749534 - 13400' RIGHT

FOUND BRASS CAP MONUMENT
PALMER BOROUGH SUR. 3, 2577, SHEET 15, LOT 15, PLAT # 15-65, DATED MARCH 2013, STATION 162017022 - 752644' RIGHT

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FOUND 2" ALUMINUM

PUBLIC HEARINGS

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
MARCH 5, 2026

PRELIMINARY PLAT: WILMINGTON HILL
LEGAL DESCRIPTION: SEC 21, T18N, R01W, SEWARD MERIDIAN AK
PETITIONERS: WILMINGTON DEVELOPMENT, LLC
SURVEYOR/ENGINEER: KEYSTONE SURVEYING & MAPPING
ACRES: 80.0 ± PARCELS: 76
REVIEWED BY: CAYMAN REYNOLDS CASE #: 2026-003

REQUEST: The request is to create 76 lots from Parcel 18N01W21C005, to be known as **WILMINGTON HILL**, containing 80.00 acres +/- . The property is located directly north of West Wilmington Drive, east of North Infinite Road, and south of West Schrock Road; within the SW ½ Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska. In the Tanaina Community Council and in Assembly District #6.

EXHIBITS

Vicinity Map and Aerial Photos
Road Design
Soils Report

EXHIBIT A – 4 pgs
EXHIBIT B – 1 pg
EXHIBIT C – 45 pgs

AGENCY COMMENTS

Pre-Design & Engineering
Utilities

EXHIBIT D – 3 pgs
EXHIBIT E – 3 pgs

DISCUSSION: The proposed subdivision will create 76 lots, ranging from 0.92 to 1.30 acres, from Parcel 18N01W21C005. The master plan has six phases. All lots will have access to West Wilmington Drive from proposed internal roads. West Wilmington Drive is owned and maintained by Mat-Su Borough. Preliminary drainage plan and traffic analysis was included in the submitted soils report.

Soils Report: A geotechnical report was submitted (Exhibit B), pursuant to MSB 43.20.281(A). Curtis Holler, PE, notes the soils evaluation included logging 22 new testholes on the parent parcel, review of existing neighboring soils information, review of the provided topography information, review of aerial imagery and our other observations at the site. The majority of the parent parcel forms a gentle, low ridge oriented northeast to southwest. There is a 15' to 25' steep drop in grade to a substantial lower area at the northwest corner. Several grades over 25% were noted. The total elevation differential is 72'. A swamp area borders to the southeast. The existing Parcel is largely undisturbed, with considerable variance in vegetation types. The new testhole was excavated on October 28, 2014 to 12'. Subsurface soils consist

primarily of dense gravels with generally moderate levels of silt down to 16'. Testhole log is attached. Groundwater or seeps were noted in three of the testholes, at 8.5' to 10.5'. Groundwater will be a limiting factor for areas on some of the proposed lots, each proposed lot appears to have adequate useable area as designed. Based on the available soils and water table information, topography, Borough code and observations on site, each lot will have at least 10,000 sf of contiguous useable septic area and 10,000 sf of useable building area within each of the proposed lots.

Comments:

MSB Pre-Design & Engineering (Exhibit D) had several comments: “why Sevenoaks Drive is not aligned to meet up with a future extension of W. Faith Road? On the plan and profile for Longfield Street please show the catch points of the future road extension to determine if slope easements will be necessary. PD&E requests the cul-de-sac for Dartford Street be moved to adjoin the northern boundary of the subject parcel. Based on the provided traffic analysis map Wilmington Drive, Longfield Street, and Folkestone Drive shall be constructed to residential subcollector standard in accordance with the 2022 Subdivision Construction Manual.” Surveyor and Engineer provided response to the questions, see the Exhibit.

Utilities: (Exhibit E) Enstar and GCI has no comments or recommendations. MTA did not respond. MEA commented “When a work order is opened with MEA an Engineer would assess the utility easements and at that time it may be recommended that an easement may be placed along the northern boundary along L16 B2, L1 B3, L33 B3, L7 B4 to extend service.”

At the time of staff report write-up, there were no responses to the Request for Comments from AKDF&G; USACE; Community Council West Lakes, RSA Gold Trail, MSB Emergency Services, Planning Division, Permit Center, or Development Services; or MTA.

CONCLUSION: The preliminary plat of Wilmington Hill is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was not needed pursuant to MSB 43.15.065(A).

FINDINGS OF FACT

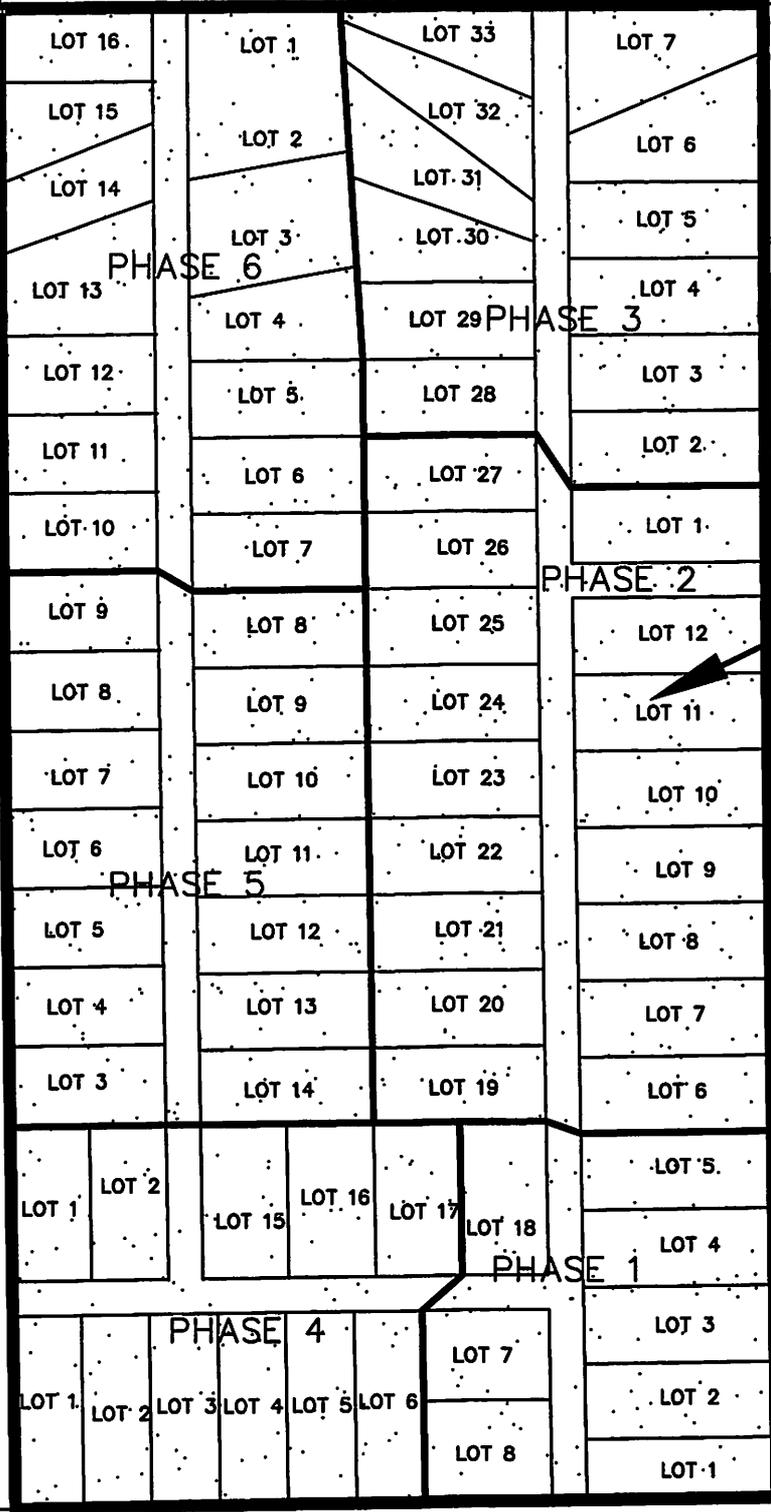
1. The plat of Wilmington Hill Subdivision is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted pursuant to MSB 43.20.281(A).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
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 AKDF&G; USACE; Community Council West Lakes, RSA Gold Trail, MSB Emergency Services, Planning Division, Permit Center, or Development Services; or MTA.
6. There were no objections from any federal or state agencies, or Borough departments or utilities.
7. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Wilmington Hill, Section 21, Township 18 North, Range 01 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH for each phase.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest for each phase.
3. Pay postage and advertising fees.
4. Construct the access road and cul-de-sac to pioneer standard according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
5. Move the 60' temporary cul-de-sac on the north Dartford Street north to the northern property boundary.
6. Show all easements of record on final plat.
7. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase.
8. Submit final plat in full compliance with Title 43.

OT



D2

SUBJECT PROPERTY

A2

50' SECTION LINE
W WILMINGTON DR

VICINITY MAP

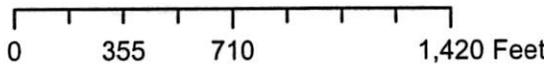
FOR PROPOSED WILMINGTON HILL SUBDIVISION
LOCATED WITHIN
SECTION 21, T18N, R01W, SEWARD MERIDIAN
ALASKA

WESTWOOD
PHASE 1

WA05 MAP



Exhibit A-2



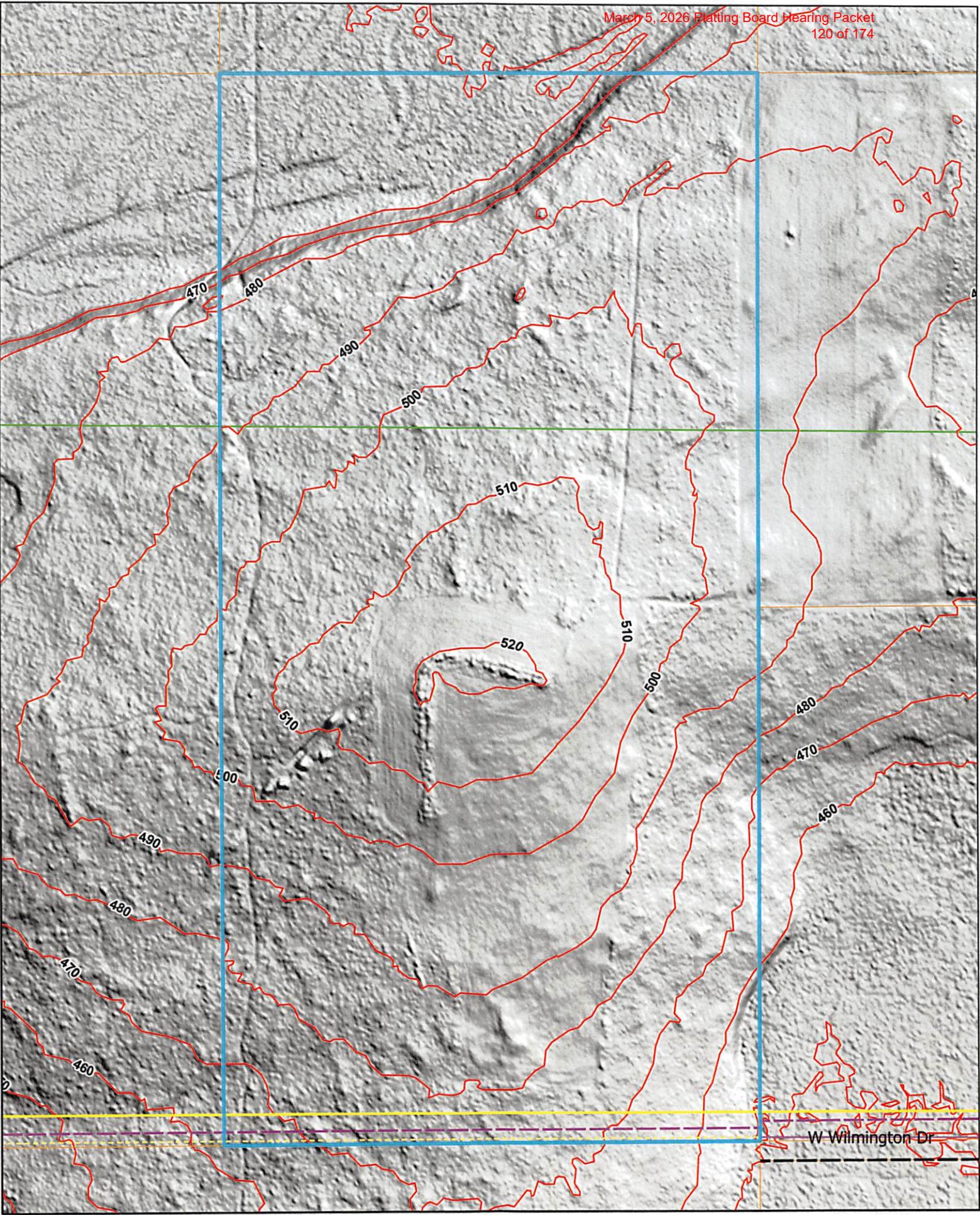


Exhibit A-3

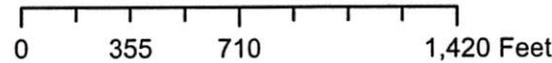


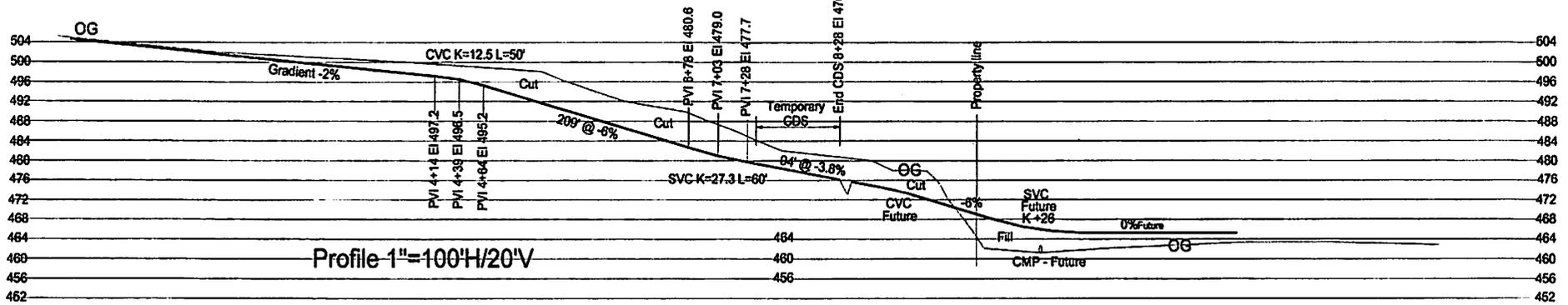
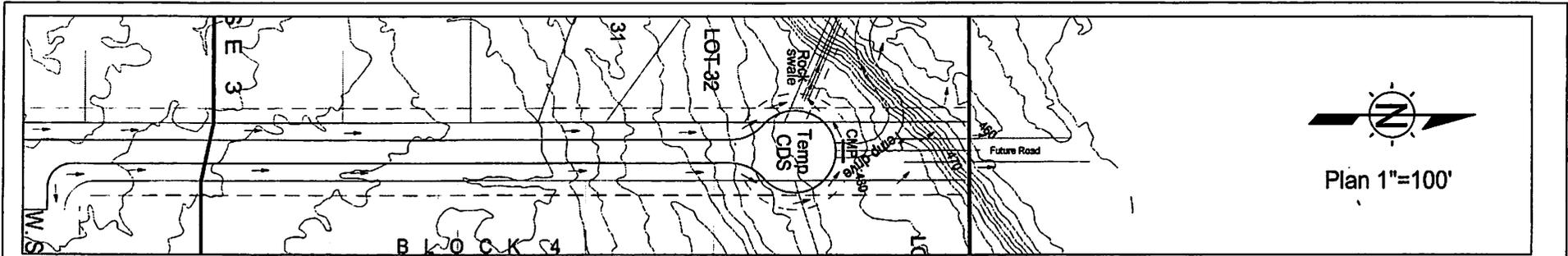


Exhibit A-4

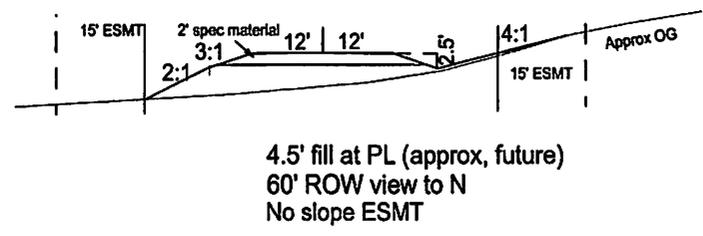
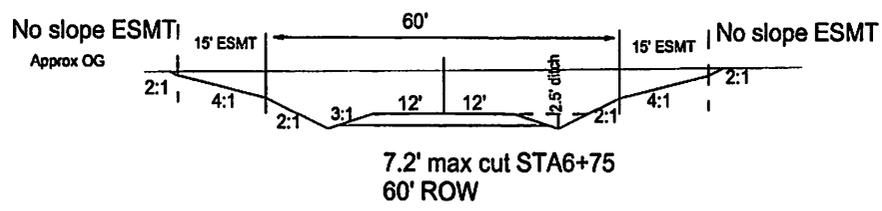
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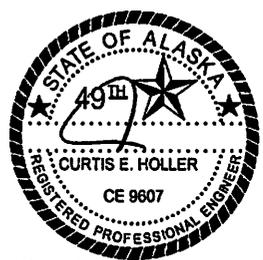
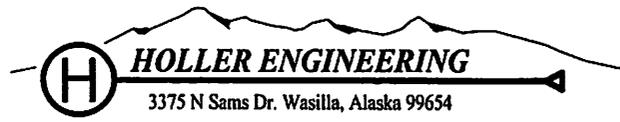
Metabetska Susitna Borough, Microsoft



Profile 1"=100'H/20"V



Wilmington Hill Road Design - N Longfield Street & Demo
Draft Road Design - Residential Standard



2-12-26 UPDATE FULL SECTION O.G. LINE

- Notes:**
- 1) Base drawing & 2' contours provided by surveyor.
 - 2) 25 MPH design speed.

Job # 25030 Scale: varies 1-14-2026

EXHIBIT B



HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

January 16, 2026

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

RECEIVED
JAN 15 2026
PLATTING

Re: *Wilmington Hill*; Useable Areas, Roads and Drainage HE #25030

Dear Mr. Wagner:

At the request of the project owner, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 76 new lots and one tract from one existing parcel totaling approximately 80 acres. Our soils evaluation included logging 22 new testholes on the parent parcel, review of existing neighboring soils information, review of the provided topography information, review of aerial imagery and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rectangle oriented north-south, north and west of the end of the ongoing Wilmington Drive extension road project. Large, undivided parcels lie to the west, north, south and east. The majority of the parent parcel forms a gentle, low ridge oriented northeast to southwest. There is a 15' to 25' steep drop in grade to a substantial lower area at the northwest corner. Grade is similarly lower at the southeast corner, however both the lower and steep areas are minimal and border a large swamp area lying to the southeast. Several areas with steep slopes exceeding 25% exist and have been delineated on the attached sketch. The total elevation differential indicated from the provided topo map contours is about 72'.

Soils & Vegetation. The parent parcel remains partly in its native or near-native state. A few drivable trails have been cleared, along with a field area of about 14 acres near the property center. Existing native vegetation varies considerably, with primarily grasses and black spruce trees in low wet swampy areas at the southeast. Most upland areas have a mix of birch and spruce trees with a few cottonwood, willow and poplar. A total of 22 new test holes were dug in July of 2025 to evaluate existing soils conditions. Near surface soils typically included a thin organic mat over a layer of silty loess topsoils extending down 1.2' to 3'. In most areas, receiving soils under the topsoils were consistently dense, moderately silty gravels with sand down to 16'. The testholes closest to the southeast corner had a layer of similar silty soils over a base of cleaner sands and gravels. Testholes near the northwest corner were clean sands and gravels under the topsoils. Samples were taken from 17 holes and sieve tests were undertaken, with all results returning GM or SM soils. Silt content was relatively consistent, varying from 16.5% to 27.2%. The sieve

samples were all assessed as either non-plastic or having a relatively low plasticity index, under 6. A copy of the testhole logs, sieve reports and the location/topography map is attached.

Groundwater. Groundwater or seeps were encountered in only 3 of the test holes, at depths varying from 8.5' to 10.5'. An estimate of the limits of area with at least 8' to groundwater is shown on the attached map. Groundwater will be a limiting factor for areas on some of the proposed lots, however, each proposed lot appears to have adequate useable area as designed. See the attached drawing for more details.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, easements, surface water setbacks, steep areas and related setbacks, and areas with shallow groundwater. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. Despite this, each of the proposed lots will have adequate unencumbered area meeting the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, ***each of the proposed new lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.***

Roads. The 6 phases of the proposed master plan project will require the construction of approximately 6,035' of new residential standard roads, including 3 temporary cul-de-sac bulbs and 3 tee intersections. An additional 383' of road along the south border is being constructed under the access road permit. Sandy gravel materials adequate to construct the roads can be mined from some of the lots within the project, or imported. Initial design work indicates most road centerline grades can be kept to 6% or less, with cuts and fills expected to be less than 5 feet. Tee turn-around and cul-de-sac grades can be kept at 4% or less. Two sections of the road at the north end required a plan and profile design, which is attached. The roads were designed with future extension work in mind.

Traffic. A basic traffic analysis/lot count sketch was prepared and is attached.

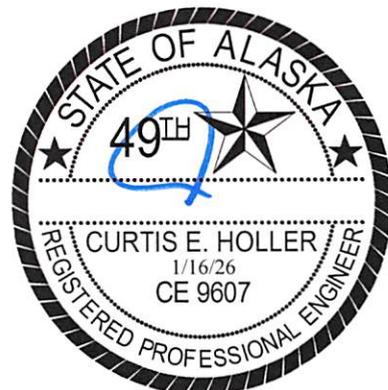
Drainage. A preliminary drainage plan is included in the attached sketch, and includes culverts, infiltration structures and drainage easement locations. Drainage basins may also be required, and will be identified as part of the upcoming drainage report. As always, the drainage plan will be subject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

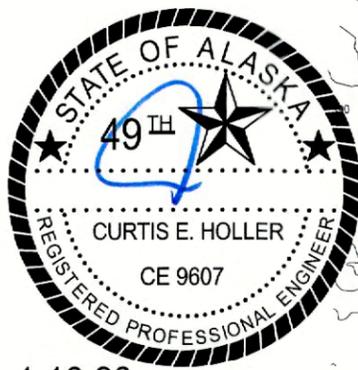
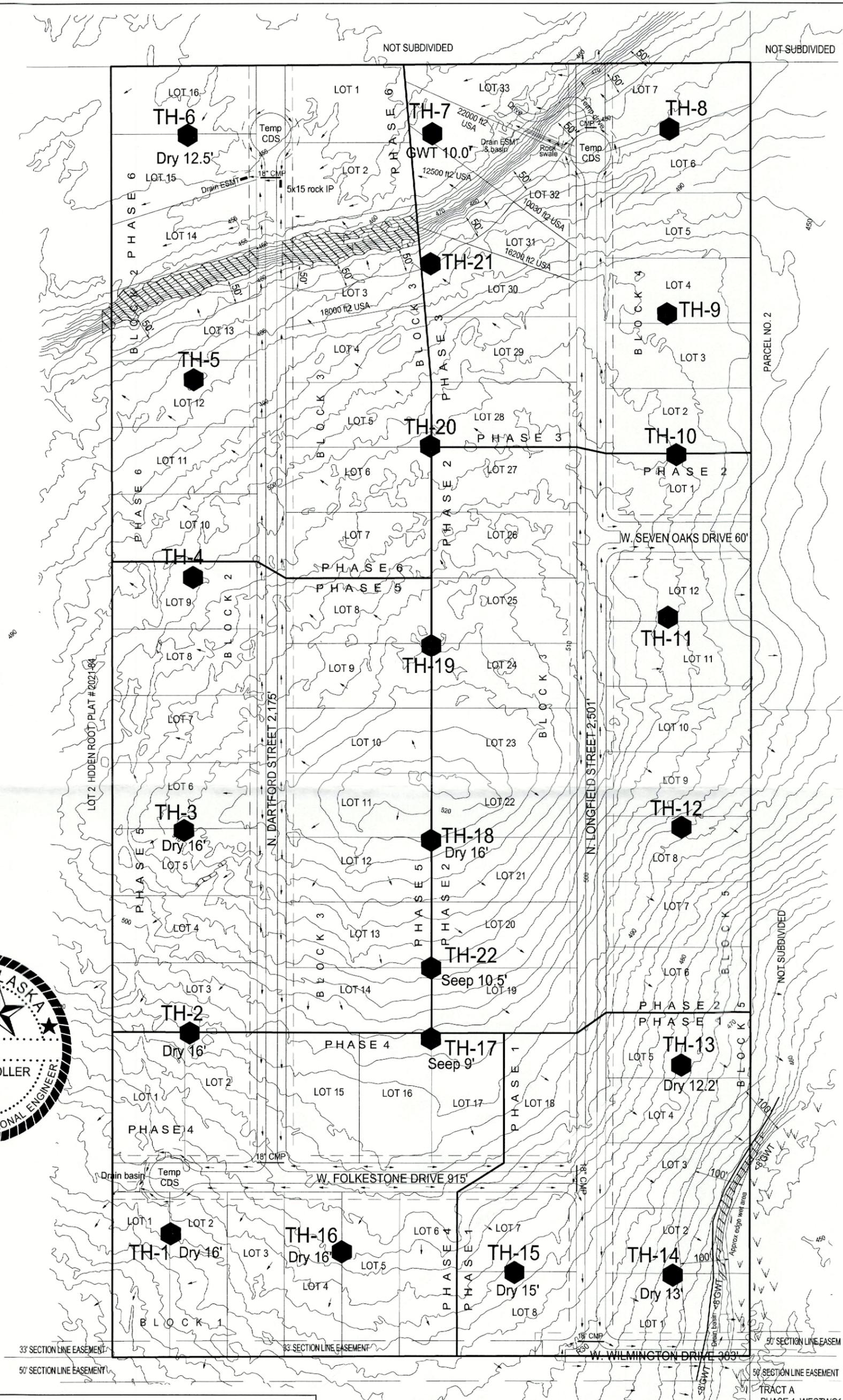
Please do not hesitate to call with any questions.

Sincerely,

Curtis Holler, PE

c: Wilmington Development LLC, w/attachments





1-16-26

Wilmington Hill
Testhole, Useable Area, Drainage & Topo Map



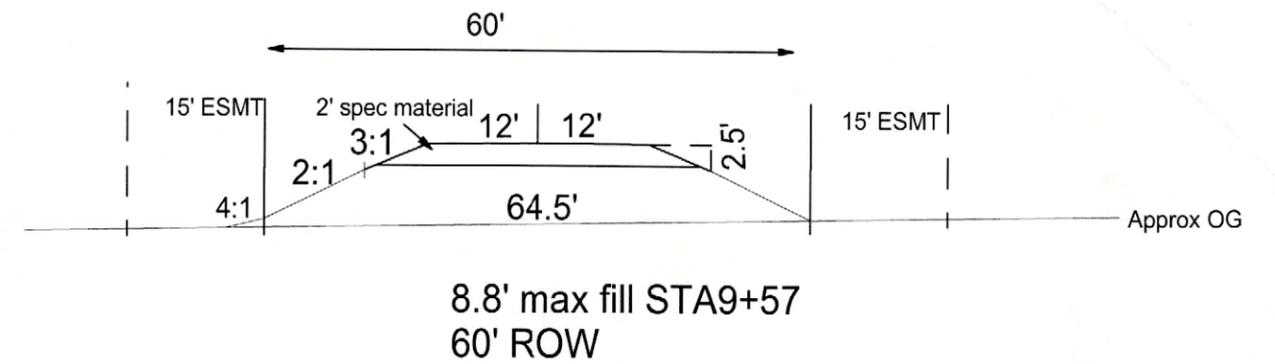
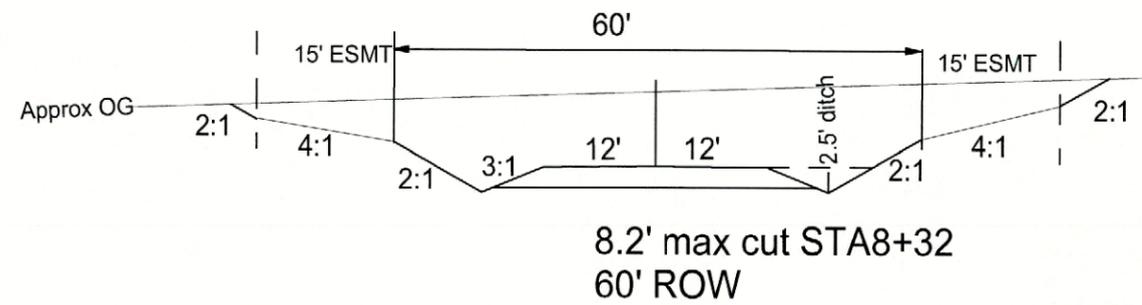
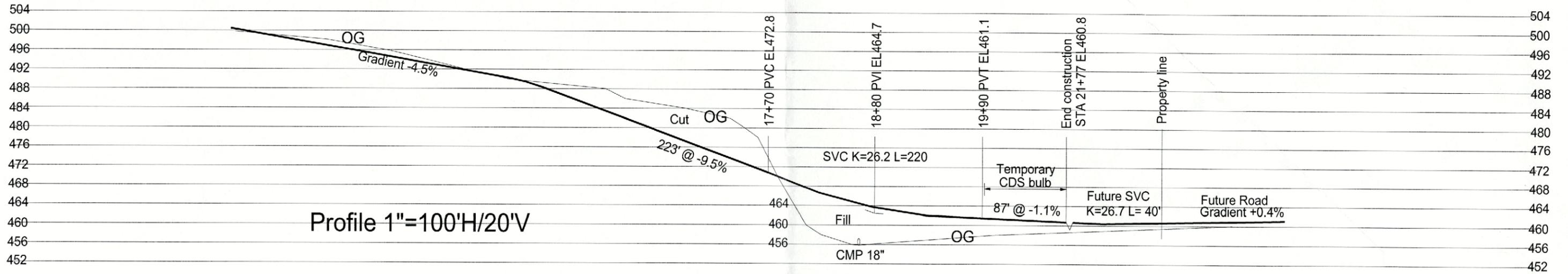
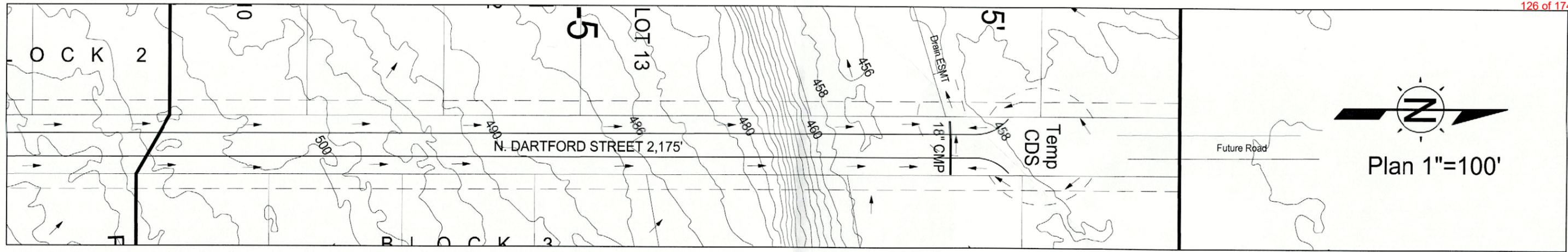
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Notes:

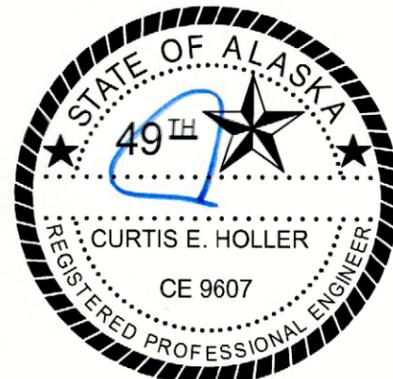
- 1) Base drawing & 2' LiDAR topography provided by others.
- 2) Arrows denote approximate drainage patterns.
- 3) Hatched areas have +25% slope.

Job # 25030 | Scale: 1" = 200' | P1 of 3 | Date: 1-16-26

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PLATTING



Wilmington Hill Road Design - N Dartford Street
Draft Road Design - Residential Standard



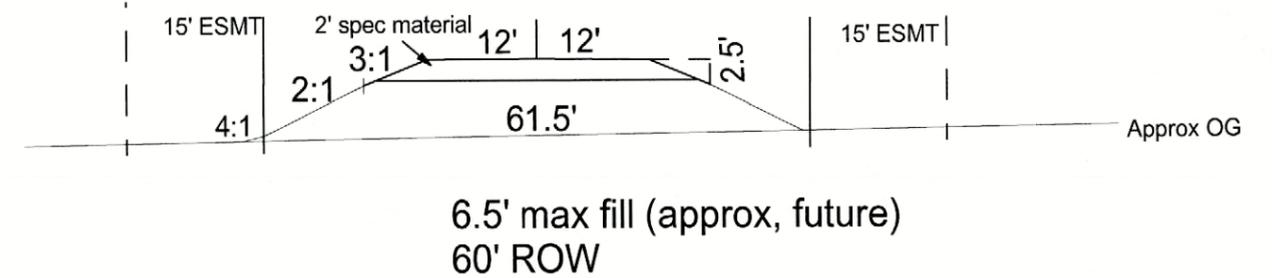
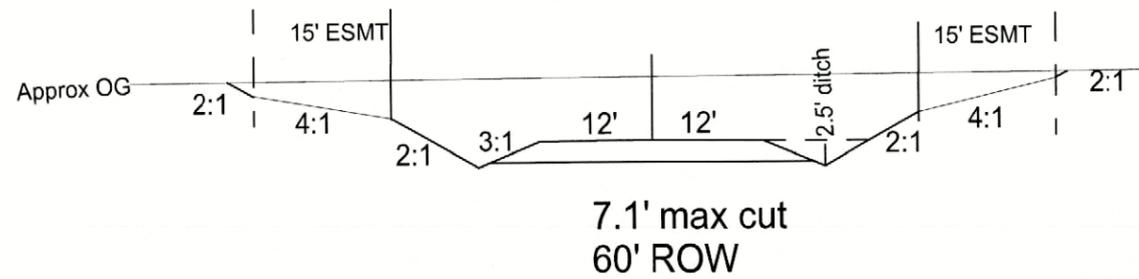
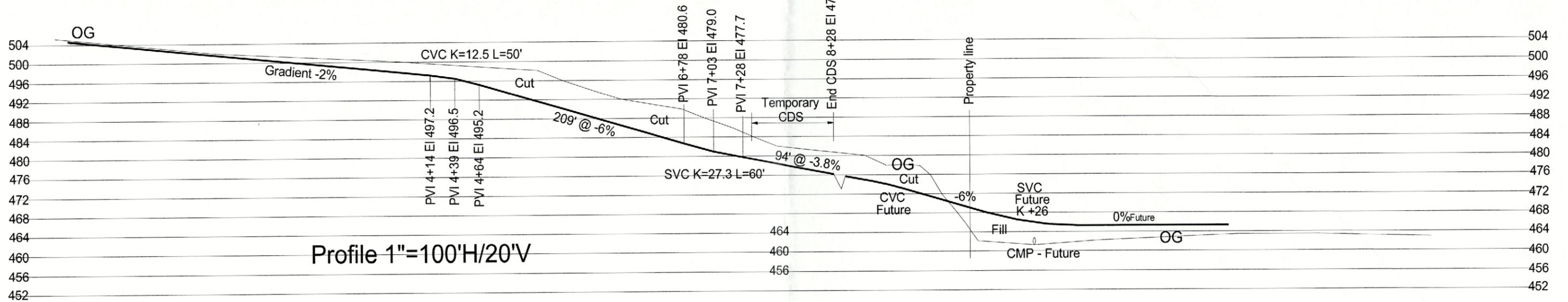
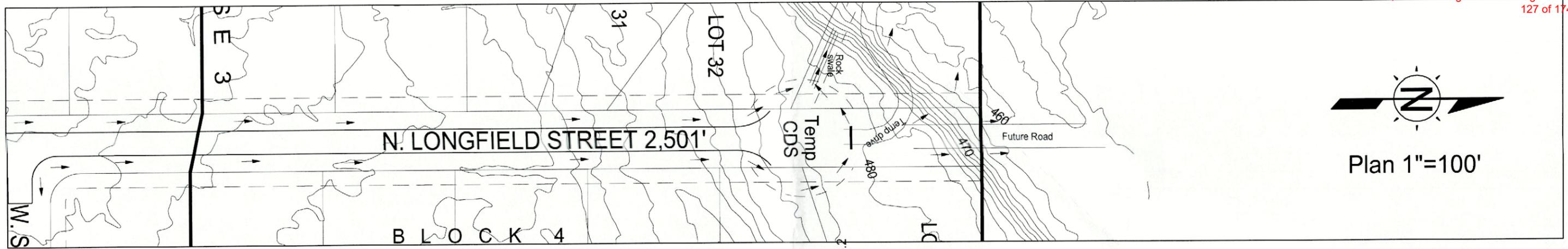
Notes:

- 1) Base drawing & 2' contours provided by surveyor.
- 2) 25 MPH design speed.

Job # 25030

Scale: varies

1-14-2026



Wilmington Hill Road Design - N Longfield Street & Demo
Draft Road Design - Residential Standard



Notes:

- 1) Base drawing & 2' contours provided by surveyor.
- 2) 25 MPH design speed.

Job # 25030

Scale: varies

1-14-2026



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SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 22
 Performed For: M. Sumner
 Legal Description: Wilmington Hill



Depth, feet	Soil Type
0 - 1	CL
1 - 2	ML
2 - 3	SP-SM w/ GRVEL
3 - 4	
4 - 5	
5 - 6	GM, low silt content
6 - 7	UNSAT TO SP w/ silt & gravel
7 - 8	
8 - 9	
9 - 10	MEDIUM DENSITY
10 - 11	CLAYE
11 - 12	
12 - 13	
13 - 14	
14 - 15	
15 - 16	NO GW / NO DEEPS
16 - 17	
17 - 18	
18 - 19	
19 - 20	
20 - 21	
21 - 22	

SIEVE SAMPLE

Slope

Site Plan
 See attached testhole & contours map.

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

Slope

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

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN 1 FT AND _____ FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 - _____
 - PERFORMED BY: C. Holler DATE: 7-28-26



HOLLER ENGINEERING

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SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 22

Performed For: M. Sumner

Legal Description: Wilmington Hill



Depth, feet	Soil Type
0 - 1	OL
1 - 2	ML
2 - 3	
3 - 4	GM-SM, low silt cont.
4 - 5	clay
5 - 6	
6 - 7	GM, low silt
7 - 8	
8 - 9	contant.
9 - 10	UNDES to
10 - 11	SP-GP w/ silt
11 - 12	
12 - 13	
13 - 14	
14 - 15	
15 - 16	
16 - 17	
17 - 18	
18 - 19	
19 - 20	
20 - 21	
21 - 22	

SIEVE
SAMPLE

Slope

Site Plan

See attached testhole & contours map.

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N
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WAS GROUNDWATER ENCOUNTERED?
- No

IF YES, AT WHAT DEPTH?
- N/A

DEPTH AFTER MONITORING?
- N/A

Slope

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

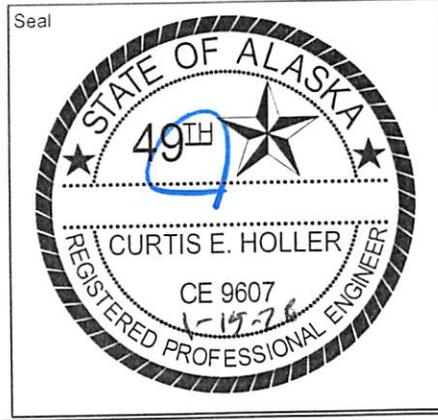
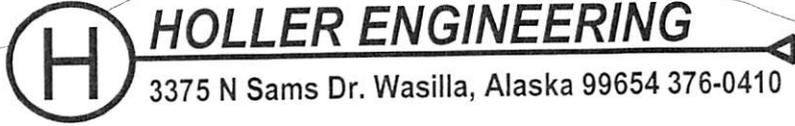
- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

- _____

- PERFORMED BY: C. Holler DATE: 7-28-26



SOILS LOG / PERCOLATION TEST

TEST HOLE # 6 of 22
 Performed For: M. Sumner
 Legal Description: Wilmington Hill

Depth, feet	Soil Type
0-1	OL
1-2	ML
2-3	SP-GP, dune, 3" Rock
3-4	SP-SW, dune, MEDIUM
4-6	
6-7	SP-GP, dune, Rock to 3", FEW to 4"
7-12	
12	NO GWT/NO PREP
13-22	

Slope

Site Plan

See attached testhole & contours map.

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

Slope

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

- PERCOLATION RATE (min/inch) PERC HOLE DIAMETER
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 - PERFORMED BY: C. Holler DATE: 7-28-26



HOLLER ENGINEERING

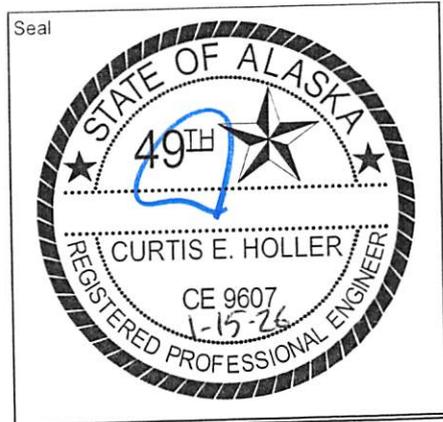
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SOILS LOG / PERCOLATION TEST

TEST HOLE # 7 of 22

Performed For: M. Sumner

Legal Description: Wilmington Hill



Depth, feet	Soil Type
0 - 1	ML OL
1 - 10	SP-GP, REL. CLEAN OLIVE BROWN MEDIUM SANDS Most Rock 24" (1) 12"
10 - 12	SP-GP, olive color
12 - 22	

Slope

Site Plan
See attached testhole & contours map.

WAS GROUNDWATER ENCOUNTERED? Yes
IF YES, AT WHAT DEPTH? FAST @ 10.0'
DEPTH AFTER MONITORING? N/A

Slope

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

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

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

- PERFORMED BY: C. Holler

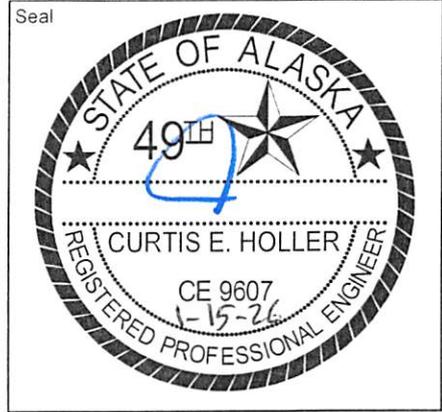
DATE: 7-28-26



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SOILS LOG / PERCOLATION TEST



TEST HOLE # 9 of 22
 Performed For: M. Sumner
 Legal Description: Wilmington Hill

Depth, feet	Soil Type
0 - 1	OL
1 - 2	ML
2 - 3	SM BRNW
3 - 5	GM, <i>cluey SANDY</i>
5 - 7	Rock to 5"
7 - 9	MED. DENSITY
9 - 13	DENSER PAST 13'
13 - 16	NO SEEP/NO GWT

SIEVE SAMPLE

Slope

Site Plan

See attached testhole & contours map.

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

Slope

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

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

- TEST RUN BETWEEN FT AND FT DEPTH

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

- PERFORMED BY: C. Holler

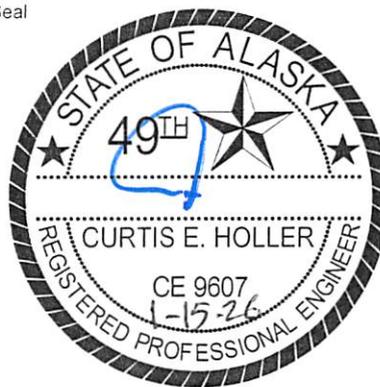
DATE: 7-29-26



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Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 11 of 22
 Performed For: M. Sumner
 Legal Description: Wilmington Hill

Depth, feet	Soil Type
0 - 1	CL
1 - 2	ML
2 - 3	
3 - 4	
4 - 5	GM, MDT-Low sat,
5 - 6	clue color
6 - 7	Rock to 5"
7 - 8	
8 - 9	MED. DENSITY
9 - 10	
10 - 11	
11 - 12	GM, DMAY
12 - 13	clue, Rock to 5"
13 - 14	MED-HI DENSITY
14 - 15	
15 - 16	NO JEEP / NO GWT
16 - 17	
17 - 18	
18 - 19	
19 - 20	
20 - 21	
21 - 22	

STIEVE SAMPLE

Slope

Site Plan

See attached testhole & contours map.

N ↑

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

Slope

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

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 - _____
 - PERFORMED BY: C. Holler DATE: 7-29-26



HOLLER ENGINEERING

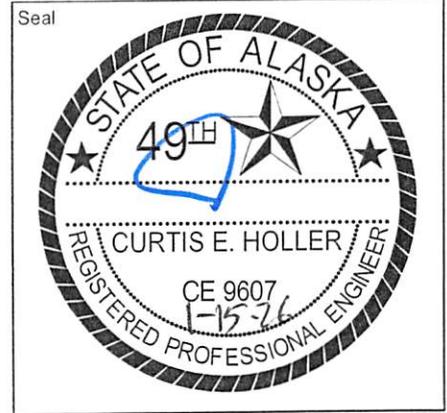
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SOILS LOG / PERCOLATION TEST

TEST HOLE # 12 of 22

Performed For: M. Sumner

Legal Description: Wilmington Hill



Depth, feet	Soil Type
0 - 1	CL
1 - 2	ML
2 - 3	SP w/ GRAVEL & w/ SILT
3 - 4	
4 - 5	
5 - 6	GM, Low-MOD SILT, Rock to 4", few 6", (1) 15"
6 - 7	
7 - 8	CLAY
8 - 9	w/ FEW SMTH RANDOM SP-GP w/ SILT
9 - 10	
10 - 11	
11 - 12	SP-GP
12 - 13	w/ SILT
13 - 14	CLAY, PARKER color
14 - 15	
15 - 16	
16 - 17	No seep / no GW
17 - 18	
18 - 19	
19 - 20	
20 - 21	
21 - 22	

STIEVE
SAMPLE

Slope

Site Plan

See attached testhole & contours map.

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WAS GROUNDWATER ENCOUNTERED?
No

IF YES, AT WHAT DEPTH?
N/A

DEPTH AFTER MONITORING?
N/A

Slope

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

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

- TEST RUN BETWEEN FT AND FT DEPTH

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

- PERFORMED BY: C. Holler

DATE: 7-29-26



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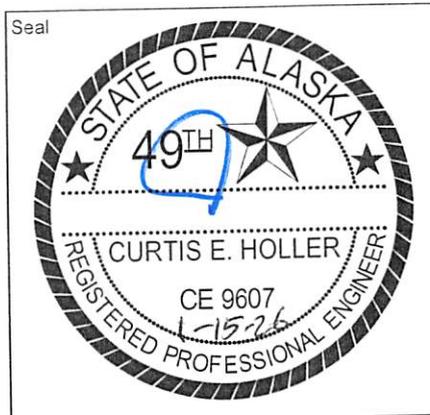
SOILS LOG / PERCOLATION TEST

TEST HOLE # 13 of 22

Performed For: M. Sumner

Legal Description: Wilmington Hill

Seal



Depth, feet	Soil Type
0 - 1	OL
1 - 2	ML
2 - 3	SM, claye w/ small gravel
3 - 4	
4 - 5	
5 - 6	SP-GP w/ heavy trace silt
6 - 7	under to "w/silt"
7 - 8	Rock to 6"
8 - 9	
9 - 10	
10 - 11	
11 - 12	No flow / No seep
12 - 13	
13 - 14	
14 - 15	
15 - 16	
16 - 17	
17 - 18	
18 - 19	
19 - 20	
20 - 21	
21 - 22	

Slope

Site Plan

See attached testhole & contours map.

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WAS GROUNDWATER ENCOUNTERED?
- No

IF YES, AT WHAT DEPTH?
- N/A

DEPTH AFTER MONITORING?
- N/A

Slope

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

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

- TEST RUN BETWEEN FT AND FT DEPTH

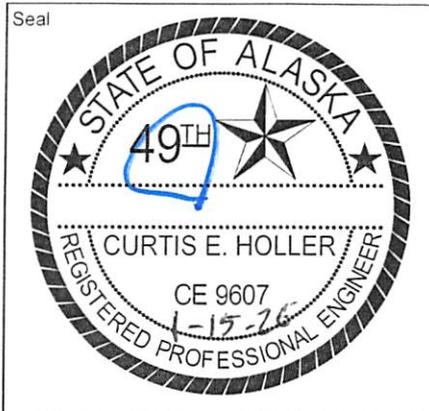
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler DATE: 7-29-26



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SOILS LOG / PERCOLATION TEST

TEST HOLE # 14 of 22
 Performed For: M. Sumner
 Legal Description: Wilmington Hill

Depth, feet	Soil Type
0 - 1	OL
1 - 2	ML
2 - 3	SP-SM w/Gravel Brown
3 - 4	
4 - 5	SP-GP w/TRACE SILT
5 - 6	VARIABLE TO "W/HEAVY TRACE"
6 - 7	CLAYE BROWN
7 - 8	Red to C"
8 - 9	
9 - 10	
10 - 11	
11 - 12	
12 - 13	NO EWT/NO SEEP
13 - 14	
14 - 15	
15 - 16	
16 - 17	
17 - 18	
18 - 19	
19 - 20	
20 - 21	
21 - 22	

Slope

Site Plan

See attached testhole & contours map.

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

Slope

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

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

- TEST RUN BETWEEN 12 FT AND _____ FT DEPTH

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

- _____

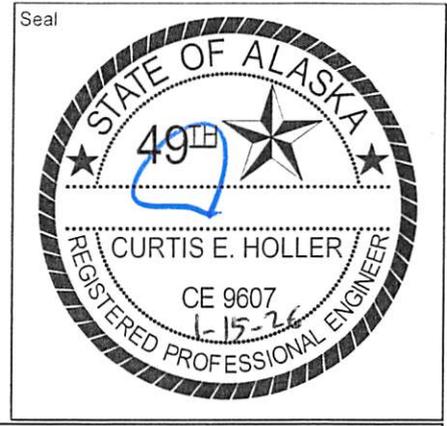
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HOLLER ENGINEERING

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SOILS LOG / PERCOLATION TEST



TEST HOLE # 15 of 22
 Performed For: M. Sumner
 Legal Description: Wilmington Hill

Depth, feet	Soil Type
0-1	OL
1-2	ML
2-3	SM, clay
3-4	
4-5	SP-GP w/TRACE SILT
5-6	VARIES TO: "w/HEAVY TRACE"
6-7	
7-8	OLIVE-BROWN
8-9	Reck to 5"
9-10	
10-11	FEW BANDS
11-12	SP w/silt
12-13	
13-14	
14-15	NO GWT/NO STEPS
15-16	OPEN + 2 HRS
16-17	
17-18	
18-19	
19-20	
20-21	
21-22	

Slope

Site Plan

See attached testhole & contours map.

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

Slope

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

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

- TEST RUN BETWEEN FT AND FT DEPTH

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

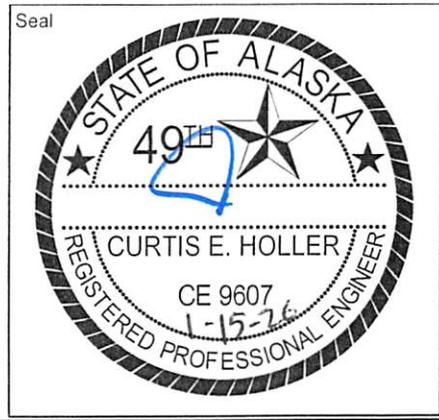
- PERFORMED BY: C. Holler

DATE: 7-28-26



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SOILS LOG / PERCOLATION TEST

TEST HOLE # 19 of 22
 Performed For: M. Sumner
 Legal Description: Wilmington Hill

Depth, feet	Soil Type
0 - 1	CL
1 - 3	ML
3 - 6	SM w/ GRAVEL, CLAYE
6 - 8	GM, SANDY
8 - 15	SANDIER WITH DEPTH
15 - 16	GP w/ SAND & SILT NO GW/NO SEEPS
16 - 22	

SIEVE SAMPLE

Slope

Site Plan
 See attached testhole & contours map.
 ↑ N

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

Slope

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

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN 15 FT AND _____ FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 - PERFORMED BY: C. Holler DATE: 7-28-26



HOLLER ENGINEERING

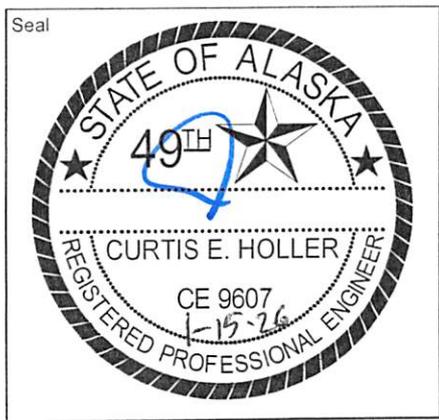
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SOILS LOG / PERCOLATION TEST

TEST HOLE # 20 of 22

Performed For: M. Sumner

Legal Description: Wilmington Hill



Depth, feet	Soil Type
0 - 1	CL
1 - 2	ML
2 - 3	SM, olive, few small stones
3 - 4	
4 - 5	
5 - 6	GM, med. low silt cont,
6 - 7	MEDIUM DENSITY,
7 - 8	olive color
8 - 9	
9 - 10	Rock to 4"
10 - 11	Few 6"
11 - 12	DENSE w/ depth
12 - 13	
13 - 14	
14 - 15	
15 - 16	No Peeps / no GWT
16 - 17	
17 - 18	
18 - 19	
19 - 20	
20 - 21	
21 - 22	

SIENE
SAMPLE

Slope

Site Plan

See attached testhole & contours map.

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WAS GROUNDWATER ENCOUNTERED?
- No

IF YES, AT WHAT DEPTH?
- N/A

DEPTH AFTER MONITORING?
- N/A

Slope

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

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

- TEST RUN BETWEEN FT AND FT DEPTH

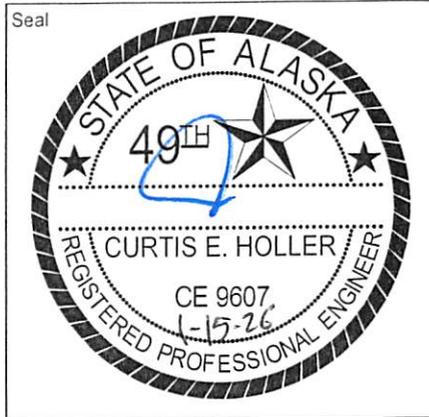
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: C. Holler DATE: 7-29-26



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SOILS LOG / PERCOLATION TEST

TEST HOLE # 21 of 22
 Performed For: M. Sumner
 Legal Description: Wilmington Hill

Depth, feet	Soil Type
0 - 1	CL
1 - 2	ML
2 - 5	GM, low silt cat, VARIES to GP-SP w/ silt dune color
5 - 6	
6 - 7	
7 - 8	Rock to 5"
8 - 12	SANDIER w/ DEPTH
12 - 16	NO EWT/NO SEEPS
16 - 22	

SIEVE
SAMPLE

Slope

Site Plan
 See attached testhole & contours map.

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

Slope

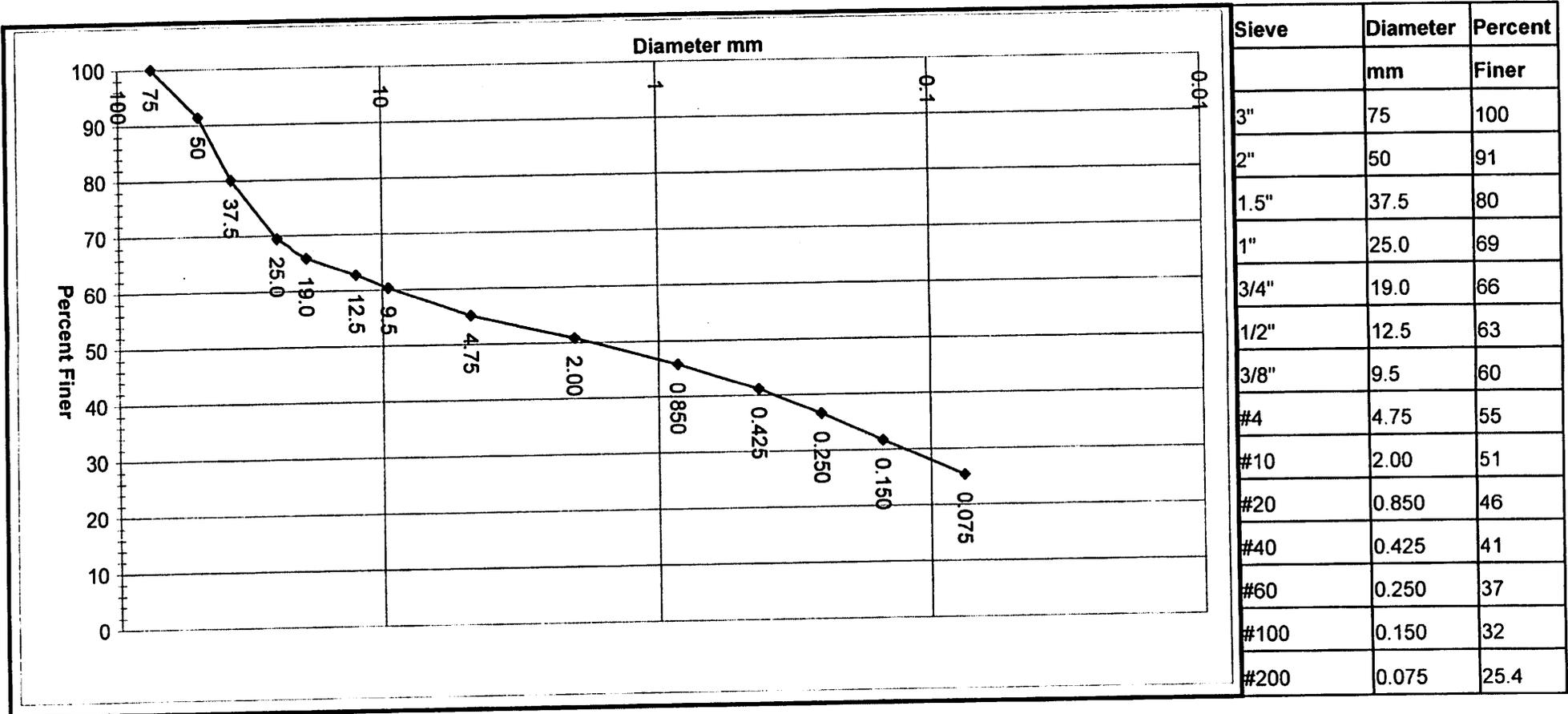
PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual / sieve analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____
 - TEST RUN BETWEEN FT AND FT DEPTH
 - COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
 - _____
 - PERFORMED BY: C. Holler DATE: 7-28-26



HANSEN ENGINEERING, INC.

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



Client: **Wilmington Development**

Soil Description: Silty Gravel with Sand

Project: **Maxwell Sumner**

Unified Classification: GM

Sample Location: TH #1 @ 8'

Sample appears to have a very low PI

Date: 8/11/2025

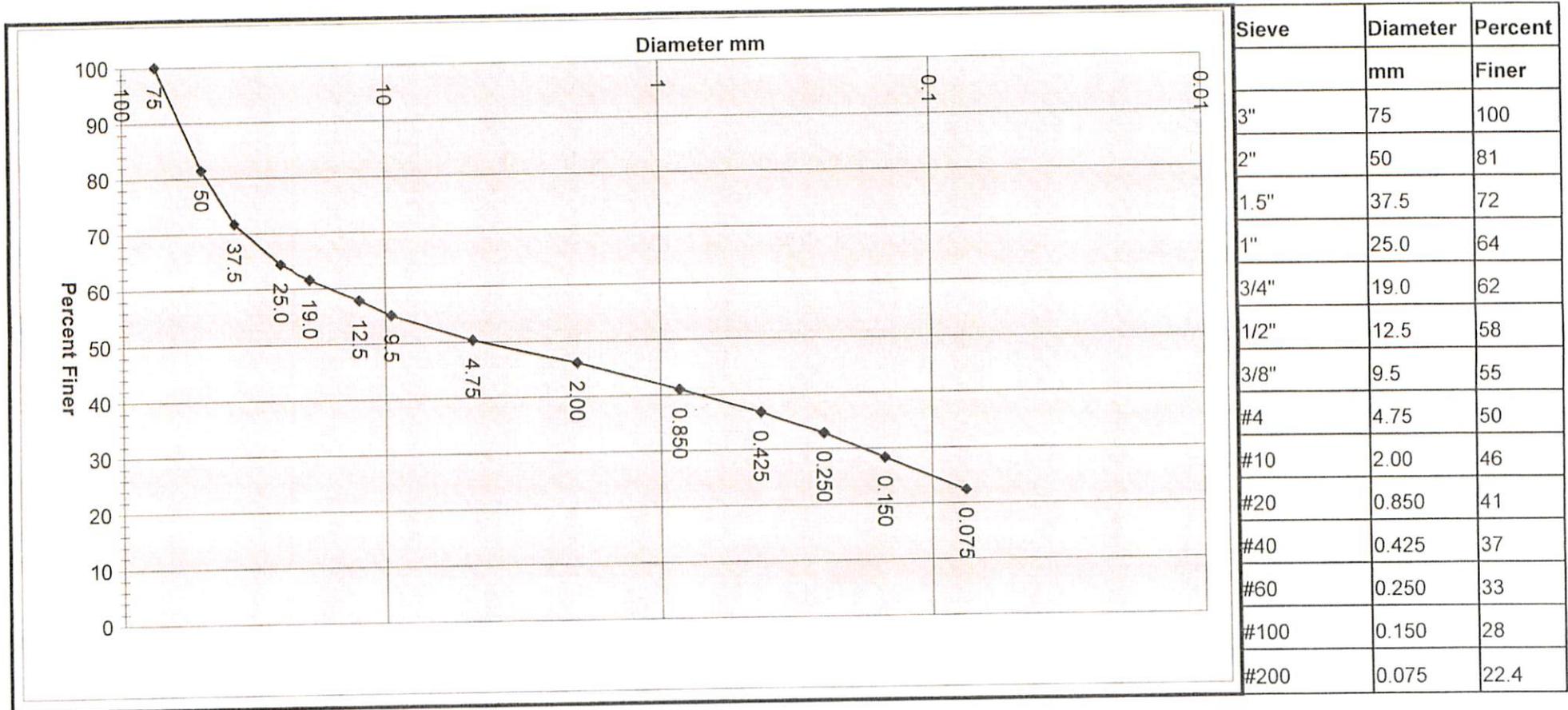
Sample Date: 7/28/2025

Proj. no: 25058



HANSEN ENGINEERING, INC.

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



Client: **Wilmington Development**

Soil Description: Silty Gravel with Sand

Project: Maxwell Sumner

Unified Classification: GM

Sample Location: TH #2 @ 8'

Sample appears to be non-plastic to very low PI

Date: 8/11/2025

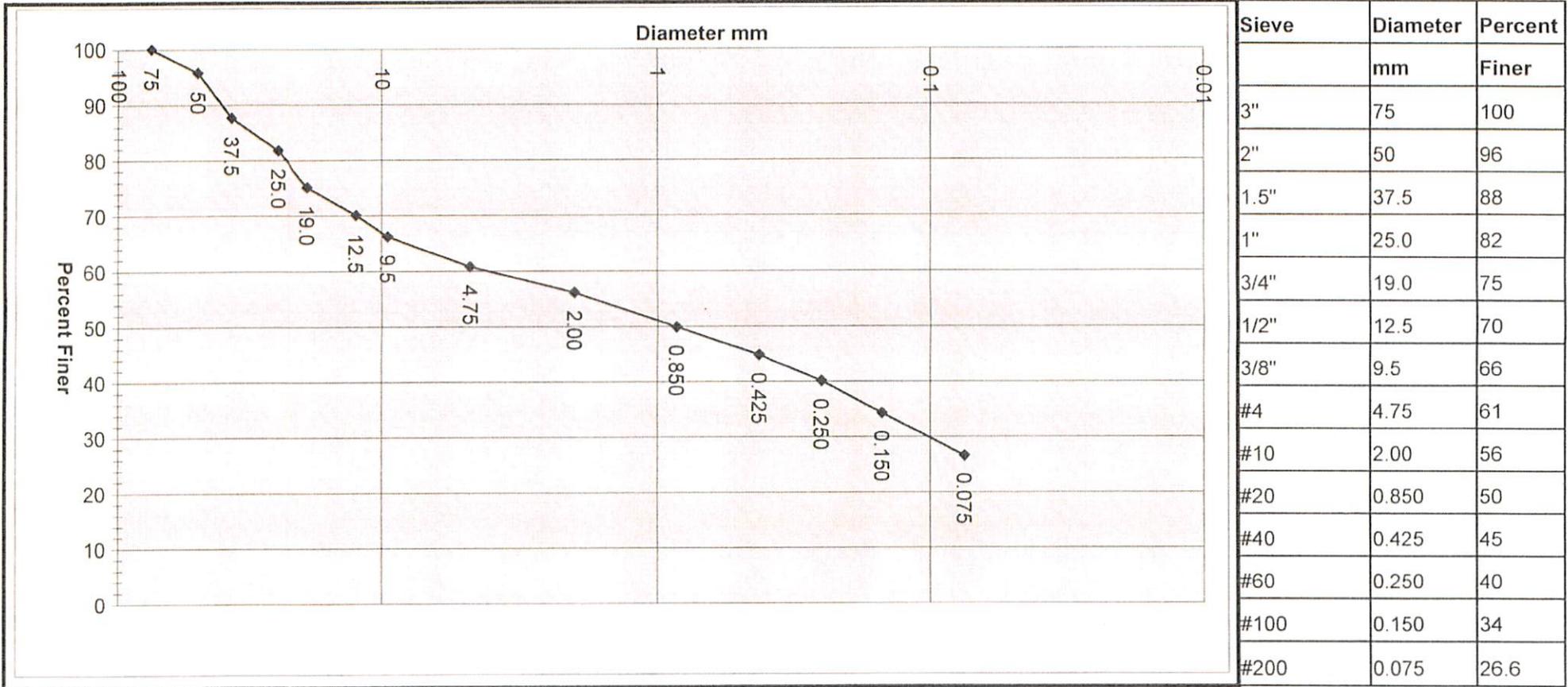
Sample Date: 7/28/2025

Proj. no: 25058



HANSEN ENGINEERING, INC.

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



Client: **Wilmington Development**

Soil Description: Silty Gravel with Sand

Project: Maxwell Sumner

Unified Classification: GM

Date: 8/11/2025

Sample Location: TH #3 @ 9'

Sample appears to be non-plastic to very low PI

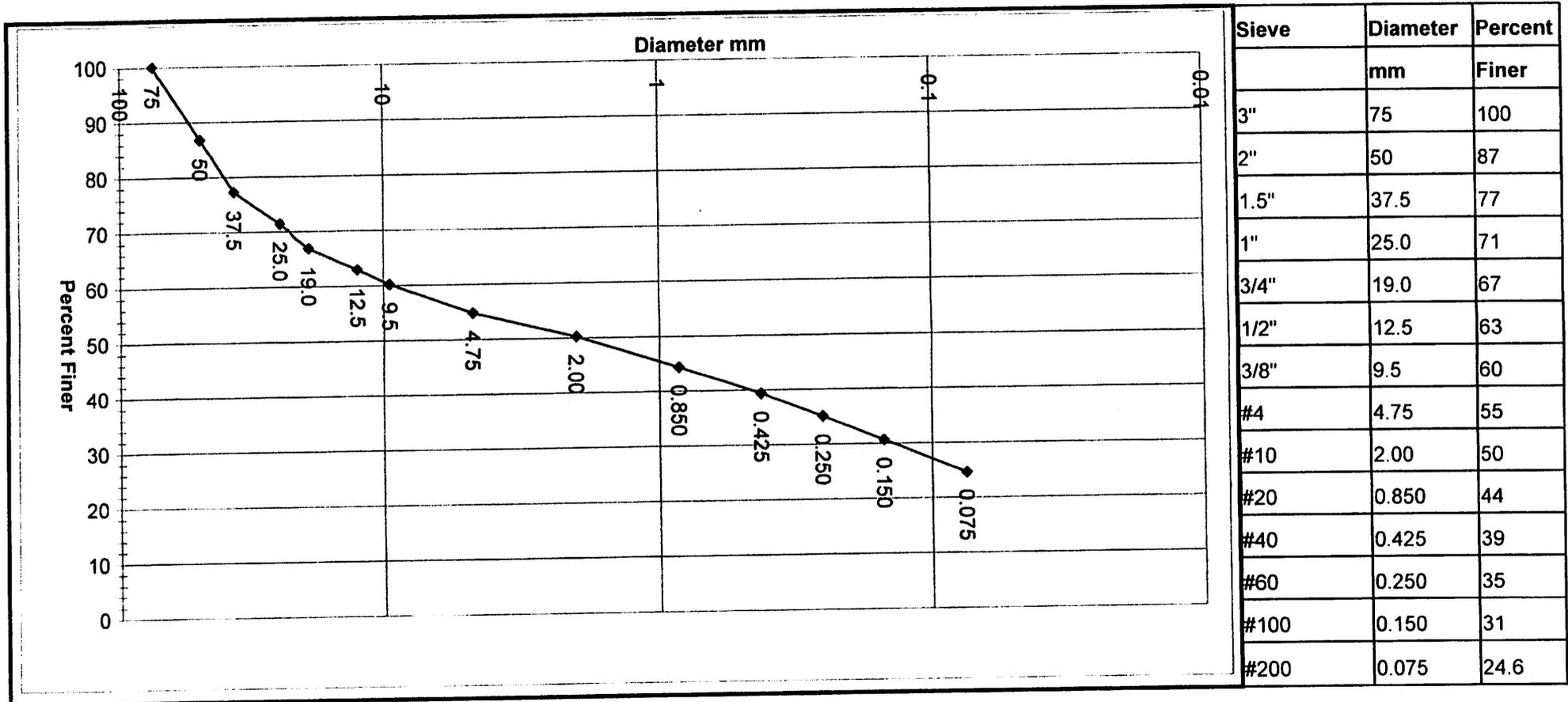
Sample Date: 7/28/2025

Proj. no: 25058



HANSEN ENGINEERING, INC.

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



Client: **Wilmington Development**

Soil Description: Silty Gravel with Sand

Project: **Maxwell Sumner**

Unified Classification: GM

Sample Location: TH #4 @ 9'

Sample appears to be non-plastic to very low PI

Date: 8/11/2025

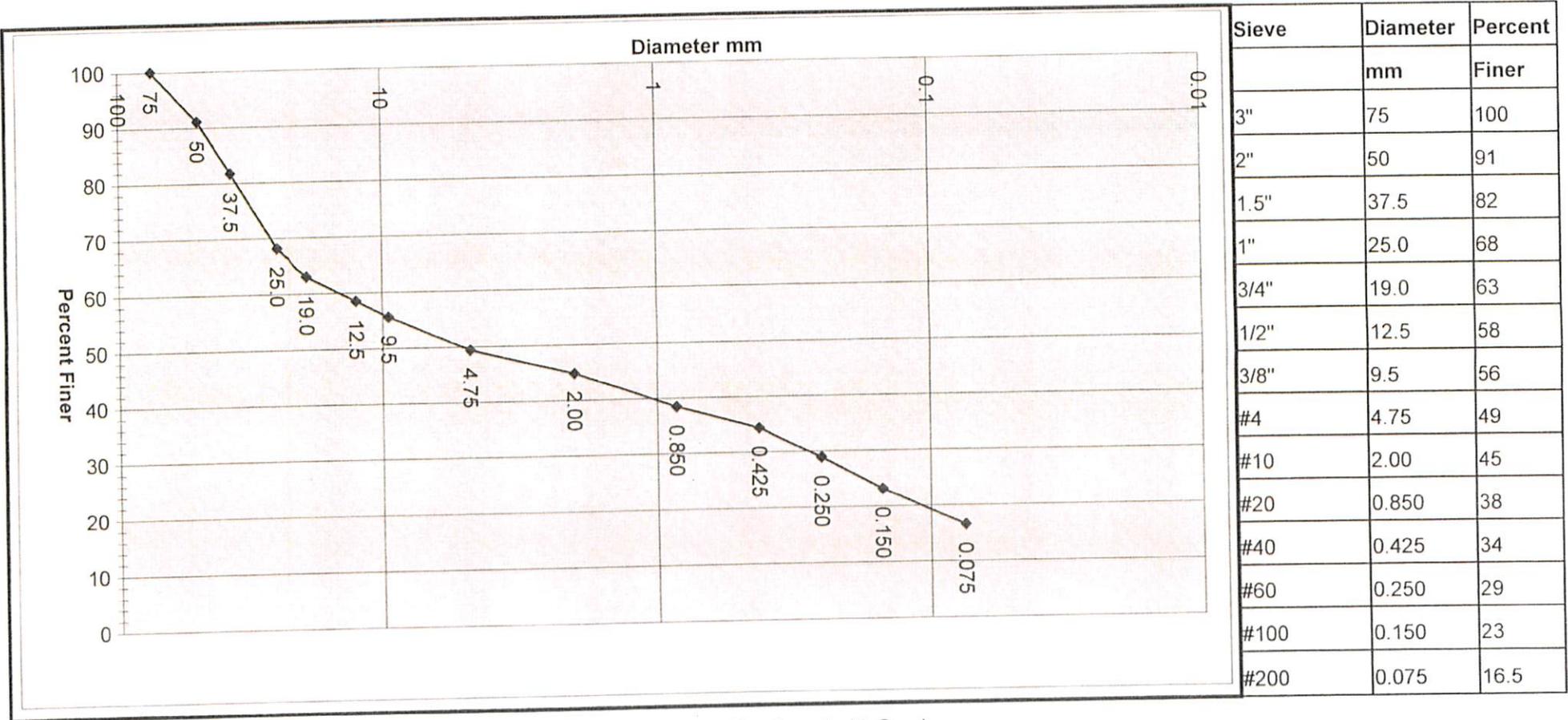
Sample Date: 7/28/2025

Proj. no: 25058



HANSEN ENGINEERING, INC.

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



Client: **Wilmington Development**

Soil Description: Silty Gravel with Sand

Project: Maxwell Sumner

Unified Classification: GM

Sample Location: TH #5 @ 9'

Sample appears to be non-plastic

Date: 8/11/2025

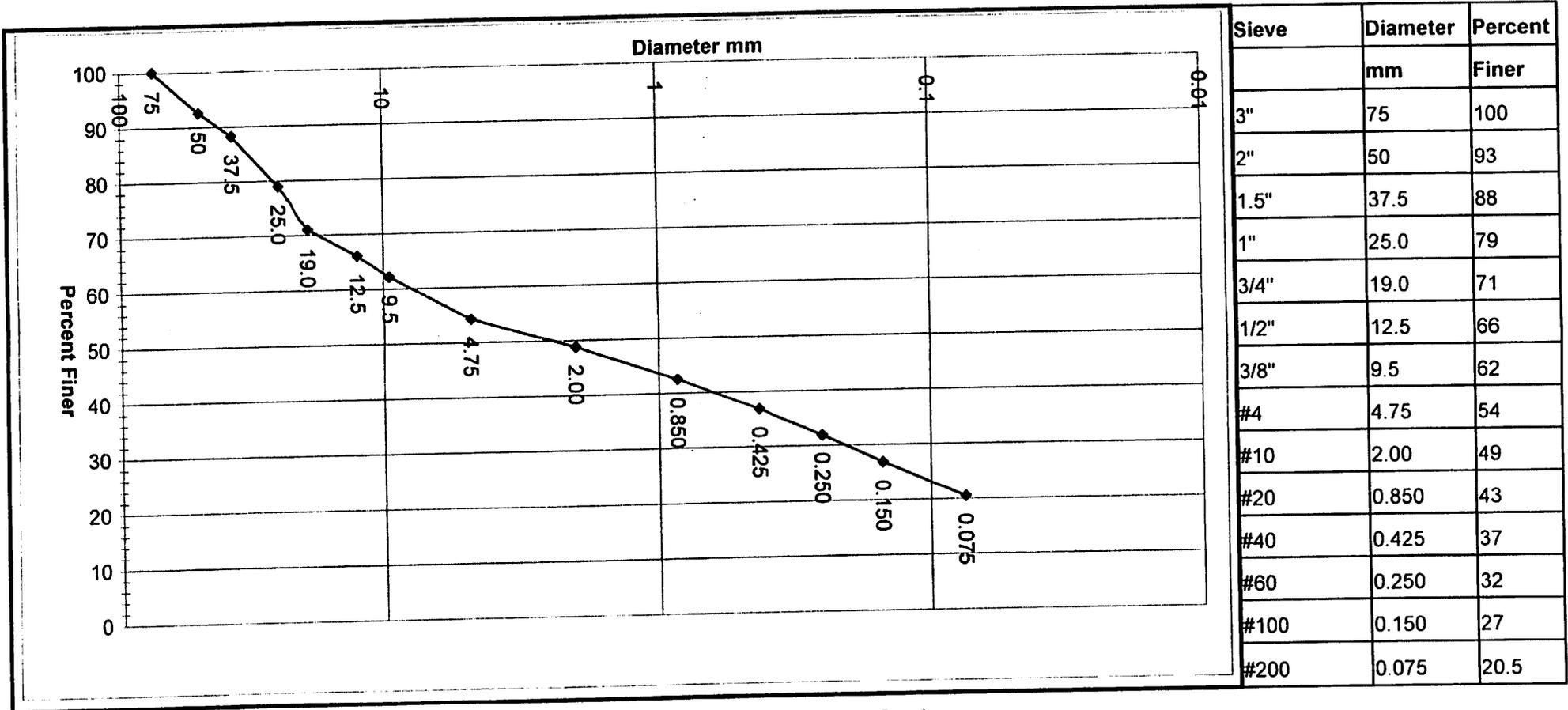
Sample Date: 7/28/2025

Proj. no: 25058



HANSEN ENGINEERING, INC.

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



Client: **Wilmington Development**

Soil Description: Silty Gravel with Sand

Project: **Maxwell Sumner**

Unified Classification: GM

Sample Location: TH #8 @ 9'

Sample appears to be non-plastic

Date: 8/11/2025

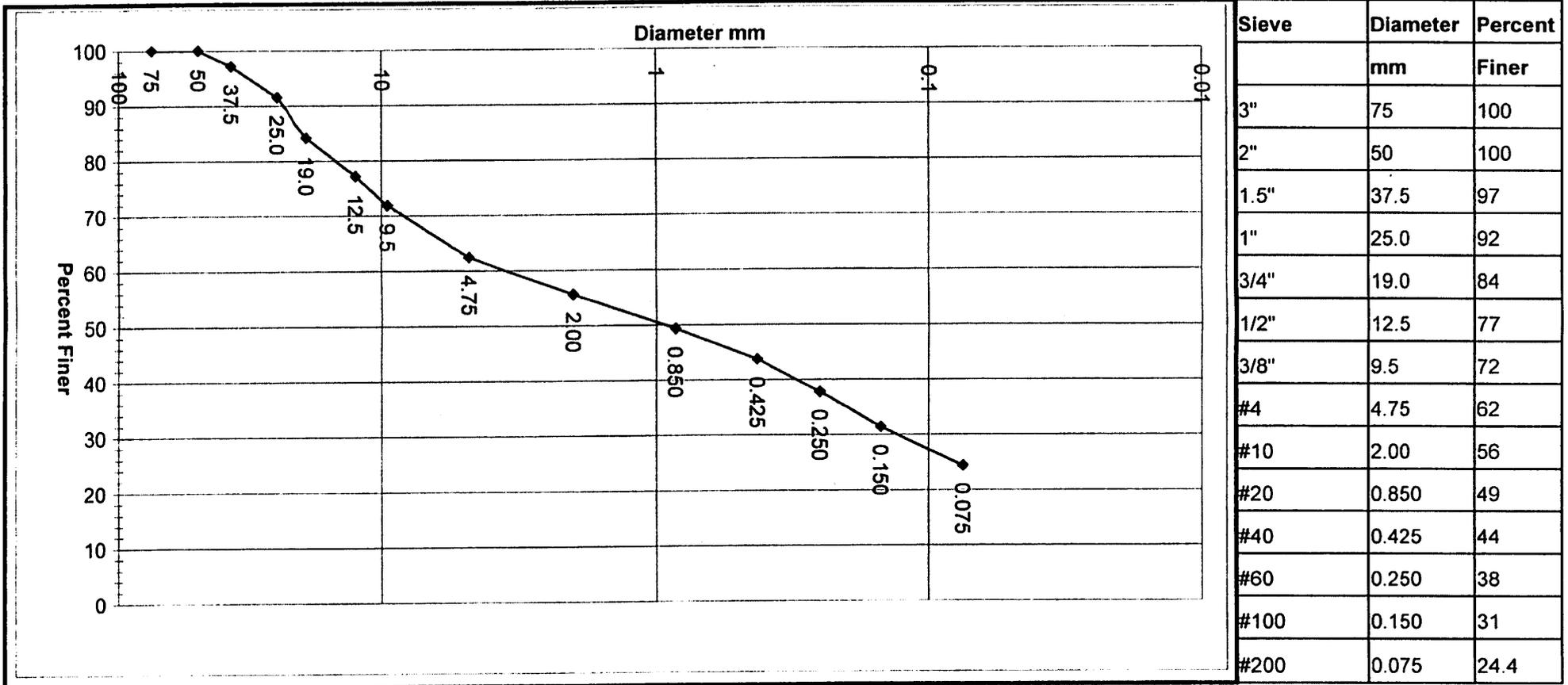
Sample Date: 7/28/2025

Proj. no: 25058



HANSEN ENGINEERING, INC.

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



Client: **Wilmington Development**

Soil Description: Silty Sand with Gravel

Project: Maxwell Sumner

Unified Classification: SM

Sample Location: TH #9 @ 9'

Sample appears to be non-plastic to very low PI

Date: 8/11/2025

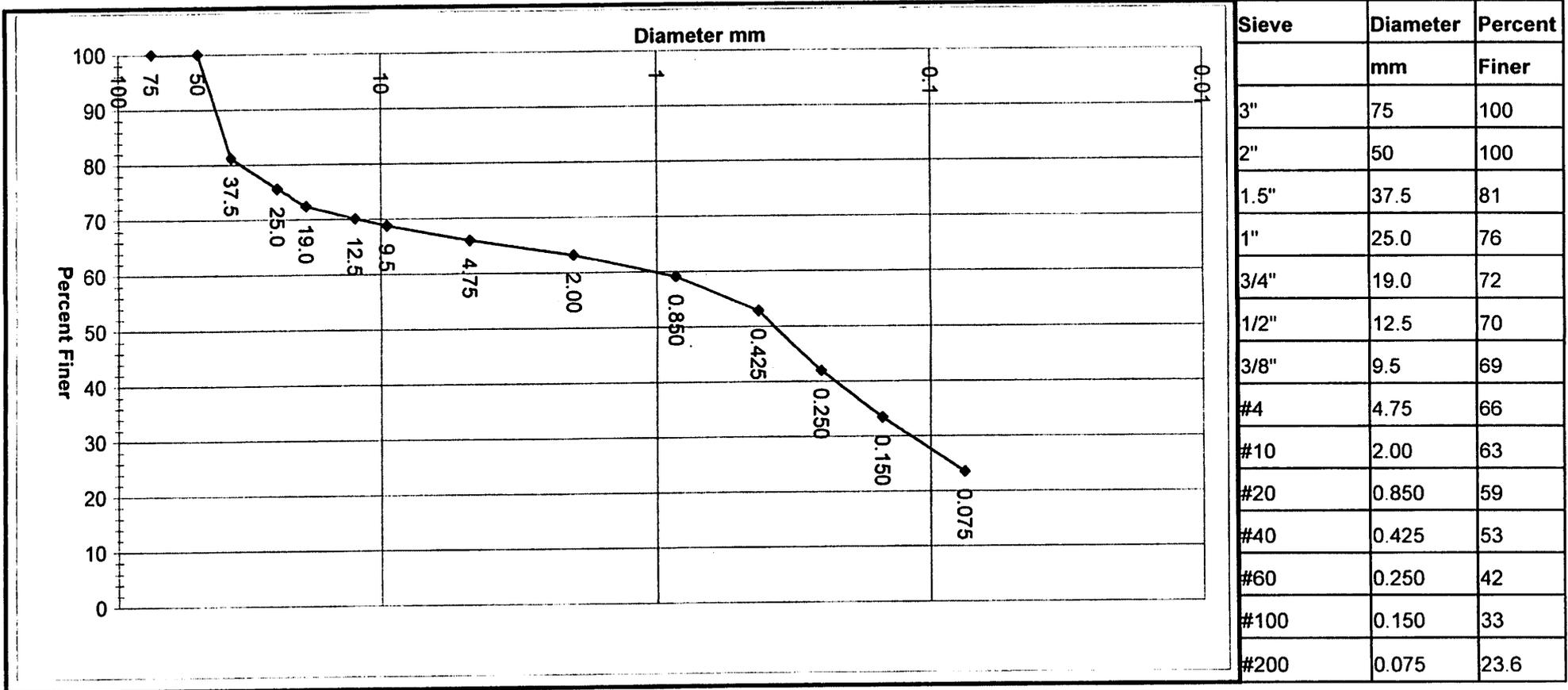
Sample Date: 7/29/2025

Proj. no: 25058



HANSEN ENGINEERING, INC.

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



Client: **Wilmington Development**

Soil Description: Silty Sand with Gravel

Project: Maxwell Sumner

Unified Classification: SM

Date: 8/11/2025

Sample Location: TH #10 @ 5'

Sample appears to be non-plastic

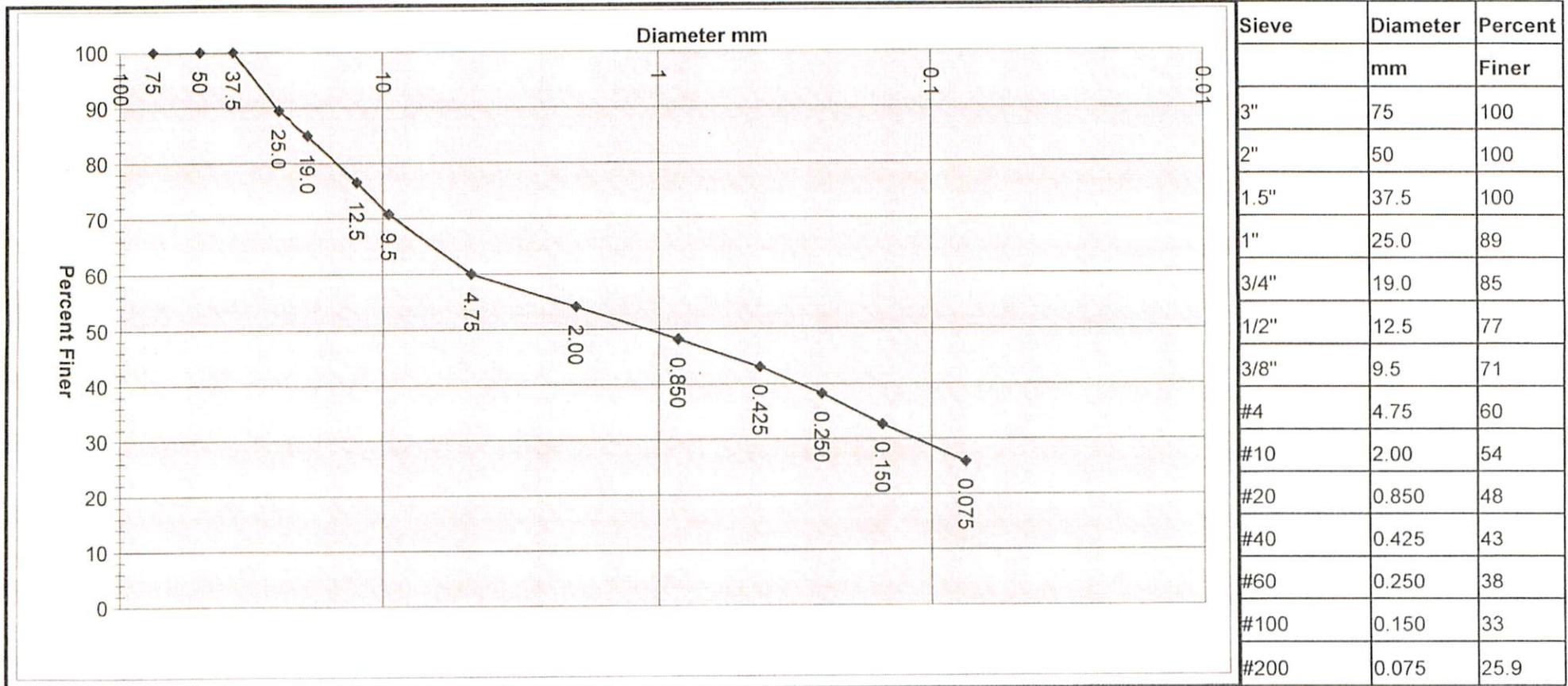
Sample Date: 7/29/2025

Proj. no: 25058



HANSEN ENGINEERING, INC.

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



Client: **Wilmington Development**

Soil Description: Silty Gravel with Sand

Project: Maxwell Sumner

Unified Classification: GM

Sample Location: TH #11 @ 8'

Sample appears to be non-plastic to very low PI

Date: 8/11/2025

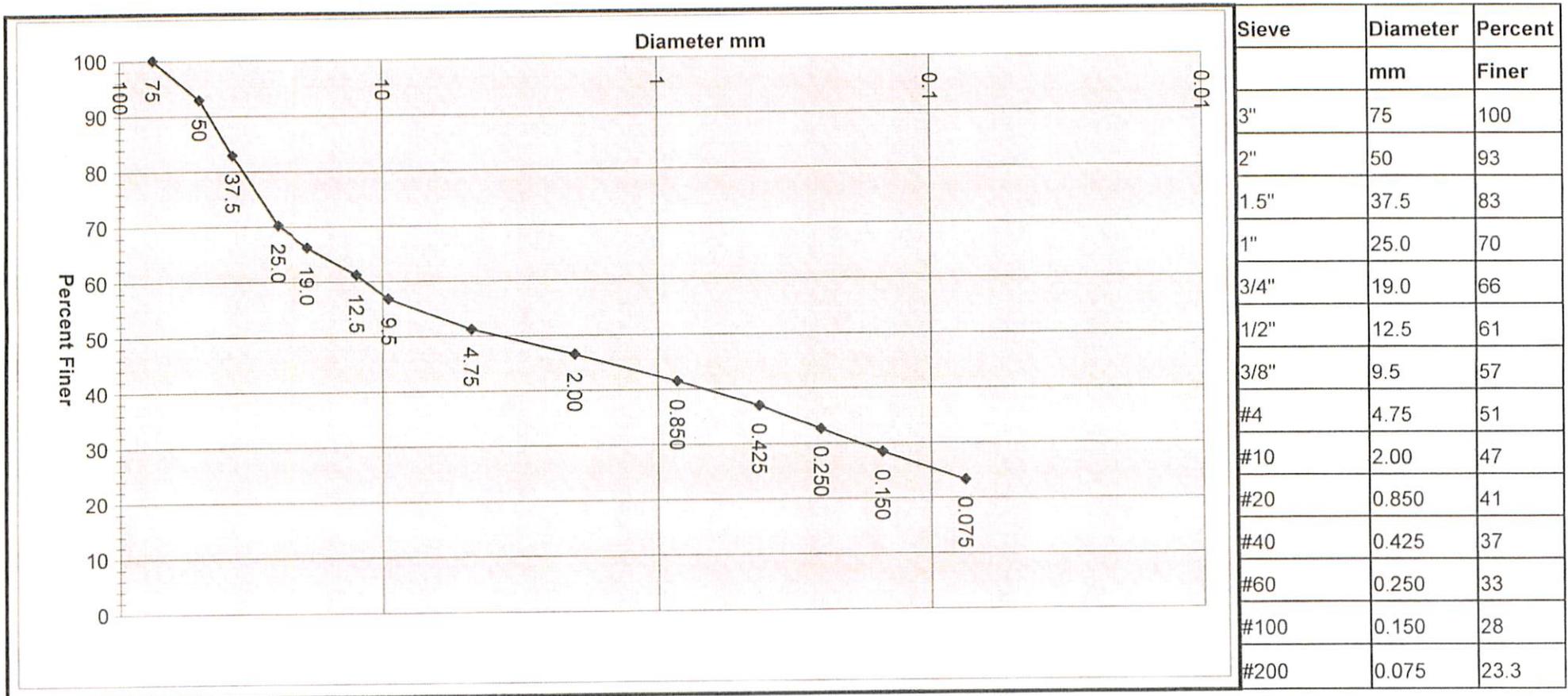
Sample Date: 7/29/2025

Proj. no: 25058



HANSEN ENGINEERING, INC.

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



Client: **Wilmington Development**

Soil Description: Silty Gravel with Sand

Project: Maxwell Sumner

Unified Classification: GM

Date: 8/11/2025

Sample Location: TH #12 @ 9'

Sample appears to be non-plastic to very low PI

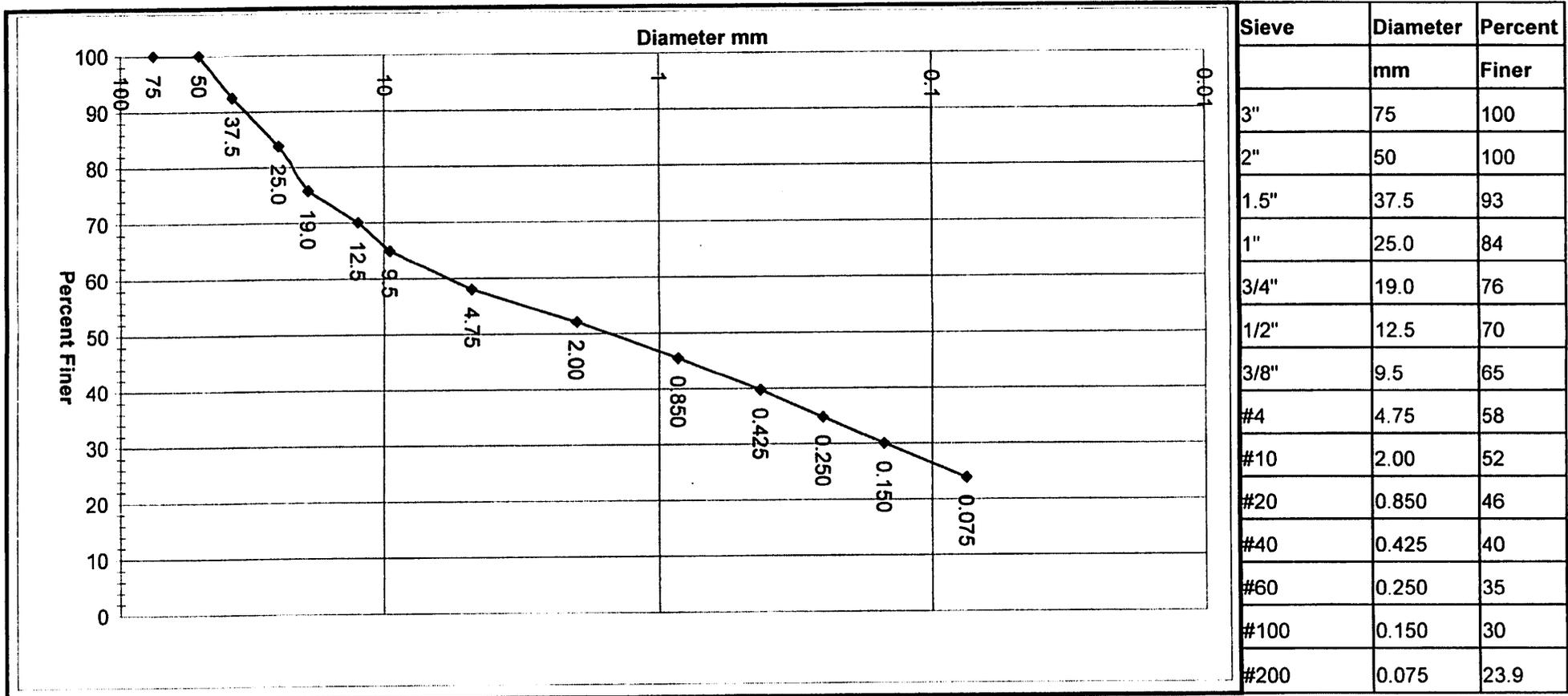
Sample Date: 7/29/2025

Proj. no: 25058



HANSEN ENGINEERING, INC.

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



Client: **Wilmington Development**

Soil Description: Silty Gravel with Sand

Project: **Maxwell Sumner**

Unified Classification: GM

Date: 8/11/2025

Sample Location: TH #16 @ 8'

Sample appears to have a very low PI

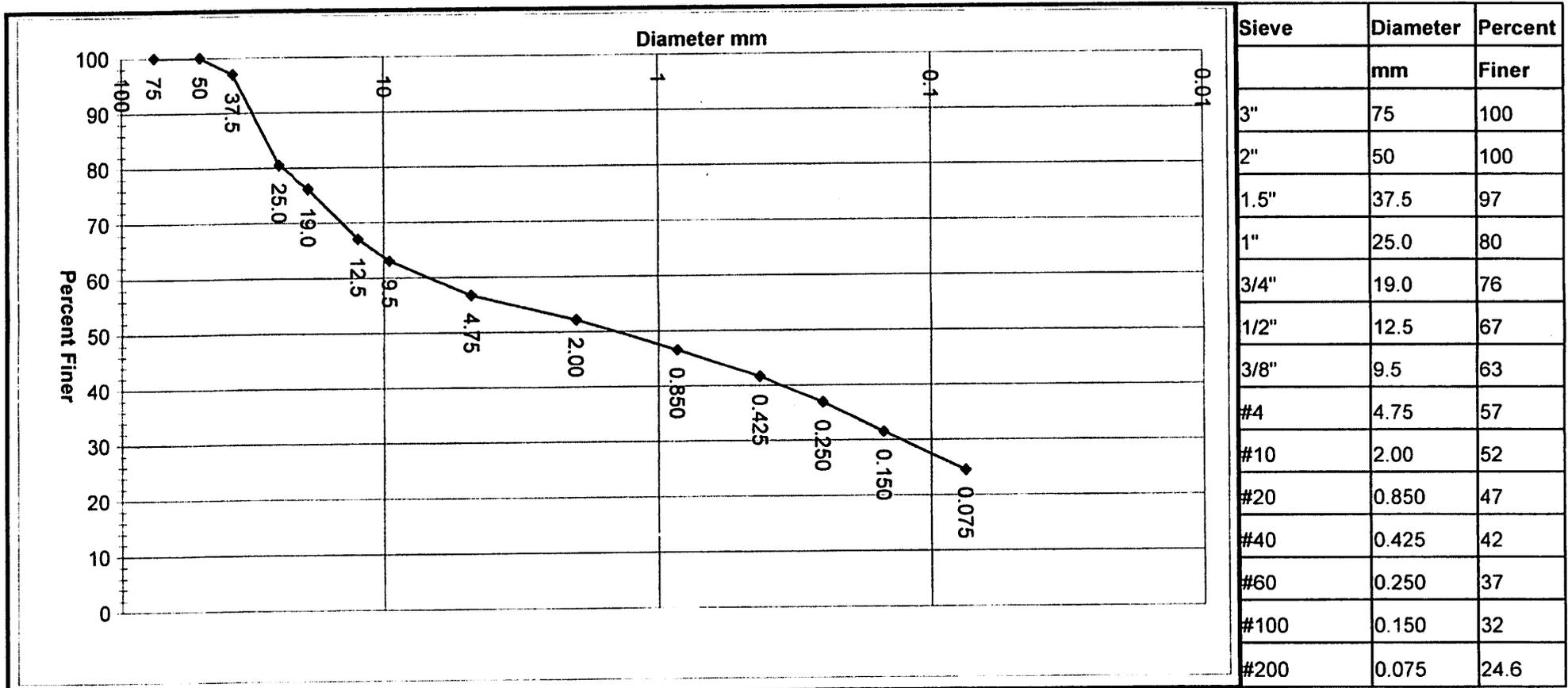
Sample Date: 7/28/2025

Proj. no: 25058



HANSEN ENGINEERING, INC.

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



Client: **Wilmington Development**

Soil Description: **Silty Gravel with Sand**

Project: **Maxwell Sumner**

Unified Classification: **GM**

Date: **8/11/2025**

Sample Location: **TH #17 @ 7'**

Sample appears to have a very low PI

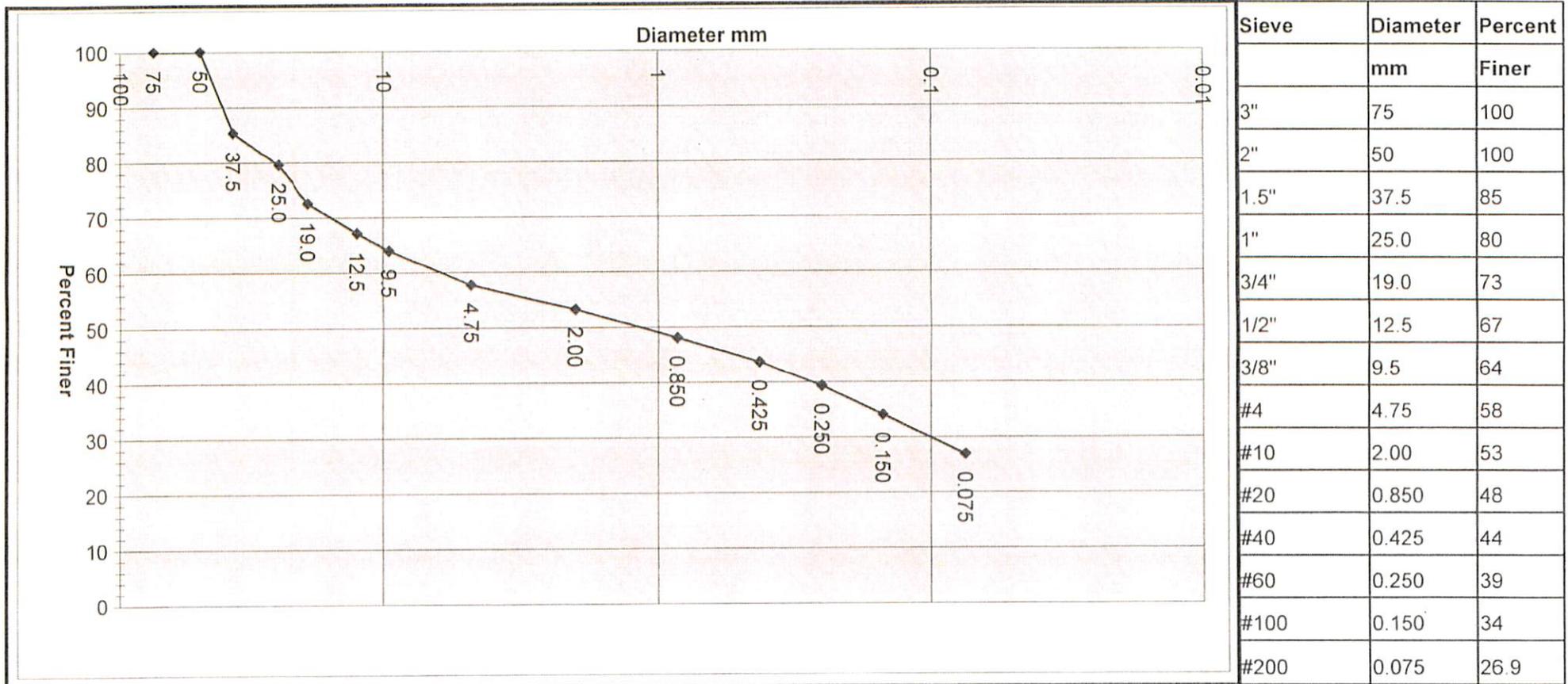
Sample Date: **7/28/2025**

Proj. no: **25058**



HANSEN ENGINEERING, INC.

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



Client: **Wilmington Development**

Soil Description: Silty Gravel with Sand

Project: Maxwell Sumner

Unified Classification: GM

Date: 8/11/2025

Sample Location: TH #18 @ 8'

Sample appears to be non-plastic

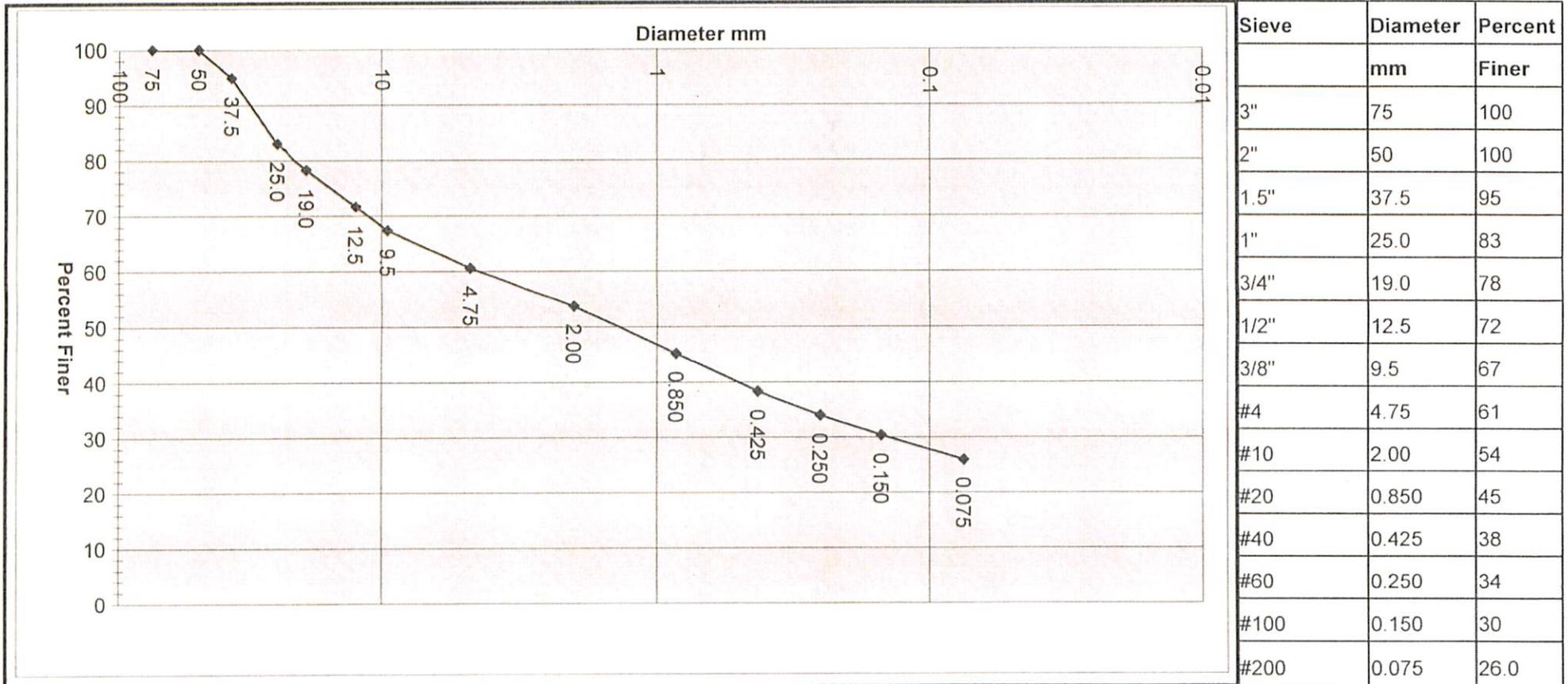
Sample Date: 7/29/2025

Proj. no: 25058



HANSEN ENGINEERING, INC.

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



Client: **Wilmington Development**

Soil Description: Silty Gravel with Sand

Project: Maxwell Sumner

Unified Classification: GM

Date: 8/11/2025

Sample Location: TH #19 @ 8' - 10'

Sample appears to be non-plastic to very low PI

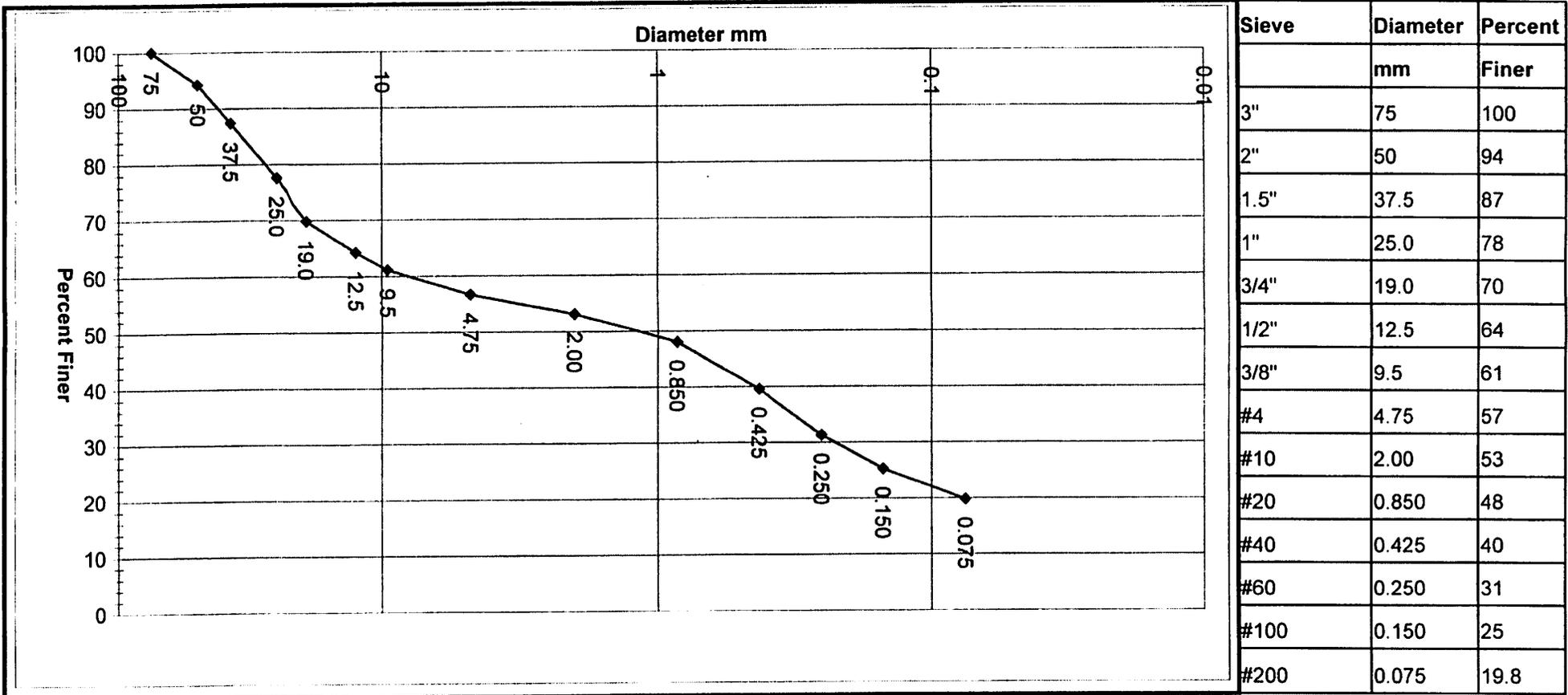
Sample Date: 7/28/2025

Proj. no: 25058



HANSEN ENGINEERING, INC.

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



Client: **Wilmington Development**

Soil Description: Silty Gravel with Sand

Project: **Maxwell Sumner**

Unified Classification: GM

Sample Location: TH #20 @ 9'

Sample appears to be non-plastic

Date: 8/11/2025

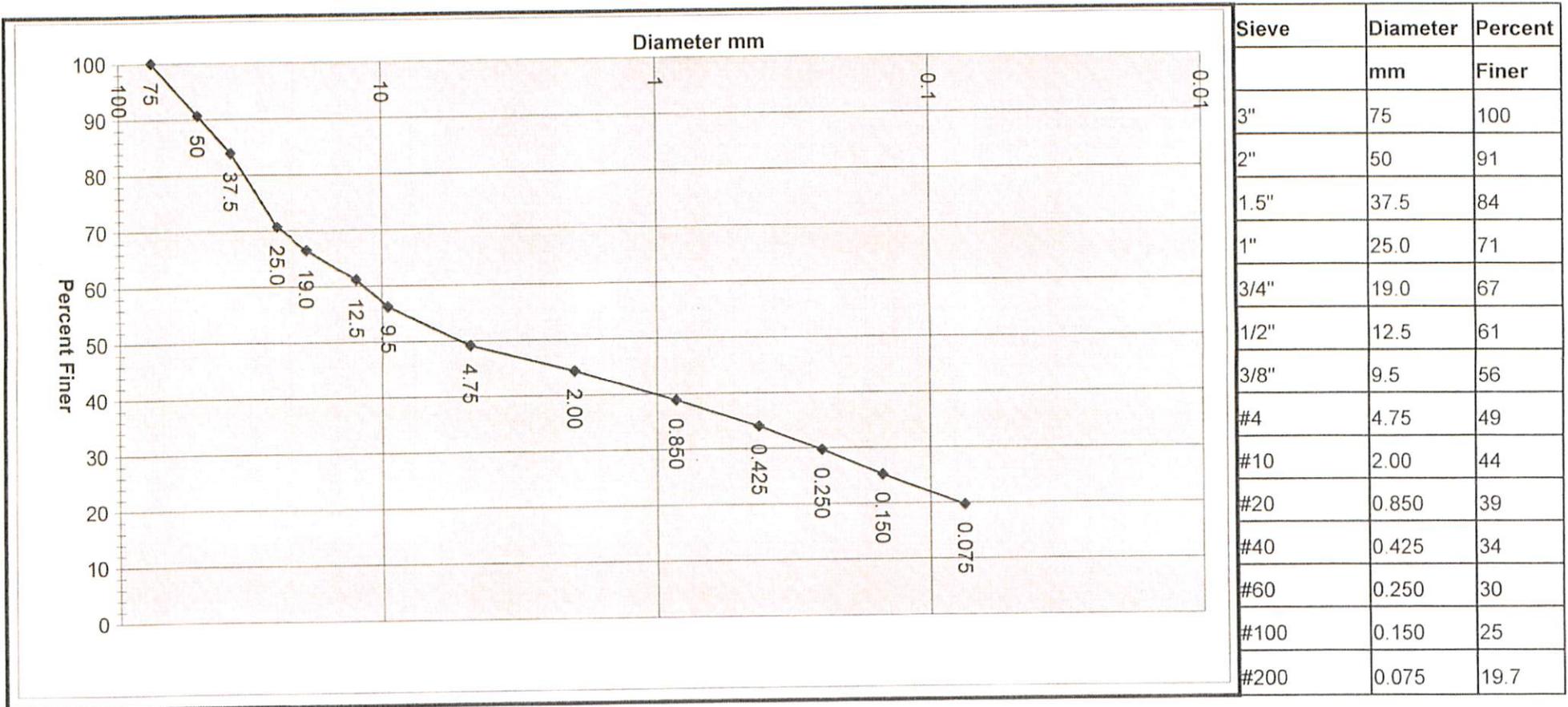
Sample Date: 7/29/2025

Proj. no: 25058



HANSEN ENGINEERING, INC.

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



Client: **Wilmington Development**

Soil Description: Silty Gravel with Sand

Project: Maxwell Sumner

Unified Classification: GM

Sample Location: TH #21 @ 8'

Sample appears to be non-plastic

Date: 8/11/2025

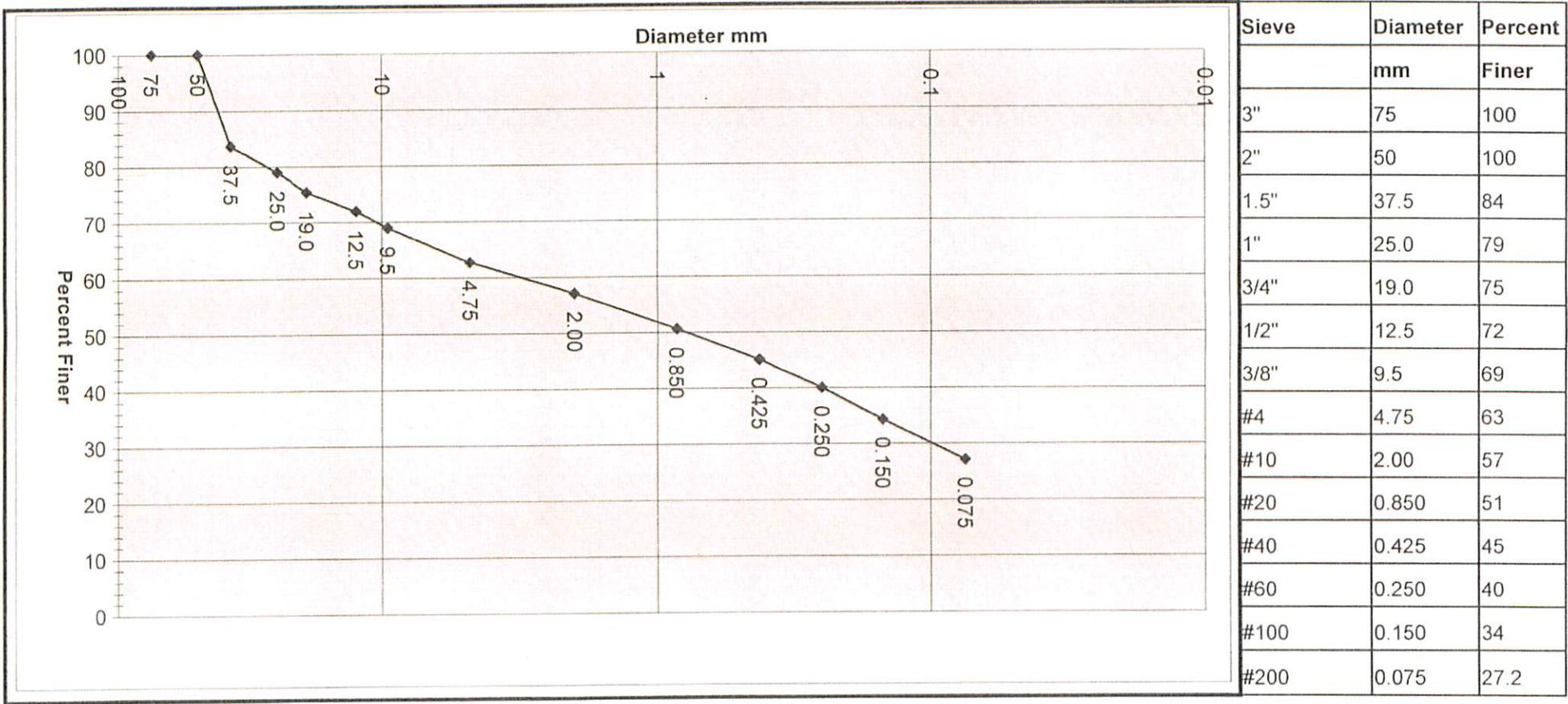
Sample Date: 7/28/2025

Proj. no: 25058



HANSEN ENGINEERING, INC.

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



Client: **Wilmington Development**

Soil Description: Silty Gravel with Sand

Project: Maxwell Sumner

Unified Classification: GM

Date: 8/11/2025

Sample Location: TH #22 @ 8'

Sample appears to be non-plastic to very low PI

Sample Date: 7/29/2025

Proj. no: 25058

Cayman Reynolds

From: Tammy Simmons
Sent: Tuesday, February 3, 2026 3:13 PM
To: Cayman Reynolds
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Wilmington Hill CR

Follow Up Flag: Follow up
Flag Status: Completed

Hello Cayman,

PD&E is questioning why Sevenoaks Drive is not aligned to meet up with a future extension of W. Faith Road?

On the plan and profile for Longfield Street please show the catch points of the future road extension to determine if slope easements will be necessary. PD&E requests the cul-de-sac for Dartford Street be moved to adjoin the northern boundary of the subject parcel.

Based on the provided traffic analysis map Wilmington Drive, Longfield Street, and Folkestone Drive shall be constructed to residential subcollector standard in accordance with the 2022 Subdivision Construction Manual.

Thank you.

PD&E Review Team

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, February 2, 2026 12:39 PM
To: Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; ospdesign@gci.com; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fire Code <Fire.Code@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; mschoming@crweng.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>
Subject: RFC Wilmington Hill CR

Hello,

Cayman Reynolds

From: Gary LoRusso <garyl@keystonesurveyak.com>
Sent: Tuesday, February 3, 2026 3:47 PM
To: Cayman Reynolds
Cc: 'Maxwell Sumner'; 'Curt Holler'
Subject: RE: RFC Wilmington Hill CR

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

W. Faith Road can curve to line up with Seven oaks or use tee intersections to slow traffic etc. Plenty of room. W. Faith was established to accommodate a waiver without much thought to future development. IF that tax parcel were to subdivide they would want to utilize 2 sides of a road, not one. Its too expensive and poor planning any other way. Besides, like I said, if they were to develop they could curve into Seven Oaks which is more economical and aesthetically pleasing. There is almost 1000' for that to happen in. The location of Seven Oaks WAS PLANNED with the adjoining property in mind so that a standard 1 acre lot would fit nicely south of that connection (322.4' x 135'). This is something that I wish other developments would consider instead of placing future connections where they don't work for the ad joiner. I constantly have to fight this.

Curt Holler is cc'd here for the catch points and Max Sumner is cc'd here for the adding in road by moving c-d-s.

Thanks Cayman

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Tuesday, February 3, 2026 3:26 PM
To: Gary LoRusso <garyl@keystonesurveyak.com>
Subject: FW: RFC Wilmington Hill CR

Hello,

Please see the below comment for your visibility

Thank you,



Cayman Reynolds
Platting Division
Platting Technician

Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
(907) 861-7872
Cayman.Reynolds@matsugov.us

From: Tammy Simmons <Tammy.Simmons@matsugov.us>
Sent: Tuesday, February 3, 2026 3:13 PM
To: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels

Cayman Reynolds

From: Curt Holler <holler@mtaonline.net>
Sent: Thursday, February 12, 2026 9:54 AM
To: Cayman Reynolds
Cc: Maxwell Sumner; 'Gary LoRusso'
Subject: Re: RFC Wilmington Hill CR
Attachments: N Longfield Street 2-12-26.pdf

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

Hello Cayman-

Regarding recent DPE review comments for Wilmington Hill:

"On the plan and profile for Longfield Street please show the catch points of the future road extension to determine if slope easements will be necessary." No slope easements will be required, construction methods are intended to address this as shown in the attached drawing and throughout the project. The future portion as presented will have a fill at the property line of 4.5'; due to a large terrain drop at a heavy skew angle, one side of the road is a minor fill and the other a near-zero cut. Both the cut side and uphill side fit within the ROW itself and no easements will be needed. The road design drawing has been updated with a more accurate example future cross section at the property line, utilizing the same vertical design.

"Based on the provided traffic analysis map Wilmington Drive, Longfield Street, and Folkestone Drive shall be constructed to residential subcollector standard in accordance with the 2022 Subdivision Construction Manual"
This is the plan for construction.

Thanks,

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

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Monday, February 23, 2026 4:50 PM
To: Cayman Reynolds
Cc: OSP Design Group
Subject: RE: RFC Wilmington Hill CR
Attachments: Agenda Plat.PDF

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

Cayman,

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: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, February 2, 2026 12:39 PM
To: Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; mearow@mea.coop; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fire Code <Fire.Code@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; mschoming@crweng.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>
Subject: RFC Wilmington Hill CR

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

Hello,

The following link is a request for comments for the proposed Wilmington Hill.

Please ensure all comments have been submitted by February 23, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

 [Wilmington Hill](#)

Feel free to contact me if you have any questions.

Cayman Reynolds

From: MEAROW <MEAROW@mea.coop>
Sent: Monday, February 23, 2026 3:52 PM
To: Cayman Reynolds
Subject: Re: RFC Wilmington Hill CR

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

Cayman,

I would like to submit the following comment: When a work order is opened with MEA an Engineer would assess the utility easements and at that time it may be recommended that an easement may be placed along the northern boundary along L16 B2, L1 B3, L33 B3, L7 B4 to extend service.

Thank you.

Sarah Brandt

Land Services Manager
Office: 907-761-9265
Cell: 907-715-8049
Sarah.Brandt@mea.coop



From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Monday, February 2, 2026 12:38 PM
To: Brian Davis <Brian.Davis@matsugov.us>; Chad Cameron Contact <ccameron@palmerak.org>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; eric.r.schuler@usps.gov <eric.r.schuler@usps.gov>; matthew.a.carey@usps.gov <matthew.a.carey@usps.gov>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; Erin Ashmore <Erin.Ashmore@matsugov.us>; MEAROW <MEAROW@mea.coop>; row@mtasolutions.com <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com <andrew.fraiser@enstarnaturalgas.com>; row@enstarnaturalgas.com <row@enstarnaturalgas.com>; ospdesign@gci.com <ospdesign@gci.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Fire Code <Fire.Code@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; mschoming@crweng.com <mschoming@crweng.com>; Tawnya Hightower <Tawnya.Hightower@matsugov.us>
Subject: RFC Wilmington Hill CR

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

Hello,



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

February 23, 2026

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 and abbreviated plats and has no comments or recommendations.

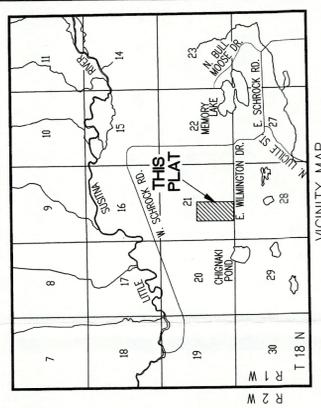
- **Wilmington Hill**
(MSB Case # 2026-003)
- **Houston Rail NW Subdivision**
(MSB Case # 2026-008)
- **Mountain Top Acres Addition 1**
(MSB Case # 2026-009)
- **Estates at Lake Lucille RSB B/2 L/9**
(MSB Case # 2026-011)
- **Stockland's**
(MSB Case # 2026-022)
- **Scott Lake Addition 2 Lot 1A & 1B Block 2**
(MSB Case # 2026-014)
- **Excalibur Estates**
(MSB Case # 2026-015)

If you have any questions, please feel free to contact me at (907) 252-1294 or by email at skylar.furlong@enstarnaturalgas.com.

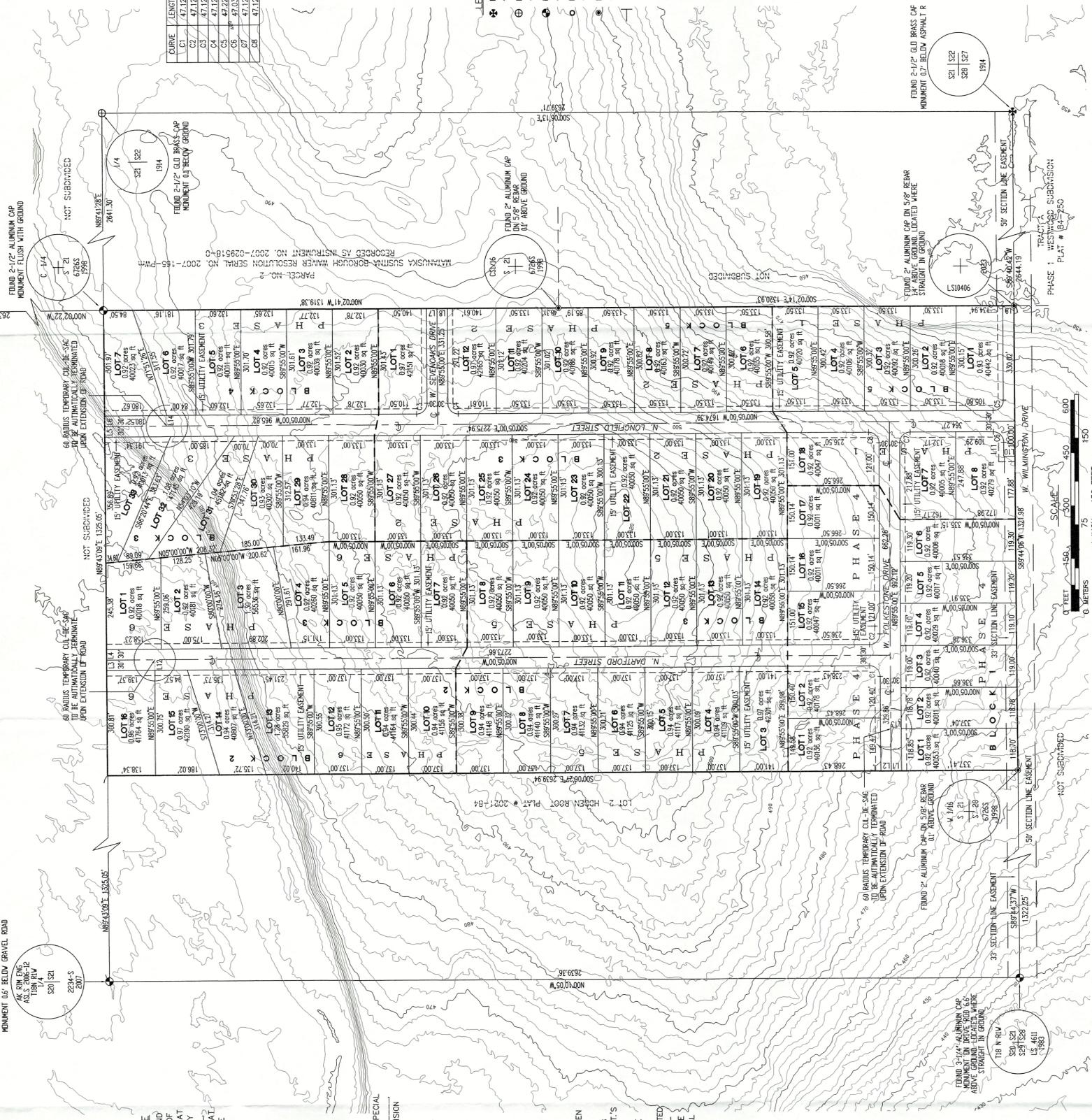
Sincerely,

A handwritten signature in cursive script that reads "Skylar Furlong".

Skylar Furlong
Environmental Permitting & Compliance Specialist
ENSTAR Natural Gas Company, LLC



VICINITY MAP
SCALE 1" = 1 MILE



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	47.12	30.00'	90.0000'	42.43°	44.455000'E	
C2	47.12	30.00'	90.0000'	42.43°	54.655000'E	
C3	47.12	30.00'	90.0000'	42.43°	54.655000'E	
C4	47.12	30.00'	90.0000'	42.43°	54.655000'E	
C5	47.12	30.00'	90.0000'	42.43°	54.655000'E	
C6	47.12	30.00'	90.0000'	42.43°	54.655000'E	
C7	47.12	30.00'	90.0000'	42.43°	54.655000'E	
C8	47.12	30.00'	90.0000'	42.43°	54.655000'E	

LINE TABLE

LINE	LENGTH	BEARING
L1	30.00'	S00°06'31"E
L2	30.00'	S00°05'35"E
L3	30.00'	S89°43'09"W
L4	30.00'	S89°43'09"W
L5	30.00'	S89°43'09"W
L6	30.00'	S89°43'09"W
L7	30.00'	N00°02'44"W
L8	33.00'	N00°04'40"W
L9	33.00'	N00°05'00"W
L10	33.00'	N00°05'00"W
L11	40.10'	N89°44'06"E
L12	30.00'	N89°45'00"E
L13	30.00'	S00°05'00"E
L14	30.00'	N89°45'00"E

- LEGEND**
- ★ FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
 - ⊕ FOUND BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
 - ⊙ FOUND ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
 - FOUND 2-1/2" OF ALUMINUM PIPE AS SHOWN AND DESCRIBED
 - ⊖ FOUND 2" ALUMINUM CAP MONUMENT ON 5/8" REBAR AS SHOWN AND DESCRIBED
 - ⊔ SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP
 - ⊕ KEYSTONE L5730

Agenda Copy
RECEIVED
MAY 07 2026
PLATTING

WILMINGTON HILL
A SUBDIVISION OF THE
E1/2 SW 1/4 SECTION 21, T. 18 N., R. 1 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 80.0 ACRES, MORE OR LESS

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

DRAWN BY: GLO
CHECKED BY: GLO
DATE: 12/21/25
SCALE: 1 INCH = 150 FEET
DRAWING: 7330-S
SHEET 1 OF 1

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

SIGNATURE _____ DATE _____
NAME/TITLE _____ DATE _____
WILMINGTON DEVELOPMENT, LLC
P.O. BOX 877992
WASILLA, ALASKA 99687
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____
DAY OF _____, 20____
FOR _____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

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

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

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

DATE _____ BOROUGH TAX COLLECTION OFFICIAL

NOTES

- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE WHICH ARE THE RESPONSIBILITY OF THE LANDOWNER. IT IS THE LANDOWNER'S RESPONSIBILITY TO DETERMINE WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- EASEMENTS OF RECORD NOT PLOTTED HEREON:

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

7330-S - GARY LORUSSO
REGISTERED LAND SURVEYOR
DATE _____

