AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Tyler Young

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
Reggie Carney, District 4
Chair Michelle Traxler, District 5
Steve Kevan, District 6
Roman Fonov, District 7
Karla McBride, Alternate A
Igor Galloway, Alternate B

PLATTING BOARD AGENDA
ASSEMBLY CHAMBERS
350 E DAHLIA AVENUE PALMER

PLATTING BOARD MEETING 1:00 P.M. July 16, 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)
(Please note that the Borough has experienced intermittent technical difficulties with the telephonic system and it is being provided as a courtesy, and only if working at the time of hearing. The hearing may proceed even if the telephonic system is not working. If you would like to be sure your comments are considered by the Board, submit them to the email address above by noon the business day prior to the meeting or present your comments in person)

- 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. July 2, 2026

3. AUDIENCE PARTICIPATION & PRESENTATIONS
A. **PERSONS TO BE HEARD (**Three minutes per person for Items not scheduled for public hearing)

4. UNFINISHED BUSINESS
(None)

5. RECONSIDERATIONS/APPEALS
(None)

6. PUBLIC HEARINGS
A. **PRIMROSE POINT PHASE 4:** The request is to relocate an internal road in the last phase of Primrose Point MSP, Tract D, Primrose Point PH 1 (Plat #2008-25),(Tax ID#6791000T00D), to be known as **Primrose Pointe Phase 4**. Pursuant to Title 43.15.049(G)(2)(d) the proposed change will require board approval. The property is located directly north of W. Lone Cub Drive and south of W. Ashbrook Drive; within the SE ¼ Section 4, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District 4. *(Petitioner/Owner: Crosstown Communities, LLC, Staff: Chris Curlin, Case # 2026-032)*

B. **SUNSHINE MEADOWS PHASE 2:** The request is to create nine lots from Tract 1A, Sunshine Meadows Phase 3, Plat #2014-30, to be known as **SUNSHINE MEADOWS PHASE 2,** containing 14.84 acres +/-. The property is located south of W King Arthur Drive, east of N White Rabbit Drive, and north of W Cheri Lake Drive (Tax ID #7282000T001A); within the NW ¼ Section 36, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7. *(Petitioner/Owner: John Gourley, Staff: Matthew Goddard, Case # 2026-053)*

C. **STARLIGHT SUBDIVISION:** The request is to create 184 lots and 2 tracts from Parcels 17N02W31D002, 17N02W31D003, and 17N02W31C002 to be known as **STARLIGHT SUBDIVISION**, containing 200.00 acres +/-. The plat is located directly north of West Carmel Rd, west of South Knik Goose Bay Road, and south of West Sunset Avenue, located within the SW ¼ Section 31, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. *(Petitioner/Owner: JRK Group LLC, Staff: Cayman Reynolds, Case # 2026-057)*

D. **SHADOW MOUNTAIN CIRCLE:** The request is to grant a public use easement over a portion of Government Lot 11 and Tax Parcel D6, The proposed public use easement is to allow proper alignment of an access road to be constructed as part of the proposed Shadow Mountain Estates Subdivision. The property is located north of Knik River, south and west of Bodenburg Creek, and directly east of S Old Glenn Highway (Tax ID #17N02E35D004 / D006); within the SE ¼ Section 35, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte

Community Council and in Assembly District #1. *(Petitioner/Owner: Doris Armstrong / Suzanne Forster, Staff: Matthew Goddard, Case # 2026-058)*

E. **SHADOW MOUNTAIN ESTATES:** The request is to create 6 lots from Tract B-1, DOW Homestead, Plat #2000-122, to be known as **SHADOW MOUNTAIN ESTATES,** containing 8.76 acres +/-. Access for all lots is from a proposed street on the northern boundary of the property. The property is located north of Knik River, south and west of Bodenburg Creek, and directly east of S Old Glenn Highway (Tax ID #5061000T00B-1); within the NE ¼ Section 02, Township 16 North, Range 02 East, Seward Meridian, Alaska. In Community Council #2 Butte and in Assembly District #1. *(Petitioner/Owner: MCK LLC, Staff: Matthew Goddard, Case # 2026-060)*

F. **TREASURE TROVE:** The request is to create 3 tracts from Tax Parcel D1 and Lots 12 & 13, Block 8, Treasure Island (Plat#71-31), (Tax ID #'s 6319B08L012, 6319B08L013 & 18N02W22D001), and dedicate and construct a turn-around for N. Treasure Street, to be known as **Treasure Trove** containing 62.06 acres +/-. The property is located directly south of N. Anchor Circle and directly west of N. Treasure Street; within the SE ¼ Section 22, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7. *(Petitioner/Owner: Crosswinds Family Trust, Staff: Chris Curlin, Case # 2026-059)*

G. **ALASKA SUNRISE:** The request is to create six lots and two tracts from Parcel 2, MSB Waiver 86-54PWm, recorded as (86-194W), (Tax ID# 17N03E19C006) to be known as **ALASKA SUNRISE** containing 109.4 acres +/-, and construct and dedicate a portion of E. Plumley Road. The property is located directly north of E. Plumley Road and directly east of S. Henry Way; within the SW ¼ and SE ¼ Section 19, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District 1. *(Petitioner/Owner: Lucille T. Frey Rev Trust, Staff: Chris Curlin, Case # 2026-061)*

H. **FAIRVIEW PARKS MSP:** The request is to create 12 lots by a six-phase masterplan from Parcels 1 & 2, MSB Waiver #80-9-PWm, recorded as 80-34w and Tracts C1, C2, C3, MSB Waiver #2000-43-PWm, Recorded at Book 1060, Page 309, to be known as **FAIRVIEW PARKS MSP,** containing 73.26 acres +/-. The property is located NORTHO F e Fairview Loop, south of E Parks Highway, and east of S Seward Meridian Parkway (Tax ID # 17N01E18A004, A005, A012, A013, & A014); within the NE ¼ Section 18, Township 17 North, Range 01 East, Seward Meridian, Alaska. In Community Council #22 Gateway and in Assembly District #3. *(Petitioner/Owner: William Tucker, Fairview Parks Investors, Staff: Matthew Goddard, Case # 2026-062)*

I. **MONTANA SUNSHINE:** The request is to create eight lots from Parcel 24N04W21B003, to be known as **MONTANA SUNSHINE**, containing 38.09 acres +/-. The plat is located directly south of East Romano Avenue, east of South Talkeetna Spur Road, and west of Montana Creek, located within the NW ¼ Section 21, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7. *(Petitioner/Owner: Wendy Sutherland, Staff: Cayman Reynolds, Case # 2026-064)*

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: Tyler Young & Clerk: Kayla Smith)*

- August 6, 2026, Platting Board Meeting, we have 1 cases to be heard.
  - K & K Estates

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

MATANUSKA-SUSITNA BOROUGH **REGULAR MEETING**
PLATTING BOARD MINUTES **July 2, 2026**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on July 2, 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. Chris Chiavetta, District Seat #1
Mr. Michael Gillson, District Seat #3
Mr. Reggie Carney, District Seat #4
Ms. Michelle Traxler, District Seat #5
Mr. Roman Fonov, District Seat #7
Ms. Karla McBride, Alternate A

Platting Board members absent and excused were:

Mr. Michael Liebing, District Seat #2
Mr. Steve Kevan, District seat #6
Mr. Igor Galloway, Alternate B

Platting Board members absent were:

Staff in attendance:

Mr. Tyler Young, Platting Officer
Ms. Kayla Smith, Platting Board Clerk
Mr. Matthew Goddard, 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 Chiavetta made motion to approve the Agenda. Platting Member McBride seconded.

VOTE: The Agenda were approved unanimously.

2. APPROVAL OF MINUTES

- June 18, 2026

MOTION: Platting Member McBride made motion to approve the Minutes presented. Platting Member Carney seconded.

DRAFT

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. **ASLS 2019-69**: The request is to vacate the existing public use easement and dedicate right-of-way following the existing E Hillside Drive and to create 2 lots from Parcel A3 (S ½ NE ¼ & SE ¼), to be known as ASLS 2019-69, containing 238.39 acres +/-. The property is located east of S Talkeetna-Spur, north of E. Hillside Drive, and directly west of S Mt Hunter Drive (Tax ID #24N04W04A003); within the E ½ Section 04, Township 24 North, Range 04 West, Seward Meridian, Alaska. In Community Council #12 Susitna and in Assembly District #7. *(Petitioner/Owner: State of Alaska DNR, Staff: Matthew Goddard, Case # 2026-031)*

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

Kayla Smith provided the mailing report:
- Stating that 60 public hearing notices were mailed out on April 28, 2026.

Staff gave an overview of the case:
- Staff recommends approval with findings and conditions as written.

Chair Traxler invited the petitioner/petitioner's representative to speak.

The petitioner's representative Rick Wentworth spoke.

Platting Member Carney had questions.

Chair Traxler opened the public hearing for public testimony,
The following persons spoke:
- Gary LoRusso

Discussion ensued

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.

DRAFT

The petitioner's representative spoke.

Discussion ensued.

MOTION: Platting Member Chiavetta made a motion to approve the preliminary plat of ASLS 2019-69. Platting Member Gillson seconded the motion.

VOTE: The motion passed without objection.

MOTION: Platting Member Chiavetta made a motion to approve the vacation of Public Use Easements of the preliminary plat of ASLS 2019-69. Platting Member Carney seconded the motion.

VOTE: The motion passed without objection.

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

(None)

7. ITEMS OF BUSINESS & MISCELLANEOUS

(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer Tyler Young mentioned some new dates that may or may not work for training from the Borough Attorneys. Platting Clerk, Kayla Smith informed the board of upcoming items:

- There is 9 cases for July 16, 2026 Platting Board.
  - Primrose Point Phase 4
  - Alaska Sunrise
  - Fairview Parks MSP
  - Montana Sunshine
  - Starlight
  - Sunshine Meadows Phase 2
  - Shadow Mountain PUE
  - Treasure Trove
  - Shadow Mountain Estates

DRAFT

9. BOARD COMMENTS.
(None)

10. ADJOURNMENT
With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:59** PM.

DRAFT

MICHELLE TRAXLER
Platting Board Chair

ATTEST:

KAYLA SMITH
Platting Board Clerk

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 16, 2026

PRELIMINARY PLAT:	PRIMOSE POINT PHASE 4
LEGAL DESCRIPTION:	SEC 4, T17N, R01W, S.M, AK
PETITIONERS:	CROSSTOWN COMMUNITIES, LLC
SURVEYOR:	ACUTEK GEOMATICS
ENGINEER:	PANNONE ENGINEERING SERVICES, LLC
ACRES: 11.8 +/-	PARCELS: 22
REVIEWED BY:	CHRIS CURLIN CASE #: 2026-032

REQUEST:
The request is to relocate an internal road in the last phase of Primrose Point MSP, Tract D, Primrose Point PH 1 (Plat #2008-25),(Tax ID#6791000T00D), to be known as **Primrose Pointe Phase 4.** Pursuant to Title 43.15.049(G)(2)(d) the proposed change will require board approval. The property is located directly north of W. Lone Cub Drive and south of W. Ashbrook Drive; within the SE ¼ Section 4, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District 4.

EXHIBITS:

Vicinity Map and Aerial Photos	**Exhibit A** – 4 pgs
Soils Report	**Exhibit B** – 5 pgs
ADT Analysis	**Exhibit C** – 1 pg
Previous and Proposed Design	**Exhibit D** – 2 pgs

COMMENTS:

MSB Pre-Design and Engineering	**Exhibit E** – 1 pg
MSB Permit Center	**Exhibit F** - 1 pg
Utilities	**Exhibit G** - 4 pgs
Public	**Exhibit H** - 4 pgs

DISCUSSION: The proposed subdivision is creating 22 lots ranging in size from 20,000 square feet to 20,140 square feet +/-. The subdivision was approved with the internal cul-de-sac location further south. Pursuant to MSB 43.15.045(G)(2)(d) Proposed right-of-way or easements may be moved up to 60 feet if approved by the platting officer. The proposed relocation is beyond 60 feet and will require board approval.

Soils Report: A geotechnical report was submitted **(Exhibit B)**, pursuant to MSB 43.20.281(A). Steven Pannone, PE, Pannone Engineering Services, notes three test holes were excavated. No groundwater was encountered. Test hole location map and soils logs are included in the exhibit. In the report the Engineer

states that each lot has 10,000 square feet of contiguous useable septic area and 10,000 square feet of useable building area.

COMMENTS:

MSB DPW Pre-Design and Engineering: **(Exhibit E)** As previously commented on June 2, 2026, the portion of Lone Cub Drive fronting this subdivision is classified on the MSB OSHP as a minor collector. PD&E suggests lot 20 should take access to Ashbrook Dr. and lots 16 & 17 and lots 18 & 19 share common accesses to Lone Cub Drive. Please note that per 2022 Subdivision Construction Manual A04.3 (c) space shall be provided on these lots for turn around so that vehicles will not have to back out onto minor collector streets.
Staff notes this issue was unresolved at the time this report was written. W. Lone Cub Drive is a City of Wasilla owned and maintained road.

MSB Permit Center: **(Exhibit F)** No comments from the Permit Center.

Utilities: **(Exhibit G)** In review GCI has no comments or objections to the plat, attached is the signed plat for your records. MTA has no comments. ENSTAR & MEA did not reply.

Public: **(Exhibit H)** Kristen Bates objects and shared additional pages of concerns. Ron Orbeck has concerns about the design of each property, sewer, water and mailboxes.
Staff notes this subdivision was previously approved and this platting action is to change the location of an internal road.

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

CONCLUSION

The plat of **PRIMROSE POINTE PHASE 4** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats. A soils report was submitted, legal and physical access exist, as-built survey, and topographic information were submitted. There were no objections received from borough departments, outside agencies, or utilities at the time of this staff report. This case is to approve or deny the relocation of an internal road.

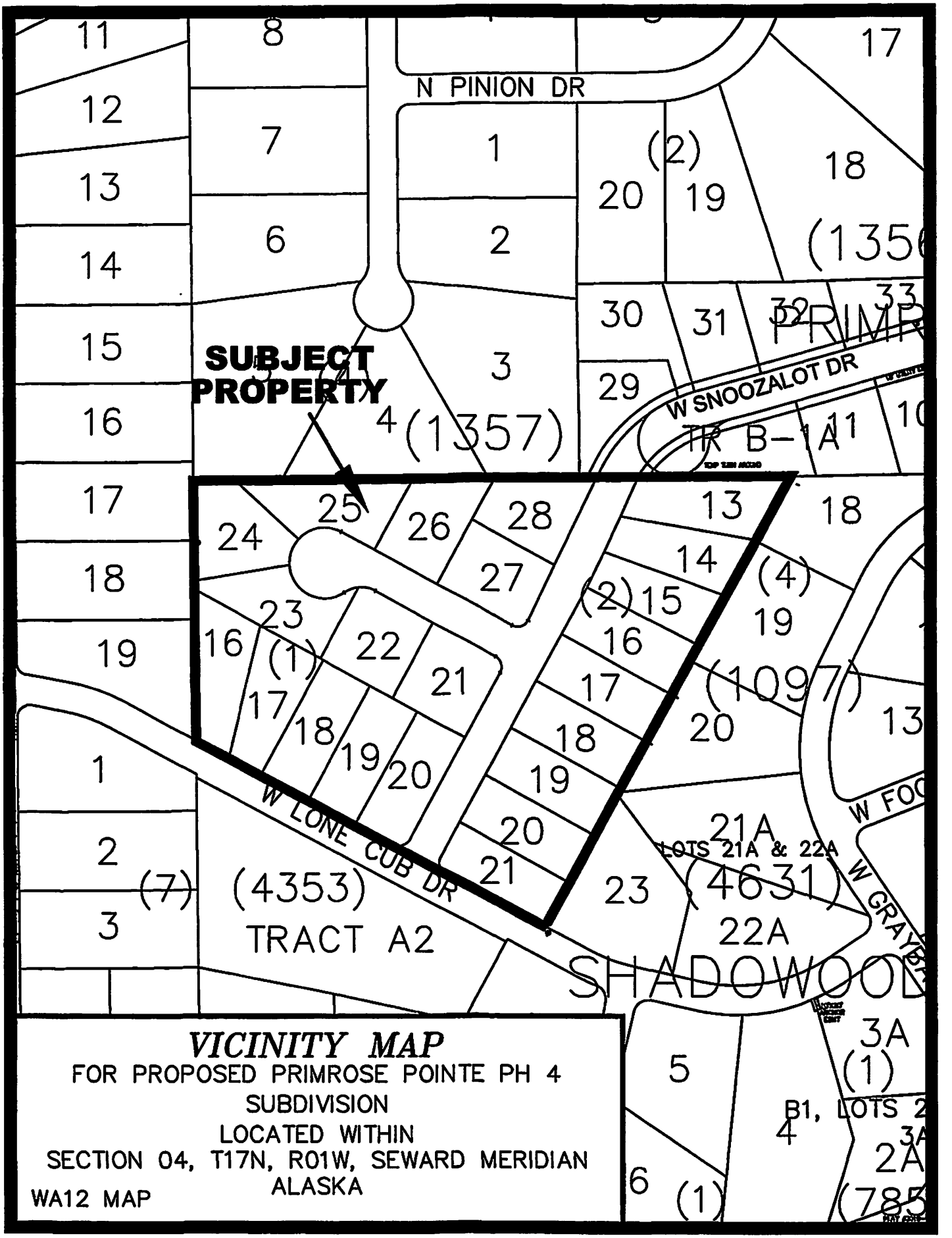
FINDINGS OF FACT:

1. The plat of **PRIMROSE POINTE PHASE 4** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. All lots will have the required frontage pursuant to MSB 43.20.320
3. A geotechnical report was submitted pursuant to MSB 43.20.281(A), all lots have the required septic areas.
4. W. Lone Cub Drive is a City of Wasilla owned and maintained road.
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, USACE, AKF&G, Community Development, or Assessments; the City of Wasilla; ENSTAR or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Preliminary Plat of PRIMROSE POINTE PHASE 4, Section 4, Township 17 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.
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. Construct internal roads and cul-de-sacs to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
   a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
   b) Arrange 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. 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 PRIMROSE POINTE PH 4
SUBDIVISION
LOCATED WITHIN
SECTION 04, T17N, R01W, SEWARD MERIDIAN
ALASKA

WA12 MAP

EXHIBIT A-1

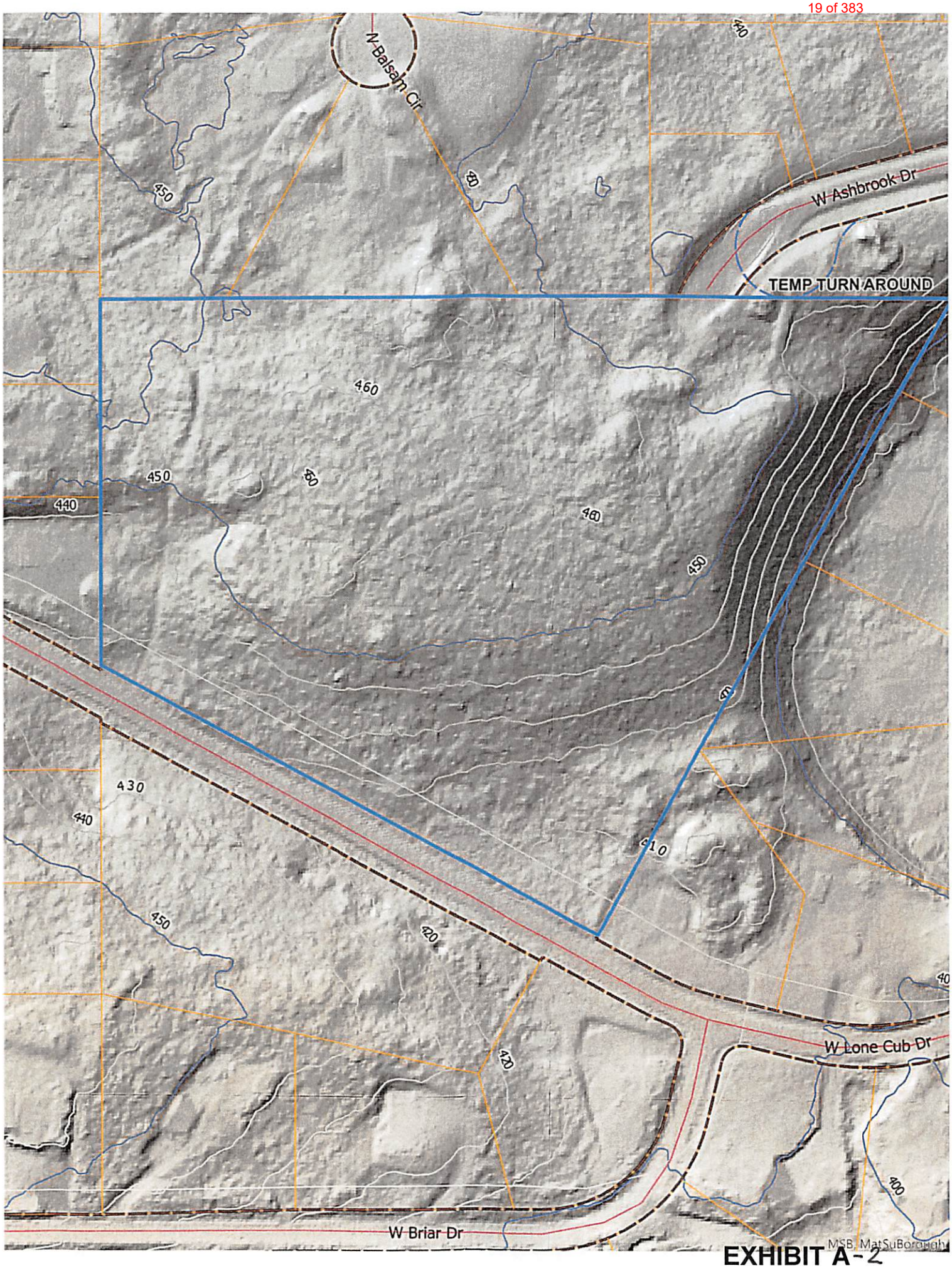

N Balsam Cir
W Ashbrook Dr
TEMP TURN AROUND
W Lone Cub Dr
W Briar Dr
MSB, MatSuBorough
440
450
460
430
420
410
400

EXHIBIT A-2

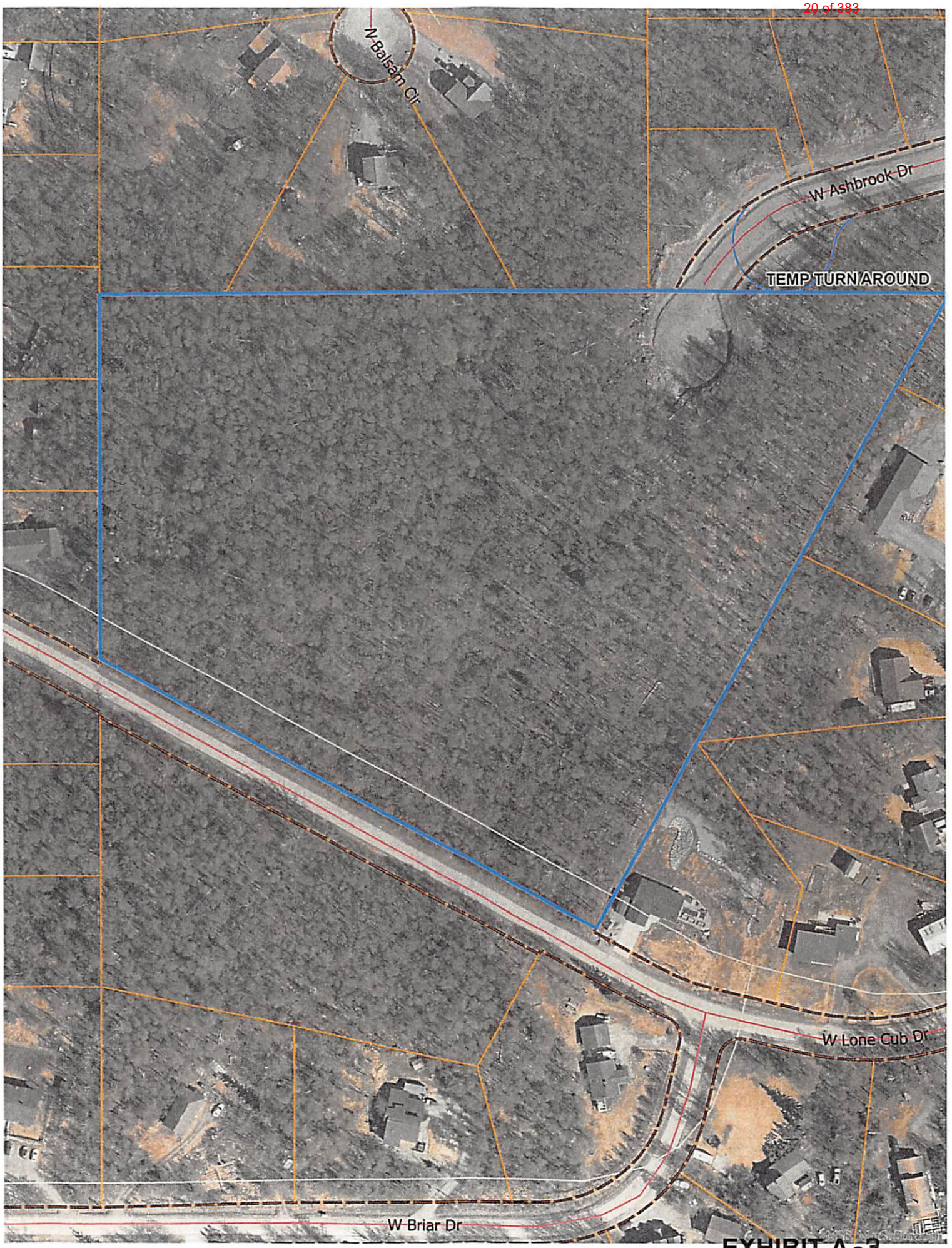

N Balsam Cir
W Ashbrook Dr
TEMP TURN AROUND
W Lone Cub Dr
W Briar Dr

EXHIBIT A-3

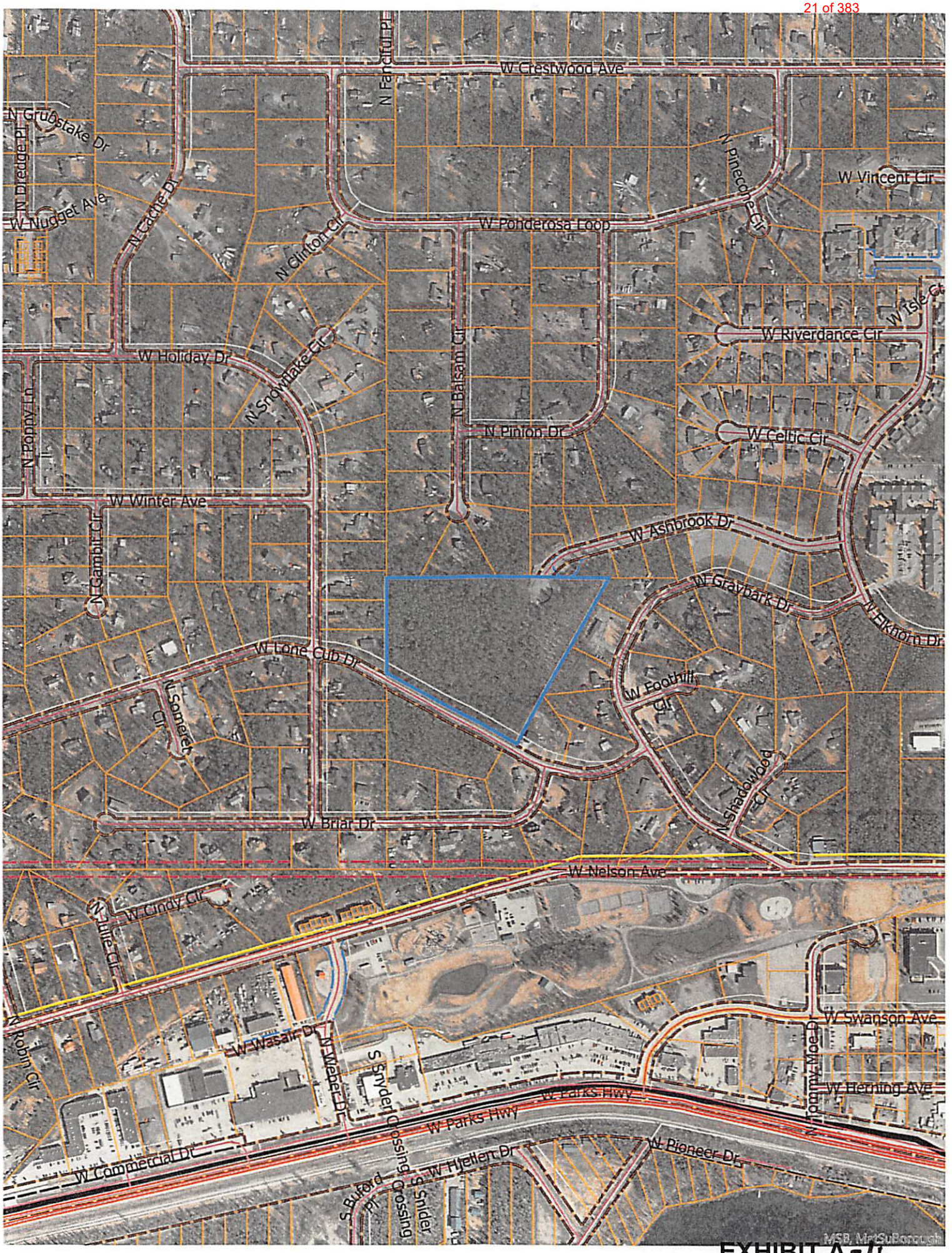

W Crestwood Ave
N Fairview Pl
N Grubstake Dr
N Dredger Pl
W Nugget Ave
N Cache Dr
N Clinton Cir
W Pohderosa Loop
N Pinecone Cir
W Vincent Cir
W Tsle Ct
W Riverdance Cir
N Balsam Cir
W Holiday Dr
N Snowtake Cir
N Poppy Ln
N Pinion Dr
W Celtic Cir
W Winter Ave
N Gambit Cir
W Ashbrook Dr
W Grayback Dr
W Elkhorn Dr
W Tone Cub Dr
N Somerset Cir
W Foothill Cir
N Shadowood Cir
W Briar Dr
W Nelson Ave
W Cindy Cir
N Julie Cir
W Swanson Ave
Robin Cir
W Wasair Dr
N Weber Dr
S Snyder Crossing
W Parks Hwy
Tammy Marie Dr
W Herning Ave
W Commercial Dr
W Pioneer Dr
S Buford Pl
S Snider
MSB, MatSuBorough

EXHIBIT A-4

Pannone Engineering Services LLC

Steven R. Pannone, Principal
Registered Professional Engineer
E-mail: steve@panengak.com

1 June, 2026

Subject: Primrose Pointe Phase 4
Useable Area, Soil Report

To whom it may concern,

This letter is intended to provide an engineer's opinion concerning the suitability of onsite soils for the proposed subdivision of Primrose Pointe Phase 1 Tract D. The subdivision will create Primrose Pointe Phase 4 containing twenty-two (22) new lots each containing approximately twenty thousand (20,000) square feet or one half (1/2) acres. This subdivision will be served by a municipal water system owned and operated by the City of Wasilla. There are no bodies of water or wetlands within the boundary of subdivision or within two hundred (200) feet of the subdivision boundary. Topography can be characterized as sloping terrain. Steeper portions of the proposed development range from 20-50%. There is adequate useable building and septic area on these lots as the steeper portions are located along the eastern boundary of the development.

Three (3) test pits were excavated within the boundary of the proposed subdivision by Arc Terra Consulting, LLC. The results of the soil logs are attached to this report, and their approximate locations are shown on the attached drawings. Based on the soil logs, groundwater and impermeable soil were not encountered.

TH18-1 was excavated to a depth of thirteen (13) feet below ground surface (BGS) and yielded a percolation rate of sixteen (16) minutes per inch (mpi).

TH 18-2 was excavated to a depth of thirteen (13) feet BGS and yielded a percolation rate of nineteen (19) mpi.

TH 18-3 was excavated to a depth of seventeen (17) feet BGS and the soil was visually classified as SW/GW.

Based on these test pits and our knowledge of the area, the soils within the boundary of this subdivision are suitable for onsite wastewater treatment systems. In accordance with title 43.20.281 (A)(2). Each of the proposed lots has at least ten thousand (10,000) square feet of useable septic area.

If you have any questions or concerns, please contact me at (907) 745 8200.

Sincerely,

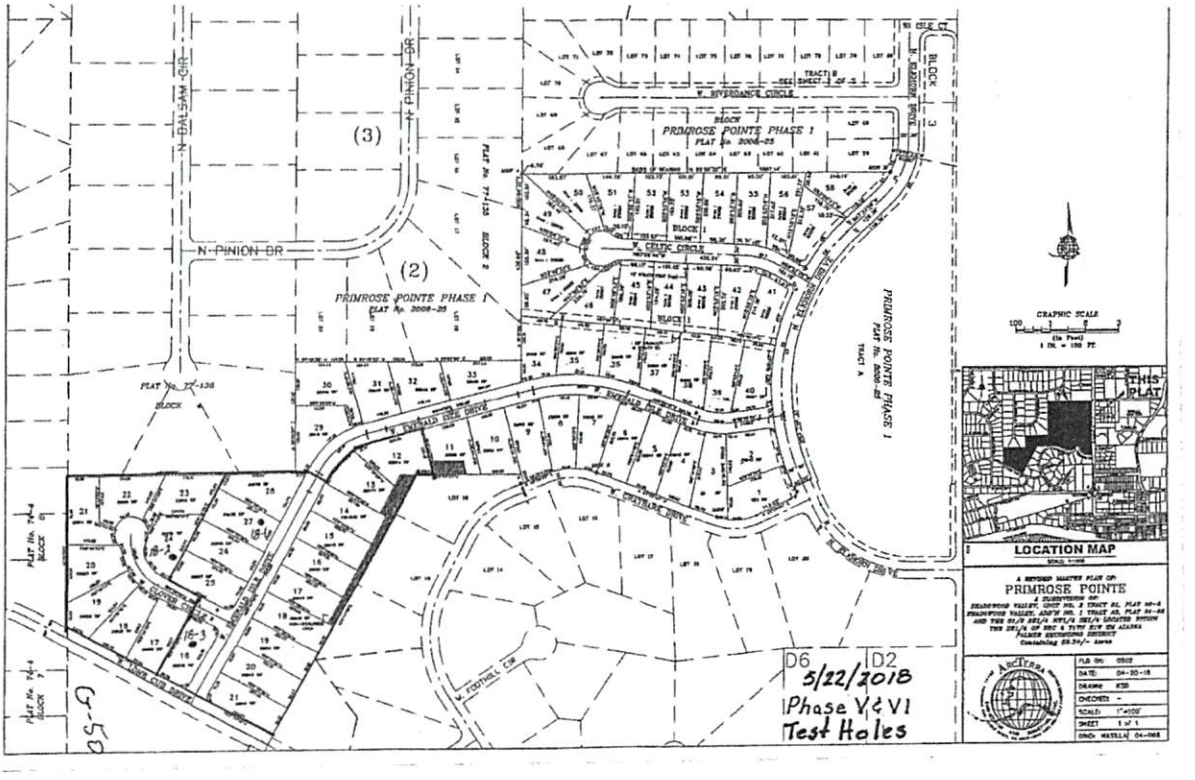
Aaron Paradis

Aaron C. Paradis, EIT
Project Engineer
1 June, 2026

Steven R. Pannone, PE F.ASCE
Principal Civil Engineer
1 June, 2026

RECEIVED
JUN 01 2026
PLATTING

EXHIBIT B-1


N-BALSAM-DR
N-PINION-DR
(3)
(2)
PRIMROSE POINTE PHASE 1
PLAT No. 2006-25
PRIMROSE POINTE PHASE 1
PLAT No. 2006-25
TRACT A
W. RIVERDANE CIRCLE
W. CRATER CIRCLE
W. RIVERDANE DRIVE
W. CRATER DRIVE
W. FOOTHILL CIR
PLAT No. 77-136
BLOCK
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT

ARCTERRA
CONSULTING, INC
212 E. 51st Ave, Anchorage, AK. 99503
Office (907) 868-3791, Fax (907) 868-3793

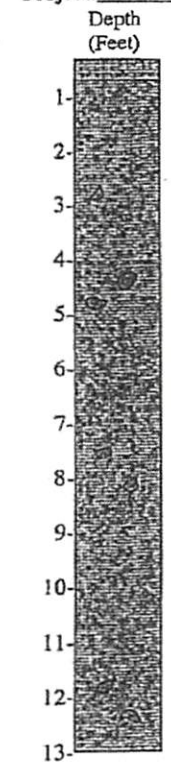
STATE OF ALASKA 49TH
KENNETH M. DUFFUS
7716
REGISTERED PROFESSIONAL ENGINEER
5/23/18

RECEIVED
JUN 01 2026
PLATTING

SOILS PERCOLATION TEST

Performed for: Shadowoods, LLC Date Performed: 05/11/18

Project: Primrose Pointe Phase V TEST HOLE # TH 18-1



SEE ATTACHED SITE PLAN FOR HOLE LOCATION

Was Ground water encountered? NO What depth? NA

Depth to water after monitoring? NA – NO MT Date? NA

Reading	Date	Gross Time	Net Time	Depth of Water	Net Drop
1	5/22/18	1:00	-	6"	-
2		1:30	30 min	4"	2"
3	*	1:31	-	6"	-
4		2:01	30 min	4"	2"
5	*	2:02	-	6"	-
6		2:32	30 min	4 1/16"	1 15/16"
7					
8					
9					
10					
11					
12					
*	Water	Added			

Percolation Rate 16 (min/in) Perc Hole Diameter 6"

Test Run Between 4 feet and 5 feet

I, Kenneth M. Duffus, certify that this test was performed in accordance with all State and Municipal guidelines in effect on this date.

G-47

EXHIBIT B-3

ARCTERRA
CONSULTING, INC
212 E. 51st Ave, Anchorage, AK. 99503
Office (907) 868-3791, Fax (907) 868-3793

STATE OF ALASKA 49TH
KENNETH M. DUFFUS
7118
5/23/18
REGISTERED PROFESSIONAL ENGINEER

SOILS PERCOLATION TEST

Performed for: Shadowoods, LLC Date Performed: 05/11/18

Project: Primrose Pointe Phase VI TEST HOLE # TH 18-2

SEE ATTACHED SITE PLAN FOR HOLE LOCATION

Was Ground water encountered? NO What depth? NA

Depth to water after monitoring? NA – NO MT Date? NA

Reading	Date	Gross Time	Net Time	Depth of Water	Net Drop
1	5/22/18	1:00	-	6"	-
2		1:30	30 min	4 5/16"	1 11/16"
3	*	1:31	-	6"	-
4		2:01	30 min	4 6/16"	1 10/16"
5	*	2:02	-	6"	-
6		2:32	30 min	4 6/16"	1 10/16"
7					
8					
9					
10					
11					
12					
*	Water	Added			

Percolation Rate 19 (min/in) Perc Hole Diameter 6"

Test Run Between 4 feet and 5 feet

I, Kenneth M. Duffus, certify that this test was performed in accordance with all State and Municipal guidelines in effect on this date.

G-48

EXHIBIT B - 4

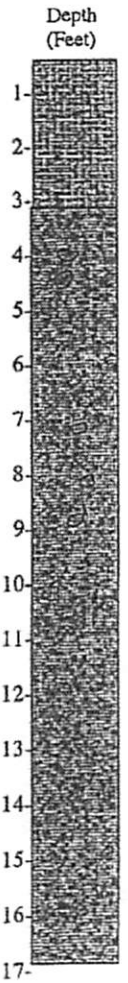
ARCTERRA
CONSULTING, INC
212 E. 51st Ave, Anchorage, AK. 99503
Office (907) 868-3791, Fax (907) 868-3793

SOILS PERCOLATION TEST

STATE OF ALASKA * 49TH * KENNETH M. DUFFUS 7116 REGISTERED PROFESSIONAL ENGINEER 5/23/18

Performed for: Shadowoods, LLC Date Performed: 05/22/2018

Project: Primrose Pointe Phase V TEST HOLE # TH18-3



SEE ATTACHED SITE PLAN FOR HOLE LOCATION

Was Ground water encountered? NO What depth? NA

Depth to water after monitoring? NA – NO MT Date? NA

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

VISUAL 150 SF/BDRM

Percolation Rate _____(min/in) Perc Hole Diameter___

Test Run Between ____feet and ____feet

I, Kenneth M. Duffus, certify that this test was performed in accordance with all State guidelines in effect on this date.

G-49

EXHIBIT B-5

Pannone Engineering Services LLC

Steven R. Pannone, Principal
Registered Professional Engineer
E-mail: steve@panengak.com

1 June, 2026

Subject: Primrose Pointe Phase 4
Average Daily Traffic

To whom it may concern,

The average daily traffic is estimated on the attached plan. All lots in the area are single family residential lots except for Primrose Retirement Community, see assumptions below. The proposed subdivision will contain twenty-two (22) new lots. A portion of the new lots will be located on a dead-end cul-de-sac withing the boundary of the proposed subdivision. Five (5) lots will have direct access to W. Lone Cub Drive. The twenty-two (22) new lots are estimated to generate two hundred and twenty (220) new trips.

As required, traffic estimates are shown at each intersection enroute to the nearest existing collector street or street of higher classification and at the existing residential collector streets. There are two nearby collector streets. To the south the nearest collector street is Nelson Avenue, and to the east is Lucille Street. It was assumed for the purpose of estimating that 50% of the new trips will be made to the east and 50% to the south.

Additional assumptions:

- All traffic from Briar Drive will exit to the east, to W. Lone Cub, to Graybark Drive, to W. Nelson Ave.
- Lots south of Foothill Circle will exit to the south and lots to the north of Foothill Circle will exit to the north.
- Lots along W. Lone Cub Drive, located west of the W. Holiday Drive intersection, are expected to exit to the west.
- Lots north of the W. Lone Cub Drive and W. Holiday Drive intersection are expected to exit to the north along W. Holiday Drive.
- All existing lots on Ashbrook Drive are expected to go south on N. Elkhorn Drive.
- Lots north of Ashbrook Drive on N. Elkhorn Drive are expected to exit to the north.
- For the purposes of this analysis. Only the southern driveway for primrose retirement community is expected to exit south on N. Elkhorn Drive. It is also estimated that this driveway will produce 100 trips per day.

If you have any questions or concerns, please contact me at (907) 745 8200.

Sincerely,

Aaron Paradis
Aaron C. Paradis, EIT
Project Engineer
1 June, 2026

SRP
Steven R. Pannone, PE F.ASCE
Principal Civil Engineer
1 June, 2026

P.O. Box 1807 Palmer, AK 99645
Telephone: (907) 745-8200 FAX: (907) 745-8201

EXHIBIT C

EXHIBIT D-1

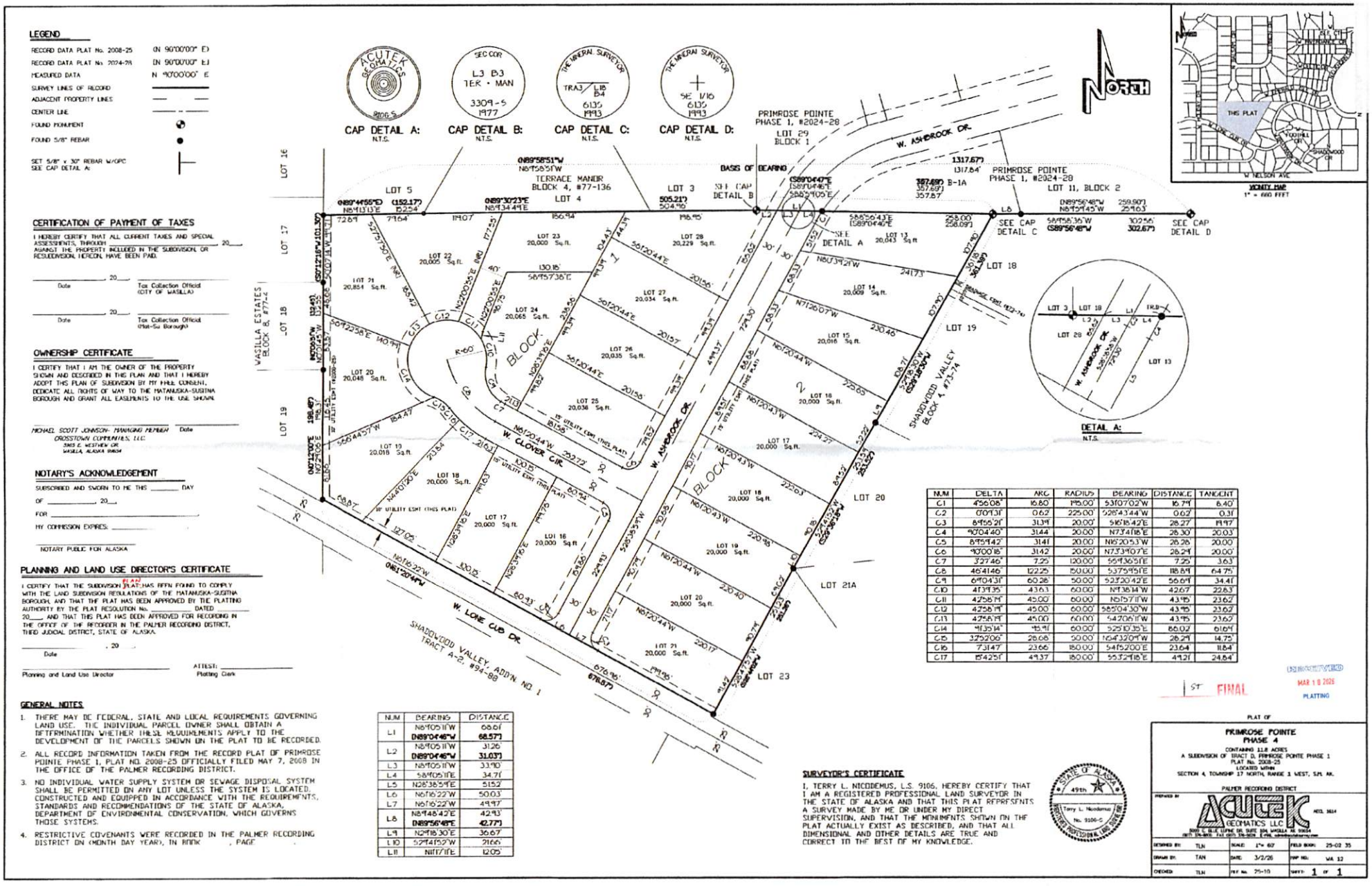
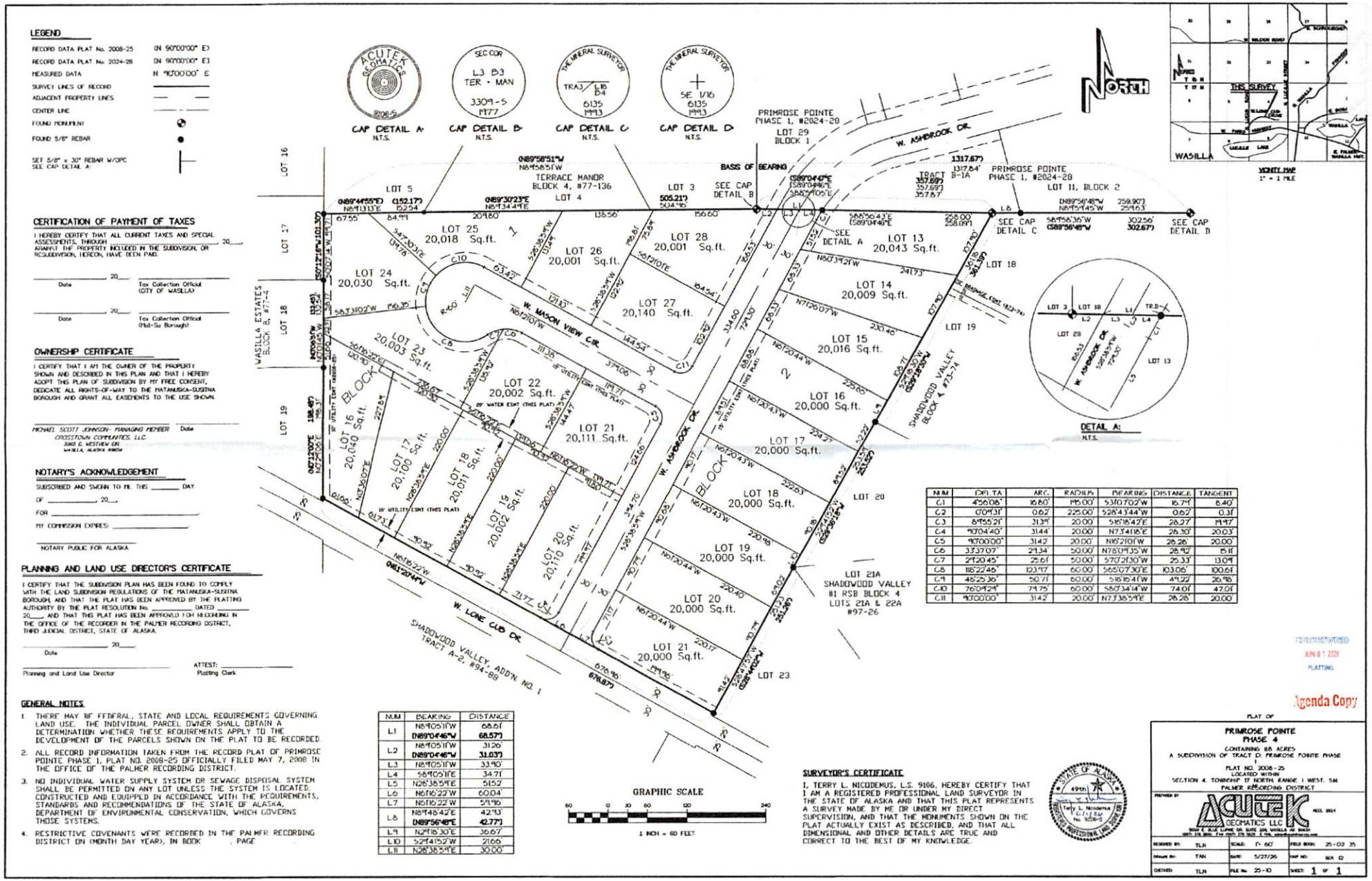

LEGEND
RECORD DATA PLAT No. 2008-25 (N 90°00'00" E)
RECORD DATA PLAT No. 2024-28 (N 90°00'00" E)
MEASURED DATA N 90°00'00" E
SURVEY LINES OF RECORD
ADJACENT PROPERTY LINES
CENTER LINE
FOUND MONUMENT
FOUND 5/8" REBAR
SET 5/8" x 30" REBAR W/CAP SEE CAP DETAIL A
CAP DETAIL A: N.T.S.
CAP DETAIL B: N.T.S.
CAP DETAIL C: N.T.S.
CAP DETAIL D: N.T.S.
NORTH
BASIS OF BEARING
PRIMROSE POINTE PHASE 1, #2024-28
LOT 29 BLOCK 1
W. ASHBROOK DR.
TERRACE MANOR BLOCK 4, #77-136
LOT 5
LOT 4
LOT 3
LOT 11, BLOCK 2
SEE CAP DETAIL A
SEE CAP DETAIL C
SEE CAP DETAIL D
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21A
LOT 23
LOT 18
LOT 19
LOT 20
VASILLA ESTATES BLOCK 8, #75-4
SHADOWOOD VALLEY BLOCK 4, #75-74
W. CLOVER CIR.
W. LONE CUB DR.
SHADOWOOD VALLEY ADDN. NO. 1 TRACT A-2, #94-88
BLOCK
R=60
DETAIL A: N.T.S.
VICINITY MAP
1" = 660 FEET
THIS PLAT
W. NELSON AVE
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
Tax Collection Official (CITY OF WASILLA)
Date
Tax Collection Official (Mat-Su Borough)
OWNERSHIP CERTIFICATE
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY 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.
MICHAEL SCOTT JOHNSON- MANAGING MEMBER
CROSSTOWN COMMUNITIES, LLC
3165 E. WESTVIEW DR
WASILLA, ALASKA 99654
Date
NOTARY'S ACKNOWLEDGEMENT
SUBSCRIBED AND SWORN TO ME THIS ____ DAY OF ____, 20__
FOR ____
MY COMMISSION EXPIRES: ____
NOTARY PUBLIC FOR ALASKA
PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THE SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY THE PLAT RESOLUTION No. ____ DATED ____ 20__ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
Date
Planning and Land Use Director
ATTEST: Platting Clerk
GENERAL NOTES
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. ALL RECORD INFORMATION TAKEN FROM THE RECORD PLAT OF PRIMROSE POINTE PHASE 1, PLAT NO. 2008-25 OFFICIALLY FILED MAY 7, 2008 IN THE OFFICE OF THE PALMER RECORDING DISTRICT.
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 GOVERNS THOSE SYSTEMS.
4. RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON (MONTH DAY YEAR), IN BOOK ____, PAGE ____
NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE | TANGENT
C1 | 4°56'08" | 16.80' | 195.00' | S31°07'02"W | 16.79' | 8.40'
C2 | 0°01'31" | 0.62' | 225.00' | S26°43'44"W | 0.62' | 0.31'
C3 | 8°55'21" | 31.39' | 20.00' | S16°18'42"E | 28.27' | 19.97'
C4 | 90°04'40" | 31.44' | 20.00' | N73°41'16"E | 28.30' | 20.03'
C5 | 89°59'42" | 31.41' | 20.00' | N16°20'53"W | 28.28' | 20.00'
C6 | 90°00'18" | 31.42' | 20.00' | N73°39'07"E | 28.29' | 20.00'
C7 | 3°27'46" | 7.25' | 120.00' | S59°36'51"E | 7.25' | 3.63'
C8 | 46°41'46" | 122.25' | 150.00' | S37°59'51"E | 118.89' | 64.75'
C9 | 6°10'43" | 60.28' | 50.00' | S23°20'43"E | 56.69' | 34.41'
C10 | 41°39'35" | 43.63' | 60.00' | N13°38'14"W | 42.67' | 22.83'
C11 | 42°58'19" | 45.00' | 60.00' | N51°57'11"W | 43.95' | 23.62'
C12 | 42°58'19" | 45.00' | 60.00' | S85°04'30"W | 43.95' | 23.62'
C13 | 42°58'19" | 45.00' | 60.00' | S47°06'11"W | 43.95' | 23.62'
C14 | 9°35'14" | 15.91' | 60.00' | S25°10'35"E | 86.02' | 61.64'
C15 | 37°52'06" | 28.68' | 50.00' | N04°32'09"W | 28.29' | 14.75'
C16 | 73°14'7" | 23.66' | 180.00' | S41°52'00"E | 23.64' | 11.84'
C17 | 15°42'51" | 49.37' | 180.00' | S53°24'18"E | 49.21' | 24.84'
NUM | BEARING | DISTANCE
L1 | N87°05'11"W | 66.61'
L1 | [N89°04'46"W] | [68.57']
L2 | N87°05'11"W | 31.26'
L2 | [N89°04'46"W] | [31.03']
L3 | N87°05'11"W | 33.90'
L4 | S87°05'11"E | 34.71'
L5 | N28°38'59"E | 51.52'
L6 | N01°16'22"W | 50.03'
L7 | N01°16'22"W | 49.97'
L8 | N87°48'42"E | 42.93'
L8 | [N89°56'48"E] | [42.77']
L9 | N2°18'30"E | 36.67'
L10 | S2°14'59"W | 21.66'
L11 | N11°17'11"E | 12.05'
SURVEYOR'S CERTIFICATE
I, TERRY L. NICODEMUS, L.S. 9106, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
STATE OF ALASKA 49th
Terry L. Nicodemus No. 9106-S
RECEIVED MAR 19 2026 PLATTING
1ST FINAL
PLAT OF
PRIMROSE POINTE PHASE 4
CONTAINING 11.8 ACRES
A SUBDIVISION OF TRACT D, PRIMROSE POINTE PHASE 1 PLAT No. 2008-25
LOCATED WITHIN SECTION 4, TOWNSHIP 17 NORTH, RANGE 1 WEST, S.M. AK.
PALMER RECORDING DISTRICT
PREPARED BY ACUTEK GEOMATICS LLC
DESIGNED BY: TLN | SCALE: 1"= 60' | FIELD BOOK: 25-02 35
DRAWN BY: TAN | DATE: 3/2/26 | MAP NO.: WA 12
CHECKED: TLN | JOB No. 25-10 | SHEET: 1 OF 1

EXHIBIT D-2



NUM	BEARING	DISTANCE
L1	N89°05'11"W (N89°04'46"W)	68.61 (68.57')
L2	N89°05'11"W (N89°04'46"W)	31.26 (31.03')
L3	N89°05'11"W	33.90'
L4	S89°05'11"E	34.71'
L5	N26°38'59"E	51.52'
L6	N61°16'22"W	60.04'
L7	N61°16'22"W	59.96'
L8	N89°48'42"E (N89°56'48"E)	42.93' (42.77')
L9	N2°18'30"E	36.67'
L10	S2°41'52"W	21.66'
L11	N26°38'59"E	30.00'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE	TANGENT
C1	4°56'08"	16.80'	195.00'	S3°07'02"W	16.79'	8.40'
C2	0°04'31"	0.62'	225.00'	S28°43'44"W	0.62'	0.31'
C3	8°55'21"	31.39'	20.00'	S16°18'42"E	28.27'	19.97'
C4	90°04'40"	31.44'	20.00'	N73°41'18"E	28.30'	20.03'
C5	90°00'00"	31.42'	20.00'	N61°21'0"W	28.28'	20.00'
C6	3°37'07"	29.34'	50.00'	N78°09'35"W	28.92'	15.11'
C7	29°20'45"	25.61'	50.00'	S70°21'30"W	25.33'	13.09'
C8	182°22'46"	123.97'	60.00'	S65°07'30"E	103.06'	100.61'
C9	48°25'36"	50.71'	60.00'	S18°16'41"W	49.22'	26.98'
C10	76°09'29"	79.75'	60.00'	S80°34'14"W	74.01'	47.01'
C11	90°00'00"	31.42'	20.00'	N73°38'59"E	28.28'	20.00'

SURVEYOR'S CERTIFICATE
I, TERRY L. NICODEMUS, L.S. 9106, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
STATE OF ALASKA 49TH
Terry L. Nicodemus No. 9106-S
6/11/26
PROFESSIONAL LAND SURVEYOR

RECEIVED
JUN 0 1 2026
PLATTING
Agenda Copy

PLAT OF
PRIMROSE POINTE PHASE 4
CONTAINING 8.8 ACRES
A SUBDIVISION OF TRACT D, PRIMROSE POINTE PHASE 1
PLAT NO. 2026-25
LOCATED WITHIN SECTION 4, TOWNSHIP 17 NORTH, RANGE 1 WEST, S.M. PALMER RECORDING DISTRICT

PREPARED BY: ACUTEK GEOMATICS LLC, 3004 E. BLUE LUPINE DR. SUITE 201, WASILLA, AK 99654, (907) 376-8886, Fax (907) 376-5929, info@acutekgeomatics.com

DESIGNED BY: TLN	SCALE: 1" = 60'	FIELD BOOK: 25-02 35	
DRAWN BY: TAN	DATE: 5/27/26	MAP NO.: WA 52	
CHECKED: TLN	FILE No. 25-10	SHEET: 1 OF 1	

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, June 16, 2026 3:14 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Primrose Point Ph 4

Hello Chris,

As previously commented on June 2, 2026, the portion of Lone Cub Drive fronting this subdivision is classified on the MSB OSHP as a minor collector. PD&E suggests lot 20 should take access to Ashbrook Dr. and lots 16 & 17 and lots 18 & 19 share common accesses to Lone Cub Drive. Please note that per 2022 Subdivision Construction Manual A04.3 (c) space shall be provided on these lots for turn around so that vehicles will not have to back out onto minor collector streets.

PD&E does not see anything to address our comments as previously given. Please confirm our comments are provided to the petitioner.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, June 3, 2026 2:44 PM
To: jbarnett@cityofwasilla.gov; Crystal Nygard <cnygard@cityofwasilla.gov>; Planning Wasilla <planning@cityofwasilla.gov>; eschaal <eschaal@cityofwasilla.gov>; Robert Walden <rwalden@cityofwasilla.gov>; Robert Walden, PE <robertwcce@gmail.com>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; 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>; 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>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@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 Primrose Point Ph 4

Hello,

The link below is to the RFC packet for the Primrose Pointe Phase 4 Subdivision. Please ensure that all comments are submitted by June 22, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

EXHIBIT E

Chris Curlin

From: Permit Center
Sent: Wednesday, June 3, 2026 3:35 PM
To: Chris Curlin
Subject: RE: RFC Primrose Point Ph 4

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, June 3, 2026 2:44 PM
To: jbarnett@cityofwasilla.gov; Crystal Nygard <cnygard@cityofwasilla.gov>; Planning Wasilla <planning@cityofwasilla.gov>; eschaal <eschaal@cityofwasilla.gov>; Robert Walden <rwalden@cityofwasilla.gov>; Robert Walden, PE <robertwcce@gmail.com>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; 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>; 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>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@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 Primrose Point Ph 4

Hello,

The link below is to the RFC packet for the Primrose Pointe Phase 4 Subdivision. Please ensure that all comments are submitted by June 22, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

Primrose Pointe Ph 4 2026

Sincerely,

EXHIBIT F

Chris Curlin

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, June 5, 2026 12:14 PM
To: Chris Curlin
Subject: RE: RFC Primrose Point Ph 4

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

MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Sr. Right of Way Agent
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2599 | www.mtasolutions.com

Life. Technology. Together.

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Wednesday, June 3, 2026 2:44 PM
To: jbarnett@cityofwasilla.gov; Crystal Nygard <cnygard@cityofwasilla.gov>; Planning Wasilla <planning@cityofwasilla.gov>; eschaal <eschaal@cityofwasilla.gov>; Robert Walden <rwalden@cityofwasilla.gov>; Robert Walden, PE <robertwcce@gmail.com>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; 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>; 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>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@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 Primrose Point Ph 4

Hello,

EXHIBIT G-1

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, June 16, 2026 4:30 PM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Primrose Point Ph 4
Attachments: Agenda Plat.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, June 3, 2026 2:44 PM
To: jbarnett@cityofwasilla.gov; Crystal Nygard <cnygard@cityofwasilla.gov>; Planning Wasilla <planning@cityofwasilla.gov>; eschaal <eschaal@cityofwasilla.gov>; Robert Walden <rwalden@cityofwasilla.gov>; Robert Walden, PE <robertwcce@gmail.com>; Michael Keenan <Michael.Keenan@matsugov.us>; Jeffrey Anderson <Jeffrey.Anderson@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Maxwell Sumner <Maxwell.Sumner@matsugov.us>; 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>; 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>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@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 Primrose Point Ph 4

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

Hello,

The link below is to the RFC packet for the Primrose Pointe Phase 4 Subdivision. Please ensure that all comments are submitted by June 22, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

EXHIBIT G-2

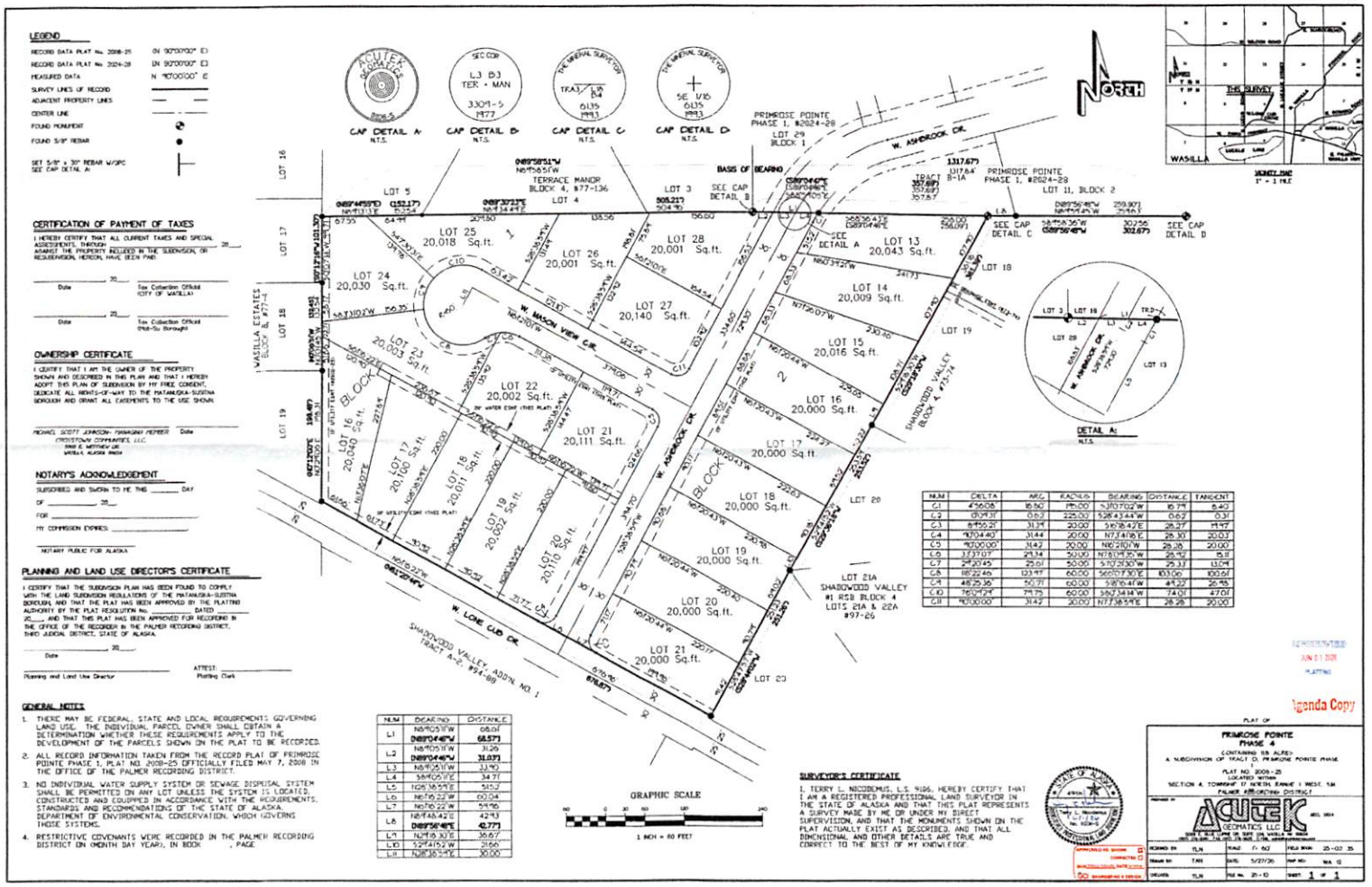

LEGEND
CERTIFICATION OF PAYMENT OF TAXES
OWNERSHIP CERTIFICATE
NOTARY'S ACKNOWLEDGEMENT
PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
GENERAL NOTES
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. ALL RECORD INFORMATION TAKEN FROM THE RECORD PLAT OF PRIMROSE POINTE PHASE 1, PLAT NO. 2008-25 OFFICIALLY FILED MAY 7, 2008 IN THE OFFICE OF THE PALMER RECORDING DISTRICT.
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 GOVERNS THOSE SYSTEMS.
4. RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON (MONTH DAY YEAR), IN BOOK , PAGE .
CAP DETAIL A
CAP DETAIL B
CAP DETAIL C
CAP DETAIL D
PRIMROSE POINTE PHASE 1, #2024-28
PRIMROSE POINTE PHASE 1, #2024-28
TERRACE MANOR BLOCK 4, #77-136
SHADOWOOD VALLEY TRACT A-2, #84-88
SHADOWOOD VALLEY BLOCK 4, #75-74
W. ASHCROCK DR.
W. MASON VIEW CIR.
W. LONE CUB CIR.
LOT 25 20,018 Sq.ft.
LOT 26 20,001 Sq.ft.
LOT 28 20,001 Sq.ft.
LOT 13 20,043 Sq.ft.
LOT 24 20,030 Sq.ft.
LOT 27 20,140 Sq.ft.
LOT 14 20,009 Sq.ft.
LOT 23 20,003 Sq.ft.
LOT 15 20,016 Sq.ft.
LOT 22 20,002 Sq.ft.
LOT 16 20,000 Sq.ft.
LOT 21 20,111 Sq.ft.
LOT 17 20,000 Sq.ft.
LOT 18 20,000 Sq.ft.
LOT 19 20,000 Sq.ft.
LOT 20 20,000 Sq.ft.
LOT 21 20,000 Sq.ft.
LOT 21A SHADOWOOD VALLEY #1 RSB BLOCK 4 LOTS 21A & 22A #97-26
BLOCK 1
BLOCK 2
BASIS OF BEARING
GRAPHIC SCALE
1 INCH = 60 FEET
SURVEYOR'S CERTIFICATE
I, TERRY L. NICODEMUS, L.S. 9186, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
PLAT OF
PRIMROSE POINTE PHASE 4
CONTAINING 18.8 ACRES
A SUBDIVISION OF TRACT D, PRIMROSE POINTE PHASE 1
PLAT NO. 2008-25
LOCATED WITHIN
SECTION 4, TOWNSHIP 17 NORTH, RANGE 1 WEST, S.M.
PALMER RECORDING DISTRICT
ACUTEK GEOMATICS LLC
Agenda Copy

EXHIBIT G-3

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

RECEIVED
JUN 29 2026
PLATTING

51097B02L002 70
BATES MITCHELL & KRISTEN
501 W BRIAR DR
WASILLA, AK 99654-6356

NOTIFICATION OF PUBLIC HEARING

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

PETITIONER/OWNER: CROSSTOWN COMMUNITIES, LLC

REQUEST: The request is to relocate an internal road in the last phase of Primrose Point MSP, Tract D, Primrose Point PH 1 (Plat #2008-25),(Tax ID#6791000T00D), to be known as **Primrose Pointe Phase 4**. Pursuant to Title 43.15.049(G)(2)(d) the proposed change will require board approval. The property is located directly north of W. Lone Cub Drive and south of W. Ashbrook Drive; within the SE ¼ Section 4, Township 17 North, Range 01 West, Seward Meridian, Alaska. In the City of Wasilla and Assembly District 4.

The Matanuska-Susitna Borough **Platting Board** will hold a public hearing at the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska, on the proposed **Subdivision.** The public hearing is scheduled for **July 16, 2026,** starting at 1:00 p.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting board packet has been written and sent to the Board will be given to the Platting Board in a "Hand-Out" the day of the meeting. Please do not send comments or questions directly to Platting Board members. Board members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application. **All public comments are due one (1) day prior, by 12:00 p.m**
To request additional information please contact the Platting Technician, ***Chris Curlin*** at (907) 861-7873.
To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[ ] No Objection [X] Objection [ ] Concern

Name: Kristen Bates *Address:* 501 W Briar dr

Comments: our opposition is based on concerns about the long-term impacts this development may have on our community. Please see attached as this was not enough space to state our reasons.

Case # 2026-032 *Note: Vicinity Map Located on Reverse Side*

EXHIBIT H - 1

Reasons to Support opposition of the Primrose Pointe Phase 4:

1) Increased traffic and reduced roadway safety for residents, Children, Pets, Pedestrians + Cyclists. With the proximity of the Park + already un-regulated speeding through the neighborhood there is an increased risk for injury + death from added traffic. American Traffic Safety Services Association noted as of 2024- Traffic fatalities are up 25% from the decade Prior, Costing the US $1.9 trillion. Alaska alone cost $800 million, A decrease or hold on populations in crowded areas can Assist in decreasing injuries + related costs.

2) Greater Strain on existing infastructure. The roads in this Subdivision already face difficulties with the weather. The jagged Cut onto Graybark drive that returns at least annually has already caused damage to our vehicles. what will added traffic to this do? Are emergency services Prepared for increased call volume? How will this affect the Safety + Security of our Community?

EXHIBIT H-2

3) Loss of open space, wildlife habitat & the natural environment that makes our community unique. An estimated 6,457 moose are living in 14A. Removing more habitat for moose will push more into busy roadways (Back to Point #1 about Safety).

4) Increased noise, congestion & overall density beyond what this neighborhood can handle. until there is an alternate route to assist with traffic in the town of Wasilla (the back up every afternoon that takes over 30 minutes to get through).

We respectfully request that this decision be denied or re-considered. We support growth that Protects this land, the resources & Public Safety. Although I know that this objection will likley be disregarded as the Project has already begun - I hope it is at least Considered.

Thank you

Kristen Bates

EXHIBIT H -3

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

RECEIVED
JUN 2 9 2026
PLATTING

51104B03L005 139
ORBECK RONALD K
SOMEILLAN LORI A
866 W HOLIDAY DR
WASILLA, AK 99654-6304

NOTIFICATION OF PUBLIC HEARING

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To request additional information please contact the Platting Technician, ***Chris Curlin*** at (907) 861-7873.
To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting.

[ ] No Objection [ ] Objection [X] Concern

Name: Ron Orbeck *Address:* 866 West Holiday Drive Wasilla Ak 99654

Comments: What is the design of each property? Is sewer and water come from a city installed Line's ? Are the mail delivery going to be door to door or are the road ways going to have mail box depot living Zone Cub?

Case # 2026-032 *Note: Vicinity Map Located on Reverse Side*

EXHIBIT H-4

LEGEND

RECORD DATA PLAT No. 2008-25	(N 90°00'00" E)
RECORD DATA PLAT No. 2024-28	[N 90°00'00" E]
MEASURED DATA	N 90°00'00" E
SURVEY LINES OF RECORD	———
ADJACENT PROPERTY LINES	——— ———
CENTER LINE	——— – ———
FOUND MONUMENT	⊕
FOUND 5/8" REBAR	●
SET 5/8" x 30" REBAR W/OPC SEE CAP DETAIL A:	⊢

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.

_____, 20___. _____
Date — Tax Collection Official (CITY OF WASILLA)

_____, 20___. _____
Date — Tax Collection Official (Mat-Su Borough)

OWNERSHIP CERTIFICATE

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY 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.

_____ _____
MICHAEL SCOTT JOHNSON- MANAGING MEMBER Date
CROSSTOWN COMMUNITIES, LLC.
5965 E. WESTVIEW CIR.
WASILLA, ALASKA 99654

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY

OF _____, 20___,

FOR _____.

MY COMMISSION EXPIRES: _____.

_____
NOTARY PUBLIC FOR ALASKA

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

_____, 20____.
Date

_____ ATTEST: _____
Planning and Land Use Director — Platting Clerk

GENERAL NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.
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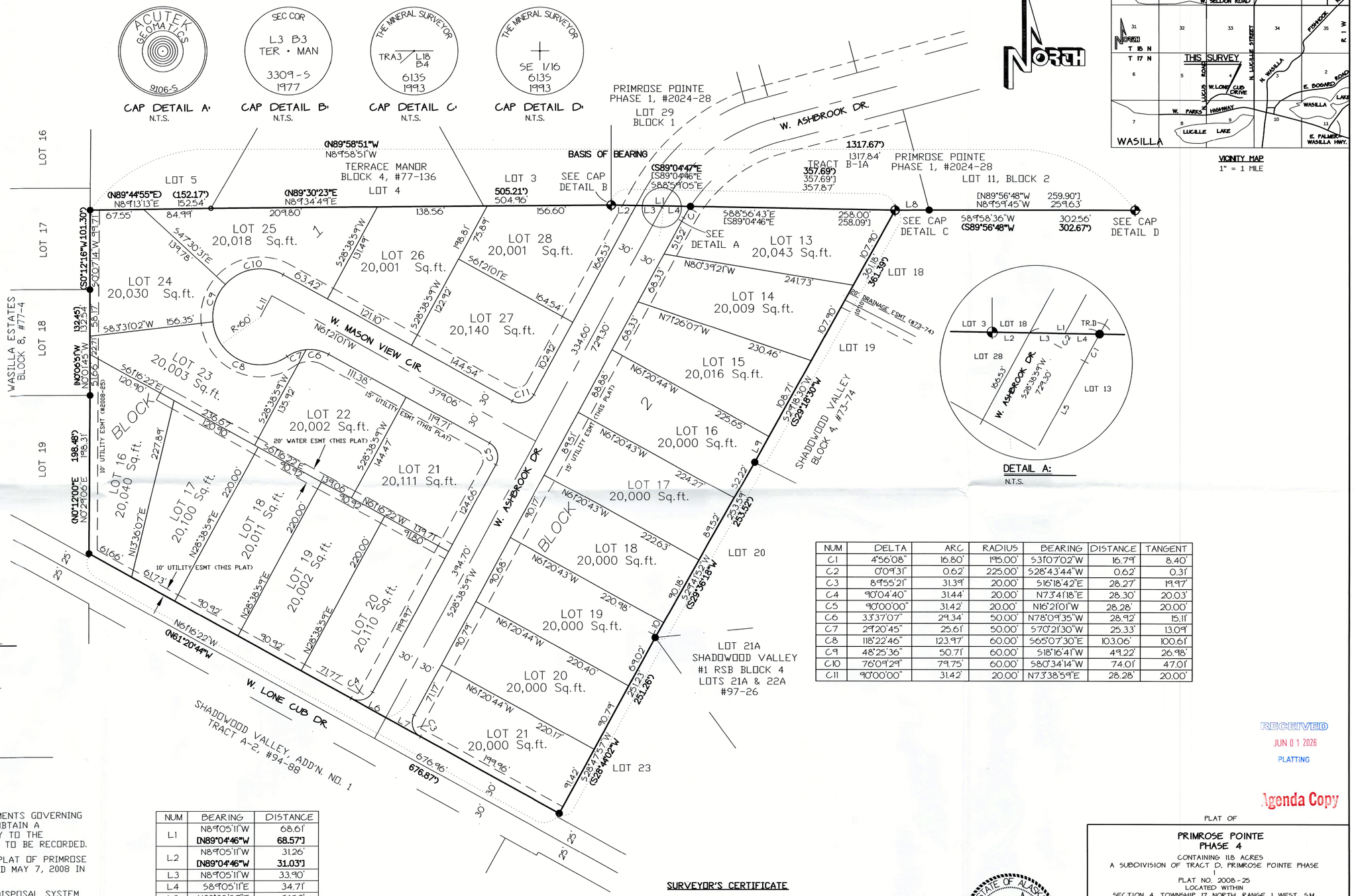
4. RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON (MONTH DAY YEAR), IN BOOK , PAGE .

CAP DETAIL A: ACUTEK GEOMATICS 9106-S — N.T.S.

CAP DETAIL B: SEC COR L3 B3 TER • MAN 3309-S 1977 — N.T.S.

CAP DETAIL C: THE MINERAL SURVEYOR TRA3 / L18 B4 6135 1993 — N.T.S.

CAP DETAIL D: THE MINERAL SURVEYOR SE 1/16 6135 1993 — N.T.S.


NORTH
BASIS OF BEARING
(S89°04'47"E [S89°04'46"E S88°59'05"E
(N89°58'51"W N89°58'51"W
(N89°44'55"E) N89°13'13"E (152.17') 152.54'
(N89°30'23"E N89°34'49"E
1317.67')
1317.84' B-1A
TRACT 357.69') 357.69'] 357.87'
PRIMROSE POINTE PHASE 1, #2024-28
LOT 29 BLOCK 1
LOT 11, BLOCK 2
[N89°56'48"W 259.90'] N89°59'45"W 259.63'
S89°58'36"W (S89°56'48"W 302.56' 302.67')
SEE CAP DETAIL A
SEE CAP DETAIL B
SEE CAP DETAIL C
SEE CAP DETAIL D
TERRACE MANOR BLOCK 4, #77-136
LOT 4
LOT 5
LOT 3 505.21') 504.96'
W. ASHEROOK DR.
W. MASON VIEW CIR.
W. LONE CUB DR.
LOT 16
LOT 17
LOT 18
LOT 19
WASILLA ESTATES BLOCK 8, #77-4
LOT 24 20,030 Sq.ft.
LOT 25 20,018 Sq.ft.
LOT 26 20,001 Sq.ft.
LOT 27 20,140 Sq.ft.
LOT 28 20,001 Sq.ft.
LOT 23 20,003 Sq.ft.
LOT 22 20,002 Sq.ft.
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LOT 19 20,000 Sq.ft.
LOT 20 20,000 Sq.ft.
LOT 21 20,000 Sq.ft.
LOT 18
LOT 19
LOT 20
LOT 21A SHADOWOOD VALLEY #1 RSB BLOCK 4 LOTS 21A & 22A #97-26
LOT 23
SHADOWOOD VALLEY BLOCK 4, #73-74
SHADOWOOD VALLEY, ADD'N. NO. 1 TRACT A-2, #94-88
(N0°12'16"W 101.30') S0°12'16"W 99.71'
(N0°06'51"W 132.45') N0°01'45"W 132.54'
(N0°12'00"E 198.48') N0°29'06"E 198.31'
S47°30'31"E 139.78'
S83°31'02"W 156.35'
N56°16'22"E 120.90'
N13°36'07"E 227.89'
N28°38'59"E 236.67' 120.90'
S28°38'59"W 135.92'
S28°38'59"W 131.49'
S28°38'59"W 122.92'
S61°21'01"E 164.54'
S61°21'01"E 198.81' 75.89'
N61°22'16"W 139.71'
N28°38'59"E 220.00'
N61°20'44"W 220.40'
N61°20'44"W 220.17'
S28°47'57"W 91.42'
S28°44'02"W (S28°44'02"W 676.87')
S29°18'30"W (S29°18'30"W 253.52')
S22°41'52"W (S29°36'18"W 253.52')
S28°43'44"W 394.70'
S28°38'59"W 199.47'
S28°38'59"W 199.96'
S28°38'59"W 144.47'
S28°38'59"W 122.92'
S28°38'59"W 131.49'
S28°38'59"W 135.92'
S28°38'59"W 129.30'
S28°38'59"W 166.53'
S28°38'59"W 166.53'
S28°38'59"W 129.30'
S28°38'59"W 334.60'
S28°38'59"W 129.30'
S28°38'59"W 107.90'
S28°38'59"W 107.90'
S28°38'59"W 107.90

B

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 16, 2026

PRELIMINARY PLAT: SUNSHINE MEADOWS PH 2

LEGAL DESCRIPTION: SEC 36, T18N, R03W, SEWARD MERIDIAN AK

PETITIONERS: JOHN GOURLEY

SURVEYOR/ENGINEER: F.R. BELL & ASSOCIATES

ACRES: 14.84 ± PARCELS: 9

REVIEWED BY: MATTHEW GODDARD CASE #: 2026-053

REQUEST: The request is to create nine lots from Tract 1A, Sunshine Meadows Phase 3, Plat #2014-30, to be known as **SUNSHINE MEADOWS PHASE 2,** containing 14.84 acres +/-. The property is located south of W King Arthur Drive, east of N White Rabbit Drive, and north of W Cheri Lake Drive (Tax ID #7282000T001A); within the NW ¼ Section 36, Township 18 North, Range 03 West, Seward Meridian, Alaska. In the City of Houston and in Assembly District #7.

EXHIBITS:

SUPPORTING DOCUMETATION:

Vicinity Map and Aerial Photos	**PAGES** – 1-5
Topographic Map and Drainage Plan	**PAGE** – 6
As-Built Letter	**PAGE** – 7
Geotechnical Report	**PAGES** – 8-26
Average Daily Traffic (ADT) Calculations	**PAGE** – 27
Agenda Plat	**PAGE** – 38

AGENCY COMMENTS

City of Houston	**PAGES** – 28-29
MSB DPW Pre-Design and Engineering Division	**PAGE** – 30
MSB Development Services	**PAGES** – 31-33
Utilities	**PAGES** – 34-37

DISCUSSION: The proposed subdivision is creating nine lots. Access for all lots is from the proposed internal street. Access to the proposed subdivision is from W. King Arthur Drive and W. Cheri Lake drive, both roads are City of Houston maintained roads. Proposed Lots 3 and 5, Block 2 are flag lots. The proposed Sunshine Meadows Phase 2 is located within the City of Houston city limits.

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 (**Exhibit Pages 8-26**), pursuant to MSB 43.20.281(A). Bradford Rinckey, PE, notes the soils observed at typical septic depth consists of Poorly Graded Gravel with Silt and Sand (GM-GM). This soil is adequate for on-site wastewater disposal. Ground water was not observed in the test pits during exploration. No bedrock was encountered in the test pits. Each of the proposed lots have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic are as required by MSB 43.20.181.

Topographic mapping and drainage plan was submitted and is at **Exhibit Page 6**. A letter certifying that there are no improvements to the property was submitted, this is seen at **Exhibit Page 7**. Average Daily Traffic (ADT) Calculations is shown on the agenda plat **Exhibit Page 38.**

Comments:

City of Houston (**Exhibit Pages 28-29**) has no objections.

MSB DPW Pre-Design and Engineering Division (**Exhibit Page 30**) has no comments.

MSB Development Services (**Exhibit Pages 31-33**) has no objections.

Utilities: (**Exhibit Pages 34-37**)

ENSTAR has no comments or recommendations.

GCI has no comments or objections.

MEA did not respond.

MTA has no comments.

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

CONCLUSION: The preliminary plat of Sunshine Meadows Ph 2 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).

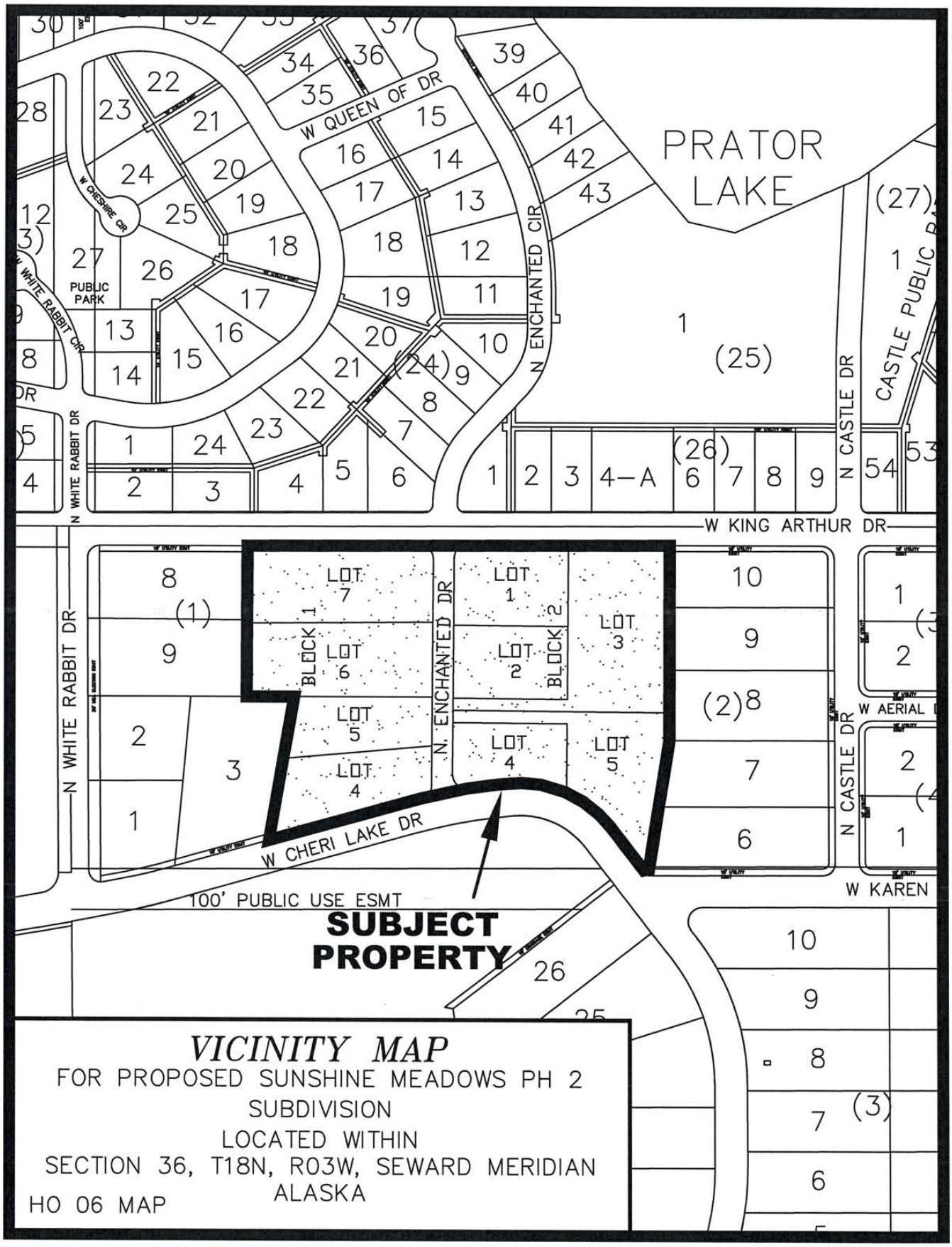
FINDINGS OF FACT

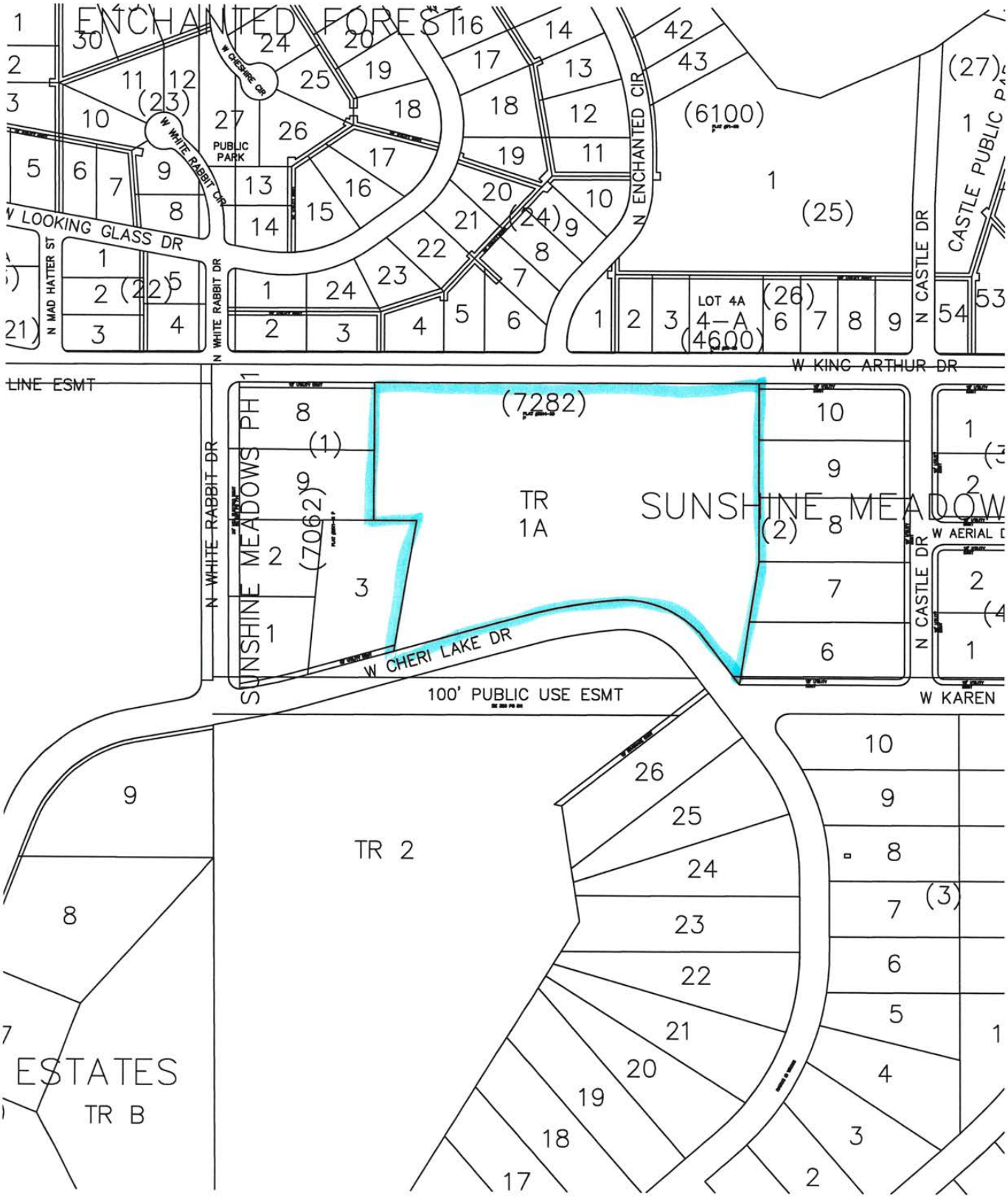
1. The plat of Sunshine Meadows Ph 2 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. All lots have the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from ADF&G; US Army Corps of Engineers; MSB Emergency Services, Community Development, Assessments, or Planning; or MEA.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.
7. The proposed subdivision is located within the City of Houston city limits.

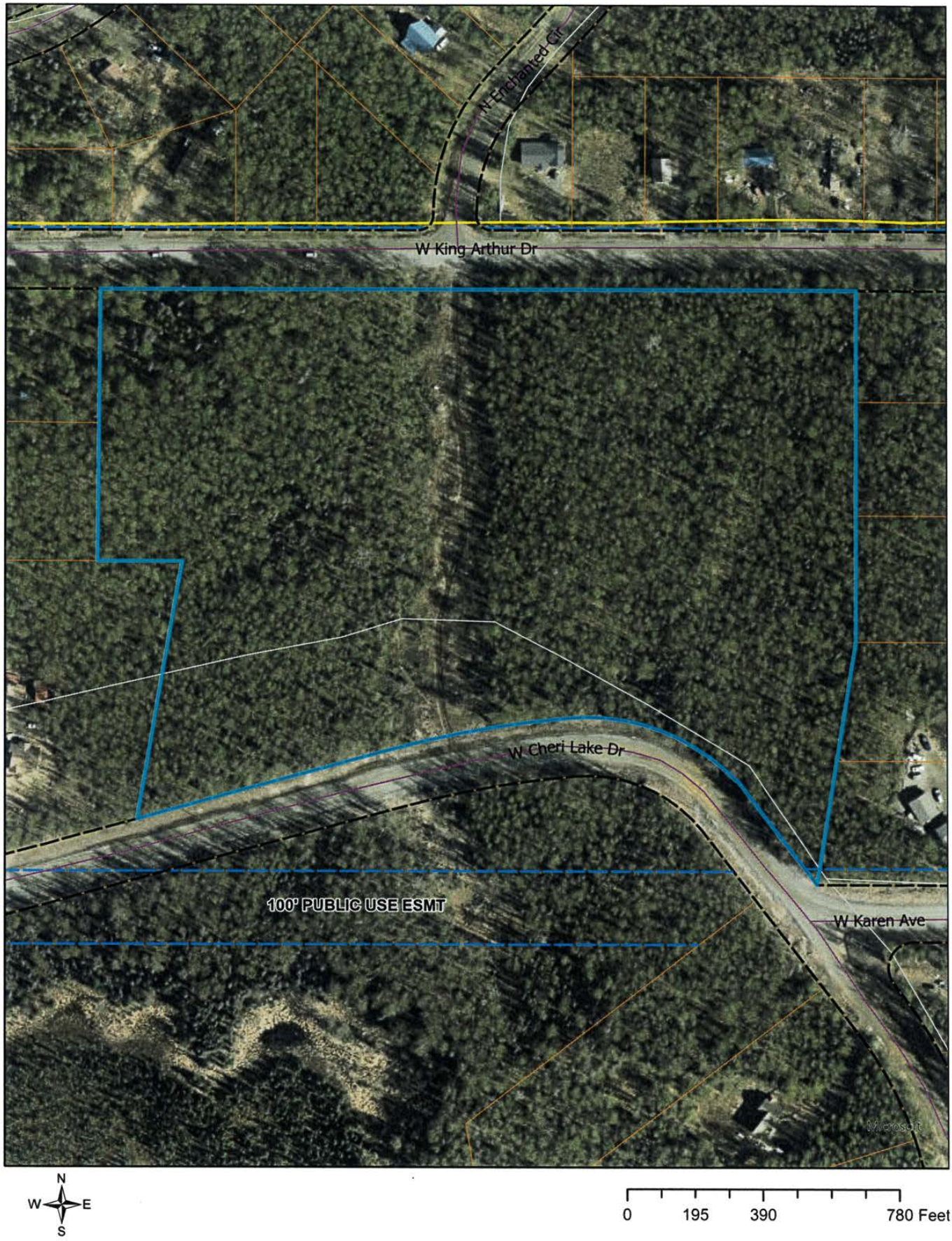
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

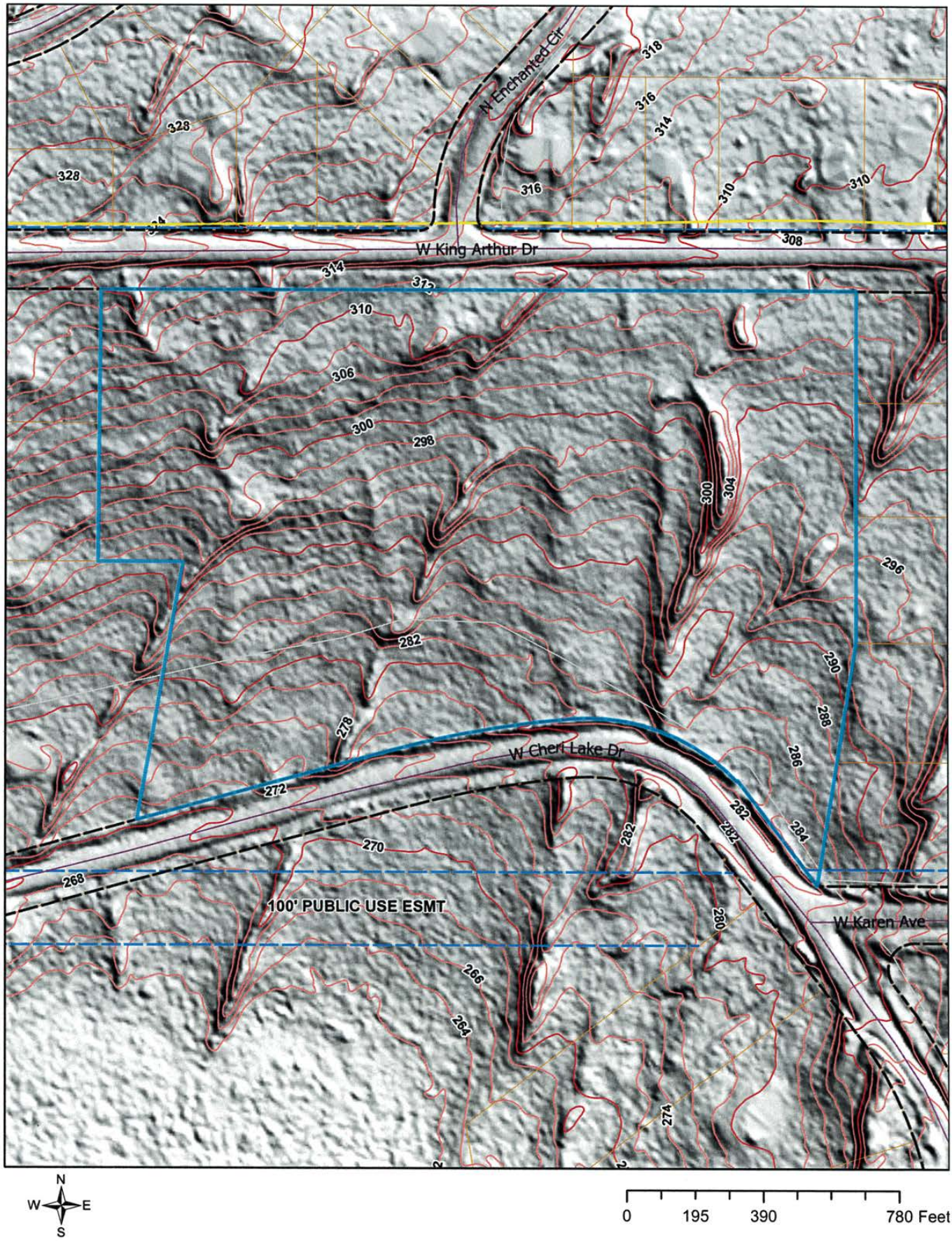
Suggested motion: I move to approve the preliminary plat of Sunshine Meadows Ph 2, Section 36, Township 18 North, Range 03 West, Seward Meridian, Alaska, contingent on staff recommendations

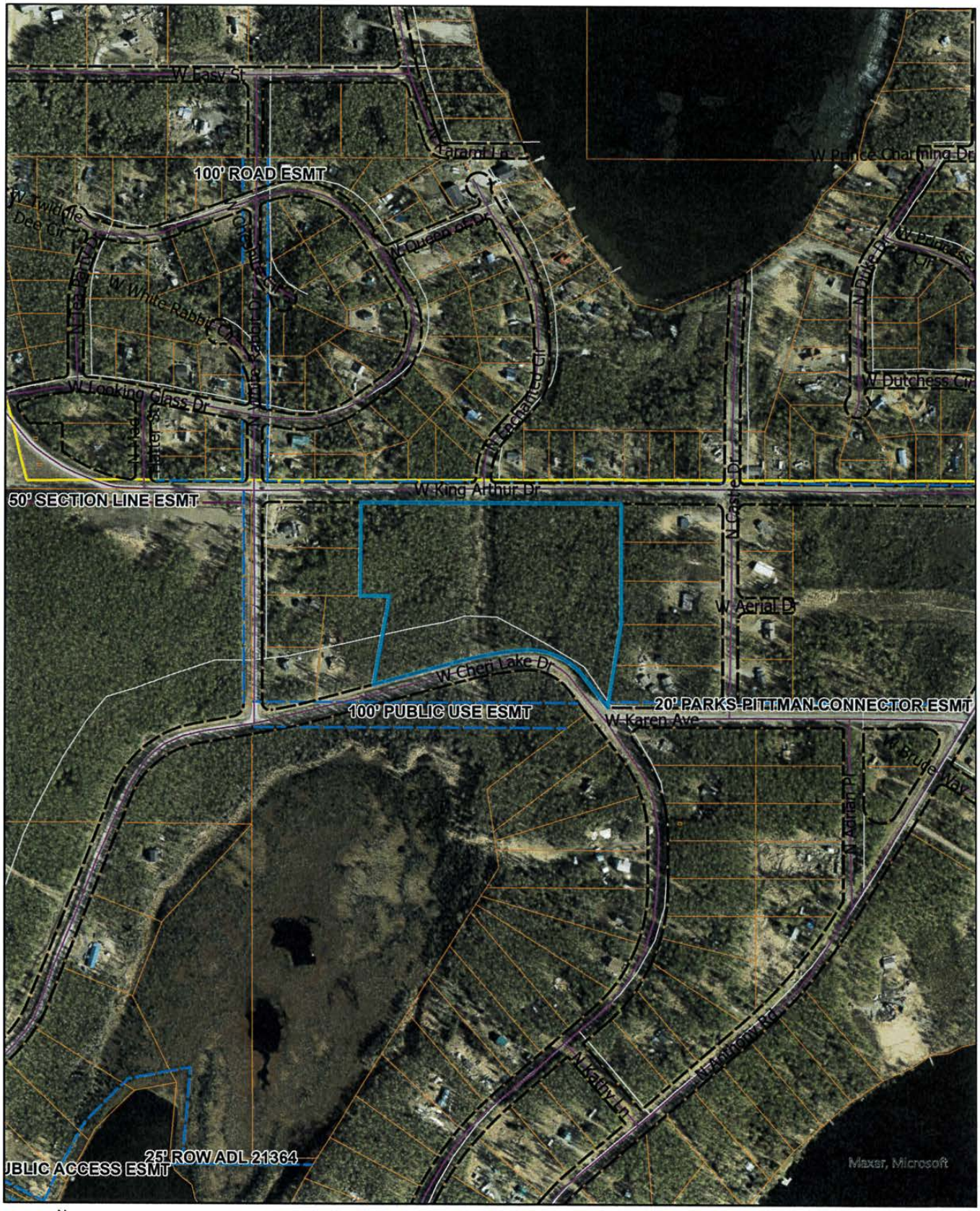
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct the access road to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
   a) Submit drainage report and other construction plans to City of Houston Public Works per SCM F01.2;
   b) Arrange preconstruction conference with City of Houston Public Works per SCM F01.3,
   c) Arrange Pre-Final and Final Inspections with City of Houston DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
   d) Obtain Certificate of Construction Acceptance from City of Houston 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. Grant a common access easement overlaying the flagpole portions of Lots 3 & 5, Block 2.
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.

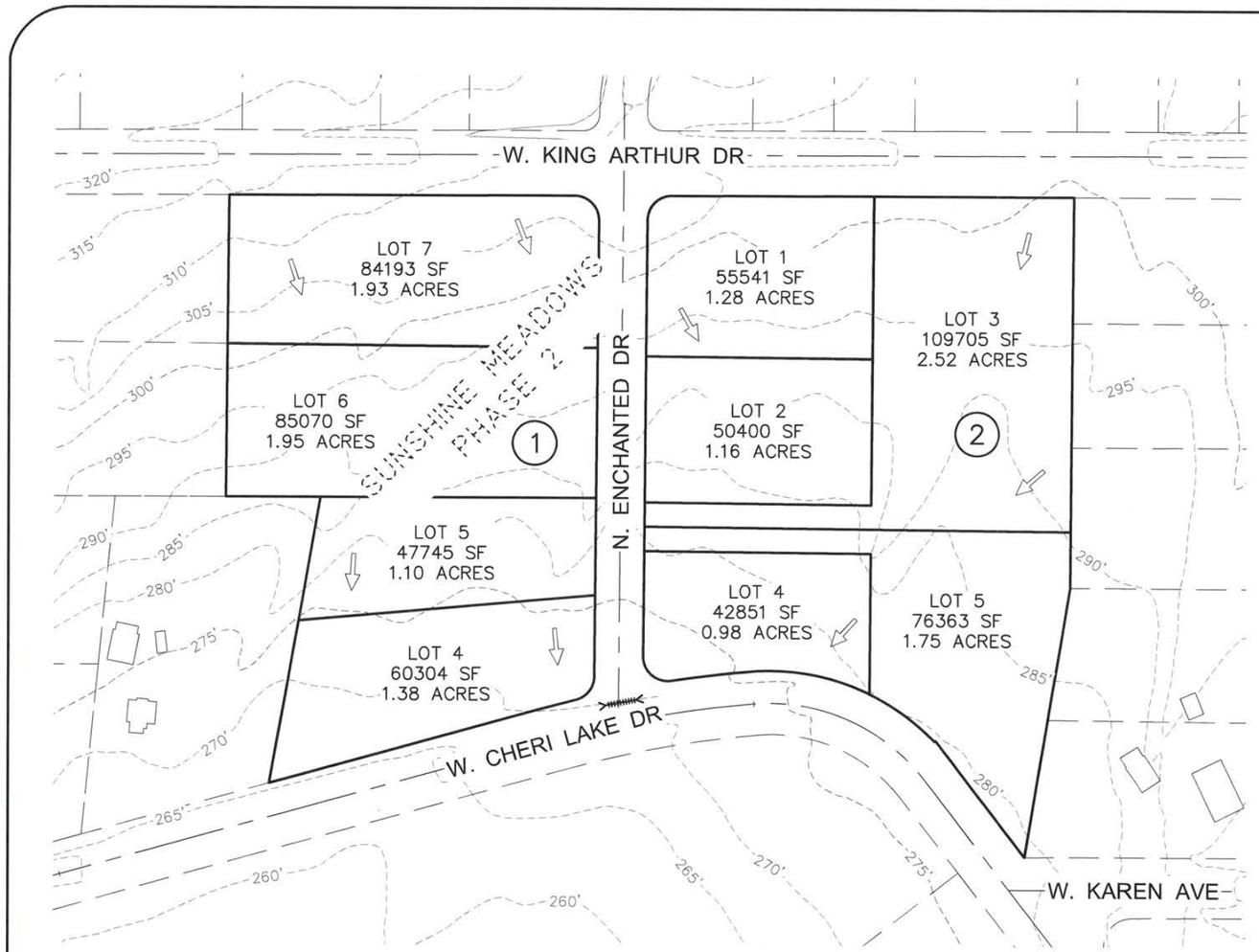

PRATOR LAKE
W QUEEN OF DR
N ENCHANTED CIR
W CHESHIRE CIR
N WHITE RABBIT CIR
PUBLIC PARK
N WHITE RABBIT DR
N CASTLE DR
CASTLE PUBLIC
W KING ARTHUR DR
N. ENCHANTED DR
BLOCK 1
BLOCK 2
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
W CHERI LAKE DR
100' PUBLIC USE ESMT
W KAREN
W AERIAL
SUBJECT PROPERTY
VICINITY MAP
FOR PROPOSED SUNSHINE MEADOWS PH 2
SUBDIVISION
LOCATED WITHIN
SECTION 36, T18N, R03W, SEWARD MERIDIAN
ALASKA
HO 06 MAP

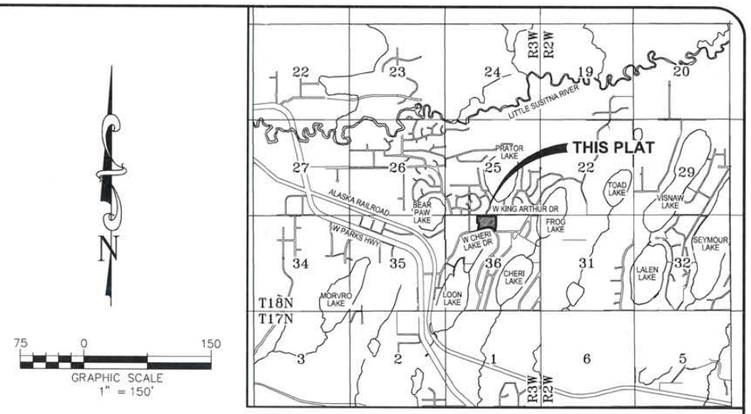

ENCHANTED FOREST
W LOOKING GLASS DR
N MAD HATTER ST
N WHITE RABBIT DR
W WHITE RABBIT CIR
W CHESHIRE CIR
PUBLIC PARK
N ENCHANTED CIR
(6100)
(25)
(24)
(23)
(22)
(26)
LOT 4A
4-A
(4600)
N CASTLE DR
CASTLE PUBLIC
W KING ARTHUR DR
LINE ESMT
SUNSHINE MEADOWS PH 1
(7282)
(7062)
TR 1A
SUNSHINE MEADOW
W AERIAL
W CHERI LAKE DR
100' PUBLIC USE ESMT
W KAREN
TR 2
ESTATES
TR B


N Enchanted Cir
W King Arthur Dr
W Cheri Lake Dr
100' PUBLIC USE ESMT
W Karen Ave
N
W
E
S
0
195
390
780 Feet


N Enchanted Cir
W King Arthur Dr
W Cheri Lake Dr
W Karen Ave
100' PUBLIC USE ESMT
328
318
316
314
310
308
306
300
298
304
296
290
288
286
284
282
280
278
272
270
268
266
264
274
N
W
E
S
0
195
390
780 Feet


W Easy St
100' ROAD ESMT
Tatarni Ln
W Prince Charming Dr
W Twiddle Dee Cir
W Queen of Dr
W Duchess Cir
W White Rabbit Ct
W Looking Glass Dr
W King Arthur Dr
50' SECTION LINE ESMT
W Aerial Dr
W Cheri Lake Dr
100' PUBLIC USE ESMT
20' PARKS-PITTMAN CONNECTOR ESMT
W Karen Ave
W Adrian Pl
W Brudge Way
W Anthony Rd
W Kaddy Ln
25' ROW ADL 21364
UBLIC ACCESS ESMT
Maxar, Microsoft
N
W
E
S
0
500
1,000
2,000 Feet





VICINITY MAP
NOT TO SCALE

LEGEND

- LOT LINE
- ADJACENT LOT LINE
- XXX' MAJOR CONTOUR
- XXX' MINOR CONTOUR
- PROPOSED CULVERT
- DRAINAGE FLOW DIRECTION

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PLATTING

NOTES

1. TOPOGRAPHY SHOWN IS BASED ON MAT-SU BOROUGH LIDAR DATA.
2. CONTOURS ARE AT 5-FOOT INTERVALS.
3. PROPOSED DRAINAGE FOR THIS SUBDIVISION IS SHOWN BY THE DRAINAGE ARROWS, AS THERE IS NO LARGE SCALE RE-GRADING PLANNED FOR THIS SUBDIVISION. THE FINAL DRAINAGE WILL CLOSELY FOLLOW THE EXISTING DRAINAGE ON THE SITE.
4. PROPOSED CULVERT SHOWN WILL BE INSTALLED DURING THE CONSTRUCTION OF N. ENCHANTED DRIVE.

STATE OF ALASKA
49TH
CHRISTOPHER L. BURT
CE 12970
Nov. 14, 2025
REGISTERED PROFESSIONAL ENGINEER

F. R. BELL & ASSOCIATES

engineers surveyors bell
801 W. FIREWEED LN. #201
ANCHORAGE, AK 99503
(907)274-5257
CoA No. AECC582

TOPOGRAPHIC MAP & DRAINAGE PLAN

SUNSHINE MEADOWS SUBDIVISION PHASE 3

DRAWN BY: VFS	TAX MAP: H006
CHECKED BY: CLB	FIELD BOOK:
JOB NO.: 2025-3085	FIELD BOOK PAGES:
SCALE: 1" = 150'	DATE: 11/14/2025

BELL & ASSOCIATES
ENGINEERING | SURVEYING | 3D SCANNING

801 West Fireweed Ln, Suite 201, Anchorage, AK 99503
907.274.5257 | 907.743.3480
www.bellalaska.com

November 24, 2025

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APR 28 2026
PLATTING

Mat-Su Borough Platting Department
c/o Fred Wagner
350 East Dahlia Avenue
Palmer, Alaska 99645

RE: Subdivision Improvements for Sunshine Meadows Subdivision (Phase 2) Preliminary Plat

Dear Mr. Wagner:

The proposed subdivision encompasses 14.84 acres and will contain 9 new lots and an approximate 600ft extension of the North Enchanted Drive ROW.

This letter has been prepared to declare that there are currently no improvements located on the subject parcel. See 2025 MSB Aerial image below for reference.

If you have any questions or comments, please contact me at 907-274-5257.

Sincerely,

Brad Rinckey, PLS

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

Sunshine Meadows, Phase 2
Houston, Alaska

Geotechnical Investigation

RECEIVED
APR 28 2026
PLATTING

Prepared for Bell and Associates

April 2026

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

Sunshine Meadows, Phase 2
Houston, Alaska

Geotechnical Investigation

April 2026

Location

The subject property is located In Houston, Alaska, within Section 36, T18N, R3W, Seward Meridian. The property is bordered on the north by W. King Arthur Drive and on the south by W. Cheri Lake Drive. Bounded on the west by Sunshine Meadows Subdivision, Phase 1 and on the East by Sunshine Meadows Subdivision Phase 3.

Scope of Investigation

This investigation is to verify useable areas for platting purposes.

The proposed subdivision is a replat of Tract 1A, Sunshine Meadows Subdivision, Phase 3 and breaks Tract 1A into nine lots.

The investigations performed for Sunshine Meadows Subdivision, Phase 1 and Phase 3 by F.R Bell and Associates contains soils information that is also relevant for this subdivision.

Findings

1. The soil observed at typical septic depth consists of Poorly Graded Gravel with Silt and Sand (GM-GM). This soil is adequate for on-site wastewater disposal.

2. Ground water was not observed in the test pits during exploration.

3. No bedrock was encountered in the test pits.

General Topography

The lot generally gently slopes down towards Loon Lake to the south, but this subdivision does not include lakefront. Newly constructed Enchanted Drive divides the subdivision into east and west portions. The land is currently undeveloped and forested.

Useable Area

Each of the proposed lots have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.181.

Field Exploration

The investigation included 2 test pits. Exploration was conducted on March 25, 2026 using a Cat excavator operated by Larry Stafford. Exploration was supervised and the test holes logged by Mark Hansen. A perforated PVC pipe was placed in each test pit to allow future ground water measurements.

The approximate test pit location is shown on the attached test pit location map.

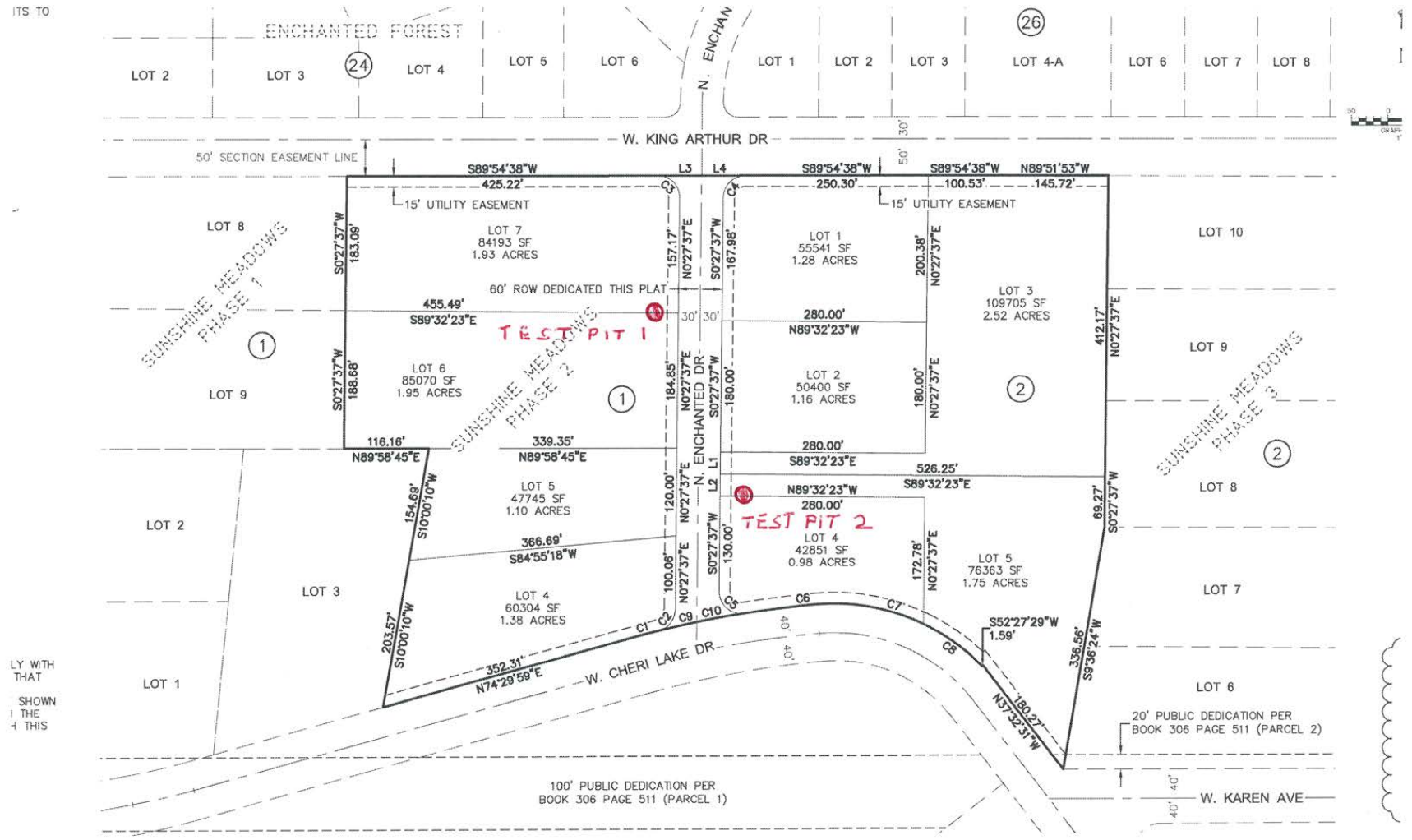
Test pit Logs

Descriptions of the soils encountered are recorded on the right side of the field log. The moisture content type and location of samples, and the general soil type are shown graphically on the left side.

Laboratory

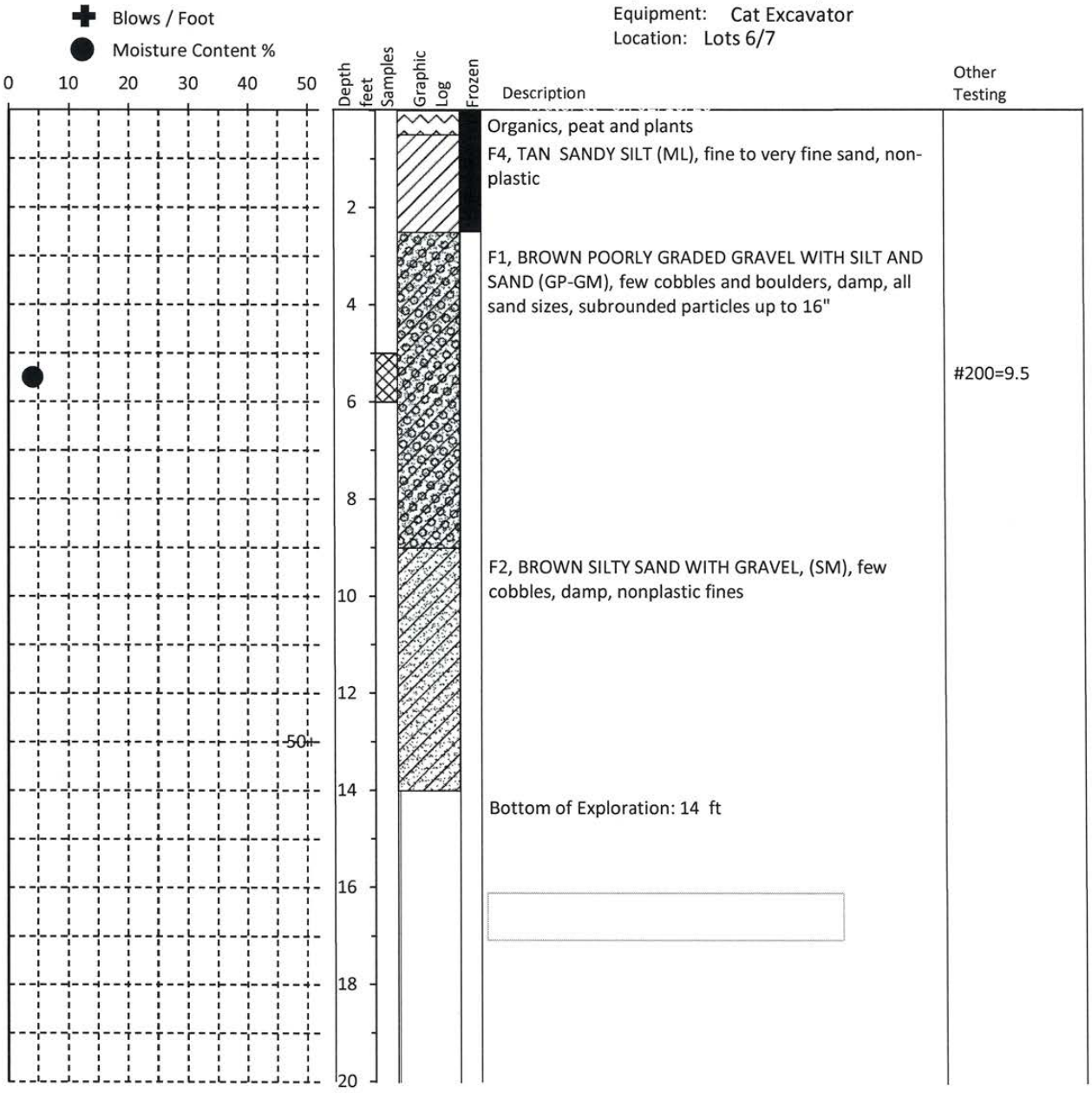
In the laboratory, a sieve analysis was performed on a sample of the soil from each test pit at typical septic depth. The results are shown on the sieve test reports attached.

Prepared by Hansen Engineering, Inc.
ALES 191981
Mark Hansen, P.E.


ENCHANTED FOREST
LOT 2
LOT 3
24
LOT 4
LOT 5
LOT 6
N. ENCHAN
LOT 1
LOT 2
LOT 3
26
LOT 4-A
LOT 6
LOT 7
LOT 8
W. KING ARTHUR DR
50' SECTION EASEMENT LINE
S89°54'38"W
425.22'
15' UTILITY EASEMENT
L3
L4
S89°54'38"W
250.30'
S89°54'38"W
100.53'
N89°51'53"W
145.72'
15' UTILITY EASEMENT
LOT 8
LOT 7
84193 SF
1.93 ACRES
LOT 1
55541 SF
1.28 ACRES
LOT 10
60' ROW DEDICATED THIS PLAT
455.49'
S89°32'23"E
TEST PIT 1
280.00'
N89°32'23"W
LOT 3
109705 SF
2.52 ACRES
LOT 9
SUNSHINE MEADOWS PHASE 1
LOT 6
85070 SF
1.95 ACRES
LOT 2
50400 SF
1.16 ACRES
SUNSHINE MEADOWS PHASE 2
N. ENCHANTED DR
116.16'
N89°58'45"E
339.35'
N89°58'45"E
280.00'
S89°32'23"E
526.25'
S89°32'23"E
LOT 5
47745 SF
1.10 ACRES
N89°32'23"W
280.00'
TEST PIT 2
LOT 2
LOT 4
42851 SF
0.98 ACRES
LOT 5
76363 SF
1.75 ACRES
366.69'
S84°55'18"W
LOT 3
LOT 4
60304 SF
1.38 ACRES
LOT 7
S52°27'29"W
1.59'
352.31'
N74°29'59"E
W. CHERI LAKE DR
LOT 1
LOT 6
20' PUBLIC DEDICATION PER
BOOK 306 PAGE 511 (PARCEL 2)
100' PUBLIC DEDICATION PER
BOOK 306 PAGE 511 (PARCEL 1)
W. KAREN AVE

Log of Test Pit 1

Exploration: March 25, 2026
Equipment: Cat Excavator
Location: Lots 6/7



HANSEN ENGINEERING, INC.
Consulting Engineers Testing Laboratory
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone:(907)745-4721
e-mail: mhpe@mtaonline.net

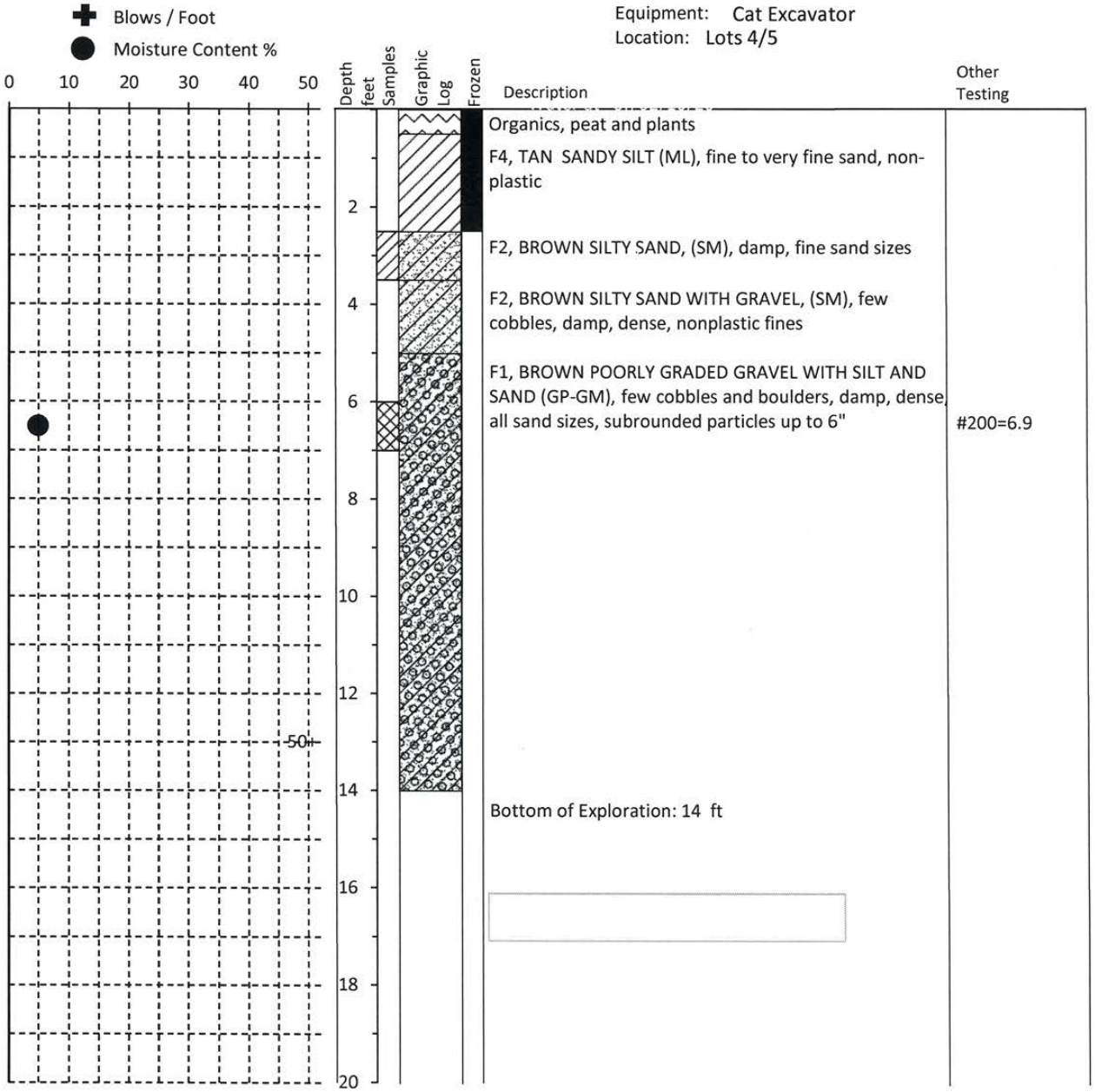
Log of Test Pit 1
Sunshine Meadows Ph II
Bell and Associates

Job No.: 25048 Date: March 2026

Plate 1

Log of Test Pit 2

Exploration: March 25, 2026
Equipment: Cat Excavator
Location: Lots 4/5



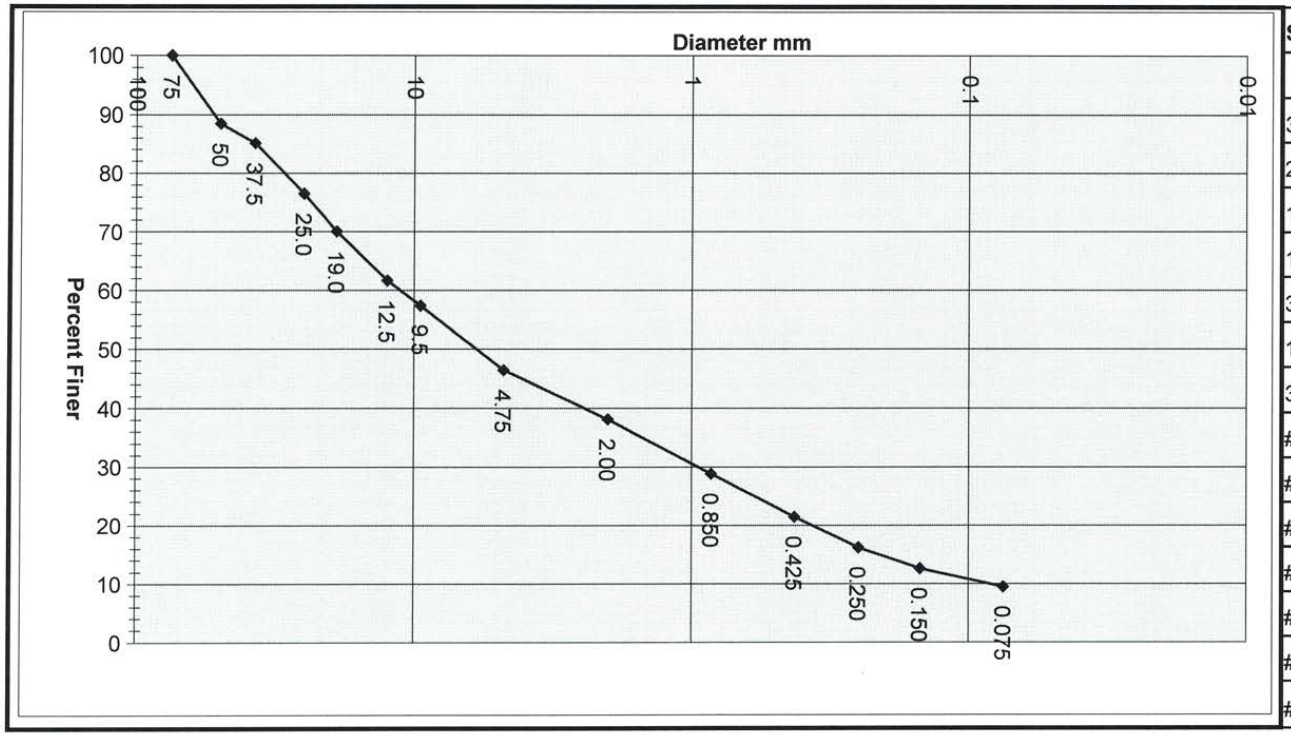
HANSEN ENGINEERING, INC.
Consulting Engineers Testing Laboratory
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone:(907)745-4721
e-mail: mhpe@mtaonline.net

Log of Test Pit 2
Sunshine Meadows Ph II
Bell and Associates

Job No.: 25009 Date: March 2026

Plate 2

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



Sieve	Diameter mm	Percent Finer
3"	75	100
2"	50	88
1.5"	37.5	85
1"	25.0	77
3/4"	19.0	70
1/2"	12.5	62
3/8"	9.5	57
#4	4.75	46
#10	2.00	38
#20	0.850	29
#40	0.425	21
#60	0.250	16
#100	0.150	13
#200	0.075	9.5

Client: **Bell and Associates**

Project Sunshine Meadows Ph II

Sample Location: TH#1 @ 5'-6'

Soil Description: Poorly Graded Gravel with Silt and Sand

Unified Classification: GP-GM

C_u= 133

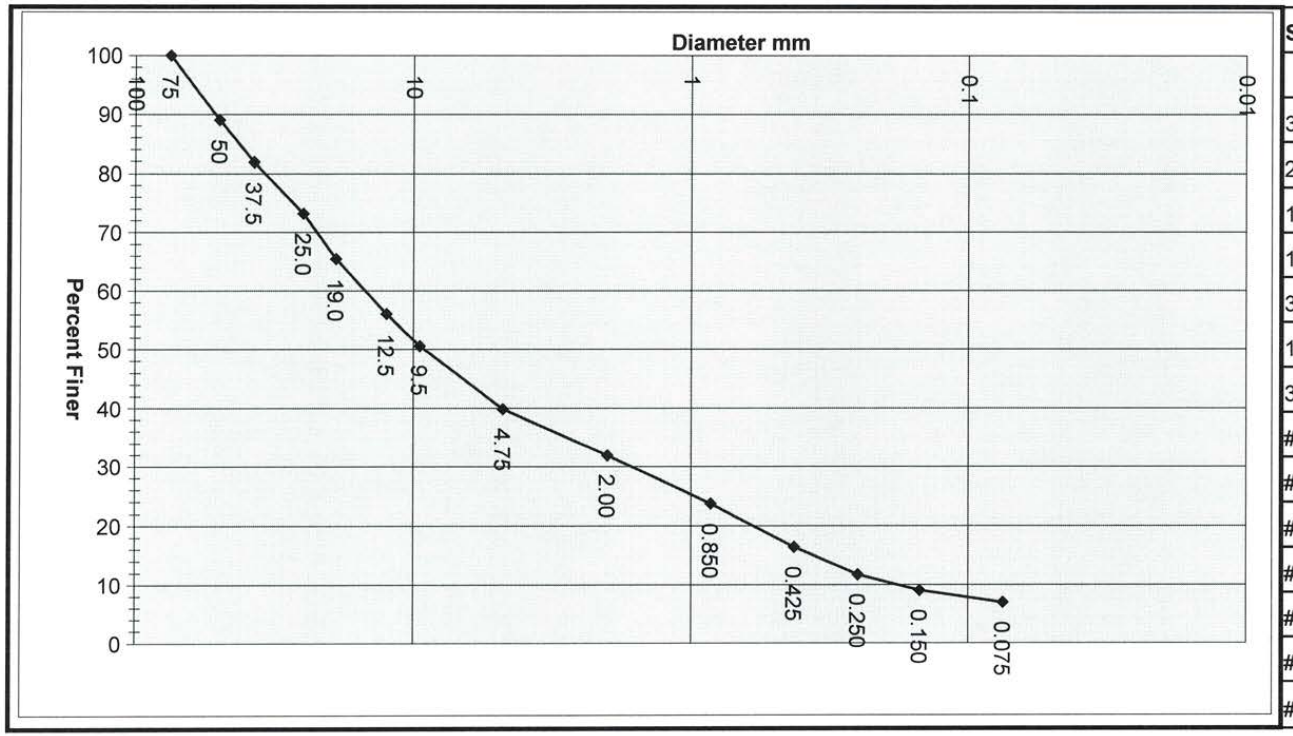
C_c= 0.95

Date 4/6/2026

Sample Date: 3/25/2026

Proj. no: 26009

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	89
1.5"	37.5	82
1"	25.0	73
3/4"	19.0	65
1/2"	12.5	56
3/8"	9.5	51
#4	4.75	40
#10	2.00	32
#20	0.850	24
#40	0.425	16
#60	0.250	12
#100	0.150	9
#200	0.075	6.9

Client: **Bell and Associates**

Project Sunshine Meadows

Sample Location: TH#2 @ 6'-7'

Soil Description: Poorly Graded Gravel with Silt and Sand

Unified Classification: GP-GM

C_u= 82

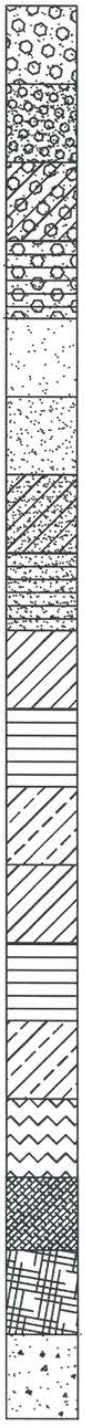
C_c= 0.99

Date 4/6/2026

Sample Date: 3/25/2026

Proj. no: 26009

GRAPHICS LOG KEY

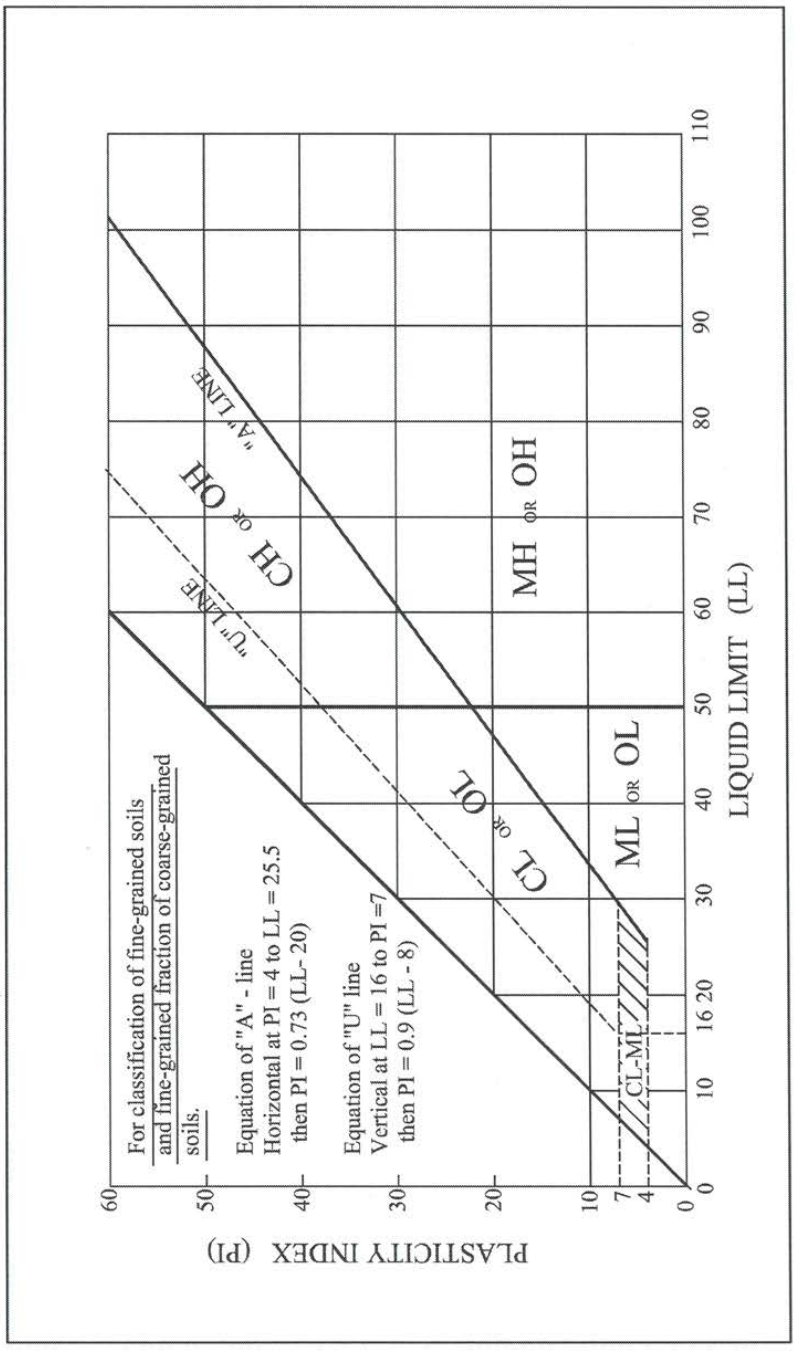


GW	WELL GRADED GRAVEL, SANDY GRAVEL
GP	POORLY GRADED GRAVEL, SANDY GRAVEL
GM	SILTY GRAVELS, SILT SAND GRAVEL MIXTURES
GC	CLAYEY GRAVELS, CLAY SAND GRAVEL MIXTURES
SW	WELL GRADED SAND, GRAVELY SAND
SP	POORLY GRADED SAND , GRAVELLY SAND
SM	SILTY SAND, SILT GRAVEL SAND MIXTURES
SC	CLAYEY SAND, CLAY GRAVEL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

ASTM Soil Classification Chart

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

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



Plasticity Chart

U.S. Corps of Engineers

Frost Design Soil Classification

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

BELL & ASSOCIATES
ENGINEERING | SURVEYING | 3D SCANNING

801 West Fireweed Ln, Suite 201, Anchorage, AK 99503
907.274.5257 | 907.743.3480
www.bellalaska.com

November 24, 2025

RECEIVED
APR 2 8 2026
PLATTING

Mat-Su Borough Platting Department
c/o Fred Wagner
350 East Dahlia Avenue
Palmer, Alaska 99645

RE: Usable Area and Flood Hazard Reduction Report for Sunshine Meadows Subdivision (Phase 2) Preliminary Plat

Dear Mr. Wagner:

F. Robert Bell and Associates (BELL) has prepared a preliminary plat for Sunshine Meadows Subdivision – Phase 2. The Phase 2 was originally part of the Sunshine Meadows Subdivision Master plan prepared in 2011. At this time Phases 1 & 3 have been developed under separate platting actions, but the time allocated for the original master plan has since expired for development of Phase 2 requiring the owner to pursue a completely new platting action.

This new platting action will match the same parameters as the original Phase 2 master plan in size and layout. The proposed subdivision encompasses 14.84 acres and will contain 9 new lots and an approximate 600ft extension of the North Enchanted Drive. The lots will be served by individual wells and onsite wastewater systems. Each lot and each tract have at least 10,000 square feet of usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.181. The Existing Geography and Soils information are detailed below.

Geography

The topography is lightly forested undeveloped land. The forested areas of the site are covered with birch trees and interspersed spruce trees. The land is generally sloping to the southwest at slopes between 4%-10%. The location of the proposed ROW was cleared at some point in the past and has since began to regrow. No portion of this track contains any wetland area and no areas were found with slopes steeper than 25%. Other than the existing naturally occurring small ponds within the tract no surface water was observed on the property. The lots will all be accessed by the new North Enchanted Drive ROW, No driveway access will be allowed to the existing West King Authur Drive and Cheri Lake Drive ROW surrounding the subdivision.

Soils Information

Eleven test holes were dug from 12' to 18' deep within the proposed subdivision as shown on the Test Hole Location Drawing. These test holes generally indicate an initial stratum of duff or topsoil up to 3' feet in depth, underlain by sands and gravelly sand (SP/SW) and sands with some silt (SM) to the bottom of the test holes. The soils encountered in the test holes were consistent. No ground water was encountered in any of the test holes. The test holes indicate that the soils in the subdivision are acceptable for the disposal of septic tank effluent and that the lots can be served by

conventional onsite wastewater systems. These lots, as well as the existing developed lots surrounding proposed subdivision are all 1 to 2.5 acres is size and there are not currently any existing well or septic fields within 100 ft of the proposed subdivision boundary.

The original test hole logs, as well as the test hole location map with an updated aerial photo has been provided as part of this package for reference.

If you have any questions or comments, please contact me at 907-274-5257.

Sincerely,

Chris Burt, P.E.

SOIL LOG

F. Robert Bell & Associates
ENGINEERS AND LAND SURVEYORS
801 WEST FIREWEED LANE SUITE 201
ANCHORAGE, ALASKA 99503-1903
PHONE (907)-274-5257

Job Number: 10-1398.02

Project Location: Sunshine Meadows

Logged By: Kurt MacKenzie Date: 3/30/2010

TEST HOLE NO.2

Depth (feet)	Description
0	0-3' Topsoil
1	
2	
3	
4	3-12' Fine sand w/ few silts, cobbles, some gravels SP/GM
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole
14	
15	
16	
17	
18	
19	
20	
21	

STATE OF ALASKA 49TH
FRANK R. BELL
NO. 2162-CE
REGISTERED PROFESSIONAL ENGINEER

DATE: 8/23/10

TEST HOLE LOCATION:
Way point #116

COMMENTS:
No groundwater, slopes <10%, moderate to weak soil structure. The field inspector estimates the application rate of the soil as 190 sqft/bedroom. No Perc test was performed.

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

801 W. Fireweed Ln. #201
Anchorage, AK 99503 * (907) 274-5257

F. Robert Bell Associates

1365 E. Parks Hwy, #204
Wasilla, AK 99654 * (907) 357-5247

SOIL LOG

F. Robert Bell & Associates
ENGINEERS AND LAND SURVEYORS
801 WEST FIREWEED LANE SUITE 201
ANCHORAGE, ALASKA 99503-1901
PHONE (907)-274-5257

Job Number: 10-1398.02

Project Location: Sunshine Meadows

Logged By: Kurt MacKenzie Date: 3/30/2010

TEST HOLE NO.3

Depth (feet)	Description
0	0-6" duff
1	6" - 3' Fine sand w/ small gravels w/ cobbles, SP
2	
3	
4	3-12' Gravelly fine sand w/cobbles.
5	
6	
7	
8	
9	
10	
11	
12	
13	Bottom of test hole
14	
15	
16	
17	
18	
19	
20	
21	

STATE OF ALASKA 49TH
FRANK R. BELL
NO. 2162-CE
REGISTERED PROFESSIONAL ENGINEER

DATE: 8/23/10

TEST HOLE LOCATION:
Way point # 119

COMMENTS:
No ground water detected, soils were visually rated by the field inspector as an SP/SM soil with an estimated application rate of 190 sqft/bedroom.

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

801 W. Fireweed Ln. #201
Anchorage, AK 99503 * (907) 274-5257

F. Robert Bell Associates

1365 E. Parks Hwy, #204
Wasilla, AK 99654 * (907) 357-5247

SOIL LOG

F. Robert Bell & Assoc. Engineers and Land Surveyors
801 West Fireweed Lane Suite 201
Anchorage, Alaska 99503-1801
Phone (907)-274-5257

Job Number: 10-1398.02

Project Location: Sunrise Meadows

Logged By: Kurt MacKenzie Date: 3/30/2010

TEST HOLE NO.4

Depth (feet)	Description
0	0-1' Duff
1	
2	1-3' Fine sand w/ gravels
3	
4	3-9' Fine, poorly structured sand & gravels, some cobbles. SP/SM
5	
6	
7	
8	
9	
10	9-13' Fine sand, some silts & gravels, SP/SM
11	
12	
13	
14	Bottom of Test Hole
15	
16	
17	
18	
19	
20	
21	

STATE OF ALASKA 49TH
FRANK R. BELL
NO. 2162-CE
REGISTERED PROFESSIONAL ENGINEER

DATE: 8/23/10

TEST HOLE LOCATION:
Way point # 120, note that test holes 119 & 120 are located at the lowest physical point.

COMMENTS:
No ground water was detected,field inspector estimates that the estimated application rate is 190 sqft/day/bedroom.

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

801 W. Fireweed Ln. #201
Anchorage, AK 99503 * (907) 274-5257

F. Robert Bell Associates

1365 E. Parks Hwy, #204
Wasilla, AK 99654 * (907) 357-5247

SOIL LOG

F. Robert Bell & Assoc. Engineers and Land Surveyors
801 West Fireweed Lane Suite 201
Anchorage, Alaska 99503-1901
Phone (907)-274-5257

Job Number: 10-1398.02

Project Location: Sunshine Meadows

Logged By: Kurt MacKenzie Date: 3/30/2010

TEST HOLE NO.5

Depth (feet)	Description
0	0-3' fine sand, topsoil
1	
2	
3	
4	3-9.5' Fine sand with gravels/SP
5	
6	
7	
8	
9	
10	
11	9.5'-13' Silty fine sands/SM
12	
13	
14	Botton of test hole
15	
16	
17	
18	
19	
20	
21	

STATE OF ALASKA 49TH
FRANK R. BELL
NO. 2162-CE
REGISTERED PROFESSIONAL ENGINEER

DATE: 8/23/10

TEST HOLE LOCATION:
Way point #121

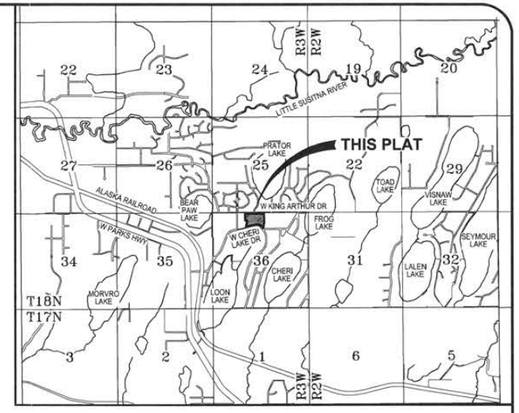
COMMENTS:
No groundwater detected, field inspector visually rated the soils as an SP and SM soils with an estimated application rate of 150 sqft/day in the 3'-9.5' horizon

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

801 W. Fireweed Ln. #201
Anchorage, AK 99503 * (907) 274-5257

F. Robert Bell Associates

1365 E. Parks Hwy, #204
Wasilla, AK 99654 * (907) 357-5247



VICINITY MAP
NOT TO SCALE

LEGEND

LOT LINE

ADJACENT LOT LINE

TH-# TEST HOLE

engineers surveyors bell
801 W. FIREWEED LN. #201
ANCHORAGE, AK 99503
(907)274-5257
CoA No. AECC582

TEST HOLE MAP

SUNSHINE MEADOWS SUBDIVISION PHASE 3

DRAWN BY: VFS	TAX MAP: H006
CHECKED BY: CLB	FIELD BOOK:
JOB NO.: 2025-3085	FIELD BOOK PAGES:
SCALE: 1" = 200'	DATE: 11/13/2025

F. R. BELL & ASSOCIATES

CERTIFICATE OF OWNERSHIP & DEDICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONCENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSITNA BOROUGH AND GRANT ALL EASEMENTS TO THE USES SHOWN.

JOHN GOURLEY
2978 N. PARKWOOD DRIVE
WASILLA, AK 99654

DATE

NOTARY'S ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES

NOTARY PUBLIC

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, HERON HAVE BEEN PAID.

DATE:

BOROUGH TAX COLLECTION OFFICIAL

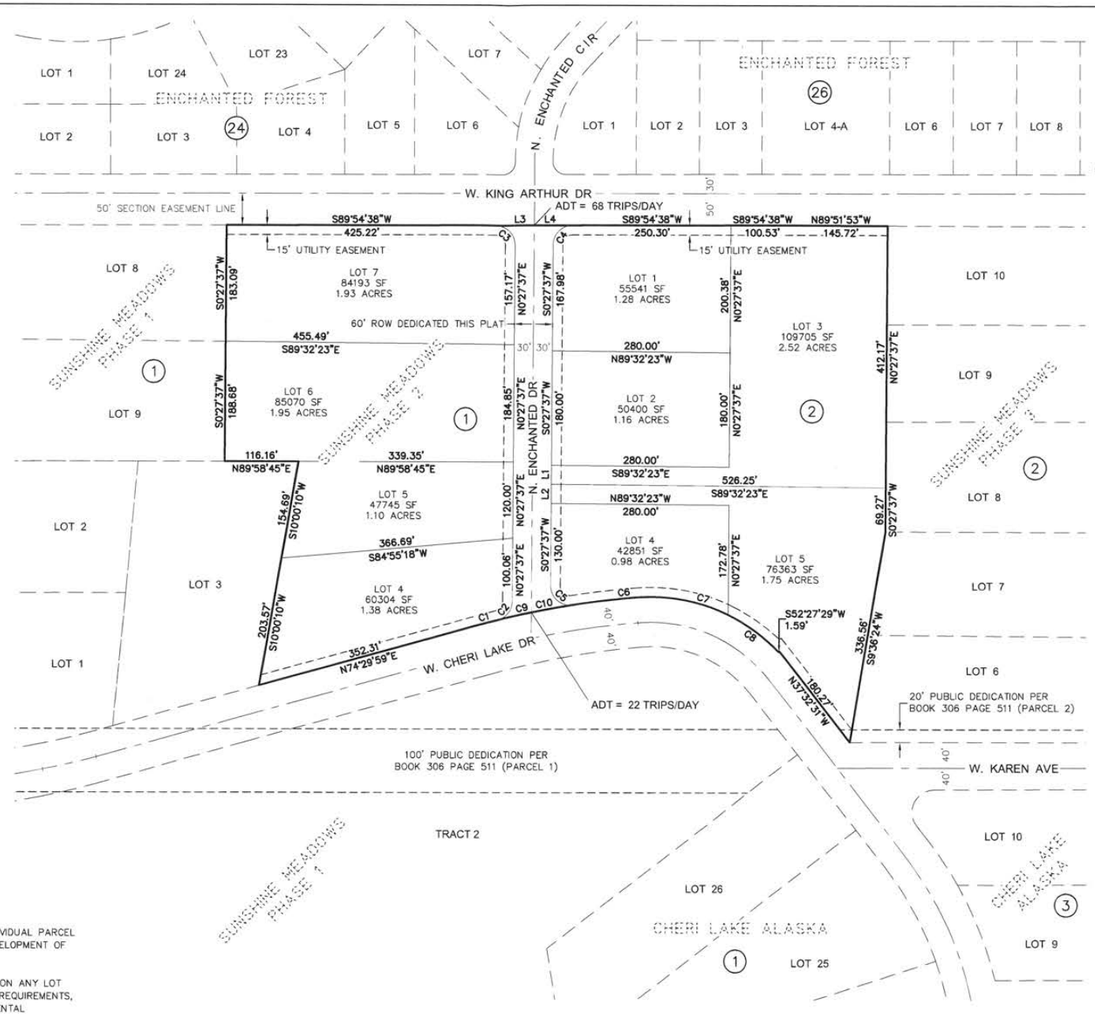
PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

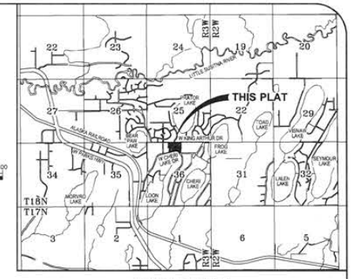
I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____, DATED _____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED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





LEGEND

(R)	RECORD PLAT 2014-30
(M)	MEASURED
(C)	COMPUTED
ROW	RIGHT OF WAY
———	LOT LINE
— — —	ADJACENT LOT LINE
- - - -	UTILITY EASEMENT LINE

AVERAGE DAILY TRAFFIC CALCULATION

THIS SUBDIVISION WILL CREATE 9 NEW LOTS.

10 TRIPS/DAY PER LOT = 90 NEW TRIPS PER DAY TOTAL

SEE PLAN VIEW FOR DISTRIBUTION OF ADT AT EACH INTERSECTION.

NOTES

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. THERE SHALL BE NO PERMITTED DRIVEWAY ACCESS TO W. CHERI LAKE DRIVE OR W. KING ARTHUR DRIVE.
4. PER THE CERTIFICATE TO PLAT ISSUED BY ALYESKA TITLE GUARANTY AGENCY, INC., AS ORDER NO. 93927 AND DATED OCTOBER 8, 2025, EASEMENTS OF RECORD AFFECTING THE SUBJECT PROPERTY ARE AS FOLLOWS:
   A. RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED JULY 21, 2011, AS INSTRUMENT NO. 2011-013877-0. (BLANKET EASEMENT)
   B. RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED MARCH 29, 2012, AS INSTRUMENT NO. 2012-006183-0. (BLANKET EASEMENT)
   C. RIGHT-OF-WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO ENSTAR GAS COMPANY, A DIVISION OF SEMCO ENERGY, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, LAY, MAINTAIN, OPERATE, ALTER, REPAIR, REMOVE AND REPLACE PIPELINES INCLUDING METERING FACILITIES, THERETO FOR THE TRANSPORTATION OF NATURAL GAS UNDER, UPON, OVER AND THROUGH SAID LANDS AND APPURTENANCES THERETO, BY INSTRUMENT RECORDED AUGUST 16, 2013, AS INSTRUMENT NO. 2013-017940-0. (BLANKET EASEMENT)

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	38.79'	1390.00'	1°35'56"	38.79'	N75°17'57"E	19.40'
C2	39.60'	30.00'	75°38'19"	36.79'	N38°16'46"E	23.29'
C3	47.41'	30.00'	90°32'59"	42.63'	N44°48'53"W	30.29'
C4	46.84'	30.00'	89°27'01"	42.22'	S45°11'07"W	29.71'
C5	52.05'	30.00'	99°24'43"	45.76'	S49°14'45"E	35.38'
C6	99.80'	1390.00'	4°06'50"	99.78'	N83°06'19"E	49.92'
C7	150.21'	280.00'	30°44'16"	148.42'	S79°28'08"E	76.96'
C8	99.58'	280.40'	20°20'52"	99.06'	N53°54'24"W	50.32'
C9	54.00'	1390.00'	2°13'33"	54.00'	N77°12'42"E	27.00'
C10	66.08'	1390.00'	2°43'25"	66.07'	N79°41'11"E	33.04'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°27'37"W	30.0
L2	N00°27'37"E	30.0
L3	N89°54'38"E	60.3
L4	N89°54'38"E	59.7

SURVEYOR'S CERTIFICATE

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

STATE OF ALASKA 49TH PRELIMINARY BRADFORD RINCKEY NO. 11299 Apr. 27, 2026 CERTIFIED PROFESSIONAL LAND SURVEYOR

RECEIVED
APR 28 2026
PLATTING

PLAT OF
SUNSHINE MEADOWS SUBDIVISION PHASE 2

LOTS 4-7 OF BLOCK 1 AND LOTS 1-5 OF BLOCK 2

A REPLAT OF TRACT 1A, SUNSHINE MEADOWS SUBDIVISION PHASE 3 (PLAT 2014-30)
CONTAINING ±14.84 ACRES

LOCATED WITHIN
SECTION 36, T18N, R3W, SEWARD MERIDIAN,
PALMER RECORDING DISTRICT

BELL & ASSOCIATES
ENGINEERING | SURVEYING | 3D SCANNING
801 WEST FIREWEED LANE, SUITE 201 ANCHORAGE, AK 99503
(907)274-5257
www.bellalaska.com
CoA No. AECC582

DRAWN BY: VFS	CHECKED BY: BJR	SHEET: 1 of 1
JOB NO. : 2025-3085	SCALE: 1"=100'	
FIELD BOOK:	DATE: 04/27/2026	

F.R. BELL & ASSOCIATES

Matthew Goddard

From: Carter Cole <ccole@houston-ak.gov>
Sent: Wednesday, June 10, 2026 10:56 AM
To: Matthew Goddard; CoH Public Works; Deb Meister; Clerk COH
Subject: Re: RFC Sunshine Meadows Ph 2 (MG)

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

The city has no objection to the new plat plan.

Carter Cole
Mayor

Get Outlook for iOS

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, 10 June 2026 10:37:03
To: CoH Public Works <publicworks@houston-ak.gov>; Deb Meister <dmeister@houston-ak.gov>; Clerk COH <Clerk@houston-ak.gov>; Carter Cole <ccole@houston-ak.gov>; Carter Cole <ccole@houston-ak.gov>
Subject: FW: RFC Sunshine Meadows Ph 2 (MG)

Good morning,

I am following up on the Request for Comments sent on May 13, 2026 (see below), for a proposed subdivision taking place within City of Houston city limits. At this time, I have not yet received comments from the City of Houston and wanted to ensure all parties would have the chance to comment.

Feel free to contact me with any questions and have a great day,

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

From: Matthew Goddard
Sent: Wednesday, May 13, 2026 12:15 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; CoH Public Works <publicworks@houston-ak.gov>; Deb Meister <dmeister@houston-ak.gov>; Clerk COH <clerk@houston-ak.gov>; Carter Cole <ccole@houston-ak.gov>; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>;

Planning <MSB.Planning@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Sunshine Meadows Ph 2 (MG)

Hello,

The following link is a request for comments for the proposed Sunshine Meadows Phase 2.
Please ensure all comments have been submitted by June 5, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Sunshine Meadows Ph 2

Feel free to contact me if you have any questions.

Thank you,

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

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, June 2, 2026 2:58 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Sunshine Meadows Ph 2 (MG)

Hello Matthew,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, May 13, 2026 12:15 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; CoH Public Works <publicworks@houston-ak.gov>; Deb Meister <dmeister@houston-ak.gov>; Clerk COH <clerk@houston-ak.gov>; Carter Cole <ccole@houston-ak.gov>; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Sunshine Meadows Ph 2 (MG)

Hello,

The following link is a request for comments for the proposed Sunshine Meadows Phase 2.
Please ensure all comments have been submitted by June 5, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Sunshine Meadows Ph 2

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

1

Matthew Goddard

From: Permit Center
Sent: Friday, May 15, 2026 10:07 AM
To: Matthew Goddard
Subject: RE: RFC Sunshine Meadows Ph 2 (MG)

No comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, May 13, 2026 12:15 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; CoH Public Works <publicworks@houston-ak.gov>; Deb Meister <dmeister@houston-ak.gov>; Clerk COH <clerk@houston-ak.gov>; Carter Cole <ccole@houston-ak.gov>; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Sunshine Meadows Ph 2 (MG)

Hello,

The following link is a request for comments for the proposed Sunshine Meadows Phase 2.
Please ensure all comments have been submitted by June 5, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Sunshine Meadows Ph 2

Feel free to contact me if you have any questions.

Thank you,

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Code Compliance Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 745-9876
E-mail: ccb@matsugov.us

MEMORANDUM

DATE: June 2, 2026

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Preliminary Plat – Sunshine Meadows Ph 2 2026-053

There are no open or active Code Compliance Cases on the existing lot.

The property is located within city limits of Houston.

No objection to moving forward to create nine new lots from the existing parcel as proposed.

Matthew Goddard

From: Code Compliance
Sent: Tuesday, June 2, 2026 4:40 PM
To: Matthew Goddard
Subject: RE: RFC Sunshine Meadows Ph 2 (MG)

No comments from Code Compliance.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, May 13, 2026 12:15 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; CoH Public Works <publicworks@houston-ak.gov>; Deb Meister <dmeister@houston-ak.gov>; Clerk COH <clerk@houston-ak.gov>; Carter Cole <ccole@houston-ak.gov>; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Sunshine Meadows Ph 2 (MG)

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Please ensure all comments have been submitted by June 5, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Sunshine Meadows Ph 2

Feel free to contact me if you have any questions.

Thank you,

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

3 June, 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 abbreviatred plats and has no comments or recommendations.

- **SUNSHINE MEADOWS SUBDIVISION PHASE 2**
  (MSB Case # 2026-053)

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

Brandon Echols
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, June 2, 2026 4:11 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Sunshine Meadows Ph 2 (MG)
Attachments: Agenda Plat.pdf

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

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

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, May 13, 2026 12:15 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; CoH Public Works <publicworks@houston-ak.gov>; Deb Meister <dmeister@houston-ak.gov>; Clerk COH <clerk@houston-ak.gov>; Carter Cole <ccole@houston-ak.gov>; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Sunshine Meadows Ph 2 (MG)

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

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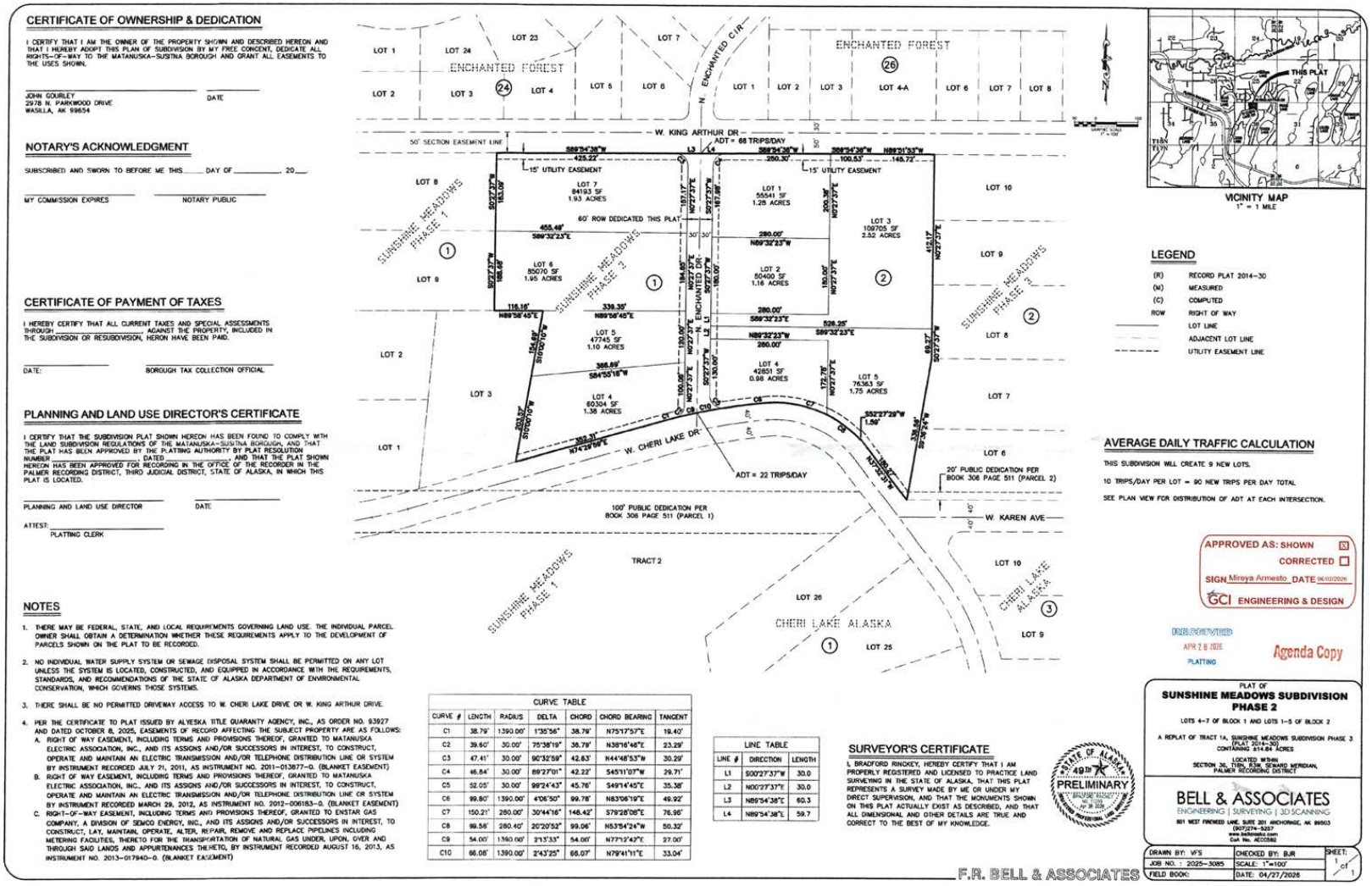
Sunshine Meadows Ph 2



CERTIFICATE OF OWNERSHIP & DEDICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY 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 USES SHOWN.

JOHN GOURLEY
2978 N. PARKWOOD DRIVE
WASILLA, AK 99654

DATE

NOTARY'S ACKNOWLEDGMENT

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

MY COMMISSION EXPIRES

NOTARY PUBLIC

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, HERON HAVE BEEN PAID.

DATE:

BOROUGH TAX COLLECTION OFFICIAL

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

NOTES

1. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
3. THERE SHALL BE NO PERMITTED DRIVEWAY ACCESS TO W. CHERI LAKE DRIVE OR W. KING ARTHUR DRIVE.
4. PER THE CERTIFICATE TO PLAT ISSUED BY ALYESKA TITLE GUARANTY AGENCY, INC., AS ORDER NO. 93927 AND DATED OCTOBER 8, 2025, EASEMENTS OF RECORD AFFECTING THE SUBJECT PROPERTY ARE AS FOLLOWS:
   A. RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED JULY 21, 2011, AS INSTRUMENT NO. 2011-013877-0. (BLANKET EASEMENT)
   B. RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT RECORDED MARCH 29, 2012, AS INSTRUMENT NO. 2012-006183-0. (BLANKET EASEMENT)
   C. RIGHT-OF-WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO ENSTAR GAS COMPANY, A DIVISION OF SEMCO ENERGY, INC., AND ITS ASSIGNS AND/OR SUCCESSORS IN INTEREST, TO CONSTRUCT, LAY, MAINTAIN, OPERATE, ALTER, REPAIR, REMOVE AND REPLACE PIPELINES INCLUDING METERING FACILITIES, THERETO FOR THE TRANSPORTATION OF NATURAL GAS UNDER, UPON, OVER AND THROUGH SAID LANDS AND APPURTENANCES THERETO, BY INSTRUMENT RECORDED AUGUST 16, 2013, AS INSTRUMENT NO. 2013-017940-0. (BLANKET EASEMENT)

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	38.79'	1390.00'	1°35'56"	38.79'	N75°17'57"E	19.40'
C2	39.60'	30.00'	75°38'19"	36.79'	N38°16'46"E	23.29'
C3	47.41'	30.00'	90°32'59"	42.63'	N44°48'53"W	30.29'
C4	46.84'	30.00'	89°27'01"	42.22'	S45°11'07"W	29.71'
C5	52.05'	30.00'	99°24'43"	45.76'	S49°14'45"E	35.38'
C6	99.80'	1390.00'	4°06'50"	99.78'	N83°06'19"E	49.92'
C7	150.21'	280.00'	30°44'16"	148.42'	S79°28'08"E	76.96'
C8	99.56'	280.40'	20°20'52"	99.06'	N53°54'24"W	50.32'
C9	54.00'	1390.00'	2°13'33"	54.00'	N77°12'43"E	27.00'
C10	66.08'	1390.00'	2°43'25"	66.07'	N79°41'11"E	33.04'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°27'37"W	30.0
L2	N00°27'37"E	30.0
L3	N89°54'38"E	60.3
L4	N89°54'38"E	59.7

SURVEYOR'S CERTIFICATE

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

STATE OF ALASKA 49TH PRELIMINARY

F.R. BELL & ASSOCIATES

VICINITY MAP
1" = 1 MILE

LEGEND

(R)	RECORD PLAT 2014-30
(M)	MEASURED
(C)	COMPUTED
ROW	RIGHT OF WAY
	LOT LINE
	ADJACENT LOT LINE
	UTILITY EASEMENT LINE

AVERAGE DAILY TRAFFIC CALCULATION

THIS SUBDIVISION WILL CREATE 9 NEW LOTS.

10 TRIPS/DAY PER LOT = 90 NEW TRIPS PER DAY TOTAL

SEE PLAN VIEW FOR DISTRIBUTION OF ADT AT EACH INTERSECTION.

APPROVED AS: SHOWN [X]
CORRECTED [ ]
SIGN Mireya Armesto DATE 06/02/2026
GCI ENGINEERING & DESIGN

RECEIVED
APR 2 8 2026
PLATTING

Agenda Copy

PLAT OF
SUNSHINE MEADOWS SUBDIVISION PHASE 2
LOTS 4-7 OF BLOCK 1 AND LOTS 1-5 OF BLOCK 2
A REPLAT OF TRACT 1A, SUNSHINE MEADOWS SUBDIVISION PHASE 3 (PLAT 2014-30) CONTAINING 514.84 ACRES
LOCATED WITHIN
SECTION 36, T18N, R2W, SEWARD MERIDIAN, PALMER RECORDING DISTRICT

BELL & ASSOCIATES
ENGINEERING | SURVEYING | 3D SCANNING
801 WEST FIREWEED LANE, SUITE 201 ANCHORAGE, AK 99503
(907)274-5257
www.bellsurvey.com
Civil No. AECO582

DRAWN BY: WFS	CHECKED BY: BJR	SHEET: 1 of 1
JOB NO. : 2025-3085	SCALE: 1"=100'	
FIELD BOOK:	DATE: 04/27/2026	

Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, May 15, 2026 12:51 PM
To: Matthew Goddard
Subject: RE: RFC Sunshine Meadows Ph 2 (MG)

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

MTA has no comments.

Thank you for the opportunity to comment.

Holly Sparrow, Sr. Right of Way Agent
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2599 | www.mtasolutions.com

Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, May 13, 2026 12:15 PM
To: Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; CoH Public Works <publicworks@houston-ak.gov>; Deb Meister <dmeister@houston-ak.gov>; Clerk COH <clerk@houston-ak.gov>; Carter Cole <ccole@houston-ak.gov>; mayor@houston-ak.gov; Brian Davis <Brian.Davis@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Ron Bernier <Ron.Bernier@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
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_____ _____
JOHN GOURLEY DATE
2978 N. PARKWOOD DRIVE
WASILLA, AK 99654

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS____ DAY OF _____, 20___.

_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC

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_____ _____
DATE: BOROUGH TAX COLLECTION OFFICIAL

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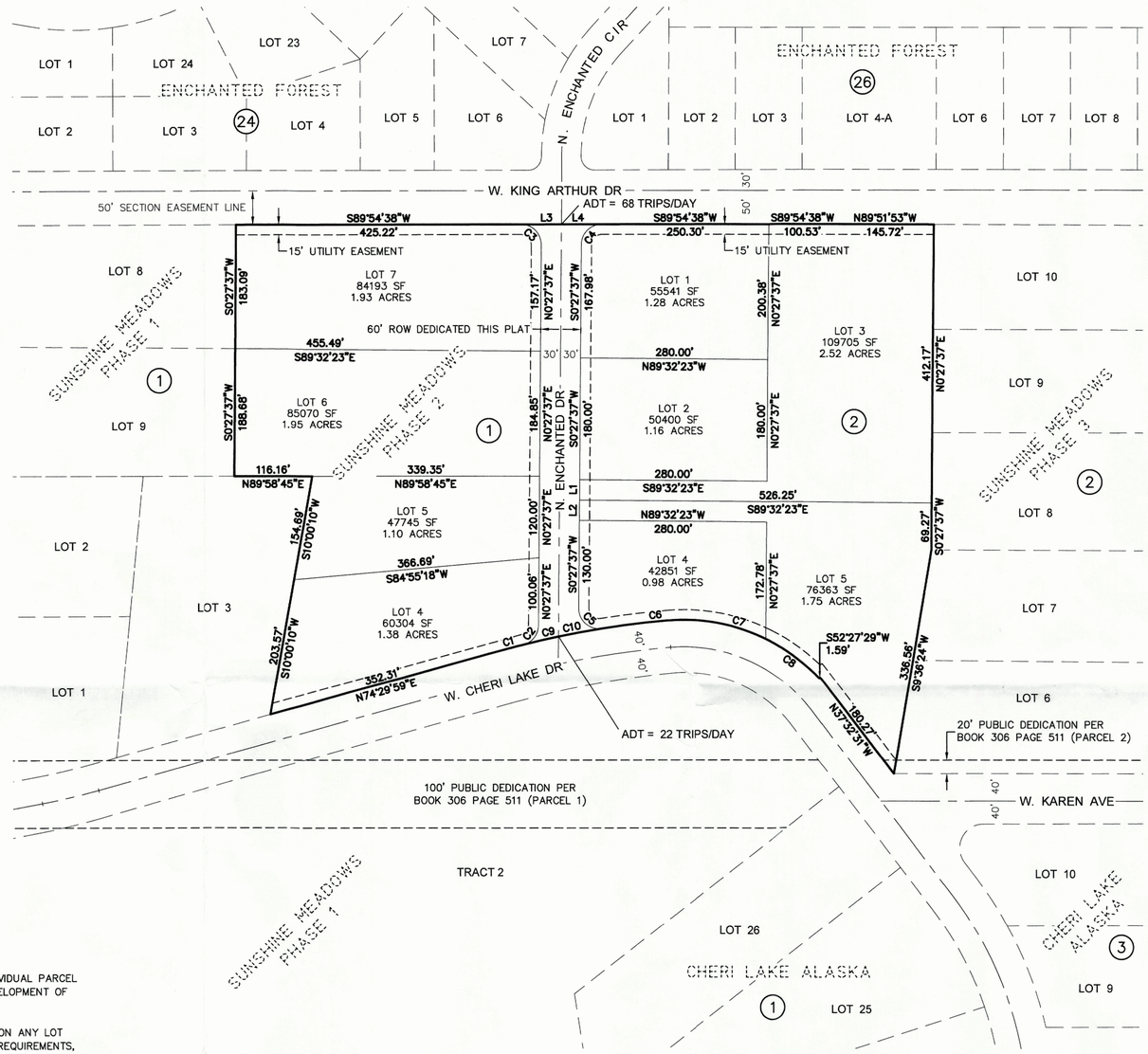
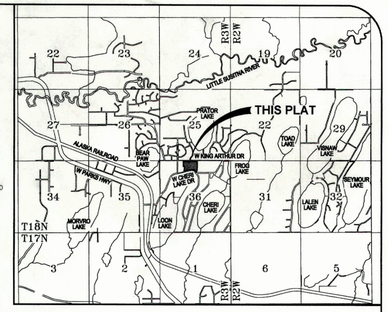
_____ _____
PLANNING AND LAND USE DIRECTOR DATE

ATTEST: _____
PLATTING CLERK





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C6	99.80'	1390.00'	4°06'50"	99.78'	N83°06'19"E	49.92'
C7	150.21'	280.00'	30°44'16"	148.42'	S79°28'08"E	76.96'
C8	99.58'	280.40'	20°20'52"	99.06'	N53°54'24"W	50.32'
C9	54.00'	1390.00'	2°13'33"	54.00'	N77°12'42"E	27.00'
C10	66.08'	1390.00'	2°43'25"	66.07'	N79°41'11"E	33.04'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°27'37"W	30.0
L2	N00°27'37"E	30.0
L3	N89°54'38"E	60.3
L4	N89°54'38"E	59.7

SURVEYOR'S CERTIFICATE

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

STATE OF ALASKA 49TH
PRELIMINARY
BRADFORD RINCKEY NO. 11299 Apr 28, 2026
REGISTERED PROFESSIONAL LAND SURVEYOR

RECEIVED
APR 28 2026
PLATTING

Agenda Copy

PLAT OF
SUNSHINE MEADOWS SUBDIVISION PHASE 2

LOTS 4-7 OF BLOCK 1 AND LOTS 1-5 OF BLOCK 2

A REPLAT OF TRACT 1A, SUNSHINE MEADOWS SUBDIVISION PHASE 3 (PLAT 2014-30)
CONTAINING ±14.84 ACRES

LOCATED WITHIN
SECTION 36, T18N, R3W, SEWARD MERIDIAN,
PALMER RECORDING DISTRICT

BELL & ASSOCIATES
ENGINEERING | SURVEYING | 3D SCANNING
801 WEST FIREWEED LANE, SUITE 201 ANCHORAGE, AK 99503
(907)274-5257
www.bellalaska.com
CoA No. AECC582

DRAWN BY: VFS	CHECKED BY: BJR	SHEET: 1 of 1
JOB NO. : 2025-3085	SCALE: 1"=100'	
FIELD BOOK:	DATE: 04/27/2026	

F.R. BELL & ASSOCIATES

C

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
July 16, 2026

PRELIMINARY PLAT: STARLIGHT SUBDIVISION

LEGAL DESCRIPTION: SEC 31, T17N, R02W, SEWARD MERIDIAN AK

PETITIONERS: JRK GROUP LLC

SURVEYOR/ENGINEER: KEYSTONE SURVEYING

ACRES: 200.00 ± PARCELS: 186

REVIEWED BY: CAYMAN REYNOLDS CASE #: 2026-057

REQUEST: The request is to create 184 lots and 2 tracts from Parcels 17N02W31D002, 17N02W31D003, and 17N02W31C002 to be known as **STARLIGHT SUBDIVISION**, containing 200.00 acres +/-. The plat is located directly north of West Carmel Rd, west of South Knik Goose Bay Road, and south of West Sunset Avenue, located within the SW ¼ Section 31, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5.

EXHIBITS

Vicinity Map and Aerial Photos	**EXHIBIT A** – 4 pgs
Preliminary Water System Design	**EXHIBIT B** – 1 pg
Usable Area, Roads, Preliminary Drainage and Topo	**EXHIBIT C** – 1 pg
Street Improvement Plans	**EXHIBIT D** – 18 pgs
Soils Report	**EXHIBIT E** – 85 pgs

AGENCY COMMENTS

MSB Pre-design and Engineering	**EXHIBIT F** – 1 pg
Utilities	**EXHIBIT G** – 2 pgs

DISCUSSION: The proposed Master Plan is creating 184 lots and 2 tracts, from Parcels 17N02W31D002, 17N02W31D003, and 17N02W31C002**.** The master plan has 13 phases. Petitioner's representative has also requested a 10 year platting board approval, citing the normal approval period as insufficient for a plan of this size, and the possibility of changing economic conditions. Proposed lots vary in size from 0.46 acres to 5.17 acres. Access is by proposed internal roads connecting to West Carmel Road, a Mat-Su Borough owned and maintained road.

Soils Report: A soils report was submitted (Exhibit E) pursuant to MSB 43.15.065(A). Curtis Holler, PE, notes the soils evaluation included logging 41 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. Groundwater was encountered in 4 of the testholes. Total elevation change on the site is about 94'. All 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. The proposed Tract A is over 400,000 Sq. Ft. and does not require useable area verification.

Roads: In total, the proposed master plan project will require the construction of approximately 14,695' of new residential, residential sub-collector and residential collector standard roads, including 10 permanent and 4 temporary cul-desac bulbs and a single tee turn-around intersection.

Comments:

MSB PD&E: (**Exhibit F**) PD&E comments on Sheet C2.1 of the Street Improvement Plans, it is showing 60' of ROW for S. Supernova Dr., the plat shows and 80' ROW for S. Supernova Dr.

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

At the time of staff report write-up, there were no responses to the Request for Comments from AK Department of Fish & Game, USACE; MSB Emergency Services, Planning Division, or Development Services; ENSTAR or MTA.

CONCLUSION: The preliminary plat of Starlight Subdivision 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 submitted, pursuant to MSB 43.20.281(A).

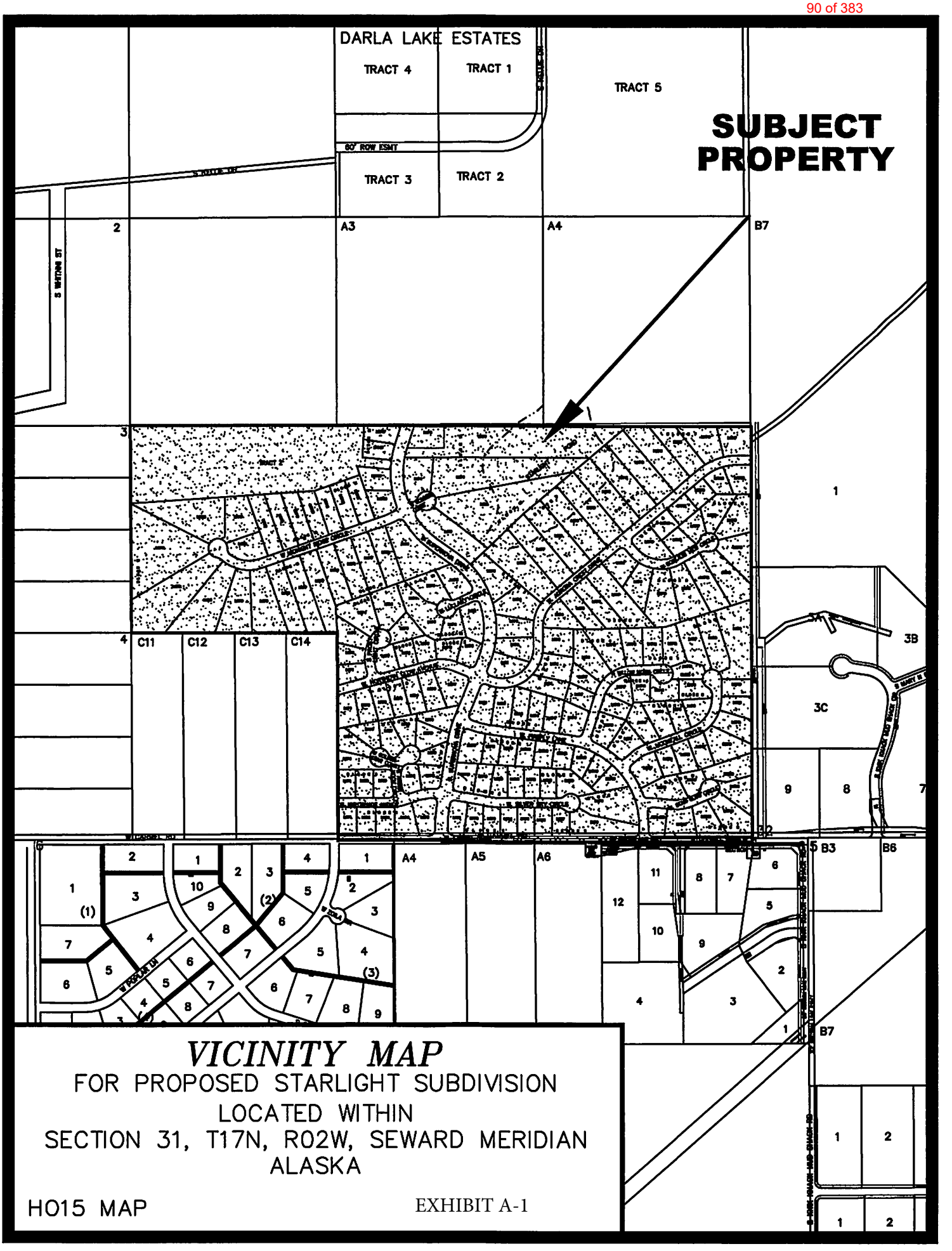
FINDINGS OF FACT

1. The master plan of Starlight 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 AK Department of Fish & Game, USACE; MSB Emergency Services, Planning Division, or Development Services; ENSTAR 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 master plan of Starlight Subdivision, Section 31, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH 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 residential, residential sub-collector and residential collector standard roads and cul-de-sacs in accordance with 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. 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 STARLIGHT SUBDIVISION
LOCATED WITHIN
SECTION 31, T17N, R02W, SEWARD MERIDIAN
ALASKA

H015 MAP

EXHIBIT A-1

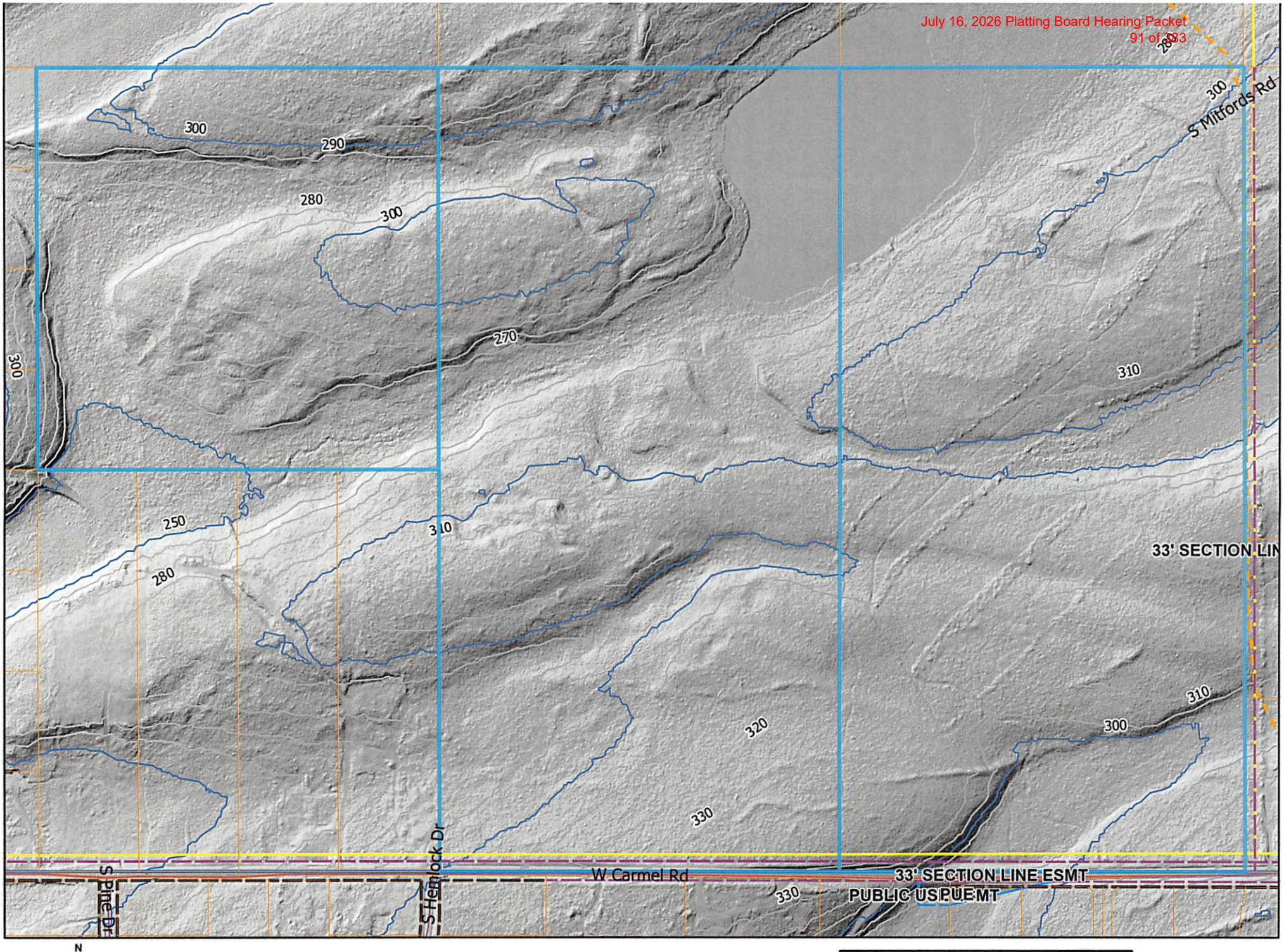

300
290
280
300
270
300
310
250
280
310
320
330
310
300
330
S Mitfords Rd
33' SECTION LIN
W Carmel Rd
33' SECTION LINE ESMT
PUBLIC US PUE MT
S Pine Dr
S Hemlock Dr
N
W
E
S
0
500
1,000
2,000 Feet

EXHIBIT A-2

S Mitfords Rd
33' SECTION LIN
W Carmel Rd
33' SECTION LINE ESMT
PUBLIC USPUE MT
S Pine Dr
S Hemlock Dr
Microsoft
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W
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S
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500
1,000
2,000 Feet

EXHIBIT A-3

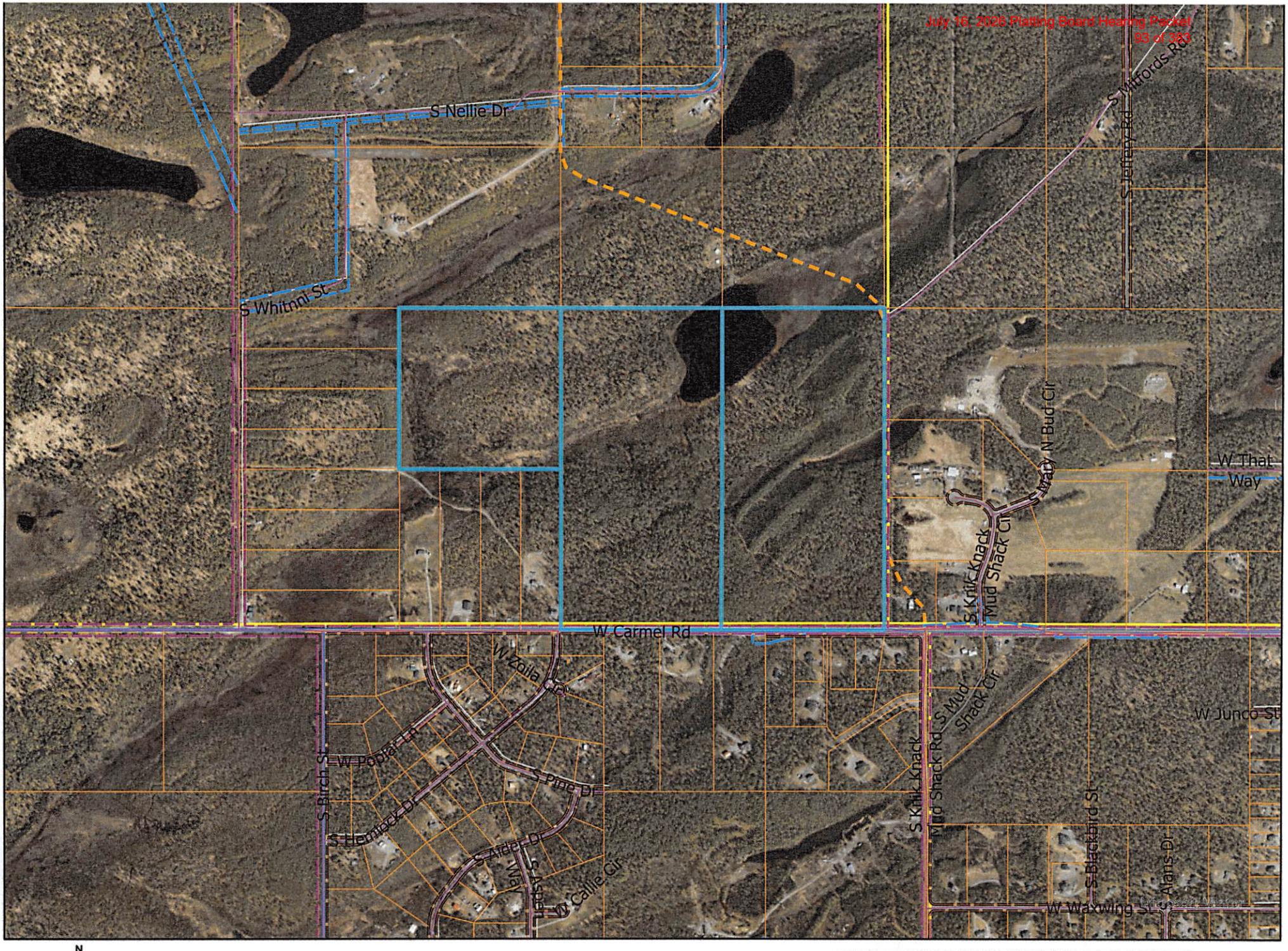

EXHIBIT A-4

0 1,500 3,000 6,000 Feet

184 Res. lots + 1 tract = 185 services

1" = 150'

RECEIVED
MAY 01 2026
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Starlight Subdivision Master Plan
Preliminary Community Water System Design

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 25043	Scale: 1" = 150'	P2 of 2	Date: 4/27/2026

STATE OF ALASKA
49th
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

Notes:

1) Water main lines to be HDPE SDR11 materials in 8", 6", 4" & 2" diameter as shown.
2) Service lines will be 1" HPDE pipe.
3) HDPE main & service valves.
4) System to have 2 developed sources & wellhouse. ADEC pre-plan & post construction approval is required.

EXHIBIT B

RECEIVED
MAY 01 2026
PLATTING

Starlight Subdivision Master Plan
Useable Area, Roads, Prelim. Drainage & Topo

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 25043	Scale: 1" = 150'	P1 of 2	Date: 4/27/2026

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

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

EXHIBIT C

STARLIGHT SUBDIVISION
STREET IMPROVEMENT PLANS

STARLIGHT SUBDIVISION
WASILLA , ALASKA

1 PROJECT LOCATION
SCALE: NTS

DATE & TIME: Tuesday, May 12, 2026 9:16:09 AM FILE PATH: D:\PESI\Project Files\Starlight Sub Div\Starlight Subdivision.dwg

STATE OF ALASKA
49 TH
STEVEN R. PANNONE
CE-8149
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

#	DESCRIPTION	DATE

PANNONE
ENGINEERING SERVICES, LLC
C.I. 1088
P.O. BOX 1807 | PALMER, AK 99645
T: (907) 745-8200 | F: (907) 745-8201

STARLIGHT SUBDIVISION
WATER, STREET, & DRAINAGE IMPROVEMENTS

WASILLA, ALASKA

OWNER / CLIENT
SELWAY CORPORATION
JESS HALL
PO BOX 1987
PALMER, AK 99645
(907) 746-2757
JHALL@HALLHOMES.COM

JOB NO.	2026-010
DATE	12 MAY 2026
DRAWN	ACP
REVIEWED	SRP

SHEET NAME
COVER SHEET

SHEET No.
C0.1

HALF SCALE WHEN PRINTED AT 11x17

QUALITY CONTROL

1. ANY MODIFICATIONS TO THE ATTACHED DESIGN AND REQUIREMENTS MUST BE APPROVED BY THE ENGINEER OF RECORD (EOR) IN WRITING PRIOR TO PROCEEDING.
2. THE CONTRACTOR MUST VERIFY AND COORDINATE ALL DIMENSIONS SHOWN ON THE DRAWINGS BEFORE STARTING ANY WORK OR FABRICATION. IN CASE OF DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, REFERENCE STANDARDS, AND SITE CONDITIONS, THE MORE STRINGENT REQUIREMENTS MUST GOVERN. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF DISCREPANCIES AND OBTAIN DIRECTION PRIOR TO CONSTRUCTION.
3. NOTED DIMENSIONS GOVERN OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. DIMENSIONS AND QUANTITIES ARE THE CONTRACTORS RESPONSIBILITY AND WILL NOT BE REVIEWED BY PANNONE ENGINEERING SERVICES, LLC (PES).

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL COMPLETE CONSTRUCTION IN ACCORDANCE WITH THE MOST RECENT EDITION MATANUSKA SUSITNA BOROUGH SUBDIVISION CONSTRUCTION MANUAL (SCM). THE DRAWINGS, TECHNICAL SPECIFICATION, AND SPECIAL PROVISIONS ONLY TAKE PRECEDENCE OVER THE STANDARD SPECIFICATIONS IF APPROVED BY THE MATANUSKA-SUSITNA BOROUGH
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL, STATE,A ND FEDERAL PERMITS REQUIRED FOR THIS PROJECT PRIOR TO STARTING WORK. THE CONTRACTOR PREPARED SWPPP PLAN SHALL BE MAINTAINED AT THE JOB SITE.
3. THE CONTRACTOR SHALL MAINTAIN REDLINE RECORD DRAWINGS ON A CLEAN SET OF CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL MAINTAIN THE RECORD SURVEY NOTES AND SUBMIT DAILY TO THE ENGINEER. THE CONTRACTOR SHALL RECORD SURVEY NOTES FOR SUBMITTAL WITH RECORD DRAWINGS, INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL RECORD ALL DEVIATIONS FROM THE APPROVED PLANS.
4. ORIGIN OF EXISTING GRADE SURFACE DATA IS MAT-SU BOROUGH GIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE EXISTING TOPOGRAPHIC CONDITION MATCHES THE DESIGN SURFACE. IF THERE IS A SIGNIFICANT DISCREPANCY THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
5. ANY UTILITIES DEPICTED ON THE DRAWING ARE APPROXIMATE. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
6. UNDERGROUND ELECTRICAL, TELECOMMUNICATION, NATURAL GAS, AND OTHER UTILITY LINES OCCUR WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL COORDINATE ALL WORK ACCORDINGLY. ALL WORK IN CLOSE PROXIMITY TO EXISTING UNDERGROUND UTILITIES SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL STATUTES, CODES AND GUIDELINES, AND THE FACILITY CLEARANCE REQUIREMENTS FOR THE GOVERNING UTILITY. THE CONTRACTOR SHALL HAND DIG WITHIN TWO (2) FEET OF BURIED UTILITY FACILITIES, THE COST OF RELOCATING AND OR REPLACEMENT OF BURIED UTILITIES SHALL BE BORNE BY THE CONTRACTOR AND OR DEVELOPER AS APPLICABLE.
7. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT TO A LINE TWO (2) FEET BEYOND THE PROPOSED IMPROVEMENTS, DURING THE INITIAL EXCAVATION WITHIN A TRAVEL LANE. FURTHER REMOVAL MAY BE REQUIRED AS DIRECTED BY THE ENGINEER TO PROVIDE A PROPER TRANSITION BETWEEN NEW AND EXISTING PAVEMENT. SAW CUTS ACROSS ROAD LANES SHALL BE SKEWED AT AN ANGLE OF 15-20 DEGREES WHERE MATCHING EXISTING ASPHALT.
8. THE CONTRACTOR SHALL APPLY TACK COAT TO THE SAW CUT ASPHALT FACE PRIOR TO PAVING. THE CONTRACTOR SHALL SAW CUT CURB AND GUTTER AND SIDEWALK AT THE NEAREST JOINT AT OR BEYOND REMOVAL LIMITS OR AS DIRECTED BY THE ENGINEER.
9. THE CONTRACTOR SHALL REMOVE ORGANIC MATERIAL FROM THE SUBGRADE TO A DEPTH TO BE DETERMINED BY THE ENGINEER. THE CONTRACTOR SHALL UTILIZE EXCAVATED ORGANIC MATERIAL AS TOPSOIL OVER DISTURBED AREAS SUCH AS DITCHES AND SLOPES. MINIMUM ORGANIC MATERIAL DEPTH IS FOUR (4) INCHES.
10. NO SLIT TRENCHING IS ALLOWED FOR TREE AND STUMP REMOVAL.
11. WORK AND MATERIALS REQUIRED FOR REMOVING LITTER OR DEBRIS THAT EXIST WITHIN THE PROJECT LIMITS ARE INCIDENTAL TO THE PROJECT.
12. THE CONTRACTOR SHALL REPLACE AL DISTURBED PROPERTY CORNERS.
13. THE CONTRACTOR SHALL RESTORE DISTURBED PROPERTY TO PRE-CONSTRUCTION CONDITION UNLESS DIRECTED OTHERWISE BY THE EOR OR THE DEVELOPER.
14. ALL MATERIAL SHALL BE PURCHASED BY THE DEVELOPER OR CONTRACTOR AS APPLICABLE.
15. ALL INSULATION SHALL BE RIGID BOARD, HIGH DENSITY EXTRUDED POLYSTYRENE INSULFOAM II, MIN 60 PSI MIN FOR UNDERGROUND INSTALLATIONS, EQUIVALENT TO R-20 PER FOUR (4) INCHES.
16. HOURS OF OPERATION ARE MONDAY THROUGH SATURDAY 7:00AM TO 10:00PM

LEGEND - PLAN		
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		EASEMENT
		CENTERLINE
		CURB & GUTTER
W	W	EDGE OF PAVEMENT
W	W	WATER MAIN
SS	SS	SEWER MAIN
SD	SD	STORM DRAIN MAIN
OHE	OHE	OVERHEAD ELECTRIC
TC	TC	OVERHEAD TELEPHONE
UGE	UGE	UNDERGROUND ELECTRIC
GAS	GAS	UNDERGROUND NATURAL GAS
X	X	FENCE
		DRAINAGE ARROW
E	E	ELECTRICAL VAULT
G.M.	G.M.	GAS METER
		GAS VALVE
		SIGN
		LIGHT POLE
		WATER KEYBOX
		WATER VALVE
		WATER PLUG
		WATER STUB
		FIRE HYDRANT
		SEWER MANHOLE
		SEWER SERVICE
		SEWER PLUG
		CLEANOUT
		STORM DRAIN MANHOLE
		STORM DRAIN CATCH BASIN
		STORM DRAIN CATCH BASIN MANHOLE
		STORM DRAIN SERVICE
		PAVEMENT REMOVAL LIMITS
		TEST HOLE
W	W	PRIVATE/COMMUNITY WELL
		LIMIT OF EXCAVATION
R	R	RAIN LEADER/ROOF DRAIN
W	W	PROTECTIVE WELL RADIUS
		DITCH LINE / FLOW LINE

GENERAL ABBREVIATIONS

ACP	ASPHALT CONCRETE PAVEMENT
AD	ALGEBRAIC DIFFERENCE
ADEC	ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION
AWWU	ANCHORAGE WATER & WASTEWATER UTILITY
BGS	BELOW GROUND SURFACE
BOH	BOTTOM OF HOLE
BOP	BOTTOM OF PIPE
BOT	BOTTOM
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE
BW	BOTTOM OF WALL
C&G	CURB & GUTTER
CB	CATCH BASIN
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CP	CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
DCO	DOUBLE CLEANOUT
DIP	DUCTILE IRON PIPE
DP	DOUBLE PUMPER
DV	DIVERTER VALVE
(E)	EXISTING
ED	EFFECTIVE DEPTH
EG	EXISTING GRADE
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EOR	ENGINEER OF RECORD
EPA	ENVIRONMENTAL PROTECTION AGENCY
F&I	FURNISH & INSTALL
FC	FOUNDATION CLEANOUT
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FND	FOUNDATION
FS	FLOW SPLITTER
FTG	FOOTING
G	GAS
GAL	US-GALLON
GV	GATE VALVE
H	HORIZONTAL
HDPE	HIGH DENSITY POLYETHYLENE PIPE
IAW	IN ACCORDANCE WITH
INV	INVERT
K	SIGHT DISTANCE
LBS	POUNDS
LF	LINEAR FEET
LT	LEFT
(P)	PROPOSED
MASS	MUN. OF ANCHORAGE STD SPECIFICATIONS
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MOA	MUNICIPALITY OF ANCHORAGE
MSL	MEAN SEA LEVEL
MT	MONITOR TUBE
(N)	NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OFF	OFFSITE
OH	OVERHEAD
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE PIPE
R&R	REMOVE & REPLACE
RD	ROOF DRAIN
RED	REDUCER
RT	RIGHT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SEP	SEPARATION
SMH	SEWER MANHOLE
SOG	SLAB ON GRADE
SP	SINGLE PUMPER
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
TD	TOTAL DEPTH
TEL	TELEPHONE
TH	TEST HOLE
TOP	TOP OF PIPE
TP	TOP OF PAVEMENT
TYP	TYPICAL
UG	UNDERGROUND
UTIL	UTILITY
V	VERTICAL
VB	VALVE BOX
W/I	WITHIN

STATE OF ALASKA
49 TH
STEVEN R. PANNONE
CE-8149
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

#	DESCRIPTION	DATE

PANNONE
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STARLIGHT SUBDIVISION
WATER, STREET, & DRAINAGE IMPROVEMENTS
WASILLA, ALASKA

OWNER / CLIENT
SELWAY CORPORATION
JESS HALL
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(907) 746-2757
JHALL@HALLHOMES.COM

JOB NO.	2026-010
DATE	12 MAY 2026
DRAWN	ACP
REVIEWED	SRP

SHEET NAME
NOTES, LEGEND, & ABBREVIATIONS

SHEET No.
C0.2

HALF SCALE WHEN PRINTED AT 11x17

DATE & TIME: Tuesday, May 12, 2026 9:16:09 AM FILE PATH: D:\RSP\Project Files\Starlight Sub Div\Starlight Subdivision.dwg

EXHIBIT C

FILL & GRADING NOTES

1. ALL SLOPES TO BE STABILIZED IN ACCORDANCE WITH THE SWPPP. AND THESE NOTES.
2. ALL FILL SHALL BE PLACED IN ONE FOOT LIFTS, MAXIMUM AND COMPACTED TO 95% MAXIMUM DENSITY. NO ROCK OR SIMILAR MATERIAL GREATER THAN TWELVE INCHES (12") SHALL BE BURIED OR PLACED IN FILL SITES.
3. PRIOR TO PLACING FILL, THE GROUND SHALL BE PREPPED TO RECEIVE FILL BY REMOVING VEGETATION, PROOF ROLLING THE AREA, AND SCARIFYING THE EXISTING GROUND SURFACE TO PROVIDE A BOND WITH THE PROPOSED FILL. ORGANIC SOILS MAY BE SPREAD OVER FINISHED SLOPES.
4. FILL MATERIAL SHALL MEET THE GRADATIONS SPECIFIED IN THE SCM.
5. FILL SHALL NOT BE PLACED ON FROZEN GROUND. FROZEN FILL SHALL NOT BE PLACED ON THE SITE.
6. THE TOE OF A FILL SLOPE SHALL BE MADE NOT NEARER TO A SITE BOUNDARY THAN ½ THE HEIGHT OF THE SLOPE WITH A MINIMUM OF TWO (2) FEET AND A MAXIMUM OF TWENTY (20) FEET.
7. FILL SLOPES SHALL NOT BE CONSTRUCTED ON NATURAL SLOPES STEEPER THAN 50%. WHERE SLOPES ARE STEEPER THAN 20% AND THE FILL HEIGHT IS GREATER THAN FIVE (5) FEET, A BENCH UNDER THE TOE AT LEAST TEN (10) FEET WIDE SHALL BE CONSTRUCTED.
8. SLOPES SHALL BE 2:1 MAX (50%). ALL SLOPES EXCEEDING 3:1 SHALL BE STABILIZED WITH FLEXTERRA HP-FGM MULCH AT 4,000 LB/ACRE OR ENGINEER APPROVED EQUAL.
9. ALL DISTURBED AREAS NOT PAVED OR OTHERWISE USED SHALL BE STABILIZED WITH A MINIMUM OF FOUR (4) INCHES OF TOPSOIL AND SEED PER MASS.
10. A RIGHT OF WAY PERMIT IS REQUIRED FOR ALL WORK WITHIN A RIGHT OF WAY.

SWPPP NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONTRACTOR PROVIDED SWPPP AND ESCP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS AS NECESSARY TO COMPLY WITH FEDERAL, STATE, AND MUNICIPAL LAWS THAT PROHIBIT UN-PERMITTED DISCHARGE OF POLLUTANTS, INCLUDING SEDIMENTS THAT ARE A RESULT OF EROSION AND OTHER CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL CONDUCT ALL WORK SO SEDIMENT IS NOT TRANSPORTED ONTO ROADWAYS OR ADJACENT PROPERTIES. AT A MINIMUM THE CONTRACTOR SHALL SWEEP UP ANY SEDIMENT TRACKED ONTO PAVED SURFACES IN PUBLIC RIGHTS OF WAY OR ACCESS EASEMENTS WITHIN 24 HOURS OF THE TRACKING TO MINIMIZE WASH-OFF OF SEDIMENT INTO STORM DRAINS OR WATERWAYS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING EFFORTS. WATER PUMPED OR DIVERTED FROM THE SITE OR ANY EXCAVATION SHALL NOT BE DIVERTED OR PUMPED INTO A STORM DRAIN OR WATERWAY UNLESS A PERMIT IS OBTAINED FROM THE STATE OF ALASKA, MUNICIPALITY OF ANCHORAGE, AND EPA AS REQUIRED. THE CONTRACTOR SHALL PROVIDE A DISPOSAL SITE FOR ALL EXCESS WATER AND SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND APPROVALS.
5. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE EPA STORM WATER POLLUTION PREVENTION PLAN AND BEST MANAGEMENT PRACTICES FOR STORM WATER RUNOFF CONTROL.
6. ACCESS TO THE SITE SHALL BE SWEPT DAILY TO REMOVE ACCUMULATED MUD AND DIRT.
7. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE PROJECT CONFORMS THE STANDARDS LISTED ABOVE. ANY VIOLATIONS AND OR FINES ISSUED BY LOCAL GOVERNMENT, THE STATE OF ALASKA, OR THE EPA SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. ANY PRIVATE OR PUBLIC PROPERTY DISTURBED OUTSIDE OF THE PROJECT LIMITS SHALL BE REPLACED TO ITS ORIGINAL CONDITION. EXISTING DRAINAGE PATTERNS SHALL BE RESTORED BY THE CONTRACTOR AFTER CONSTRUCTION OF THE IMPROVEMENTS.

GENERAL SURVEY NOTES

1. CONTOUR INTERVAL = 5 FOOT AS TAKEN FROM MSB LIDAR
2. ALL PROPOSED ROADWAY SURFACES ARE ASPHALT UNLESS NOTED OTHERWISE.
3. A TITLE SEARCH WAS NOT PERFORMED BY PES, EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON THE LOT SURVEY ARE NOT SHOWN.
4. ALL DISTURBED PROPERTY CORNERS SHALL BE REPLACED BY THE CONTRACTOR.

EXISTING UTILITIES

1. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO STARTING WORK.
2. ALL NECESSARY UTILITY RELOCATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. UNDERGROUND NATURAL GAS, TELEPHONE, ELECTRIC, AND CABLE TV LINE WERE NOT FIELD LOCATED BY PES. PRIVATE SERVICE LINES WERE NOT FIELD LOCATED. THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UTILITIES LOCATED.
4. THE REPLACEMENT AND REPAIR OF DAMAGED UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DEMOLITION NOTES

1. LIMIT OF CLEARING AND GRUBBING IS RIGHT OF WAY AND TO THE BACK OF THE UTILITY EASEMENT.
2. ALL STUMPS AND ORGANIC MATERIAL SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
3. UNUSABLE INORGANIC MATERIAL SHALL BE DISPOSED OF OFFSITE OR AT AN APPROVED LOCATION WITHIN THE LIMITS OF THE DEVELOPMENT.
4. NO SLIT TRENCHING ALLOWED FOR TREE AND STUMP REMOVAL.

STATE OF ALASKA
49 TH
STEVEN R. PANNONE
CE-8149
REGISTERED PROFESSIONAL ENGINEER

REVISIONS		
#	DESCRIPTION	DATE

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STARLIGHT SUBDIVISION
WATER, STREET, & DRAINAGE IMPROVEMENTS
WASILLA, ALASKA

OWNER / CLIENT
SELWAY CORPORATION
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JOB NO.	2026-010
DATE	12 MAY 2026
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SHEET NAME
NOTES

SHEET No.
C0.3

811
SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

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ROAD CLASSIFICATIONS:
S. SUPERNOVA DRIVE
RESIDENTIAL COLLECTOR - STA 0+00.00 to STA 12+00.00
RESIDENTIAL SUBCOLLECTOR - STA 12+00 to END

W. FIREFLY LANE
RESIDENTIAL SUB COLLECTOR

ALL REMAINING ROADS ARE RESIDENTIAL CLASSIFICATIONS

W. GLIMMER COURT
W. MIDNIGHT RIDGE CIRCLE
W. LULLABY CIRCLE
W. AURORA CREST DRIVE
W. BOREALIS VIEW CIRCLE
S. FROST LIGHT CIRCLE
W. NORTHERN GLOW AVENUE
S. WILLOW MOON CIRCLE
W. GOLDEN STAR COURT
S. AMBER MOON CIRCLE
S. SUPERNOVA DRIVE
W. FIREFLY LANE
W. MOON FALL CIRCLE
W. NIGHTSHADE AVENUE
W. SILVER SKY CIRCLE
W. STAR GLOW CIRCLE
33' SECTION LINE EASEMENT

1 SITE LAYOUT
SCALE: 1" = 150'

STATE OF ALASKA
49 TH
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SHEET NAME
SITE LAYOUT

SHEET No.
C1.0

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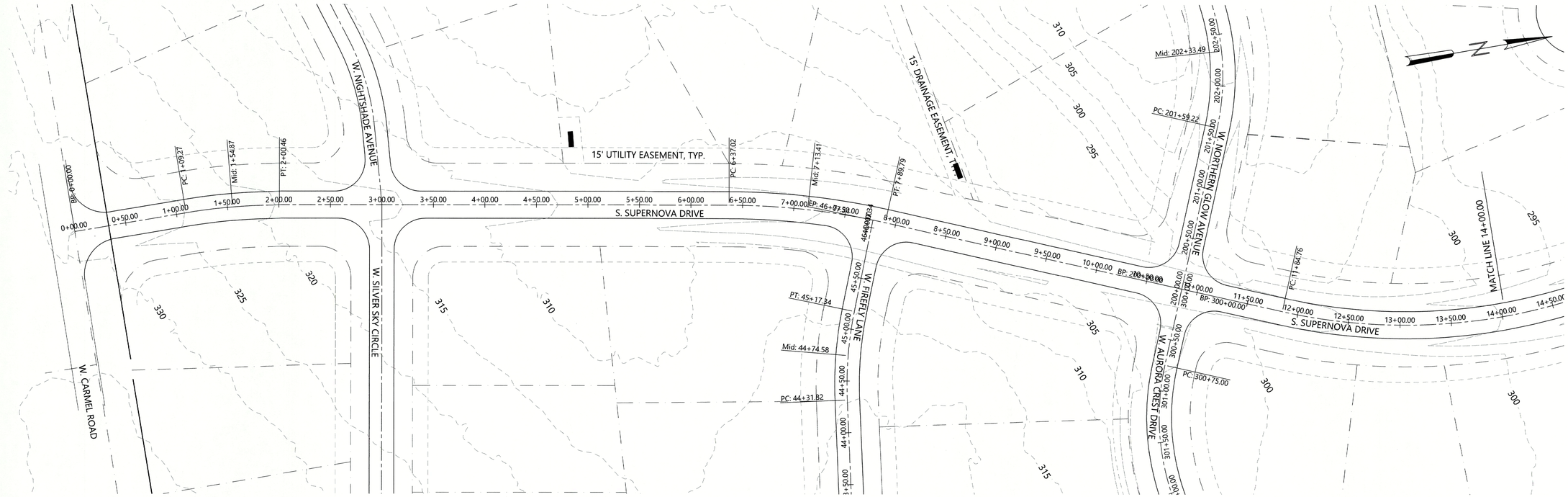
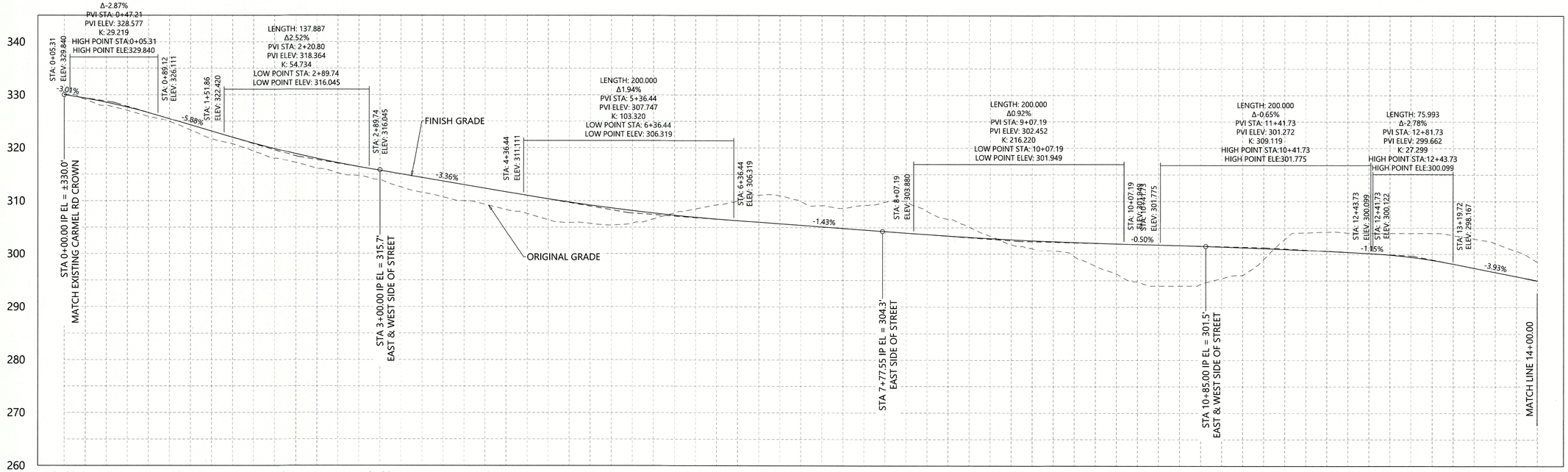


1 S. SUPERNOVA DRIVE PLAN - STA 0+00.00 to STA 14+00.00
SCALE: 1" = 50'



2 S. SUPERNOVA DRIVE PROFILE - STA 0+00.00 to STA 14+00.00
SCALE: 1" = 50'H | 1" = 10'V

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STATE OF ALASKA 49TH STATE
STEVEN R. PANNONE
CE-8149
REGISTERED PROFESSIONAL ENGINEER

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SHEET NAME
S. SUPERNOVA DRIVE PLAN & PROFILE

SHEET No.
C1.1

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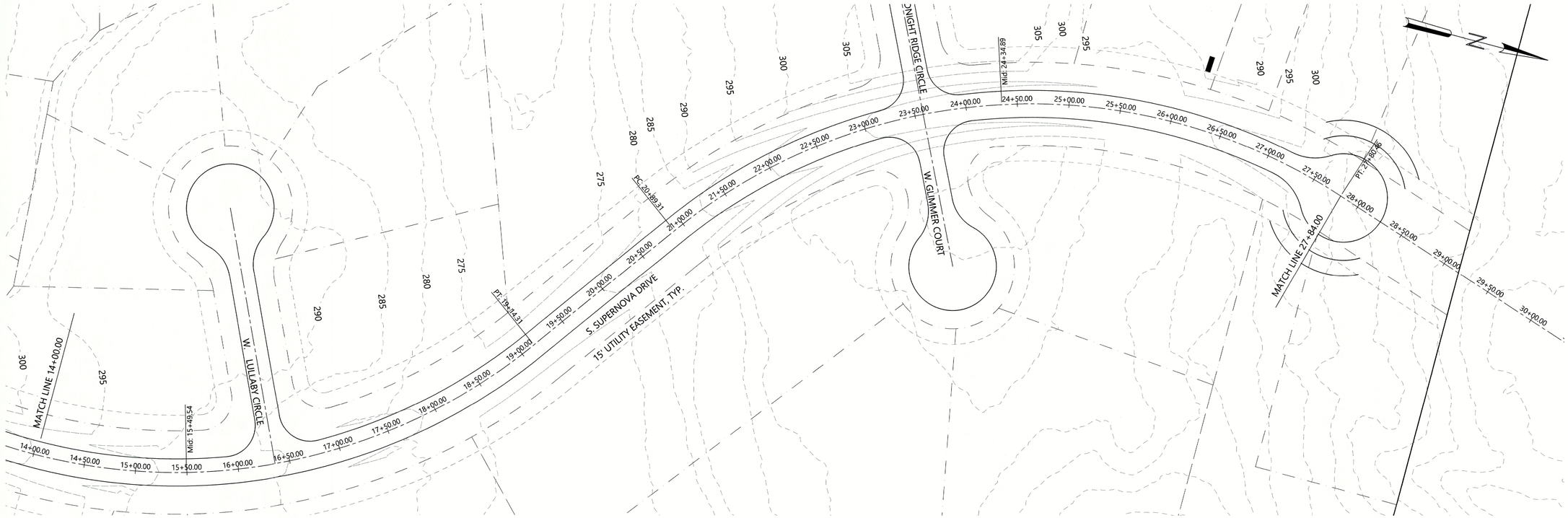
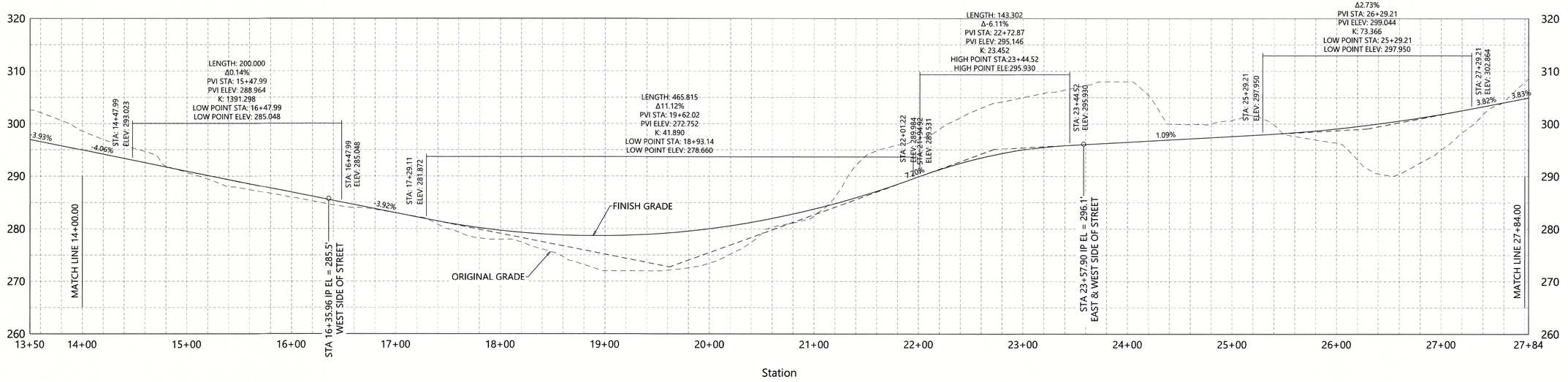


1 S. SUPERNOVA DRIVE PLAN - STA 17+00.00 to STA 27+83.74

SCALE: 1" = 50'



2 S. SUPERNOVA DRIVE PROFILE - STA 17+00.00 to STA 27+83.74

SCALE: 1" = 50'H | 1" = 10' V

STATE OF ALASKA
49 TH
STEVEN R. PANNONE
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S. SUPERNOVA DRIVE PLAN & PROFILE

SHEET No.
C1.2

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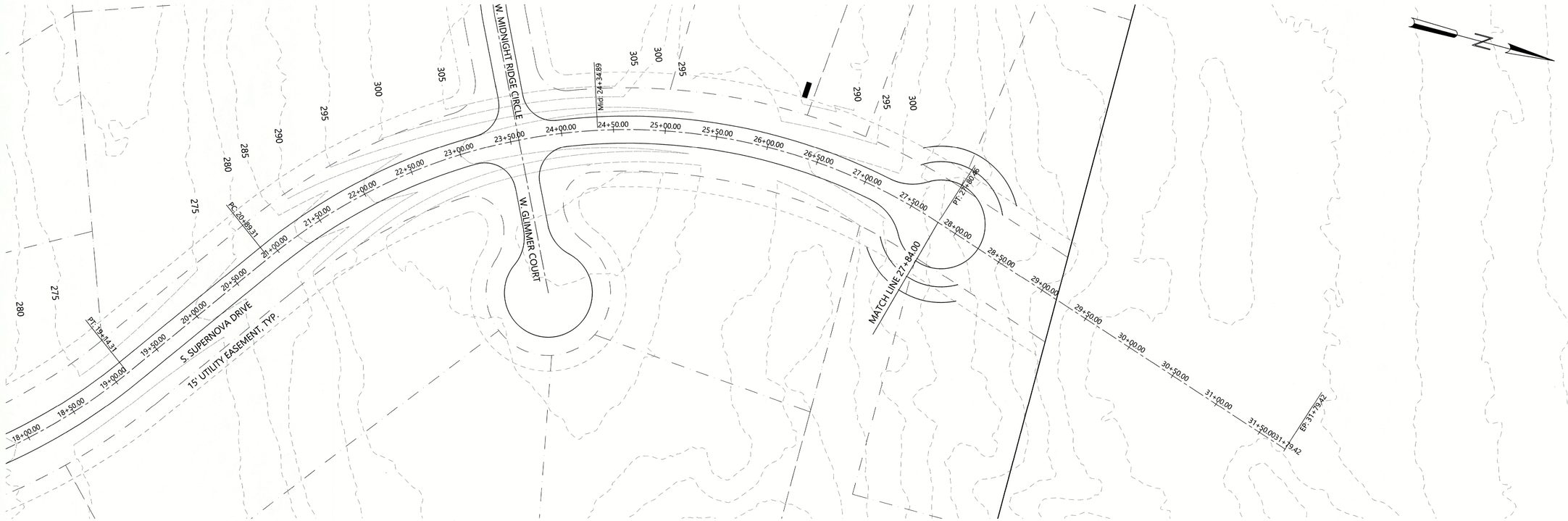
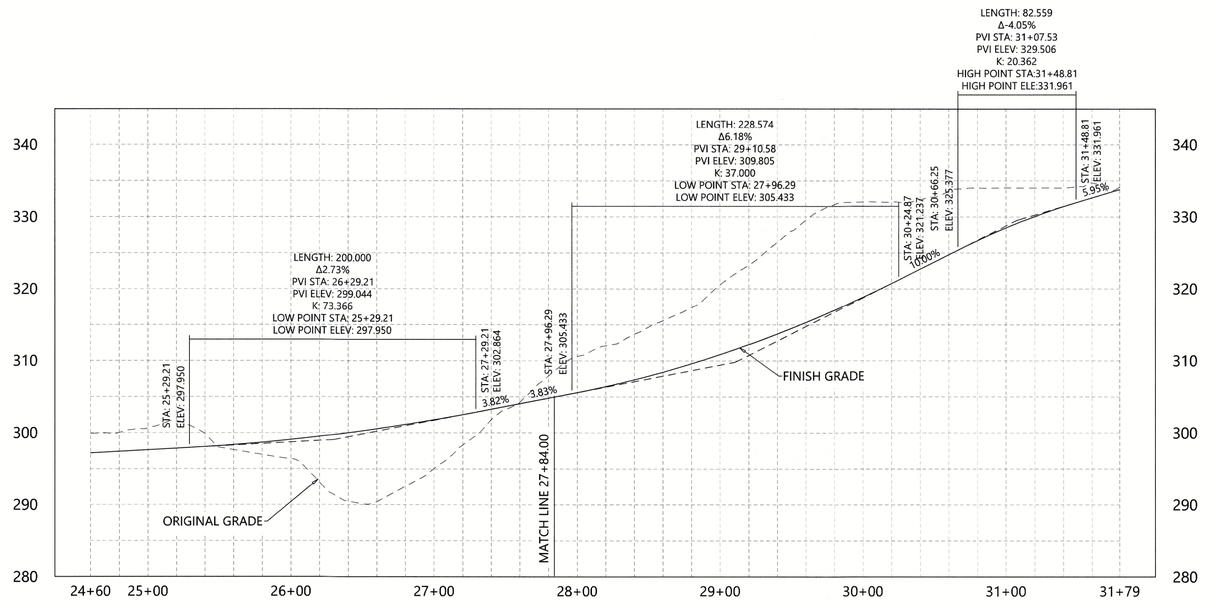


1 S. SUPERNOVA DRIVE PLAN - STA 27+83.74 to STA 31+79.42
SCALE: 1" = 50'



2 S. SUPERNOVA DRIVE PROFILE - STA 27+83.74 to STA 31+79.42
SCALE: 1" = 50'H | 1" = 10' V

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STATE OF ALASKA
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SHEET NAME
S. SUPERNOVA DRIVE PLAN & PROFILE

SHEET No.
C1.3

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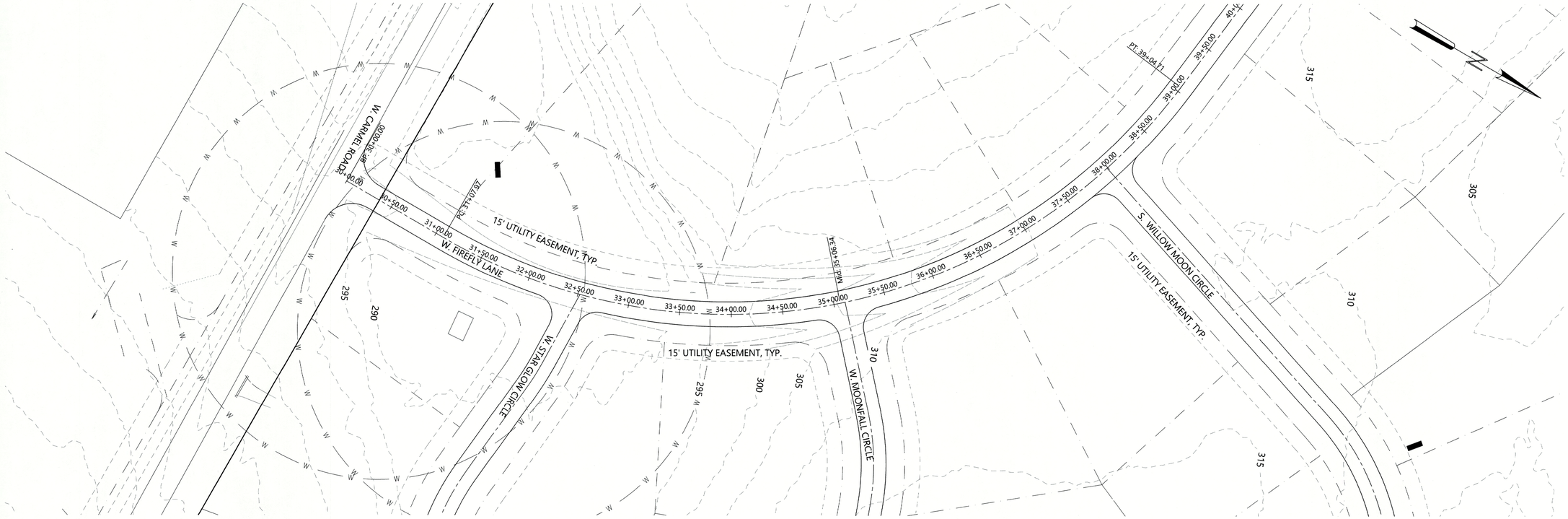
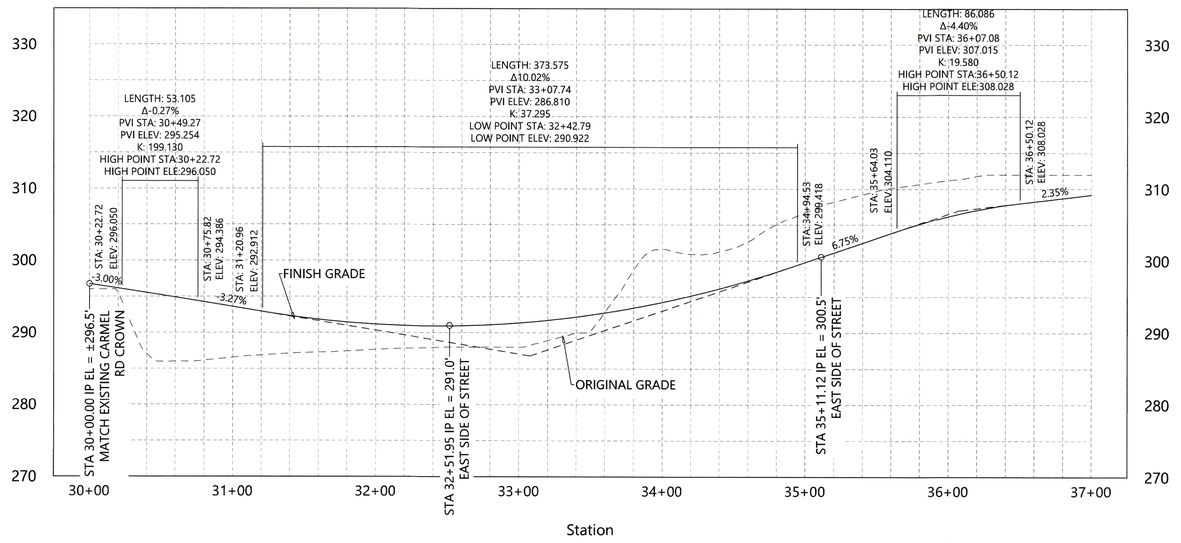


1 W. FIREFLY LANE PLAN - STA 30+00.00 to STA 37+00.00
SCALE: 1" = 50'



2 W. FIREFLY LANE PROFILE - STA 30+00.00 to STA 37+00.00
SCALE: 1" = 50'H | 1" = 10' V

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STATE OF ALASKA
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STEVEN R. PANNONE
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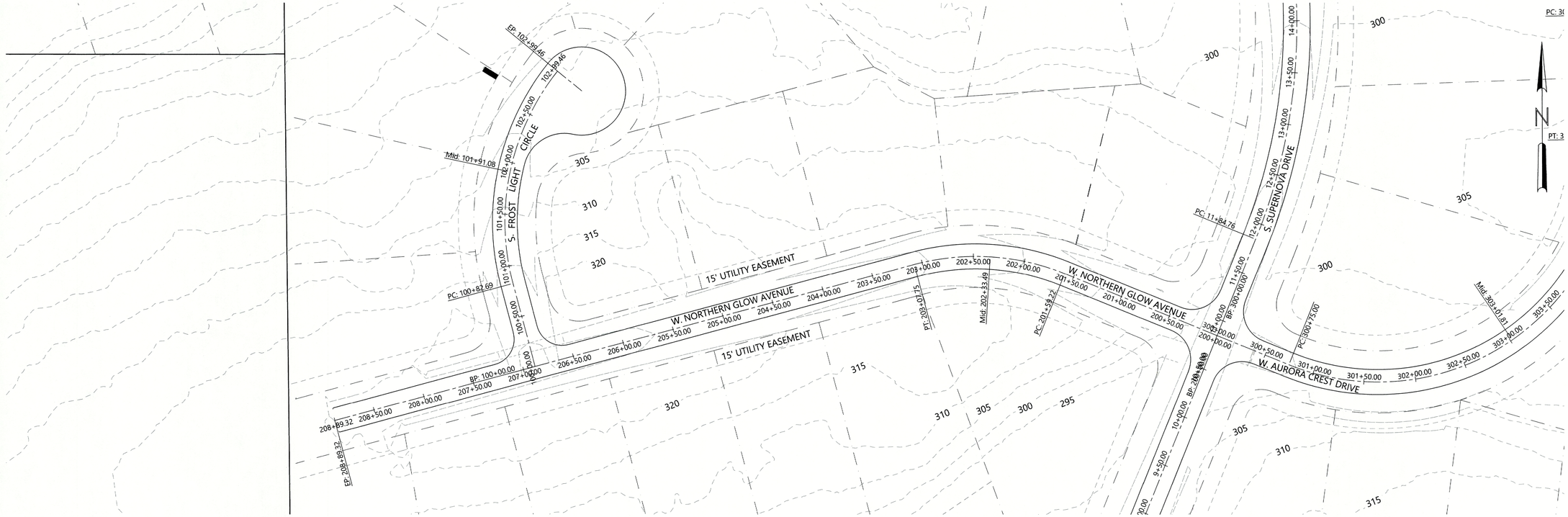
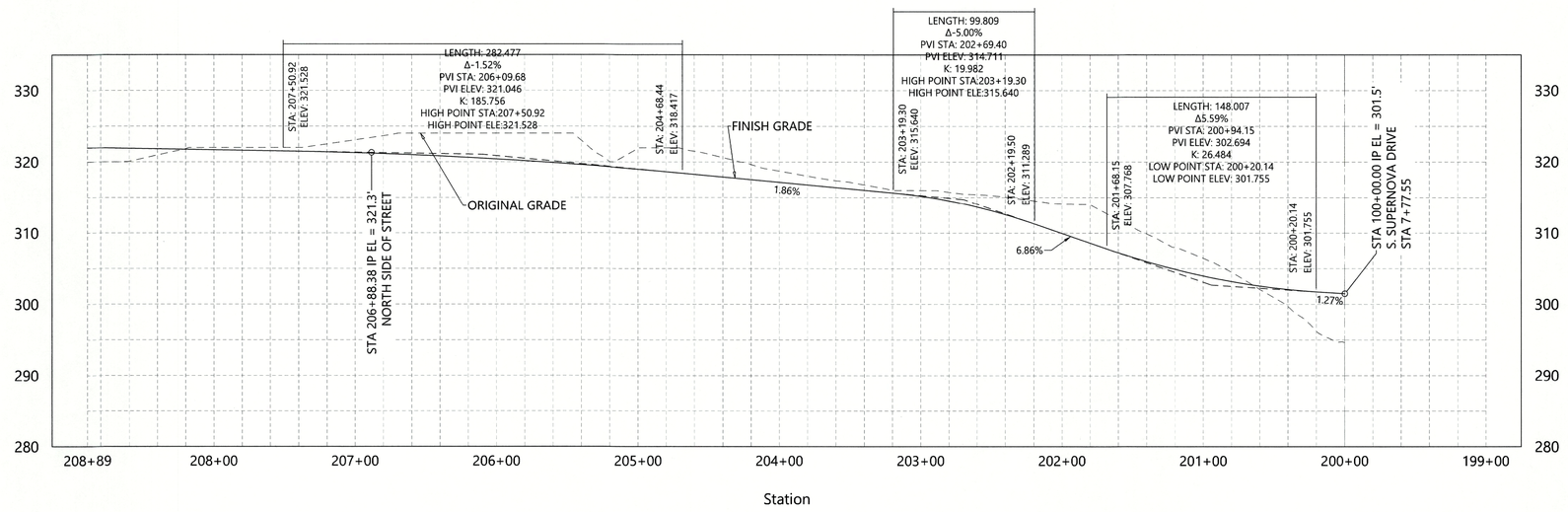
SHEET NAME
W. FIREFLY LANE PLAN & PROFILE

SHEET No.
C1.4

HALF SCALE WHEN PRINTED AT 11x17



1 W. NORTHERN GLOW AVENUE PLAN - STA 200+00.00 to STA 205+00.00
SCALE: 1" = 50'



2 W. NORTHERN GLOW AVENUE PROFILE - STA 200+00.00 to STA 205+00.00
SCALE: 1" = 50'H | 1" = 10'V

STATE OF ALASKA
49 TH
2012
STEVEN R. PANNONE
CE-8149
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

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SHEET NAME
W. NORTHERN GLOW AVE PLAN & PROFILE

SHEET No.
C1.5

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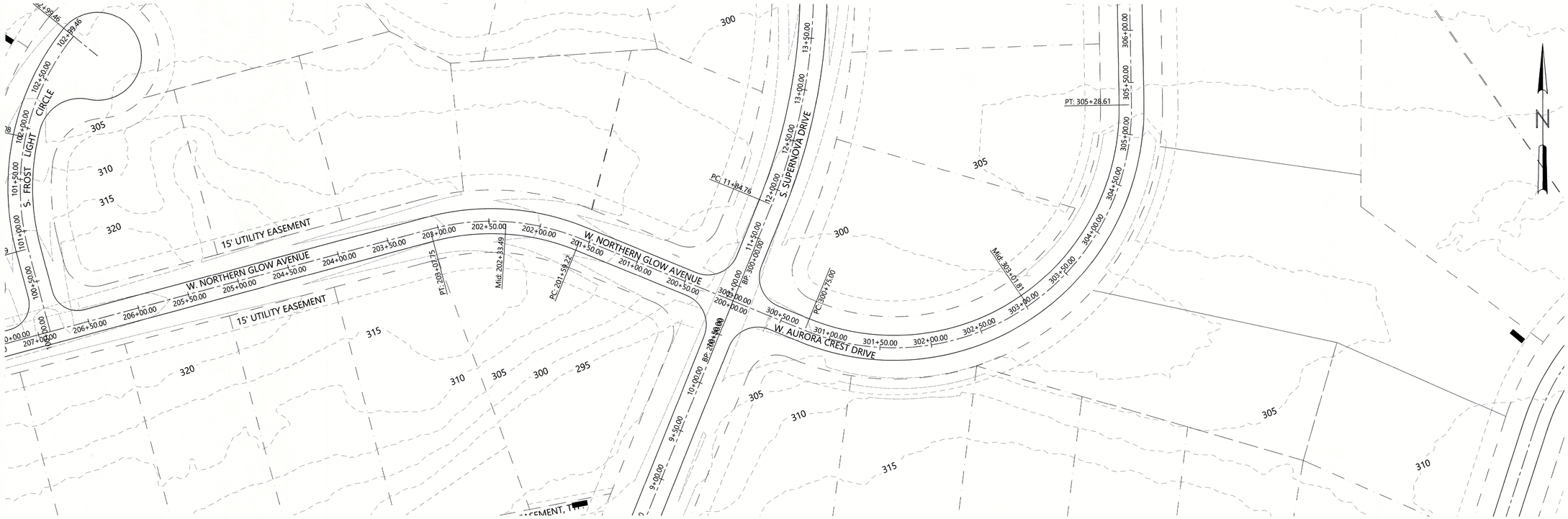
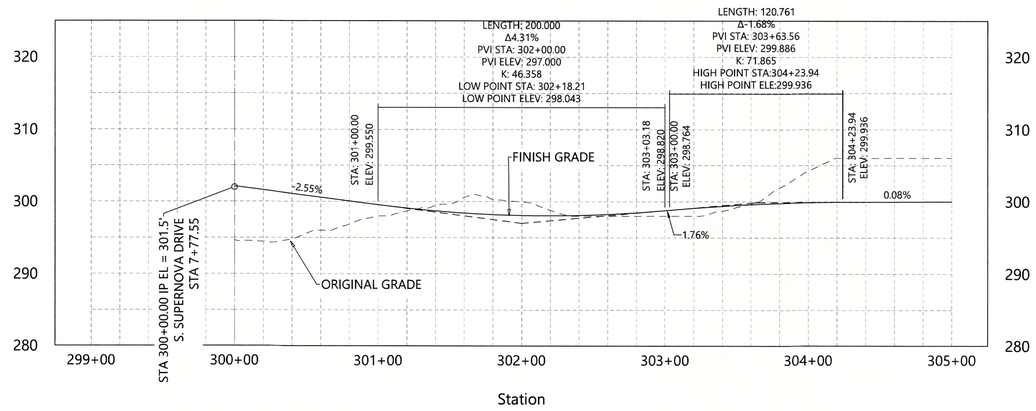


1 W. AURORA CREST DRIVE PLAN - STA 300+00.00 to STA 305+00.00
SCALE: 1" = 50'



2 W. AURORA CREST DRIVE PROFILE - STA 300+00.00 to STA 305+00.00
SCALE: 1" = 50'H | 1" = 10'V

STATE OF ALASKA
49TH
STEVEN R. PANNONE
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SHEET NAME
W. AURORA CREST DRIVE
PLAN & PROFILE

SHEET No.
C1.6

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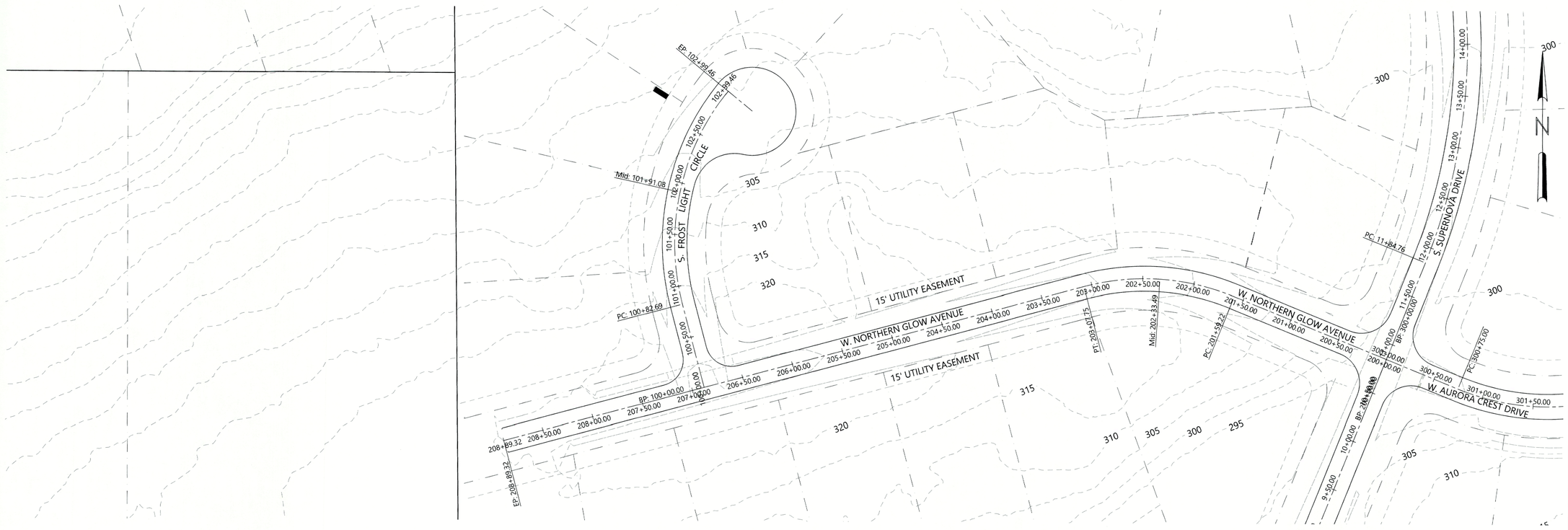
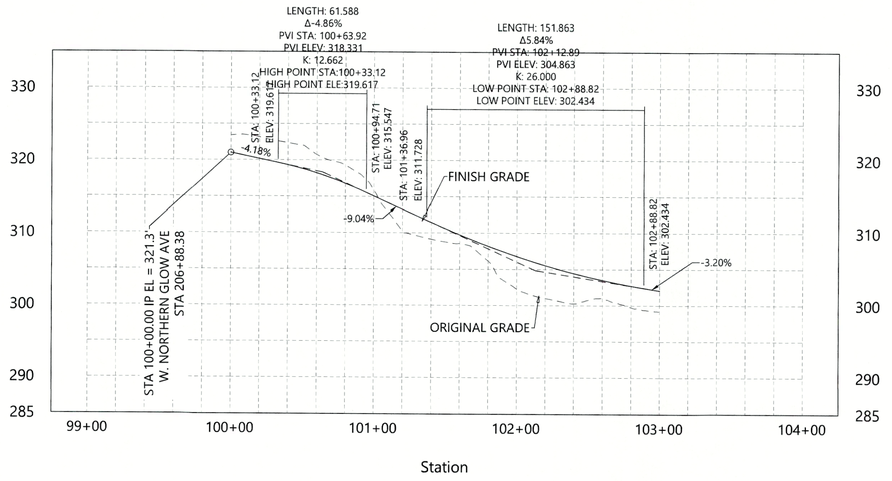


1 FROST LIGHT CIRCLE PLAN
SCALE: 1" = 50'



2 FROST LIGHT CIRCLE PROFILE
SCALE: 1" = 50'H | 1" = 10'V

STATE OF ALASKA
49 TH
STEVEN R. PANNONE
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SHEET NAME
FROST LIGHT CIRCLE
PLAN & PROFILE

SHEET No.
C1.7

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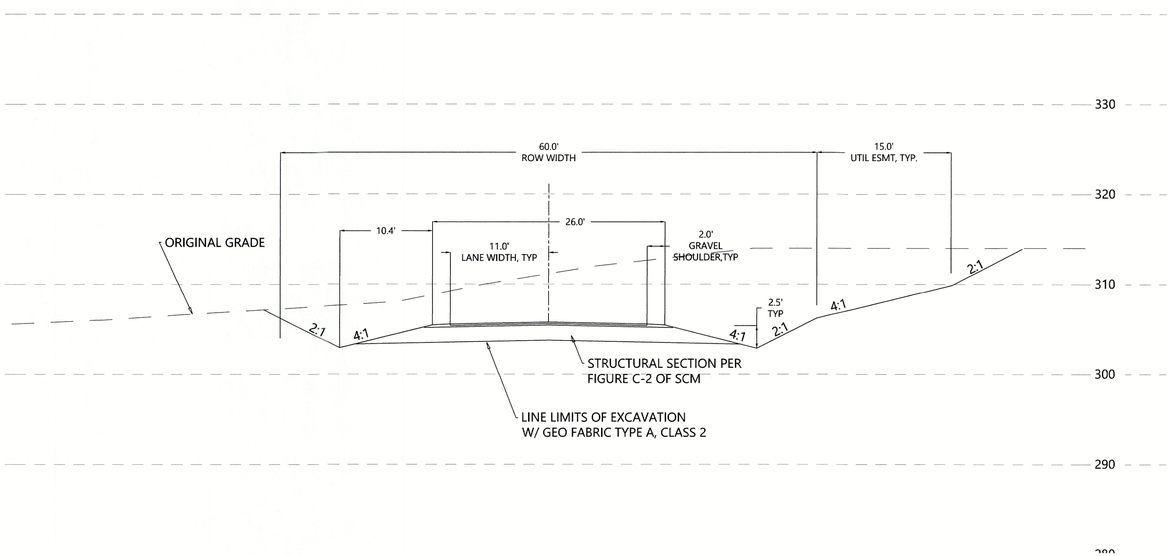
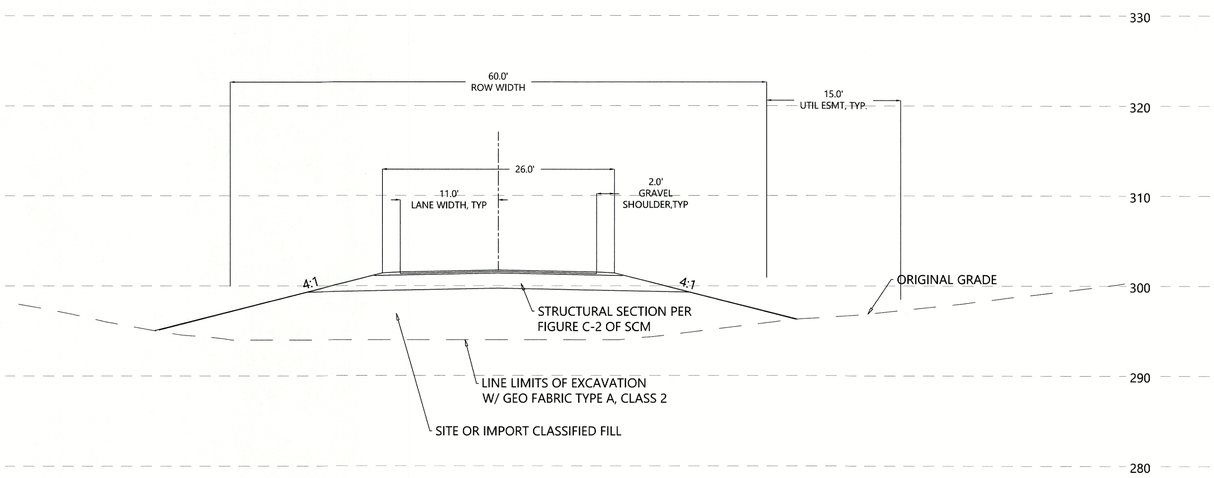


A S. SUPERNOVA DRIVE SECTION - STA 6+75.00
SCALE: 1" = 8'



B S. SUPERNOVA DRIVE SECTION - STA 10+50.00
SCALE: 1" = 8'

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SHEET NAME
S. SUPERNOVA DRIVE SECTIONS

SHEET No.
C2.1

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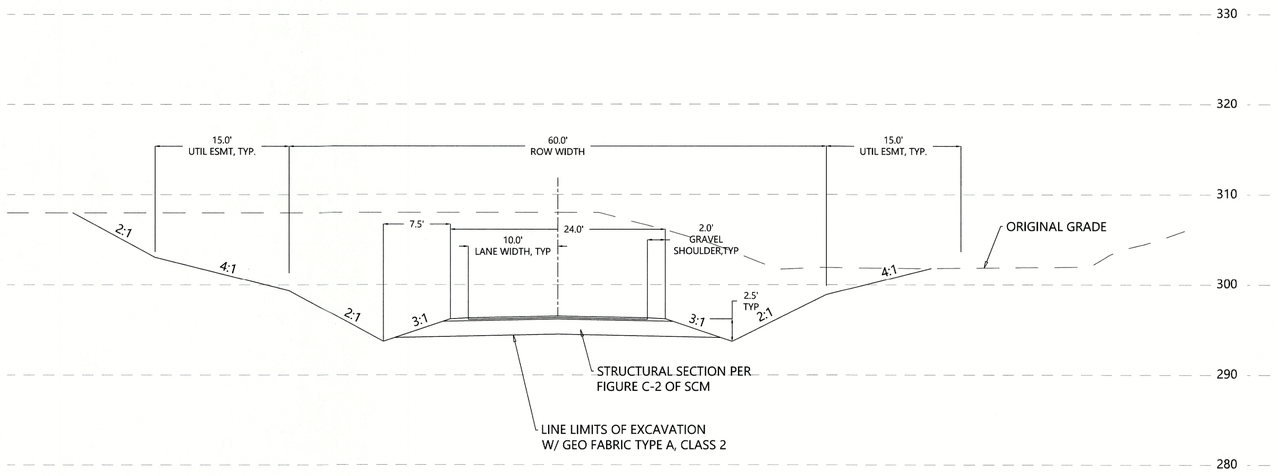
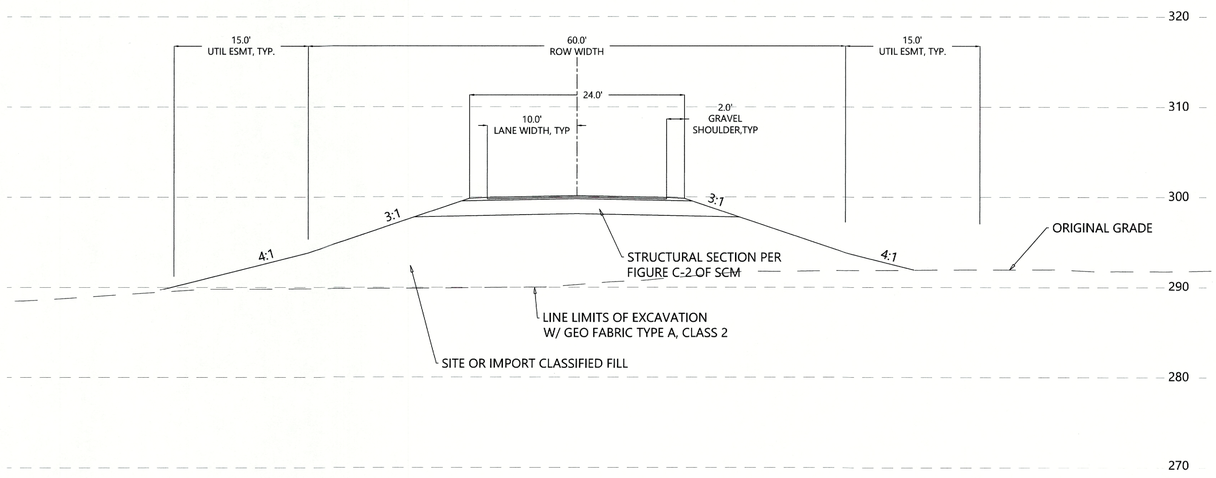


A S. SUPERNOVA DRIVE SECTION - STA 24+00.00
SCALE: 1" = 8'



B S. SUPERNOVA DRIVE SECTION - STA 26+45.00
SCALE: 1" = 8'

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STATE OF ALASKA
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S. SUPERNOVA DRIVE SECTIONS

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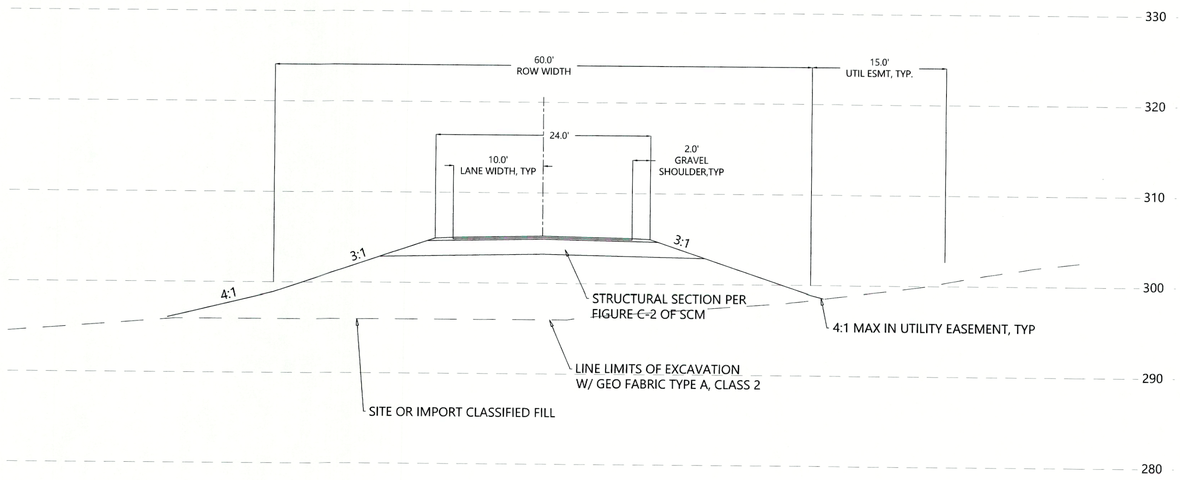
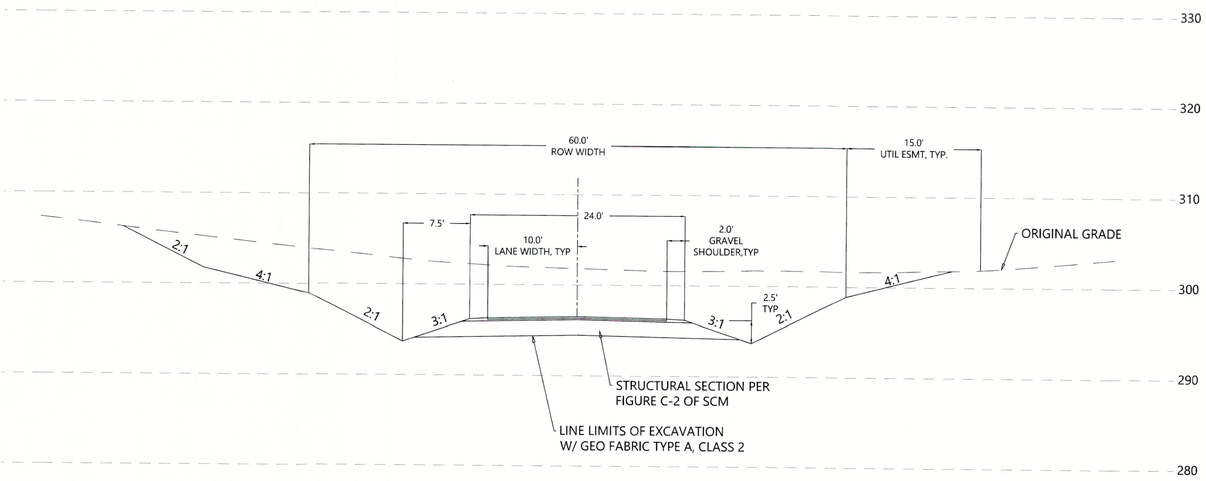


A W. FIREFLY LANE SECTION - STA 30+50.00
SCALE: 1" = 8'



B W. FIREFLY LANE SECTION - STA 35+50.00
SCALE: 1" = 8'

DATE & TIME: Tuesday, May 12, 2026 9:16:09 AM FILE PATH: O:\PE0\Project Files\Starlight Sub Div\Starlight Sub Division.dwg

STATE OF ALASKA
49 TH
STEVEN R. PANNONE
CE-8149
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

#	DESCRIPTION	DATE

PANNONE
ENGINEERING SERVICES, LLC
C.I. 1088
P.O. BOX 1807 | PALMER, AK 99645
T: (907) 745-8200 | F: (907) 745-8201

STARLIGHT SUBDIVISION
WATER, STREET, & DRAINAGE IMPROVEMENTS
WASILLA, ALASKA

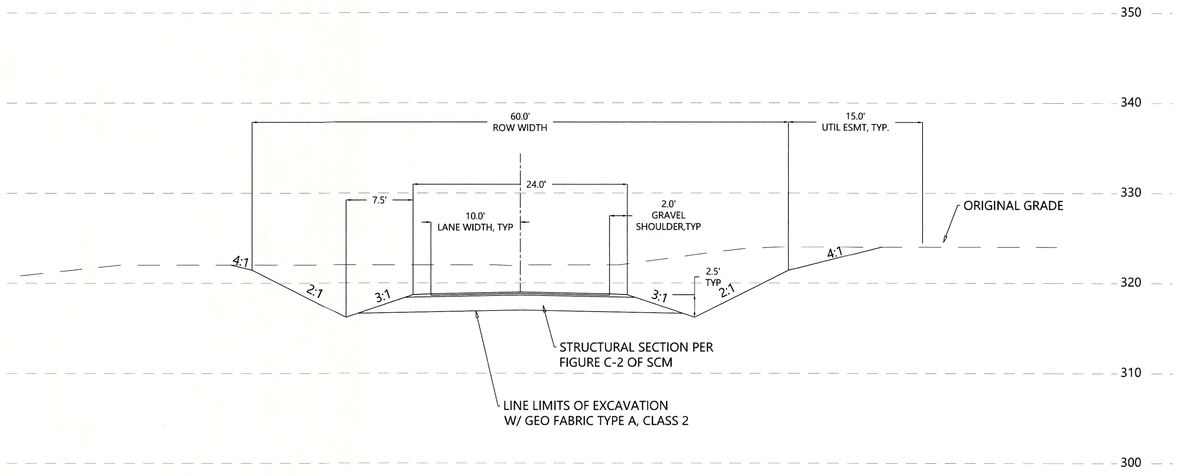
OWNER / CLIENT
SELWAY CORPORATION
JESS HALL
PO BOX 1987
PALMER, AK 99645
(907) 746-2757
JHALL@HALLHOMES.COM

JOB NO.	2026-010
DATE	12 MAY 2026
DRAWN	ACP
REVIEWED	SRP

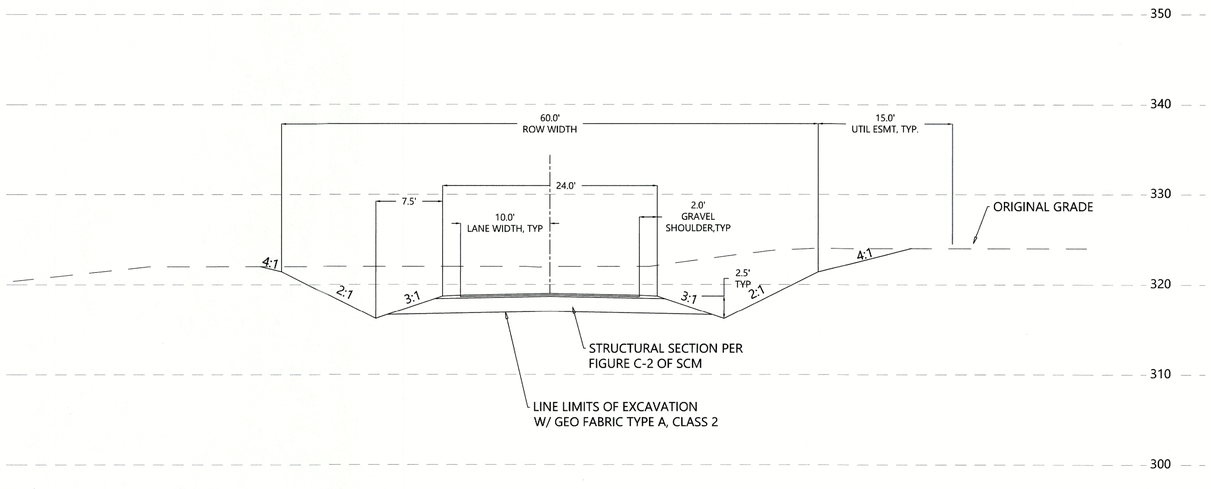
SHEET NAME
W. FIREFLY LANE
SECTIONS

SHEET No.
C2.3

HALF SCALE WHEN PRINTED AT 11x17



A W. NORTHERN GLOW AVE SECTION - STA 100+40.00
SCALE: 1" = 8'



B W. NORTHERN GLOW AVE SECTION - STA 205+00.00
SCALE: 1" = 8'

DATE & TIME: Tuesday, May 12, 2026 9:16:09 AM FILE PATH: D:\FES\Project Files\Starlight Sub Div\Starlight Subdivision.dwg

STATE OF ALASKA
49 TH
STEVEN R. PANNONE
CE-8149
REGISTERED PROFESSIONAL ENGINEER

REVISIONS		
#	DESCRIPTION	DATE

PANNONE
ENGINEERING SERVICES, LLC
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STARLIGHT SUBDIVISION
WATER, STREET, & DRAINAGE IMPROVEMENTS
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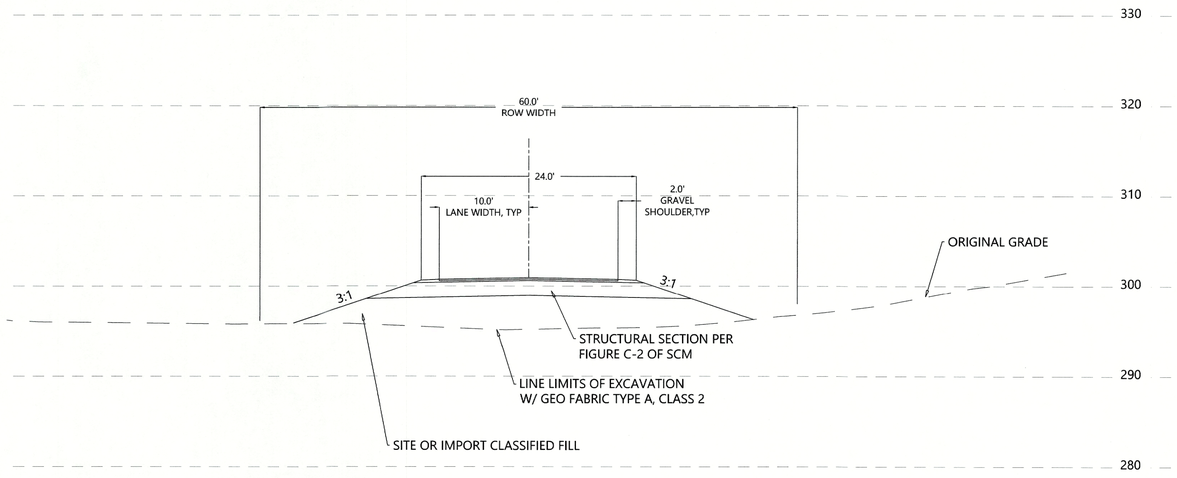
JHALL@HALLHOMES.COM

JOB NO.	2026-010
DATE	12 MAY 2026
DRAWN	ACP
REVIEWED	SRP

SHEET NAME
W. NORTHERN GLOW AVE SECTIONS

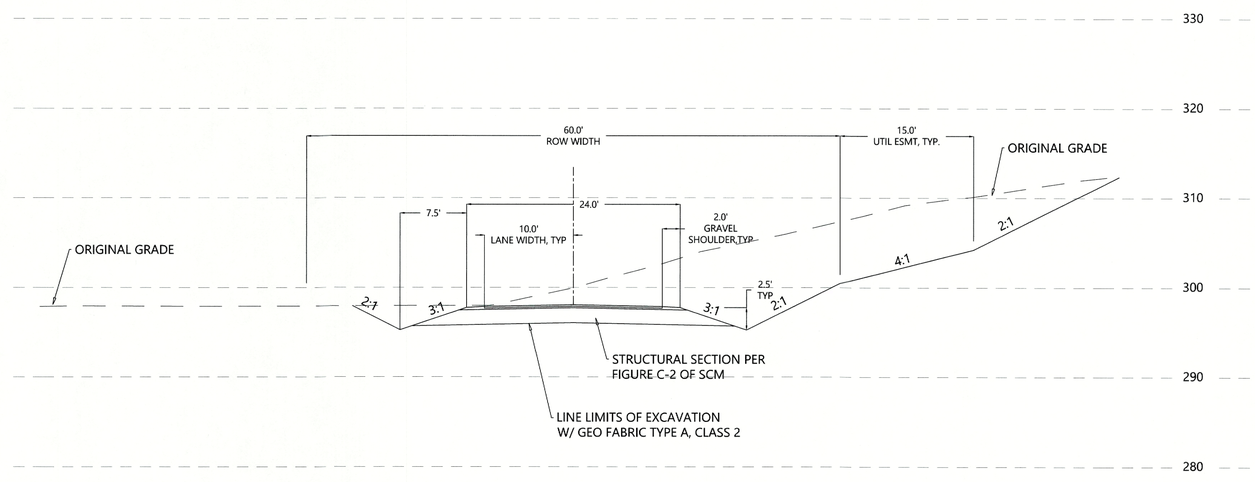
SHEET No.
C2.4

HALF SCALE WHEN PRINTED AT 11x17



A W. AURORA CREST DRIVE SECTION - STA 300+45.00

SCALE: 1" = 8'



B W. AURORA CREST DRIVE SECTION - STA 302+00.00

SCALE: 1" = 8'

STATE OF ALASKA
49 TH
STEVEN R. PANNONE
CE-8149
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

#	DESCRIPTION	DATE

PANNONE
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STARLIGHT SUBDIVISION
WATER, STREET, & DRAINAGE IMPROVEMENTS
WASILLA, ALASKA

OWNER / CLIENT
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(907) 746-2757
JHALL@HALLHOMES.COM

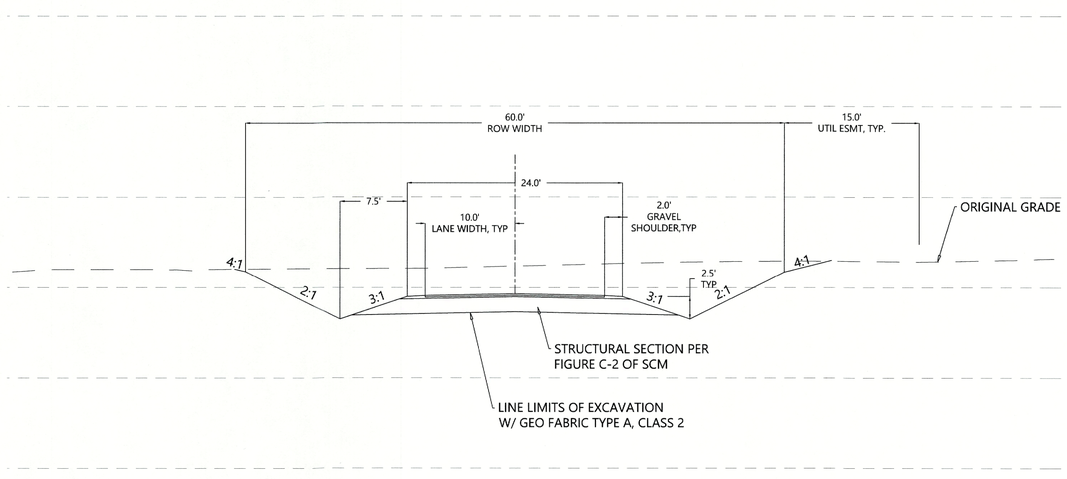
JOB NO.	2026-010
DATE	12 MAY 2026
DRAWN	ACP
REVIEWED	SRP

SHEET NAME
W. AURORA CREST DRIVE SECTIONS

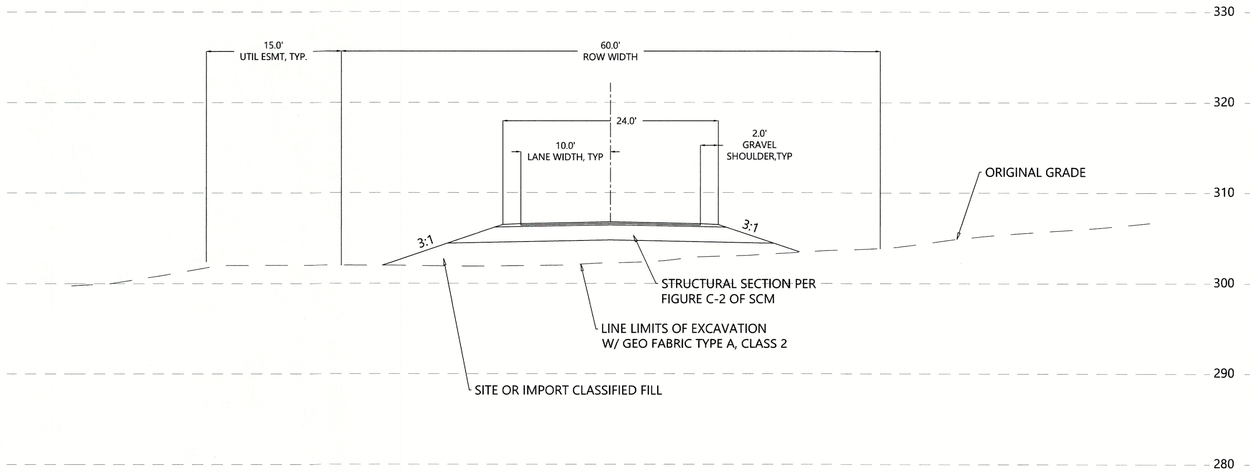
SHEET No.
C2.5

HALF SCALE WHEN PRINTED AT 11x17

DATE & TIME: Tuesday, May 12, 2026 9:16:09 AM FILE PATH: O:\PES\Project Files\Starlight Sub Div\Starlight Subdivision.dwg



A S. FROST LIGHT CIRCLE SECTION - STA 200+30.00
SCALE: 1" = 8'



B S. FROST LIGHT CIRCLE SECTION - STA 102+00.00
SCALE: 1" = 8'

FILE PATH: D:\PSS\Project Files\Starlight Sub Div\Starlight Subdivision.dwg
DATE & TIME: Tuesday, May 12, 2026 9:16:09 AM

STATE OF ALASKA
49 TH
STEVEN R. PANNONE
CE-8149
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

#	DESCRIPTION	DATE

PANNONE
ENGINEERING SERVICES, LLC
C.L. 1088
P.O. BOX 1807 | PALMER, AK. 99645
T.(907) 745-9200 | F.(907) 745-9201

STARLIGHT SUBDIVISION
WATER, STREET, & DRAINAGE IMPROVEMENTS
WASILLA, ALASKA

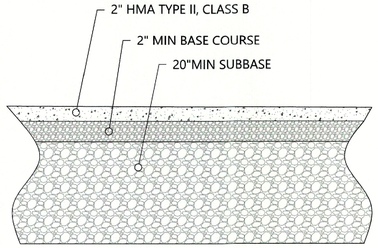
OWNER / CLIENT
SELWAY CORPORATION
JESS HALL
PO BOX 1987
PALMER, AK 99645
(907) 746-2757
JHALL@HALLHOMES.COM

JOB NO.	2026-010
DATE	12 MAY 2026
DRAWN	ACP
REVIEWED	SRP

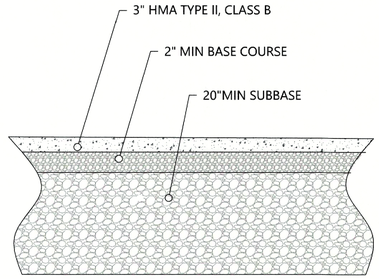
SHEET NAME
S. FROST LIGHT CIRCLE SECTIONS

SHEET No.
C2.6

HALF SCALE WHEN PRINTED AT 11x17



RESIDENTIAL & RESIDENTIAL SUBCOLLECTOR



RESIDENTIAL COLLECTOR

Table C-2: Aggregate Gradations

Sieve Designation	Subbase	Base Course	Surface Course
1 1/2 inch			100
1 inch		100	
3/4 inch		70 to 100	70 to 100
3/8 inch		50 to 80	50 to 85
No. 4	20 to 60	35 to 65	35 to 75
No. 8		20 to 50	20 to 60
No. 50		6 to 30	15 to 30
No. 200	0 to 10	0 to 6	7 to 13

(Percent Passing By Weight)

GRADATIONS FROM MAT-SU BOROUGH SCM

A TYPICAL ROAD STRUCTURAL SECTIONS SECTIONS

SCALE: NTS

STATE OF ALASKA 49TH STEVEN R. PANNONE CE-8149 REGISTERED PROFESSIONAL ENGINEER

REVISIONS

#	DESCRIPTION	DATE

PANNONE ENGINEERING SERVICES, LLC
C.I. 1088
P.O. BOX 1807 | PALMER, AK 99645
T:(907) 745-8200 | F: (907) 745-8201

STARLIGHT SUBDIVISION
WATER, STREET, & DRAINAGE IMPROVEMENTS

WASILLA, ALASKA

OWNER / CLIENT
SELWAY CORPORATION
JESS HALL
PO BOX 1987
PALMER, AK 99645
(907) 746-2757
JHALL@HALLHOMES.COM

JOB NO.	2026-010
DATE	12 MAY 2026
DRAWN	ACP
REVIEWED	SRP

SHEET NAME
SITE DETAILS

SHEET No.
C5.0

HALF SCALE WHEN PRINTED AT 11x17

DATE & TIME: Tuesday, May 12, 2026 9:16:09 AM FILE PATH: I:\Y25\Project Files\Starlight Sub Div\Starlight Subdivision.dwg

HOLLER ENGINEERING
Water, Wastewater & Soils Consulting
3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

May 1, 2026

RECEIVED
MAY 01 2026
PLATTING

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

Re: *Starlight Sub.;* Useable Areas, Water System, Roads and Drainage.
HE #25043

Dear Mr. Wagner:

At the request of the project developers, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 184 new residential lots, a well lot and one remainder tract from three existing parcels totaling approximately 200 acres. Our soils evaluation included logging 41 new test holes on the parent parcels, 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 is formed from adjacent parcels including a 40-acre square and two 80-acre rectangles. They combine to create a polygon shaped as a large square with an attached smaller square adjacent to its northwest corner. The site lies north of Carmel Road which forms the south border for the larger square. The majority of the project site contains gentle ridges and valleys, generally oriented west – east. Two gentle ridges exist at the north end, with the valley between draining both east and west. There is a small lake near the north center, which overflows to a shallow valley running west initially, then southwest. Another swamp/muskeg lake feature exists near the east border center, with its overflow also running west through the project to join the larger shallow valley. Areas of wetlands exist within these 2 valleys and on some sides of the lake. A few substantial and many minor areas with steep slopes exceeding 25% exist and have been delineated on the attached sketch. The total elevation differential indicated from the provided topo map contours is about 94'.

Soils & Vegetation. The parent parcel remains mostly in its native or near native state with little to no development. There is one rough, older vehicle trail starting from an existing driveway approach at Carmel Road, running north to the northeast corner. Another minimally cleared trail runs south to north along the common lot line for the two 80-acre parcels. A few substantial areas along the east side and south of the lake appeared to have been cleared and graded many decades ago, and are presently quite

overgrown with second growth trees. Existing native vegetation varies considerably, with primarily grasses in low wet valleys. Areas adjacent to the valleys have mostly black spruce trees. Upland areas have mature birch and spruce trees with a few willow, alder and cottonwood. A total of 41 new test holes were dug in December 2025 and February 2026 to evaluate existing soils conditions. Near surface soils typically included a thin organic mat over a layer of silty loess topsoils extending down 1'to 2'. In all but one area, receiving soils under the topsoils were consistently dense silty gravels with sand down to 16'. Testhole 7 had sandy gravel with minimal silt from 3.5' to 13'. Samples were taken from the remaining holes and 40 sieve tests were undertaken, with all results returning GM, GW-GM or SM soils. Silt content was relatively consistent, varying from 10.3% to 33.5% overall but with 27 holes between 20% and 30%, 8 having <20% and 5 having +30%. The sieve samples were all assessed as either non-plastic or having a very low plasticity index. A copy of the testhole logs, sieve reports and the location/ topography map is attached.

Groundwater. Groundwater was encountered in only 4 of the test holes, noted as seeps or moist conditions with depths varying from 8.5' to 15'. A perforated monitor pipe was placed in testhole 13, and the groundwater level was verified on May 1st as deeper than 7.2' where an obstruction was encountered in the pipe. Testholes 11, 14 & 22 were not measured in the high season, however water was encountered at 14' to 15' and will not require monitoring. A conservative 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 lower areas of some of the proposed lots, however, each lot appears to have adequate useable area to meet platting requirements. See the attached drawing for more details.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area.* Useable septic areas will be limited by lotlines, easements, surface water setbacks, steep areas and related setbacks, setbacks to water wells and areas with shallow groundwater. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. Despite the limits, 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, ***all 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. The proposed Tract A is over 400,000 ft2 and will not require useable area verification.***

Roads. The multiple phases of the proposed master plan project will ultimately require the construction of approximately 14,695' of new *residential*, *residential sub-collector* and *residential collector* standard roads, including 10 permanent and 4 temporary cul-de-sac bulbs and a single tee turn-around intersection. Initial design work indicates road centerline grades can largely be kept to 6% or less, with cuts and fills expected to be less than 5 feet. Several sections of the road are being designed and a preliminary plan and profile will be submitted. The tee turn-around and cul-de-sac grades can be kept at 4% or less. Sandy silty gravel materials adequate to construct the road sub-base can be mined from existing soils within some portions of the new ROW, or mined from some of the lots or tracts. The top 24" structural section of the roads will need to be imported.

Community Water System. A Class A or non-transient community public water system will need to be developed for this project. The system will be reviewed and approved by ADEC prior to construction and again prior to service. Two well sources are planned, and one has already been developed near the southeast corner. The test well appears to have adequate quantity, and initial water quality testing has revealed no deficiencies which would require treatment. The draft design for water system distribution line layout and service connection points is shown on the attached map. Main lines will be 8", 6", 4" or 2" HDPE, and a water house will be constructed near the wells to house pumps, tanks and related controls. The wellhouse and wells will be located on a utility lot. The vertical terrain variance within the project will likely not require either remote pressure boost pump stations, or pressure reducing valves; this will be assessed in the detail design.

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

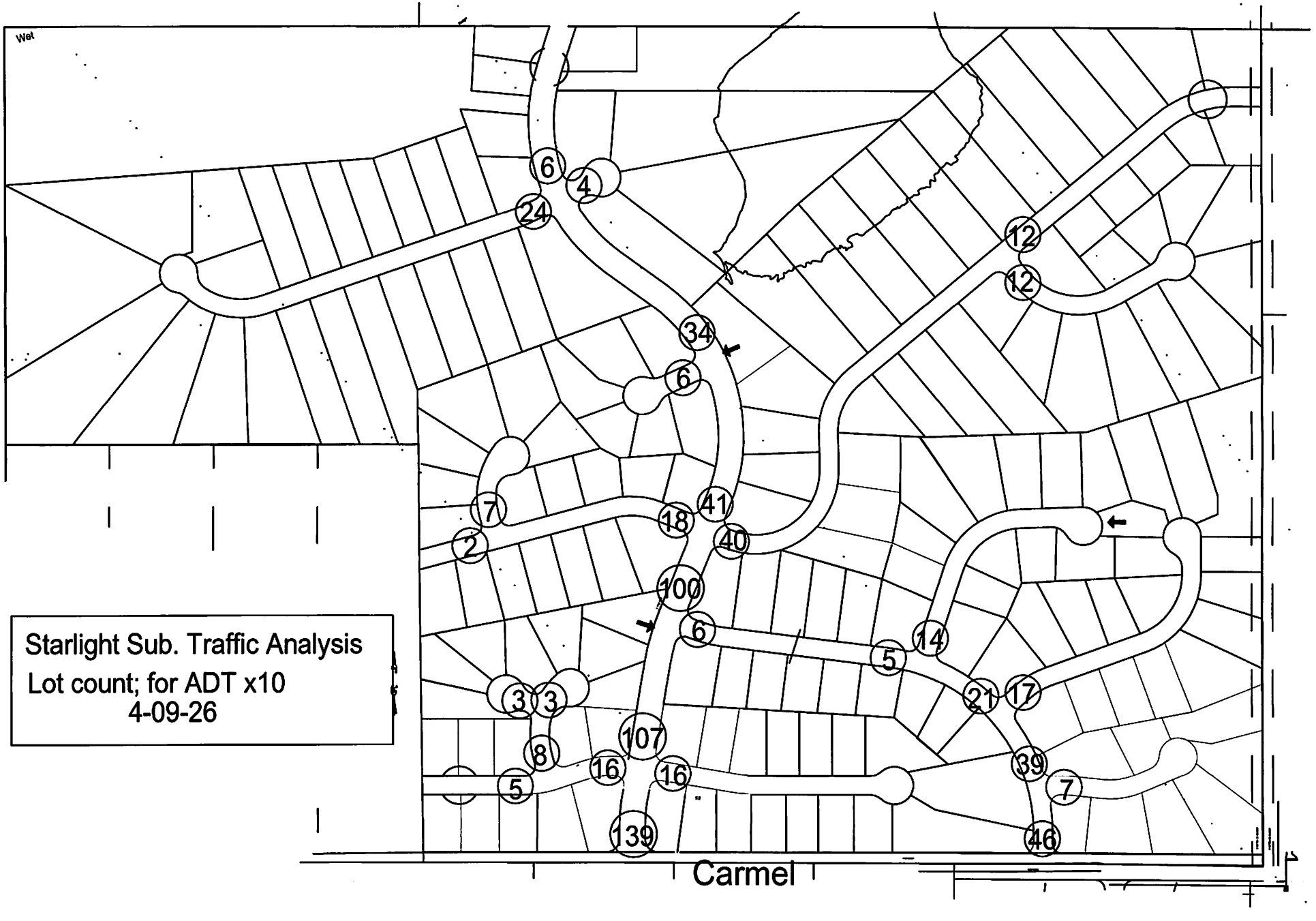
Drainage. A preliminary drainage plan is included in the attached sketch, and includes culverts, infiltration structures and 16 drainage easement locations. Drainage basins may also be required, and will be identified as part of the upcoming drainage report. As always, the drainage plans may be subject to field modification and improvement during construction.

Please do not hesitate to call with any questions.

Sincerely,

Curtis Holler, PE

c: Selway Corp., w/attachments


Wet
6
4
24
12
12
34
6
7
18
41
2
40
100
6
14
5
3
3
21
17
107
8
16
16
39
5
7
139
46
Carmel
Starlight Sub. Traffic Analysis
Lot count; for ADT x10
4-09-26

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

Seal
STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
4-6-26
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1: OL, ROOTS
1–2: ML BROWN
2–4: SP-GP w/ SILT BROWN
5–7: GM Low-MOT SILT, OLIVE GRAY
7–11: DENSE
GRAB SAMPLE @ 10: Rock to 5"
11: Few to 8"
15: NO GW / NO SEEP

Slope

Site Plan
N
See attached testhole map & contours

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: 12-10-25

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet	Soil Type
0	OL
1	ML BROWN
4	GM-SM
	OLIVE GRAY COLOR
	MEDIUM DENSITY
7	MOST ROCK <5"
8	W/A FEW TO 7"
10	GRAB SAMPLE
	W/A FEW
11	BANDS SM
15	NO GW/NO SEEPS
22	

Slope

Site Plan

N

See attached testhole map & contours

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: 12-10-25

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

Seal

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet	Soil Type
1	OL
2	ML BROWN
3	
4	GM-SM
5	OLIVE GRAY
6	MED. DENSE
7	ROCK TO 8"
8	GRAB SAMPLE
9	GM-SM
10	OLIVE BROWN
11	ROCK to 6"
12	MOIST-LOW
13	SILT CONTENT
14	
15	
16	NO GWT/NO SEEP
17	
18	
19	
20	
21	
22	

Slope

Site Plan

N

See attached testhole map & contours

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: 12-10-25

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1: OL
2: ML BROWN
5: GM
6: OLIVE GRAY
7: MOIST ROCK <4"
8: GRAB SAMPLE
9: FEW 5"-8"
16: NO CONT/NO SEEP

Slope

Site Plan

N

See attached testhole map & contours

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: 12-10-25

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

Seal

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet	Soil Type
1	OL
2	ML
3	SM-GM olive
4	
5	GM
6	olive-gray
7	
8	Most rock < 5"
9	
10	Denser @ 9'-12'
11	
12	
13	
14	
15	No GWT / No seep
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

N

See attached testhole map & contours

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
- GRAB sample for sieve
- PERFORMED BY: C. Holler DATE: 12-10-25

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

Seal
STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 6 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1 OL
2 ML
3
4
5 GM
6 OLIVE GRAY
7 MEDIUM DENSITY
8
9 MOST ROCK < 4"
10 FEW 4"-6"
11
12
13
14
15 NO GWT / NO SEEP
16
17
18
19
20
21
22

Slope

Site Plan
N
See attached testhole map & contours

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

GRAB SAMPLE FOR SIEVE TEST

PERFORMED BY: C. Holler DATE: 12-10-25

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

Seal
STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 7 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet	Soil Type
1	OL
2	ML
3	SM W/GRAVEL olive
4–5	SP-GP W/SILT olive
6–8	VARIES TO GP-SP W/TRACE SILT
9–11	VARIES TO GM, LOW SILT CONT.
12–13	SM-GM olive No ENT/NO SEEP
14–22	

Slope

Site Plan

N

See attached testhole map & contours

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

GRAB SAMPLE FOR SIEVE

PERFORMED BY: C. Holler DATE: 12-10-25

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 8 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1 OL
2 ML
3 GP-SP W/ HEAVY TRACE SILT
4 Rock to 6"
5 OLIVE BROWN
6
7
8 GM
9 OLIVE GRAY
10 MOST Rock <5"
11
12
13
14
15 NO GM/NO SEEP
16
17
18
19
20
21
22

Slope

Site Plan

N

See attached testhole map & contours

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

GRAB SAMPLE FOR SIEVE

PERFORMED BY: C. Holler DATE: 12-10-25

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Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 9 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet	Soil Type
0	OL
1	ML
4	GM-SM
	olive gray
	host rock < 6"
	Few to 8"
16	No GWT / No seeps

Slope

Site Plan

N

See attached testhole map & contours

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

GRAB SAMPLE FOR SIEVE

PERFORMED BY: C. Holler DATE: 12-10-25

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Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 10 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1: GL
1–2: ML BROWN
2–4: GP-SP OLIVE BROWN
4–8: GM to GM-SM
GRAY Color
DENSE
MOD Rock <6"
Few to 8"
@ 12"
15–16: NO GW/NO SEEPS

Slope

Site Plan

N

See attached testhole map & contours

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

GRAB SAMPLE FOR SIEVE

PERFORMED BY: C. Holler DATE: 12-11-25

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

Seal
STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 11 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1 OL
2 ML BROWN
3
4 GM-SM olive gray
5
6
7
8
9 GM olive brown
10
11
12 (silter past 12')
13
14
15 ▽ moist past 15'
16
17
18
19
20
21
22

Slope

Site Plan
N
See attached testhole map & contours

WAS GROUNDWATER ENCOUNTERED? Yes
IF YES, AT WHAT DEPTH? moist past 15'
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

Grab Sample For STEVE

PERFORMED BY: C. Holler DATE: 12-11-25

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Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 12 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1: OL
1–2: ML BROWN
6: GM OLIVE GRAY
7: MOI. SILT CONTENT
8: MED. DENSITY
10: W/BANDS:
11: GP-SP W/SILT
12: ROCK to 5"
13: + FINE to 10"
15: NO GWT/NO SEEPS
16: EOH
17–22

Slope

Site Plan

N

See attached testhole map & contours

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

GRAB SAMPLE FOR SIEVE

PERFORMED BY: C. Holler DATE: 12-11-25

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

Seal
STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
5-1-26
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 13 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1: OL
2: ML
3–4: GM-SM olive
5–7: GM olive gray most rock <6", few 8"
8–9: SEEPS
10–11:
12–22:

Slope

Site Plan

N

See attached testhole map & contours

WAS GROUNDWATER ENCOUNTERED? Yes
IF YES, AT WHAT DEPTH? SEEPS @ 8.5'
DEPTH AFTER MONITORING? DM to 7.2' 5-1-26 (CH)

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
1) GRAB Sample for SIEVE
2) SET 1" PVC MONITOR PIPE TO 10' LEVEL

PERFORMED BY: C. Holler DATE: 12-11-25

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 14 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet — Soil Type

1 — OL
2 — ML BROWN
3
4 — GM
5 — OLIVE GRAY
6 — MED. DENSITY
7 — MOST ROCK < 5"
8 — FEW to 8"
9
10
11
12
13
14
15 — NO SEEPS
16 — ▽
MOIST 17
18
19
20
21
22

Slope

Site Plan

N

See attached testhole map & contours

WAS GROUNDWATER ENCOUNTERED? YES
IF YES, AT WHAT DEPTH? MOIST @ 16'
DEPTH AFTER MONITORING? N/A OPEN 5 MINS

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

GRAB SAMPLE FOR SIEVE

PERFORMED BY: C. Holler DATE: 12-11-25

HOLLER ENGINEERING
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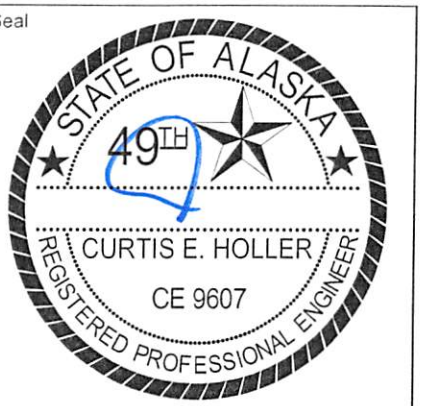
Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 15 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1 OL
2 ML
3 GM olive gray
4 small gravel to 4"
5
6 med. density
7
8
9 GM
10 Rock to 6"
11 + few 8"
12 olive gray
13 dense
14
15 No GWT / No seeps
16
17
18
19
20
21
22

Slope

Site Plan

N

See attached testhole map & contours

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

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

GRAB Sample for Sieve

PERFORMED BY: C. Holler DATE: 12-11-25

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Seal

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 16 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1: CL (FZN S")
2: ML
5: GM
6: olive
7: Rock to 5"
8: GRAB SAMPLE
8: MEDIUM DENSE
15: No GW / No Seepage

Slope

Site Plan

N

See attached testhole map & contours

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: 2-03-26

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STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 17 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet — Soil Type

1 — OL
2 — ML
3
4 — GM
5 — Low-Mpt. Silt content
6 — olive color
7 — Medium Dense
8 — GRAB SAMPLE
9
10
11 — SP-GP w/silt
12 — Dark olive
13
14 — GM, silty
15 — olive
16 — No GWT/No seeps
17
18
19
20
21
22

Slope

Site Plan

N

See attached testhole map & contours

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: 2-03-26

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Seal
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49TH
CURTIS E. HOLLER
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REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 18 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet — Soil Type

1 — OL
2 — ML
3
4 — GM dive
5 — MEDIUM DENSE
6 — Mpt. Silt cont
7 — Rock to 5"
8
9
10 — GRAB SAMPLE
11
12 — GM dive
13 — LOW SILT CONTENT
14
15
16 — NO GWT / NO SEEP
17
18
19
20
21
22

Slope

Site Plan
N
See attached testhole map & contours

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: 2-03-26

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Seal

STATE OF ALASKA 49TH
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SOILS LOG / PERCOLATION TEST

TEST HOLE # 19 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet	Soil Type
1	OL 8" FROST
2	ML
3	SP-GP w/SILT
4	OLIVE
5	Rock to 6"
6	
7	GM
8	OLIVE
9	Rock to 5"
10	Few to 8"
11	
12	
13	
14	
15	NO GWT / NO SEEPS
16	
17	
18	
19	
20	
21	
22	

GRAB SAMPLE

Slope

Site Plan

N

See attached testhole map & contours

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: 2-03-26

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SOILS LOG / PERCOLATION TEST

TEST HOLE # 20 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1: OL
2: ML
5: GM dense
6: MDT. SILT CONTENT
7: MEDIUM DENSE
8: GRAB SAMPLE
9: Rock to 5'
16: NO GWT / NO SEEPS

Slope

Site Plan

N

See attached testhole map & contours

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: 2-03-26

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SOILS LOG / PERCOLATION TEST

TEST HOLE # 21 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1: OL
2: ML
5: GM-SM
6: cobble
7: Rock to 5"
8: GRAB SAMPLE
16: NO GWT / NO SEEPS

Slope

Site Plan

N

See attached testhole map & contours

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: 2-03-26

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STATE OF ALASKA
49TH
CURTIS E. HOLLER
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SOILS LOG / PERCOLATION TEST

TEST HOLE # 22 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1: OL
2: ML (FZN+2')
3–6: GM OLIVE, LOW SILT CONTENT, ROCK TO 5" FEW 7"
7–10: GM OLIVE, MDT. SILT CONT., MEDIUM DENSE
15: ▽ MOIST
16–22:

Slope

Site Plan

N

See attached testhole map & contours

WAS GROUNDWATER ENCOUNTERED? YES
IF YES, AT WHAT DEPTH? MOIST @ 15'
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: 2-03-26

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REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 23 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1 OL
2 ML
3
4
5 GM olive
6 Low silt content
7 to moderate
8
9 VARIES TO:
10 GP-SP w/silt
11 Rock to 5'
12
13
14
15 NO GWT / NO SEEPS
16
17
18
19
20
21
22

Slope

Site Plan
N
See attached testhole map & contours

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
GRAB SAMPLE FOR SIEVE

PERFORMED BY: C. Holler DATE: 2-03-26

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SOILS LOG / PERCOLATION TEST

TEST HOLE # 24 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1: OL
2: ML BRWN
6: GM
7: dmk
8: Rock to 5" — GRAB SAMPLE
15: NO EWT / NO SEEPS
16

Slope

Site Plan

N

See attached testhole map & contours

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: 2-03-26

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REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 25 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet	Soil Type
0	OL
1	ML
2	
3	
4	GM dive
5	MOT silt cant.
6	DENSE
7	Rock to 6"
8	
9	GM
10	LESS DENSE
11	
12	
13	
14	
15	No GW / No SEEPS
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

N

See attached testhole map & contours

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

GRAB SAMPLE FOR SIEVE @ 8' LEVEL

PERFORMED BY: C. Holler DATE: 2-03-26

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STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 26 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet — Soil Type

1 — OL
2 — ML
3 — GM Low Silt Content
4 — Rock to 6"
5
6
7 — GM clay
8 — Medium Density
9 — Moderate Silt Cont.
10
11
12
13
14
15 — No Cont / No Seep
16
17
18
19
20
21
22

Slope

Site Plan

N

See attached testhole map & contours

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

GRAB Sample for Sieve Test

PERFORMED BY: C. Holler DATE: 2-03-26

HOLLER ENGINEERING
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Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
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REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 27 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

0: OL
1: ML
2:
3:
4: GM olive color
5:
6: Rock to 5", Fow to 7"
7:
8: GRAB SAMPLE
9:
10:
11:
12:
13:
14: No GWT / No SEEP
15:
16:
17:
18:
19:
20:
21:
22:

Slope

Site Plan

N

See attached testhole map & contours

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: 2-03-26

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Seal

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SOILS LOG / PERCOLATION TEST

TEST HOLE # 28 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1: OL
2: ML
5: GM dark color
6: medium dense
7: moderate silt content
8: GRAB SAMPLE
9: Rock to 6"
15: No Ent / No Seeps
16

Slope

Site Plan

N

See attached testhole map & contours

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: 2-03-26

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 29 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet / Soil Type

1 OL
2 ML
3
4
5 GM olive
6 Moderate silt content
7 Medium dense
8 GRAB SAMPLE
9 Rock 26"
10
11
12
13
14
15 No ENT/ No SEEPS
16
17
18
19
20
21
22

Slope

Site Plan

N

See attached testhole map & contours

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: 2-03-26

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 30 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1: OL
2: ML
5: GM dive color
6: MEDIUM DENSE
7: MODERATE RICE CONT.
8: GRAB SAMPLE
9: Rock to 6"
15: NO GWT / NO SEEPS

Slope

Site Plan

N

See attached testhole map & contours

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: 2-03-26

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 31 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1: OL
2: ML
5: GM dive clerk
6: MEDIUM DENSITY
7: MODERATE SILT CONTENT
8: GRAB SAMPLE
10: MOST ROCK < 5"
11: W/A from to 12"
14: NO GWT / NO SEEPS

Slope

Site Plan

N

See attached testhole map & contours

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: 2-03-26

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 32 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1 OL
2 ML
3
4
5 GM dense
6
7 GRAB SAMPLE
8 Hard Rock <5"
9 Few to 8"
10
11
12
13
14
15 NO GW / NO SEEPS
16
17
18
19
20
21
22

Slope

Site Plan

N

See attached testhole map & contours

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: 2-04-26

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 33 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet	Soil Type
0	VALP
1	OL
2	ML
3	
4	
5	GM olive-brown
6	
7 GRAB SAMPLE	Rock to 6"
8	
9	DENSE
10	
11	
12	
13	
14	
15	NO GWT / No SEEPS
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

N

See attached testhole map & contours

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: 2-04-26

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 34 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet	Soil Type
1	OL
2	ML
3–7	GM dive MEDIUM DENSITY MDT. SILT CONTENT Rock to 5"
8–16	SP-GP W/SILT VARIES TO: SP-GP W/HVY TRACE SILT VARIES TO: GM, SANDY NO GWT/NO SEEPS

Slope

Site Plan

N

See attached testhole map & contours

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

GRAB SAMPLE FOR SIEVE

PERFORMED BY: C. Holler DATE: 2-04-26

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

Seal

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 35 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1: OL
2: ML
5: GM dlve
6: MEDIUM DENSITY
8: MODERATE SILT CONTENT
9: Most Rock <5"
10: Few to 8"
11: (1) @ 18"
15: No GWT / No Seeps

GRAB SAMPLE

Slope

Site Plan

N

See attached testhole map & contours

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: 2-04-26

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 36 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1: OL
2: ML
3–8: GM olive; medium dense; mpt. silt content; most rock <5"; few to 5"; very few to 12"
9–10: GRAB SAMPLE
11–15: NO GWT / NO SEEPS
16–22:

Slope

Site Plan

N

See attached testhole map & contours

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: 2-04-26

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 37 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1 OL
2 ML
3
4 GM dense
5
6 MEDIUM DENSE
7 Rock to 6"
8 GRAB SAMPLE
9
10
11
12
13
14
15 No GWT / No SEEPS
16
17
18
19
20
21
22

Slope

Site Plan

N

See attached testhole map & contours

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: 2-04-26

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 38 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1: OL
2: ML
4: GM
Olive to Dark Olive
Most Rock < 6"
Few to 8"
DENSE
15: NO GWT / NO SEEPS

Slope

Site Plan

N

See attached testhole map & contours

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

GRAB SAMPLE FOR SIEVE

PERFORMED BY: C. Holler DATE: 2-04-26

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 39 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1: OL
2: ML
5: GM olive brown
6: Rock to 10"
8: GRAB SAMPLE
15: No GWT / No seeps

Slope

Site Plan

N

See attached testhole map & contours

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: 2-04-26

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

Seal

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 40 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet | Soil Type

1 OL
2 ML
3
4
5 GM olive brown
6 medium density
7 GRAB SAMPLE
8 Rock to 6"
9 Few to 8"
10
11
12
13
14
15 No GWT / No seeps
16
17
18
19
20
21
22

Slope

Site Plan

N

See attached testhole map & contours

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: 2-04-26

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 41 of 41
Performed For: Selway Corp.
Legal Description: Starlight Subdivision

Depth, feet / Soil Type

1 — CL
2 — ML
3
4
5 — GM dense to olive-brown
6
GRAB SAMPLE
7 — Rock to 6"
8
9 — MEDIUM DENSE
10 — MOD. SILT CONTENT
11
12
13
14
15 — NO GWT / NO SEEPS
16
17
18
19
20
21
22

Slope

Site Plan

N

See attached testhole map & contours

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				

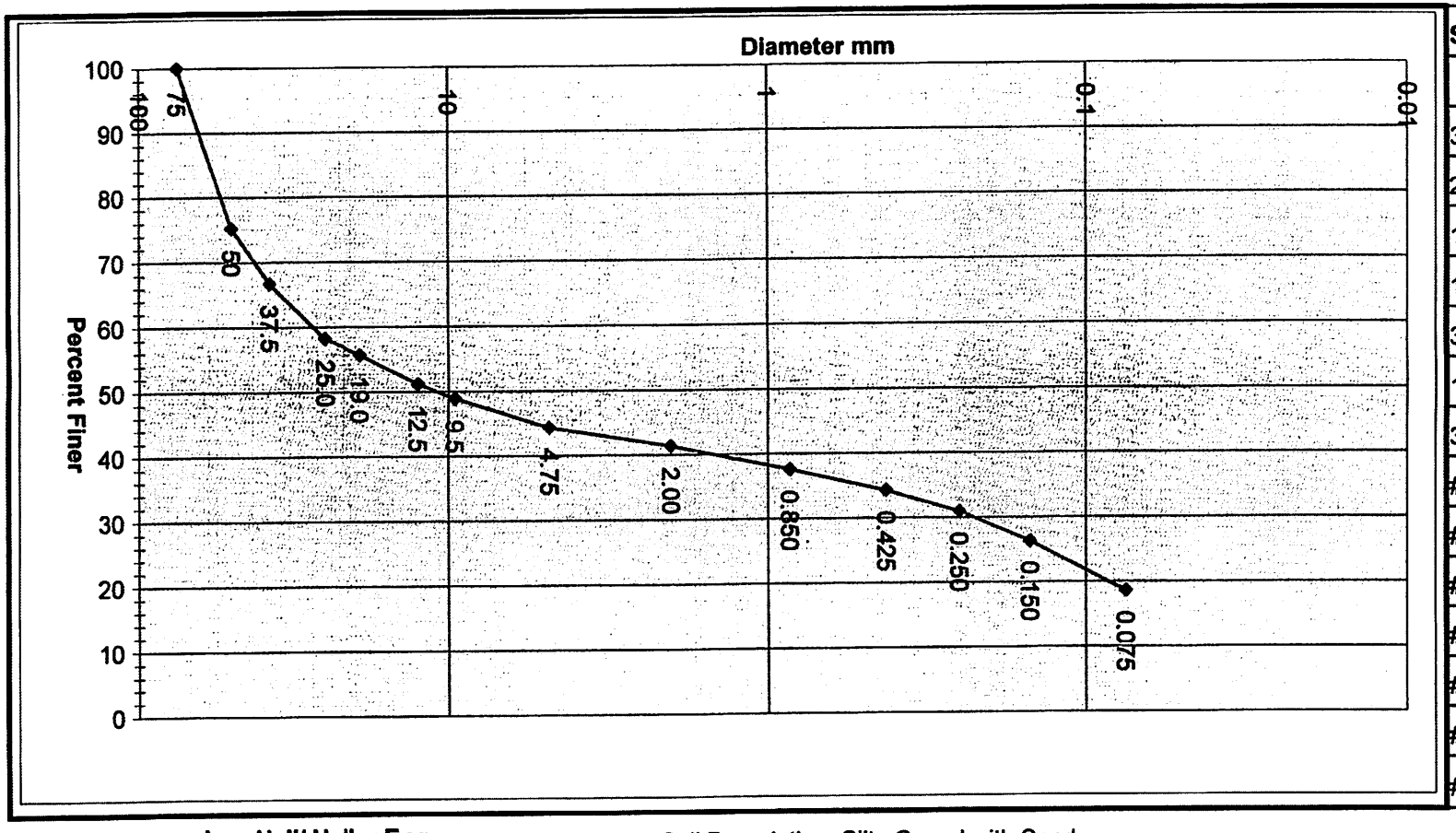
PERCOLATION RATE _____(min/inch) PERC HOLE DIAMETER_____

TEST RUN BETWEEN _____ FT AND _____ FT DEPTH

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

PERFORMED BY: C. Holler DATE: 2-04-26

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	75
1.5"	37.5	67
1"	25.0	58
3/4"	19.0	56
1/2"	12.5	51
3/8"	9.5	49
#4	4.75	44
#10	2.00	41
#20	0.850	38
#40	0.425	34
#60	0.250	31
#100	0.150	26
#200	0.075	18.6

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #1 @ 10'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

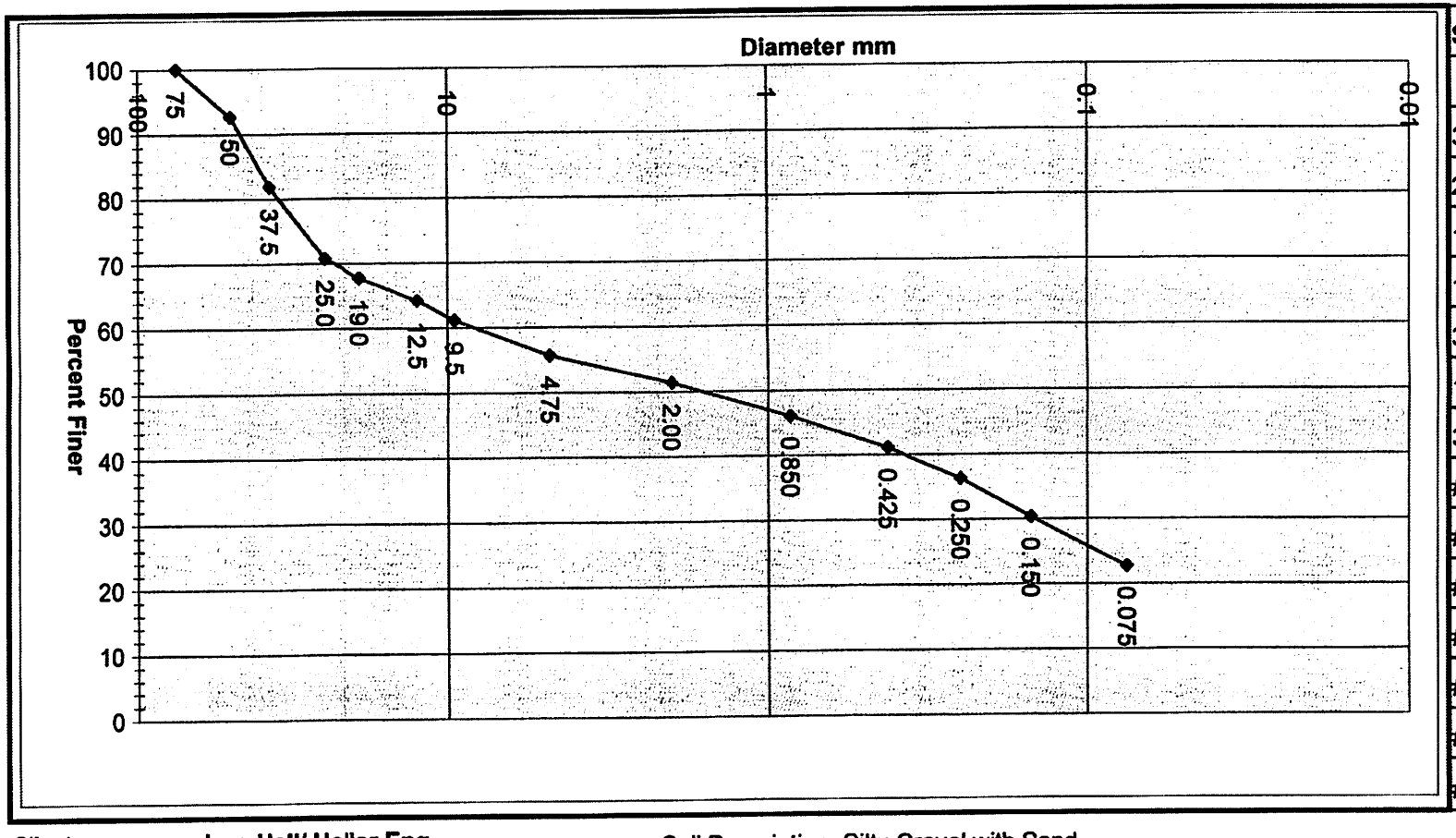
Date 4/30/2026

Sample Date: 12/10/2025

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	93
1.5"	37.5	82
1"	25.0	71
3/4"	19.0	68
1/2"	12.5	64
3/8"	9.5	61
#4	4.75	56
#10	2.00	51
#20	0.850	46
#40	0.425	41
#60	0.250	36
#100	0.150	30
#200	0.075	22.7

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #2 @ 10'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

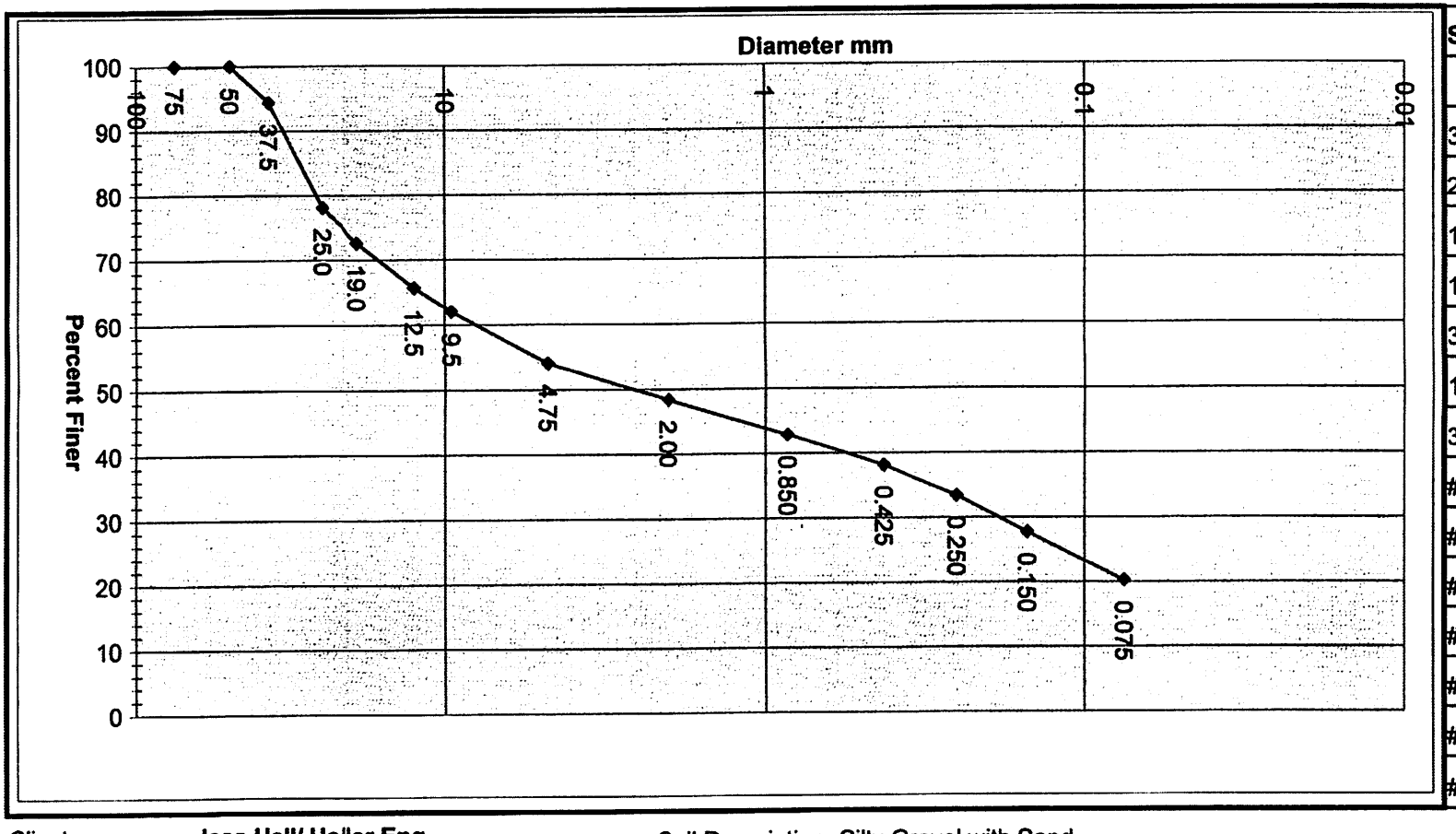
Date 4/30/2026

Sample Date: 12/10/2025

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	94
1"	25.0	78
3/4"	19.0	73
1/2"	12.5	66
3/8"	9.5	62
#4	4.75	54
#10	2.00	48
#20	0.850	43
#40	0.425	38
#60	0.250	33
#100	0.150	28
#200	0.075	20.2

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #3 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

Date 4/30/2026

Sample Date: 12/10/2025

Proj. no: 26004

Sample appears to be non-plastic

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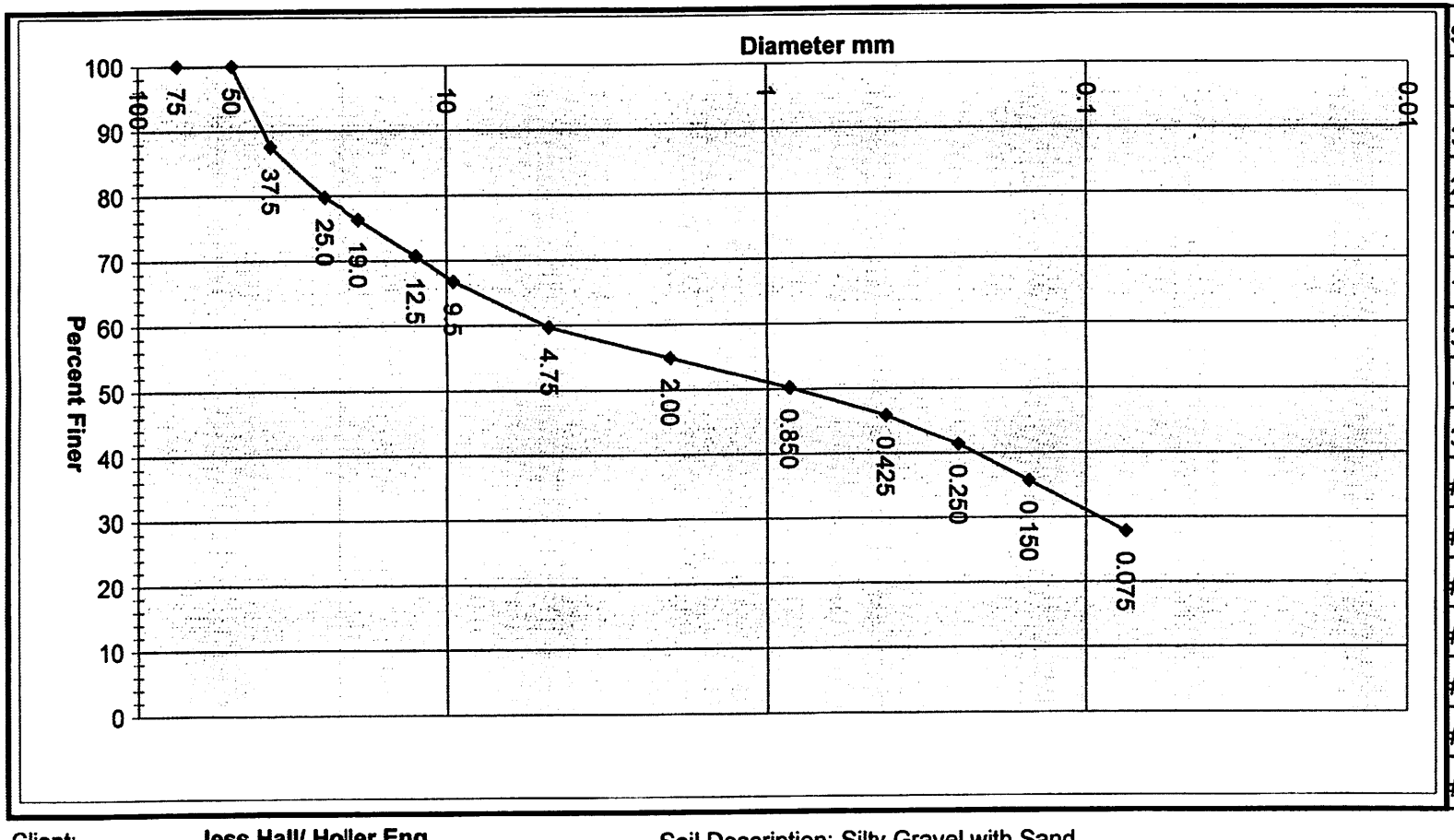
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	88
1"	25.0	80
3/4"	19.0	76
1/2"	12.5	71
3/8"	9.5	67
#4	4.75	60
#10	2.00	55
#20	0.850	50
#40	0.425	46
#60	0.250	41
#100	0.150	36
#200	0.075	27.8

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #4 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

Date 4/30/2026

Sample Date: 12/10/2025

Proj. no: 26004

Sample appears to be non-plastic to very low PI

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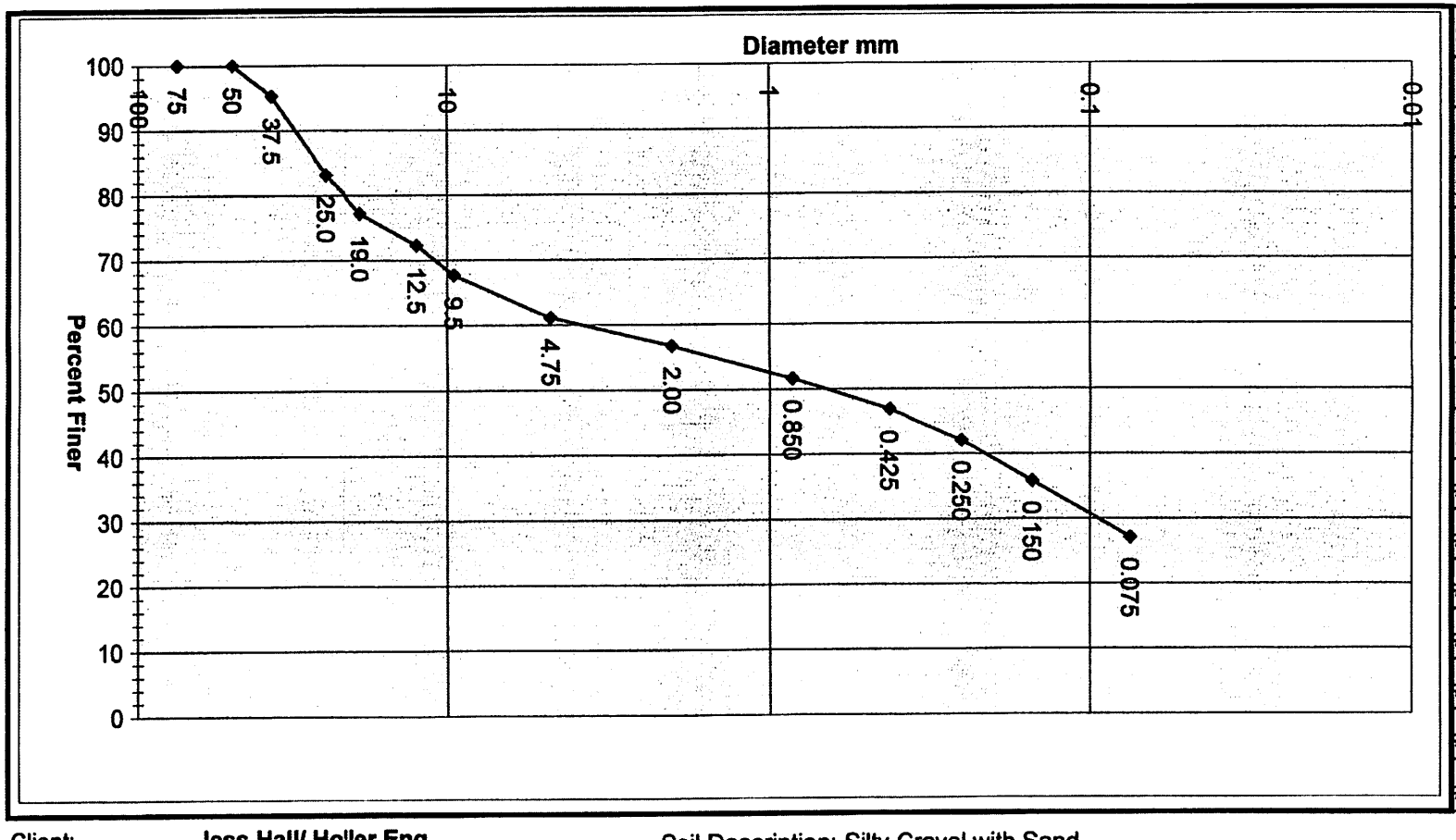
e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	95
1"	25.0	83
3/4"	19.0	77
1/2"	12.5	72
3/8"	9.5	68
#4	4.75	61
#10	2.00	57
#20	0.850	52
#40	0.425	47
#60	0.250	42
#100	0.150	36
#200	0.075	27.2

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #5 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

Date 4/30/2026

Sample Date: 12/10/2025

Proj. no: 26004

Sample appears to be non-plastic

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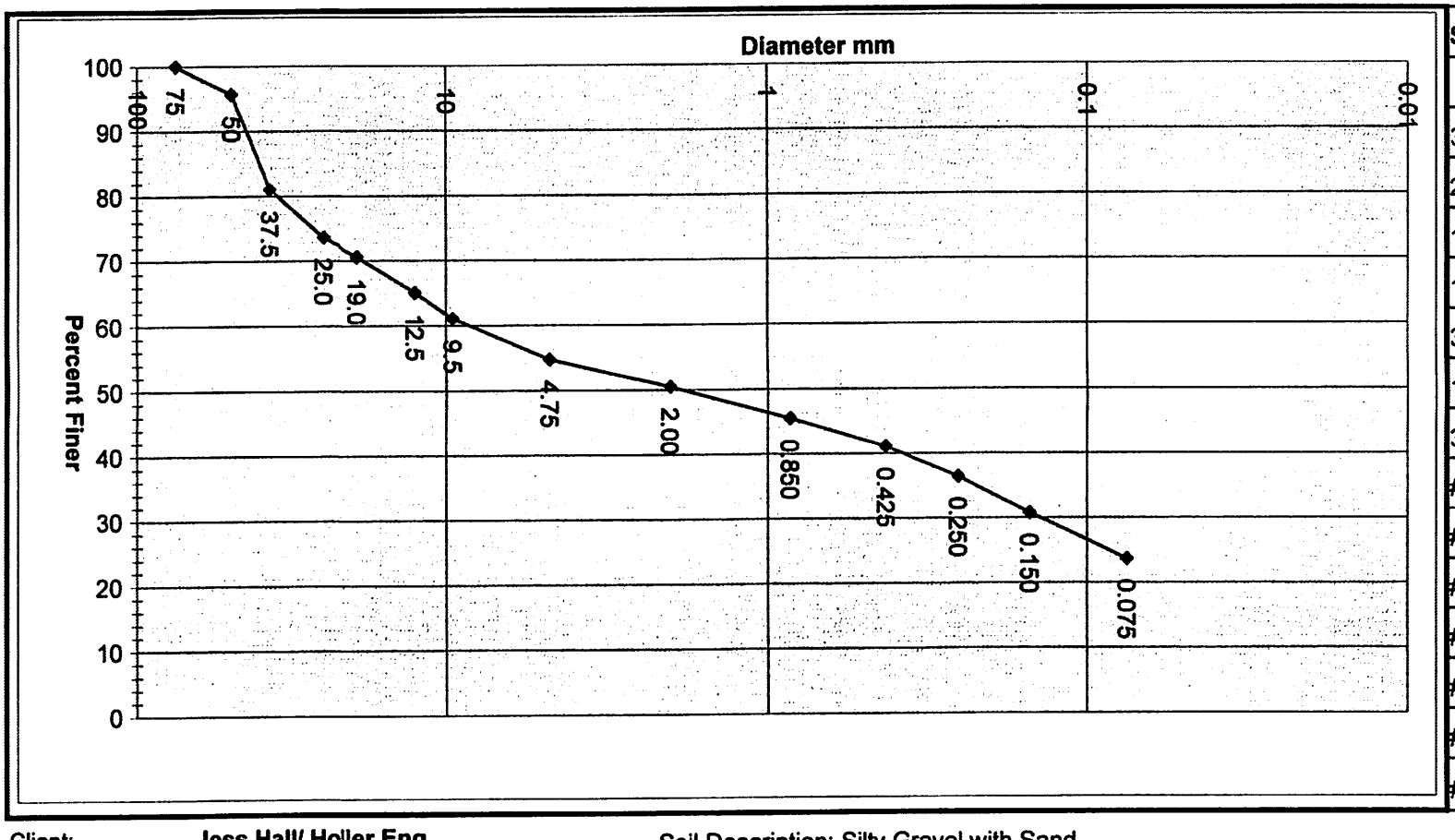
e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	96
1.5"	37.5	81
1"	25.0	74
3/4"	19.0	71
1/2"	12.5	65
3/8"	9.5	61
#4	4.75	55
#10	2.00	51
#20	0.850	46
#40	0.425	41
#60	0.250	36
#100	0.150	31
#200	0.075	23.7

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #6 @ 10'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

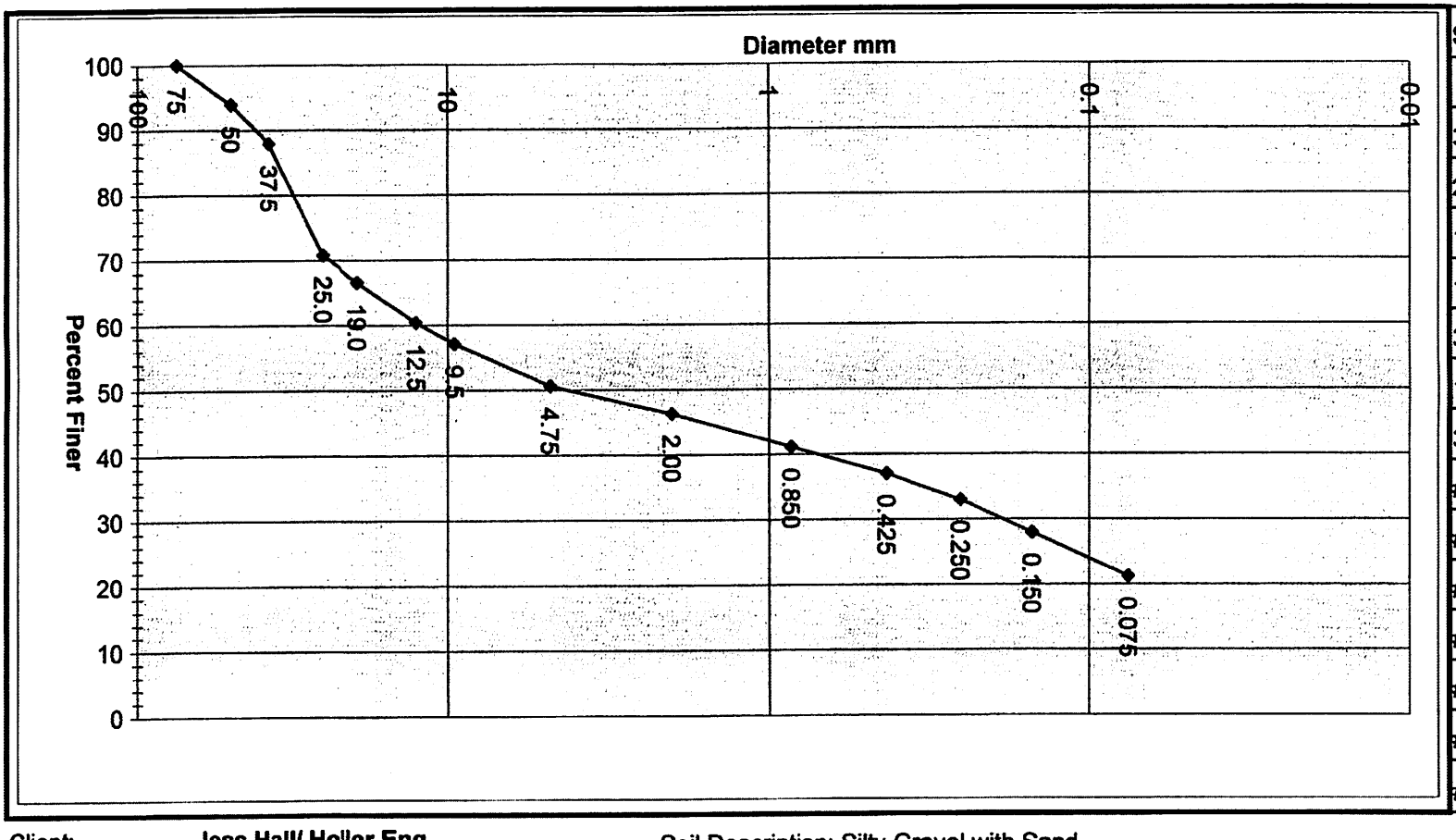
Date 4/30/2026

Sample Date: 12/10/2025

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	94
1.5"	37.5	88
1"	25.0	71
3/4"	19.0	67
1/2"	12.5	60
3/8"	9.5	57
#4	4.75	51
#10	2.00	46
#20	0.850	41
#40	0.425	37
#60	0.250	33
#100	0.150	28
#200	0.075	21.2

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #8 @ 10'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

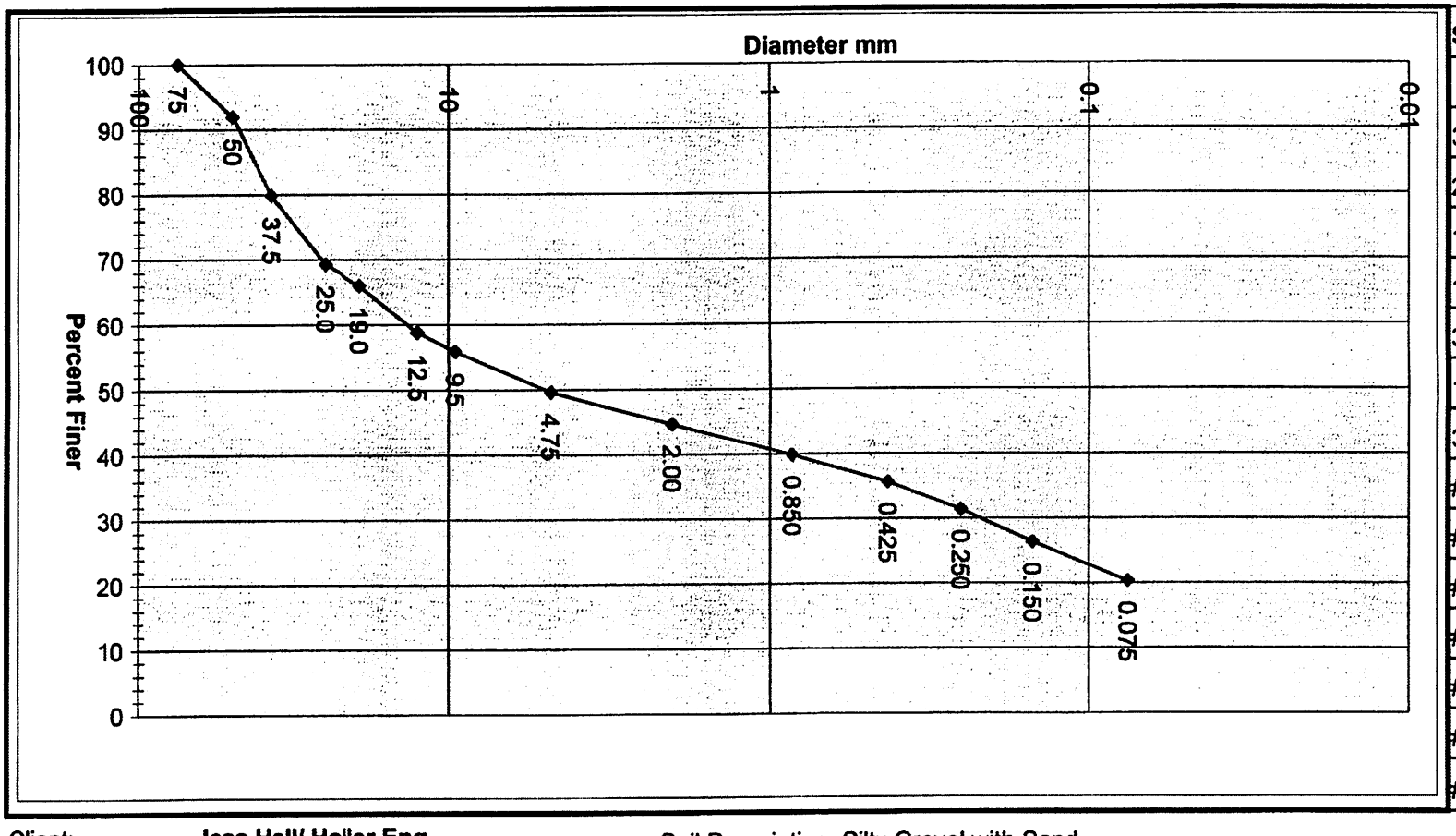
Date 4/30/2026

Sample Date: 12/10/2025

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	92
1.5"	37.5	80
1"	25.0	69
3/4"	19.0	66
1/2"	12.5	59
3/8"	9.5	56
#4	4.75	50
#10	2.00	45
#20	0.850	40
#40	0.425	36
#60	0.250	31
#100	0.150	26
#200	0.075	20.3

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #9 @ 10'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

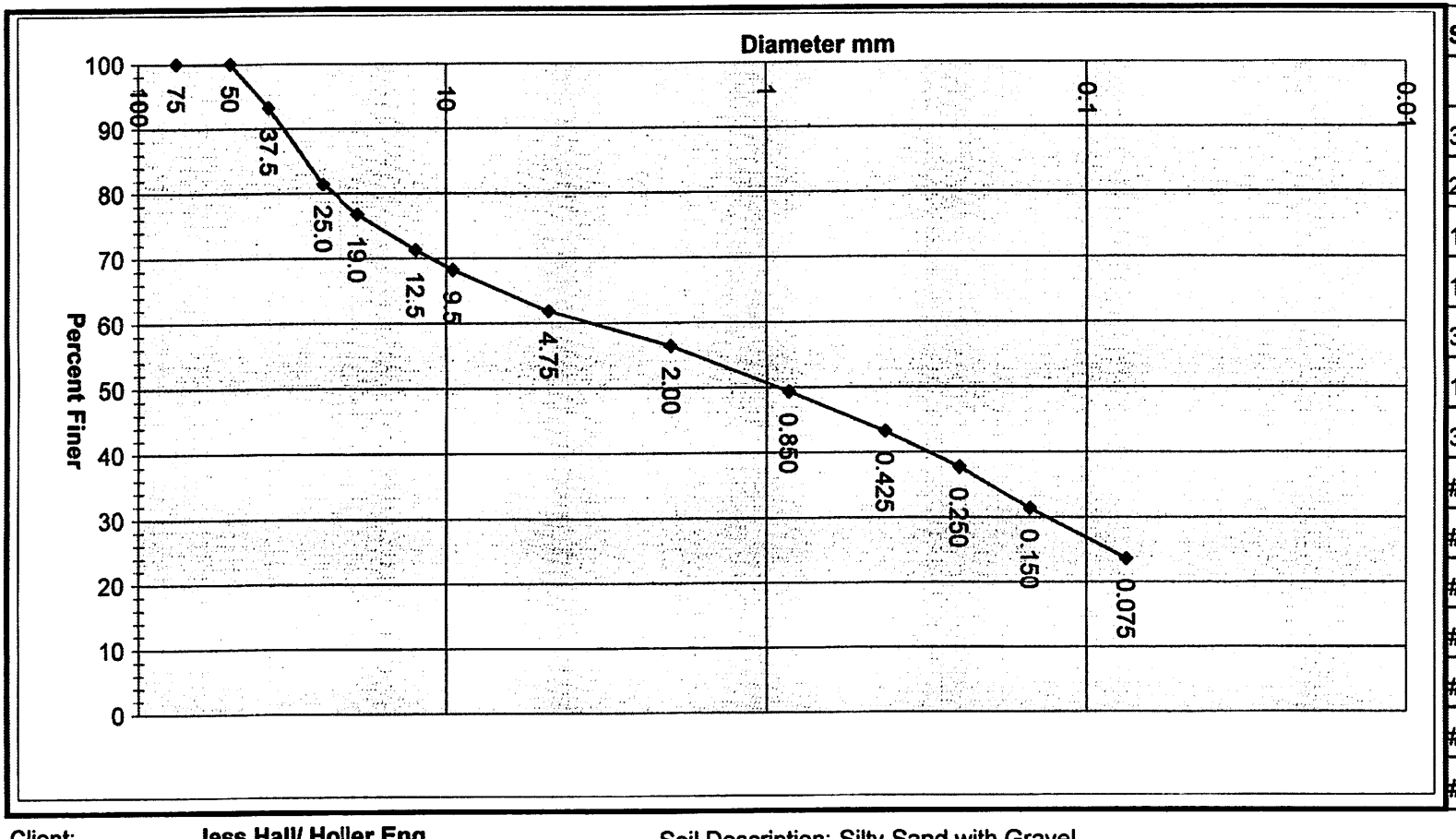
Date 4/30/2026

Sample Date: 12/10/2025

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	93
1"	25.0	81
3/4"	19.0	77
1/2"	12.5	71
3/8"	9.5	68
#4	4.75	62
#10	2.00	56
#20	0.850	49
#40	0.425	43
#60	0.250	38
#100	0.150	31
#200	0.075	23.7

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #10 @ 8'

Soil Description: Silty Sand with Gravel

Unified Classification: SM

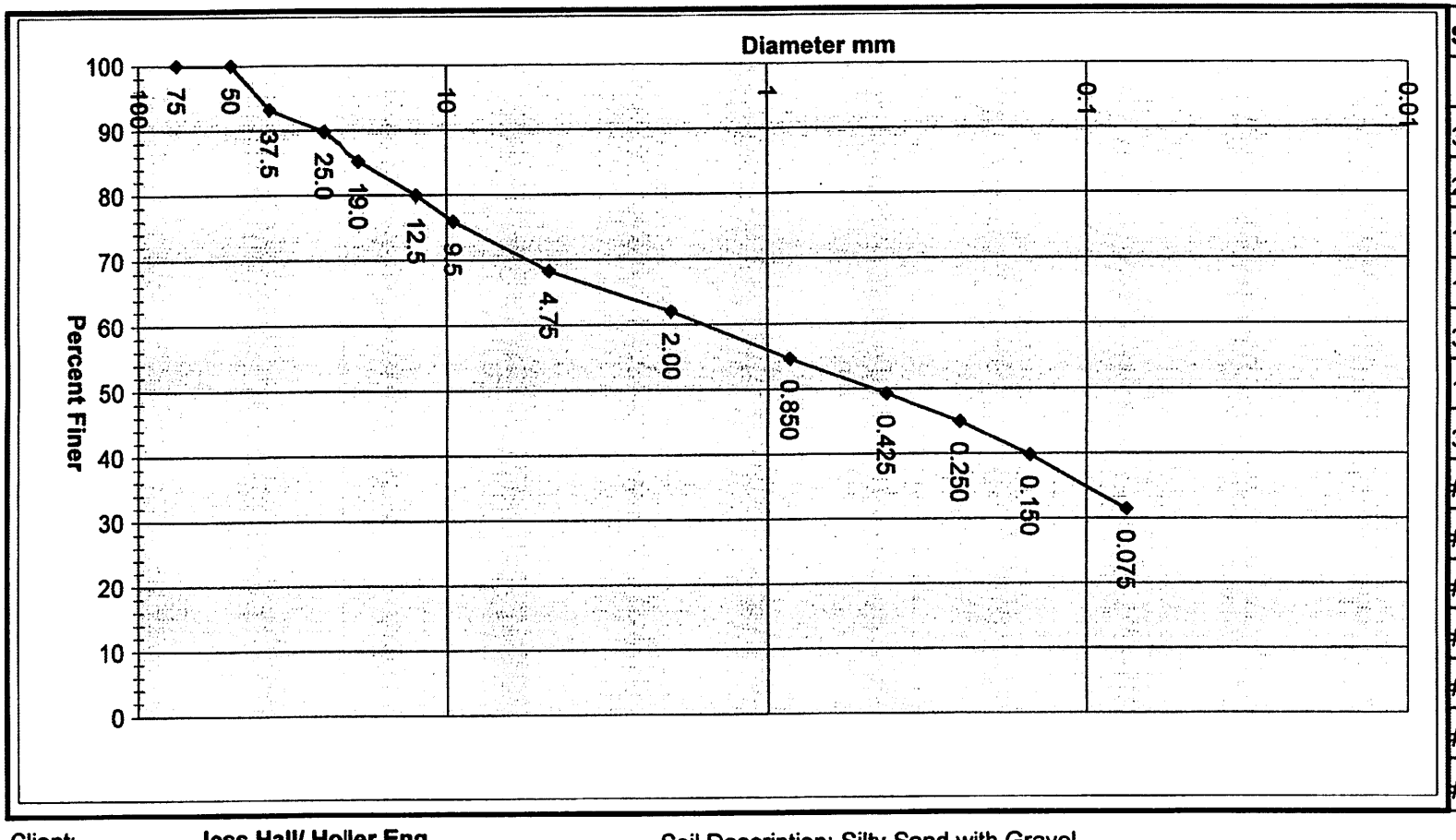
Date 4/30/2026

Sample Date: 12/11/2025

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	93
1"	25.0	90
3/4"	19.0	85
1/2"	12.5	80
3/8"	9.5	76
#4	4.75	68
#10	2.00	62
#20	0.850	55
#40	0.425	49
#60	0.250	45
#100	0.150	40
#200	0.075	31.4

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #11 @ 8'

Soil Description: Silty Sand with Gravel

Unified Classification: SM

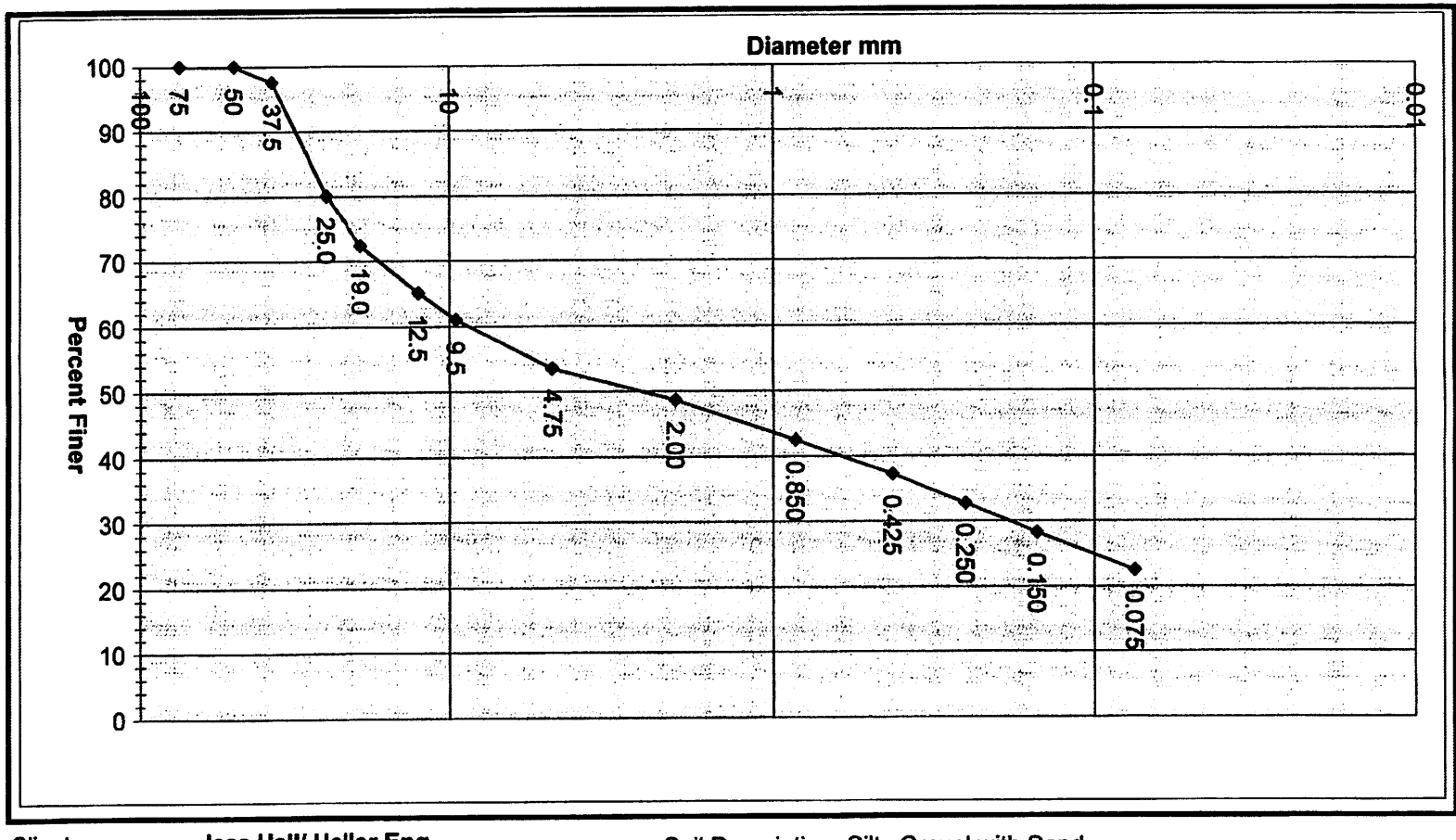
Date 4/30/2026

Sample Date: 12/11/2025

Proj. no: 26004

Sample appears to have a very low PI

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	98
1"	25.0	80
3/4"	19.0	72
1/2"	12.5	65
3/8"	9.5	61
#4	4.75	54
#10	2.00	49
#20	0.850	43
#40	0.425	37
#60	0.250	33
#100	0.150	28
#200	0.075	22.5

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #12 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

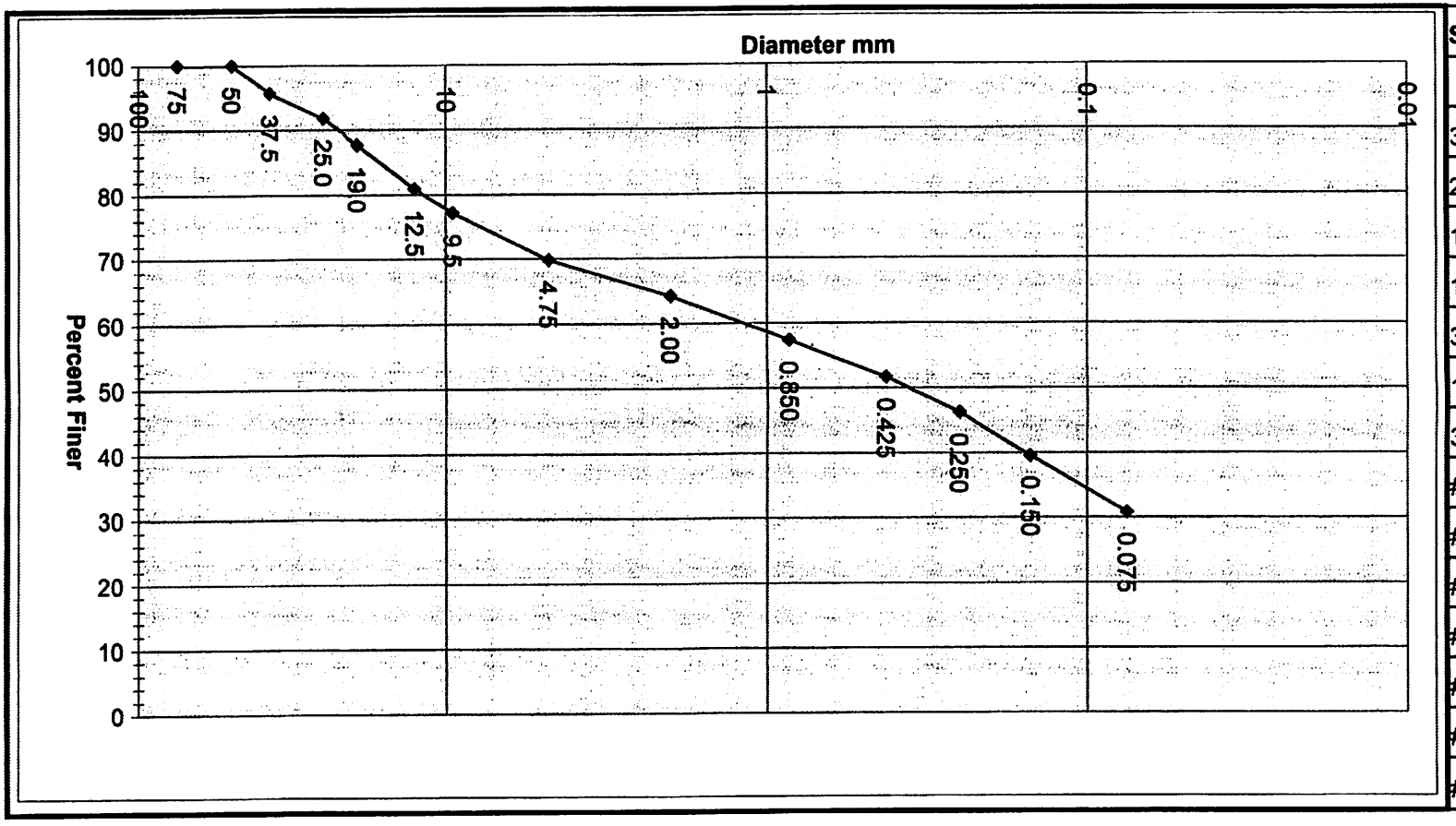
Date 4/30/2026

Sample Date: 12/11/2025

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	96
1"	25.0	92
3/4"	19.0	88
1/2"	12.5	81
3/8"	9.5	77
#4	4.75	70
#10	2.00	64
#20	0.850	57
#40	0.425	52
#60	0.250	46
#100	0.150	40
#200	0.075	30.8

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #13 @ 6'

Soil Description: Silty Sand with Gravel

Unified Classification: SM

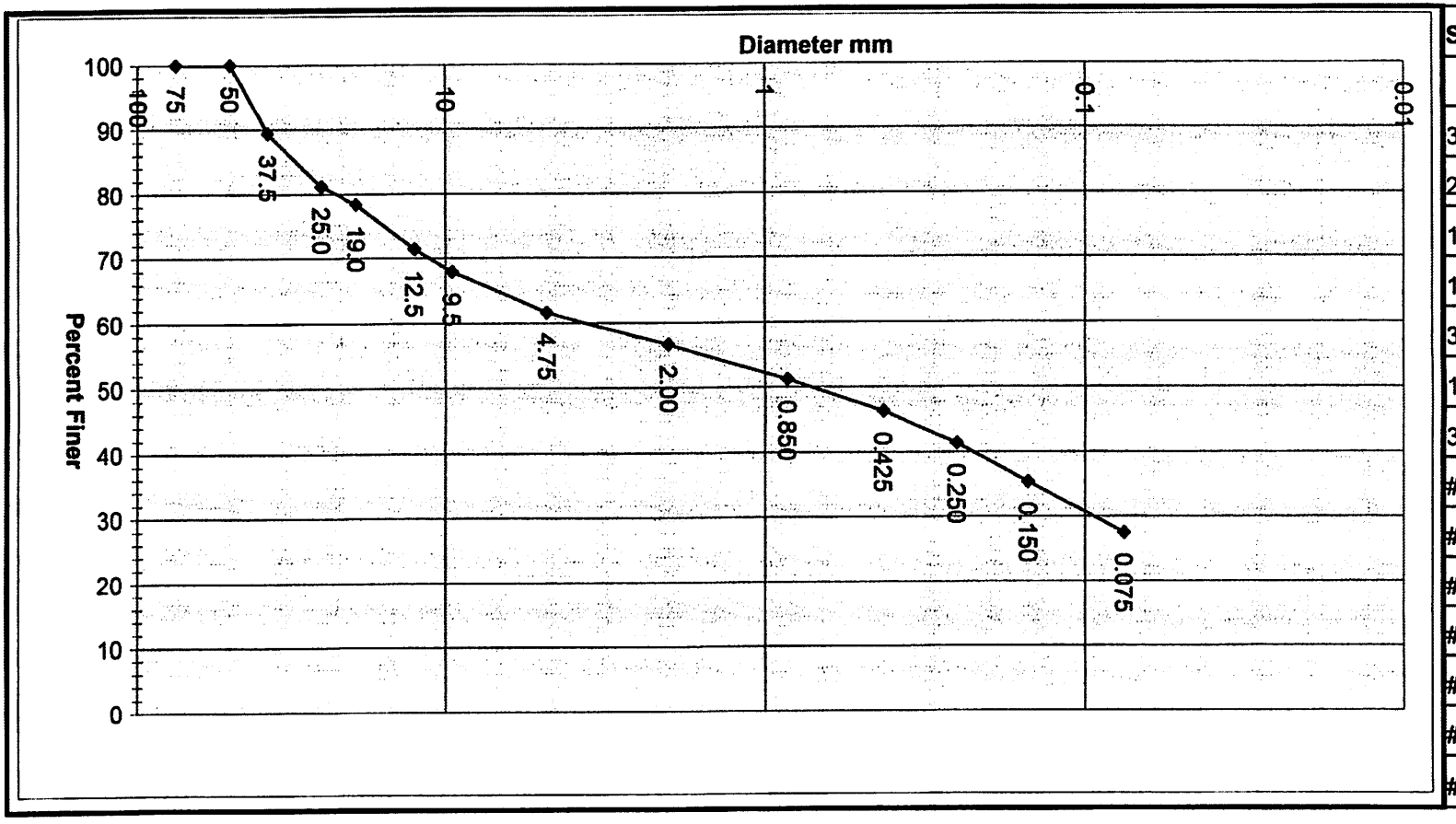
Date 4/30/2026

Sample Date: 12/11/2025

Proj. no: 26004

Sample appears to be have a very low PI

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	89
1"	25.0	81
3/4"	19.0	78
1/2"	12.5	71
3/8"	9.5	68
#4	4.75	62
#10	2.00	57
#20	0.850	51
#40	0.425	46
#60	0.250	41
#100	0.150	35
#200	0.075	27.5

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #14 @ 10'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

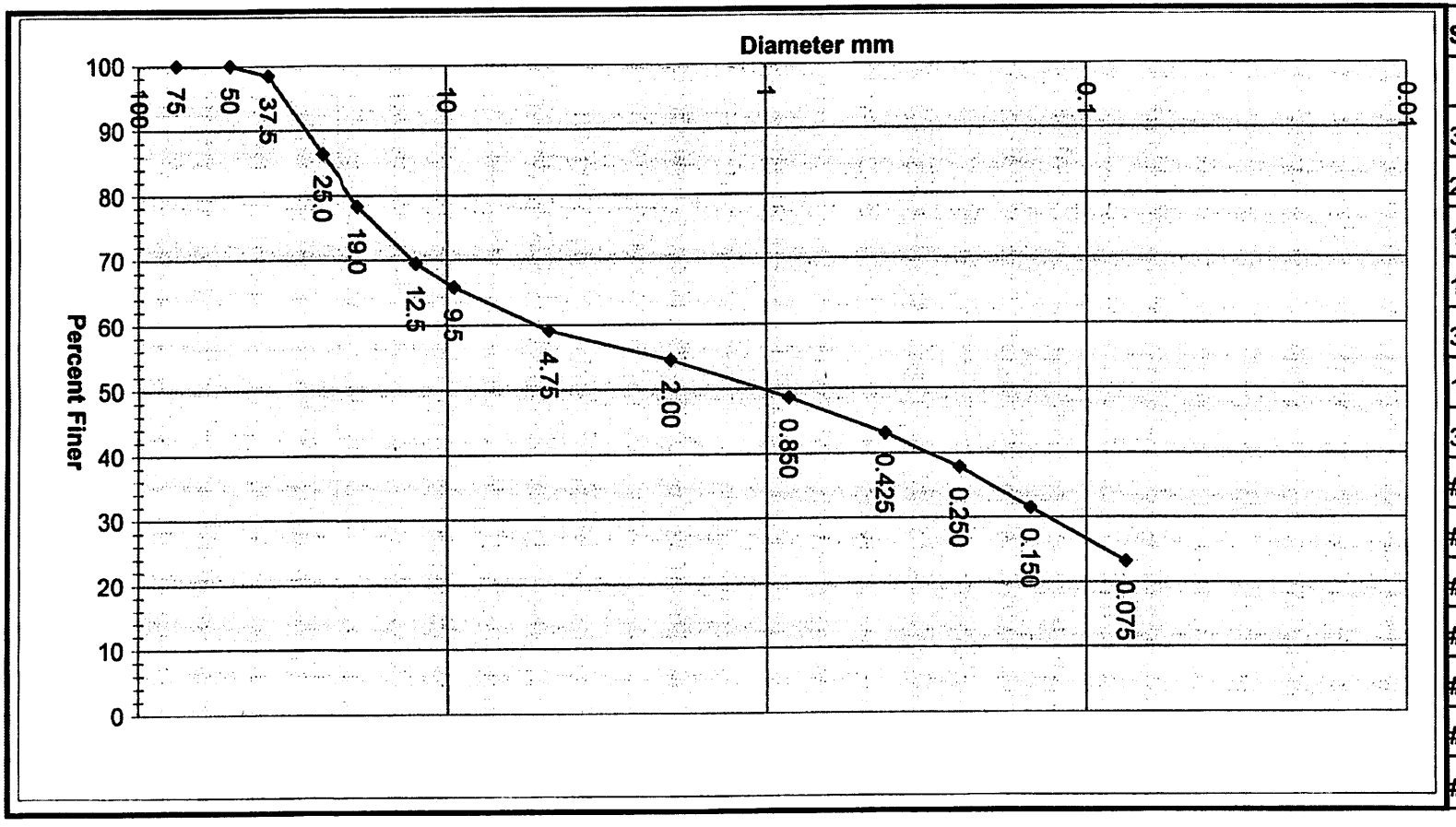
Date 4/30/2026

Sample Date: 12/11/2025

Proj. no: 26004

Sample appears to be have a very low PI

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	98
1"	25.0	86
3/4"	19.0	78
1/2"	12.5	69
3/8"	9.5	66
#4	4.75	59
#10	2.00	55
#20	0.850	49
#40	0.425	43
#60	0.250	38
#100	0.150	32
#200	0.075	23.3

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #15 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

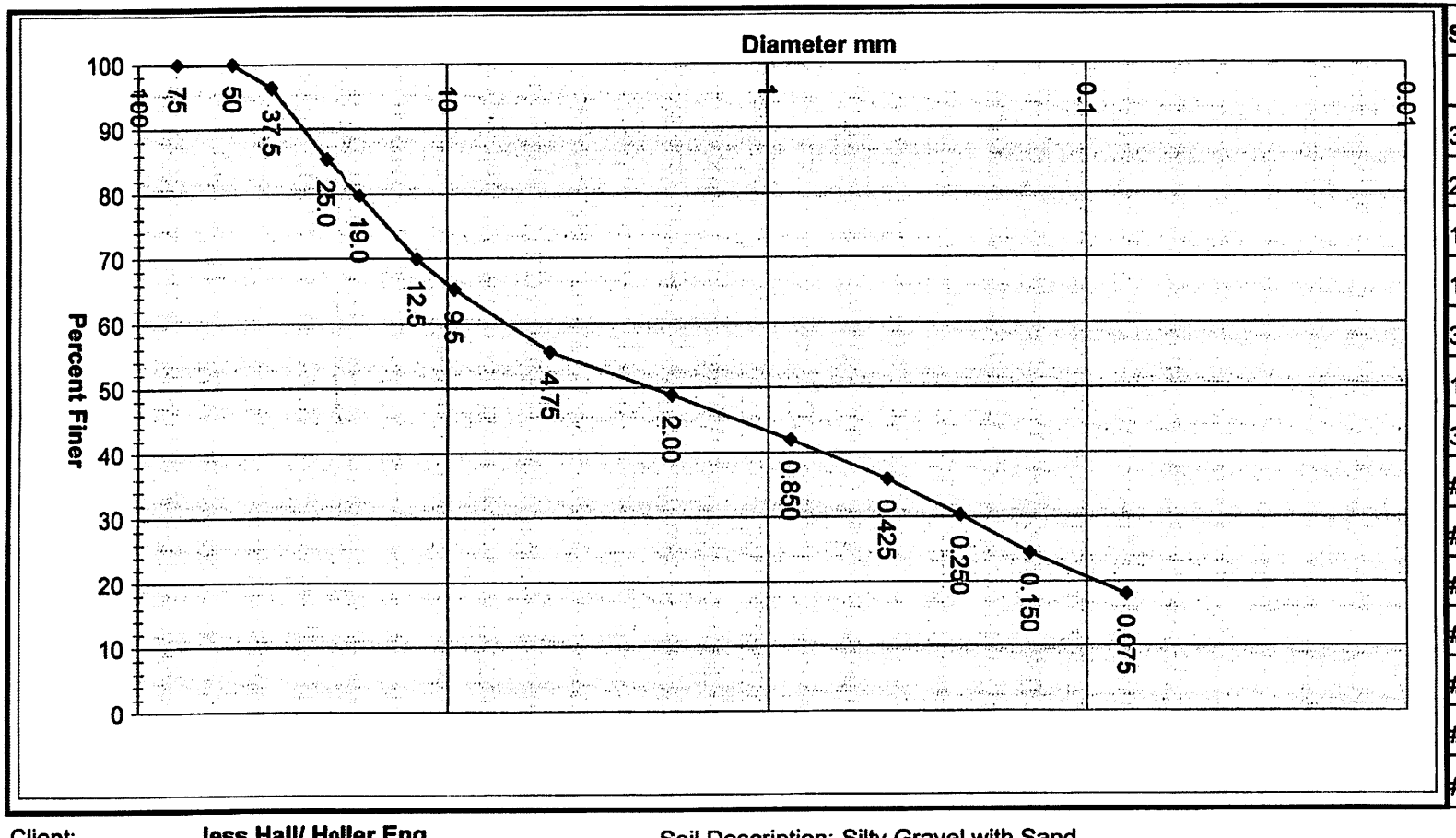
Date 4/30/2026

Sample Date: 12/11/2025

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	96
1"	25.0	85
3/4"	19.0	80
1/2"	12.5	70
3/8"	9.5	65
#4	4.75	56
#10	2.00	49
#20	0.850	42
#40	0.425	36
#60	0.250	30
#100	0.150	24
#200	0.075	18.0

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #16 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

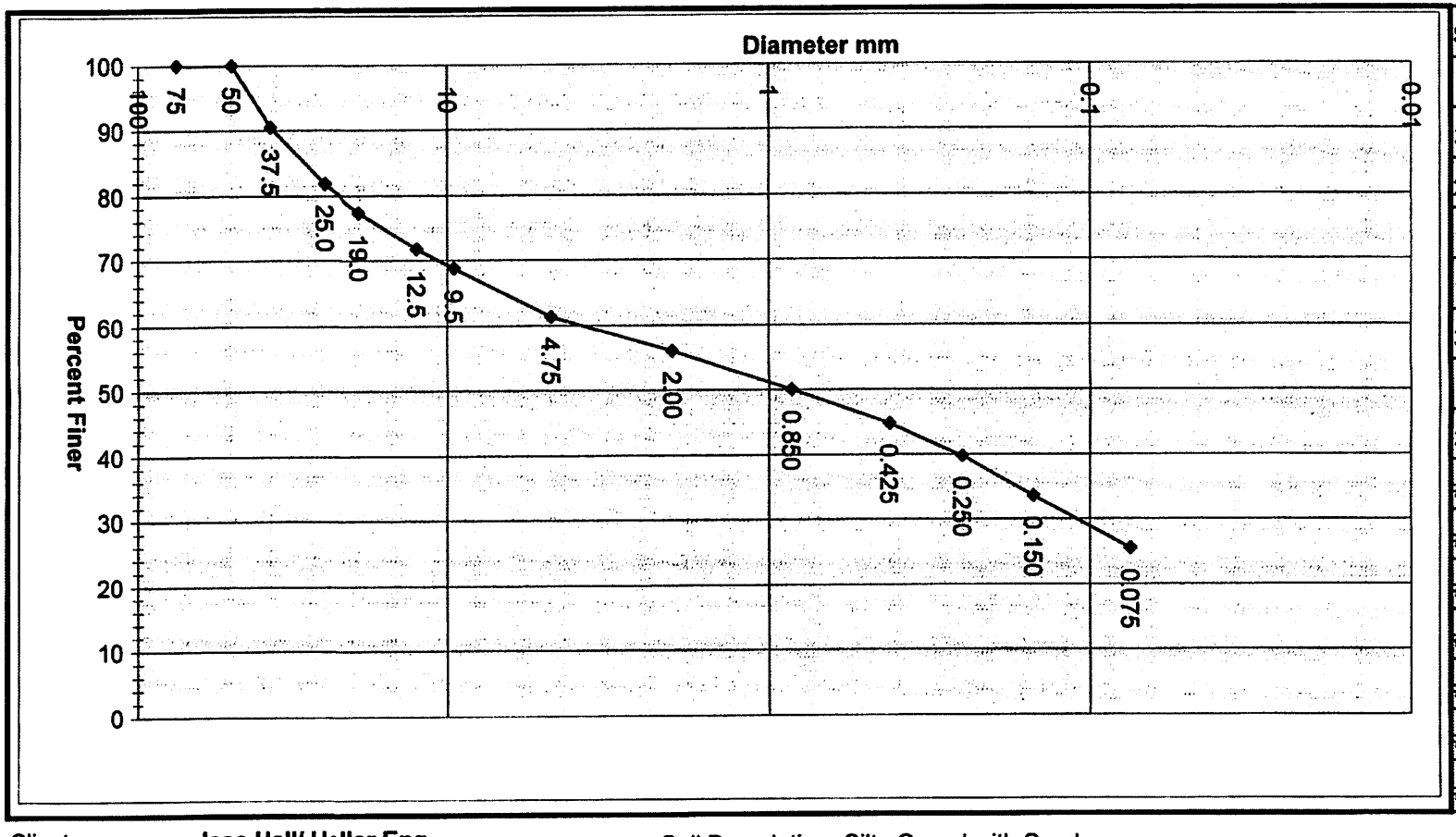
Date 4/30/2026

Sample Date: 2/3/2026

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	90
1"	25.0	82
3/4"	19.0	77
1/2"	12.5	72
3/8"	9.5	69
#4	4.75	61
#10	2.00	56
#20	0.850	50
#40	0.425	45
#60	0.250	40
#100	0.150	34
#200	0.075	25.5

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #17 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

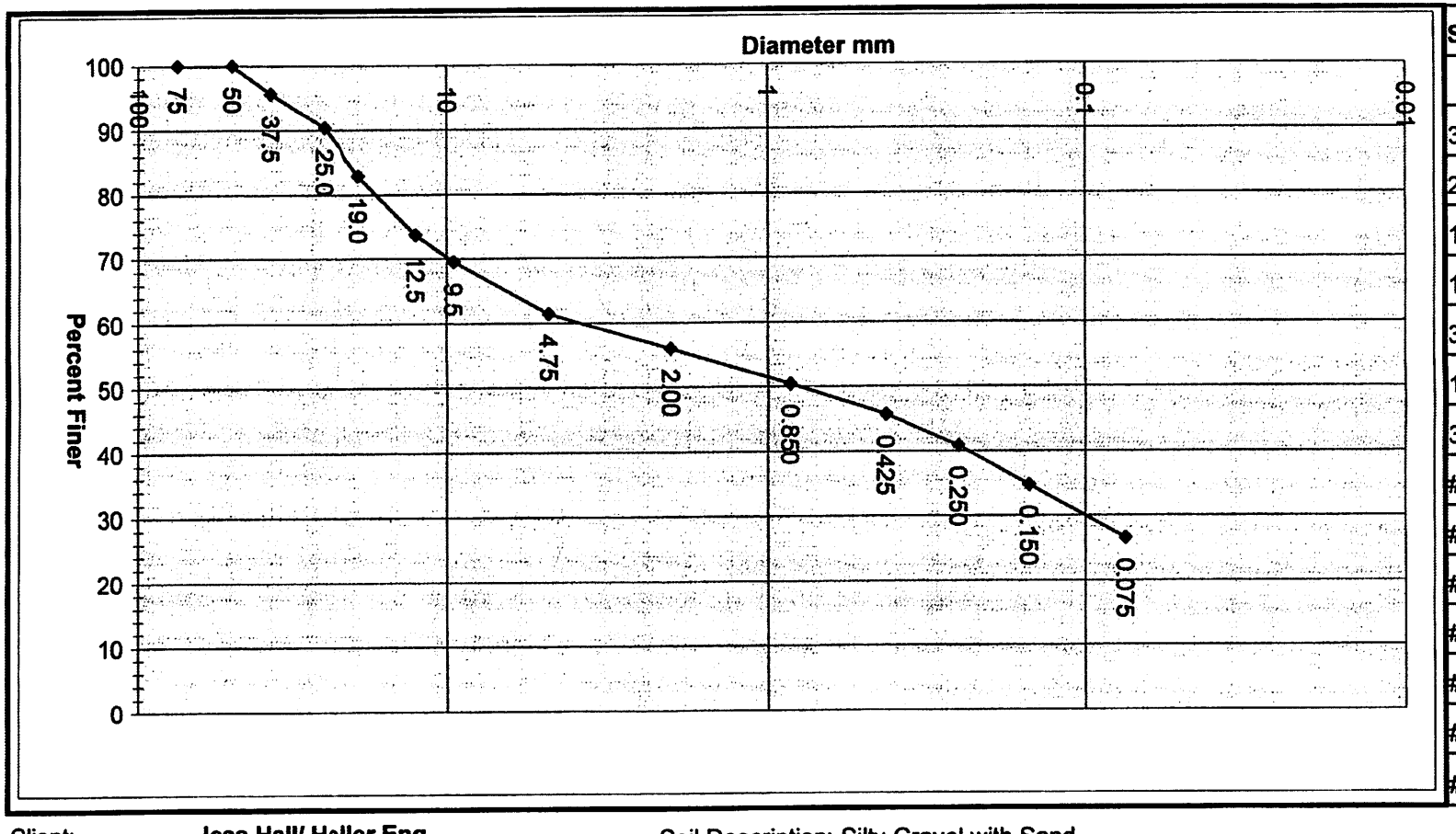
Date 4/30/2026

Sample Date: 2/3/2026

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	96
1"	25.0	90
3/4"	19.0	83
1/2"	12.5	74
3/8"	9.5	70
#4	4.75	61
#10	2.00	56
#20	0.850	50
#40	0.425	46
#60	0.250	41
#100	0.150	35
#200	0.075	26.6

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #18 @ 17'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

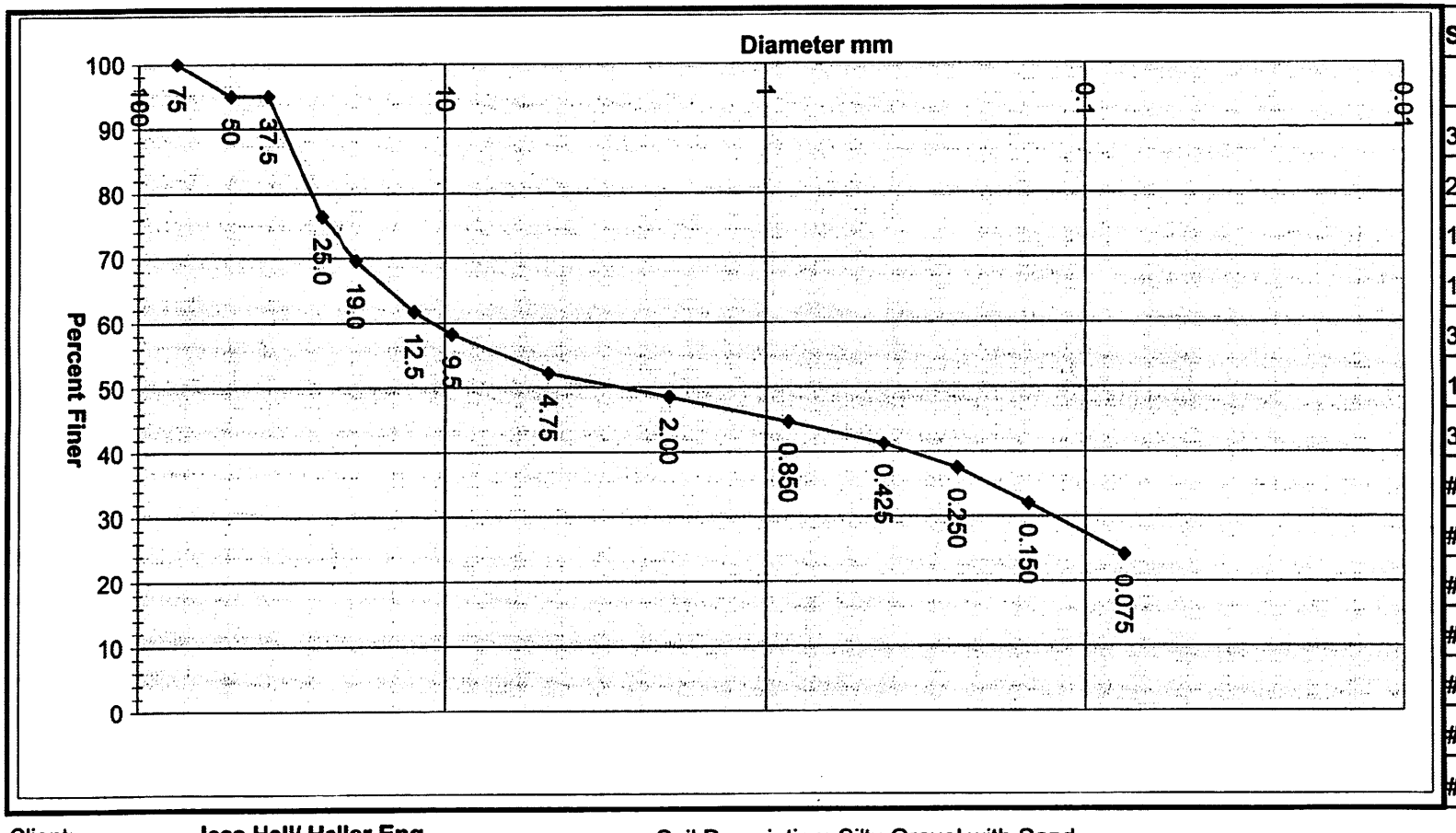
Date 4/30/2026

Sample Date: 2/3/2026

Proj. no: 26004

Sample appears to be non-plastic to very low PI

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	95
1.5"	37.5	95
1"	25.0	76
3/4"	19.0	70
1/2"	12.5	62
3/8"	9.5	58
#4	4.75	52
#10	2.00	49
#20	0.850	45
#40	0.425	41
#60	0.250	38
#100	0.150	32
#200	0.075	24.2

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #19 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

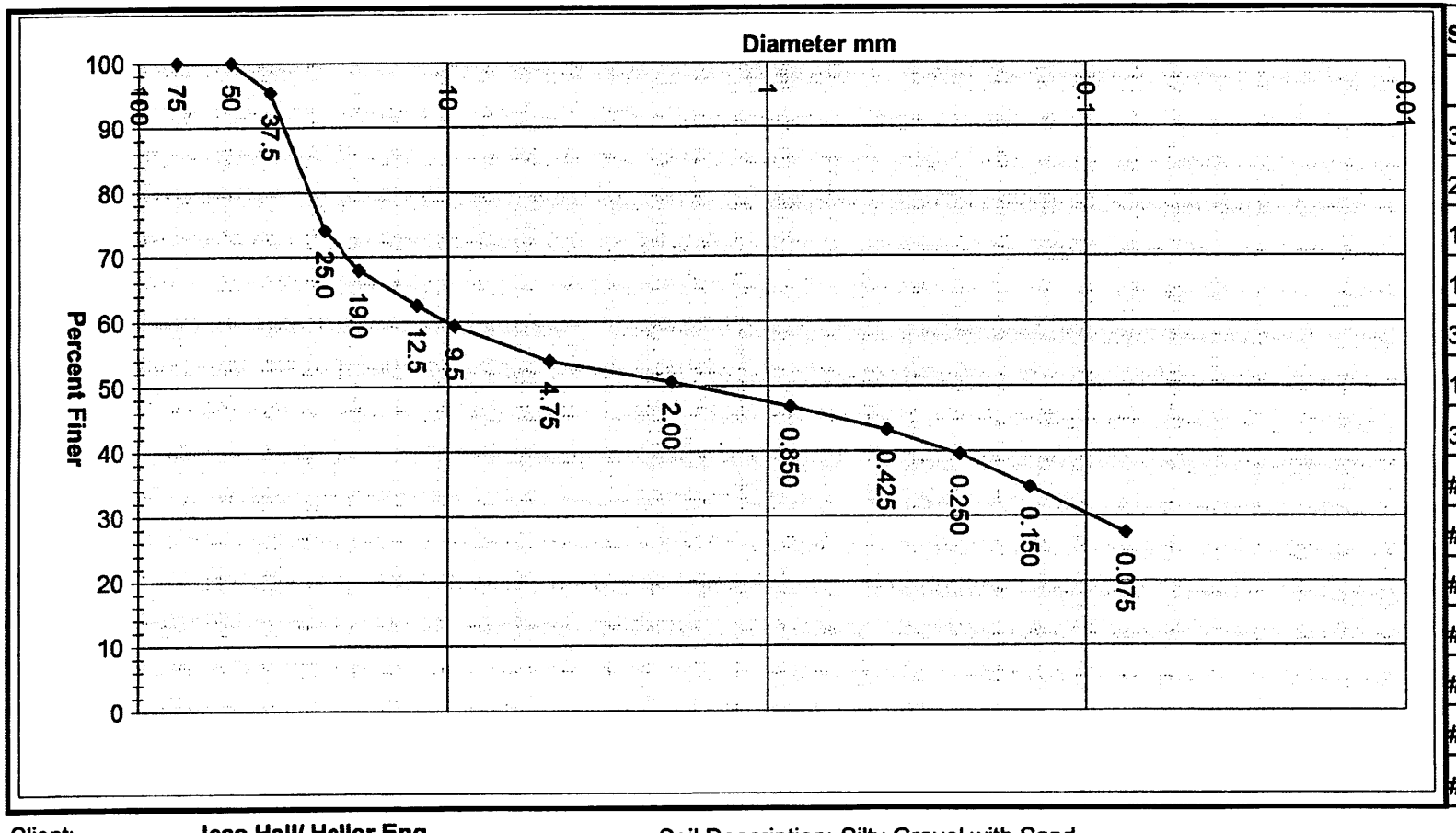
Date 4/30/2026

Sample Date: 2/3/2026

Proj. no: 26004

Sample appears to have a low to very low PI

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	95
1"	25.0	74
3/4"	19.0	68
1/2"	12.5	63
3/8"	9.5	59
#4	4.75	54
#10	2.00	51
#20	0.850	47
#40	0.425	43
#60	0.250	40
#100	0.150	35
#200	0.075	27.5

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #20 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

Date 4/30/2026

Sample Date: 2/3/2026

Proj. no: 26004

Sample appears to be non-plastic to very low PI

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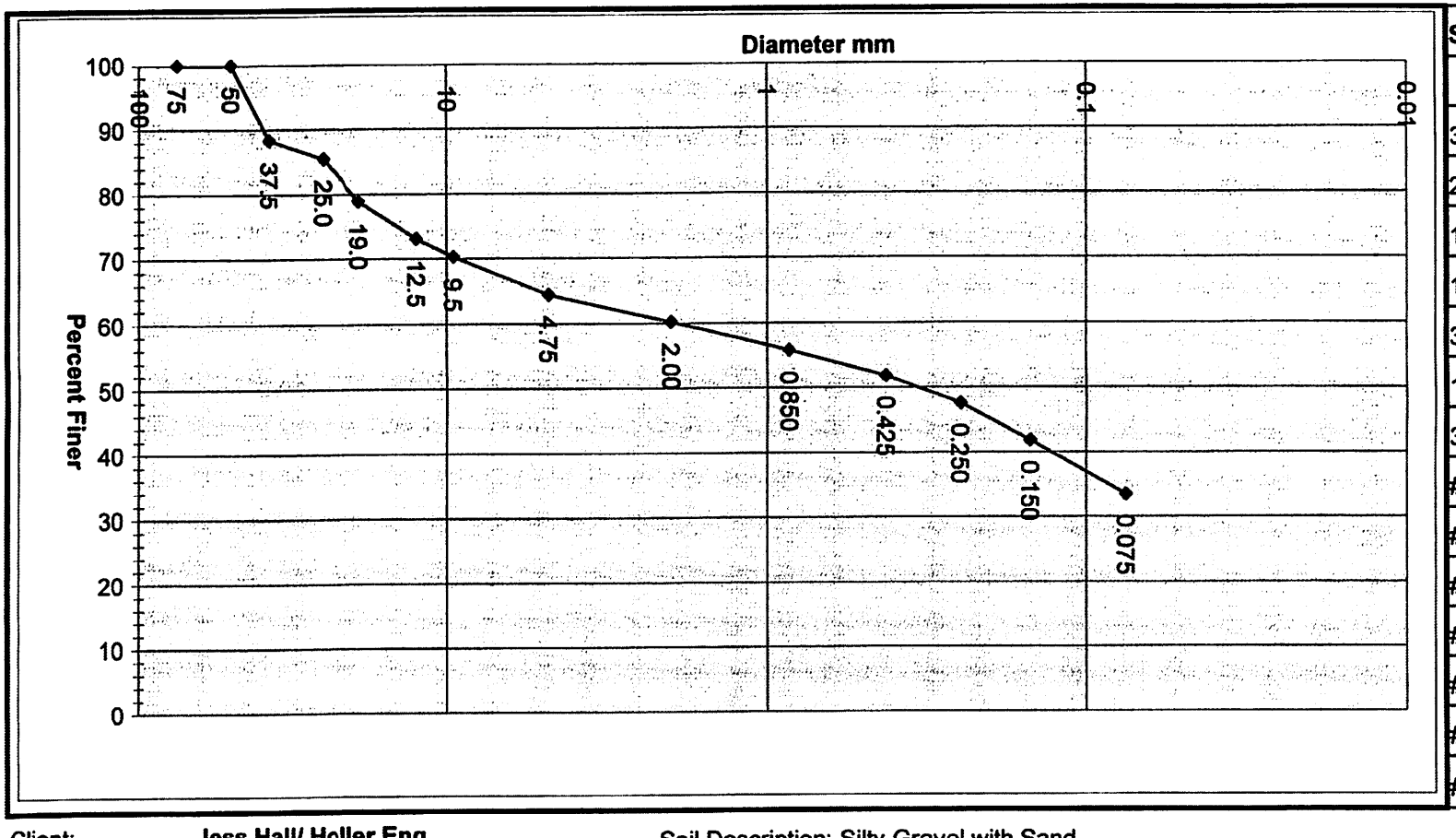


Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	88
1"	25.0	85
3/4"	19.0	79
1/2"	12.5	73
3/8"	9.5	70
#4	4.75	64
#10	2.00	60
#20	0.850	56
#40	0.425	52
#60	0.250	48
#100	0.150	42
#200	0.075	33.5

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #21 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

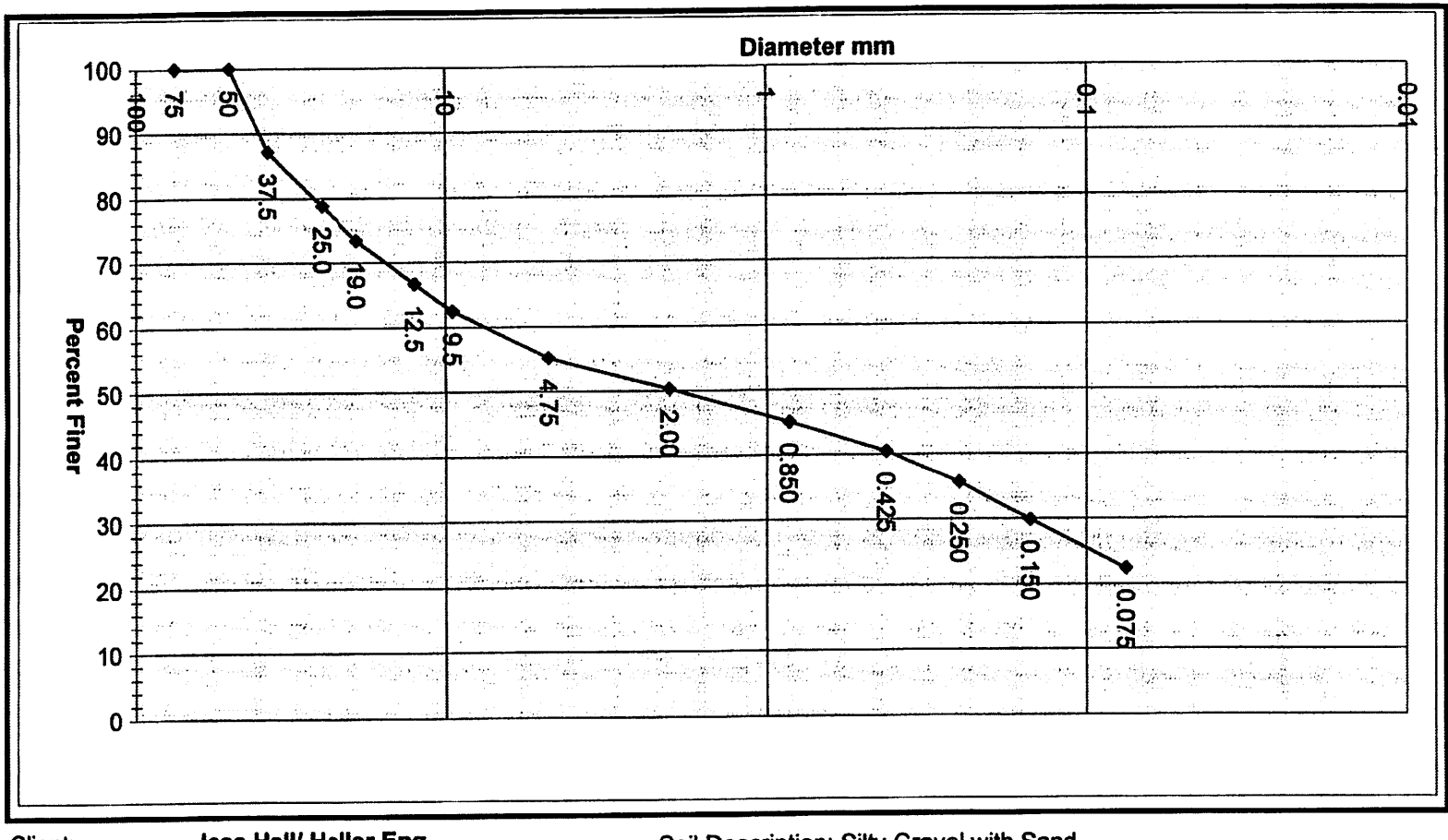
Date 4/30/2026

Sample Date: 2/3/2026

Proj. no: 26004

Sample appears to be have a very low PI

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	87
1"	25.0	79
3/4"	19.0	73
1/2"	12.5	67
3/8"	9.5	62
#4	4.75	55
#10	2.00	50
#20	0.850	45
#40	0.425	41
#60	0.250	36
#100	0.150	30
#200	0.075	22.4

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #22 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

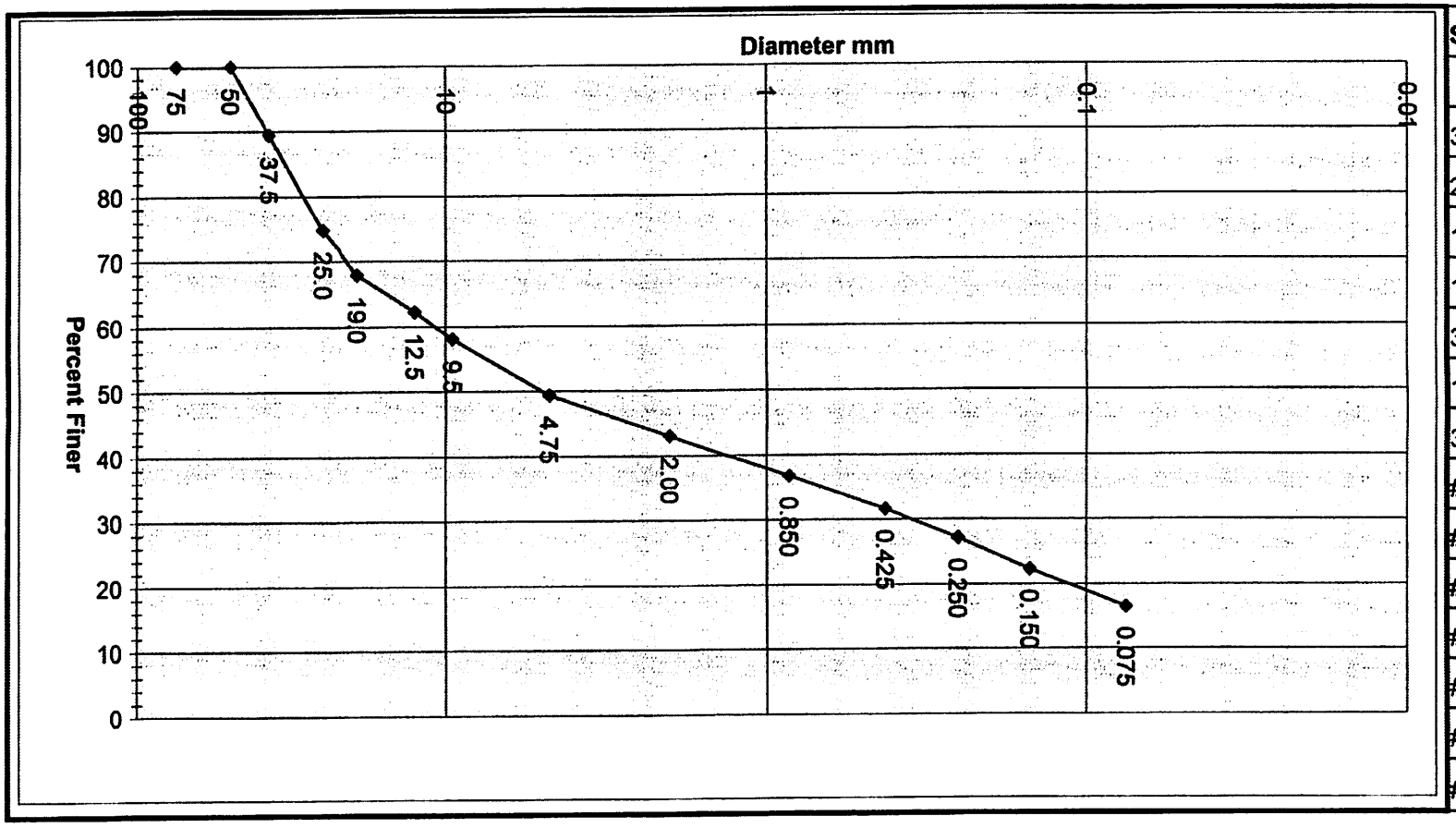
Date 4/30/2026

Sample Date: 2/3/2026

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	89
1"	25.0	75
3/4"	19.0	68
1/2"	12.5	62
3/8"	9.5	58
#4	4.75	49
#10	2.00	43
#20	0.850	37
#40	0.425	32
#60	0.250	27
#100	0.150	22
#200	0.075	16.5

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #23 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

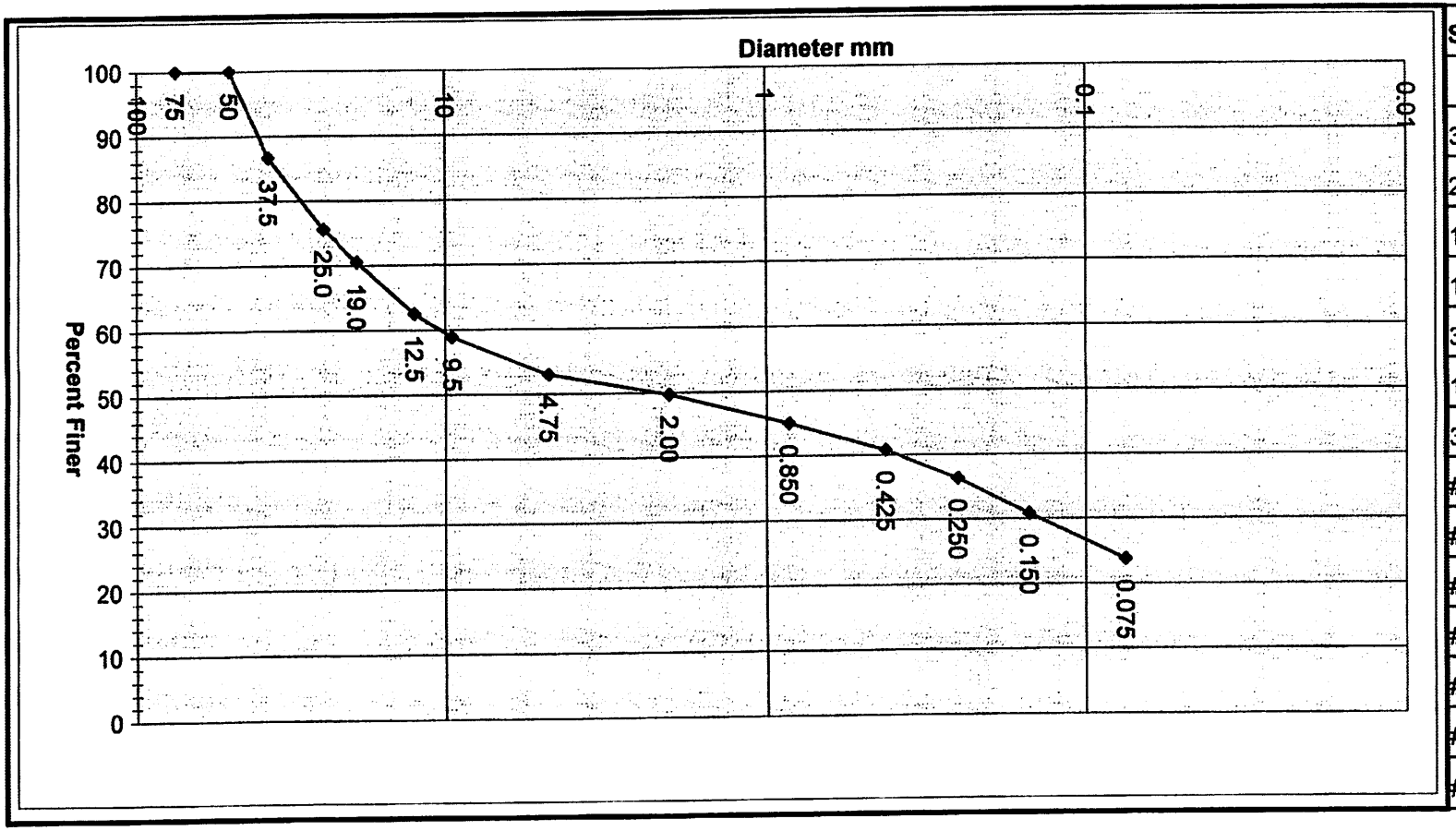
Date 4/30/2026

Sample Date: 2/3/2026

Proj. no: 26004

Sample appears to be non-plastic to very low PI

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	87
1"	25.0	76
3/4"	19.0	71
1/2"	12.5	63
3/8"	9.5	59
#4	4.75	53
#10	2.00	50
#20	0.850	45
#40	0.425	41
#60	0.250	36
#100	0.150	31
#200	0.075	23.8

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #24 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

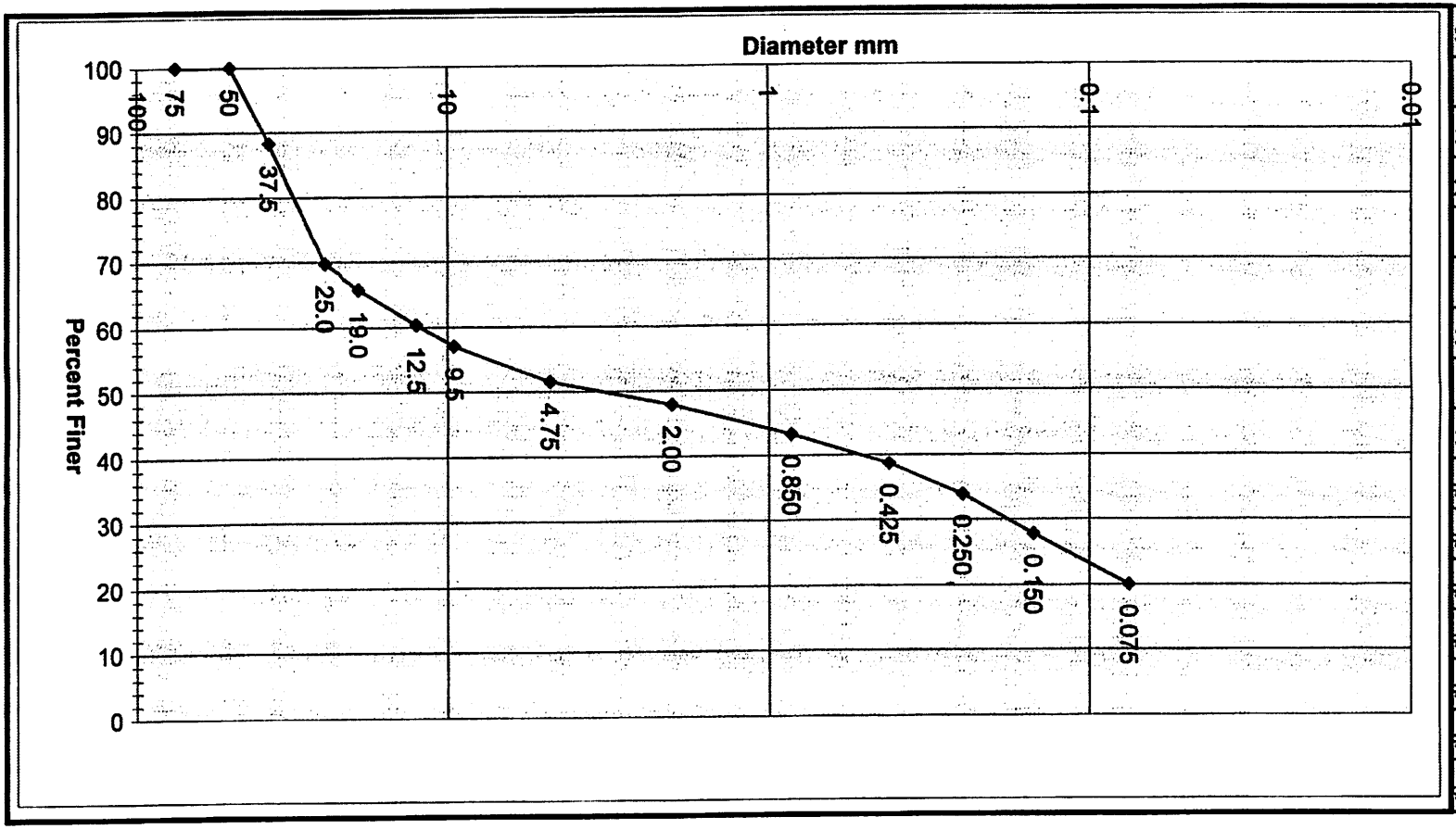
Date 4/30/2026

Sample Date: 2/3/2026

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	88
1"	25.0	70
3/4"	19.0	66
1/2"	12.5	60
3/8"	9.5	57
#4	4.75	52
#10	2.00	48
#20	0.850	43
#40	0.425	39
#60	0.250	34
#100	0.150	28
#200	0.075	20.0

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #25 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

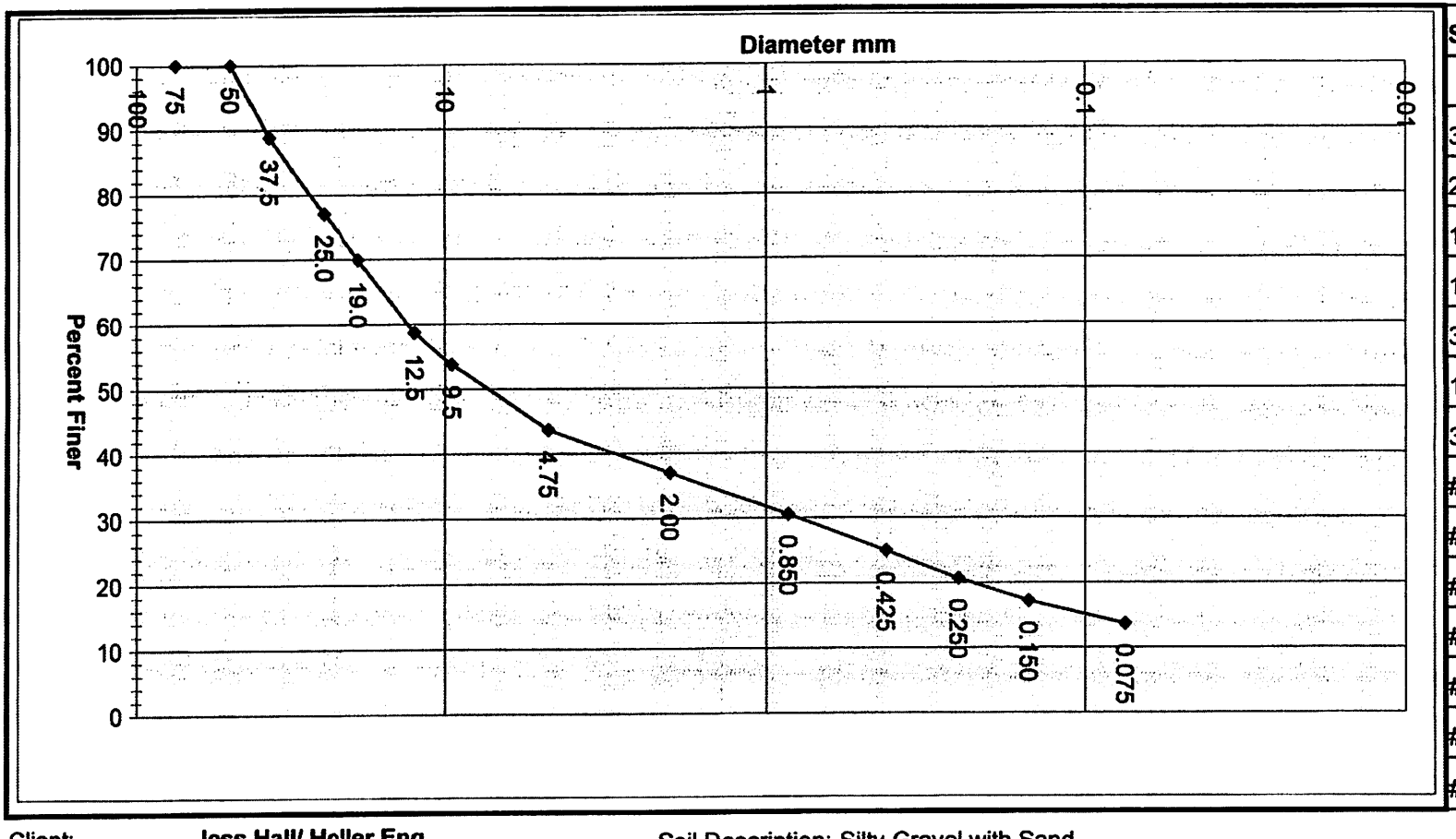
Date 4/30/2026

Sample Date: 2/3/2026

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	89
1"	25.0	77
3/4"	19.0	70
1/2"	12.5	59
3/8"	9.5	54
#4	4.75	44
#10	2.00	37
#20	0.850	31
#40	0.425	25
#60	0.250	21
#100	0.150	17
#200	0.075	13.7

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #26 @ 11'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

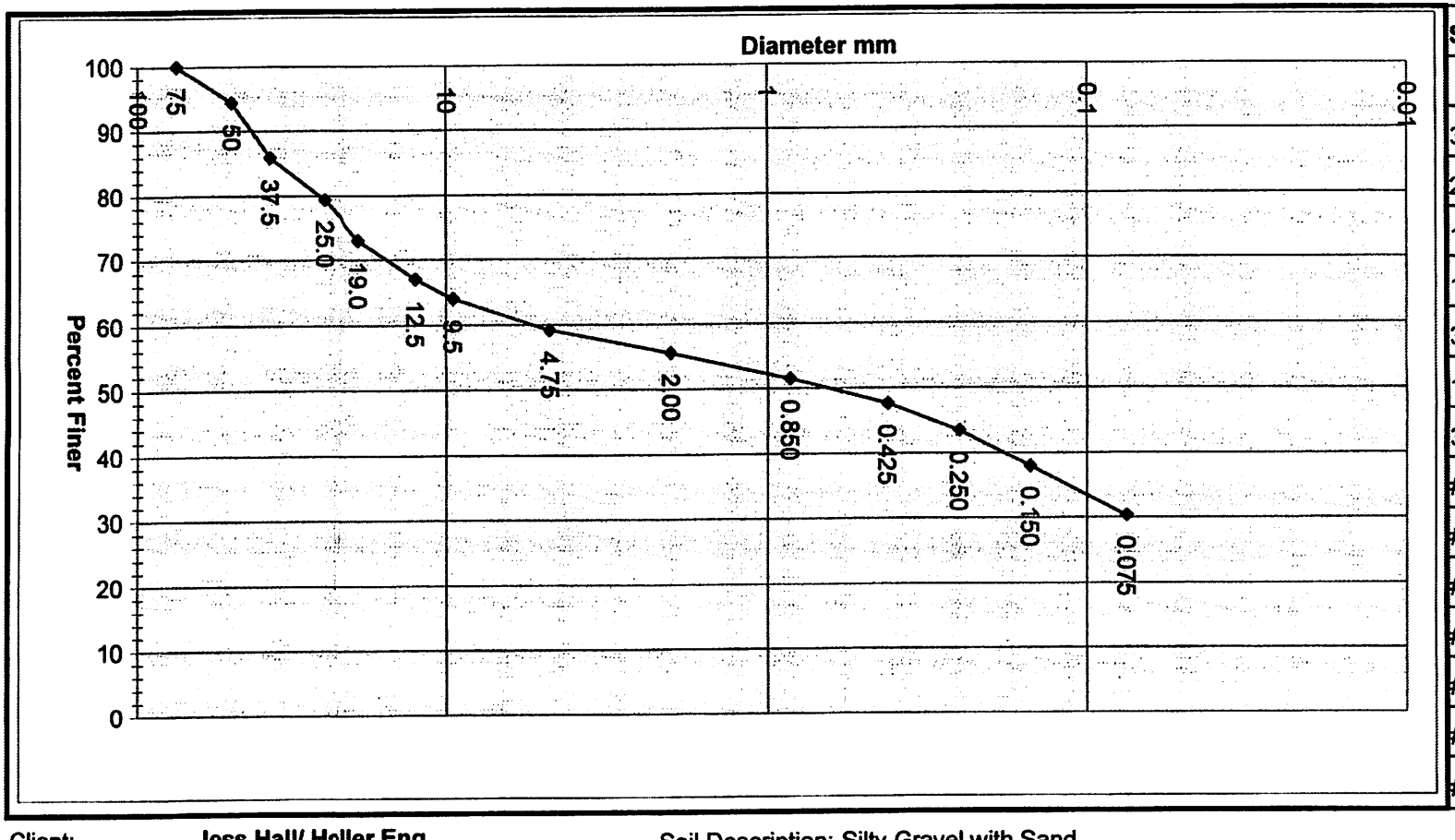
Date 4/30/2026

Sample Date: 2/3/2026

Proj. no: 26004

Sample appears to be non-plastic to very low PI

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	94
1.5"	37.5	86
1"	25.0	79
3/4"	19.0	73
1/2"	12.5	67
3/8"	9.5	64
#4	4.75	59
#10	2.00	56
#20	0.850	52
#40	0.425	48
#60	0.250	44
#100	0.150	38
#200	0.075	30.4

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #27 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

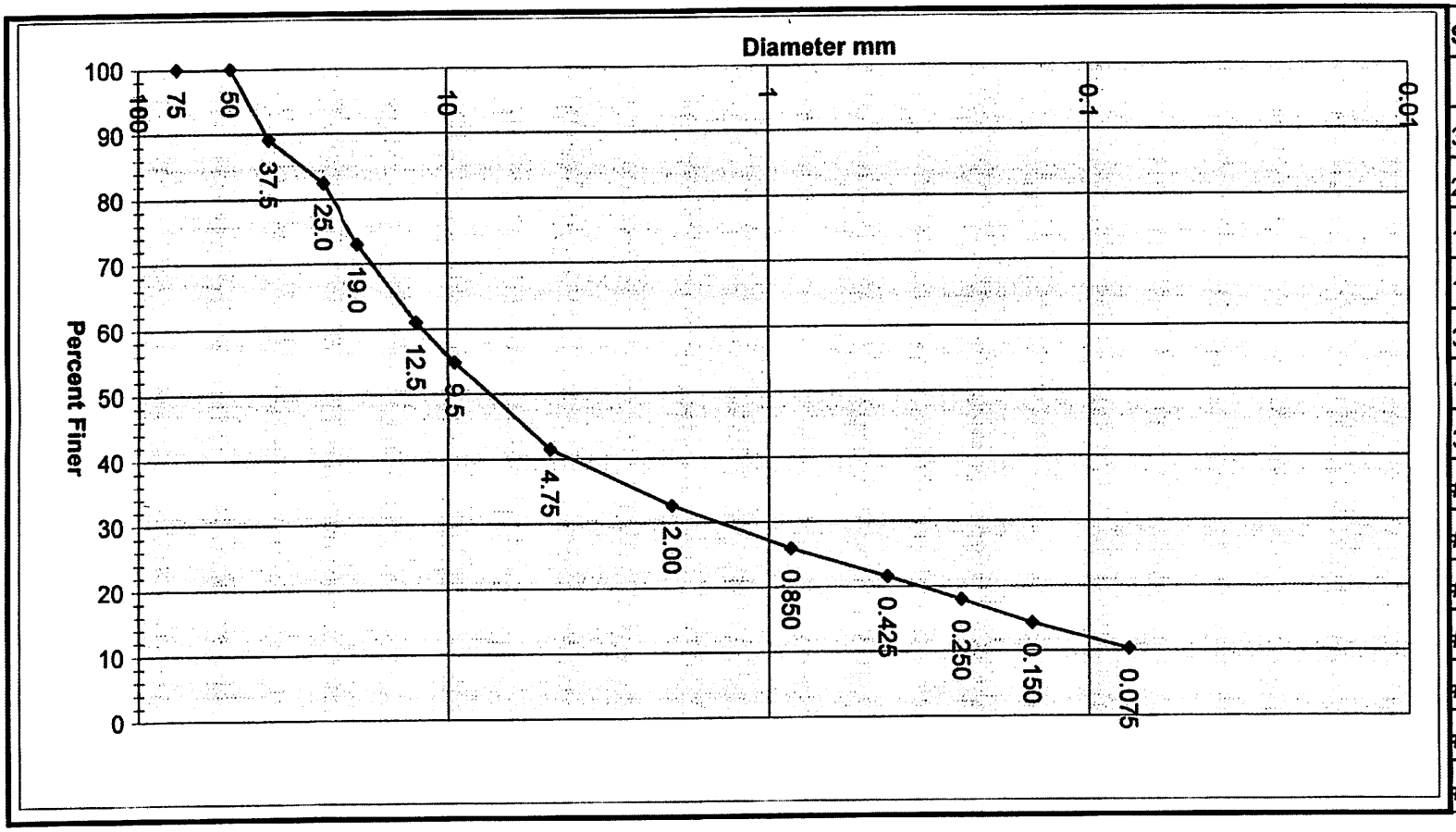
Date 4/30/2026

Sample Date: 2/3/2026

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	89
1"	25.0	82
3/4"	19.0	73
1/2"	12.5	61
3/8"	9.5	55
#4	4.75	42
#10	2.00	33
#20	0.850	26
#40	0.425	22
#60	0.250	18
#100	0.150	14
#200	0.075	10.3

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #28 @ 8'

Soil Description: Well Graded Gravel with Silt and Sand

Unified Classification: GW-GM

C_u= 169

C_c= 2.4

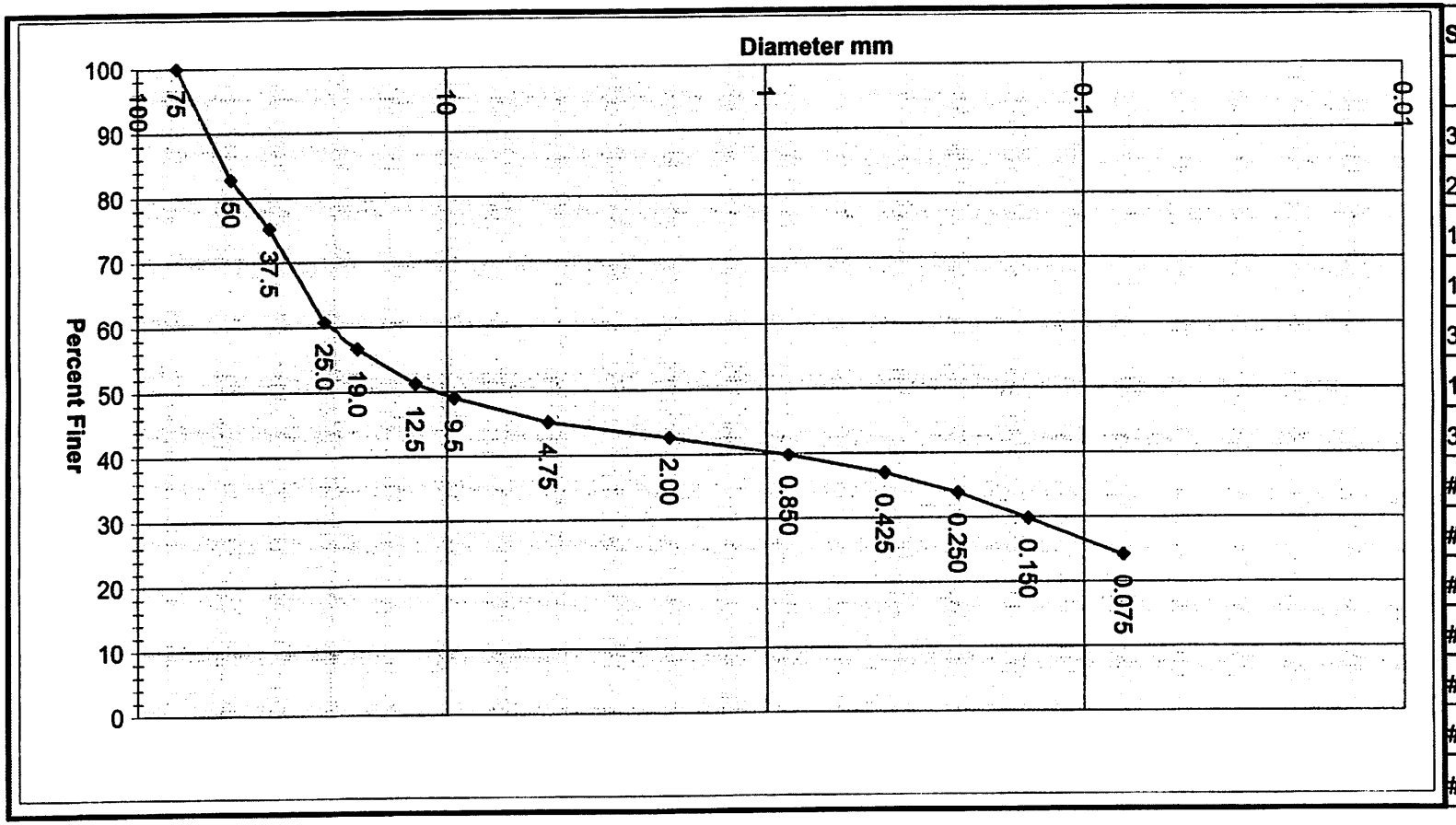
Date 4/30/2026

Sample Date: 2/3/2026

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	83
1.5"	37.5	75
1"	25.0	61
3/4"	19.0	57
1/2"	12.5	51
3/8"	9.5	49
#4	4.75	45
#10	2.00	43
#20	0.850	40
#40	0.425	37
#60	0.250	34
#100	0.150	30
#200	0.075	24.2

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #29 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

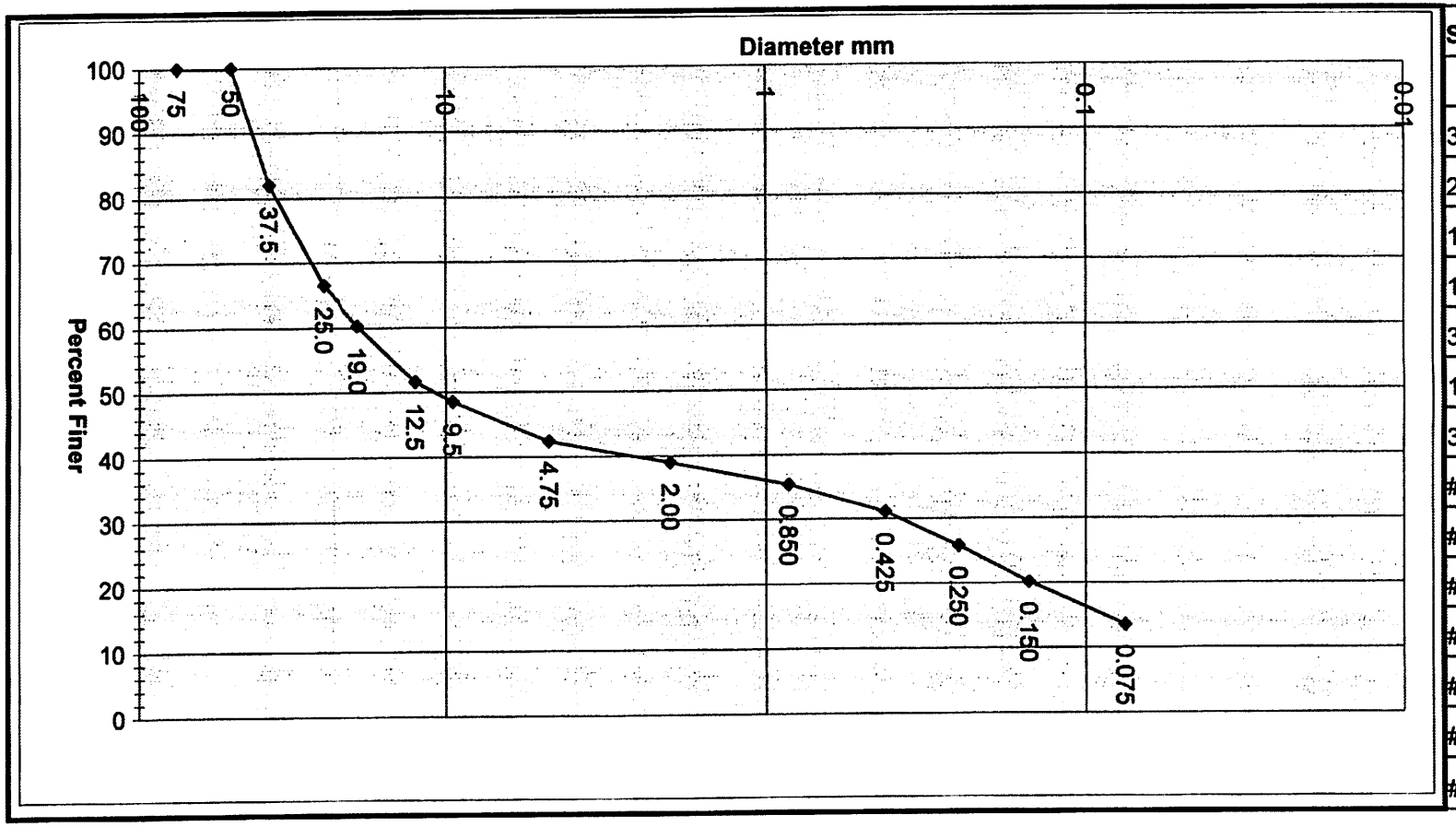
Date 4/30/2026

Sample Date: 2/3/2026

Proj. no: 26004

Sample appears to have a very low PI

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	82
1"	25.0	66
3/4"	19.0	60
1/2"	12.5	52
3/8"	9.5	49
#4	4.75	42
#10	2.00	39
#20	0.850	35
#40	0.425	31
#60	0.250	26
#100	0.150	20
#200	0.075	13.6

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #30 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

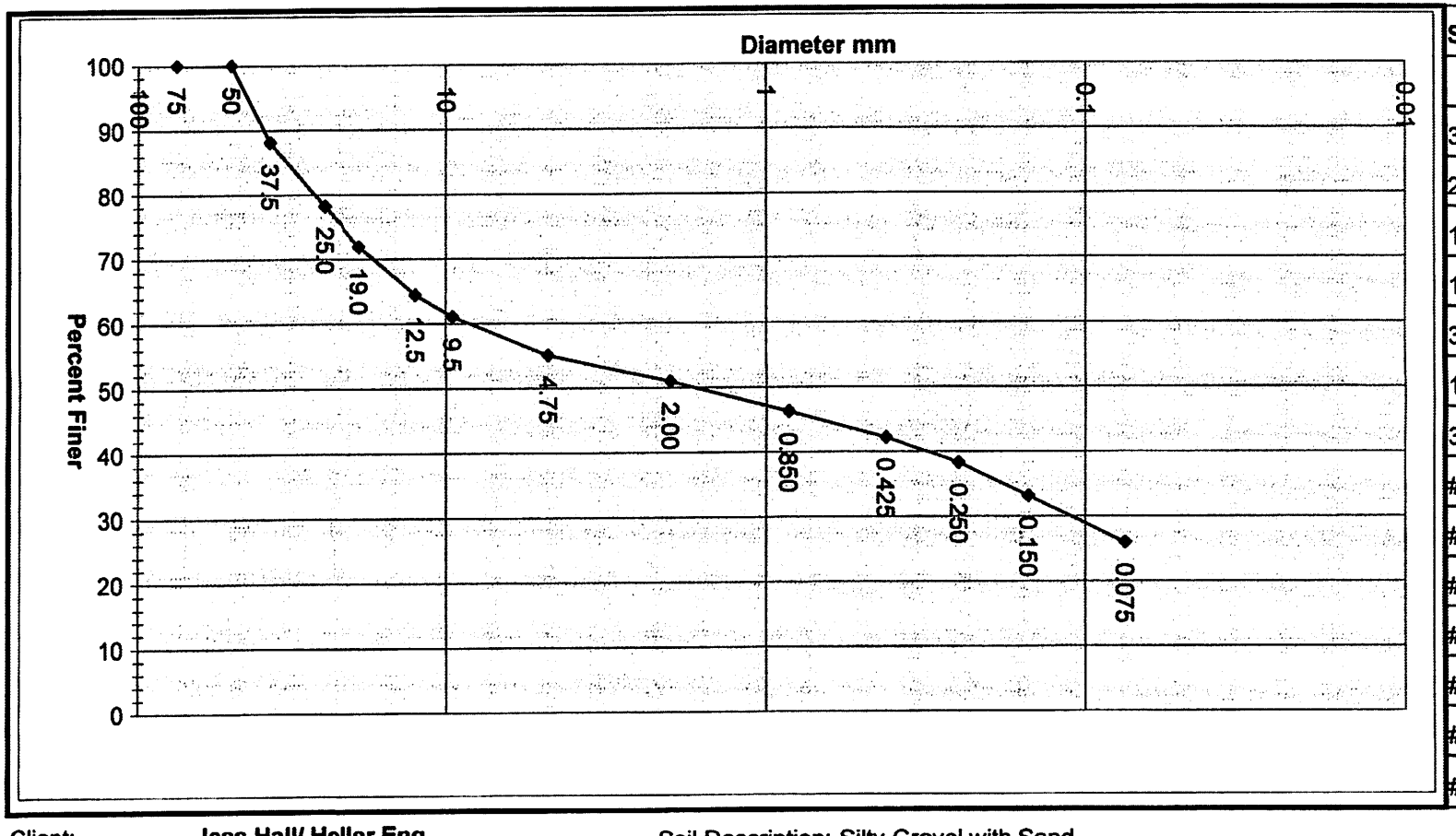
Date 4/30/2026

Sample Date: 2/3/2026

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	88
1"	25.0	78
3/4"	19.0	72
1/2"	12.5	64
3/8"	9.5	61
#4	4.75	55
#10	2.00	51
#20	0.850	46
#40	0.425	42
#60	0.250	38
#100	0.150	33
#200	0.075	26.0

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #31 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

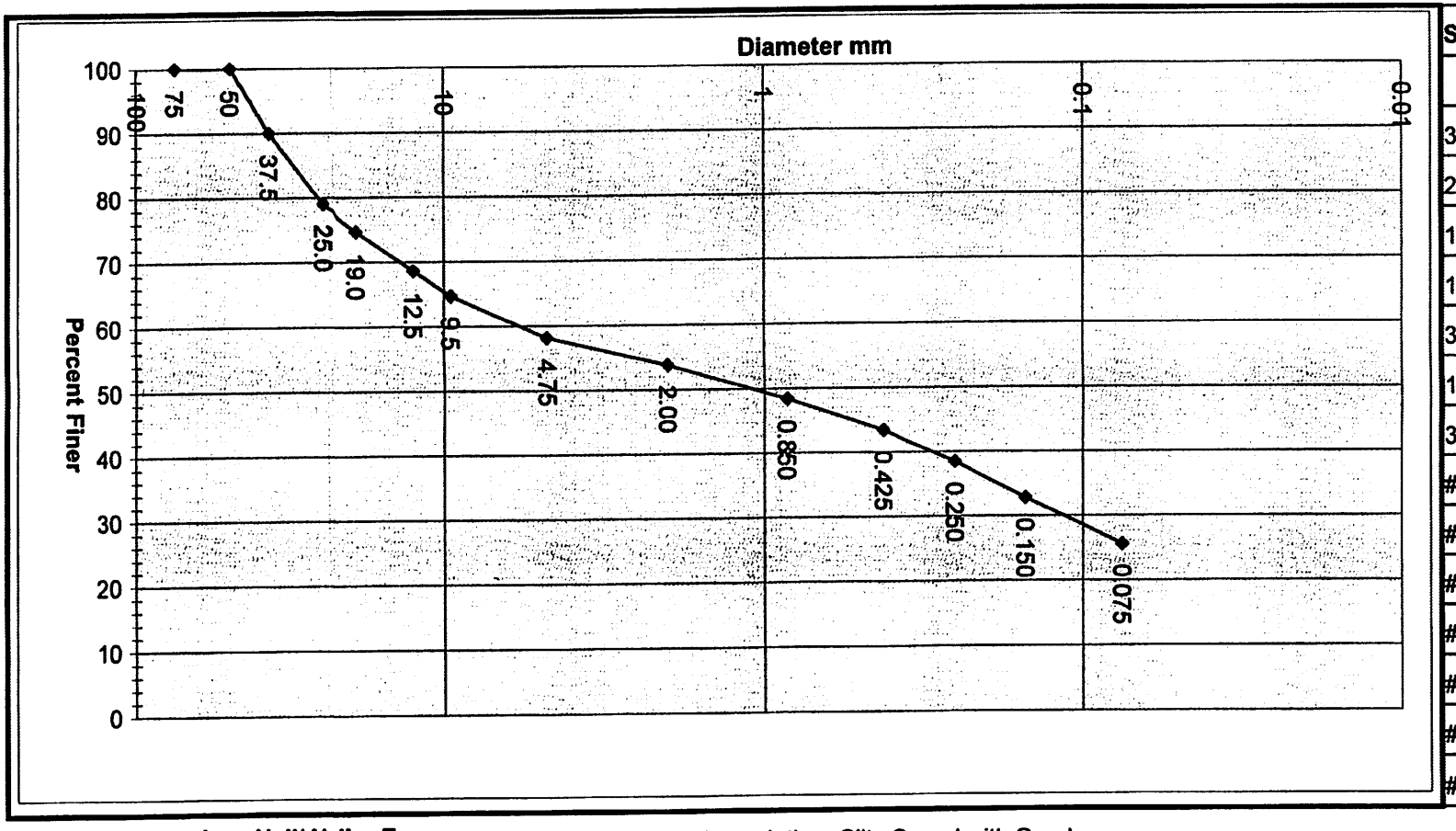
Date 4/30/2026

Sample Date: 2/3/2026

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	90
1"	25.0	79
3/4"	19.0	75
1/2"	12.5	69
3/8"	9.5	65
#4	4.75	58
#10	2.00	54
#20	0.850	48
#40	0.425	43
#60	0.250	39
#100	0.150	33
#200	0.075	25.6

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #32 @ 7'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

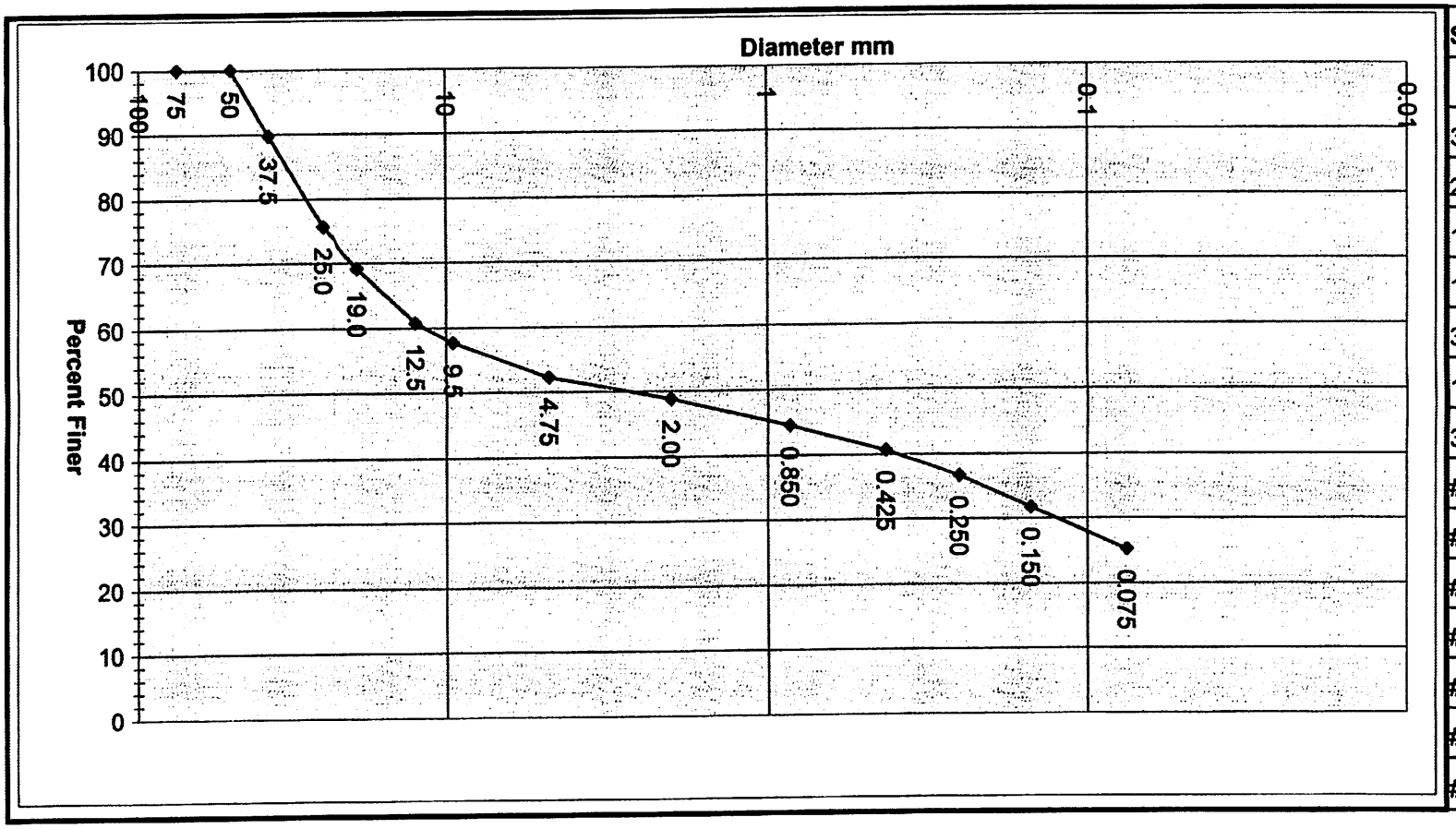
Date 4/30/2026

Sample Date: 2/4/2026

Proj. no: 26004

Sample appears to have a low to very low PI

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	90
1"	25.0	76
3/4"	19.0	69
1/2"	12.5	61
3/8"	9.5	58
#4	4.75	52
#10	2.00	49
#20	0.850	45
#40	0.425	41
#60	0.250	37
#100	0.150	32
#200	0.075	25.2

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #33 @ 7'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

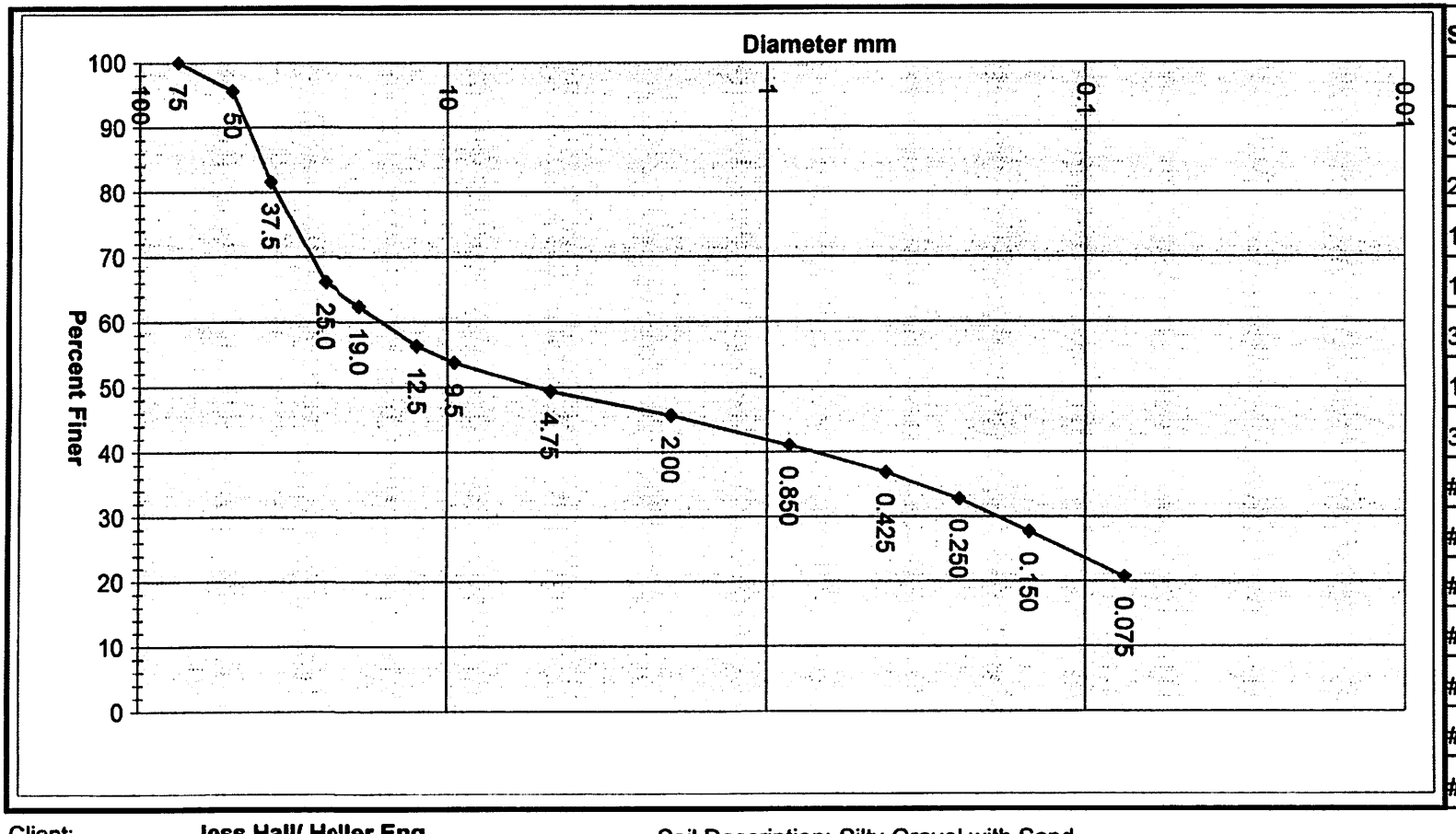
Date 4/30/2026

Sample Date: 2/4/2026

Proj. no: 26004

Sample appears to have a low to very low PI

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	96
1.5"	37.5	82
1"	25.0	66
3/4"	19.0	62
1/2"	12.5	56
3/8"	9.5	54
#4	4.75	49
#10	2.00	46
#20	0.850	41
#40	0.425	37
#60	0.250	33
#100	0.150	28
#200	0.075	20.7

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #34 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

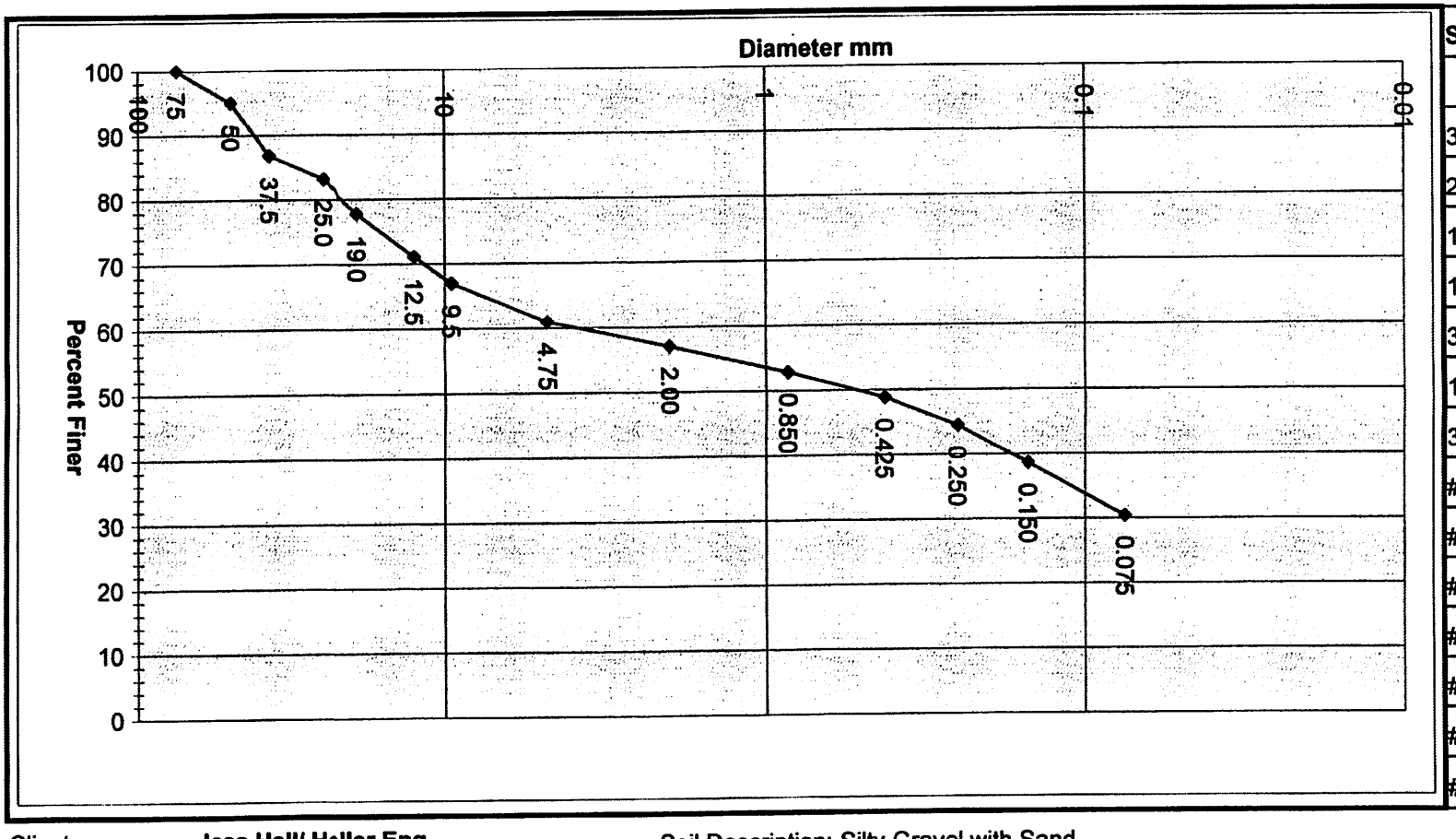
Date 4/30/2026

Sample Date: 2/4/2026

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	95
1.5"	37.5	87
1"	25.0	83
3/4"	19.0	78
1/2"	12.5	71
3/8"	9.5	67
#4	4.75	61
#10	2.00	57
#20	0.850	53
#40	0.425	49
#60	0.250	45
#100	0.150	39
#200	0.075	30.4

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #35 @ 7'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

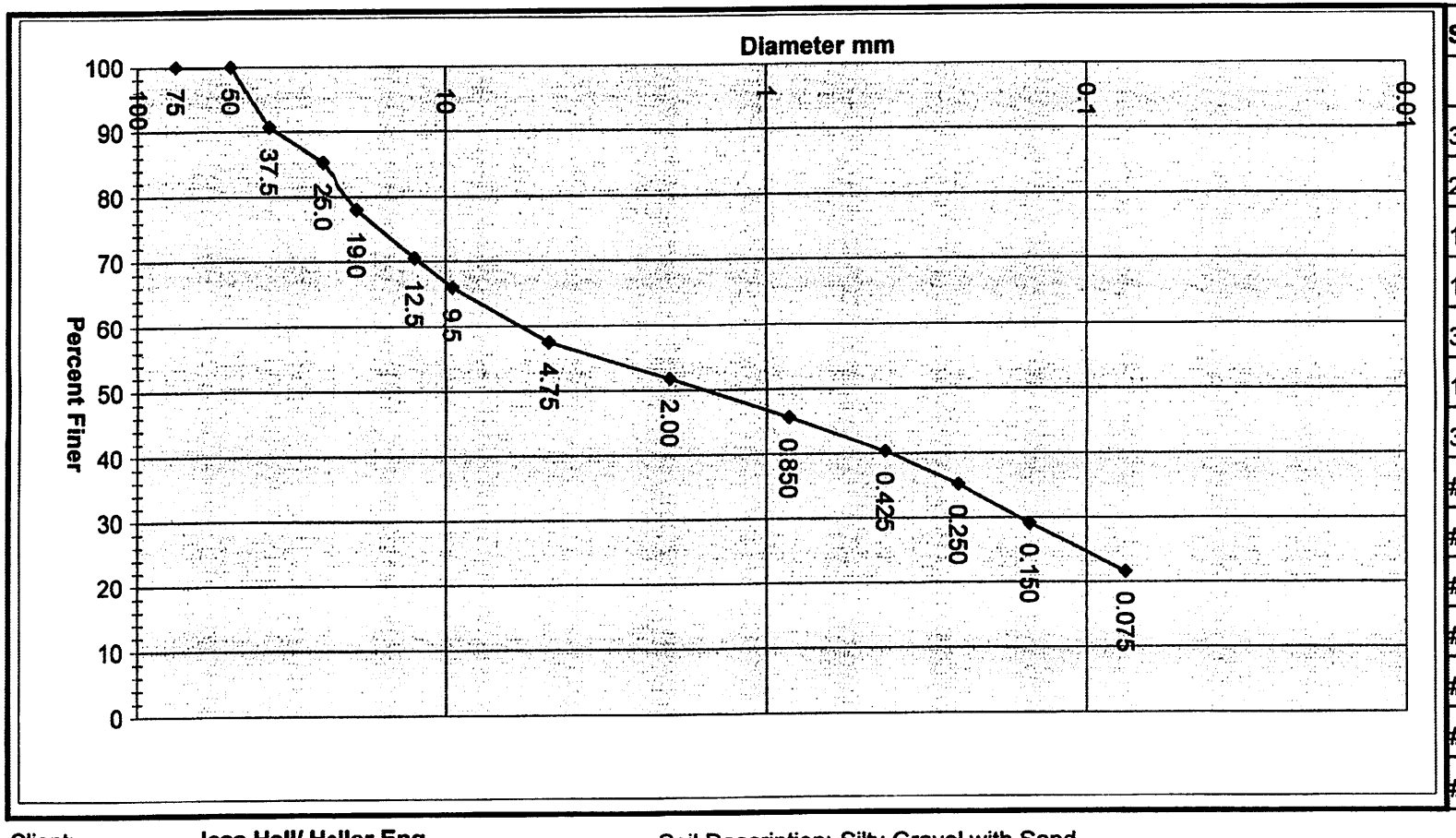
Date 4/30/2026

Sample Date: 2/4/2026

Proj. no: 26004

Sample appears to be non-plastic to very low PI

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	91
1"	25.0	85
3/4"	19.0	78
1/2"	12.5	70
3/8"	9.5	66
#4	4.75	58
#10	2.00	52
#20	0.850	46
#40	0.425	40
#60	0.250	35
#100	0.150	29
#200	0.075	21.6

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #36 @ 10'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

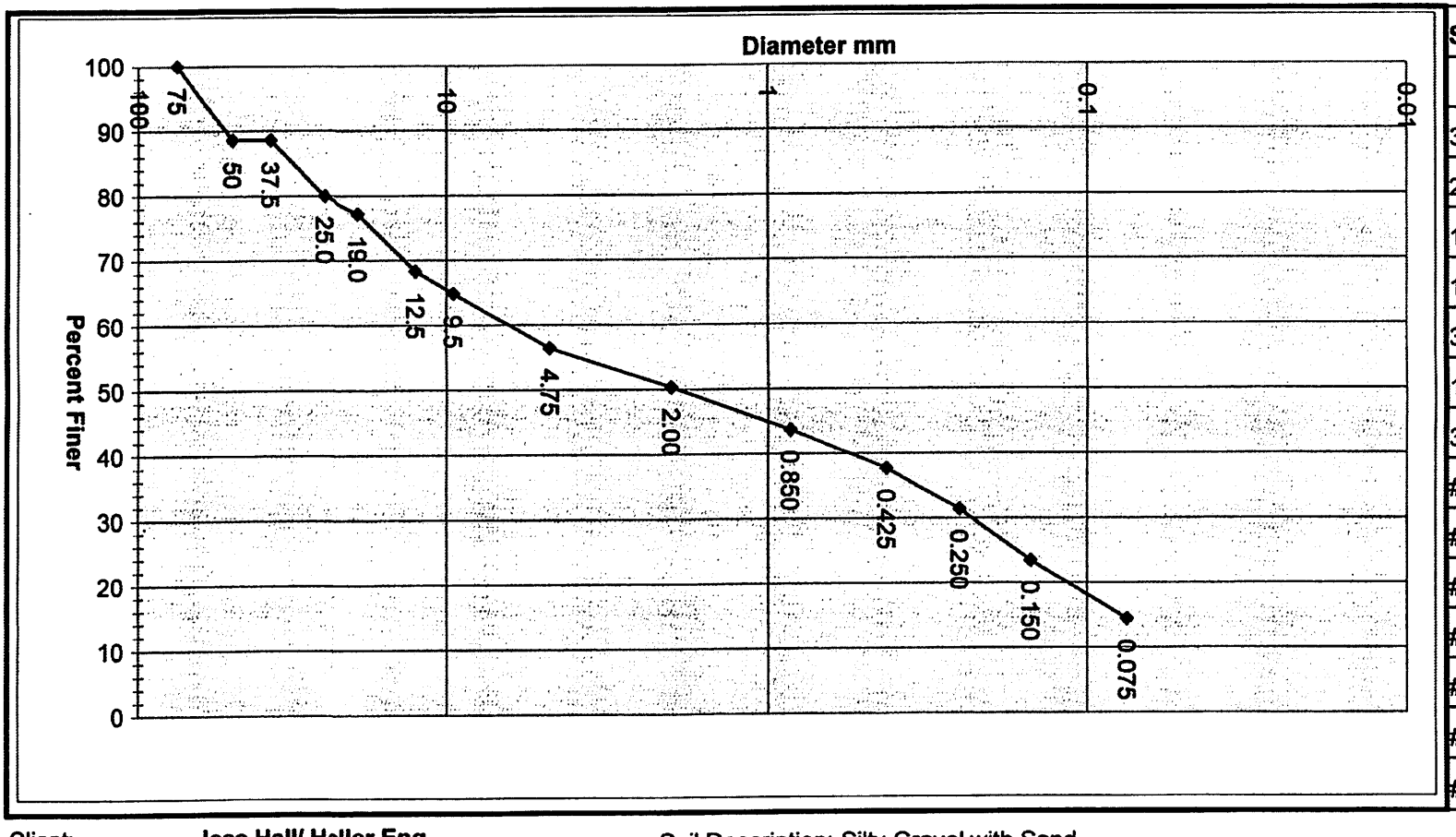
Date 4/30/2026

Sample Date: 2/4/2026

Proj. no: 26004

Sample appears to be non-plastic to very low PI

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	89
1.5"	37.5	89
1"	25.0	80
3/4"	19.0	77
1/2"	12.5	68
3/8"	9.5	65
#4	4.75	56
#10	2.00	50
#20	0.850	44
#40	0.425	38
#60	0.250	31
#100	0.150	23
#200	0.075	14.4

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #37 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

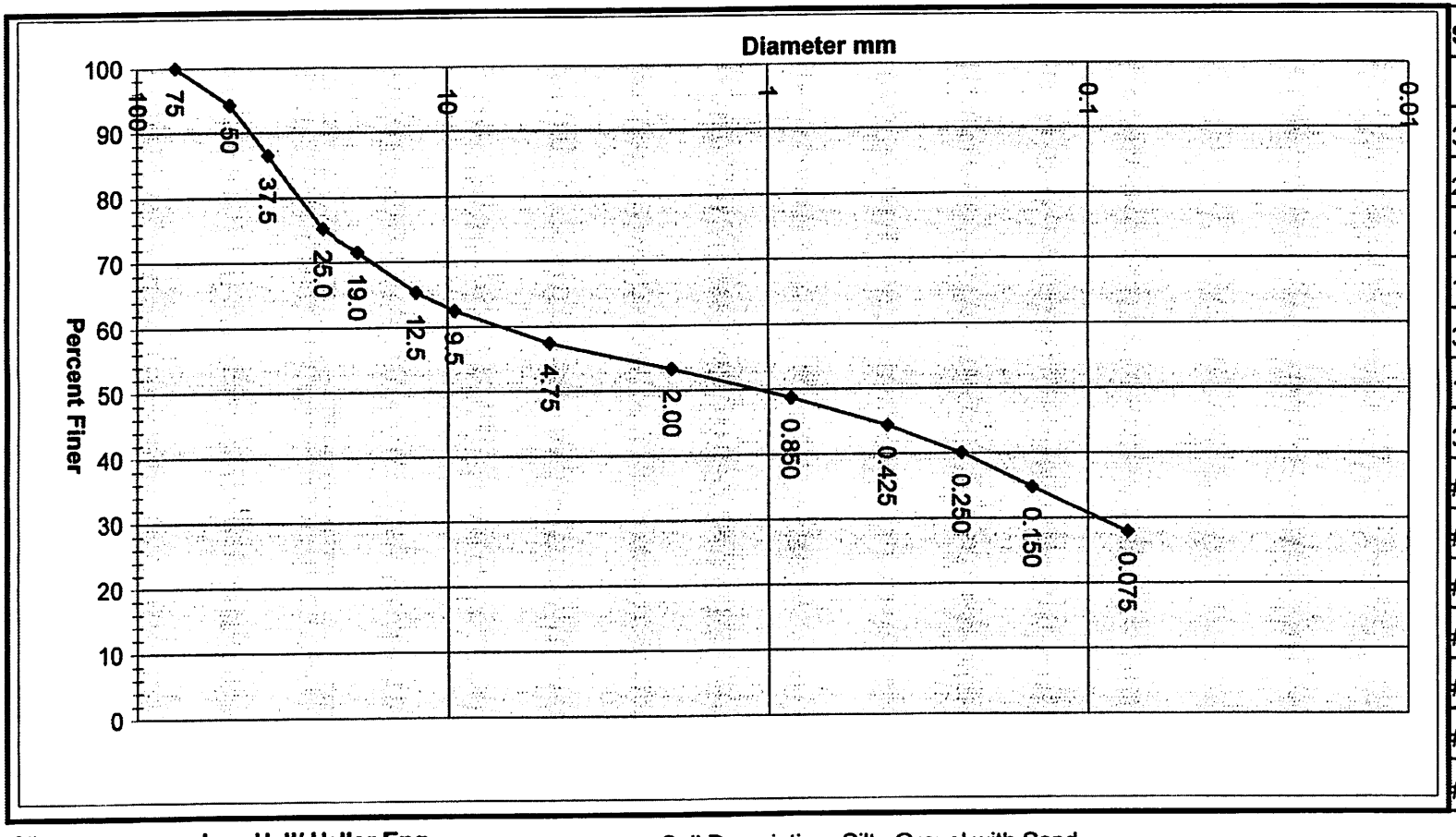
Date 4/30/2026

Sample Date: 2/4/2026

Proj. no: 26004

Sample appears to be non-plastic to very low PI

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	94
1.5"	37.5	87
1"	25.0	75
3/4"	19.0	72
1/2"	12.5	65
3/8"	9.5	63
#4	4.75	57
#10	2.00	53
#20	0.850	49
#40	0.425	44
#60	0.250	40
#100	0.150	35
#200	0.075	27.9

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #38 @ 7'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

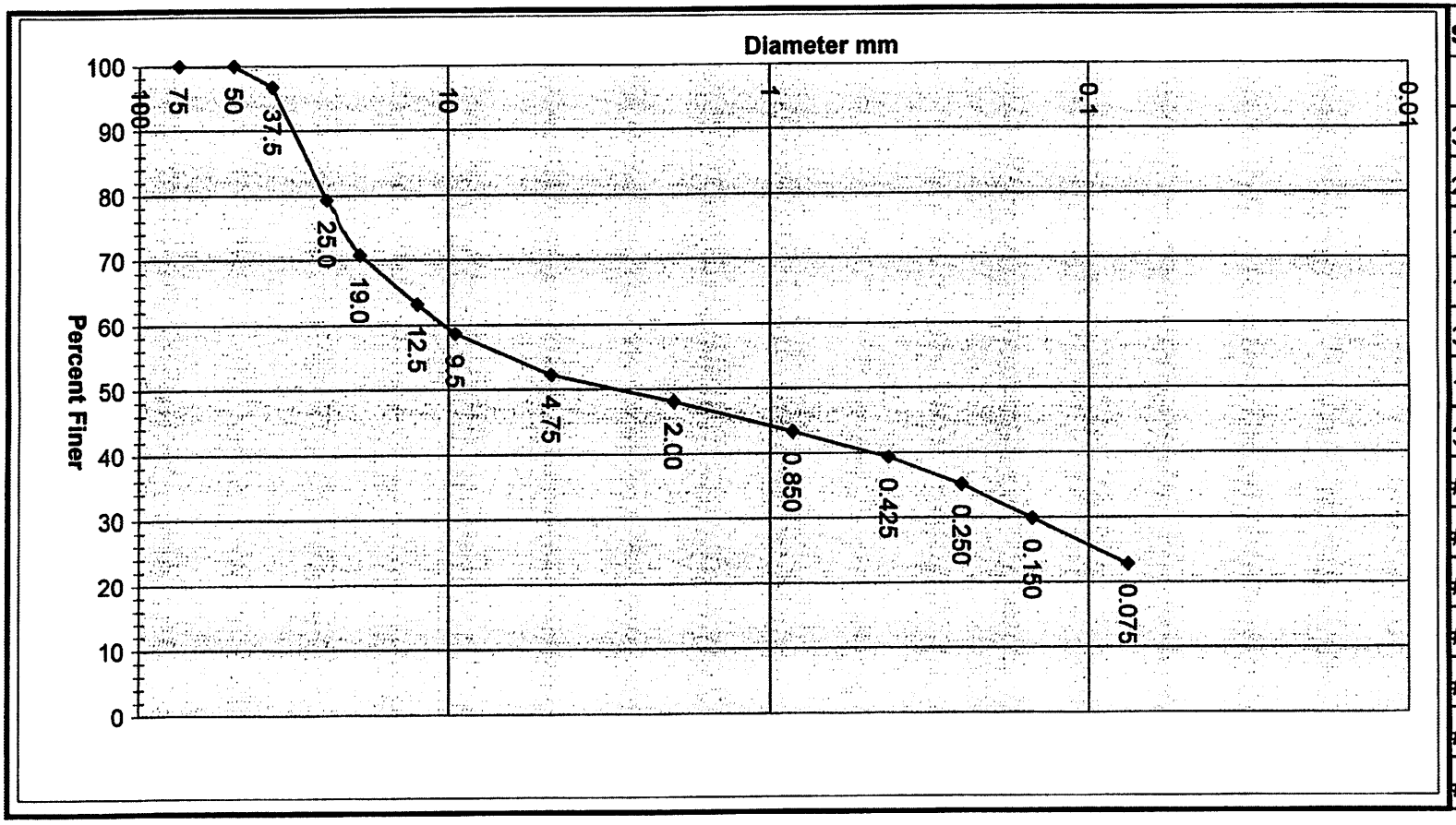
Date 4/30/2026

Sample Date: 2/4/2026

Proj. no: 26004

Sample appears to be non-plastic to very low PI

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	97
1"	25.0	79
3/4"	19.0	71
1/2"	12.5	63
3/8"	9.5	59
#4	4.75	52
#10	2.00	48
#20	0.850	43
#40	0.425	39
#60	0.250	35
#100	0.150	30
#200	0.075	22.9

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #39 @ 8'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

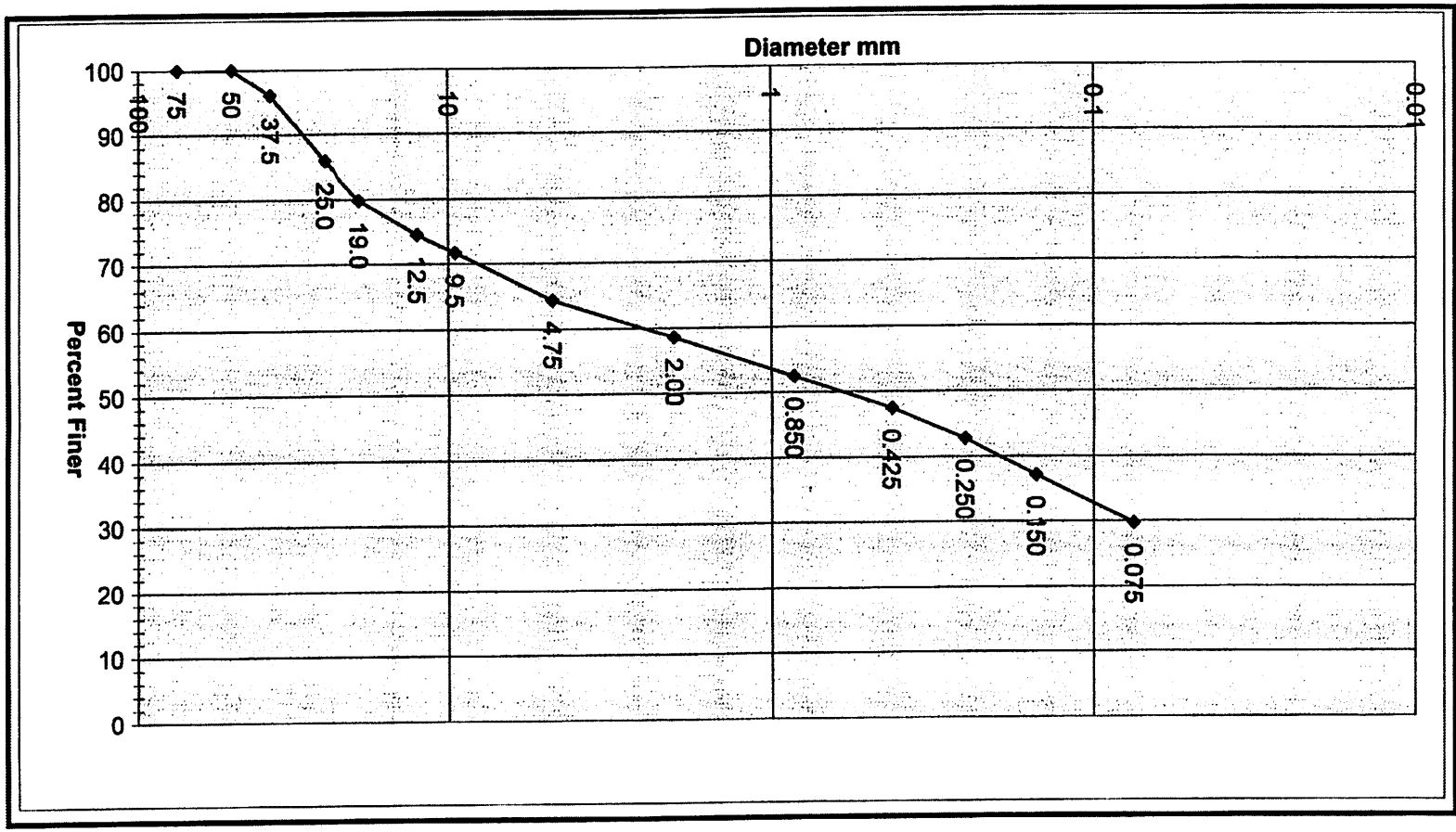
Date 4/30/2026

Sample Date: 2/4/2026

Proj. no: 26004

Sample appears to be non-plastic

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	96
1"	25.0	86
3/4"	19.0	80
1/2"	12.5	75
3/8"	9.5	72
#4	4.75	64
#10	2.00	59
#20	0.850	52
#40	0.425	47
#60	0.250	43
#100	0.150	37
#200	0.075	29.8

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #40 @ 7'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

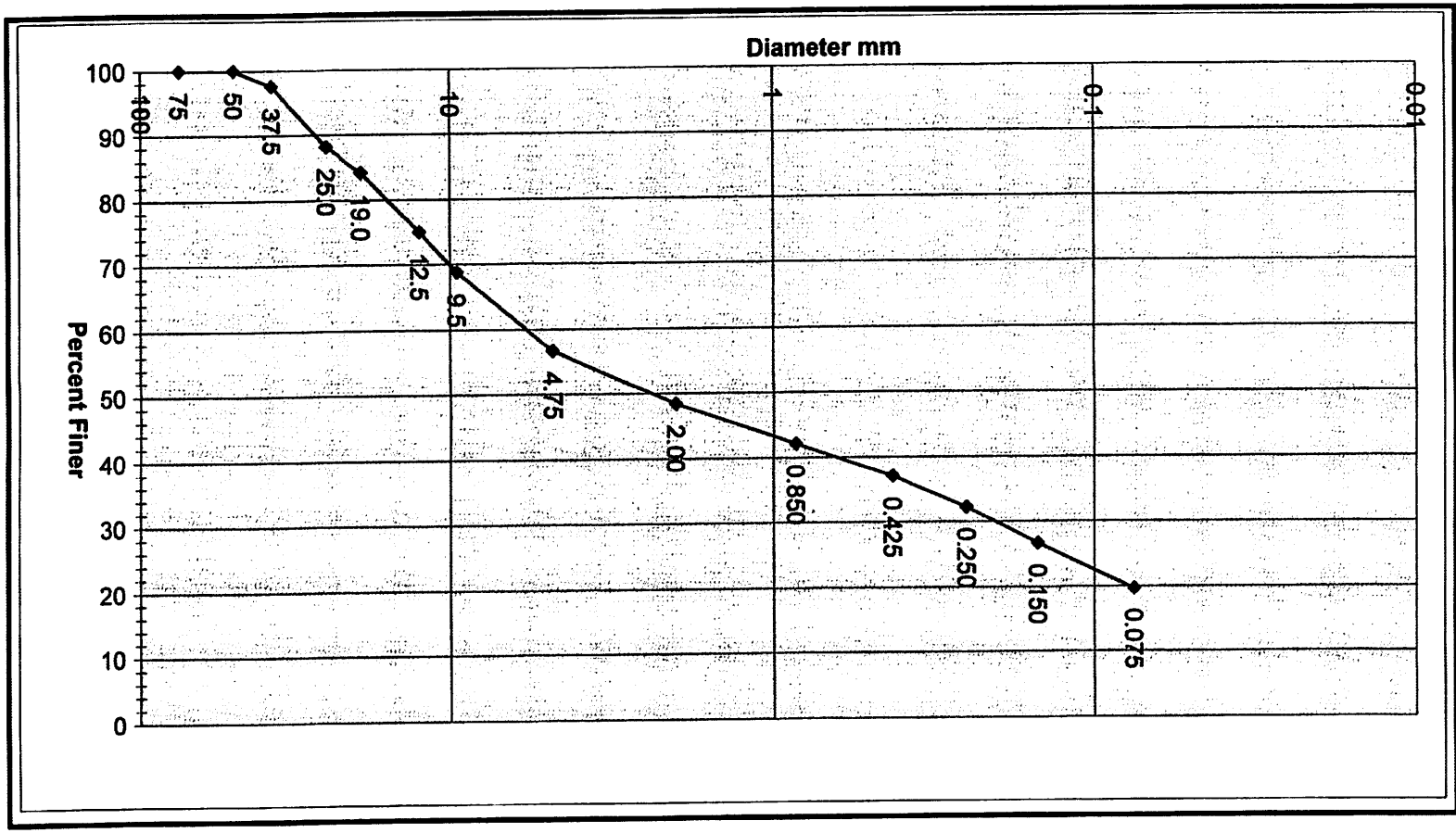
Date 4/30/2026

Sample Date: 2/4/2026

Proj. no: 26004

Sample appears to be non-plastic to very low PI

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



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	98
1"	25.0	88
3/4"	19.0	84
1/2"	12.5	75
3/8"	9.5	69
#4	4.75	57
#10	2.00	48
#20	0.850	42
#40	0.425	37
#60	0.250	32
#100	0.150	27
#200	0.075	19.7

Client: **Jess Hall/ Holler Eng**

Project Carmel 200

Sample Location: TH #41 @ 7'

Soil Description: Silty Gravel with Sand

Unified Classification: GM

Date 4/30/2026

Sample Date: 2/4/2026

Proj. no: 26004

Sample appears to be non-plastic

Cayman Reynolds

From: Tammy Simmons
Sent: Tuesday, June 16, 2026 2:03 PM
To: Cayman Reynolds
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Starlight Subdivision MSP CR

Hello Cayman,

PD&E comments on Sheet C2.1 of the Street Improvement Plans, it is showing 60' of ROW for S. Supernova Dr., the plat shows and 80' ROW for S. Supernova Dr.

Thank you.

PD&E Review Group

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Friday, May 22, 2026 4:49 PM
To: Brian Davis <Brian.Davis@matsugov.us>; 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>; Tyler Young <Tyler.Young@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>; admin@kfccak.org; raymie@mtaonline.net; billydoc56@hotmail.com; tunbayak@gmail.com; pcook@alaskan.com; gina@eskolas.com; davemtp@mtaonline.net; lszipszky@palmerpolice.com; susansteele550@gmail.com; trishrobinson907@yahoo.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com
Subject: RFC Starlight Subdivision MSP CR

Hello,

The following link is a request for comments for the proposed Starlight Subdivision Master Plan.

Please ensure all comments have been submitted by June 17, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Starlight Subdivision

Feel free to contact me if you have any questions.

Thank you,

EXHIBIT F

Cayman Reynolds

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, May 27, 2026 11:08 AM
To: Cayman Reynolds
Subject: RE: RFC Starlight Subdivision MSP CR

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

MTA has no comments for Starlight Subdivision.

Thank you for the opportunity to comment.

Holly Sparrow, Sr. Right of Way Agent
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2599 | www.mtasolutions.com

Life. Technology. Together.

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Friday, May 22, 2026 4:49 PM
To: Brian Davis <Brian.Davis@matsugov.us>; 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>; Tyler Young <Tyler.Young@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>; Fire Code <Fire.Code@matsugov.us>; admin@kfccak.org; raymie@mtaonline.net; billydoc56@hotmail.com; tunbayak@gmail.com; pcook@alaskan.com; gina@eskolas.com; davemtp@mtaonline.net; lszipszky@palmerpolice.com; susansteele550@gmail.com; trishrobinson907@yahoo.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com
Subject: RFC Starlight Subdivision MSP CR

Hello,

The following link is a request for comments for the proposed Starlight Subdivision Master Plan.

EXHIBIT G-1

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, June 11, 2026 6:27 PM
To: Cayman Reynolds
Cc: OSP Design Group
Subject: RE: RFC Starlight Subdivision MSP 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: Friday, May 22, 2026 4:49 PM
To: Brian Davis <Brian.Davis@matsugov.us>; 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>; Tyler Young <Tyler.Young@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>; admin@kfccak.org; raymie@mtaonline.net; billydoc56@hotmail.com; tunbayak@gmail.com; pcook@alaskan.com; gina@eskolas.com; davemtp@mtaonline.net; lszipszky@palmerpolice.com; susansteele550@gmail.com; trishrobinson907@yahoo.com; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com
Subject: RFC Starlight Subdivision MSP CR

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

Hello,

The following link is a request for comments for the proposed Starlight Subdivision Master Plan.

Please ensure all comments have been submitted by June 17, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Starlight Subdivision

EXHIBIT G-2

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	25.58'	260.00'	12.80'	05°38'13"	25.57'	N87°10'53"E
C2	56.10'	260.00'	28.16'	12°21'47"	55.99'	N78°10'53"E
C3	75.56'	200.00'	38.20'	21°37'44"	75.05'	S82°48'52"W
C4	50.20'	30.00'	33.24'	95°52'16"	44.54'	N38°26'08"W
C5	97.83'	590.00'	49.03'	09°30'00"	97.71'	S04°45'00"W
C6	62.88'	40.00'	40.05'	90°03'55"	56.60'	N45°01'56"E
C7	62.79'	40.00'	39.95'	89°56'05"	56.54'	S44°58'02"E
C8	84.56'	510.00'	42.38'	09°30'00"	84.46'	S04°45'00"W
C9	47.12'	30.00'	30.00'	90°00'00"	42.43'	S54°30'00"W
C10	43.11'	260.00'	21.60'	09°30'00"	43.06'	S85°15'00"E
C11	27.82'	50.00'	19.87'	47°39'30"	36.93'	N68°19'45"W
C12	39.10'	60.00'	20.27'	37°20'30"	38.42'	S65°19'45"E
C13	68.07'	60.00'	38.22'	65°00'00"	64.48'	N63°30'00"E
C14	80.63'	60.00'	47.73'	77°00'00"	74.70'	N07°30'00"W
C15	91.46'	60.00'	57.28'	87°20'30"	82.86'	N89°40'15"W
C16	37.82'	50.00'	19.87'	43°20'30"	36.93'	N68°19'45"E
C17	38.14'	230.00'	19.11'	09°30'00"	38.09'	S85°15'00"E
C18	33.16'	200.00'	16.62'	09°30'00"	33.12'	S85°15'00"E
C19	47.12'	30.00'	30.00'	90°00'00"	42.43'	S35°30'00"E
C20	47.12'	30.00'	30.00'	90°00'00"	42.43'	N54°30'00"E
C21	77.14'	260.00'	38.86'	17°00'00"	76.86'	S85°30'00"W
C22	22.69'	260.00'	11.35'	05°00'00"	22.68'	S74°30'00"W
C23	45.55'	30.00'	28.47'	87°00'00"	41.30'	S57°30'00"E
C24	54.45'	30.00'	38.40'	104°00'00"	47.28'	N38°00'00"E
C25	104.64'	260.00'	53.04'	23°03'34"	103.94'	S02°28'13"E
C26	9.60'	30.00'	4.84'	18°19'50"	9.56'	N00°06'21"W
C27	31.27'	30.00'	17.23'	59°43'44"	29.88'	N39°06'08"W
C28	37.82'	50.00'	19.87'	43°20'30"	36.93'	S89°19'45"W
C29	117.64'	60.00'	89.53'	112°20'30"	99.68'	S56°10'15"E
C30	59.69'	60.00'	32.58'	57°00'00"	57.26'	S28°30'00"W
C31	47.12'	60.00'	24.85'	45°00'00"	45.92'	S79°30'00"W
C32	54.81'	60.00'	29.49'	52°20'30"	52.93'	N51°49'45"W
C33	37.82'	50.00'	19.87'	43°20'30"	36.93'	S47°19'45"E
C34	40.87'	30.00'	24.32'	78°03'34"	37.78'	N71°58'13"E
C35	68.34'	260.00'	34.37'	15°03'34"	68.14'	S40°28'13"W
C36	72.26'	60.00'	41.24'	69°00'00"	67.97'	S82°30'00"E
C37	47.12'	60.00'	24.85'	45°00'00"	45.92'	N40°30'00"W
C38	119.09'	60.00'	91.90'	113°43'19"	100.48'	N38°51'40"E
C39	70.32'	50.00'	42.39'	80°34'56"	64.67'	S56°25'52"W
C40	101.72'	200.00'	51.98'	29°08'24"	100.63'	S00°34'12"W
C41	140.50'	230.00'	72.52'	35°00'00"	138.32'	S03°30'00"W
C42	108.38'	230.00'	55.22'	27°00'00"	107.38'	S34°30'00"W
C43	51.59'	740.00'	25.81'	03°59'40"	51.58'	S11°29'50"W
C44	109.85'	740.00'	55.03'	08°30'20"	109.75'	S17°44'50"W
C45	140.50'	700.00'	70.49'	11°30'00"	140.26'	S15°15'00"W
C46	69.52'	660.00'	34.79'	06°02'06"	69.49'	S12°31'03"W
C47	49.99'	30.00'	33.01'	95°27'54"	44.40'	S63°16'03"W
C48	47.65'	520.00'	23.84'	05°15'00"	47.63'	N80°22'30"W
C49	141.92'	520.00'	71.40'	15°38'13"	141.48'	N69°52'53"W
C50	128.08'	520.00'	64.37'	14°06'47"	127.76'	N55°03'23"W
C51	175.66'	520.00'	88.67'	19°21'18"	174.83'	N38°19'21"W
C52	259.97'	520.00'	132.76'	28°38'42"	257.27'	N14°19'21"W
C53	47.16'	30.00'	30.03'	90°03'55"	42.45'	N45°01'58"E
C54	47.09'	30.00'	29.97'	89°56'05"	42.40'	S44°58'02"E
C55	106.67'	580.00'	53.49'	10°32'14"	106.52'	N05°16'07"W
C56	46.05'	580.00'	23.04'	04°32'58"	46.04'	N21°43'31"W
C57	125.07'	580.00'	62.78'	12°21'19"	124.83'	N30°10'36"W
C58	259.18'	550.00'	132.04'	27°00'00"	256.79'	N28°30'00"W
C59	287.98'	550.00'	147.37'	30°00'00"	284.70'	N57°00'00"W
C60	105.59'	550.00'	52.96'	11°00'00"	105.43'	N77°30'00"W
C61	44.17'	30.00'	27.18'	84°21'19"	40.29'	S05°49'21"E
C62	76.79'	200.00'	38.88'	22°00'00"	76.32'	S59°00'00"W
C63	63.53'	260.00'	31.92'	14°00'00"	63.37'	N63°00'00"E
C64	63.53'	260.00'	31.92'	14°00'00"	63.37'	N49°00'00"E
C65	113.45'	260.00'	57.64'	25°00'00"	112.55'	N28°30'00"E
C66	77.14'	260.00'	38.86'	17°00'00"	76.86'	N08°30'00"E
C67	47.12'	60.00'	24.85'	45°00'00"	45.92'	N22°30'00"W
C68	47.12'	60.00'	24.85'	45°00'00"	45.92'	N67°30'00"W
C69	47.12'	60.00'	24.85'	45°00'00"	45.92'	S67°30'00"W
C70	49.22'	60.00'	26.09'	47°00'00"	47.85'	S21°30'00"W
C71	63.84'	60.00'	35.32'	60°57'52"	60.87'	S32°28'56"E
C72	54.95'	50.00'	30.62'	62°57'52"	52.22'	N31°28'56"W
C73	244.35'	200.00'	140.04'	70°00'00"	229.43'	N35°00'00"E
C74	99.83'	260.00'	50.54'	22°00'00"	99.22'	S59°00'00"E
C75	88.31'	230.00'	44.71'	22°00'00"	87.77'	S59°00'00"W
C76	44.17'	30.00'	27.18'	84°21'19"	40.29'	S89°49'21"E
C77	94.70'	580.00'	47.46'	09°21'19"	94.60'	N52°19'21"W
C78	94.70'	580.00'	47.46'	09°21'19"	94.60'	N61°40'39"W
C79	44.17'	30.00'	27.18'	84°21'19"	40.29'	S24°10'39"E
C80	22.82'	200.00'	11.42'	06°32'18"	22.81'	S21°16'09"W
C81	204.07'	200.00'	111.92'	58°27'42"	195.33'	S53°46'09"W
C82	17.45'	200.00'	8.73'	05°00'00"	17.45'	S85°30'00"W
C83	14.84'	50.00'	7.47'	17°00'00"	14.78'	N83°30'00"W
C84	40.11'	50.00'	21.21'	45°57'52"	39.04'	N52°01'04"W
C85	124.58'	60.00'	101.79'	118°57'52"	103.38'	S88°31'04"E
C86	82.73'	60.00'	49.46'	79°00'00"	76.33'	N07°30'00"W
C87	47.12'	60.00'	24.85'	45°00'00"	45.92'	N67°30'00"W
C88	40.84'	260.00'	20.46'	09°00'00"	40.80'	N03°30'00"E
C89	99.83'	260.00'	50.54'	22°00'00"	99.22'	S68°00'00"W
C90	96.44'	260.00'	48.78'	21°15'10"	95.89'	S46°22'25"W
C91	80.53'	260.00'	40.59'	17°44'50"	80.21'	S26°52'25"W
C92	281.00'	230.00'	161.05'	70°00'00"	263.85'	S53°30'00"W
C93	44.17'	30.00'	27.18'	84°21'19"	40.29'	N60°10'39"E
C94	54.21'	580.00'	27.12'	05°21'19"	54.19'	N80°19'21"W
C95	92.85'	380.00'	46.66'	14°00'00"	92.62'	S76°00'00"E
C96	85.52'	350.00'	42.97'	14°00'00"	85.31'	S76°00'00"E
C97	78.19'	320.00'	39.29'	14°00'00"	78.00'	S76°00'00"E
C98	47.12'	30.00'	30.00'	90°00'00"	42.43'	S23°00'00"E
C99	47.12'	30.00'	30.00'	90°00'00"	42.43'	S67°00'00"W
C100	58.68'	260.00'	29.47'	12°55'54"	58.56'	S74°27'57"E
C101	122.83'	260.00'	62.58'	27°04'06"	121.69'	N85°32'03"E
C102	135.50'	260.00'	69.32'	29°51'34"	133.97'	N57°04'13"E
C103	154.93'	260.00'	79.84'	34°08'26"	152.64'	N25°04'13"E
C104	40.84'	260.00'	20.46'	09°00'00"	40.80'	N03°30'00"E
C105	178.02'	200.00'	95.40'	51°00'00"	172.20'	S24°30'00"W
C106	47.12'	30.00'	30.00'	90°00'00"	42.43'	N85°00'00"W
C107	77.14'	260.00'	38.86'	17°00'00"	76.86'	S48°30'00"E
C108	99.83'	260.00'	50.54'	22°00'00"	99.22'	S68°00'00"E
C109	104.98'	260.00'	53.22'	23°08'05"	104.27'	N89°25'57"E
C110	81.07'	260.00'	40.87'	17°51'55"	80.74'	N68°55'57"E
C111	61.10'	60.00'	33.49'	58°20'30"	58.49'	N74°10'15"E
C112	37.82'	50.00'	19.87'	43°20'30"	36.93'	S81°40'15"W
C113	61.78'	60.00'	33.95'	59°00'00"	59.09'	N15°30'00"E
C114	47.12'	60.00'	24.85'	45°00'00"	45.92'	N36°30'00"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C115	47.12'	60.00'	24.85'	45°00'00"	45.92'	N81°30'00"W
C116	62.14'	60.00'	34.18'	59°20'30"	59.40'	S46°19'45"W
C117	37.82'	50.00'	19.87'	43°20'30"	36.93'	N38°19'45"E
C118	15.25'	200.00'	7.63'	04°22'03"	15.24'	N62°11'02"E
C119	264.01'	200.00'	155.23'	75°37'57"	245.25'	S77°48'58"E
C120	47.12'	30.00'	30.00'	90°00'00"	42.43'	S05°00'00"W
C121	134.04'	320.00'	68.02'	24°00'00"	133.06'	S62°00'00"W
C122	89.36'	320.00'	44.97'	16°00'00"	89.07'	S82°00'00"W
C123	244.35'	350.00'	127.39'	40°00'00"	239.41'	S70°00'00"W
C124	86.22'	380.00'	43.30'	13°00'00"	86.03'	S83°30'00"W
C125	126.01'	380.00'	63.59'	19°00'00"	125.44'	S67°30'00"W
C126	53.06'	380.00'	26.57'	08°00'00"	53.01'	S54°00'00"W
C127	63.53'	260.00'	31.92'	14°00'00"	63.37'	S43°00'00"W
C128	122.52'	260.00'	62.42'	27°00'00"	121.39'	S22°30'00"W
C129	45.38'	260.00'	22.75'	10°00'00"	45.32'	S04°00'00"W
C130	204.73'	230.00'	109.70'	51°00'00"	198.04'	S24°30'00"W
C131	453.61'	230.00'	347.49'	113°00'00"	383.59'	N55°30'00"E
C132	103.06'	200.00'	52.70'	29°31'23"	101.92'	N13°45'42"E
C133	291.39'	200.00'	178.43'	83°28'37"	266.29'	N70°15'42"E
C134	47.12'	30.00'	30.00'	90°00'00"	42.43'	S22°00'00"E
C135	82.38'	590.00'	41.26'	08°00'00"	82.31'	N18°00'00"E
C136	84.76'	590.00'	42.45'	08°13'52"	84.69'	N09°53'04"E
C137	153.15'	590.00'	77.01'	14°52'20"	152.72'	N01°40'02"W
C138	71.02'	590.00'	35.55'	06°53'48"	70.98'	N12°33'06"W
C139	288.33'	590.00'	147.10'	28°00'00"	285.47'	N30°00'00"W
C140	102.97'	590.00'	51.62'	10°00'00"	102.84'	N49°00'00"W
C141	278.38'	550.00'	142.24'	29°00'00"	275.42'	N39°30'00"W
C142	451.17'	550.00'	239.15'	47°00'00"	438.62'	N01°30'00"W
C143	47.12'	30.00'	30.00'	90°00'00"	42.43'	N23°00'00"W
C144	129.15'	200.00'	66.92'	37°00'05"	126.92'	N86°30'00"W
C145	47.12'	30.00'	30.00'	90°00'00"	42.43'	N30°00'00"E
C146	39.19'	260.00'	19.63'	08°38'08"	39.15'	S10°40'56"E
C147	87.87'	260.00'	44.36'	19°21'52"	87.46'	S03°19'04"W
C148	81.68'	260.00'	41.18'	18°00'00"	81.35'	S22°00'00"W
C149	47.12'	60.00'	24.85'	45°00'00"	45.92'	S61°30'00"W
C150	51.31'	60.00'	27.34'	49°00'00"	49.76'	N71°30'00"E
C151	93.52'	60.00'	59.28'	89°18'29"	84.34'	N02°22'45"W
C152	46.51'	60.00'	24.49'	44°24'50"	45.35'	N64°30'54"E
C153	70.32'	50.00'	42.39'	80°34'55"	64.67'	S46°25'52"W
C154	73.79'	200.00'	37.32'	21°08'24"	73.38'	S04°25'48"E
C155	47.12'	30.00'	30.00'	90°00'00"	42.43'	S60°00'00"E
C156	216.77'	230.00'	117.19'	54°00'00"	208.84'	S12°00'00"W
C157	148.53'	230.00'	76.96'	37°00'00"	145.96'	N86°30'00"W
C158	40.84'	260.00'	20.46'	09°00'00"	40.80'	S79°30'00"W
C159	127.06'	260.00'	64.82'	28°00'00"	125.80'	N85°30'00"W
C160	47.12'	30.00'	30.00'	90°00'00"	42.43'	N67°00'00"E
C161	97.66'	510.00'	48.98'	10°58'16"	97.51'	N16°30'52"E
C162	256.78'	510.00'	131.17'	28°50'53"	254.08'	N03°23'43"W
C163	50.88'	30.00'	34.02'	97°10'51"	45.00'	N66°24'35"W
C164	37.82'	50.00'	19.87'	43°20'30"	36.93'	S43°19'45"W
C165	84.13'	60.00'	50.65'	80°20'30"	77.41'	N61°49'45"E
C166	60.74'	60.00'	33.26'	58°00'00"	58.18'	S49°00'00"E
C167	47.12'	60.00'	24.85'	45°00'00"	45.92'	S02°30'00"W
C168	87.28'	60.00'	53.40'	83°20'31"	79.78'	S66°40'15"W
C169	17.75'	50.00'	8.97'	20°20'30"	17.66'	S81°49'45"E
C170	20.07'	50.00'	10.17'	23°00'00"	19.94'	N76°30'00"E
C171	50.88'	30.00'	34.02'	97°10'51"	45.00'	N16°24'35"E
C172	194.22'	510.00'	98.30'	21°49'09"	193.05'	N43°05'25"W
C173	231.14'	590.00'	117.07'	22°26'48"	229.67'	S42°46'36"E
C174	268.78'	550.00'	137.13'	28°00'00"	266.11'	S40°00'00"E
C175	185.32'	510.00'	93.69'	20°49'09"	184.30'	S43°35'25"E
C176	50.88'	30.00'	34.02'	97°10'51"	45.00'	S15°24'35"W
C177	37.82'	50.00'	19.87'	43°20'30"	36.93'	S85°40'15"W
C178	72.61'	60.00'	41.50'	69°20'30"	68.26'	N72°40'15"E
C179	58.64'	60.00'	31.90'	56°00'00"	56.34'	N10°00'00"E
C180	47.12'	60.00'	24.85'	45°00'00"	45.92'	N42°30'00"W
C181	100.89'	60.00'	67.04'	96°20'30"	89.42'	S68°49'45"W
C182	37.82'	50.00'	19.87'	43°20'30"	36.93'	N42°19'45"E
C183	50.88'	30.00'	34.02'	97°10'51"	45.00'	S67°24'35"E
C184	265.72'	510.00'	135.95'	29°51'07"	262.72'	S03°53'36"E
C185	62.02'	510.00'	31.05'	06°58'02"	61.98'	S14°30'59"W
C186	422.37'	550.00'	222.21'	44°00'00"	412.07'	S04°00'00"E
C187	103.85'	590.00'	52.06'	10°05'07"	103.72'	S12°57'26"W
C188	60.03'	590.00'	30.04'	05°49'45"	60.00'	S05°00'00"W
C189	134.75'	590.00'	67.67'	13°05'07"	134.45'	S04°27'26"E
C190	97.28'	590.00'	48.75'	09°26'48"	97.17'	S15°43'24"E
C191	44.22'	30.00'	27.22'	84°26'48"	40.32'	N21°46'36"E
C192	24.43'	200.00'	12.23'	07°00'00"	24.42'	N67°30'00"E
C193	28.10'	230.00'	14.07'	07°00'00"	28.08'	N67°30'00"E
C194	31.76'	260.00'	15.90'	07°00'00"	31.75'	N67°30'00"E
C195	44.22'	30.00'	27.22'	84°26'48"	40.32'	N73°46'36"W
C196	77.14'	260.00'	38.86'	17°00'00"	76.86'	N79°30'00"E
C197	90.76'	260.00'	45.85'	20°00'00"	90.30'	S82°00'00"E
C198	95.29'	260.00'	48.19'	21°00'00"	94.76'	S61°30'00"E
C199	17.00'	260.00'	8.50'	03°44'44"	16.99'	S49°07'38"E
C200	313.11'	230.00'	186.25'	78°00'00"	289.49'	S70°00'00"E
C201	190.41'	200.00'	103.11'	54°32'52"	183.30'	S81°43'34"E
C202	49.15'	50.00'	26.77'	56°19'14"	47.19'	S26°17'31"E
C203	34.42'	60.00'	17.70'	32°52'06"	33.95'	N14°33'57"W
C204	47.12'	60.00'	24.85'	45°00'00"	45.92'	N53°30'00"W
C205	124.58'	60.00'	101.79'	118°57'52"	103.38'	S88°31'04"E
C206	60.74'	60.00'	33.26'	58°00'00"	58.18'	S02°00'00"E
C207	54.53'	60.00'	29.31'	52°04'31"	52.68'	S57°02'16"E
C208	31.26'	50.00'	16.16'	35°49'15"	30.75'	N65°09'54"W
C209	281.00'	230.00'	161.05'	70°00'00"	263.85'	N35°00'00"E
C210	321.14'	230.00'	192.99'	80°00'00"	295.68'	S80°00'00"E
C211	72.26'	230.00'	36.43'	18°00'00"	71.96'	N81°00'00"E
C212	12.22'	700.00'	6.11'	01°00'00"	12.22'	S21°30'00"W
C213	143.99'	550.00'	72.41'	15°00'00"	143.58'	N07°30'00"W
C214	78.56'	349.62'	39.45'	12°52'29"	78.40'	S83°17'33"W
C215	36.30'	260.00'	18.18'	08°00'00"	36.27'	S35°00'00"W
C216	50.73'	30.00'	33.84'	96°52'43"	44.90'	S40°33'39"W
C217	37.46'	30.00'	21.62'	71°32'56"	35.08'	S55°13'31"E
C218	31.76'	260.00'	15.90'	07°00'00"	31.75'	N87°30'00"W
C219	28.10'	230.00'	14.07'	07°00'00"	28.08'	N87°30'00"W
C220	24.43'	200.00'	12.23'	07°00'00"	24.42'	N87°30'00"W
C221	131.60'	260.00'	67.24'	29°00'00"	130.20'	N81°30'00"E
C222	116.72'	206.71'	59.96'	32°21'05"	115.17'	N81°30'00"E
C223	101.23'	200.00'	51.72'	29°00'00"	100.15'	N81°30'00"E
C224	54.95'	50.00'	30.62'	62°57'52"	52.22'	N35°31'04"E
C225	65.94'	60.00'	36.74'	62°57'52"	62.67'	S35°31'04"W
C226	52.36'	60.00'	27.98'	50°00'00"	50.71'	N68°30'00"W
C227	86.56'	60.00'	52.76'	82°39'18"	79.24'	N21°40'21"W
C228	49.58'	60.00'	26.30'	47°20'42"	48.18'	N43°19'39"E
C229	65.18'	230.00'	32.81'	16°14'10"	64.96'	N81°52'55"E
C230	7.08'	230.00'	3.54'	01°45'50"	7.08'	N72°52'55"E
C231	88.31'	230.00'	44.71'	22°00'00"	87.77'	S83°00'00"W
C232	91.19'	550.00'	45.70'	09°30'00"	91.09'	S04°45'00"W
C233	796.74'	550.00'	486.60'	83°00'00"	728.88'	N41°30'00"W

LINE TABLE

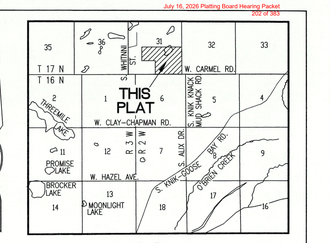
LINE	LENGTH	BEARING
L1	30.00'	N00°13'16"W
L2	30.00'	N00°13'16"W
L3	30.00'	N42°00'00"W
L4	30.00	S23°00'00"E
L6	31.03'	N00°13'16"W
L7	31.03'	N00°13'16"W
L8	30.00'	S51°00'00"E
L9	30.00'	N71°00'00"E
L10	30.00'	S02°00'00"E
L11	30.00'	N90°00'00"E
L12	30.00'	S00°12'31"E
L13	30.00'	S00°12'31"E
L14	42.05'	S89°58'03"E
L15	42.05'	S89°58'03"E

LEGEND

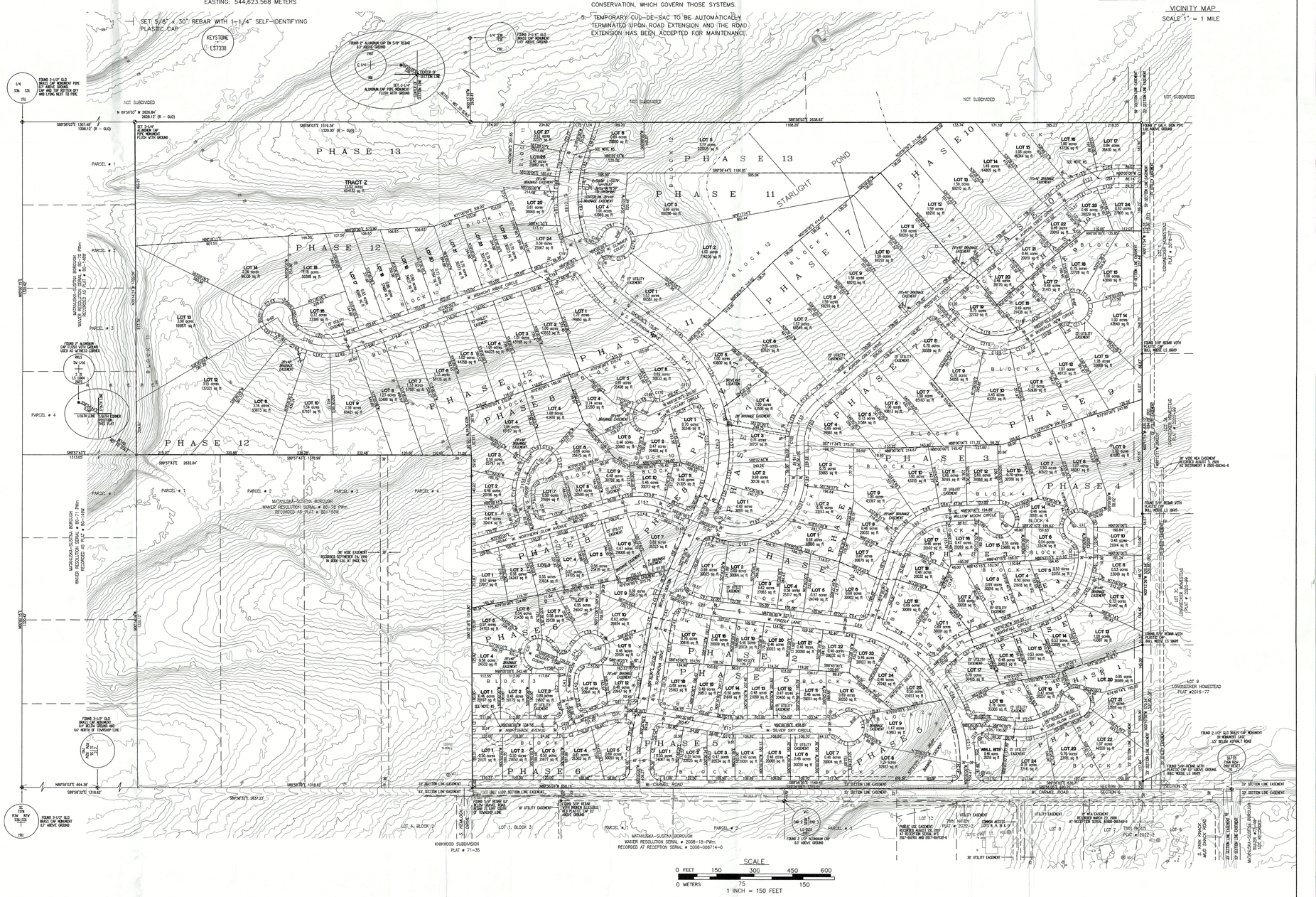
- FOUND GENERAL LAND OFFICE BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 2-1/2" ALUMINUM CAP ON 5/8" REBAR AS SHOWN AND DESCRIBED
- SET 5/8" x 30" ALUMINUM CAP PIPE MONUMENT AS SHOWN AND DESCRIBED
- FOUND IRON PIPE AS SHOWN AND DESCRIBED
- FOUND 2" ALUMINUM CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP
- SURVEY CONTROL POINT – SPC(5004 AK 4)
  NORTHING: 852,475.815 METERS
  EASTING: 544,623.568 METERS
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

NOTES

1. 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.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON.
3. 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.
4. 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.
5. TEMPORARY CUL-DE-SAC TO BE AUTOMATICALLY TERMINATED UPON ROAD EXTENSION AND THE ROAD EXTENSION HAS BEEN ACCEPTED FOR MAINTENANCE.



VICINITY MAP
SCALE 1" = 1 MILE



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

JRK GROUP, LLC
P.O. BOX 1987
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-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO._____
DATED_____ 20_____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

DATE BOROUGH TAX COLLECTION OFFICIAL

SURVEYOR'S CERTIFICATE

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

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE

Agenda Copy
RECEIVED
MAY 05 2026
PLATTING

A PLAT OF

STARLIGHT SUBDIVISION

A SUBDIVISION OF PARCELS 1 AND 2 OF
MATANUSKA-SUSITNA BOROUGH NOTICE OF
FORTY ACRE EXEMPTION, RECORDED FEBRUARY 20, 2003
AS INSTRUMENT #2003-004292-0
AND THE NE1/4 SW1/4 SECTION 31
ALL WITHIN SECTION 31
TOWNSHIP 17 NORTH, RANGE 02 WEST
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 200 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	DATE	DRAWING:
JCAD/K.Lyne	4/8/26	2026-2/Starlight
CHECKED BY	SCALE	SHEET 1 OF 1
GLo	1 INCH = 150 FEET	

D

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 16, 2026

PRELIMINARY PLAT: SHADOW MOUNTAIN CIRCLE PUE

LEGAL DESCRIPTION: SEC 35, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: DORIS ARMSTRONG & SUZANNE FORSTER

SURVEYOR/ENGINEER: ALL POINTS NORTH – MAX SCHILLINGER

REVIEWED BY: MATTHEW GODDARD CASE #: 2026-058

REQUEST: The request is to grant a public use easement over a portion of Government Lot 11 and Tax Parcel D6, The proposed public use easement is to allow proper alignment of an access road to be constructed as part of the proposed Shadow Mountain Estates Subdivision. The property is located north of Knik River, south and west of Bodenburg Creek, and directly east of S Old Glenn Highway (Tax ID #17N02E35D004 / D006); within the SE ¼ Section 35, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

EXHIBITS:

SUPPORTING DOCUMETATION:

Vicinity Map and Aerial Photos **PAGES** – 1-4
Exhibit Drawing and Legal Description **PAGES** – 5-6
Preliminary Plan and Profile **PAGE** – 7

AGENCY COMMENTS

ADOT&PF **PAGES** – 8-9
MSB DPW Pre-Design and Engineering Division **PAGE** – 10
MSB Development Services **PAGES** – 11-12
Utilities **PAGES** – 13-16

DISCUSSION: The proposed public use easement is being requested in conjunction with the proposed Shadow Mountain Estates Subdivision, MSB Case #2026-060. If approved, the easement will allow for proper road alignment of Shadow Mountain Circle's access to the S. Old Glenn Highway.

Public Use Easement Drawing and Legal Description: A public use easement application was submitted with supporting legal description and drawing. The drawing and description are seen at **exhibit pages 5-6.**

Preliminary Plan and Profile: A plan and profile was submitted showing the proposed road design **of** Shadow Mountain Circle. Shadow Mountain Circle is being proposed as a part of Shadow Mountain Estates to serve as access.

Comments:

ADOT&PF (**Exhibit Pages 8-9**) submitted the following comments:

- Concur with action to create PUE.
- All access to Government Lot 11 will be through PUE, no further access to the Old Glenn Highway will be permitted for this lot.
- Required to add plat note: "No direct access to the Old Glenn Highway for Government Lot 11" or similar.
  Staff notes that this note will be a recommended condition of approval for the proposed Shadow Mountain Estates that is being heard in conjunction with this case.

MSB DPW Pre-Design and Engineering Division (**Exhibit Page 10**) has no comments.

MSB Development Services (**Exhibit Pages 11-12**) has no comments.

Utilities: (**Exhibit Pages 13-16**)

ENSTAR has no comments or recommendations.

GCI has no comments or objections.

MEA did not respond.

MTA did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Alaska Department of Fish and Game; Community Council #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Emergency Services, Community Development, Assessments, or Planning; MEA or MTA.

CONCLUSION: The request to create the Shadow Mountain Circle Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedures. There were no objections from any federal or state agencies, Borough departments, or utilities. There were no objections to the Public Use Easement from the public in response to the Notice of Public Hearing.

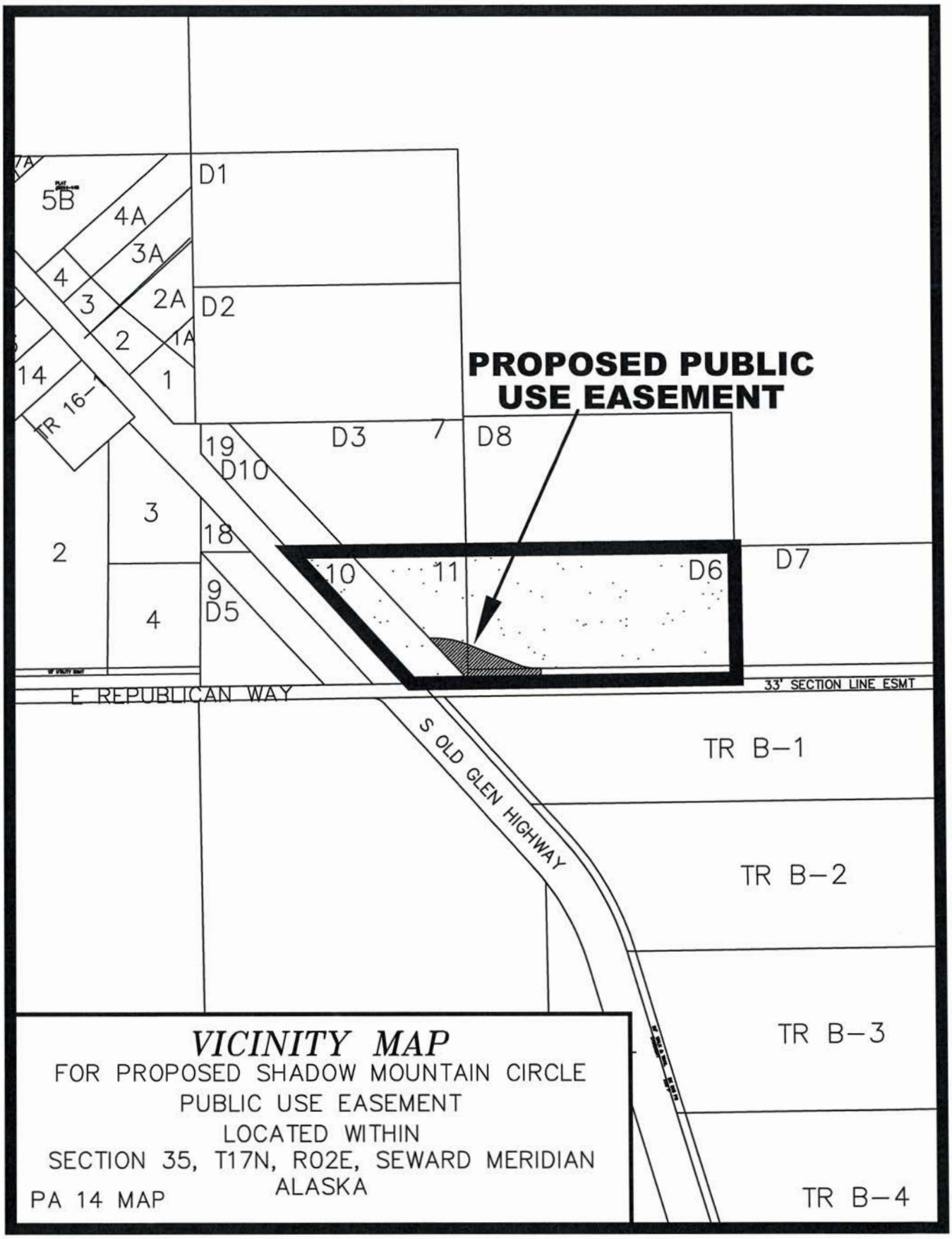
FINDINGS OF FACT

1. The proposed Shadow Mountain Circle Public Use Easement is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.021 Public Use Easement Acceptance Procedures.
2. The surveyor has provided a drawing and legal description of the proposed public use easement
3. A plan and profile has been provided showing the constructability of the proposed public use easement.
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 of Fish and Game; Community Council #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Emergency Services, Community Development, Assessments, or Planning; MEA or MTA.
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 Shadow Mountain Circle Public Use Easement, Section 35, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations

1. 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.
2. Pay postage and advertising fees.
3. Submit recording fees, payable to Department of Natural Resources (DNR).
4. Submit a public use easement document, signed by all owners of record with legal description and a drawing showing monumentation in accordance with MSB 43.15.021(E). Final documents to be in full compliance with Title 43. The easement documentation must comply with State of Alaska, Department of Natural Resources Recorder's Office requirements.



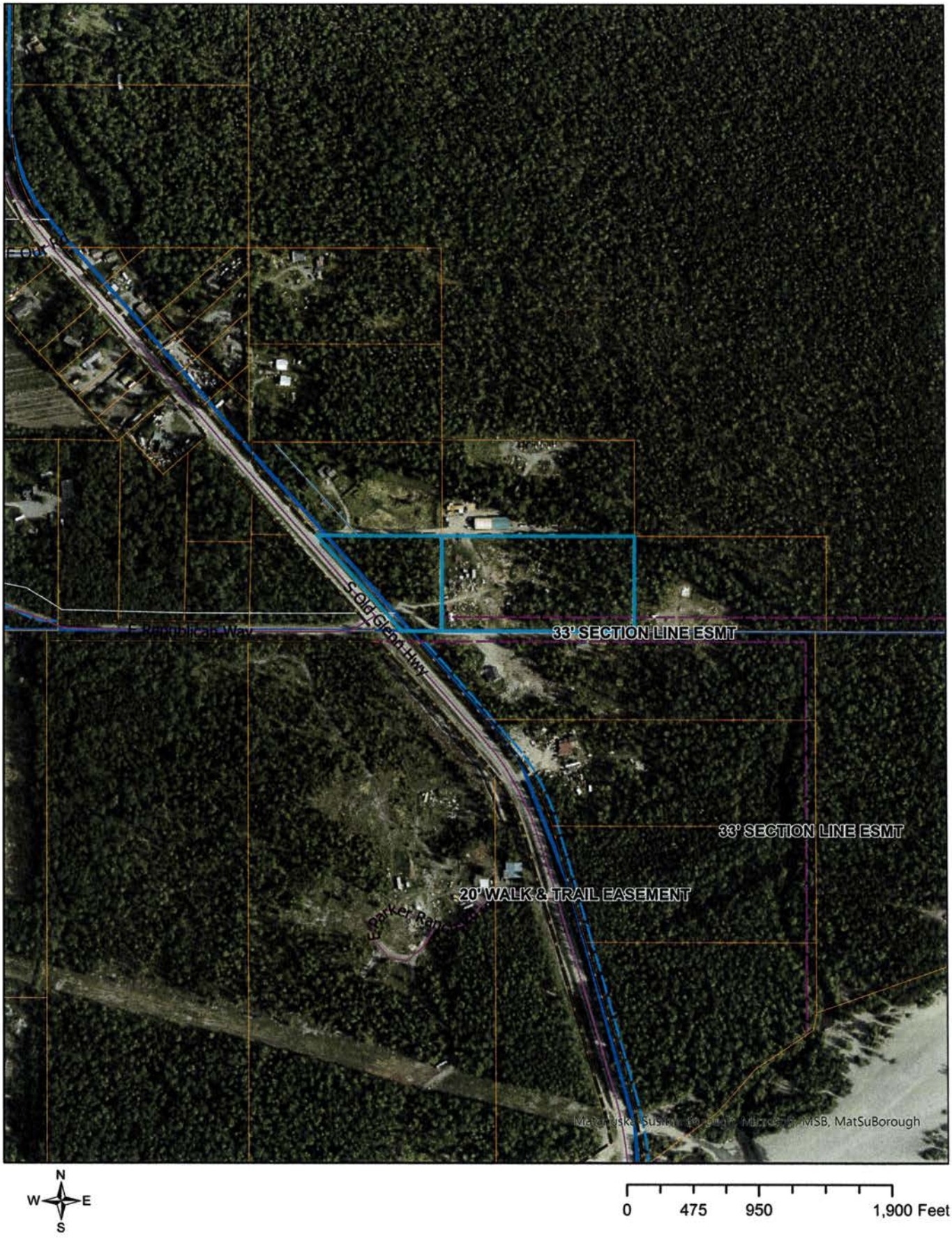
VICINITY MAP

FOR PROPOSED SHADOW MOUNTAIN CIRCLE
PUBLIC USE EASEMENT
LOCATED WITHIN
SECTION 35, T17N, R02E, SEWARD MERIDIAN
ALASKA

PA 14 MAP

Shadow Mountain Circle PUE
2026-058
Exhibit Page 2 of 16

Shadow Mountain Circle PUE
2026-058
Exhibit Page 3 of 16



Shadow Mountain Circle PUE
2026-058
Exhibit Page 4 of 16

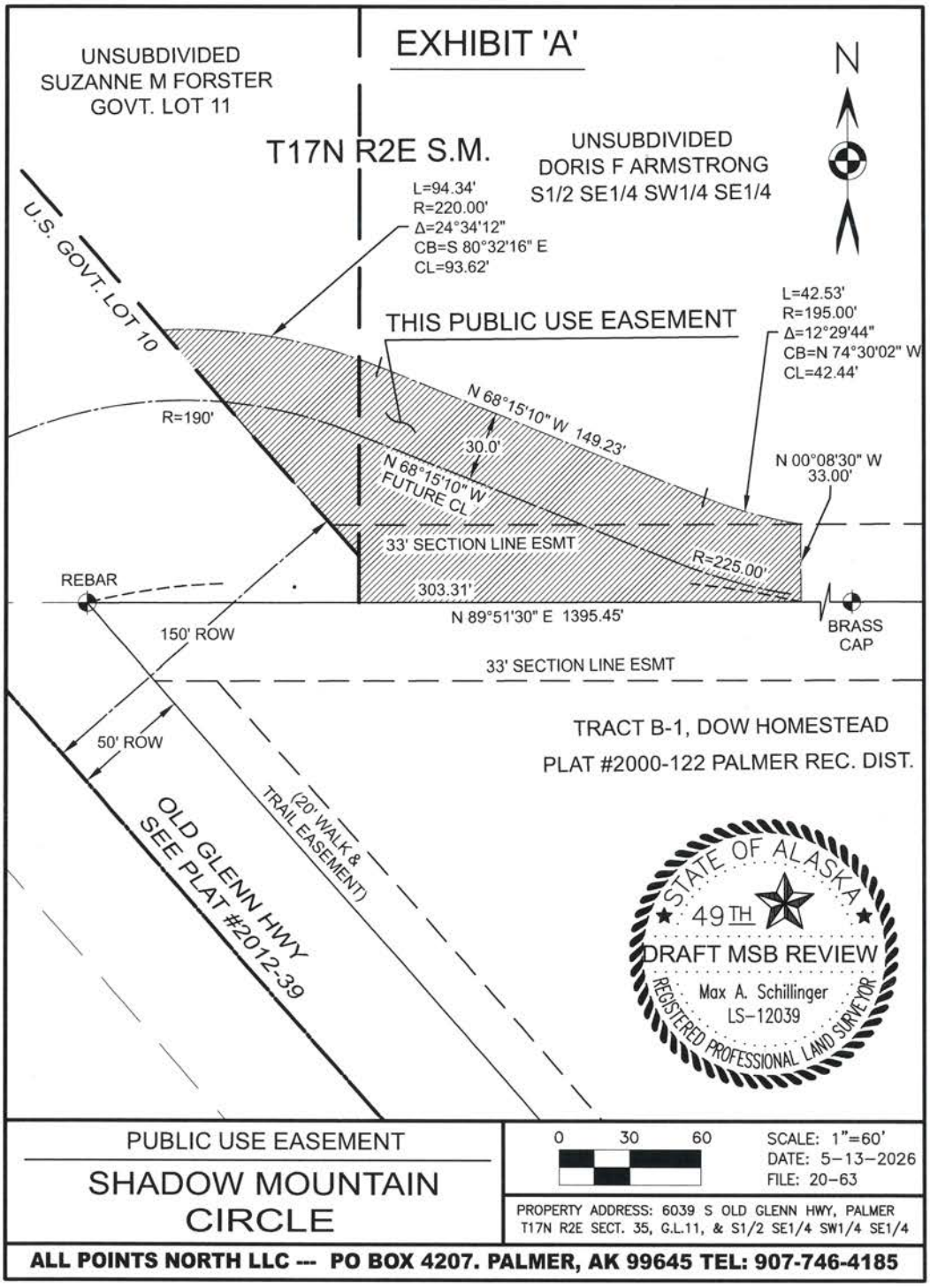


EXHIBIT 'A'
UNSUBDIVIDED
SUZANNE M FORSTER
GOVT. LOT 11
T17N R2E S.M.
UNSUBDIVIDED
DORIS F ARMSTRONG
S1/2 SE1/4 SW1/4 SE1/4
N
L=94.34'
R=220.00'
Δ=24°34'12"
CB=S 80°32'16" E
CL=93.62'
U.S. GOVT. LOT 10
THIS PUBLIC USE EASEMENT
L=42.53'
R=195.00'
Δ=12°29'44"
CB=N 74°30'02" W
CL=42.44'
N 68°15'10" W 149.23'
R=190'
30.0'
N 68°15'10" W
FUTURE CL
N 00°08'30" W
33.00'
33' SECTION LINE ESMT
R=225.00'
REBAR
303.31'
N 89°51'30" E 1395.45'
BRASS
CAP
150' ROW
33' SECTION LINE ESMT
TRACT B-1, DOW HOMESTEAD
PLAT #2000-122 PALMER REC. DIST.
50' ROW
(20' WALK & TRAIL EASEMENT)
OLD GLENN HWY
SEE PLAT #2012-39
STATE OF ALASKA
49TH
DRAFT MSB REVIEW
Max A. Schillinger
LS-12039
REGISTERED PROFESSIONAL LAND SURVEYOR
PUBLIC USE EASEMENT
SHADOW MOUNTAIN
CIRCLE
0 30 60
SCALE: 1"=60'
DATE: 5-13-2026
FILE: 20-63
PROPERTY ADDRESS: 6039 S OLD GLENN HWY, PALMER
T17N R2E SECT. 35, G.L.11, & S1/2 SE1/4 SW1/4 SE1/4
ALL POINTS NORTH LLC --- PO BOX 4207. PALMER, AK 99645 TEL: 907-746-4185

Agenda Copy

EXHIBIT A

PUBLIC USE EASEMENT DESCRIPTION

All that portion of U.S. Government Lot 11, and the south half of the southeast quarter of the southwest quarter of the southeast quarter (S ½ SE ¼ SW ¼ SE ¼) of Section 35, Township 17 North, Range 2 East, Seward Meridian, Alaska, lying southerly and southwesterly of the following described line:

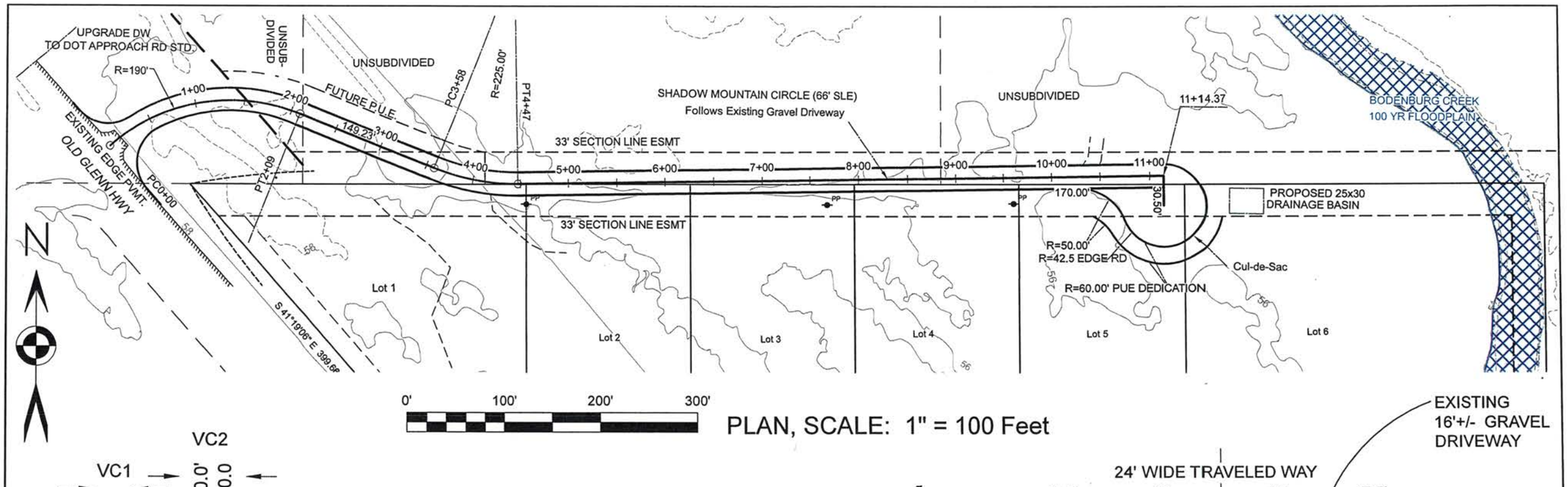
BEGINNING at a point on the north line of Tract B-1, Dows Homestead, Plat #2000-122, Palmer Recording District, Alaska, which point bears N 89°51'30" E 303.31 feet from the northwest corner thereof;

thence, N 00°08'30" W 33.00 feet;

thence through a non-tangental curve to the right, having a radius of 195.00 feet, an arc length of 42.53 feet, a delta angle of 12°29'44", and a chord of N 74°30'02" W 42.44 feet

thence N 68°15'10" W 149.23 feet;

thence through a tangential curve to the left, having a radius of 220.00 feet, an arc length of 94.34 feet, a delta angle of 24°34'12", and a chord of N 80°32'16" W 93.62 feet, more or less, to the westerly line of said U.S. Government Lot 11.



STATE OF ALASKA
49TH
MAX A. SCHILLINGER
No. 12956
REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY PLAT PURPOSES
NOT FOR CONSTRUCTION

DRAFT 5-20-2026

ALL POINTS NORTH

CLIENT	**MCK LLC**	APN JOB #	20-63
PROJECT	**SHADOW MOUNTAIN ESTATES**	DATE:	5-20-2026
SHEET TITLE	**Preliminary Plan and Profile v2**	SHEET:	1 OF 1

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

Project Delivery: Statewide Planning
Anchorage Field Office

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

June 1, 2026

Tyler Young, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Young:

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

- **Preapp-2026-000078; Plat #21-8-3455; WA 06 Gilivech; Paradise Point; WA 06 Keystone (Wasilla-Fishhook Road)**
  - No direct access to Wasilla-Fishhook Road for all lots.
  - Required to add plat note: "No direct access to Wasilla-Fishhook for all lots."
  - Recommend no direct access to Paradise Lane for Block 1 lots due to future Wasilla-Fishhook Road and Paradise Lane intersection improvements, intersection footprint, and local road spacing.
  - Recommend plat note stating no direct access to Paradise Lane.

- **Plat Case #2026-060; Plat #2000-122; Shadow Mountain Estates (Old Glenn Highway MP 9.5)**
  - No direct access to the Old Glenn Highway for Proposed Lot 1.
  - Required to add plat note that states "No direct access to the Old Glenn Highway for Lot 1" or similar.
  - Apply for Approach Road Review for Shadow Mountain Circle connection to the Old Glenn Highway. Access permits are legally connected to the physical lot that they are connected to and therefore the applicant needs to be the owner of Government Lot 11 (lot to the north of Proposed Lot 1). Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

- **Plat Case #2026-058; Shadow Mountain Circle PUE (Old Glenn Highway MP 9.5)**
  - Concur with action to create PUE.
  - All access to Government Lot 11 will be through PUE, no further access to the Old Glenn Highway will be permitted for this lot.
  - Required to add plat note: "No direct access to the Old Glenn Highway for Government Lot 11" or similar.

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

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

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

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

Sincerely,

Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Anna Bosin, Traffic & Safety Engineer, DOT&PF
Alex Strawn, Planning Director, MSB
Chris Post, Highway Design Chief, DOT&PF

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, June 2, 2026 3:49 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Shadow Mountain Circle PUE (MG)

Hello Matthew,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, May 19, 2026 3:19 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; ronjohnson@gci.net; janetj@gci.net; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; mitzi.99645@hotmail.com; jstocker@mtaonline.net; lucykleeb@hotmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Shadow Mountain Circle PUE (MG)

Hello,

The following link is a request for comments for the proposed Shadow Mountain Circle Public Use Easement.
Please ensure all comments have been submitted by June 10, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Shadow Mountain Circle PUE

Feel free to contact me if you have any questions.

Matthew Goddard

From: Permit Center
Sent: Tuesday, May 19, 2026 3:21 PM
To: Matthew Goddard
Subject: RE: RFC Shadow Mountain Circle PUE (MG)

No comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, May 19, 2026 3:19 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; ronjohnson@gci.net; janetj@gci.net; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; mitzi.99645@hotmail.com; jstocker@mtaonline.net; lucykleeb@hotmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Shadow Mountain Circle PUE (MG)

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Please ensure all comments have been submitted by June 10, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Shadow Mountain Circle PUE

Feel free to contact me if you have any questions.

Matthew Goddard

From: Code Compliance
Sent: Tuesday, June 2, 2026 4:43 PM
To: Matthew Goddard
Subject: RE: RFC Shadow Mountain Circle PUE (MG)

No comments from Code Compliance.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, May 19, 2026 3:19 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; ronjohnson@gci.net; janetj@gci.net; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; mitzi.99645@hotmail.com; jstocker@mtaonline.net; lucykleeb@hotmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Shadow Mountain Circle PUE (MG)

Hello,

The following link is a request for comments for the proposed Shadow Mountain Circle Public Use Easement.
Please ensure all comments have been submitted by June 10, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Shadow Mountain Circle PUE

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

10 June 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 plats and has no comments or recommendations.

- **SHADOW MOUNTAIN CIRCLE PUE**
  (MSB Case # 2026-058)
- **TREASURE TROVE**
  (MSB Case # 2026-059)
- **SHADOW MOUNTAIN ESTATES**
  (MSB Case # 2026-060)

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

Brandon Echols
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, June 2, 2026 5:20 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Shadow Mountain Circle PUE (MG)
Attachments: Agenda Exhibit.pdf

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

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

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Tuesday, May 19, 2026 3:19 PM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; ronjohnson@gci.net; janetj@gci.net; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; mitzi.99645@hotmail.com; jstocker@mtaonline.net; lucykleeb@hotmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Shadow Mountain Circle PUE (MG)

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

Hello,

The following link is a request for comments for the proposed Shadow Mountain Circle Public Use Easement.
Please ensure all comments have been submitted by June 10, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

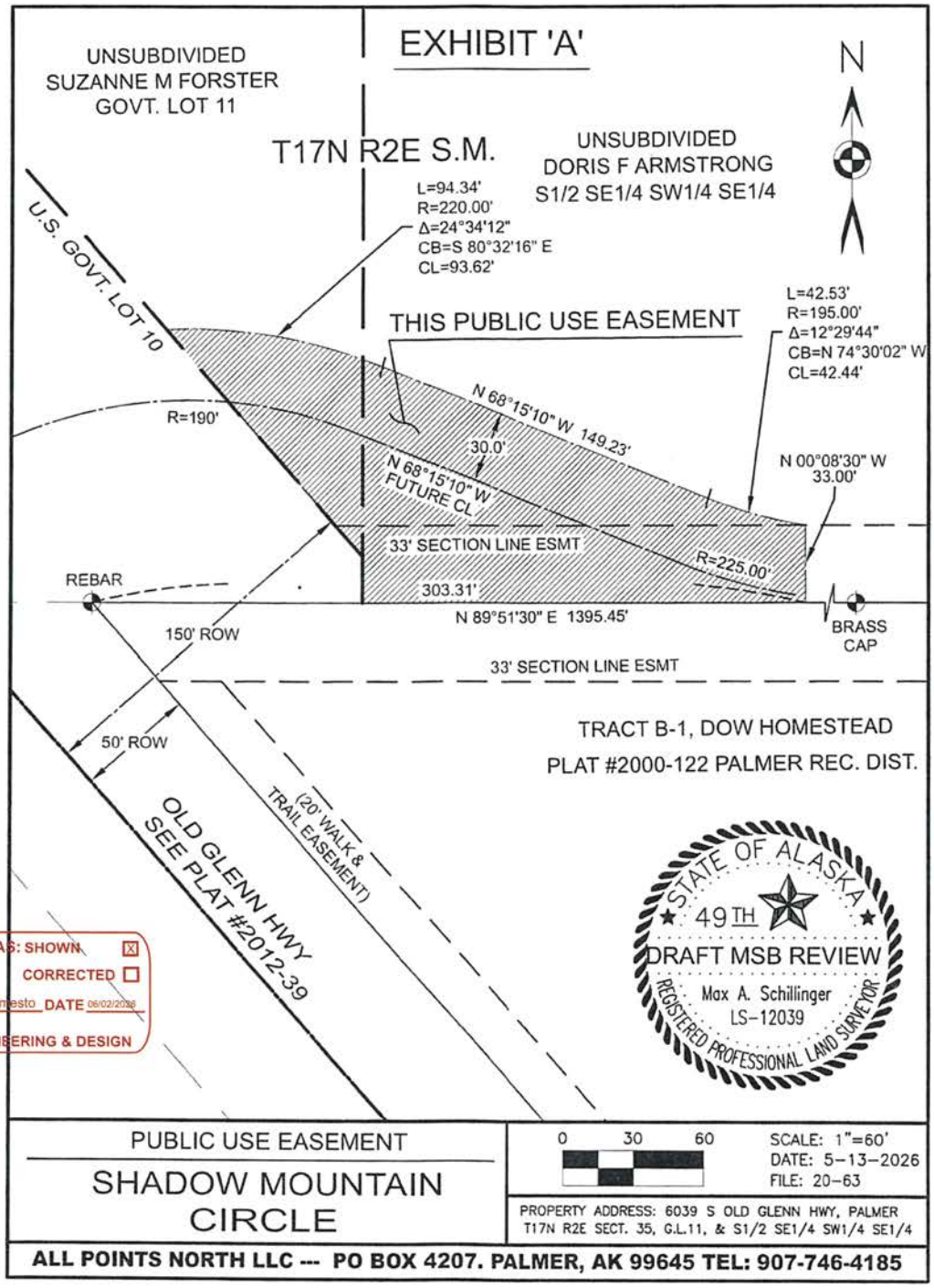


EXHIBIT 'A'
N
UNSUBDIVIDED
SUZANNE M FORSTER
GOVT. LOT 11
T17N R2E S.M.
UNSUBDIVIDED
DORIS F ARMSTRONG
S1/2 SE1/4 SW1/4 SE1/4
L=94.34'
R=220.00'
Δ=24°34'12"
CB=S 80°32'16" E
CL=93.62'
U.S. GOVT. LOT 10
THIS PUBLIC USE EASEMENT
L=42.53'
R=195.00'
Δ=12°29'44"
CB=N 74°30'02" W
CL=42.44'
R=190'
N 68°15'10" W 149.23'
30.0'
N 68°15'10" W
FUTURE CL
N 00°08'30" W
33.00'
33' SECTION LINE ESMT
R=225.00'
REBAR
303.31'
N 89°51'30" E 1395.45'
BRASS
CAP
150' ROW
33' SECTION LINE ESMT
TRACT B-1, DOW HOMESTEAD
PLAT #2000-122 PALMER REC. DIST.
50' ROW
OLD GLENN HWY
SEE PLAT #2012-39
(20' WALK &
TRAIL EASEMENT)
STATE OF ALASKA
49TH
DRAFT MSB REVIEW
Max A. Schillinger
LS-12039
REGISTERED PROFESSIONAL LAND SURVEYOR
APPROVED AS: SHOWN
CORRECTED
SIGN Mireya Arnesto DATE 06/02/2026
GCI ENGINEERING & DESIGN
PUBLIC USE EASEMENT
SHADOW MOUNTAIN
CIRCLE
0 30 60
SCALE: 1"=60'
DATE: 5-13-2026
FILE: 20-63
PROPERTY ADDRESS: 6039 S OLD GLENN HWY, PALMER
T17N R2E SECT. 35, G.L.11, & S1/2 SE1/4 SW1/4 SE1/4
ALL POINTS NORTH LLC --- PO BOX 4207. PALMER, AK 99645 TEL: 907-746-4185

Agenda Copy

EXHIBIT A

PUBLIC USE EASEMENT DESCRIPTION

All that portion of U.S. Government Lot 11, and the south half of the southeast quarter of the southwest quarter of the southeast quarter (S ½ SE ¼ SW ¼ SE ¼) of Section 35, Township 17 North, Range 2 East, Seward Meridian, Alaska, lying southerly and southwesterly of the following described line:

BEGINNING at a point on the north line of Tract B-1, Dows Homestead, Plat #2000-122, Palmer Recording District, Alaska, which point bears N 89°51'30" E 303.31 feet from the northwest corner thereof;

thence, N 00°08'30" W 33.00 feet;

thence through a non-tangental curve to the right, having a radius of 195.00 feet, an arc length of 42.53 feet, a delta angle of 12°29'44", and a chord of N 74°30'02" W 42.44 feet

thence N 68°15'10" W 149.23 feet;

thence through a tangential curve to the left, having a radius of 220.00 feet, an arc length of 94.34 feet, a delta angle of 24°34'12", and a chord of N 80°32'16" W 93.62 feet, more or less, to the westerly line of said U.S. Government Lot 11.

E

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 16, 2026

PRELIMINARY PLAT: SHADOW MOUNTAIN ESTATES

LEGAL DESCRIPTION: SEC 02, T16N, R02E, SEWARD MERIDIAN AK

PETITIONERS: MCK LLC

SURVEYOR/ENGINEER: ALL POINTS NORTH

ACRES: 8.76 ± PARCELS: 6

REVIEWED BY: MATTHEW GODDARD CASE #: 2026-060

REQUEST: The request is to create 6 lots from Tract B-1, DOW Homestead, Plat #2000-122, to be known as **SHADOW MOUNTAIN ESTATES,** containing 8.76 acres +/-. Access for all lots is from a proposed street on the northern boundary of the property. The property is located north of Knik River, south and west of Bodenburg Creek, and directly east of S Old Glenn Highway (Tax ID #5061000T00B-1); within the NE ¼ Section 02, Township 16 North, Range 02 East, Seward Meridian, Alaska. In Community Council #2 Butte and in Assembly District #1.

EXHIBITS:

SUPPORTING DOCUMETATION:

Vicinity Map and Aerial Photos	**PAGES** – 1-4
Geotechnical Report	**PAGES** – 5-8
Preliminary Plan & Profile	**PAGE** – 9
Section Line Easement Determination	**PAGES** – 10-11
Agenda Plat	**PAGE** – 26

AGENCY COMMENTS

U.S. Army Corps of Engineers	**PAGE** – 12
ADF&G	**PAGE** – 13
ADOT&PF	**PAGES** – 14-15
MSB DPW Pre-Design and Engineering Division	**PAGE** – 16-18
MSB Development Services	**PAGES** – 19-21
Utilities	**PAGES** – 22-25

DISCUSSION: The proposed subdivision is creating six lots. Construction of the proposed Shadow Mountain Circle is being proposed for access to all lots. An approved approach road permit for access to the S. Old Glenn Highway will be required prior to acceptance of the proposed road. Shadow Mountain Estates is being proposed in conjunction with Shadow Mountain Circle Public Use Easement, MSB Case #2026-058. Approval of Shadow Mountain Circle Public Use Easement will allow for code required approach alignment of the proposed Shadow Mountain Circle to the S. Old Glenn Highway.

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 (**Exhibit Pages 5-8**), pursuant to MSB 43.20.281(A). Max Schillinger, Registered Professional Engineer, notes that in June of 2026, 3 holes were chosen at general locations shown in red. All soils were evaluated to a minimum of 12 foot depth. All holes yielded similar gravelly soil suitable for septic, UCS classification GW. The majority of the soil was comprised of clean gravel and sand, as seen in the test log below and typical photo. Groundwater levels were absent at the time of exploration and absent later when monitoring tubes were revisited.
Max Schillinger concludes that Shadow Mountain Estates has adequate soils and topography such that each lot will have a minimum 10,000 square feet contiguous septic area and 10,000 square feet of building area.

Topographic map and as-built are shown on the agenda plat **Exhibit Page 23**. Per the provided as-built information, there is a cabin on proposed Lot 3 located within the 33' section line easement on the northern boundary of the property. This structure will need to be removed/relocated prior to recordation. The as-built also shows a well located within the section line easement that will need to either be vacated or an encroachment permit will need to be obtained from MSB Development Services (**Recommendation #6**).

Preliminary Plan and Profile were submitted and are at E**xhibit Page 9**.

Section line easement research was submitted supporting the information shown on the agenda plat, this is at **Exhibit Pages 10-11**.

Comments:

U.S. Army Corps of Engineers (**Exhibit Page12)** does not have any specific comments regarding the proposed Shadow Mountain Estates.

ADF&G (**Exhibit Page 13**) has no objections but notes that Tract B-1 has Bodenburg Creek (AWC:247-50-10200-2071) through the west end of the property. Bodenburg Creek is anadromous fish water body and provide habitat for chum and sockeye salmon, as well as a resident fish species such as rainbow trout. It has been determined that dividing the lot into six lots does not require habitat permit at this time but may be required if the property owner intends to cross the creek in a vehicle or ATV type machine, withdraw water, modify banks, has water work, or work at or below the ordinary high water line. This includes increasing access via the creek.

ADOT&PF (**Exhibit Pages 14-15**) Has the following comments:

- No direct access to the Old Glenn Highway for Proposed Lot 1.
- Required to add plat note that states "No direct access to the Old Glenn Highway for Lot 1" or similar (**Recommendation #7**).
- Apply for Approach Road Review for Shadow Mountain Circle connection to the Old Glenn Highway. Access permits are legally connected to the physical lot that they are connected to and therefore the applicant needs to be the owner of Government Lot 11 (lot to the north of Proposed Lot 1). Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

MSB DPW Pre-Design and Engineering Division (**Exhibit Page 16-18**) has the following comments:

1. An ADT estimate will be required for the proposed subdivision.
   *Staff notes that an ADT has since been received and is seen at **Exhibit Page 17.***
2. The road shall be centered on the section line from station 4+47 to the end. Please confirm the extent of the Old Glenn Highway.
   *Staff notes that this will be handled during the final review process **(Recommendation #4d)**.*

MSB Development Services (**Exhibit Pages 19-21**) has the following comments:
Permit Center – No comments from the Permit Center.
Code Compliance – A large portion of the property is within the 500 year flood zone. The cabin on proposed lot 3 is encroaching into the required 25 ft setback from a public right-of-way that includes section line easements. Please check to see if the structure qualifies for legal non-conforming rights. If the structure does not qualify for non-conforming rights, it is in violation of MSB Setbacks Per ordinance 17.55 (**Recommendation #6**).

Utilities: (**Exhibit Pages 22-25**)

ENSTAR has no comments or recommendations.

GCI has no comments or objections.

MEA did not respond.

MTA has a cable that runs to D6 that will need to be addressed/relocated when the road is constructed (**Recommendation #5**).

At the time of staff report write-up, there were no responses to the Request for Comments from Community Council #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Emergency Services, Community Development, Assessments, or Planning; or MEA.

CONCLUSION: The preliminary plat of Shadow Mountain Estates 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

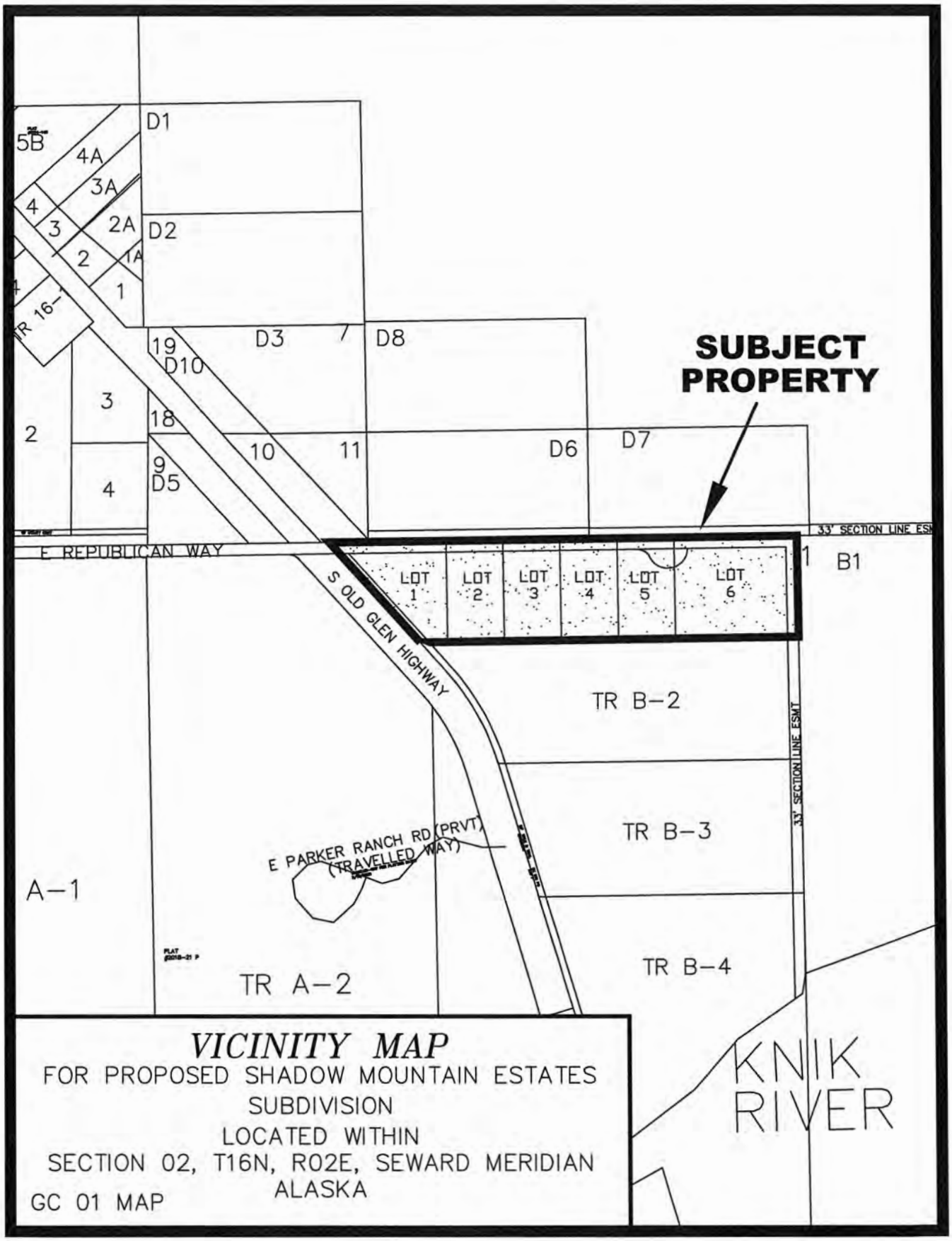
1. The plat of Shadow Mountain Estates is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1)
3. All lots will have the required legal and physical access consistent with MSB 43.20.100, MSB 43.20.120, and MSB 43.20.140.
4. All lots will have 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 Community Council #5 Butte; Fire Service Area #2 Butte; Road Service Area #26 Greater Butte; MSB Emergency Services, Community Development, Assessments, or Planning; or MEA
6. There were no objections from any federal or state agencies, Borough departments, or utilities.
7. No objections were received from any federal or state agencies, borough departments, or utilities.
8. At the time the staff report was written, there were no objections from the public in response to the Notice of Public Hearing.
9. Construction of the road as proposed is predicated upon the approval and recordation of Shadow Mountain Circle Public Use Easement, MSB Case #2026-058.

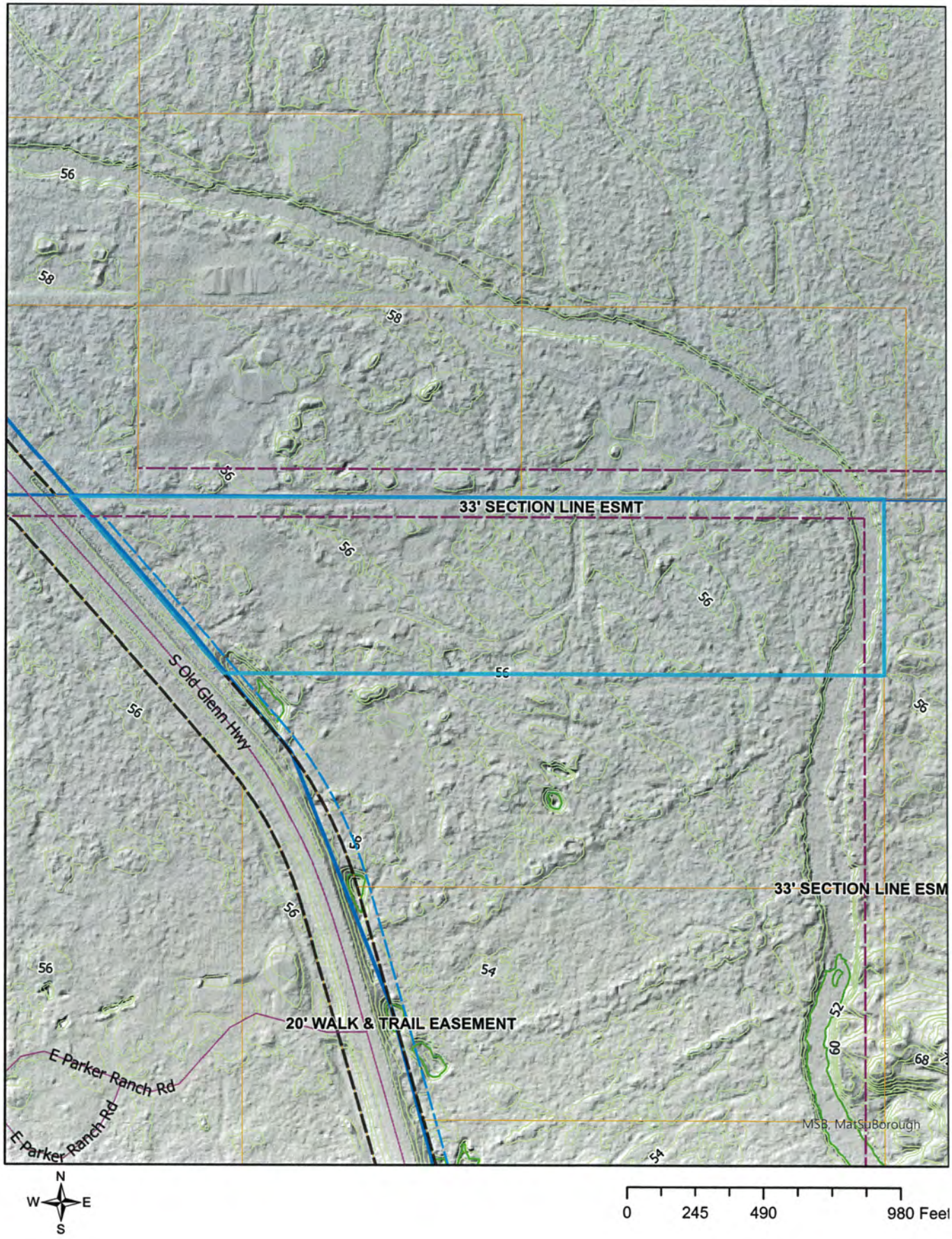
RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Shadow Mountain Estates, Section 02, Township 16 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct the access road and cul-de-sac to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
   a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
   b) Arrange 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) Alignment of Shadow Mountain Circle to be coordinated with and approved by MSB Department of Public Works.
   e) Obtain Certificate of Construction Acceptance from DPW per F01.9.
   f) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
   g) Obtain approval of street names from Platting Assistant.
5. Work with MTA to address the existing service line to Parcel D6 during the road construction process.
6. a. Remove/relocate the existing cabin on proposed Lot 3.
   b. Either vacate the existing well located within the section line easement or apply for an encroachment permit with MSB Development Services. If applying for an encroachment permit, provide Platting Staff with a copy of the approved permit.
   c. Once all setbacks/encroachments have been addressed, submit either an updated as-built or a signed/stamped letter from a surveyor certifying that no setback/encroachment violations exist, nor will any be created by the recordation of this plat.
7. Add a plat note stating that "No direct access to the S. Old Glenn Highway shall be granted to Lot 1 unless otherwise authorized by the permitting authority."
8. Show all easements of record on final plat.
9. Submit recording fees, payable to Department of Natural Resources (DNR).
10. Submit plat in full compliance with Title 43.


SUBJECT PROPERTY
E REPUBLICAN WAY
S OLD GLEN HIGHWAY
33' SECTION LINE ESMT
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
B1
TR B-2
TR B-3
TR B-4
TR A-2
A-1
E PARKER RANCH RD (PRVT) (TRAVELLED WAY)
KNIK RIVER
D1
D2
D3
D5
D6
D7
D8
D10
5B
4A
3A
2A
1A
VICINITY MAP
FOR PROPOSED SHADOW MOUNTAIN ESTATES SUBDIVISION
LOCATED WITHIN
SECTION 02, T16N, R02E, SEWARD MERIDIAN
ALASKA
GC 01 MAP

33' SECTION LINE ESMT
S Old Glenn Hwy
33' SECTION LINE ESM
20' WALK & TRAIL EASEMENT
E Parker Ranch Rd
E Parker Ranch Rd
N
W
E
S
0
245
490
980 Feet


33' SECTION LINE ESMT
33' SECTION LINE ESM
S Old Glenn Hwy
20' WALK & TRAIL EASEMENT
E Parker Ranch Rd
E Parker Ranch Rd
MSB, MatSuBorough
N
W
E
S
0
245
490
980 Feet

E Snowbear Ln
E Our Rd
E Republican Way
S Old Glenn Hwy
E Parker Ranch Rd
Matanuska-Susitna Borough, Microsoft, Vantor, MSB, MatSuBorough
N
W
E
S
0
700
1,400
2,800 Feet

ALL POINTS NORTH
LAND SURVEYING & CIVIL ENGINEERING
P: 907-746-4185 | F: 907-746-4186

To: **Matanuska Susitna Borough**
Platting Division
350 E. Dahlia Avenue
Palmer, Alaska, 99645

Date: 4-16-2026

Job: **20-63 WIRTANEN**

Subject: **M.S.B. Title 43 Geotechnical Investigation, Shadow Mtn Estates**

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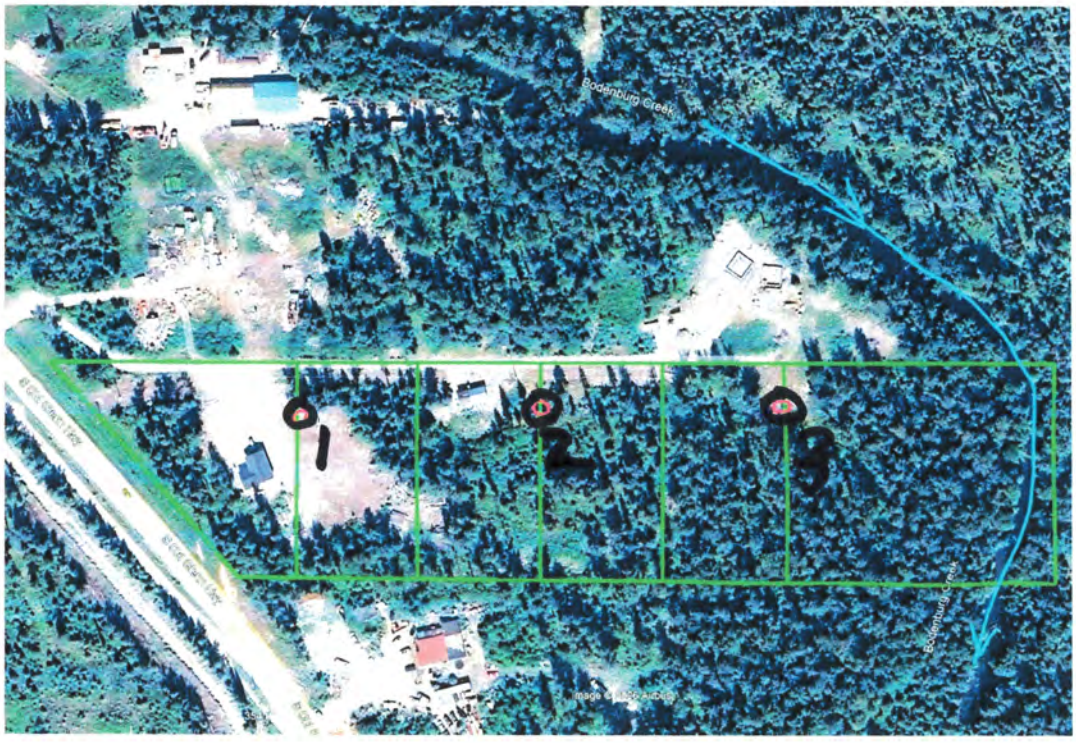
INTRODUCTION

Project Location

At the request of the Matanuska Susitna Borough, we have performed a soils and usable area investigation for the proposed Shadow Mountain Estates. The subject parcel is located 6093 S Old Glenn Highway, Palmer. The M.S.B. Tax Identification Number of the subject parcels is 55061000T00B1.

Project Description and Overview Map

Shadow Mtn Estates is a resubdivision of Tract B1, Dow Homestead, Plat #2000-122 into 6 parcels ranging between 1-3 acres. Test hole locations are shown in red below. Also, note that Bodenburg Creek is on the east side of the parcel. Its general bankful comprises a FEMA 100 yr. floodplain.



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RESULTS

Vegetation, Topography, and Bedrock

The majority of this project site is forested of spruce with some cleared roads and two houses. Neither signs of standing water nor bedrock was noted. General land topography is level, 0.5%, towards the east and Bodenburg Creek

Soil Investigation

In June 2026, 3 holes were chosen at general locations shown n red on the previous page. All soils were evaluated to a minimum of 12 foot depth. All holes yielded similar gravelly soil suitable for septic, UCS classification GW. The majority of the soil was comprised of clean gravel and sand, as seen in the test log below and typical photo to the right. Groundwater levels were absent at the time of exploration, and absent later when monitoring tubes were revisited.

Test Holes (1,2,3 identical)

0-1' Topsoil (or none if cleared)

1-12'+ GW
(well graded sandy gravel)

Groundwater/Bedrock Absent

ALL POINTS NORTH
P.O. BOX 4207 PALMER, AK 99645
MAX@ALLPOINTSNORTH.US | WWW.ALLPOINTSNORTH.US

ALL POINTS NORTH
LAND SURVEYING & CIVIL ENGINEERING
P: 907-746-4185 | F: 907-746-4186

Scope of Investigation

M.S.B. Title 43 includes definitions and regulations regarding septic and building usable areas. Title 43 requires that all lots have a minimum of 40,000 square feet, of which a minimum 10,000 feet shall be building area and a minimum 10,000 feet shall be contiguous septic field area. Title 43 requires soil borings or test holes be dug under the direction of an Alaska registered civil engineer, and that a report of the findings be written.

Soil Classification

Gravel is defined as particles greater than no.4 sieve, or size greater than 4.75mm. Sand is defined as particles smaller than no.4 sieve but larger than no. 200 sieve, or 0.075mm-4.75mm. Silt and clay are particles finer than no. 200 sieve, or smaller than 0.075mm. The Unified Soil Classification System was used in this report. Typically found in the Matanuska Valley are course-grained soils, see UCS information in the table to the right:

COARSE-GRAINED SOILS (more than 50% of material is larger than No. 200 sieve size.)			
GRAVELS More than 50% of coarse fraction larger than No. 4 sieve size	Clean Gravels (Less than 5% fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines
		GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines
	Gravels with fines (More than 12% fines)	GM	Silty gravels, gravel-sand-silt mixtures
		GC	Clayey gravels, gravel-sand-clay mixtures
SANDS 50% or more of coarse fraction smaller than No. 4 sieve size	Clean Sands (Less than 5% fines)	SW	Well-graded sands, gravelly sands, little or no fines
		SP	Poorly graded sands, gravelly sands, little or no fines
	Sands with fines (More than 12% fines)	SM	Silty sands, sand-silt mixtures
		SC	Clayey sands, sand-clay mixtures

ALL POINTS NORTH
LAND SURVEYING & CIVIL ENGINEERING
P: 907-746-4185 | F: 907-746-4186

CONCLUSIONS

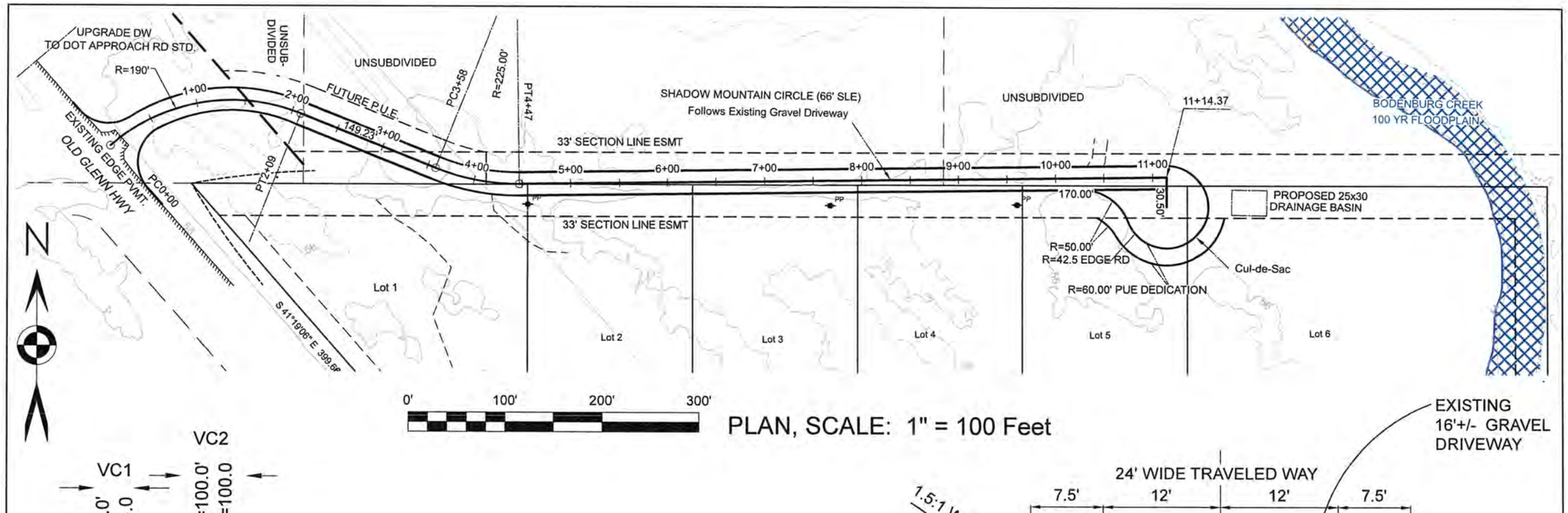
Shadow Mtn Estates has adequate soils and topography such that ***each lot will have a minimum 10,000 square feet contiguous septic area and 10,000 square feet building area.*** The investigation identified the soil types to be is suitable for conventional bed and trench systems. Being within generally level and lying west of the 100 yr floodplain of Bodenburg Creek, it is good practice that future developers elevatate their houses and septic surface grading with at least 2ft surface drainage away from these structures. Level land can pond especially in spring breakup conditions when the ground is impervious from ice. This will occur regardless of the percolation rate of the soil.

Max Schillinger

Max Schillinger, P.E.

4-16-2026

ALL POINTS NORTH
P.O. BOX 4207 PALMER, AK 99645
MAX@ALLPOINTSNORTH.US | WWW.ALLPOINTSNORTH.US



STATE OF ALASKA
49TH
MAX A. SCHILLINGER
No. 12956
REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY PLAT PURPOSES
NOT FOR CONSTRUCTION

DRAFT 5-20-2026

ALL POINTS NORTH

CLIENT	**MCK LLC**	APN JOB #	20-63
PROJECT	**SHADOW MOUNTAIN ESTATES**	DATE:	5-20-2026
SHEET TITLE	**Preliminary Plan and Profile v2**	SHEET:	1 OF 1

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SECTION LINE EASEMENT RESEARCH
MSB TAX ACCT 5061000T00B-1

Hi Kevin,
I never heard back from the borough but looks like msb changed their tax maps to show a SLE. See attached screen grab.

See also attached research effort.
Max

From: Max Schillinger [mailto:max@allpointsnorth.us]
Sent: Friday, December 15, 2023 10:19 AM
To: 'kevinw@polysealinsulation.com' <kevinw@polysealinsulation.com>
Subject: FW: PA2021-0073 Section line easement verification & procedure to correct tax maps.

Attached and summarized below is my research should you agree.

Referencing the Bennett paper adopted by ASPLS:

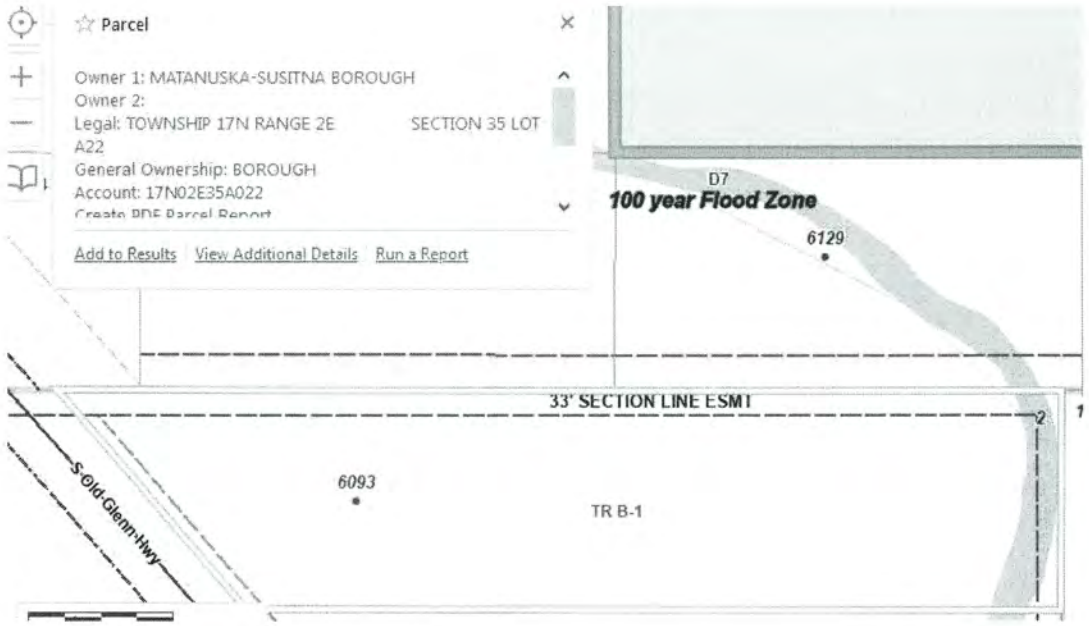
T17N R2E Section 35 Parcels:
Bennett case C applies "If plat approval predates April 6, 1923 (in this case 1916) but date of entry after April 6, 1923 (in this case all parcels 1951-1961) there is a 66 foot easement"

→ inconsistent with tax maps, there should be a 33' easement north of section line.

T16N R2E Section 2 Parcel:
Bennett case F applies "If plat approval predates Jan 18, 1949 (in this case 1948) but date of entry between Jan 18,1949 and March 20, 1953 (in this case 1950) there is a 66 foot easement."

→consistent with MSB tax maps, 33 ft easement south side of section line.

Thanks for any help you have with this,
Max
9073554185


Parcel
Owner 1: MATANUSKA-SUSITNA BOROUGH
Owner 2:
Legal: TOWNSHIP 17N RANGE 2E SECTION 35 LOT A22
General Ownership: BOROUGH
Account: 17N02E35A022
Add to Results
View Additional Details
Run a Report
D7
100 year Flood Zone
6129
33' SECTION LINE ESMT
6093
TR B-1
S Old Glenn Hwy

Matthew Goddard

From: Ortiz, Olivia K CIV USARMY CEPOA (USA) <Olivia.K.Ortiz@usace.army.mil>
Sent: Thursday, May 21, 2026 8:19 AM
To: Matthew Goddard
Cc: CEPOA-SM-RD-Pagemaster
Subject: RFC Shadow Mountain Estates (MG)

[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 not have specific comments regarding the proposed Shadow Mountain Estates.

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.

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

US Army Corps of Engineers®

Olivia Ortiz
Regulatory Specialist
U.S. Army Corps of Engineers | Alaska District
South Section
Phone 907-753-2586
Email Olivia.K.Ortiz@usace.army.mil

Matthew Goddard

From: Percy, Colton T (DFG) <colton.percy@alaska.gov>
Sent: Wednesday, June 10, 2026 12:42 PM
To: Matthew Goddard
Cc: Salminen, Mandy M (DFG)
Subject: RE: RFC Shadow Mountain Estates (MG)

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

Alaska Department of Fish & Game (ADF&G) has reviewed this application to create six lots from Tract B-1, DOW Homestead, Plat #2000-122, to be known as Shadow Mountain Estates. ADF&G has **no objections** to this platting action with the following comment:

> -Tract B-1 has Bodenburg Creek (AWC: 247-50-10200-2071) through the west end of the property. Bodenburg Creek is anadromous fish water body and provide habitat for chum and sockeye salmon, as well as a resident fish species such as rainbow trout. It has been determined that dividing the lot into six lots does not require habitat permit at this time but may be required a permit if the property owner intends to cross the creek in a vehicle or ATV type machine, withdraw water, modify banks, has in water work, or work at or below the ordinary high water line. This including increasing access via the creek. Please contact me if you have any questions at (907)861-3203 or mandy.salminen@alaska.gov.

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

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, May 20, 2026 10:40 AM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; ronjohnson@gci.net; janetj@gci.net; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; mitzi.99645@hotmail.com; jstocker@mtaonline.net; lucykleeb@hotmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept.

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

Project Delivery: Statewide Planning
Anchorage Field Office

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

June 1, 2026

Tyler Young, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Young:

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

- **Preapp-2026-000078; Plat #21-8-3455; WA 06 Gilivech; Paradise Point; WA 06 Keystone (Wasilla-Fishhook Road)**
  - No direct access to Wasilla-Fishhook Road for all lots.
  - Required to add plat note: "No direct access to Wasilla-Fishhook for all lots."
  - Recommend no direct access to Paradise Lane for Block 1 lots due to future Wasilla-Fishhook Road and Paradise Lane intersection improvements, intersection footprint, and local road spacing.
  - Recommend plat note stating no direct access to Paradise Lane.

- **Plat Case #2026-060; Plat #2000-122; Shadow Mountain Estates (Old Glenn Highway MP 9.5)**
  - No direct access to the Old Glenn Highway for Proposed Lot 1.
  - Required to add plat note that states "No direct access to the Old Glenn Highway for Lot 1" or similar.
  - Apply for Approach Road Review for Shadow Mountain Circle connection to the Old Glenn Highway. Access permits are legally connected to the physical lot that they are connected to and therefore the applicant needs to be the owner of Government Lot 11 (lot to the north of Proposed Lot 1). Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

- **Plat Case #2026-058; Shadow Mountain Circle PUE (Old Glenn Highway MP 9.5)**
  - Concur with action to create PUE.
  - All access to Government Lot 11 will be through PUE, no further access to the Old Glenn Highway will be permitted for this lot.
  - Required to add plat note: "No direct access to the Old Glenn Highway for Government Lot 11" or similar.

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

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

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

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

Sincerely,

Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Anna Bosin, Traffic & Safety Engineer, DOT&PF
Alex Strawn, Planning Director, MSB
Chris Post, Highway Design Chief, DOT&PF

Matthew Goddard

From: Jamie Taylor
Sent: Wednesday, June 17, 2026 9:52 AM
To: Matthew Goddard; Wheeler Nevels; Tammy Simmons; Pre-Design & Engineering
Subject: Re: FW: RFC Shadow Mountain Estates (MG)

I'm good with a condition of approval for the alignment to be coordinated with and approved by DPW.

Thank you!
Jamie

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, June 17, 2026 9:49 AM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>
Subject: FW: FW: RFC Shadow Mountain Estates (MG)

Hello PD&E,

Please find below Max's response to your road alignment question.

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

-----Original Message-----
From: max@allpointsnorth.us <max@allpointsnorth.us>
Sent: Tuesday, June 16, 2026 2:58 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Subject: Re: FW: RFC Shadow Mountain Estates (MG)

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

Matthew,
I was onsite this morning actually to look at the PUE and enstar has some work going in out there.

Certainly we can comply with the centered request for the much of the alignment and that is the goal. Certainly all construction will easily fit within easements. But I don't think we should have it as a condition of approval to have it exactly centered, or else we would need a new hearing to not comply with it. A few feet flexibility is recommended. Can we in the language "generally centered on the section line" or "unless otherwise approved by PD&E" or some language that allows any flexibility to fine tune. Engineering "Clear zones" between the edge of road and immovable obstacles should be adhered to.

In particular there is a power pole at lot 1/2, one of which has a mildly skewed guy line. In that spot OI the actual center of construction should be a few feet northerly of the center of the section line. I was planning on going over any few minor changes at the preconstruction meeting after I do some construction staking.

Let me know if you need any more info.

Max

On 2026-06-16 10:14, Matthew Goddard wrote:
> Good morning Max,
>
> One final question with regards to PD&E's comments.
> The proposed road alignment was brought up during the PD&E meeting
> this morning.
> " The road shall be centered on the section line from station 4+47 to
> the end."
> Can you confirm that this is something you are aware of and intending
> to address?
> They did not request any further designs prior to the meeting; they
> just wanted to ensure this is something that you intend to address.
>
> Thank you,
>
> Matthew Goddard
> Platting Technician
> 907-861-7881
> Matthew.Goddard@matsugov.us
>
>
> -----Original Message-----
> From: max@allpointsnorth.us <max@allpointsnorth.us>
> Sent: Monday, June 15, 2026 4:45 PM
> To: Matthew Goddard <Matthew.Goddard@matsugov.us>
> Subject: Re: FW: RFC Shadow Mountain Estates (MG)
>
> [EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or
> links.]
>
> Hi Matthew,
>
> ADT as follows (all residential)
>
> 6 new lots = 6x10 = 60
> One existing lot on the left, at the end, with little chance for
> splitting = 10 Two other existing lots on the left, assuming split in
> half is most likely = 2x2X10 = 40
> Thus:
> TOTAL ADT now and foreseeable future = 100 on the culdesac.
>
> Max
>
> On 2026-06-15 13:39, Matthew Goddard wrote:
>> Good afternoon Max,
>>
>> PD&E pointed out something that I had not caught. As this is creating

>> six lots, it triggers the need for an ADT. While it should be a
>> simple one, it is needed. Can you please submit one by the end of the week?
>>
>> If you can't get it prior to then, it can be a handout, but it would
>> be better to have it as part of the staff report if possible.
>>
>> Thank you,
>>
>> Matthew Goddard
>>
>> Platting Technician
>>
>> 907-861-7881
>>
>> Matthew.Goddard@matsugov.us
>>
>> From: Tammy Simmons <Tammy.Simmons@matsugov.us>
>> Sent: Tuesday, June 2, 2026 3:41 PM
>> To: Matthew Goddard <Matthew.Goddard@matsugov.us>
>> Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor
>> <Jamie.Taylor@matsugov.us>; Wheeler Nevels
>> <Wheeler.Nevels@matsugov.us>; Tammy Simmons
>> <Tammy.Simmons@matsugov.us>
>> Subject: RE: RFC Shadow Mountain Estates (MG)
>>
>> Hello Matthew,
>>
>> PD&E comments that an ADT estimate will be required for the proposed
>> subdivision, please provide. The road shall be centered on the
>> section line from station 4+47 to the end. Please confirm the extent
>> of the Old Glenn Highway right of way.
>>
>> Thank you.
>>
>> PD&E Review Group
>>
>> From: Matthew Goddard <Matthew.Goddard@matsugov.us>
>> Sent: Wednesday, May 20, 2026 10:40 AM
>> To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N
>> (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG)
>> <sarah.myers@alaska.gov>; Percy, Colton T (DFG)
>> <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster
>> <regpagemaster@usace.army.mil>; ronjohnson@gci.net; janetj@gci.net;
>> Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton
>> <Michael.Shipton@matsugov.us>; mitzi.99645@hotmail.com;
>> jstocker@mtaonline.net; lucykleeb@hotmail.com; Michael Bowles
>> <Michael.Bowles@matsugov.us>; Land Management
>> <Land.Management@matsugov.us>; Jillian Morrissey
>> <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>;
>> Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor
>> <Jamie.Taylor@matsugov.us>; Wheeler Nevels
>> <Wheeler.Nevels@matsugov.us>; Tammy Simmons

Matthew Goddard

From: Permit Center
Sent: Thursday, May 21, 2026 10:01 AM
To: Matthew Goddard
Subject: RE: RFC Shadow Mountain Estates (MG)

No comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, May 20, 2026 10:40 AM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; ronjohnson@gci.net; janetj@gci.net; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; mitzi.99645@hotmail.com; jstocker@mtaonline.net; lucykleeb@hotmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Shadow Mountain Estates (MG)

Hello,

The following link is a request for comments for the proposed Shadow Mountain Estates.
Please ensure all comments have been submitted by June 10, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Shadow Mountain Estates

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Code Compliance
Sent: Tuesday, June 2, 2026 4:43 PM
To: Matthew Goddard
Subject: RE: RFC Shadow Mountain Estates (MG)

No comments from Code Compliance.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, May 20, 2026 10:40 AM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; ronjohnson@gci.net; janetj@gci.net; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; mitzi.99645@hotmail.com; jstocker@mtaonline.net; lucykleeb@hotmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Shadow Mountain Estates (MG)

Hello,

The following link is a request for comments for the proposed Shadow Mountain Estates.
Please ensure all comments have been submitted by June 10, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Shadow Mountain Estates

Feel free to contact me if you have any questions.

Thank you,

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Code Compliance Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 745-9876
E-mail: ccb@matsugov.us

MEMORANDUM

DATE: June 12, 2026

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Preliminary Plat – Shadow Mountain Est 2026-060

There are no open or active Code Compliance Cases on the existing lot.

A large portion of the property is within the 500 year Flood Zone,

The Cabin on proposed lot 3 is encroaching into the required 25ft setback from a public right-of-way that includes section line easements. Please check to see if the structure qualifies for legal non-conforming rights. If structure does not qualify for non-conforming rights, it is in violation of MSB Setbacks per ordinance 17.55.

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

10 June 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 plats and has no comments or recommendations.

- **SHADOW MOUNTAIN CIRCLE PUE**
  (MSB Case # 2026-058)
- **TREASURE TROVE**
  (MSB Case # 2026-059)
- **SHADOW MOUNTAIN ESTATES**
  (MSB Case # 2026-060)

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

Brandon Echols
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, June 2, 2026 6:10 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Shadow Mountain Estates (MG)
Attachments: Agenda Plat.pdf

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

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

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

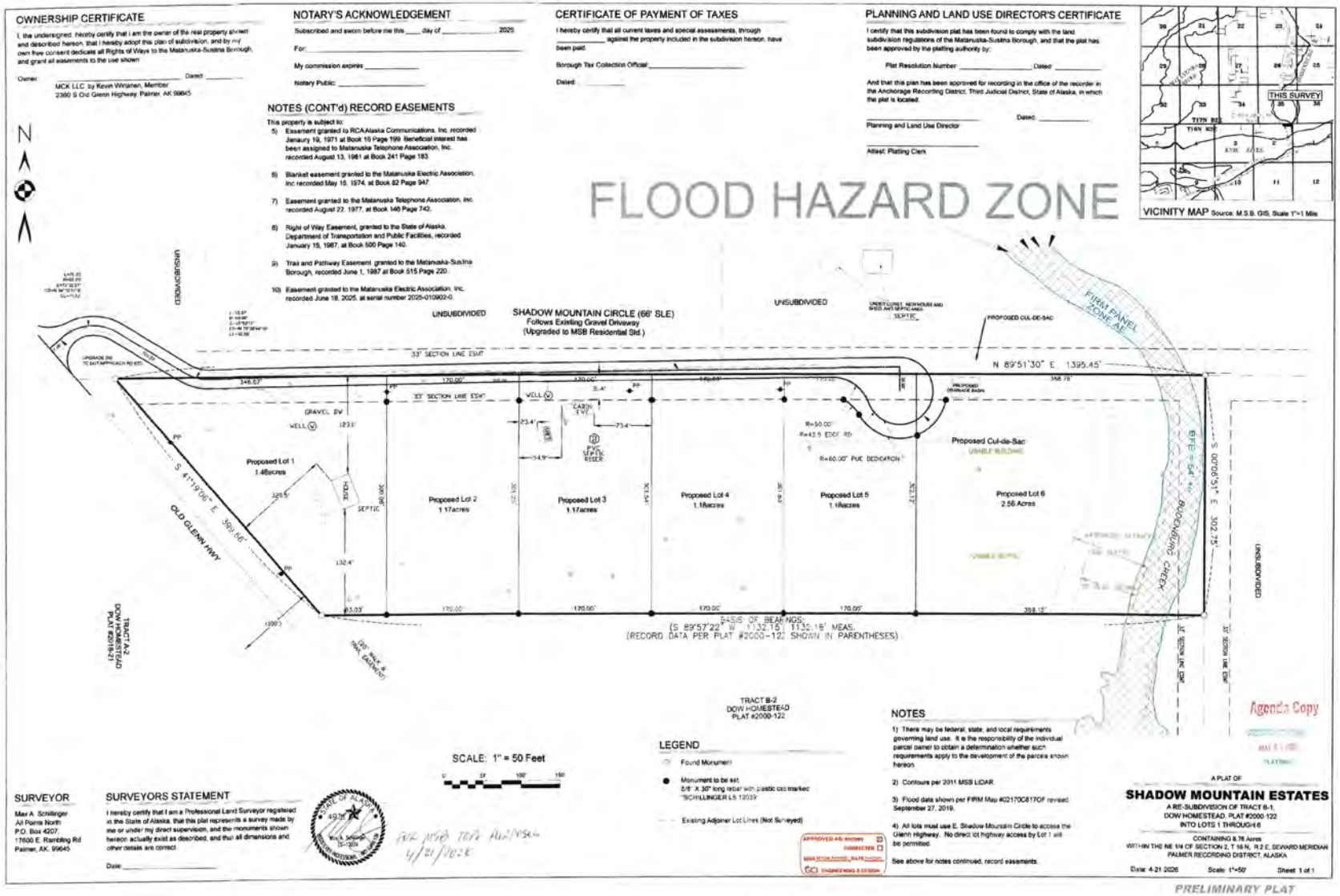
From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, May 20, 2026 10:40 AM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; ronjohnson@gci.net; janetj@gci.net; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; mitzi.99645@hotmail.com; jstocker@mtaonline.net; lucykleeb@hotmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Shadow Mountain Estates (MG)

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

Hello,

The following link is a request for comments for the proposed Shadow Mountain Estates.
Please ensure all comments have been submitted by June 10, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Shadow Mountain Estates


OWNERSHIP CERTIFICATE
I, the undersigned, hereby certify that I am the owner of the real property shown and described hereon, that I hereby adopt this plan of subdivision, and by my own free consent dedicate all Rights of Ways to the Matanuska-Susitna Borough, and grant all easements to the use shown.
Owner: _____ Dated: _____
MCK LLC, by Kevin Winsher, Member
2360 S Old Glenn Highway, Palmer, AK 99645
NOTARY'S ACKNOWLEDGEMENT
Subscribed and sworn before me this ____ day of _____ 2026.
For: _____
My commission expires _____
Notary Public: _____
CERTIFICATE OF PAYMENT OF TAXES
I hereby certify that all current taxes and special assessments, through _____ against the property included in the subdivision hereon, have been paid.
Borough Tax Collection Officer: _____
Dated: _____
PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
I certify that this subdivision plat has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the platting authority by:
Plat Resolution Number _____ Dated: _____
And that this plan has been approved for recording in the office of the recorder in the Anchorage Recording District, Third Judicial District, State of Alaska, in which the plat is located.
_____ Dated: _____
Planning and Land Use Director
_____
Attest: Platting Clerk
NOTES (CONT'd) RECORD EASEMENTS
This property is subject to:
5) Easement granted to RCA Alaska Communications, Inc. recorded January 19, 1971 at Book 16 Page 199. Beneficial interest has been assigned to Matanuska Telephone Association, Inc. recorded August 13, 1981 at Book 241 Page 183.
6) Blanket easement granted to the Matanuska Electric Association, Inc recorded May 15, 1974, at Book 82 Page 947.
7) Easement granted to the Matanuska Telephone Association, Inc. recorded August 22, 1977, at Book 146 Page 742.
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9) Trail and Pathway Easement, granted to the Matanuska-Susitna Borough, recorded June 1, 1987 at Book 515 Page 220.
10) Easement granted to the Matanuska Electric Association, Inc. recorded June 18, 2025, at serial number 2025-010902-0.
FLOOD HAZARD ZONE
VICINITY MAP Source: M.S.B. GIS, Scale 1"=1 Mile
THIS SURVEY
T17N R02E
T16N R02E
UNSUBDIVIDED
SHADOW MOUNTAIN CIRCLE (66' SLE)
Follows Existing Gravel Driveway
(Upgraded to MSB Residential Std.)
PROPOSED CUL-DE-SAC
FIRM PANEL ZONE AE
BFE = 54' +/-
N 89°51'30" E 1395.45'
33' SECTION LINE ESMT
GRAVEL DW
WELL
CABIN
PVC SEPTIC RISER
SEPTIC
HOUSE
Proposed Lot 1
1.48acres
Proposed Lot 2
1.17acres
Proposed Lot 3
1.17acres
Proposed Lot 4
1.18acres
Proposed Lot 5
1.18acres
Proposed Lot 6
2.56 Acres
Proposed Cul-de-Sac
R=50.00'
R=43.5 EDOF RD
R=60.00' PUE DEDICATION
S 41°19'06" E 395.56'
OLD GLENN HWY
BROOMCORN CREEK
S 00°06'54" E 302.75'
BASIS OF BEARINGS:
(S 89°57'22" W 1132.15' 1132.18' MEAS.
(RECORD DATA PER PLAT #2000-122 SHOWN IN PARENTHESES)
TRACT B-2
DOW HOMESTEAD
PLAT #2000-122
TRACT A-2
DOW HOMESTEAD
PLAT #2018-21
SCALE: 1" = 50 Feet
LEGEND
Found Monument
Monument to be set: 5/8" X 30" long rebar with plastic cap marked "SCHILLINGER LS 12039"
Existing Adjoiner Lot Lines (Not Surveyed)
NOTES
1) 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 the parcels shown hereon.
2) Contours per 2011 MSB LIDAR.
3) Flood data shown per FIRM Map #02170C617DF revised September 27, 2019.
4) All lots must use E. Shadow Mountain Circle to access the Glenn Highway. No direct lot highway access by Lot 1 will be permitted.
See above for notes continued, record easements.
Agenda Copy
A PLAT OF
SHADOW MOUNTAIN ESTATES
A RE-SUBDIVISION OF TRACT B-1, DOW HOMESTEAD, PLAT #2000-122
INTO LOTS 1 THROUGH 6
CONTAINING 8.76 Acres
WITHIN THE NE 1/4 OF SECTION 2, T 16 N, R 2 E, SEWARD MERIDIAN
PALMER RECORDING DISTRICT, ALASKA
Date: 4-21-2026 Scale: 1"=50' Sheet 1 of 1
PRELIMINARY PLAT
SURVEYOR
Max A. Schillinger
All Points North
P.O. Box 4207
17600 E. Rambling Rd
Palmer, AK. 99645
SURVEYORS STATEMENT
I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.
Date: _____
STATE OF ALASKA
49TH
Max A. Schillinger
LS-12039
FOR MSB TOPO ALIGNMENT
4/21/2026

Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, May 21, 2026 10:21 AM
To: Matthew Goddard
Subject: RE: RFC Shadow Mountain Estates (MG)

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

MTA has a cable that runs to D6 that will need to be addressed/relocated when the road is constructed other than that not comments.

Thank you,

Holly Sparrow, Sr. Right of Way Agent
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2599 | www.mtasolutions.com

MTA
Life. Technology. Together.

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, May 20, 2026 10:40 AM
To: Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; ronjohnson@gci.net; janetj@gci.net; Brian Davis <Brian.Davis@matsugov.us>; Michael Shipton <Michael.Shipton@matsugov.us>; mitzi.99645@hotmail.com; jstocker@mtaonline.net; lucykleeb@hotmail.com; Michael Bowles <Michael.Bowles@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Shadow Mountain Estates (MG)

Hello,

OWNERSHIP CERTIFICATE

I, the undersigned, hereby certify that I am the owner of the real property shown and described hereon, that I hereby adopt this plan of subdivision, and by my own free consent dedicate all Rights of Ways to the Matanuska-Susitna Borough, and grant all easements to the use shown.

Owner: _____ Dated: _____

MCK LLC, by Kevin Wirtanen, Member
2360 S Old Glenn Highway, Palmer, AK 99645

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this ____ day of _____, 2026

For:_____

My commission expires:_____

Notary Public: _____

CERTIFICATE OF PAYMENT OF TAXES

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

Borough Tax Collection Official:_____

Dated: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

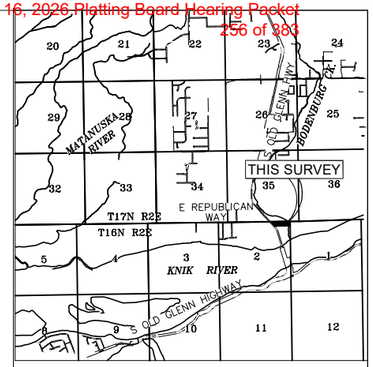
I certify that this subdivision plat has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the platting authority by:

Plat Resolution Number: _____ Dated: _____

And that this plan has been approved for recording in the office of the recorder in the Anchorage Recording District, Third Judicial District, State of Alaska, in which the plat is located.

_____ Dated: _____
Planning and Land Use Director

_____
Attest: Platting Clerk



VICINITY MAP Source: M.S.B. GIS, Scale 1"=1 Mile

NOTES (CONT'd) RECORD EASEMENTS

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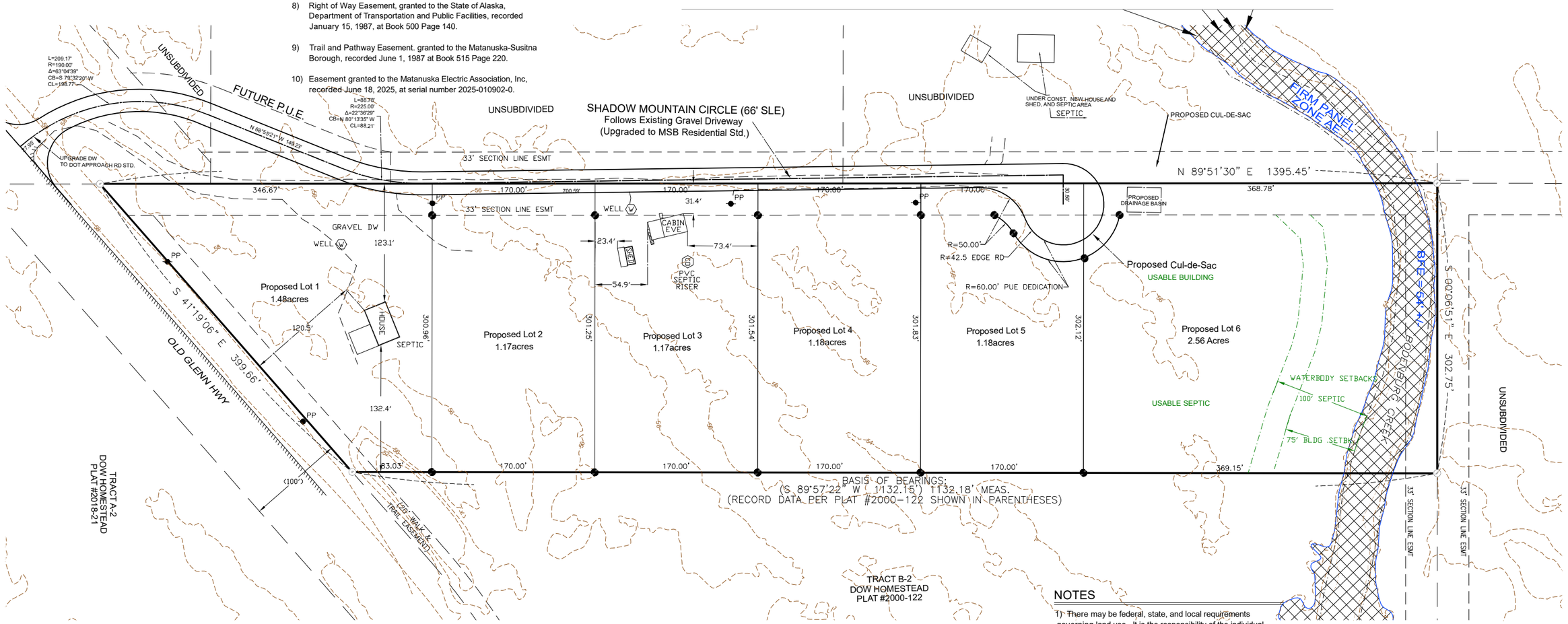
FLOOD HAZARD ZONE



SCALE: 1" = 50 Feet

0' 50' 100' 150'

LEGEND

- Found Monument
- Monument to be set: 5/8" X 30" long rebar with plastic cap marked "SCHILLINGER LS 12039"
- Existing Adjoiner Lot Lines (Not Surveyed)

NOTES

1) 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 the parcels shown hereon.

2) Contours per 2011 MSB LIDAR.

3) Flood data shown per FIRM Map #02170C817OF revised September 27, 2019.

4) All lots must use E. Shadow Mountain Circle to access the Glenn Highway. No direct lot highway access by Lot 1 will be permitted.

See above for notes continued, record easements.

SURVEYOR

Max A. Schillinger
All Points North
P.O. Box 4207,
17600 E. Rambling Rd.
Palmer, AK. 99645

SURVEYORS STATEMENT

I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, that this plat represents a survey made by me or under my direct supervision, and the monuments shown hereon actually exist as described, and that all dimensions and other details are correct.

Date:_____

STATE OF ALASKA 49TH
Max A. Schillinger
LS-12039
REGISTERED PROFESSIONAL LAND SURVEYOR

A PLAT OF

SHADOW MOUNTAIN ESTATES

A RE-SUBDIVISION OF TRACT B-1,
DOW HOMESTEAD, PLAT #2000-122
INTO LOTS 1 THROUGH 6

CONTAINING 8.76 Acres
WITHIN THE NE 1/4 OF SECTION 2, T 16 N, R 2 E, SEWARD MERIDIAN
PALMER RECORDING DISTRICT, ALASKA

Date: 4-21-2026 Scale: 1"=50' Sheet: 1 of 1

PRELIMINARY PLAT

F

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 16, 2026

PRELIMINARY PLAT: TREASURE TROVE

LEGAL DESCRIPTION: SEC 22, T18N, R02W S.M., AK

PETITIONERS: CROSSWIND FAMILY TRUST

SURVEYOR/ENGINEER: KEYSTONE/HOLLER

ACRES: 62.06 +/- PARCELS: 3

REVIEWED BY: CHRIS CURLIN CASE #: 2026-059

REQUEST:
The request is to create 3 tracts from Tax Parcel D1 and Lots 12 & 13, Block 8, Treasure Island (Plat#71-31), (Tax ID #'s 6319B08L012, 6319B08L013 & 18N02W22D001), and dedicate and construct a turn-around for N. Treasure Street, to be known as **Treasure Trove** containing 62.06 acres +/-. The property is located directly south of N. Anchor Circle and directly west of N. Treasure Street; within the SE ¼ Section 22, Township 18 North, Range 02 West, Seward Meridian, Alaska. In the Meadow Lakes Community Council and Assembly District 7.

EXHIBITS:
Vicinity Map and Aerial Photos **Exhibit A** – 4 pgs
Topographic Narrative **Exhibit B** – 4 pgs

COMMENTS:
MSB Pre-Design and Engineering **Exhibit C** – 1 pg
MSB Permit Center **Exhibit D** – 1 pg
Utilities **Exhibit E** – 2 pgs

DISCUSSION: The request is to create 3 tracts from Tax Parcel D1 and Lots 12 & 13, Block 8, Treasure Island (Plat#71-31), the proposed tracts range in size from 10.85 to 38.41 acres. A turn-around at the end of N. Treasure Street will provide access to Tracts B & C. Tract A will take access from N. Anchor Circle.

TOPOGRAPHIC NARRATIVE: A Topographic Narrative **(Exhibit B)** was provided by Curtis Holler, PE, pursuant to MSB 43.20.281(A)(1)(i)(i), parcels over 400,000 sf are exempt from soils and engineering data, if a detailed topographic narrative is supplied by an engineer or surveyor.

COMMENTS:
MSB Pre-Design and Engineering: **(Exhibit C)** PD&E has no comments.
MSB Permit Center: **(Exhibit D)** No comments from the Permit Center.

Utilities: **(Exhibit E)** ENSTAR has no comments. GCI and MEA did not respond. MTA requests a 15' UE easement on the east side of Tract B adjacent to the 30' Dedicated This Plat and along the outer edge of the temp cul-de-sac.

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

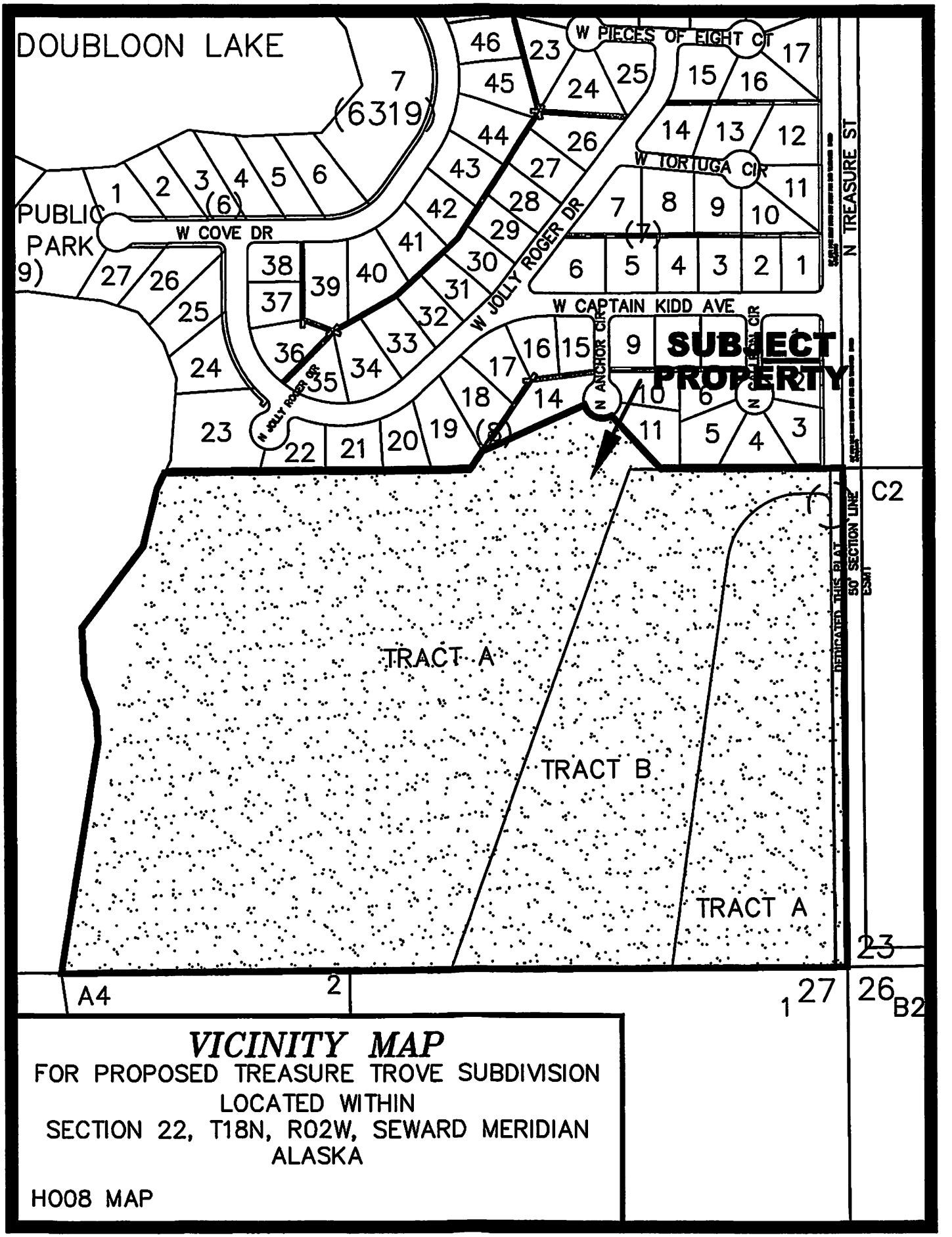
CONCLUSION
The plat of **Treasure Trove**, is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plats*. Physical access exist, as-built survey, and topographic information were submitted. A topographic narrative was submitted. There were no objections received from borough departments, outside agencies, utilities, or the public at the time of this staff report.

FINDINGS of FACT:
1. The preliminary plat of **Treasure Trove** is consistent with AS 29.40.070 *Platting Regulations*, and MSB 43.15.016 *Preliminary Plats*.
2. All lots will have the required frontage pursuant to MSB 43.20.320.
3. A Topographic Narrative was provided pursuant to MSB 43.20.281(A)(1)(i)(i).
4. There were no objections from any borough departments, outside agencies, utilities, or the public.
5. At the time of staff report write-up, there were no responses to the Request for Comments from; USACE, MSB Emergency Services, Community Development, or Assessments; MEA or GCI; or the public.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the Preliminary Plat of Treasure Trove, contingent on the following recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Construct internal roads and cul-de-sacs to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
   a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
   b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
   c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
   d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
   e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
   f) Obtain approval of street names from Platting Assistant.
4. 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 TREASURE TROVE SUBDIVISION
LOCATED WITHIN
SECTION 22, T18N, R02W, SEWARD MERIDIAN
ALASKA

H008 MAP

EXHIBIT A

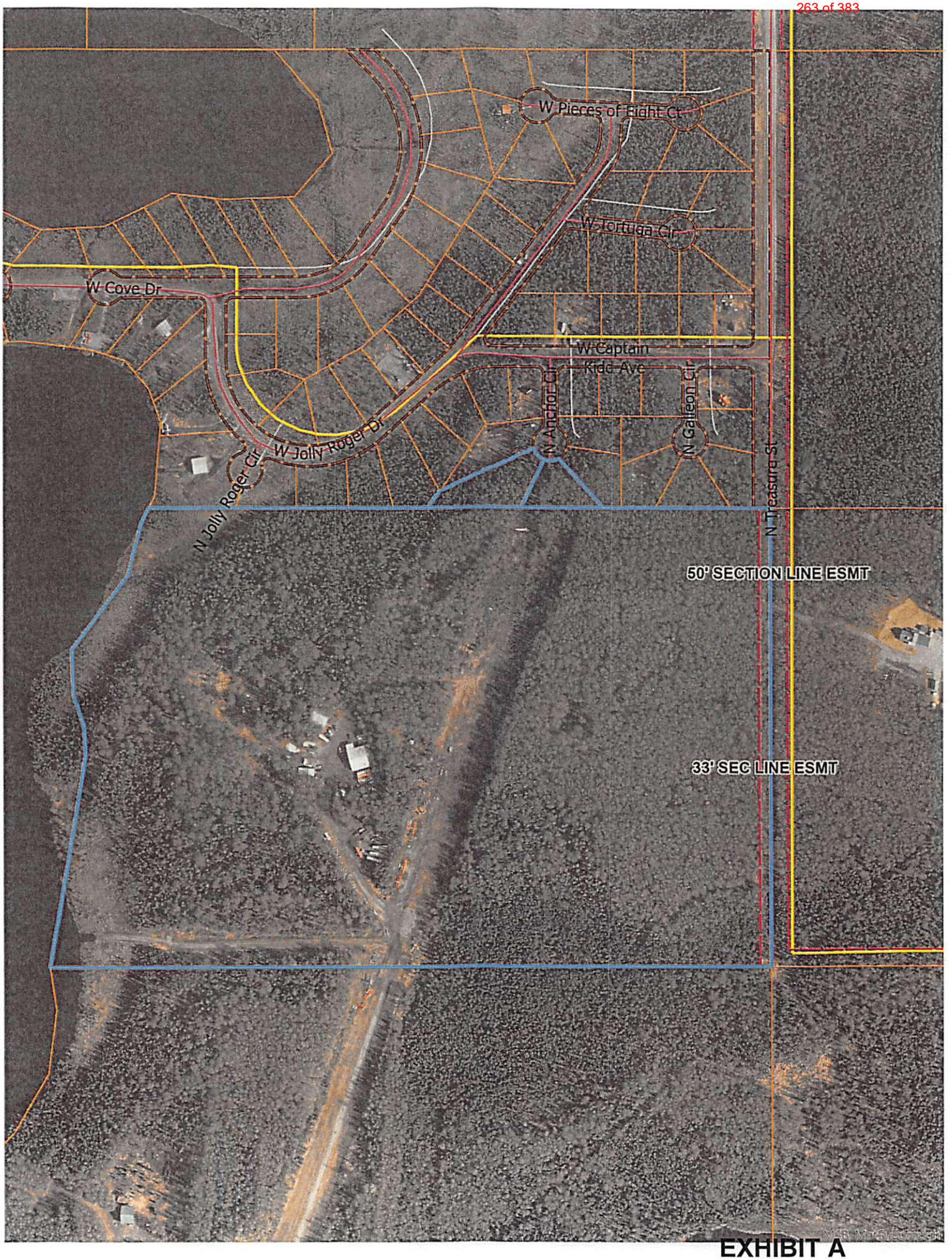

W Pieces of Eight Ct
W Tortuga Cir
W Cove Dr
W Captain Kidd Ave
N Anchor Cir
N Galleon Cir
N Treasure St
W Jolly Roger Dr
N Jolly Roger Cir
50' SECTION LINE ESMT
33' SEC LINE ESMT

EXHIBIT A

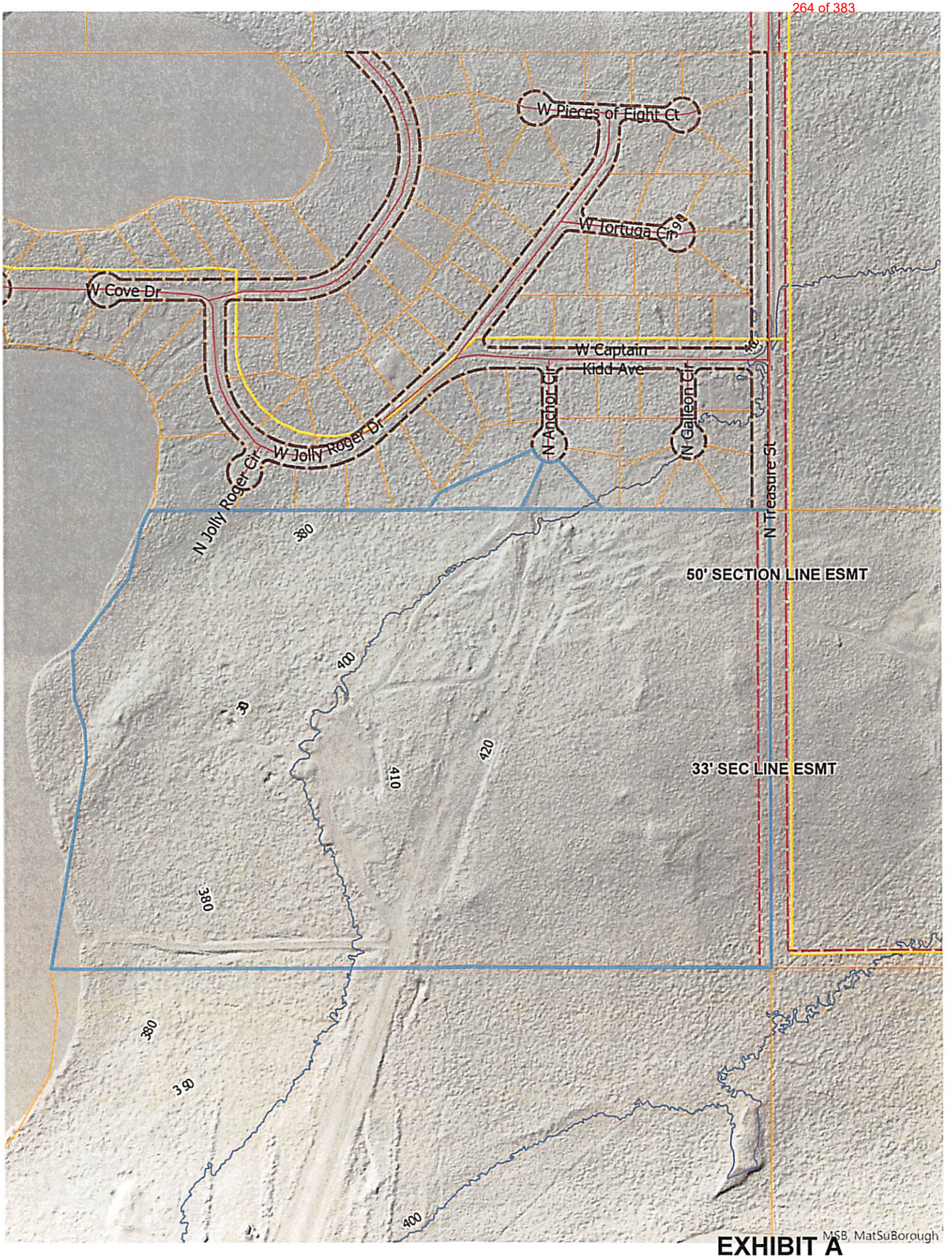

W Pieces of Eight Ct
W Tortuga Cir
W Cove Dr
W Captain Kidd Ave
N Anchor Ct
N Galleon Ct
N Treasure St
W Jolly Roger Dr
N Jolly Roger Cir
50' SECTION LINE ESMT
33' SEC LINE ESMT
380
400
420
410
390
MSB, MatSuBorough

EXHIBIT A

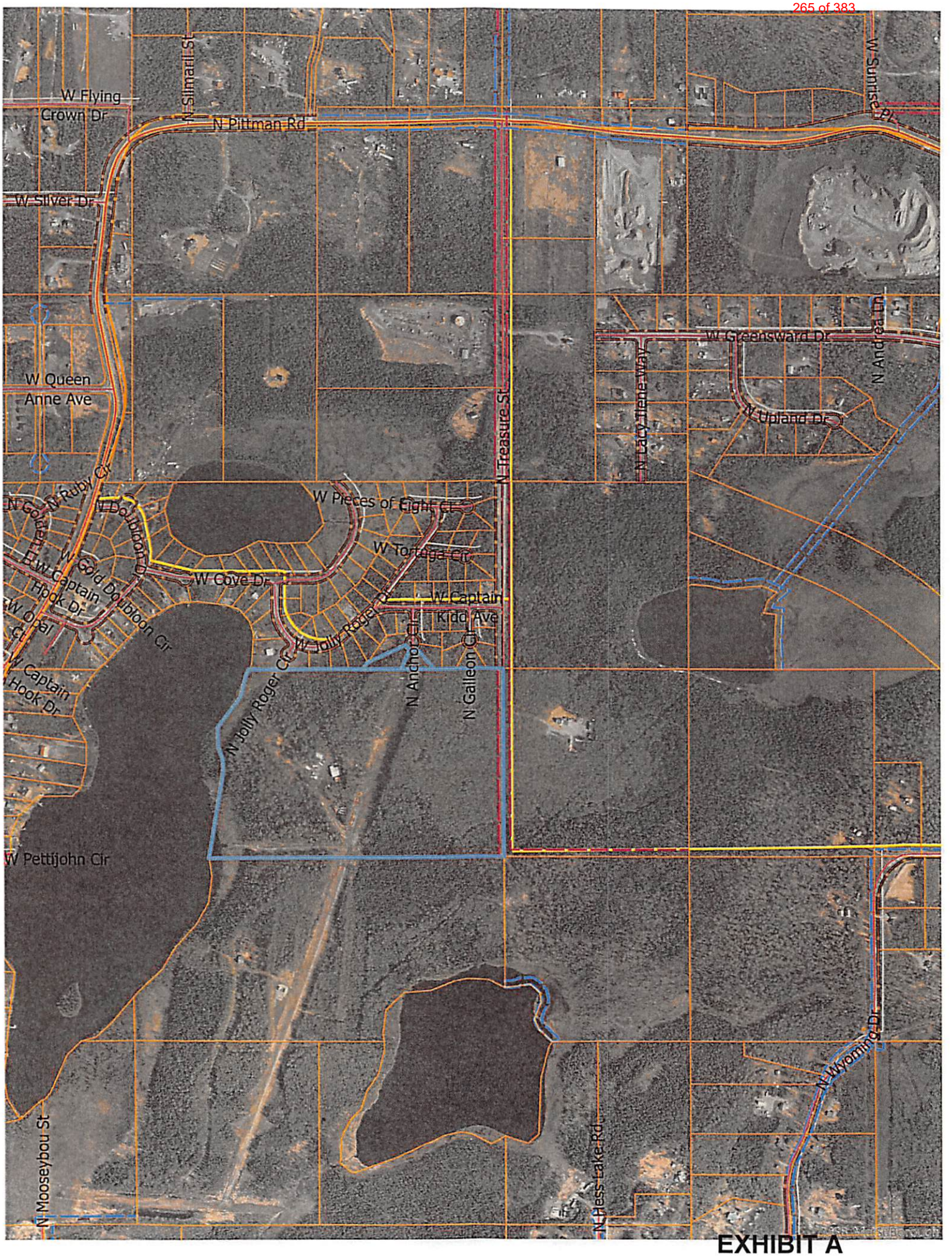

W Flying Crown Dr
N Silmaril St
N Pittman Rd
W Sunrise Pl
W Silver Dr
W Greensward Dr
N Andrea Ln
W Queen Anne Ave
N Treasure St
N Lacy Irene Way
W Upland Dr
N Ruby Cir
W Pieces of Eight Ct
W Doubloon Ct
W Tortuga Ct
W Cove Dr
W Captain Kidd Ave
W Jolly Roger Cir
N Anchor Cir
N Galleon Ct
N Jolly Roger Cir
W Pettijohn Cir
N Mooseybou St
N Hess Lake Rd
N Wyoming Dr

EXHIBIT A

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, June 2, 2026 4:19 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Treasure Trove (CC)

Hello Chris,

PD&E has no comments.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, May 21, 2026 4:25 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@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>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; moose1@mtaonline.net; aehuddleston@outlook.com; ccenterprises@gci.net; info@bradleyak.com; Fonov <Fonov@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Treasure Trove (CC)

Hello,

The link below is to the RFC packet for the Treasure Trove Subdivision. Please ensure that all comments are submitted by June 12, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

Treasure Trove

Sincerely,

Chris Curlin
Platting Technician

EXHIBIT C

Chris Curlin

From: Permit Center
Sent: Tuesday, May 26, 2026 8:30 AM
To: Chris Curlin
Subject: RE: RFC Treasure Trove (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: Thursday, May 21, 2026 4:25 PM
To: Alex Strawn <Alex.Strawn@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Brian Davis <Brian.Davis@matsugov.us>; Christina Sands <Christina.Sands@matsugov.us>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Erin Ashmore <Erin.Ashmore@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>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; tim.swezey@mlccak.org; psfisherak49@gmail.com; information@mlccak.org; camden.yehle@gmail.com; Tawnya Hightower <Tawnya.Hightower@matsugov.us>; moose1@mtaonline.net; aehuddleston@outlook.com; ccenterprises@gci.net; info@bradleyak.com; Fonov <Fonov@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; mearow@mea.coop; OSP Design Group <ospdesign@gci.com>; Right of Way Dept. <row@mtasolutions.com>; ROW <row@enstarnaturalgas.com>
Subject: RFC Treasure Trove (CC)

Hello,

The link below is to the RFC packet for the Treasure Trove Subdivision. Please ensure that all comments are submitted by June 12, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

Treasure Trove

Sincerely,

Chris Curlin
Platting Technician
Matanuska-Susitna Borough

EXHIBIT D

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

10 June 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 plats and has no comments or recommendations.

- **SHADOW MOUNTAIN CIRCLE PUE**
  (MSB Case # 2026-058)
- **TREASURE TROVE**
  (MSB Case # 2026-059)
- **SHADOW MOUNTAIN ESTATES**
  (MSB Case # 2026-060)

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

Brandon Echols
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

EXHIBIT E

Chris Curlin

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, May 29, 2026 11:50 AM
To: Chris Curlin
Subject: FW: RFC Treasure Trove (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

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

I just spoke with Gary Lorusso about this one. Can I amend my comments to

A 15' UE easement on the east side of Tract B adjacent to the 30' Dedicated This Plat and along the outer edge of the temp cul-de-sac.

EXHIBIT E

CERTIFICATE OF OWNERSHIP & DEDICATION

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

DATE

NAME / TITLE
CROSSWIND FAMILY TRUST
P.O. BOX 298783
WASILLA, ALASKA 99629-8783

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

CHARLES CENTER
4524 ANCHOR CIRCLE
WASILLA, ALASKA 99623

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

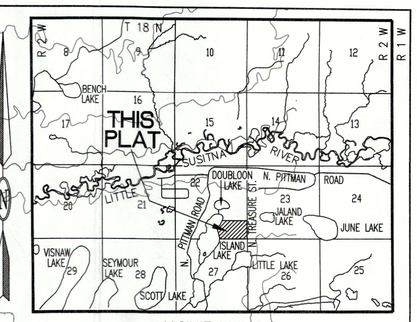
DATE PLANNING & LAND USE DIRECTOR

ATTEST: PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

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

DATE BOROUGH TAX COLLECTION OFFICIAL



VICINITY MAP
SCALE 1" = 1 MILE

T18NR2W
S15 S14
S22 S23
1958
FOUND 3-1/4" BLM BRASS CAP MONUMENT 0.1' ABOVE GROUND

N00°03'14"W 2639.53'
1/4 CORNER POSITION NOT MONUMENTED. POSITION LOCATED FROM SURVEY CONTROL ESTABLISHED FOR PLAT OF HAGGSTROM FARM PHASE 1 PLAT #2014-69

N00°03'31"W 1319.87'
NOT SUBDIVIDED

FOUND 2-3/8" PIPE OUT OF POSITION. POSITION DETERMINED FROM ORIGINAL CORNERS SET WHEN 1/16 CORNER MONUMENT EXISTED.
S00°23'24"E 1321.60'
1/16 LINE
SECTION LINE
SET 2" ALUMINUM CAP ON 5/8" x 30" REBAR

LINE TABLE

LINE	LENGTH	BEARING
L1	46.85'	N05°26'29"W
L2	24.83'	N31°53'51"E
L3	27.43'	N82°15'10"E
L4	18.80'	N16°07'53"E
L5	53.24'	N79°16'03"W
L6	22.26'	N58°25'37"E
L7	32.87'	N01°36'45"E
L8	30.00'	N89°56'21"E

232-S
MC
19
1970
FOUND 3-1/4" BRASS CAP MONUMENT 0.4' ABOVE GROUND

TREASURE ISLAND SUBDIVISION PLAT #71-33
B L O C K B
LOT 23 LOT 22 LOT 21 LOT 20 LOT 19 LOT 18 LOT 14 LOT 10 LOT 11 LOT 5 LOT 4 LOT 3

ANCHOR CIRCLE
20' 20'
C3
N65°40'42"E 298.80'
N42°32'45"W 193.00'
FOUND GRIZZLY (TYPICAL)
10' UTILITY EASEMENT
0.08' NORTH
0.08' SOUTH
0.12' NORTH
0.07' SOUTH
0.11' SOUTH
0.04' NORTH
S89°57'48"W 807.30'
819.87' TOTAL
456.84
82.74'
N89°57'48"E 539.58'
N. TREASURE STREET
50' SECTION LINE EASEMENT
50.00'
20.00'
89.99'
N89°57'48"E 87.36'
NOT TO SCALE

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	47.11'	30.00'	29.99'	89°58'34"	42.42'	N45°02'56"W
C2	286.11'	200.00'	173.74'	81°57'48"	262.33'	S48°58'54"W
C3	88.93'	50.00'	61.65'	101°54'40"	77.67'	S68°04'41"E

RADIUS POINT
60' RADIUS WITH 59' RADIUS CURVE RETURNS TEMPORARY CUL-DE-SAC TO BE AUTOMATICALLY ELIMINATED UPON EXTENSION OF ROAD AND ROAD IS ACCEPTED FOR MAINTENANCE

30' DEDICATED THIS PLAT

ISLAND LAKE
N89°27'12"E 75.26'
N06°29'38"E 113.11'
N05°47'23"W 183.38'
N45°19'31"W 61.38'
N69°13'43"W 146.05'
N08°08'41"W 54.58'
N15°27'08"W 96.71'
N18°23'33"W 72.42'
N24°30'12"E 156.37'
N26°45'00"E 83.66'
N02°05'53"E 102.76'
12.57'

TRACT A
38.41 acres
1673265 sq ft

TRACT B
12.76 acres
555921 sq ft

TRACT C
10.85 acres
472763 sq ft

100' WIDE RUNWAY EASEMENT RECORDED DECEMBER 18, 2025 AS INSTRUMENT NO. 2025-025821-0 AND INSTRUMENT NO. 2025-025822-0
N19°55'50"E 1404.05'
S19°55'50"W 785.17'
N09°00'00"E 1098.54'
N00°03'39"W 1229.81'
S00°03'39"E 1319.80'
NOT SUBDIVIDED
50' SECTION LINE EASEMENT
GOVERNMENT LOT 3

SURVEY CONTROL POINT

33' SECTION LINE EASEMENT
N89°49'41"E 182.72'
778.81'
549.78'
469.50'
N89°57'54"E 1828.09'
GOVERNMENT LOT 2
GOVERNMENT LOT 1

T18N
WC MC S22 S27
R2W
1958
FOUND 3-1/4" BLM BRASS CAP MONUMENT 0.9' ABOVE GROUND

T18NR2W
S22 S23
S27 S26
1958
FOUND 3-1/4" BLM BRASS CAP MONUMENT 12' ABOVE GROUND

FOUND 3-1/4" BLM BRASS CAP MONUMENT 12' ABOVE GROUND
T18NR2W
S27 S26
WC MC
1958

SCALE
0 FEET 100 200 300 400
0 METERS 50 100
1 INCH = 100 FEET

NOTES

1. 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.
2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN AT THE SURVEY CONTROL POINT SHOWN HEREON. SURVEY TIE FROM CONTROL POINT TO NE CORNER THIS SUBDIVISION -- N43°05'16"E 1645.68'
3. 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.
4. 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.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
   a) MEA EASEMENT RECORDED APRIL 2, 1993 IN BOOK 710 AT PAGE 712
   b) RUNWAY EASEMENT RECORDED DECEMBER 4, 2024 AT SERIAL #2024-022052-0 -- DOCUMENT ILLEGIBLE
   c) RUNWAY EASEMENT RECORDED DECEMBER 4, 2024 AT SERIAL #2024-022053-0 -- DOCUMENT ILLEGIBLE

LEGEND

- FOUND BLM BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- FOUND BRASS CAP MONUMENT AS SHOWN AND DESCRIBED
- SET 2" ALUMINUM CAP ON 5/8" REBAR
- FOUND IRON PIPE
- FOUND GRIZZLY
- SURVEY CONTROL POINT - SPC(5004 AK 4)
  NORTHING METERS: 6835875.829 849601.681
  EASTING METERS: 361743.218 520764.485
- SET 5/8" x 30" REBAR WITH 1-1/4" SELF-IDENTIFYING PLASTIC CAP

KEYSTONE LS7330

BENEFICIARIES

SEE AFFIDAVIT
PEGGY MICHIELSEN & RONALD SULLIVAN DATE
P.O. BOX 110164
ANCHORAGE, ALASKA 99503

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

SEE AFFIDAVIT
RONALD E. SULLIVAN & PEGGY A. MICHIELSEN DATE
P.O. BOX 110164
ANCHORAGE, ALASKA 99503

NOTARY ACKNOWLEDGMENT

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

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

STATE OF ALASKA
49TH
GARY LoRUSSO
7330-S
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

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

7330-S GARY LoRUSSO
REGISTERED LAND SURVEYOR DATE

Agenda Copy

RECEIVED
MAY 07 2026
PLATTING

A PLAT OF

TREASURE TROVE

A SUBDIVISION OF LOTS 12 AND 13, BLOCK 2, TREASURE ISLAND SUBDIVISION, PLAT #71-33, GOVERNMENT LOT 4 AND THE SE1/4 SE1/4 SECTION 22 ALL WITHIN THE SE1/4 SECTION 22, T. 18 N., R. 02 W. SEWARD MERIDIAN, ALASKA

PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 62.06 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	DATE	DRAWING:
iCAD/K.Lyne	5/6/26	2025-10/TreasureTrove
CHECKED BY	SCALE	
GLo	1 INCH = 100 FEET	SHEET 1 OF 1

G

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 16, 2026

PRELIMINARY PLAT:	ALASKA SUNRISE
LEGAL DESCRIPTION:	SEC 19, T17N, R03E, SEWARD MERIDIAN AK
PETITIONERS:	WILLIAM FREY & LANA MORALLE
SURVEYOR/ENGINEER:	ACUTEK GEOMATICS / HOLLER ENGINEERING
ACRES: 109.40 ±	PARCELS: 8
REVIEWED BY:	CHRIS CURLIN CASE #: 2026-061

REQUEST: The request is to create six lots and two tracts from Parcel 2, MSB Waiver 86-54PWm, recorded as (86-194W), (Tax ID# 17N03E19C006) to be known as **ALASKA SUNRISE** containing 109.4 acres +/-, and construct and dedicate a portion of E. Plumley Road. The property is located directly north of E. Plumley Road and directly east of S. Henry Way; within the SW ¼ and SE ¼ Section 19, Township 17 North, Range 03 East, Seward Meridian, Alaska. In the Butte Community Council and Assembly District 1.

EXHIBITS

Vicinity Map and Aerial Photos	**EXHIBIT A** – 4 pgs
Geotechnical Report	**EXHIBIT B** – 8 pgs

AGENCY COMMENTS

ADOT&PF	**EXHIBIT C** – 3 pgs
MSB Pre-Design & Engineering	**EXHIBIT D** – 4 pgs
MSB Permit Center	**EXHIBIT E** – 1 pg
Utilities	**EXHIBIT F** – 4 pgs

DISCUSSION: The proposed **ALASKA SUNRISE** is creating 8 lots ranging in size from 1.04 acres to 52.55 acres +/-. Access for all lots will be from the proposed internal streets. Access for the subdivision will be from N. Covington Street, a Borough owned road.

Soils Report: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Curtis Holler, P.E. notes that the soils investigation consisted of 3 test holes dug to a depth of seventeen feet. No groundwater was encountered in any of the test holes. Soil specifications for each test hole are noted on the Soil Inspection Log Sheets. The engineer states that based on Title 43.20.281 of the Matanuska-Susitna Borough Code all lots contain sufficient overall area. All lots have at least 10,000 square feet of useable building area. All lots have at least 10,000 square feet of contiguous useable septic area.

Comments:

ADOT&PF: **(Exhibit C)** No objection to proposed lot division.
Recommend early coordination with DOT&PF regarding the approach road connection to and borough extension of Plumley Road.
Improvements to or construction of Plumley Road east of Caudill Road require an Approach Road Review for the connection to the DOT&PF managed portion of Plumley Road to the west. An Approach Road Review is not an authorization for maintenance and ownership by DOT&PF, but a review of the technical connection to a DOT&PF managed facility. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

MSB PD&E: **(Exhibit D)** PD&E has no objection to the T turnaround if a Public Use Easement is dedicated through the subject property to connect with the end of Als Avenue.
Staff notes this issue was unresolved at the time this report was written.

MSB Permit Center: **(Exhibit E)** No comments from the Permit Center.

Utilities: **(Exhibit F)** ENSTAR has no comments or recommendations. GCI has no comments or objections. MTA would like to request a 15' utility easement on the south side of lots 1-6.. MEA did not respond.
At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council #5 Butte; Road Service Area #26 Greater Butte; MSB Community Development or Assessments; or MEA.

CONCLUSION: The preliminary master plan of **ALASKA SUNRISE** 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. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A geotechnical report was submitted, pursuant to MSB 43.20.281(A).

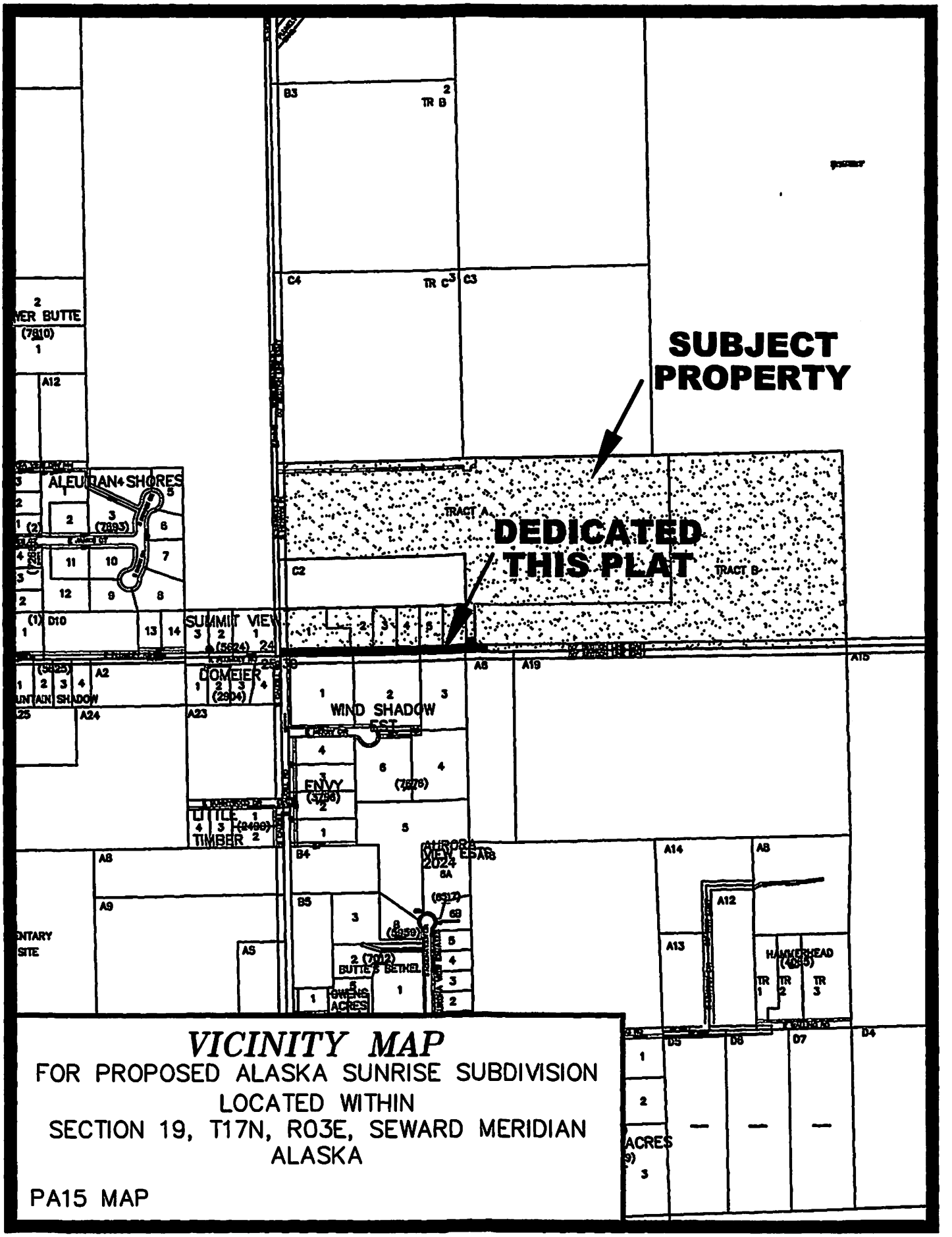
FINDINGS OF FACT

1. The plat of **ALASKA SUNRISE** is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A geotechnical report was submitted, pursuant to MSB 43.20.281(A). All lots will have the required usable area.
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. At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council #5 Butte; Road Service Area #26 Greater Butte; MSB Community Development or Assessments; or MEA.
5. There were no objections from any federal or state agencies, or Borough departments or utilities.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary master plan of ALASKA SUNRISE, Section 19, Township 17 North, Range 03 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. Construct internal roads and turn-arounds to residential street standards according to the 2022 Subdivision Construction Manual (SCM):
   a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
   b) Arrange 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. Coordinate with ADOT&PF regarding the approach road connection to and borough extension of Plumley Road.
6. Show all easements of record on final plat for each phase of the master plan.
7. Submit recording fees, payable to Department of Natural Resources (DNR) for each phase of the master plan.
8. Submit plat in full compliance with Title 43 for each phase of the master plan.



VICINITY MAP

FOR PROPOSED ALASKA SUNRISE SUBDIVISION
LOCATED WITHIN
SECTION 19, T17N, R03E, SEWARD MERIDIAN
ALASKA

PA15 MAP

EXHIBIT A1

CTION LINE ESMT
TION LINE ESMT
E Alder Ave
E Plumley Rd
50' SECTION LINE ESMT
50' SECTION LINE ESMT
Cogdill Rd
TION LINE ESMT
E Merry Cir
ION ACCESS ESMT
Microsoft
N
W
E
S
0
500
1,000
2,000 Feet

EXHIBIT A2

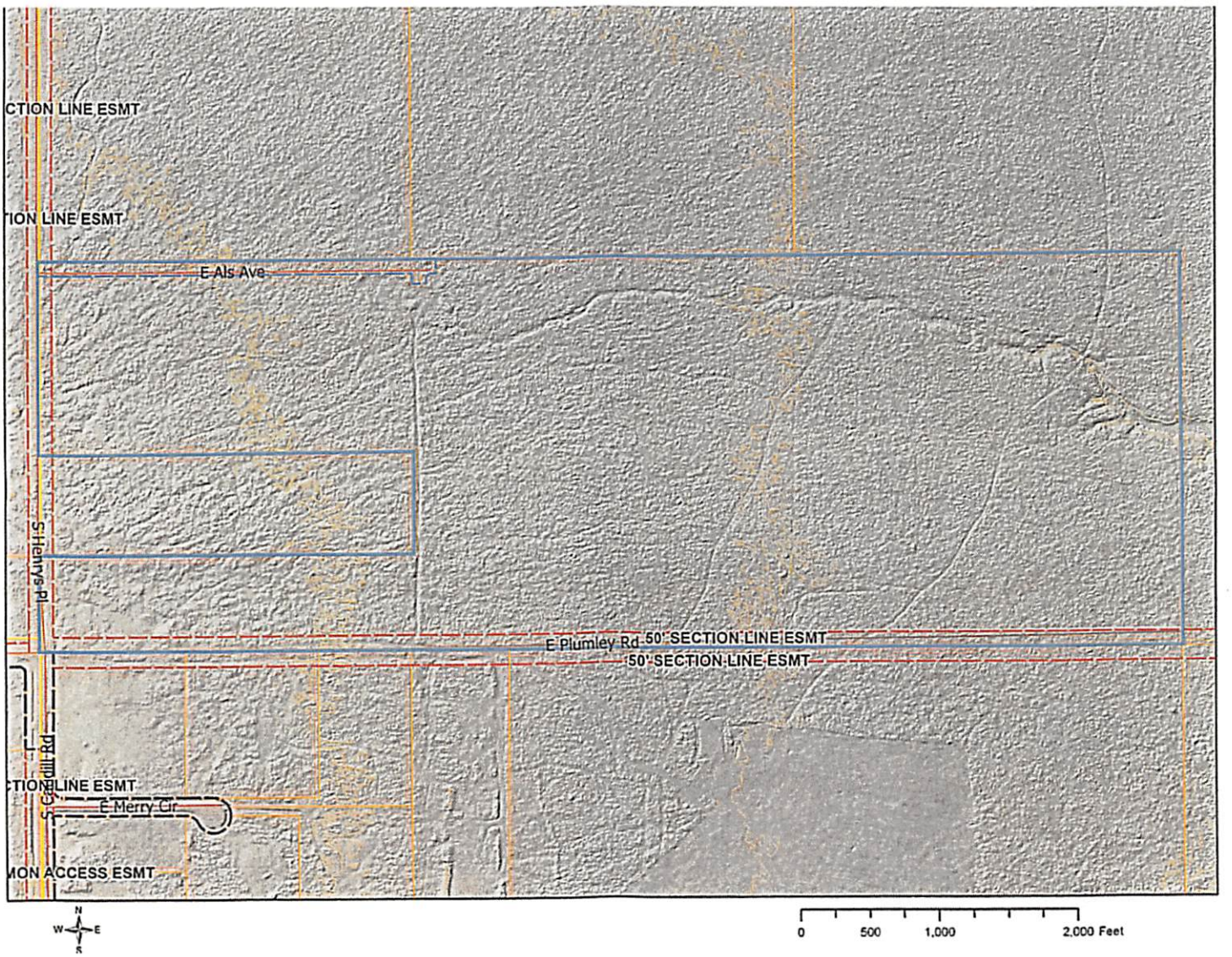

CTION LINE ESMT
TION LINE ESMT
E Als Ave
S Henry's Pl
E Plumley Rd
50' SECTION LINE ESMT
50' SECTION LINE ESMT
S Gaudill Rd
CTION LINE ESMT
E Merry Cir
ION ACCESS ESMT
N
W
E
S
0
500
1,000
2,000 Feet

EXHIBIT A3

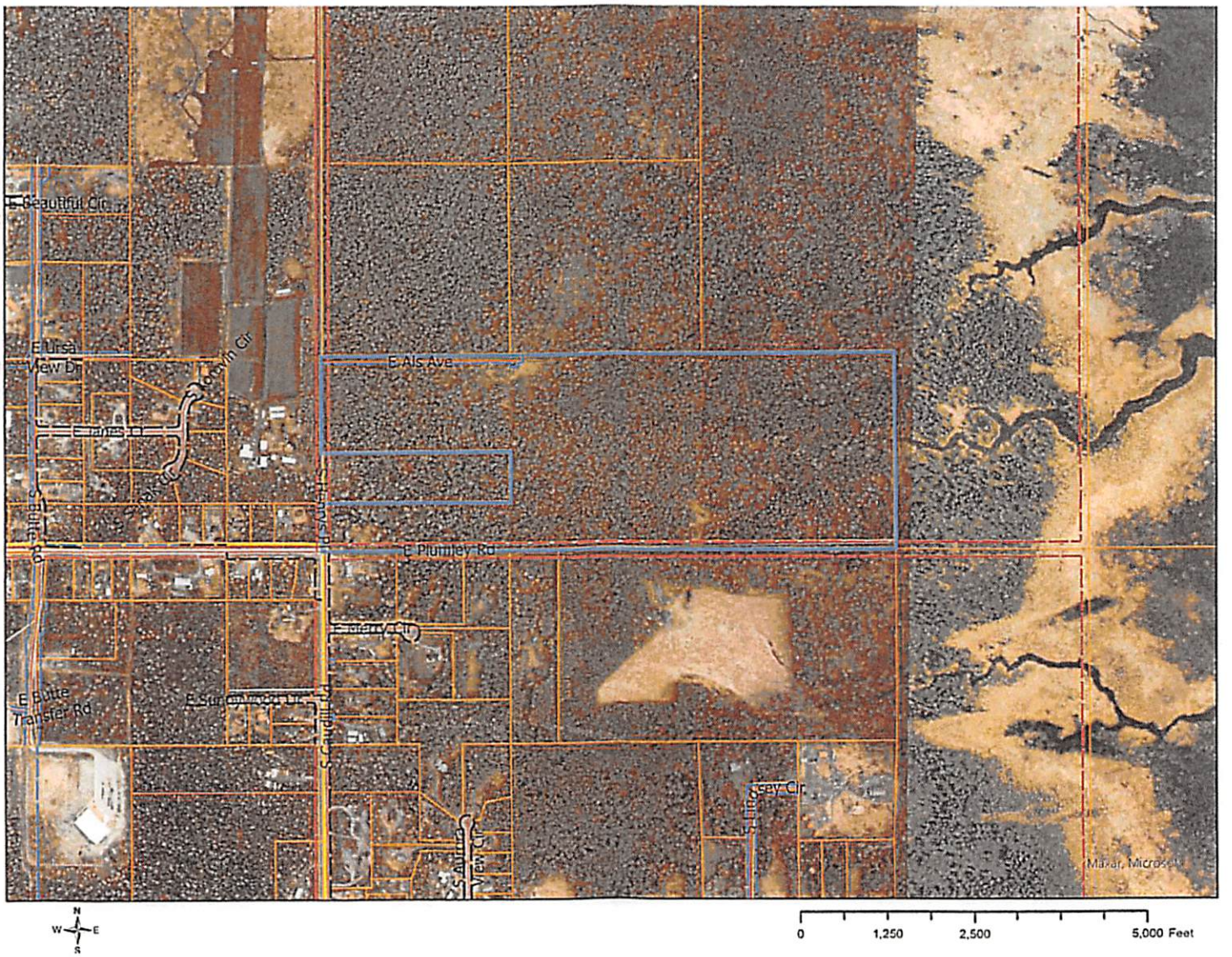

E Beautiful Cir
E Ursa View Dr
E Als Ave
E Plumley Rd
E Butte Transfer Rd
N
W
E
S
0
1,250
2,500
5,000 Feet

EXHIBIT A4

HOLLER ENGINEERING
Water, Wastewater & Soils Consulting 3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

RECEIVED
MAY 19 2026
PLATTING

May 18, 2026

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

Re: *Alaska Sunrise Sub.;* Useable Areas, Roads and Drainage.
HE #25044

Dear Mr. Wagner:

At the request of the project developers, we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 6 new residential lots and two large remainder tracts from one existing parcel totaling approximately 109 acres. Our soils evaluation included logging 3 new test holes 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 is a polygon formed by the parent parcel, which would be a complete rectangle shape except for an 8-acre rectangular lot previously separated at the west end. The site lies north of the intended extension of E Plumley Road, south of the platted Al's Avenue, and east of Henry's Place. The majority of the project site is relatively flat, with minimal slopes generally running to the east. There is one small seasonal drainage path running east near the north border, which forms a small slough eventually becoming a tributary of Jim Creek. The path is normally dry except for the slough at the east border. No substantial areas with steep slopes exceeding 25% exist. The total elevation differential indicated from the provided topo map contours is about 33'.

Soils & Vegetation. The parent parcel remains mostly in its native or near native state with little to no development. There is one home site at the southwest corner, with related outbuildings and a couple of rough, older apparent logging trails starting from the homesite. Existing native vegetation varies considerably, with upland areas having mature birch and spruce trees with a few willow, alder and cottonwood. A total of 3 new test holes were dug recently to evaluate existing soils conditions. Near surface soils typically included a thin organic mat over a deep layer of silty sands extending down 15' or more. In two of the holes, a sand/gravel layer was encountered under the silty sands.

EXHIBIT B1

All 3 test holes had percolation tests, with results of 0.6, 1.7 and 2.2 minutes per inch. A copy of the testhole logs, percolation tests and the location/ topography map is attached.

Groundwater. Groundwater was not encountered in any of the test holes, dug to depths of 17'. Shallow groundwater is expected on the far eastern end of the project, where one minor area appeared to have surface water in aerial photos. Despite this, each proposed lot will have adequate useable area to meet platting requirements. See the attached drawing for more details.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area.* Useable septic areas will be limited by lotlines, easements, surface water setbacks, setbacks to a water well and areas with shallow groundwater. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. Despite the limits, 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, ***all 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. Proposed Tract A and Tract B are both over 400,000 ft2 and will not require useable area verification.***

Roads. The project will require the upgrade of approximately 1,425' of new *residential* or *residential sub-collector* standard road, including a single tee turn-around intersection aligned with existing ROW to the north. Initial design work indicates road centerline grades can be kept to 2% or less, with cuts and fills being very minimal. Sandy silty gravel materials adequate to construct the road sub-base can be mined from existing soils within some portions of the new ROW, or mined from some of the lots or tracts. The top 24" structural section of the roads will likely need to be imported.

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 and infiltration structures. Any other drainage structures will be identified as part of the upcoming drainage report. As always, the drainage plans may be subject to field modification and improvement during construction.

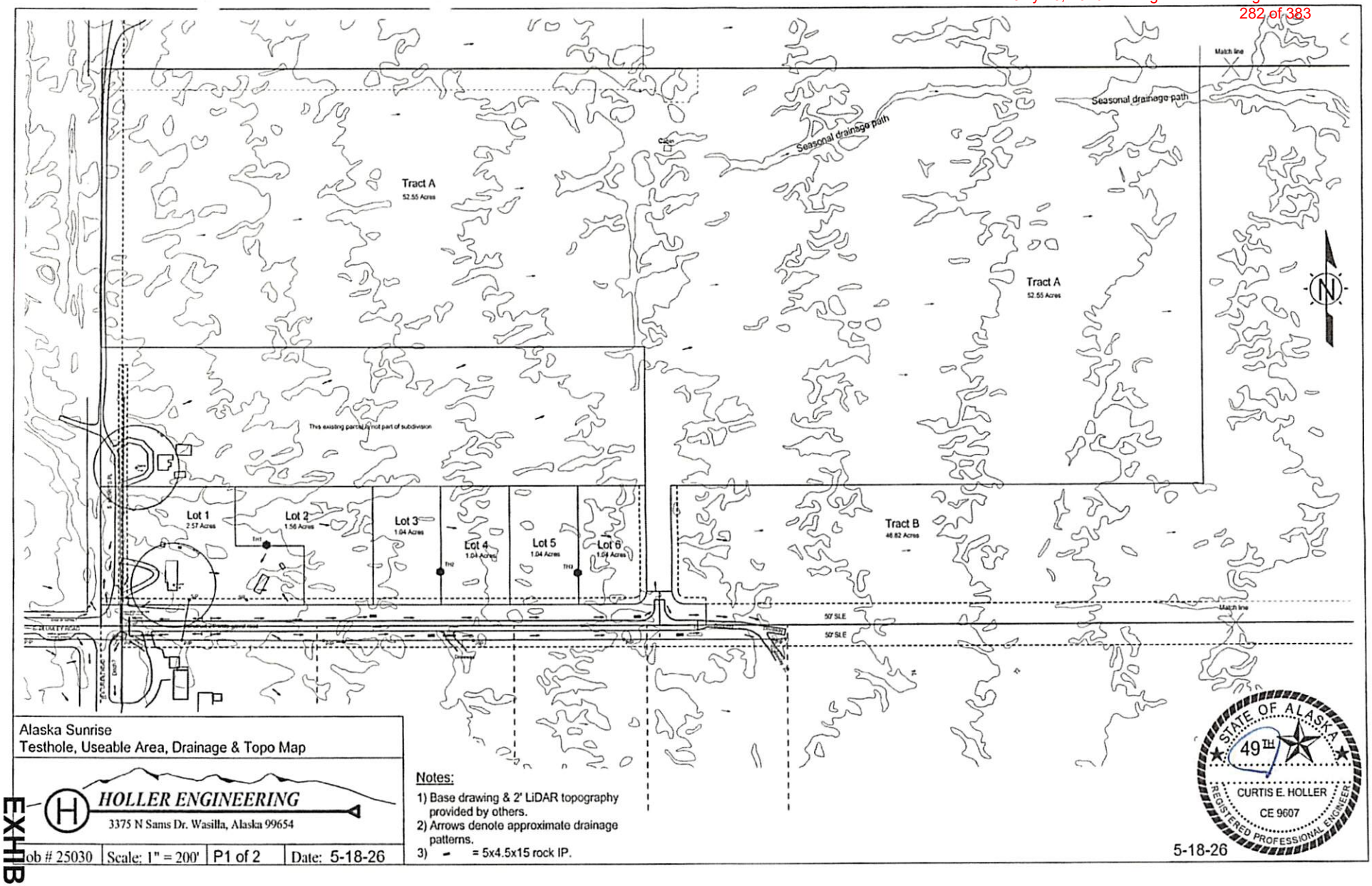
Please do not hesitate to call with any questions.

Sincerely,

Curtis Holler, PE

c: B Frey/L Morali, w/attachments

EXHIBIT B2



Alaska Sunrise
Testhole, Useable Area, Drainage & Topo Map

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 25030	Scale: 1" = 200'	P1 of 2	Date: 5-18-26

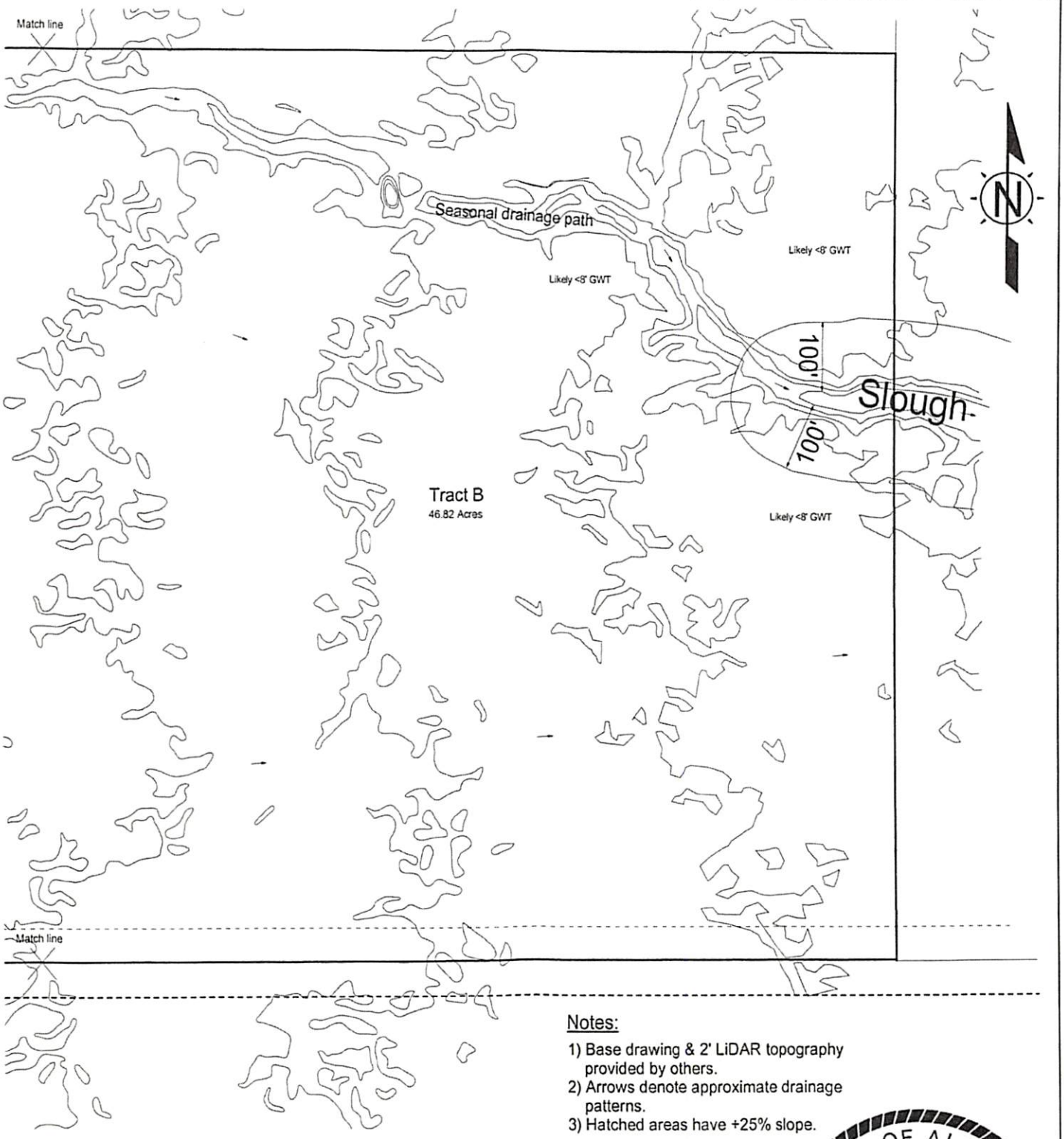
Notes:

1) Base drawing & 2' LiDAR topography provided by others.
2) Arrows denote approximate drainage patterns.
3) = 5x4.5x15 rock IP.

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER

5-18-26

EXHIBIT B3



Notes:

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

Alaska Sunrise
Testhole, Useable Area, Drainage & Topo Map

HOLLER ENGINEERING
3375 N Sams Dr. Wasilla, Alaska 99654

Job # 25030	Scale: 1" = 200'	P2 of 2	Date: 5-18-26

STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
REGISTERED PROFESSIONAL ENGINEER
5-18-26

EXHIBIT B4

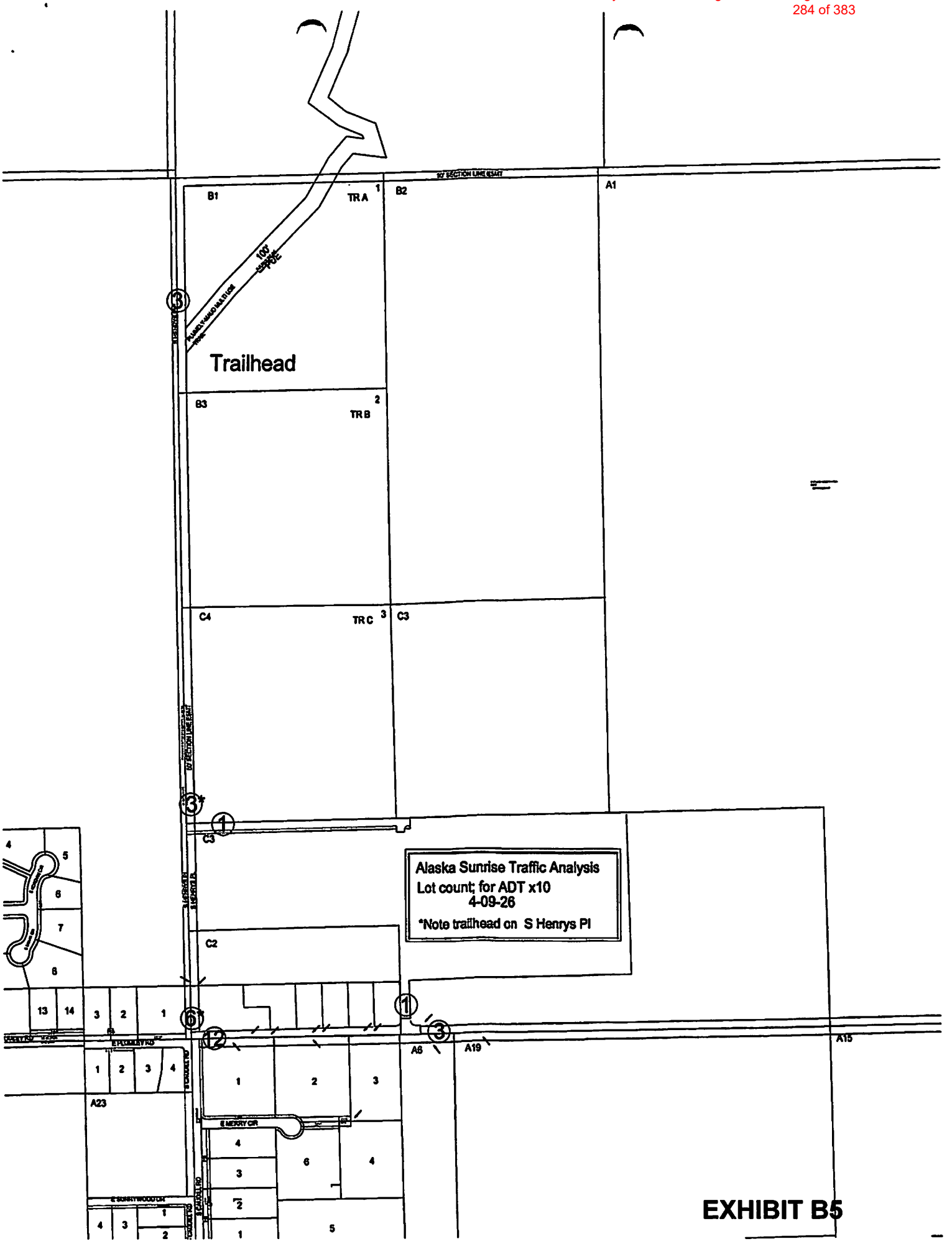

B1
TR A 1
B2
A1
100' PUE
Trailhead
B3
TR B 2
C4
TR C 3
C3
C2
A8
A19
A15
A23
Alaska Sunrise Traffic Analysis
Lot count; for ADT x10
4-09-26
*Note trailhead on S Henrys Pl

EXHIBIT B5

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

Seal

STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
5-12-26
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 3
Performed For: Bill Frey/Lana Morali
Legal Description: Alaska Sunrise

Depth, feet | Soil Type

1 OL, ROOTS DARK BROWN
2
3 SP W/SILT
4 PERC VARIES TO SP-FINE
5 VARIES TO SP-SM
6 OLIVE TAN-GRAY
7 RELATIVELY DRY,
8 MINIMAL CASTE
9
10
11
12
13
14
15
16 SP-GP, SMALL GVL
17 REL, CLEAN
OLIVE GRAY
18 NO GWT / NO SEEPS
19
20
21
22

Slope

Site Plan

N

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
SOAK	5-11-26				
1	"	1441:00	2:35	6"-12"	6"
2	"	1450:00	2:50	"	"
3	"	1502:40	3:15	"	"
4	"	1515:12	3:20	"	"
5	"	1524:20	3:21	"	"
6	↓	1541:30	3:20	↓	↓

- PERCOLATION RATE 0.6 (min/inch) PERC HOLE DIAMETER 6"
- TEST RUN BETWEEN 4 FT AND 5 FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
-
- PERFORMED BY: C. Holler DATE: 5-11-2026

EXHIBIT B6

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

Seal
STATE OF ALASKA 49TH
CURTIS E. HOLLER
CE 9607
5-12-26
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 3
Performed For: Bill Frey/Lana Morali
Legal Description: Alaska Sunrise

Depth, feet / Soil Type

1 OL, ROOTS
2
3 SM FINE SAND W/SILT
4 PERC OLIVE GRAY
5 VARIES to SM-ML IN BANDS
6 REL. DRY
7
8
9
10
11
12
13
14
15
16 NO GWT/NO SEEPS
17
18
19
20
21
22

Slope

Site Plan
N

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
SOAK	5-11-26				
	↓				
1		1318:20	10.0 MIN	11 13/16"	6 3/16"
2		1331:05	"	10 15/16"	5 3/16"
3		1412:15	"	10 6/16"	4 10/16"
4	↓	1425:08	"	10 3/16"	4 9/16"

- PERCOLATION RATE 2.2 (min/inch) PERC HOLE DIAMETER 6"
- TEST RUN BETWEEN 3.8 FT AND 4.8 FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
-
- PERFORMED BY: C. Holler DATE: 5-11-2026

EXHIBIT B7

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

Seal
STATE OF ALASKA
49TH
CURTIS E. HOLLER
CE 9607
5-12-26
REGISTERED PROFESSIONAL ENGINEER

SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 3
Performed For: Bill Frey/Lana Morali
Legal Description: Alaska Sunrise

Depth, feet | Soil Type

1 OL, ROOTS
2 SM olive color
3 UNDER TO SM-ML IN BAND
PERC 4 W/FEW clumps ML or ML-MC
5 <2% GRAVEL
6
7 No Rocks
8
9
10
11
12
13
14
15 SP-GP, olive gray
16 Rock to 4"
17 NO GW/NO SEEPS
18
19
20
21
22

Slope

Site Plan

N

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
SOAK	5-11-26				
1		1241:10	7:10	5"-12"	6"
2		1252:20	9:15	5"-12"	6"
3		1346:30	10.0 MIN	4 3/16 - 10 3/16	6 3/16"
		1358:40	10.0 MIN	4 4/16 - 10 3/16	5 15/16"
4	↓				

- PERCOLATION RATE 1.7 (min/inch) PERC HOLE DIAMETER 6"
- TEST RUN BETWEEN 3.5 FT AND 4.5 FT DEPTH
- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering
- PERFORMED BY: C. Holler DATE: 5-11-2026

EXHIBIT B8

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

Project Delivery: Statewide Planning
Anchorage Field Office

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

June 8, 2026

Tyler Young, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Young:

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

- **Preapp-2026-082; PLT-21-8-3461; IN 15 Pavlik (East Mikes Lane)**
- **Montana Sunshine; Parcel 24N04W21B003; MO 07 Sutherland (East Romano Avenue)**

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

- **Preapp-2026-000080; PLT-21-8-3456; PA 11 Miller; Ben Miller (Old Glenn Highway)**
  - No objection to proposed lot division.
  - Require removal of southern driveway.
  - No direct access to lot 1 will be permitted to proposed lot 1 to Old Glenn Highway. Add plat note: "No direct access lot 1 to Old Glenn Highway" or similar.
  - Dedicate shared access easement for northern driveway to both lots.
  - Platting actions change lot legal descriptions and require access permits to be reapplied for. Reapply for existing northern access to Old Glenn Highway. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

EXHIBIT C-1

- **Alaska Sunrise; PA 15 Frey; Parcel #2, MSB Waiver 86-54-PWm, 86-194W (Plumley Road)**
  - No objection to proposed lot division.
  - Recommend early coordination with DOT&PF regarding the approach road connection to and borough extension of Plumley Road.
  - Improvements to or construction of Plumley Road east of Caudill Road require an Approach Road Review for the connection to the DOT&PF managed portion of Plumley Road to the west. An Approach Road Review is not an authorization for maintenance and ownership by DOT&PF, but a review of the technical connection to a DOT&PF managed facility. Approach Road Reviews can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.
- **Preapp-2026-000083; PLT-21-8-3459; PA 05 Berrigan; Anthony Berrigan (Palmer Fishhook Road)**
  - No objection to proposed lot division.
  - Platting actions change lot legal descriptions and require access permits to be reapplied for. Reapply for existing access to Palmer Fishhook Road for proposed lot 6. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

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

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

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

If there are any questions regarding these comments please feel free to contact me at (907) 269-0516 or erica.kostelecky@alaska.gov.

Sincerely,

Erica Kostelecky

Erica Kostelecky
Area Planner, DOT&PF

cc: Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF

EXHIBIT C - 2

Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Anna Bosin, Traffic & Safety Engineer, DOT&PF
Alex Strawn, Planning Director, MSB
Chris Post, Highway Design Chief, DOT&PF

Chris Curlin

From: Tammy Simmons
Sent: Tuesday, June 9, 2026 2:45 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Alaska Sunrise (CC)

Hello Chris,

PD&E has no objection to the T turnaround if a Public Use Easement is dedicated through the subject property to connect with the end of Als Avenue.

Thank you.

PD&E Review Team

From: Chris Curlin <chris.curlin@matsugov.us>
Sent: Wednesday, June 3, 2026 8:45 AM
To: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>
Subject: FW: RFC Alaska Sunrise (CC)

Hello,

Reply from surveyor below.

Sincerely,

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

From: Acutek Geomatics <admin@acuteksurvey.com>
Sent: Wednesday, June 3, 2026 8:42 AM
To: Tammy Simmons <Tammy.Simmons@matsugov.us>
Cc: Chris Curlin <chris.curlin@matsugov.us>; Curt Holler <holler@mtaonline.net>
Subject: Re: RFC Alaska Sunrise (CC)

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

EXHIBIT D - 1

The property is designed with the T because the future development and extension of the road North through Tract A. They are upgrading Plumley road for the legal access of that parcel's future subdividability as well, and is intended to line up with the MSB ROW of Al's Dr. that is already dedicated and T'd to the north for connectivity. That is the most feasible approach for this development and safest option, as T turnarounds are easier for large firetrucks to maneuver. I'm sure Curt can explain a bit better.

Kindest Regards,

Tendra Nicodemus/Turner
Acutek Geomatics, LLC.
(907) 376-8800
5099 E. Blue Lupine Dr.
Suite #104
Wasilla, Alaska 99654

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Tuesday, June 2, 2026 4:21 PM
To: Acutek Geomatics <admin@acuteksurvey.com>
Subject: FW: RFC Alaska Sunrise (CC)

Hi Tendra,

PD&E comments below.

Sincerely,

Chris Curlin

Platting Technician

Matanuska-Susitna Borough

(907) 861-7873

From: Tammy Simmons <Tammy.Simmons@matsugov.us>
Sent: Tuesday, June 2, 2026 4:09 PM

EXHIBIT D-2

To: Chris Curlin <Jesse.Curlin@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: RFC Alaska Sunrise (CC)

Hello,

The extension of Plumley Road will need to be constructed to minimum residential standards according to the 2022 SCM with a turnaround at the end. Per A07, a cul-de-sac will be required rather than a Tee turnaround because there is not an intersecting through-ROW dedicated at this location. Please note that relocation of existing mailboxes, power pole, utility pedestals, and the north driveway to Lot 1 of Wind Shadow Estates will need to be coordinated with MSB permitting and the permitees.

Thank you.

PD&E Review Group

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, May 28, 2026 12:30 PM
To: butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@matsugov.us>; 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>; 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>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; 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 Alaska Sunrise (CC)

Hello,

EXHIBIT D-3

The link below is to the RFC packet for the Alaska Sunrise Subdivision. Please ensure that all comments are submitted by June 12, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

Alaska Sunrise

Sincerely,

Chris Curlin

Platting Technician

Matanuska-Susitna Borough

(907) 861-7873

EXHIBIT D-4

Chris Curlin

From: Permit Center
Sent: Thursday, May 28, 2026 2:06 PM
To: Chris Curlin
Subject: RE: RFC Alaska Sunrise (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: Thursday, May 28, 2026 12:30 PM
To: butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@matsugov.us>; 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>; 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>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; 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 Alaska Sunrise (CC)

Hello,

The link below is to the RFC packet for the Alaska Sunrise Subdivision. Please ensure that all comments are submitted by June 12, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

Alaska Sunrise

Sincerely,

Chris Curlin
Platting Technician

EXHIBIT E

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

11 June 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 plats and has no comments or recommendations.

- **ALASKA SUNRISE**
  (MSB Case # 2026-061)

- **FAIRVIEW PARK MSP**
  (MSB Case # 2026-062)

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

Brandon Echols
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

Chris Curlin

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Thursday, June 11, 2026 8:14 AM
To: Chris Curlin
Subject: RE: RFC Alaska Sunrise (CC)

Follow Up Flag: Follow up
Flag Status: Flagged

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

MTA would like to request a 15' utility easement on the south side of lots 1-6.

Thank you,

Holly Sparrow, Sr. Right of Way Agent
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2599 | www.mtasolutions.com

Life. Technology. Together.

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, May 28, 2026 12:30 PM
To: butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@matsugov.us>; 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>; 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>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; 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 Alaska Sunrise (CC)

Hello,

EXHIBIT F-2

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Thursday, June 11, 2026 8:57 AM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Alaska Sunrise (CC)
Attachments: Agenda Plat.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

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

From: Chris Curlin <Chris.Curlin@matsugov.us>
Sent: Thursday, May 28, 2026 12:30 PM
To: butteakcc@gmail.com; Michael Shipton <Michael.Shipton@matsugov.us>; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@matsugov.us>; 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>; 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>; Tyler Young <Tyler.Young@matsugov.us>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Bob Keiner <bob.keiner@alaska.gov>; Kristina Huling <kristina.huling@alaska.gov>; 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 Alaska Sunrise (CC)

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

Hello,

The link below is to the RFC packet for the Alaska Sunrise Subdivision. Please ensure that all comments are submitted by June 12, 2026 so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

EXHIBIT F-3

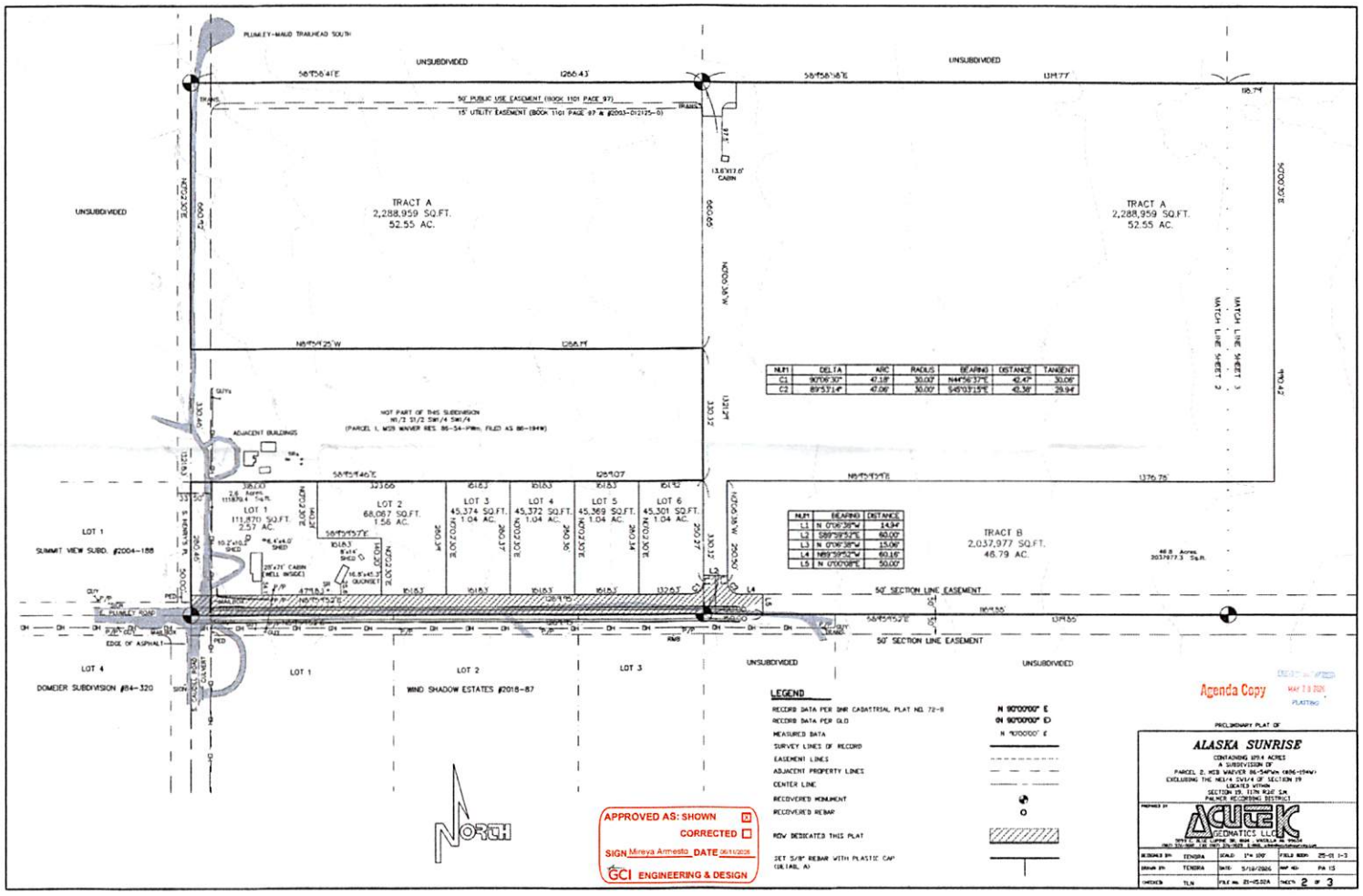
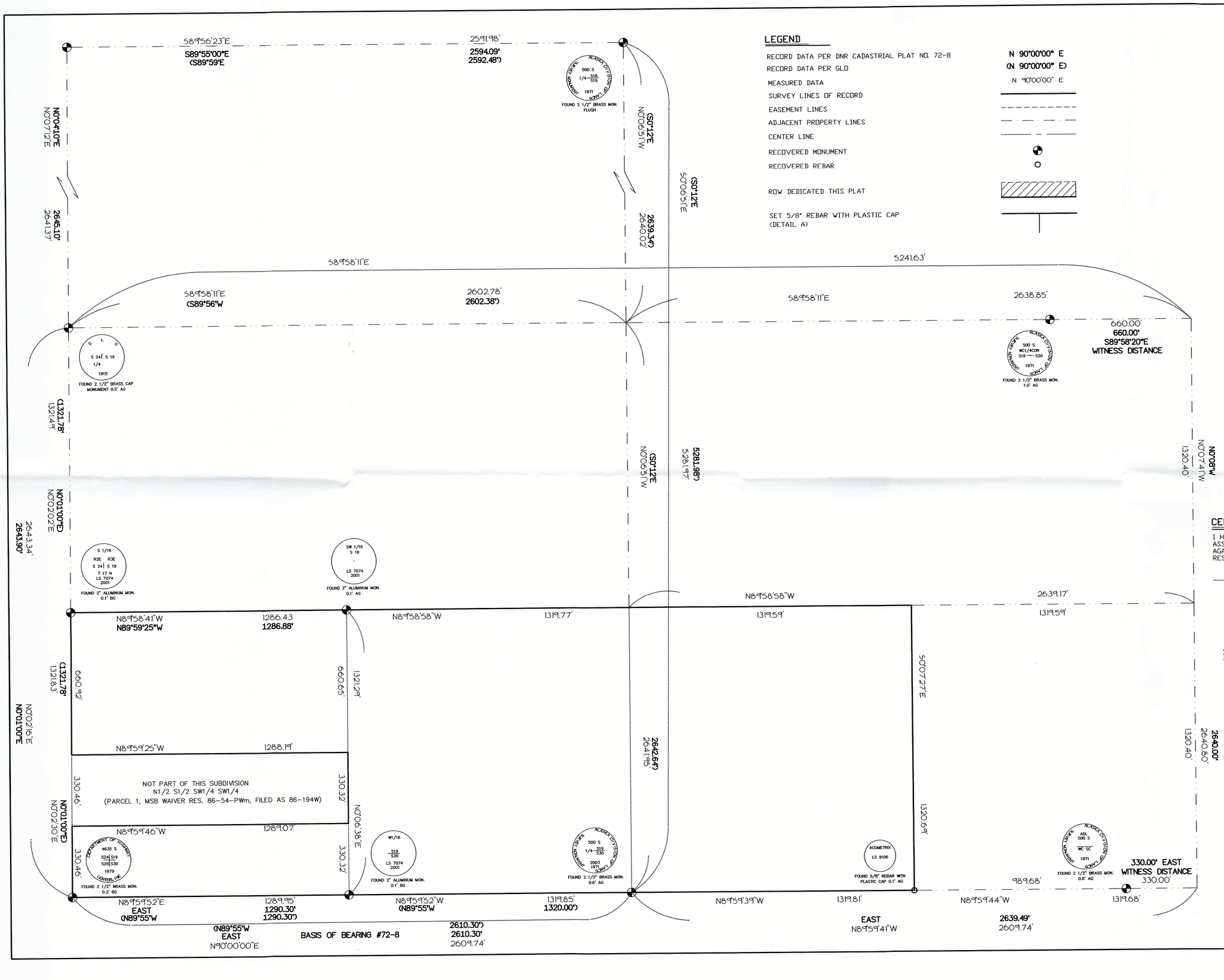
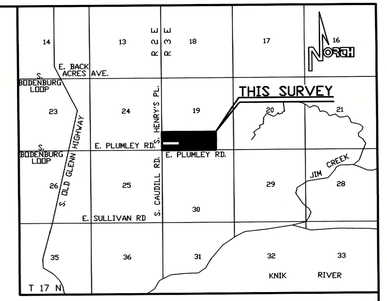

PLUMLEY-MAUD TRAILHEAD SOUTH
UNSUBDIVIDED
S87°56'44"E
1266.43
S87°56'16"E
1311.77
50' PUBLIC USE EASEMENT (BOOK 1101 PAGE 97)
15' UTILITY EASEMENT (BOOK 1101 PAGE 97 & #2003-012125-0)
TRACT A
2,288,959 SQ.FT.
52.55 AC.
TRACT A
2,288,959 SQ.FT.
52.55 AC.
N87°54'25"W
1266.91
NOT PART OF THIS SUBDIVISION
40.73 ST/2 SW1/4 SW1/4
(PARCEL 1, MSB WAIVER RES. 86-54-PWH, FILED AS 86-1944)
ADJACENT BUILDINGS
S87°55'46"E
1289.07
N87°53'53"E
1276.75
MATCH LINE SHEET 2
MATCH LINE SHEET 3
LOT 1
111,870 SQ.FT.
2.57 AC.
LOT 2
68,067 SQ.FT.
1.56 AC.
LOT 3
45,374 SQ.FT.
1.04 AC.
LOT 4
45,372 SQ.FT.
1.04 AC.
LOT 5
45,369 SQ.FT.
1.04 AC.
LOT 6
45,301 SQ.FT.
1.04 AC.
TRACT B
2,037,977 SQ.FT.
46.79 AC.
SUMMIT VIEW SUBD. #2004-188
W. PLUMLEY ROAD
EDGE OF ASPHALT
50' SECTION LINE EASEMENT
S87°54'52"E
1311.55
50' SECTION LINE EASEMENT
LOT 4
DOMEIER SUBDIVISION #84-320
LOT 1
LOT 2
WIND SHADOW ESTATES #2018-87
LOT 3
UNSUBDIVIDED
UNSUBDIVIDED
LEGEND
RECORD DATA PER SMR CADASTRAL PLAT NO. 72-8
RECORD DATA PER GLO
MEASURED DATA
SURVEY LINES OF RECORD
EASEMENT LINES
ADJACENT PROPERTY LINES
CENTER LINE
RECOVERED MONUMENT
RECOVERED REBAR
ROW DEDICATED THIS PLAT
SET 5/8" REBAR WITH PLASTIC CAP
"GCI EA"
N 90°00'00" E
(N 90°00'00" E)
N 90°00'00" E
NORTH
APPROVED AS: SHOWN
CORRECTED
SIGN Mireya Armesto DATE 06/11/2026
GCI ENGINEERING & DESIGN
Agenda Copy
MAY 19 2026
PLATTING
PRELIMINARY PLAT OF
ALASKA SUNRISE
CONTAINING 97.4 ACRES
A SUBDIVISION OF
PARCEL 2, MSB WAIVER 86-54PWH (#86-1944)
EXCLUDING THE NE1/4 SW1/4 OF SECTION 19
LOCATED WITHIN
SECTION 19, T17N R3E S.M.
PALMER RECORDING DISTRICT
PREPARED BY
ACUTEK GEOMATICS LLC
SURVEYED BY: TENDRA
SCALE: 1" = 100'
FIELD BOOK: 25-01 I-3
DRAWN BY: TENDRA
DATE: 5/18/2026
MAP NO.: PH 13
CHECKED: TLN
FILE No. 25-05.02A
SHEET 2 OF 3

EXHIBIT F-4



LEGEND

RECORD DATA PER DNR CADASTRIAL PLAT NO. 72-8	N 90°00'00" E
RECORD DATA PER GLO	(N 90°00'00" E)
MEASURED DATA	N 90°00'00" E
SURVEY LINES OF RECORD	
EASEMENT LINES	
ADJACENT PROPERTY LINES	
CENTER LINE	
RECOVERED MONUMENT	
RECOVERED REBAR	
ROW DEDICATED THIS PLAT	
SET 5/8" REBAR WITH PLASTIC CAP (DETAIL A)	



VICINITY MAP
1" = 1 MILE

DETAIL A
N.T.S.

CERTIFICATION OF PAYMENT OF TAXES

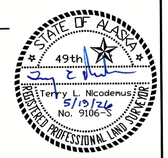
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20___, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION, OR RESUBDIVISION, HEREON, HAVE BEEN PAID.

_____, 20___, _____
Date — Tax Collection Official (MAT-SU BOROUGH)

Agenda Copy

SURVEYOR'S CERTIFICATE

I, TERRY L. NICODEMUS, L.S. 9106, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



RECEIVED
MAY 20 2026
PLATTING

PRELIMINARY PLAT OF

ALASKA SUNRISE

CONTAINING 109.4 ACRES
A SUBDIVISION OF
PARCEL 2, MSB WAIVER 86-54PWm (#86-194W)
EXCLUDING THE NE1/4 SW1/4 OF SECTION 19
LOCATED WITHIN
SECTION 19, T17N R3E S.M.
PALMER RECORDING DISTRICT

PREPARED BY
ACUTEK GEOMATICS LLC
5099 E. BLUE LUPINE DR, #104 , WASILLA AK 99654
(907) 376-8800 FAX (907) 376-9629 E-MAIL admin@acutek.survey.com

DESIGNED BY: TENDRA	SCALE: 1"= 200'	FIELD BOOK:	25-01 1-3
DRAWN BY: TENDRA	DATE: 5/18/2026	MAP NO.:	PA 15
CHECKED: TLN	FILE No. 21-05.02A	SHEET:	1 OF 3

PLUMLEY–MAUD TRAILHEAD SOUTH

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

S89°58'41"E 1286.43'

S89°58'58"E 1319.77'

118.79'

TRANS. 50' PUBLIC USE EASEMENT (BOOK 1101 PAGE 97) TRANS.

15' UTILITY EASEMENT (BOOK 1101 PAGE 97 & #2003–012125–0)

97.5'

13.6'X17.0' CABIN

N0°02'30"E 660.92'

660.65' N0°06'38"W

S0°00'30"E 990.42'

TRACT A
2,288,959 SQ.FT.
52.55 AC.

TRACT A
2,288,959 SQ.FT.
52.55 AC.

N89°59'25"W 1288.19'

1321.29'

330.32'

MATCH LINE SHEET 3

MATCH LINE SHEET 2

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE	TANGENT
C1	90°06'30"	47.18'	30.00'	N44°56'37"E	42.47'	30.06'
C2	89°53'14"	47.06'	30.00'	S45°03'15"E	42.38'	29.94'

GUYs

330.46'

NOT PART OF THIS SUBDIVISION
N1/2 S1/2 SW1/4 SW1/4
(PARCEL 1, MSB WAIVER RES. 86–54–PWm, FILED AS 86–194W)

ADJACENT BUILDINGS

SRs

1321.83'

S89°59'46"E 1289.07'

N89°59'59"E 1376.78'

318.00'
2.6 Acres.
111870.4 Sq.ft.

LOT 1
111,870 SQ.FT.
2.57 AC.

323.66'

LOT 2
68,067 SQ.FT.
1.56 AC.

161.83'

LOT 3
45,374 SQ.FT.
1.04 AC.

161.83'

LOT 4
45,372 SQ.FT.
1.04 AC.

161.83'

LOT 5
45,369 SQ.FT.
1.04 AC.

161.92'

LOT 6
45,301 SQ.FT.
1.04 AC.

N0°02'30"E 140.21'

N0°02'30"E 280.37'

N0°02'30"E 280.36'

N0°02'30"E 280.34'

N0°02'30"E 250.27'

N0°06'38"W 250.50'

NUM	BEARING	DISTANCE
L1	N 0°06'38"W	14.94'
L2	S89°59'52"E	60.00'
L3	N 0°06'38"W	15.06'
L4	N89°59'52"W	60.16'
L5	N 0°00'08"E	50.00'

33' 50'

S. HENRY'S PL.

10.2'x10.2' SHED

6.4'x4.0' SHED

161.83'
8'x14' SHED

140.20'

28'x71' CABIN (WELL INSIDE)

16.8'x45.3' QUONSET

SR 25.5'

34.1'

479.83'

LOT 1

SUMMIT VIEW SUBD. #2004–188

280.46'

50.00'

GUY P/P SIGN PED

MAILBOX CLUSTER

E. PLUMLEY ROAD

P/P GUY MAILBOX

EDGE OF ASPHALT

P/P N89°59'52"E

GUY

P/P N89°59'52"E

161.83' 161.83' 161.83' 161.83' 132.63'

1289.95'

C1 L1 L3 C2 L4 L5

50' SECTION LINE EASEMENT

120.00'

150.00'

1169.85'

1319.85'

S89°59'52"E

50' SECTION LINE EASEMENT

RMB

P/P GUY TRANS.

TRACT B
2,037,977 SQ.FT.
46.79 AC.

46.8 Acres.
2037977.3 Sq.ft.

LOT 4

DOMEIER SUBDIVISION #84–320

SIGN

S. CAUDILL ROAD

CULVERT

LOT 1

LOT 2

WIND SHADOW ESTATES #2018–87

LOT 3

UNSUBDIVIDED

UNSUBDIVIDED

NORTH

LEGEND

RECORD DATA PER DNR CADASTRIAL PLAT NO. 72-8	N 90°00'00" E
RECORD DATA PER GLO	(N 90°00'00" E)
MEASURED DATA	N 90°00'00" E
SURVEY LINES OF RECORD	———
EASEMENT LINES	- - - - - - - - - -
ADJACENT PROPERTY LINES	— — — — —
CENTER LINE	——— – ———
RECOVERED MONUMENT	⊕
RECOVERED REBAR	o
ROW DEDICATED THIS PLAT	▨
SET 5/8" REBAR WITH PLASTIC CAP (DETAIL A)	———

RECEIVED
MAY 20 2026
PLATTING

Agenda Copy

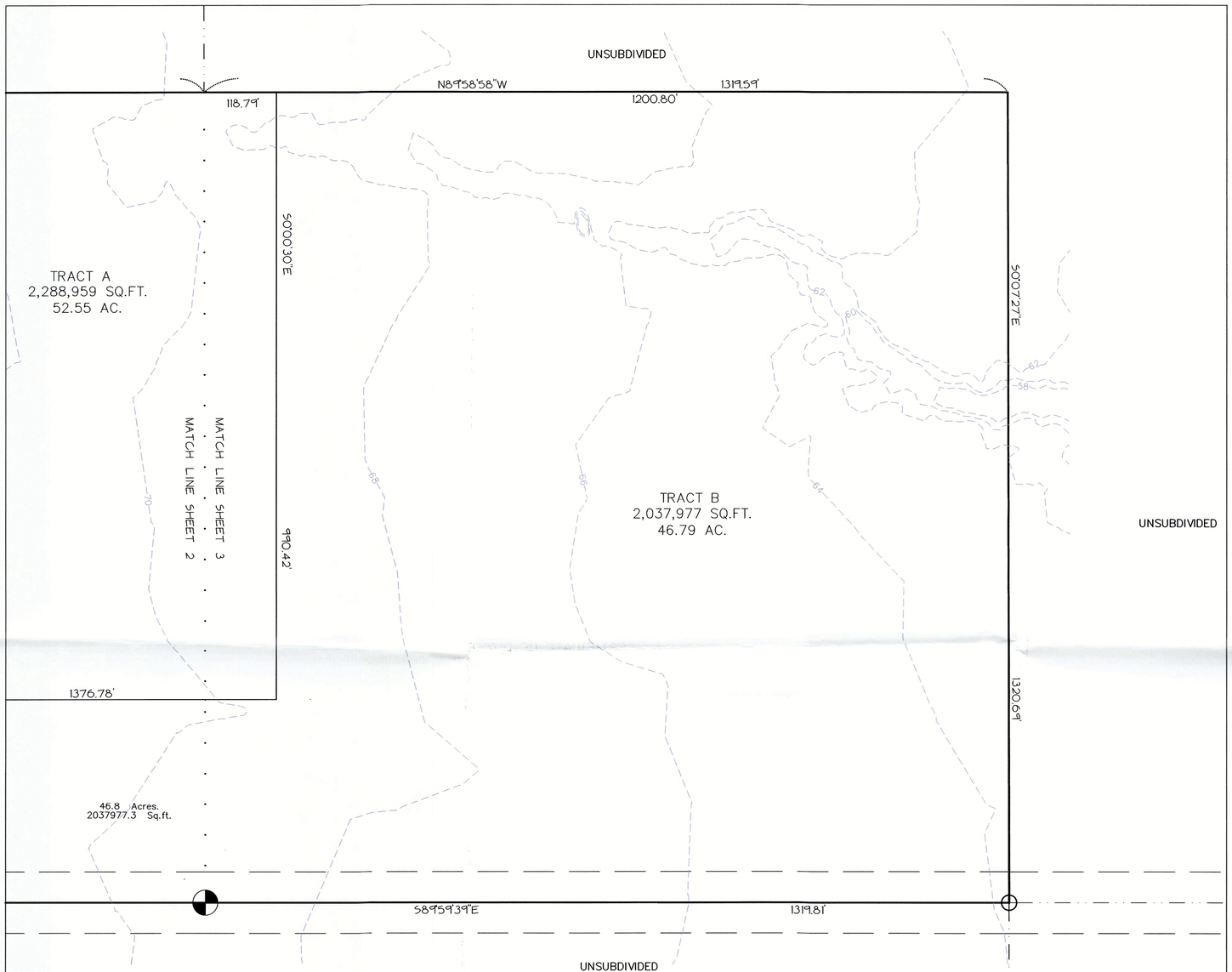
PRELIMINARY PLAT OF

ALASKA SUNRISE

CONTAINING 109.4 ACRES
A SUBDIVISION OF
PARCEL 2, MSB WAIVER 86-54PWm (#86-194W)
EXCLUDING THE NE1/4 SW1/4 OF SECTION 19
LOCATED WITHIN
SECTION 19, T17N R3E S.M.
PALMER RECORDING DISTRICT

PREPARED BY
ACUTEK GEOMATICS LLC
5099 E. BLUE LUPINE DR. #104 , WASILLA AK 99654
(907) 376-8800 FAX (907) 376-9629 E-MAIL: admin@acuteksurvey.com

DESIGNED BY:	TENDRA	SCALE:	1"= 100'	FIELD BOOK:	25-01 1-3
DRAWN BY:	TENDRA	DATE:	5/18/2026	MAP NO.:	PA 15
CHECKED:	TLN	FILE No.	21-05.02A	SHEET:	2 OF 3



GENERAL NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN ON THE PLAT TO BE RECORDED.

2. ALL RECORD INFORMATION TAKEN FROM THE STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF LANDS SUPPLEMENTAL CADASTRIAL SURVEY OF SECTIONS 13 & 30, T 17 N-R 3E, SEWARD MERIDIAN, ALASKA, RECORDED AS PLAT #72-8, PALMER RECORDING DISTRICT, AND FROM THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT OF TOWNSHIP 17 NORTH, RANGE 3 EAST, OF THE SEWARD MERIDIAN, ALASKA, CORRECTIVE RESURVEY, OFFICIALLY FILED JULY 8, 2005.

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 GOVERNS THOSE SYSTEMS.

CERTIFICATE OF OWNERSHIP & DEDICATION

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

WILLIAM ALBERT FREY
3101 E. DANNY'S AVE.
WASILLA, ALASKA 99654

Date

LANA RAE MORALLI

Date

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY

OF _____, 20__.

FOR _____.

FOR _____.

MY COMMISSION EXPIRES: _____.

_____

NOTARY PUBLIC FOR ALASKA

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS _____ DAY

OF _____, 20__.

FOR _____.

FOR _____.

MY COMMISSION EXPIRES: _____.

_____

NOTARY PUBLIC FOR ALASKA

LEGEND

RECORD DATA PER DNR CADASTRIAL PLAT NO. 72-8	N 90°00'00" E
RECORD DATA PER GLO	(N 90°00'00" E)
MEASURED DATA	N 90°00'00" E
SURVEY LINES OF RECORD	
EASEMENT LINES	
ADJACENT PROPERTY LINES	
CENTER LINE	
RECOVERED MONUMENT	
RECOVERED REBAR	
ROW DEDICATED THIS PLAT	
SET 5/8" REBAR WITH PLASTIC CAP (DETAIL A)	

NORTH

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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

_____, 20____.
Date

_____
Planning and Land Use Director

ATTEST: _____
Platting Clerk

RECEIVED
Agenda Copy
MAY 20 2026
PLATTING

PRELIMINARY PLAT OF

ALASKA SUNRISE

CONTAINING 109.4 ACRES
A SUBDIVISION OF
PARCEL 2, MSB WAIVER 86-54PWm (#86-194W)
EXCLUDING THE NE1/4 SW1/4 OF SECTION 19
LOCATED WITHIN
SECTION 19, T17N R3E S.M.
PALMER RECORDING DISTRICT

PREPARED BY
ACUTEK GEOMATICS LLC
5099 E. BLUE LUPINE DR. #104 . WASILLA AK 99654
(907) 376-8800 FAX (907) 376-9629 E-MAIL admin@acuteksurvey.com

DESIGNED BY:	TENDRA	SCALE:	1"= 100'	FIELD BOOK:	25-01 1-3
DRAWN BY:	TENDRA	DATE:	5/18/2026	MAP NO.:	PA 15
CHECKED:	TLN	FILE No.	21-05.02A	SHEET:	3 OF 3

H

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
JULY 16, 2026

PRELIMINARY PLAT: FAIRVIEW PARKS MSP

LEGAL DESCRIPTION: SEC 18, T17N, R01E, SEWARD MERIDIAN AK

PETITIONERS: WILLIAM TUCKER – FAIRVIEW PARKS INVESTORS

SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING

ACRES: 73.26 ± PARCELS: 12

REVIEWED BY: MATTHEW GODDARD CASE #: 2026-062

REQUEST: The request is to create 12 lots by a six-phase masterplan from Parcels 1 & 2, MSB Waiver #80-9-PWm, recorded as 80-34w and Tracts C1, C2, C3, MSB Waiver #2000-43-PWm, Recorded at Book 1060, Page 309, to be known as **FAIRVIEW PARKS MSP,** containing 73.26 acres +/-. The property is located north of E. Fairview Loop, south of E. Parks Highway, and east of S. Seward Meridian Parkway (Tax ID # 17N01E18A004, A005, A012, A013, & A014); within the NE ¼ Section 18, Township 17 North, Range 01 East, Seward Meridian, Alaska. In Community Council #22 Gateway and in Assembly District #3.

EXHIBITS:

SUPPORTING DOCUMETATION:

Vicinity Map and Aerial Photos	**PAGES** – 1-5
Topographic Map and As-Built	**PAGES** – 6-7
Geotechnical Report	**PAGES** – 8-23
Average Daily Traffic Calculation	**PAGES** – 24
Agenda Plat	**PAGES** – 47

AGENCY COMMENTS

Alaska Department of Transportation & Public Facilities (ADOT&PF)	**PAGES** – 25-26
Alaska Railroad Corporation (ARRC)	**PAGES** – 27-28
MSB DPW Pre-Design and Engineering Division	**PAGES** – 29-38
MSB Development Services	**PAGES** – 39-41
Utilities	**PAGES** – 42-46

DISCUSSION: The proposed subdivision is creating twelve lots by a six phase master plan. Access to lots one through ten is from E. Fireweed Road. Access for Lots 11 and 12 is from E. Fairview Loop. Both roads are ADOT&PF maintained roads. Common access easements overlaying the pole portions of Lots 8, 9, and

10 are being proposed to provide shared access to E. Fireweed Road. Proposed access spacing is shown on the agenda plat.

Geotechnical Report: A geotechnical report was submitted (**Exhibit Pages 8-23**)pursuant to MSB 43.20.281(A). Eli Ward, Registered Professional Engineer notes that the soil investigation was performed on February 24th, 25th, March 2nd, and March 13th, 2026. All borings were advanced to a depth of 12 feet below ground surface. No groundwater was encountered in the borings of this geotechnical investigation. Materials encountered were primarily coarse-grained, with significant variation in fines content. Based on the collected data from the soils investigation and observations, each lot will have at least 10,000 square feet of usable building are and 10,000 square feet of contiguous land that may be used as a septic area, as required by MSB 43.20.281 Code Requirements.

As-built and topographic mapping were submitted (**Exhibit Pages 6-7**). Based on the submitted as-built, no setback violations exist, nor will any be created by the recordation of Fairview Parks Master Plan.

An average Daily Traffic Calculation was submitted pursuant to the 2022 Subdivision Construction Manual (**Exhibit Page 24**).

Comments:

ADOT&PF (Exhibit Pages 25-26) has the following comments:

- Shared access required for Lots 1 & 2. (**Recommendation #3**)
- Plat note required stating "Shared access to Fireweed Road for Lot 1 and 2" or similar. (**Recommendation #3**)
- All lots next to common access easements expected to take access through common access easements. No direct access to Fireweed Road for Lot 3, 4, 6, & 7. (**Recommendation #4 & 5**)
- Required to add plat note stating "No direct access to Fireweed Road for Lot 3, 4, 6, & 7" or similar. (**Recommendation #4 & 5**)
- Recommend platting roads instead of dedicating common access easements.
- Recommend access coordination with DOT&PF ROW and planning for internal circulation with future lot development.
- Apply for new access permits for existing access points and any new access points. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions. (**Recommendation #6**)

Alaska Railroad Corporation (**Exhibit Pages 27-28**) has the following comments:

- Please locate monument PC 156-IR along the north boundary of Alaska Railroad, Lot 10 U.S.S. 9024.
  If monument is not found, please reset monuments in accordance to MSB 43.15.054 and Bureau of Land Management (BLM) survey standards. (**Recommendation #7**)
- Please add the record bearing and distance information, including curve data for U.S.S. 9024 Lot 10 as documented, and show this information on the plat.
- As a general note, access to Lots 11 and 12 from the south via the DOT permitted road under Alaska Railroad Permit No. 9670 and located within the Alaska Railroad boundary requires permits from both local and state agencies.

MSB DPW Pre-Design and Engineering Division (**Exhibit Pages 29-38**) requested clarification on the design and how it would interact with the Official Streets and Highways Plan and clarification on the labeling of the supporting information contained within the soils report. The petitioner's representative has provided clarification on the soils report and the design questions satisfying PD&E's concerns. PD&E had no further comments.

MSB Development Services (**Exhibit 39-41**) has no comments or objections.

Utilities: (**Exhibit Pages 42-46**)

ENSTAR has no comments or recommendations.

GCI has no comments or objections.

MEA did not respond.

MTA requests utilities be included in the 60' Common Access Easements. (**Recommendation #8 & 9**)

At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining/Land/Water; USACE; MSB Emergency Services, Planning Division, Pre-Design Division, or Development Services; or MTA.

CONCLUSION: The preliminary master plan of Fairview Parks Subdivision 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).

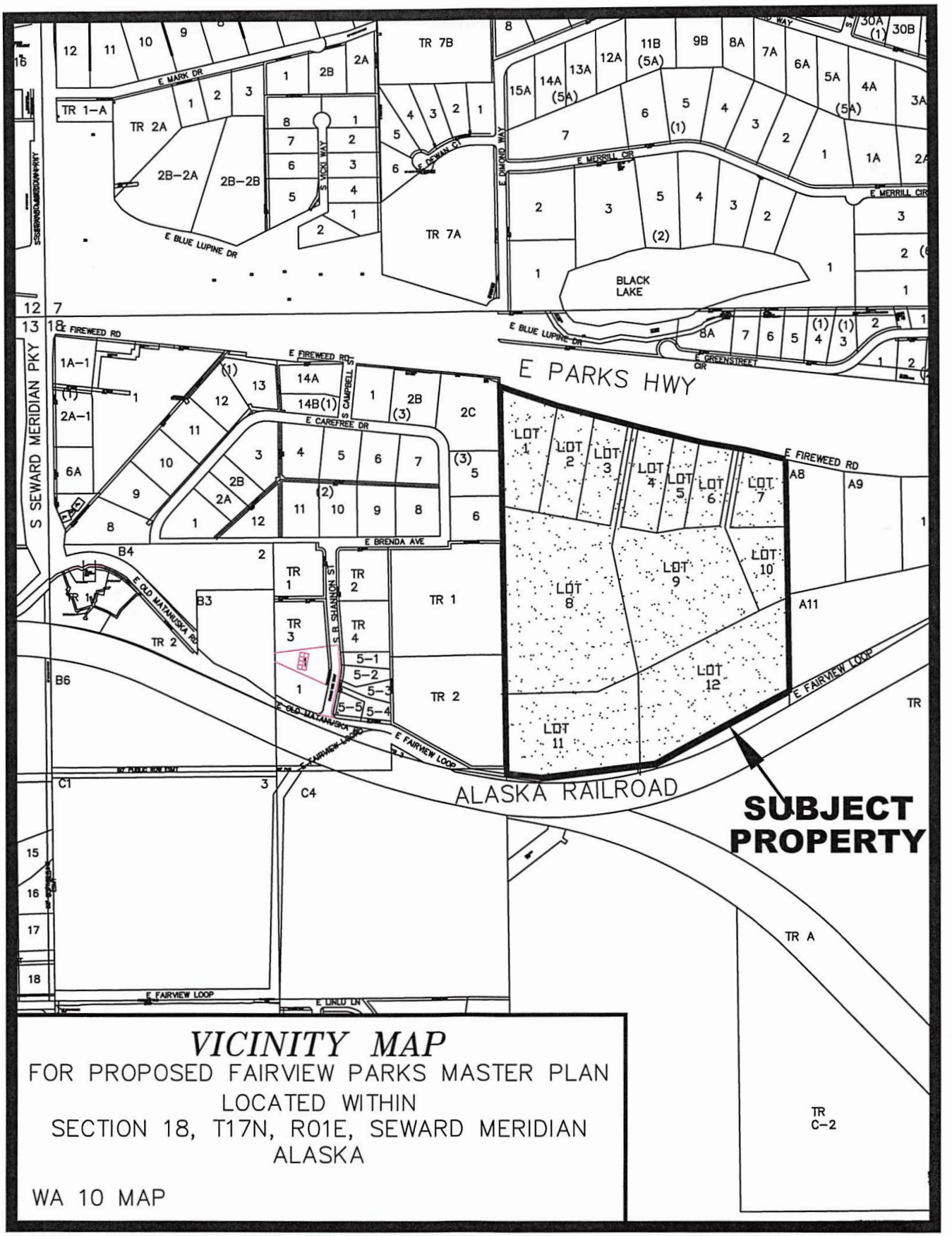
FINDINGS OF FACT

1. The master plan of Fairview Parks Subdivision is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.016 Preliminary Plats.
2. A soils report was not needed pursuant to MSB 43.15.065(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. This plat combines multiple lots reducing the lot density in the area.
6. At the time of staff report write-up, there were no responses to the Request for Comments from AK DNR Division of Mining/Land/Water; USACE; MSB Emergency Services, Planning Division, Pre-Design Division, or Development Services; or MTA.
7. There were no objections from any federal or state agencies, or Borough departments or utilities.
8. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary master plan of Fairview Parks Subdivision, Section 18, Township 17 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:

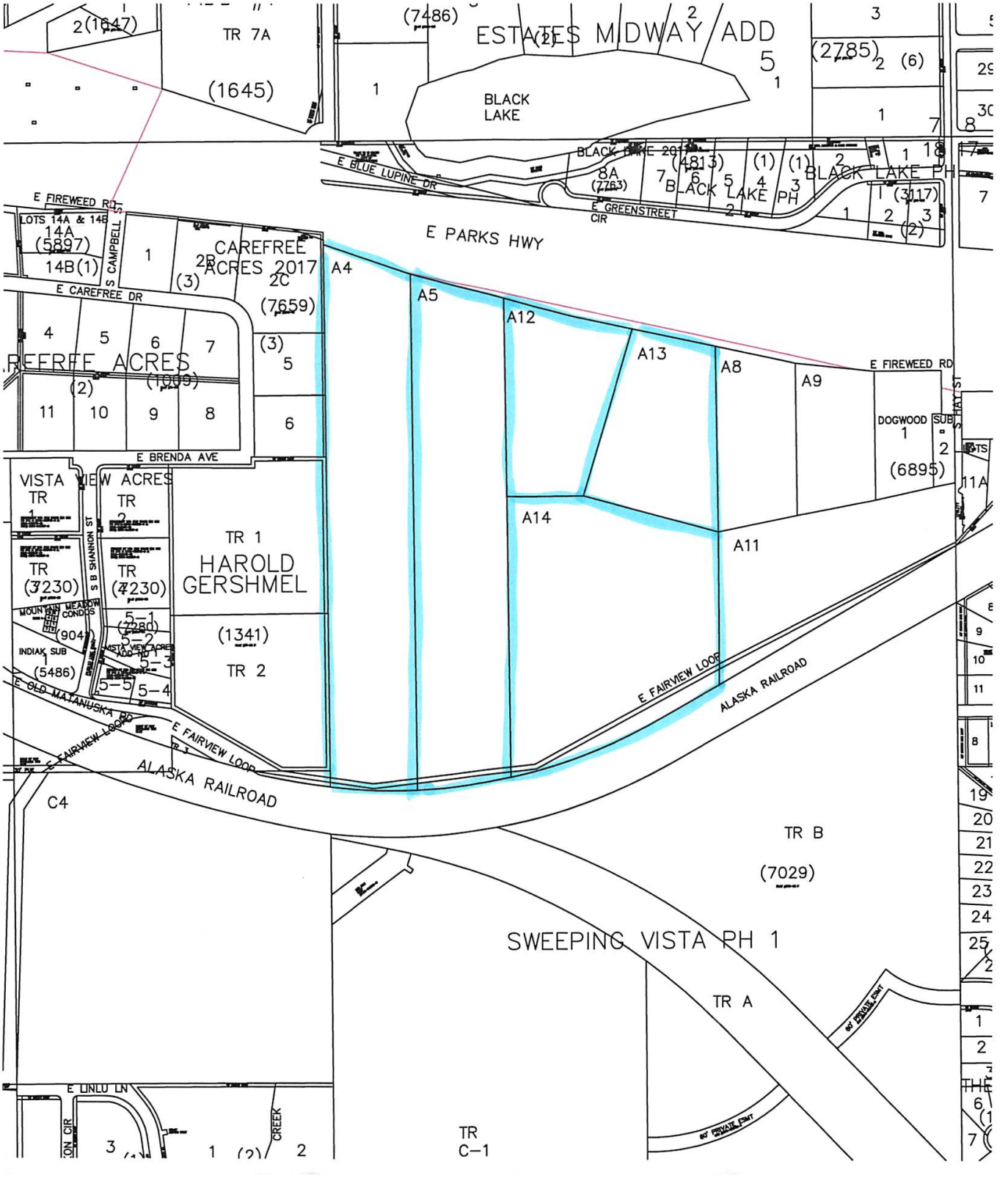
1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Add a plat note stating "Lots 1 and 2 to share a single access to E. Fireweed Road unless otherwise authorized by the permitting authority." Ad a common access easement sufficient in size to prove the shared access for Lots 1 and 2 to E. Fireweed Road.
4. Add a plat note stating Lots 3, 4, 8, & 9 to share a single access to E. Fireweed Road at the common access easement unless otherwise authorized by the permitting authority.
5. Add a plat note stating Lots 6, 7, 9, and 10 to share a single access to E. Fireweed Road at the common access easement unless otherwise authorized by the permitting authority.
6. Apply for driveway permit from ADOT&PF for all existing driveways. Provide a copy of all driveway permits/submitted permit applications to Platting Staff.
7. Locate Monument PC 156-IR along the north boundary of Alaska Railroad, Lot 10 U.S.S. 9024. If monument is not found, reset monument in accordance with MSB 43.15.054 and Bureau of Land Management (BLM) survey standards.
8. Grant a 15' wide utility easement running the length of the southern boundary of the parent parcel.
9. Work with the utility companies to determine appropriate easement locations for all proposed lots. Show/grant easements sufficient to provide utility access for all lots created in each phase to be recorded.
10. Submit recording fees, payable to Department of Natural Resources (DNR).
11. Submit final plat in full compliance with Title 43.

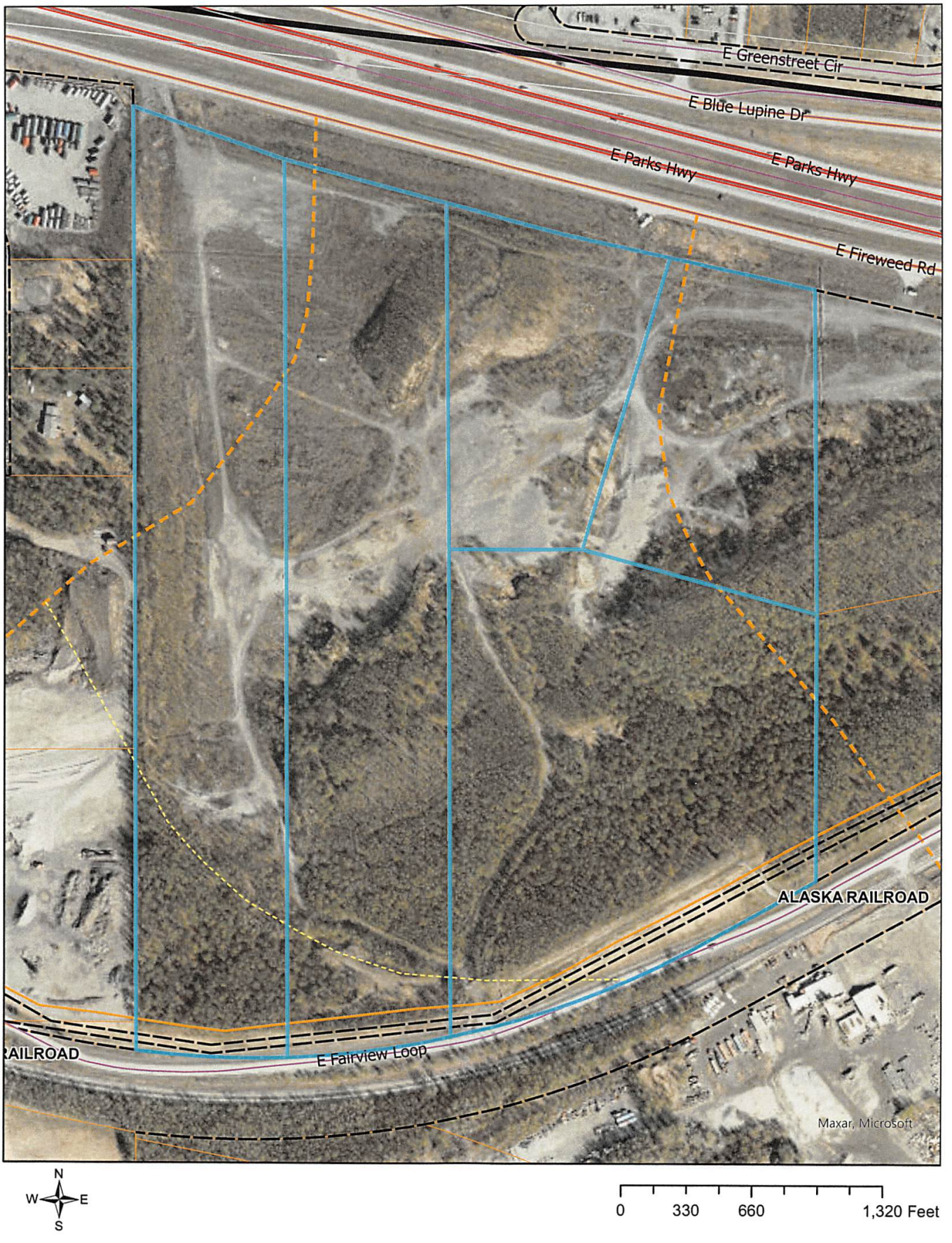


VICINITY MAP

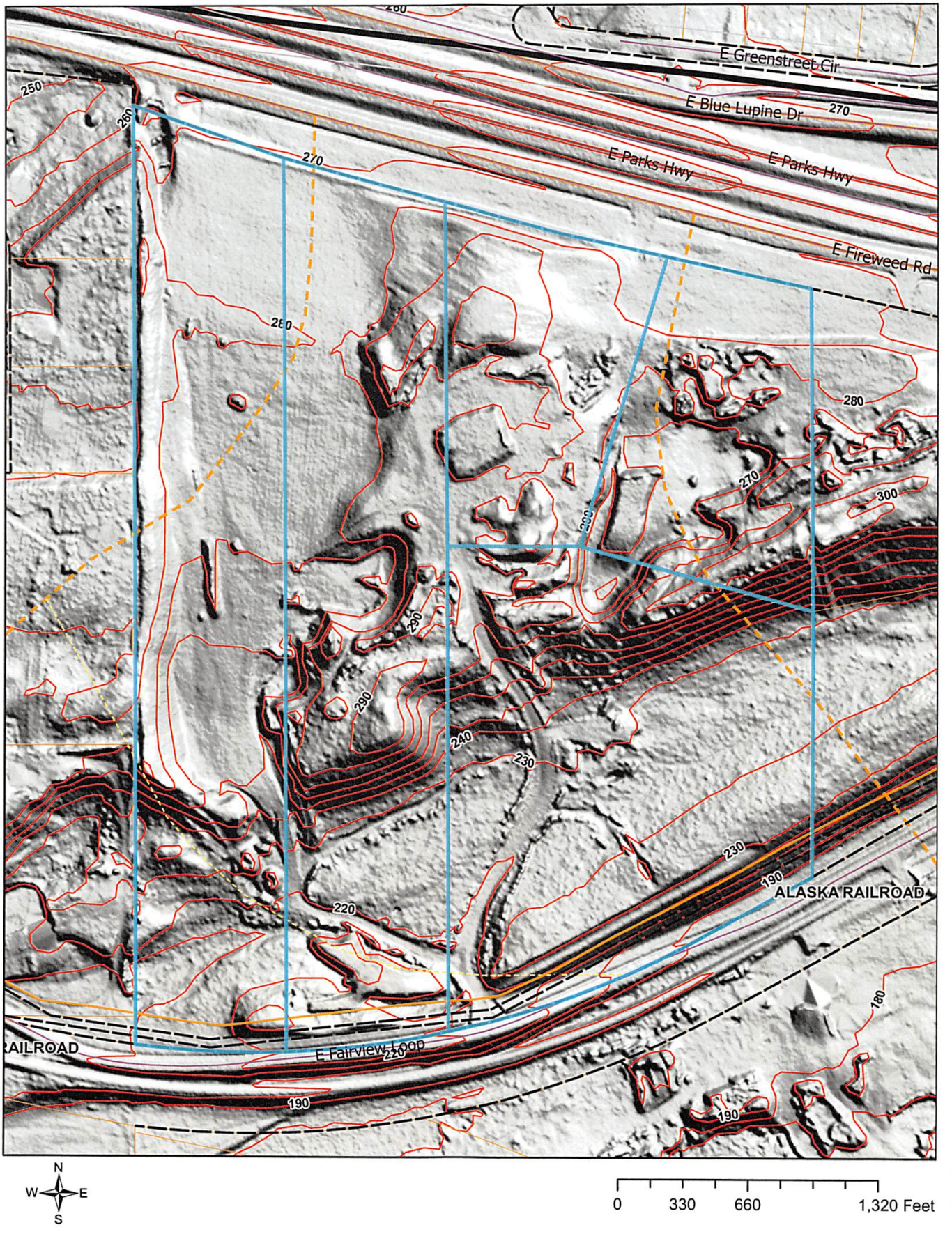
FOR PROPOSED FAIRVIEW PARKS MASTER PLAN
LOCATED WITHIN
SECTION 18, T17N, R01E, SEWARD MERIDIAN
ALASKA

WA 10 MAP


E FIREWEED RD
E PARKS HWY
E BLUE LUPINE DR
E GREENSTREET CIR
BLACK LAKE
BLACK LAKE PH
ESTATES MIDWAY ADD
TR 7A
(1645)
(7486)
(2785)
(4813)
(3117)
LOTS 14A & 14B
14A (5897)
14B(1)
S CAMPBELL
CAREFREE ACRES 2017
2B
2C
(7659)
A4
A5
A12
A13
A8
A9
E CAREFREE DR
CAREFREE ACRES
(1009)
E BRENDA AVE
DOGWOOD SUB
(6895)
S HAY ST
VISTA VIEW ACRES
TR 1
HAROLD GERSHMEL
(1341)
TR 2
A14
A11
S B SHANNON ST
MOUNTAIN MEADOW CONDOS
(9047)
INDIAK SUB
(5486)
E OLD MATANUSKA RD
E FAIRVIEW LOOP
ALASKA RAILROAD
C4
TR B
(7029)
SWEEPING VISTA PH 1
TR A
60' PRIVATE EASMT
E LINLU LN
CREEK
TR C-1



Fairview Parks Master Plan
2026-062
Exhibit Page 3 of 47


E Greenstreet Cir
E Blue Lupine Dr
E Parks Hwy
E Parks Hwy
E Fireweed Rd
ALASKA RAILROAD
E Fairview Loop
RAILROAD
250
260
270
280
290
300
240
230
220
190
180
N
W
E
S
0
330
660
1,320 Feet

Fairview Parks Master Plan
2026-062
Exhibit Page 5 of 47

E. PARKS HWY
RIGHT-OF-WAY WIDTH VARIES
E. FIREWEED RD
"SFR" ℄

LOT 2C
CAREFREE ACRES 2017
PLAT 2017-71

LOT 1
181,499 S.F.
4.167 AC

LOT 2
135,856 S.F.
3.119 AC

LOT 3
120,441 S.F.
2.765 AC

LOT 4
122,236 S.F.
2.806 AC

LOT 5
108,833 S.F.
2.499 AC

LOT 6
97,774 S.F.
2.245 AC

LOT 7
104,809 S.F.
2.406 AC

LOT 8
706,610 S.F.
16.221 AC

LOT 9
534,800 S.F.
12.277 AC

LOT 10
116,732 S.F.
2.68 AC

LOT 11
423,341 S.F.
9.719 AC

LOT 12
538,514 S.F.
12.363 AC

LOT 5
LOT 6
BLOCK 3
CAREFREE ACRES
SUBDIVISION
PLAT 71-64

LOT 10
U.S.S. 9024

10' UTILITY EASEMENT
GRAVEL PIT ACCESS ROUTES
TRUCK SCALE
ALASKA RAILROAD
200' RIGHT-OF-WAY
E FAIRVIEW LOOP
TRACT C
TRACT A

(N 00°02'19" W 1941.48')
(N 00°09'47" W 1318.26')
N 00°49'19" W 2332.77'
N 00°49'19" W 2291.99'
N 00°56'47" W 588.33'
N 88°42'52" E 556.23'
N 65°15'42" E 257.10'
N 65°15'42" E 935.28'
N 89°08'33" E 287.53'
S 00°51'50" E 777.62' [S 01°14'18" E 777.67' C]
S 00°51'50" E 637.98'
S 00°51'50" E 590.53'
S 22°15'36" E 517.45'
S 60°27'49" W 363.96'
N 11°37'04" W 741.17'
N 79°25'02" W 633.84'
N 79°50'43" W 211.18'
S 86°21'31" W 411.88'
N 10°09'17" E 628.31'
N 10°09'17" E 609.29'
N 10°09'17" E 712.82'
N 10°09'17" E 590.44'
N 10°09'17" E 573.81'
N 10°09'17" E 516.36'
N 10°09'17" E 457.47'
N 10°09'17" E 456.69'
N 10°09'17" E 480.49'
[N 71°32'27" W 399.48' C]
N 71°32'52" W 399.53'
350.01'
[N 75°23'18" W 692.52' C]
N 75°20'29" W 692.83'
[N 78°11'19" W 615.54' C]
N 78°09'42" W 615.76'
R=2174.09' L=1373.33' Δ=36°11'34" T=710.45' CB=N 78°31'24" E C=1350.61'
R=2374.09' L=1473.56' Δ=35°33'46" T=761.38' CB=N 78°12'30" E C=1450.02'
49.52'
49.84'
171.53'
199.44'
211.83'
150.38'
200.09'
205.27'
215.00'
220.01'
200.01'
205.94'
205.94'
218.56'
856.33'
462.10'
2292.0'
794.47'
527.79'
414.56'
140.81'
363.96'

RECEIVED
MAY 01 2026
PLATTING

LEGEND
- FOUND REBAR WITH PLASTIC CAP
- FOUND REBAR
- FOUND ALUMINUM CAP
- TELEPHONE PEDESTAL
- COMMUNICATIONS PEDESTAL
- OHU — OVERHEAD UTILITY
- X — FENCE
- CONCRETE
- CULVERT
- POWER POLE
- GUY WIRE

NORTH
SCALE: 1" = 100'

NOTES
1. () DENOTES DIMENSIONS ARE RECORD PER PLAT No. 80-34W.
2. [] DENOTES DIMENSIONS ARE RECORD PER BK.01060 PG.0309.
3.
4. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
5. ALL VISIBLE ABOVE GROUND FEATURES OF THE EXISTING SEPTIC SYSTEM WERE LOCATED AT THE TIME OF SURVEY AND SHOWN HERE ON.

LAVENDER
SURVEY & MAPPING
720 N. YETI STREET, PALMER, AK 99645
DAYNA@LAVENDERSURVEY.COM (907)301-5177 AEC #226083

ASBUILT – NO CORNERS SET THIS DATE

I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF

PARCEL 1 & 2, WAIVER RESOLUTION SERIAL NO. 80-9-PWm, PLAT No. 80-34W AND TRACTS C-1, C-2, C-3. WAIVER RESOLUTION SERIAL No. 2000-43-PWm, BOOK 01060, PAGE 0309, PALMER RECORDING DISTRICT, ALASKA,
AND THAT THE IMPROVEMENTS AS DEPICTED HEREON EXIST AS SHOWN IN RELATION TO THE PROPERTY LINES. EASEMENTS OF RECORD NOT SHOWN HEREON UNLESS OTHERWISE NOTED.

STATE OF ALASKA
49 TH
Dayna M. Rumfelt
No. LS 12322
4/28/26
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 4/19/2026	FB: 2025-13
GRID: WA10	DRAWN: DJ/SPK
SCALE: 1" =100'	FILE: 25-638AB
ORIGINAL SIZE: 18x24	

LAVENDER
SURVEY & MAPPING

Lavender Survey & Mapping
720 N Yeti St
Pamer, AK 99645

April 28, 2026

RECEIVED
MAY 01 2026
PLATTING

Matanuska-Susitna Borough
350 E. Dahlia
Palmer, AK 99645
Platting Division

Dear Platting,

I, Dayna Rumfelt, Professional Land Surveyor, hereby certify that the proposed Fairview Parks Subdivision, located within the Northeast Quarter (NE 1/4) of Section 18, Township 17 North, Range 1 East, Seward Meridian, Alaska, within the Palmer Recording District, will not create any setback violations, nor do any such violations currently exist.

The subject property is predominantly undeveloped. A previously disturbed gravel extraction area is located near the central portion of the parcel, situated north of a ridge that trends generally east to west in a southwesterly direction. Most of this ridge remains undisturbed and is characterized by native forest cover. Portions of the western extent of the ridge have been utilized for gravel extraction, and several informal trails traverse the area.

South of the ridge, the terrain generally transitions to more moderate slopes, leveling out before descending again toward Fairview Loop. Outside of the ridge feature, the site conditions are suitable for conventional on-site wastewater systems, with ample areas available for typical septic development.

This narrative is based on field observations at the time of survey.

Thank you,

Dayna Rumfelt PLS
LS-13322

Frosted Ground Engineering Services, LLC

Project No. P20260101

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MAY 2 0 2026
PLATTING

Matanuska-Susitna Borough, Platting Division

350 E. Dahlia Ave.

Palmer, AK 99645

T17NR01ES18 LOT A4, A7, A12, A13, A14: Fairview Park Subdivision Wasilla AK, 99654

To whom it may concern,

This report is the summation of a soils investigation for the subdivision of Sec 18, T17N, R01E (4370 E Fireweed Road, Wasilla, AK, 99654) on behalf of Mr. William Tucker with Fairview Park Inv. LTD, and in coordination with Lavendar Surveying. The project plans to divide the existing lots into ten lots of various sizes. Lots one through seven and ten are all under 400,000 square feet and require soils data for the subdivision. Please see the Lavendar Surveying's subdivision map for further information.

This soil investigation was performed on February 24th, 25th, March 2nd and March 13th, 2026. All borings were advanced to a depth of 12 feet below ground surface. No groundwater was encountered in the borings of this geotechnical investigation. Materials encountered were primarily coarse-grained, with significant variation in fines content. Additionally, the MSB has requested verification on the sample from BH 03. It was collected at an interval of 5-6 ft below ground surface in a clean sand with gravel layer (SP). Please see the attached soils log and test results for additional details and descriptions.

In regards to the topographic profile of the existing lot and the lack of proximity to surface water within 100 feet of the proposed subdivision, there does not appear to be any limitations for the usable area as defined in 43.20.281(A). Based on the collected data from the soils investigation and observations, each lot will have at least 10,000 square feet of usable building area and 10,000 square feet of contiguous land that may be used as a septic area, as required by MSB 43.20.281 Code Requirements.

If there are any questions, comments, or concerns, please do not hesitate to contact via phone: (907) 398-5272 or email: Eli@fg-eng.com.

April 29, 2026

Sincerely,

Eli D. Ward, PE

Principal Engineer

RECORD OF TEST PIT BH-01

PROJECT:	FAIRVIEW SUBDIVISION	SURFACE ELEVATION:	---	DATE STARTED:	FEBRUARY 24TH, 2026
PROJECT NO.:	20260101	DRILLING METHOD:	AUGER	DATE COMPLETED:	FEBRUARY 24TH, 2026
LOCATION:	WASILLA, AK	SAMPLING METHOD:	AUGER	LOGGED BY:	EDW
CLIENT:	FAIRVIEW PARK INV LTD	COMPLETION DEPTH:	12'	COORDINATES:	----
LEGAL LOCATION:	TOWNSHIP 17N RANGE 1E SECTION 18 LOT A4, A5, A12-A14	SCALE:	1" TO 5.0'	DATUM:	---

ELEVATION / DEPTH (FEET)	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
0.0	0.0 - 5.0: FROZEN TO MOIST, BROWN, SILTY SAND AND GRAVEL [SP-SM]				
2.5					
5.0	5.0 - 12.0: FROZEN TO MOIST, BROWN, SILTY SAND WITH GRAVEL [SM]				
7.5		SM (G)			BH01-S3
10.0					
12.5	BOTTOM OF HOLE: 12.0 FT NO GW OBSERVED TEST HOLE LOCATED ON PROPOSED LOT 1				
15.0					
17.5					
20.0					

STATE OF ALASKA
49 TH
ELI D. WARD
CE 105859
May 1, 2026
REGISTERED PROFESSIONAL ENGINEER

GENERAL NOTES:

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

THIS SOIL LOG WAS PREPARED FOR THE SOLE PURPOSE OF DETERMINING FEASIBILITY AND CONTRACTIBILITY OF AN ABSORPTION FIELD. SOIL CLASSIFICATION IS BASED ON VISUAL IDENTIFIERS AND/OR SIEVE ANALYSIS (PER ASTM D6913) USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). ANYONE RELYING ON THIS INFORMATION FOR ANY USE OTHER THAN ABSORPTION FIELD CONSTRUCTION DOES SO AT THEIR OWN RISK, AS IN-SITU CONDITIONS MAY VARY.

UNIFIED SOIL CLASSIFICATION LEGEND	
GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
GW	WELL-GRADED GRAVEL
GP	POORLY GRADED GRAVEL
GM	SILTY GRAVEL
GC	CLAYEY GRAVEL
SW	WELL-GRADED SAND
SP	POORLY GRADED SAND
SM	SILTY SAND
SC	CLAYEY SAND
CL	LEAN CLAY
ML	SILT
OL	ORGANIC CLAY/ORGANIC SILT
CH	FAT CLAY
MH	ELASTIC SILT
OH	ORGANIC CLAY/ORGANIC SILT
PT	PEAT

CONTRACTOR:	DENALI DRILLING	FROSTED GROUND ENGINEERING SERVICES	SHEET 01 OF 08
EQUIPMENT:	NODWELL 850W		
OPERATOR:	D. WADDEL		

C:\USERS\EDW\ONEDRIVE\DESKTOP\PROJECTS\20260101 - FAIRVIEW PARK SUBDIVISION\02 - DRAWINGS\FAIRVIEW SUBDIVISION TEST PIT LOGS.DWG

Alaska Testlab - Anchorage
1020 W International Airport Rd
Anchorage, AK 99518
Phone: 907-205-1987
Fax: 907-782-4409
Info@alaskatestlab.com

Material Test Report

Report No: MAT:26-0341-S01
Issue No: 1

The results presented in this report relate solely to the items tested below. No portion of this report may be reproduced, except in full, without the prior written approval of Alaska Testlab or the agency.

Client: Frosted Ground Engineering Services
16930 Meadow Creek Drive
Eagl River, AK, 99577

CC: Eli Ward
Maria Kampsen

Project: 261828
Fairview Loop Subdivision

20260101

Reviewed By: Maria E Kampsen
Title: Senior Engineer
Date: 3/17/2026

Sample Details

Sample ID	26-0341-S01
Client Sample ID	BH01 S-3
General Location	7.5-9.5'

Other Test Results

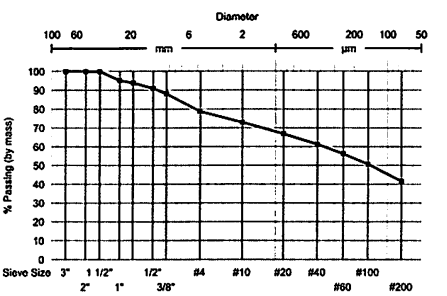
Description	Method	Result	Limits
Group Code	ASTM D2487	SM	
Group Name		Silty sand with gravel	
Liquid Limit		0	
Plasticity Index		0	
Gravel (%)		21	
Sand (%)		37	
Fines (%)		42	
	ASTM D2487		
Tested By		Desirae Pascale	
Date Tested		3/17/2026	
Method	ASTM D6913	A	
Preparation Method		Oven Dry	
Composite Sieving?		Yes	
Separating Sieve(s)		No. 4	
Cu	ASTM D2487		
Cc			

Particle Size Distribution

Method:	ASTM D6913
Drying By:	Oven
Date Tested:	3/10/2026
Tested By:	Jared Huffman

Sieve Size	% Passing	Limits
3in	100	
2in	100	
1½in	100	
1in	95	
¾in	94	
½in	91	
3/8in	88	
No.4	78.9	
No.10	73	
No.20	67	
No.40	61	
No.60	56	
No.100	51	
No.200	42	

Chart



Comments

No Plasticity Index Test Performed
Soil Classification of Fines (-#200) in Sieve Analyses Assumed Unless Verified by Additional Testing

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RECORD OF TEST PIT BH-02

PROJECT:	FAIRVIEW SUBDIVISION	SURFACE ELEVATION:	---	DATE STARTED:	FEBRUARY 24TH, 2026
PROJECT NO.:	20260101	DRILLING METHOD:	AUGER	DATE COMPLETED:	FEBRUARY 24TH, 2026
LOCATION:	WASILLA, AK	SAMPLING METHOD:	LPT	LOGGED BY:	EDW
CLIENT:	FAIRVIEW PARK INV LTD	COMPLETION DEPTH:	12'	COORDINATES:	----
LEGAL LOCATION:	TOWNSHIP 17N RANGE 1E SECTION 18 LOT A4, A5, A12-A14	SCALE:	1" TO 5.0'	DATUM:	---

ELEVATION / DEPTH (FEET)	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
	0.0 - 7.5: FROZEN TO MOIST, BROWN, SILTY SAND WITH GRAVEL				
2.5					
5.0		SM (G)			
7.5	5.0 - 12: MOIST, BROWN, SILTY GRAVEL WITH SAND	GM (S)			BH02-S2
10.0					
12.5	BOTTOM OF HOLE: 12.0 FT NO GW OBSERVED TEST HOLE LOCATED ON PROPOSED LOT 2				
15.0					
17.5					
20.0					

STATE OF ALASKA
49 TH
ELI D. WARD
CE 105859
May 1, 2025
REGISTERED PROFESSIONAL ENGINEER

GENERAL NOTES:

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

THIS SOIL LOG WAS PREPARED FOR THE SOLE PURPOSE OF DETERMINING FEASIBILITY AND CONTRACTIBILITY OF AN ABSORPTION FIELD. SOIL CLASSIFICATION IS BASED ON VISUAL IDENTIFIERS AND/OR SIEVE ANALYSIS (PER ASTM D6913) USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). ANYONE RELYING ON THIS INFORMATION FOR ANY USE OTHER THAN ABSORPTION FIELD CONSTRUCTION DOES SO AT THEIR OWN RISK, AS IN-SITU CONDITIONS MAY VARY.

UNIFIED SOIL CLASSIFICATION LEGEND

GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
GW	WELL-GRADED GRAVEL
GP	POORLY GRADED GRAVEL
GM	SILTY GRAVEL
GC	CLAYEY GRAVEL
SW	WELL-GRADED SAND
SP	POORLY GRADED SAND
SM	SILTY SAND
SC	CLAYEY SAND
CL	LEAN CLAY
ML	SILT
OL	ORGANIC CLAY/ORGANIC SILT
CH	FAT CLAY
MH	ELASTIC SILT
OH	ORGANIC CLAY/ORGANIC SILT
PT	PEAT

CONTRACTOR:	DENALI DRILLING	FROSTED GROUND ENGINEERING SERVICES	SHEET 02 OF 08
EQUIPMENT:	NODWELL 850W		
OPERATOR:	D. WADDEL		

RECORD OF TEST PIT BH-03

PROJECT:	FAIRVIEW SUBDIVISION	SURFACE ELEVATION:	---	DATE STARTED:	FEBRUARY 24TH, 2026
PROJECT NO.:	20260101	DRILLING METHOD:	AUGER	DATE COMPLETED:	FEBRUARY 24TH, 2026
LOCATION:	WASILLA, AK	SAMPLING METHOD:	LPT	LOGGED BY:	EDW
CLIENT:	FAIRVIEW PARK INV LTD	COMPLETION DEPTH:	12'	COORDINATES:	-----
LEGAL LOCATION:	TOWNSHIP 17N RANGE 1E SECTION 18 LOT A4, A5, A12-A14	SCALE:	1" TO 5.0'	DATUM:	---

ELEVATION / DEPTH (FEET)	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
	0.0 - 7.5: FROZEN TO MOIST, BROWN, SAND AND GRAVEL [SP]				
2.5		SP			
5.0					BH03-S2
7.5	7.5 - 12.0: FROZEN TO MOIST, BROWN, SILTY SAND WITH GRAVEL [SM]	SM			
10.0					
12.5	BOTTOM OF HOLE: 12.0 FT NO GW OBSERVED TEST HOLE LOCATED ON PROPOSED LOT 3				
15.0					
17.5					
20.0					

GENERAL NOTES:

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

THIS SOIL LOG WAS PREPARED FOR THE SOLE PURPOSE OF DETERMINING FEASIBILITY AND CONTRACTIBILITY OF AN ABSORPTION FIELD. SOIL CLASSIFICATION IS BASED ON VISUAL IDENTIFIERS AND/OR SIEVE ANALYSIS (PER ASTM D6913) USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). ANYONE RELYING ON THIS INFORMATION FOR ANY USE OTHER THAN ABSORPTION FIELD CONSTRUCTION DOES SO AT THEIR OWN RISK, AS IN-SITU CONDITIONS MAY VARY.

UNIFIED SOIL CLASSIFICATION LEGEND	
GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
GW	WELL-GRADED GRAVEL
GP	POORLY GRADED GRAVEL
GM	SILTY GRAVEL
GC	CLAYEY GRAVEL
SW	WELL-GRADED SAND
SP	POORLY GRADED SAND
SM	SILTY SAND
SC	CLAYEY SAND
CL	LEAN CLAY
ML	SILT
OL	ORGANIC CLAY/ORGANIC SILT
CH	FAT CLAY
MH	ELASTIC SILT
OH	ORGANIC CLAY/ORGANIC SILT
PT	PEAT

CONTRACTOR:	DENALI DRILLING	FROSTED GROUND ENGINEERING SERVICES	SHEET 03 OF 08
EQUIPMENT:	NODWELL 850W		
OPERATOR:	D. WADDEL		

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Alaska Testlab - Anchorage
1020 W International Airport Rd
Anchorage, AK 99518
Phone: 907-205-1987
Fax: 907-782-4409
info@alaskatestlab.com

Material Test Report

Report No: MAT:26-0341-S02
Issue No: 1

The results presented in this report relate solely to the items tested below. No portion of this report may be reproduced, except in full, without the prior written approval of Alaska Testlab or the agency.

Client: Frosted Ground Engineering Services
16930 Meadow Creek Drive
Eagl River, AK, 99577

CC: Eli Ward
Maria Kampsen

Project: 261828
Fairview Loop Subdivision

20260101

Reviewed By: Maria E Kampsen
Title: Senior Engineer
Date: 3/17/2026

Sample Details

Sample ID	26-0341-S02
Client Sample ID	BH04 S-2
General Location	5-6'

Other Test Results

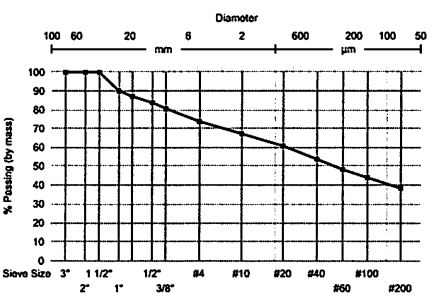
Description	Method	Result	Limits
Group Code	ASTM D2487	SM	
Group Name		Silty sand with gravel	
Liquid Limit		0	
Plasticity Index		0	
Gravel (%)		26	
Sand (%)		36	
Fines (%)		38	
Method	ASTM D6913	A	
Preparation Method		Oven Dry	
Composite Sieving?		Yes	
Separating Sieve(s)		No. 4	
Cu	ASTM D2487		
Cc			

Particle Size Distribution

Method:	ASTM D6913
Drying By:	Oven
Date Tested:	3/10/2026
Tested By:	Jared Huffman

Sieve Size	% Passing	Limits
3in	100	
2in	100	
1½in	100	
1in	90	
¾in	87	
½in	84	
3/8in	81	
No.4	73.7	
No.10	67	
No.20	61	
No.40	54	
No.60	48	
No.100	44	
No.200	38	

Chart



Comments

No Plasticity Index Test Performed
Soil Classification of Fines (-#200) in Sieve Analyses Assumed Unless Verified by Additional Testing

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RECORD OF TEST PIT BH-04

PROJECT:	FAIRVIEW SUBDIVISION	SURFACE ELEVATION:	—	DATE STARTED:	FEBRUARY 24TH, 2026
PROJECT NO.:	20260101	DRILLING METHOD:	AUGER	DATE COMPLETED:	FEBRUARY 24TH, 2026
LOCATION:	WASILLA, AK	SAMPLING METHOD:	LPT	LOGGED BY:	EDW
CLIENT:	FAIRVIEW PARK INV LTD	COMPLETION DEPTH:	12'	COORDINATES:	—
LEGAL LOCATION:	TOWNSHIP 17N RANGE 1E SECTION 18 LOT A4, A5, A12-A14	SCALE:	1" TO 5.0'	DATUM:	—

ELEVATION / DEPTH (FEET)	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
	0.0 - 7.5: FROZEN TO MOIST, BROWN, SILTY SAND WITH GRAVEL [SM]				
2.5		SP			
5.0					BH04-S2
7.5	7.5 - 12.0: FROZEN TO MOIST, BROWN, SILTY SAND [SM]	SM			
10.0					
12.5	BOTTOM OF HOLE: 12.0 FT NO GW OBSERVED TEST HOLE LOCATED ON PROPOSED LOT 4				
15.0					
17.5					
20.0					

GENERAL NOTES:

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

THIS SOIL LOG WAS PREPARED FOR THE SOLE PURPOSE OF DETERMINING FEASIBILITY AND CONTRACTIBILITY OF AN ABSORPTION FIELD. SOIL CLASSIFICATION IS BASED ON VISUAL IDENTIFIERS AND/OR SIEVE ANALYSIS (PER ASTM D6913) USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). ANYONE RELYING ON THIS INFORMATION FOR ANY USE OTHER THAN ABSORPTION FIELD CONSTRUCTION DOES SO AT THEIR OWN RISK, AS IN-SITU CONDITIONS MAY VARY.

UNIFIED SOIL CLASSIFICATION LEGEND	
GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
GW	WELL-GRADED GRAVEL
GP	POORLY GRADED GRAVEL
GM	SILTY GRAVEL
GC	CLAYEY GRAVEL
SW	WELL-GRADED SAND
SP	POORLY GRADED SAND
SM	SILTY SAND
SC	CLAYEY SAND
CL	LEAN CLAY
ML	SILT
OL	ORGANIC CLAY/ORGANIC SILT
CH	FAT CLAY
MH	ELASTIC SILT
OH	ORGANIC CLAY/ORGANIC SILT
PT	PEAT

CONTRACTOR:	DENALI DRILLING	FROSTED GROUND ENGINEERING SERVICES	SHEET 04 OF 08
EQUIPMENT:	NODWELL 850W		
OPERATOR:	D. WADDEL		

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Alaska Testlab - Anchorage
1020 W International Airport Rd
Anchorage, AK 99518
Phone: 907-205-1987
Fax: 907-782-4409
info@alaskatestlab.com

Material Test Report

Report No: MAT:26-0341-S03
Issue No: 1

The results presented in this report relate solely to the items tested below. No portion of this report may be reproduced, except in full, without the prior written approval of Alaska Testlab or the agency.

Client: Frosted Ground Engineering Services
16930 Meadow Creek Drive
Eagl River, AK, 99577

CC: Eli Ward
Marla Kampsen

Project: 261828
Fairview Loop Subdivision

20260101

Reviewed By: Maria E Kampsen
Title: Senior Engineer
Date: 3/17/2026

Sample Details

Sample ID	26-0341-S03
Client Sample ID	BH05 S-3
General Location	7.5-9.5'

Other Test Results

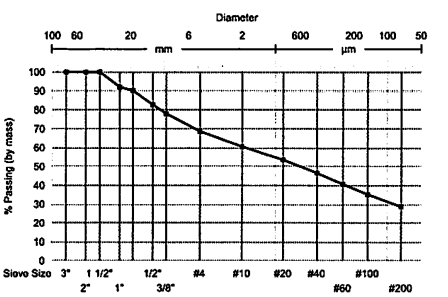
Description	Method	Result	Limits
Group Code	ASTM D2487	SM	
Group Name		Silty sand with gravel	
Liquid Limit		0	
Plasticity Index		0	
Gravel (%)		31	
Sand (%)		40	
Fines (%)		29	
	ASTM D2487		
Tested By		Desirae Pascale	
Date Tested		3/17/2026	
Method	ASTM D6913	A	
Preparation Method		Oven Dry	
Composite Sieving?		Yes	
Separating Sieve(s)		No. 4	
Cu	ASTM D2487		
Cc			

Particle Size Distribution

Method: ASTM D6913
Drying By: Oven
Date Tested: 3/10/2026
Tested By: Jared Huffman

Sieve Size	% Passing	Limits
3in	100	
2in	100	
1½in	100	
1in	92	
¾in	90	
½in	83	
3/8in	78	
No.4	68.7	
No.10	61	
No.20	54	
No.40	47	
No.60	41	
No.100	35	
No.200	29	

Chart



Comments

No Plasticity Index Test Performed
Soil Classification of Fines (-#200) in Sieve Analyses Assumed Unless Verified by Additional Testing

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RECORD OF TEST PIT BH-05

PROJECT:	FAIRVIEW SUBDIVISION	SURFACE ELEVATION:	---	DATE STARTED:	FEBRUARY 24TH, 2026
PROJECT NO.:	20260101	DRILLING METHOD:	AUGER	DATE COMPLETED:	FEBRUARY 24TH, 2026
LOCATION:	WASILLA, AK	SAMPLING METHOD:	LPT	LOGGED BY:	EDW
CLIENT:	FAIRVIEW PARK INV LTD	COMPLETION DEPTH:	12'	COORDINATES:	----
LEGAL LOCATION:	TOWNSHIP 17N RANGE 1E SECTION 18 LOT A4, A5, A12-A14	SCALE:	1" TO 5.0'	DATUM:	---

ELEVATION / DEPTH (FEET)	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
	0.0 - 5.0: FROZEN TO MOIST, BROWN, SANDY SILT [ML]	ML			
2.5					
5.0	5.0 - 12.0: MOIST, BROWN, SILTY SAND WITH GRAVEL [SM]	SM			BH05-S3
7.5					
10.0					
12.5	BOTTOM OF HOLE: 12.0 FT NO GW OBSERVED TEST HOLE LOCATED ON PROPOSED LOT 5				
15.0					
17.5					
20.0					

STATE OF ALASKA
49 TH
ELI D. WARD
CE 105859
May 1, 2026
REGISTERED PROFESSIONAL ENGINEER

GENERAL NOTES:

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

THIS SOIL LOG WAS PREPARED FOR THE SOLE PURPOSE OF DETERMINING FEASIBILITY AND CONTRACTIBILITY OF AN ABSORPTION FIELD. SOIL CLASSIFICATION IS BASED ON VISUAL IDENTIFIERS AND/OR SIEVE ANALYSIS (PER ASTM D6913) USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). ANYONE RELYING ON THIS INFORMATION FOR ANY USE OTHER THAN ABSORPTION FIELD CONSTRUCTION DOES SO AT THEIR OWN RISK, AS IN-SITU CONDITIONS MAY VARY.

UNIFIED SOIL CLASSIFICATION LEGEND	
GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
GW	WELL-GRADED GRAVEL
GP	POORLY GRADED GRAVEL
GM	SILTY GRAVEL
GC	CLAYEY GRAVEL
SW	WELL-GRADED SAND
SP	POORLY GRADED SAND
SM	SILTY SAND
SC	CLAYEY SAND
CL	LEAN CLAY
ML	SILT
OL	ORGANIC CLAY/ORGANIC SILT
CH	FAT CLAY
MH	ELASTIC SILT
OH	ORGANIC CLAY/ORGANIC SILT
PT	PEAT

CONTRACTOR:	DENALI DRILLING	FROSTED GROUND ENGINEERING SERVICES	SHEET 05 OF 08
EQUIPMENT:	NODWELL 850W		
OPERATOR:	D. WADDEL		

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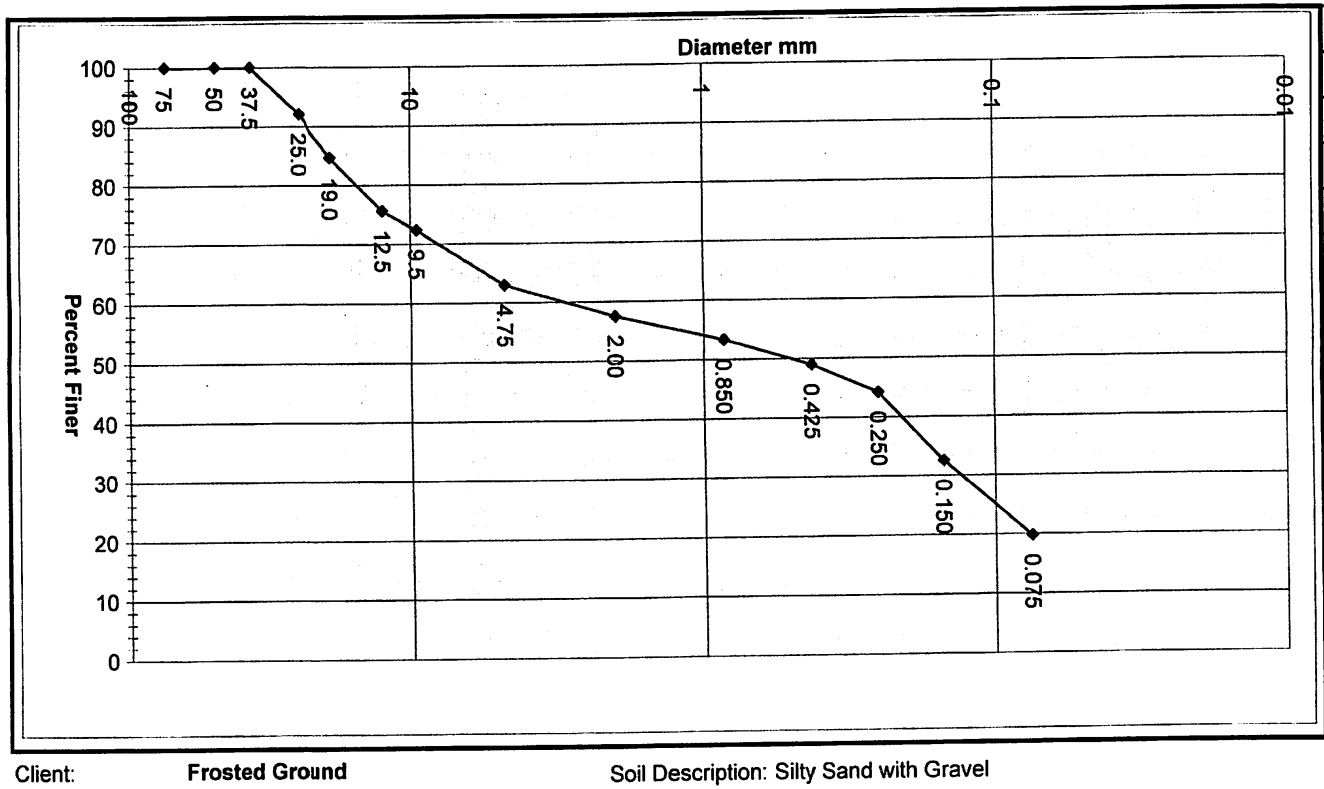
HANSEN ENGINEERING, INC.
CONSULTING ENGINEERS TESTING LABORATORY
2605 N. Old Glenn Hwy, Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@mtaonline.net



Sieve	Diameter	Percent
	mm	Finer
3"	75	100
2"	50	100
1.5"	37.5	100
1"	25.0	92
3/4"	19.0	85
1/2"	12.5	76
3/8"	9.5	72
#4	4.75	63
#10	2.00	58
#20	0.850	53
#40	0.425	49
#60	0.250	44
#100	0.150	33
#200	0.075	19.8

Client: **Frosted Ground**

Project Fairview Park Subdivision

Sample Location: BH 06 @ 4' - 5'

Soil Description: Silty Sand with Gravel

Unified Classification: SM

Date 4/15/2026

Sample Date: 4/6/2026

Proj. no: 26017

RECORD OF TEST PIT BH-06

PROJECT:	FAIRVIEW SUBDIVISION	SURFACE ELEVATION:	---	DATE STARTED:	MARCH 5TH, 2026
PROJECT NO.:	20260101	DRILLING METHOD:	AUGER	DATE COMPLETED:	MARCH 5TH, 2026
LOCATION:	WASILLA, AK	SAMPLING METHOD:	LPT	LOGGED BY:	EDW
CLIENT:	FAIRVIEW PARK INV LTD	COMPLETION DEPTH:	12'	COORDINATES:	-----
LEGAL LOCATION:	TOWNSHIP 17N RANGE 1E SECTION 18 LOT A4, A5, A12-A14	SCALE:	1" TO 5.0'	DATUM:	---

ELEVATION / DEPTH (FEET)	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
	0.0 - 5.0: FROZEN TO MOIST, BROWN, SILTY SAND WITH GRAVEL [SM]	SM			
2.5					BH06-S2
5.0	5.0 - 12.0: MOIST, BROWN, GRAVELY SILT [ML]	ML			
7.5					
10.0					
	BOTTOM OF HOLE: 12.0 FT NO GW OBSERVED TEST HOLE LOCATED ON PROPOSED LOT 6				
12.5					
15.0					
17.5					
20.0					

GENERAL NOTES:

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

THIS SOIL LOG WAS PREPARED FOR THE SOLE PURPOSE OF DETERMINING FEASIBILITY AND CONTRACTIBILITY OF AN ABSORPTION FIELD. SOIL CLASSIFICATION IS BASED ON VISUAL IDENTIFIERS AND/OR SIEVE ANALYSIS (PER ASTM D6913) USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). ANYONE RELYING ON THIS INFORMATION FOR ANY USE OTHER THAN ABSORPTION FIELD CONSTRUCTION DOES SO AT THEIR OWN RISK, AS IN-SITU CONDITIONS MAY VARY.

UNIFIED SOIL CLASSIFICATION LEGEND	
GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
GW	WELL-GRADED GRAVEL
GP	POORLY GRADED GRAVEL
GM	SILTY GRAVEL
GC	CLAYEY GRAVEL
SW	WELL-GRADED SAND
SP	POORLY GRADED SAND
SM	SILTY SAND
SC	CLAYEY SAND
CL	LEAN CLAY
ML	SILT
OL	ORGANIC CLAY/ORGANIC SILT
CH	FAT CLAY
MH	ELASTIC SILT
OH	ORGANIC CLAY/ORGANIC SILT
PT	PEAT

CONTRACTOR:	DENALI DRILLING	FROSTED GROUND ENGINEERING SERVICES	SHEET 06 OF 08
EQUIPMENT:	CME 75		
OPERATOR:	D. WADDEL		

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RECORD OF TEST PIT BH-07

PROJECT:	FAIRVIEW SUBDIVISION	SURFACE ELEVATION:	---	DATE STARTED:	FEBRUARY 25TH, 2026
PROJECT NO.:	20260101	DRILLING METHOD:	AUGER	DATE COMPLETED:	FEBRUARY 25TH, 2026
LOCATION:	WASILLA, AK	SAMPLING METHOD:	LPT	LOGGED BY:	EDW
CLIENT:	FAIRVIEW PARK INV LTD	COMPLETION DEPTH:	12'	COORDINATES:	-----
LEGAL LOCATION:	TOWNSHIP 17N RANGE 1E SECTION 18 LOT A4, A5, A12-A14	SCALE:	1" TO 5.0'	DATUM:	---

ELEVATION / DEPTH (FEET)	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
	0.0 - 5.0: FROZEN TO MOIST, BROWN, SILTY SAND [SM]				
2.5		SM			
5.0					
7.5	7.5 - 10.0: MOIST, BROWN, GRAVEL WITH SAND [GP]	GP			
10.0	10.0 - 12.0: MOIST, BROWN, SILTY GRAVEL [GM]	GM			
12.5	BOTTOM OF HOLE: 12.0 FT NO GW OBSERVED TEST HOLE LOCATED ON PROPOSED LOT 7				
15.0					
17.5					
20.0					

GENERAL NOTES:

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

THIS SOIL LOG WAS PREPARED FOR THE SOLE PURPOSE OF DETERMINING FEASIBILITY AND CONTRACTIBILITY OF AN ABSORPTION FIELD. SOIL CLASSIFICATION IS BASED ON VISUAL IDENTIFIERS AND/OR SIEVE ANALYSIS (PER ASTM D6913) USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). ANYONE RELYING ON THIS INFORMATION FOR ANY USE OTHER THAN ABSORPTION FIELD CONSTRUCTION DOES SO AT THEIR OWN RISK, AS IN-SITU CONDITIONS MAY VARY.

UNIFIED SOIL CLASSIFICATION LEGEND	
GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
GW	WELL-GRADED GRAVEL
GP	POORLY GRADED GRAVEL
GM	SILTY GRAVEL
GC	CLAYEY GRAVEL
SW	WELL-GRADED SAND
SP	POORLY GRADED SAND
SM	SILTY SAND
SC	CLAYEY SAND
CL	LEAN CLAY
ML	SILT
OL	ORGANIC CLAY/ORGANIC SILT
CH	FAT CLAY
MH	ELASTIC SILT
OH	ORGANIC CLAY/ORGANIC SILT
PT	PEAT

CONTRACTOR:	DENALI DRILLING	FROSTED GROUND ENGINEERING SERVICES		SHEET 07 OF 08
EQUIPMENT:	NODWELL 850W			
OPERATOR:	D. WADDEL			

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Alaska Testlab - Anchorage
1020 W International Airport Rd
Anchorage, AK 99518
Phone: 907-205-1987
Fax: 907-782-4409
info@alaskatestlab.com

Material Test Report

Report No: MAT:26-0341-S05
Issue No: 1

The results presented in this report relate solely to the items tested below. No portion of this report may be reproduced, except in full, without the prior written approval of Alaska Testlab or the agency.

Client: Frosted Ground Engineering Services
16930 Meadow Creek Drive
Eagl River, AK, 99577

CC: Eli Ward
Maria Kampsen

Project: 261828
Fairview Loop Subdivision

20260101

Reviewed By: Maria E Kampsen
Title: Senior Engineer
Date: 3/17/2026

Sample Details

Sample ID	26-0341-S05
Client Sample ID	BH08 S-2 (FGES)
General Location	5-7'

Other Test Results

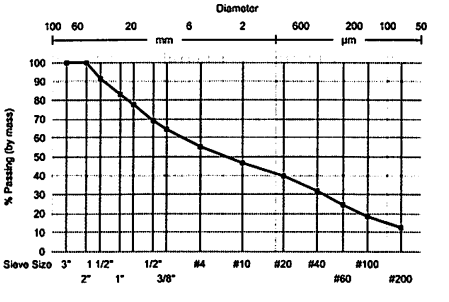
Description	Method	Result	Limits
Group Code	ASTM D2487	GM	
Group Name		Silty gravel with sand	
Atterberg Limits Estimated		Yes	
Gravel (%)		45	
Sand (%)		42	
Fines (%)		13	
	ASTM D2487		
Tested By		Desirae Pascale	
Date Tested		3/17/2026	
Method	ASTM D6913	A	
Preparation Method		Oven Dry	
Composite Sieving?		Yes	
Separating Sieve(s)		No. 4	
Cu	ASTM D2487		
Cc			

Particle Size Distribution

Method:	ASTM D6913
Drying By:	Oven
Date Tested:	3/17/2026
Tested By:	Ardella Hopman

Sieve Size	% Passing	Limits
3in	100	
2in	100	
1½in	91	
1in	83	
¾in	78	
½in	69	
3/8in	64	
No.4	55.2	
No.10	47	
No.20	40	
No.40	32	
No.60	24	
No.100	18	
No.200	13	

Chart



Comments

No Plasticity Index Test Performed
Soil Classification of Fines (-#200) in Sieve Analyses Assumed Unless Verified by Additional Testing

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RECORD OF TEST PIT BH-08

PROJECT:	FAIRVIEW SUBDIVISION	SURFACE ELEVATION:	---	DATE STARTED:	FEBRUARY 25TH, 2026
PROJECT NO.:	20260101	DRILLING METHOD:	AUGER	DATE COMPLETED:	FEBRUARY 25TH, 2026
LOCATION:	WASILLA, AK	SAMPLING METHOD:	LPT	LOGGED BY:	EDW
CLIENT:	FAIRVIEW PARK INV LTD	COMPLETION DEPTH:	12'	COORDINATES:	-----
LEGAL LOCATION:	TOWNSHIP 17N RANGE 1E SECTION 18 LOT A4, A5, A12-A14	SCALE:	1" TO 5.0'	DATUM:	---

ELEVATION / DEPTH (FEET)	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
	0.0 - 7.5: FROZEN TO MOIST, BROWN, SILTY GRAVEL WITH SAND [GM]	GM			
2.5					
5.0					BH08-S2
7.5	7.5 - 12.0: MOIST, BROWN, SILTY SAND WITH GRAVEL [SM]	SM			
10.0					
12.5	BOTTOM OF HOLE: 12.0 FT NO GW OBSERVED TEST HOLE LOCATED ON PROPOSED LOT 10				
15.0					
17.5					
20.0					

STATE OF ALASKA
49 TH
ELI D. WARD
CE 105859
May 1, 2026
REGISTERED PROFESSIONAL ENGINEER

GENERAL NOTES:

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

THIS SOIL LOG WAS PREPARED FOR THE SOLE PURPOSE OF DETERMINING FEASIBILITY AND CONTRACTIBILITY OF AN ABSORPTION FIELD. SOIL CLASSIFICATION IS BASED ON VISUAL IDENTIFIERS AND/OR SIEVE ANALYSIS (PER ASTM D6913) USING THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). ANYONE RELYING ON THIS INFORMATION FOR ANY USE OTHER THAN ABSORPTION FIELD CONSTRUCTION DOES SO AT THEIR OWN RISK, AS IN-SITU CONDITIONS MAY VARY.

UNIFIED SOIL CLASSIFICATION LEGEND	
GROUP SYMBOL	SOIL GROUP NAMES & LEGEND
GW	WELL-GRADED GRAVEL
GP	POORLY GRADED GRAVEL
GM	SILTY GRAVEL
GC	CLAYEY GRAVEL
SW	WELL-GRADED SAND
SP	POORLY GRADED SAND
SM	SILTY SAND
SC	CLAYEY SAND
CL	LEAN CLAY
ML	SILT
OL	ORGANIC CLAY/ORGANIC SILT
CH	FAT CLAY
MH	ELASTIC SILT
OH	ORGANIC CLAY/ORGANIC SILT
PT	PEAT

CONTRACTOR:	DENALI DRILLING	FROSTED GROUND ENGINEERING SERVICES	SHEET 08 OF 08
EQUIPMENT:	NODWELL 850W		
OPERATOR:	D. WADDEL		

C:\USERS\AKEFW\ONEDRIVE\DESKTOP\GEGS\PROJECTS\2026\PROJECTS\20260101 - FAIRVIEW PARK SUBDIVISION\02 - DRAWINGS\FAIRVIEW SUBDIVISION TEST PIT LOGS.DWG

Alaska Testlab - Anchorage
1020 W International Airport Rd
Anchorage, AK 99518
Phone: 907-205-1987
Fax: 907-782-4409
info@alaskatestlab.com

Material Test Report

Report No: MAT:26-0341-S06
Issue No: 1

The results presented in this report relate solely to the items tested below. No portion of this report may be reproduced, except in full, without the prior written approval of Alaska Testlab or the agency.

Client: Frosted Ground Engineering Services
16930 Meadow Creek Drive
Eagl River, AK, 99577

CC: Eli Ward
Maria Kampsen

Project: 261828
Fairview Loop Subdivision

20260101

Reviewed By: Maria E Kampsen
Title: Senior Engineer
Date: 3/26/2026

Sample Details

Sample ID	26-0341-S06
Client Sample ID	BH09 S-2
General Location	7.5-9.5'

Other Test Results

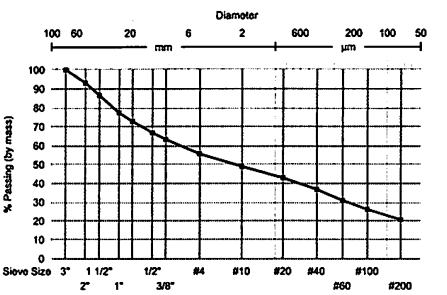
Description	Method	Result	Limits
Group Code	ASTM D2487	GM	
Group Name		Silty gravel with sand	
Liquid Limit		0	
Plasticity Index		0	
Gravel (%)		44	
Sand (%)		35	
Fines (%)		21	
Method	ASTM D6913	A	
Preparation Method		Oven Dry	
Composite Sieving?		Yes	
Separating Sieve(s)		No. 4	
Cu	ASTM D2487		
Cc			

Particle Size Distribution

Method: ASTM D6913
Drying By: Oven
Date Tested: 3/25/2026
Tested By: Ardella Hopman

Sieve Size	% Passing	Limits
3in	100	
2in	93	
1½in	87	
1in	77	
¾in	73	
½in	67	
3/8in	63	
No.4	55.7	
No.10	49	
No.20	43	
No.40	37	
No.60	31	
No.100	26	
No.200	21	

Chart



Comments

No Plasticity Index Test Performed
Soil Classification of Fines (-#200) in Sieve Analyses Assumed Unless Verified by Additional Testing

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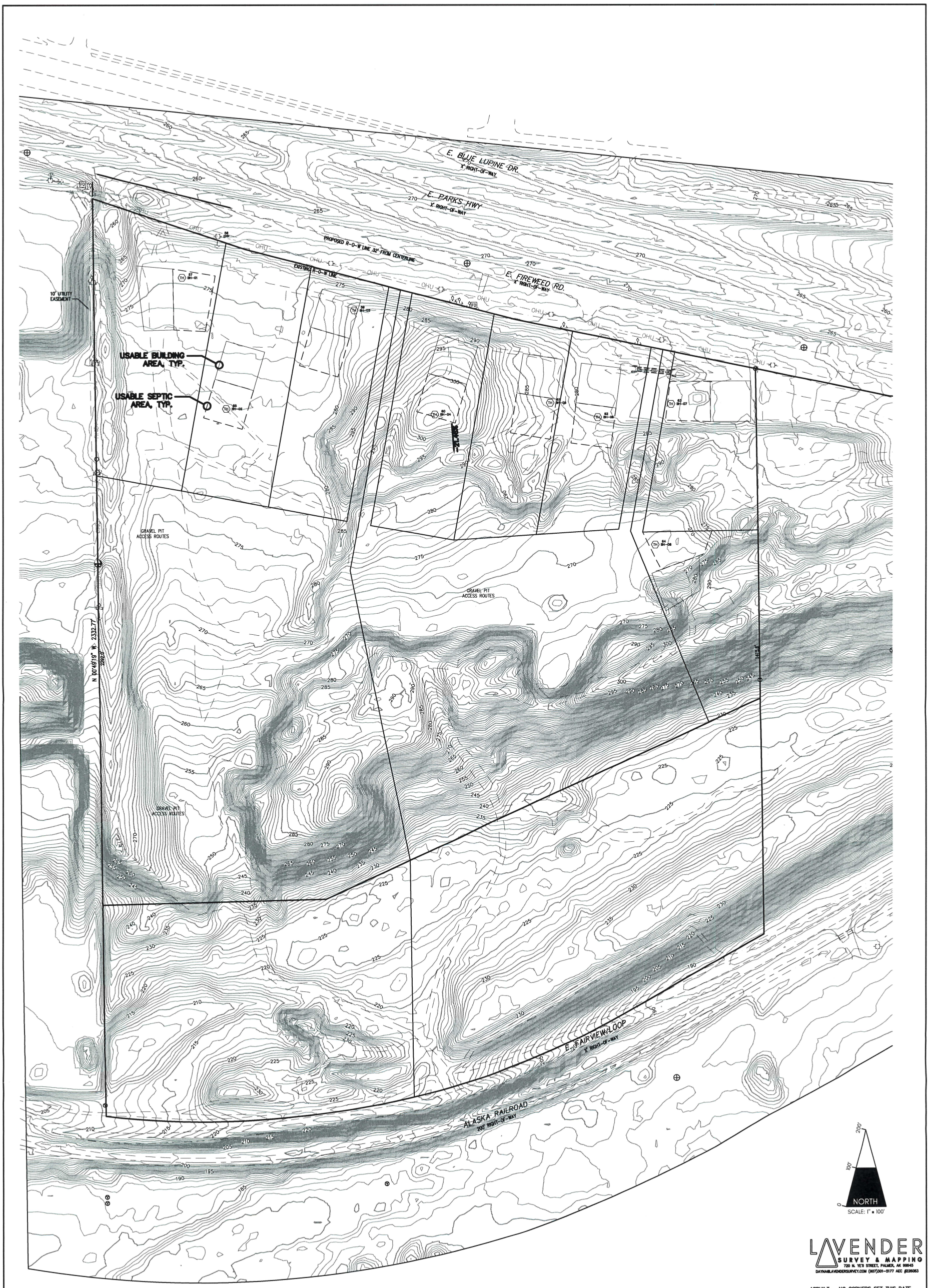


LAVENDER SURVEY & MAPPING
720 N. YETI STREET, PALMER, AK 99645
DAYNA@LAVENDERSURVEY.COM (907)301-8177 AEC #226083

NOTES

1. () DENOTES DIMENSIONS ARE RECORD PER PLAT No. 80-34W.
2. [] DENOTES DIMENSIONS ARE RECORD PER BK.01060 PG.0309.
3.
4. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST.
5. ALL VISIBLE ABOVE GROUND FEATURES OF THE EXISTING SEPTIC SYSTEM WERE LOCATED AT THE TIME OF SURVEY AND SHOWN HERE ON.

LEGEND

- FOUND REBAR WITH PLASTIC CAP
- FOUND REBAR
- FOUND ALUMINUM CAP
- TELEPHONE PEDESTAL
- COMMUNICATIONS PEDESTAL
- OHU — OVERHEAD UTILITY
- x — XXX FENCE
- CONCRETE
- CULVERT
- POWER POLE
- GUY WIRE

STATE OF ALASKA 49TH
Dayna M. Rumfelt
No. LS 13322
REGISTERED PROFESSIONAL LAND SURVEYOR

ASBUILT – NO CORNERS SET THIS DATE

I HEREBY CERTIFY THAT I HAVE PERFORMED A SURVEY OF

PARCEL 1 & 2, WAIVER RESOLUTION SERIAL NO. 80-9-PWm, PLAT No. 80-34W AND TRACTS C-1, C-2, C-3, WAIVER RESOLUTION SERIAL No. 2000-43-PWm, BOOK 01060, PAGE 0309, PALMER RECORDING DISTRICT, ALASKA,

AND THAT THE IMPROVEMENTS AS DEPICTED HEREON EXIST AS SHOWN IN RELATION TO THE PROPERTY LINES. EASEMENTS ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED.

DATE: 5/20/2026	FB: 2025-13
GRID: WA10	DRAWN: DJ/SPK
ORIGINAL SIZE: 18x24	SCALE: 1" =100'
	FILE: 25-638AB

Frosted Ground Engineering Services, LLC

Project No. P20260101

Matanuska-Susitna Borough, Platting Division

350 E. Dahlia Ave.

Palmer, AK 99645

RECEIVED
MAY 01 2026
PLATTING

T17NR01ES18 LOT A4, A7, A12, A13, A14: Fairview Park Subdivision Traffic Study, Wasilla AK 99654

To whom it may concern,

This report is the summation of a Average Daily Traffic (ADT) calculations associated with subdivision of lots A4, A7, A12, A13, A14, located in T17N, R01E, Sec 18, on behalf of the owner Bill Tucker, Fairview Parks Investments, LTD, and in coordination with Lavender Surveying. The project plans to divide the existing lots into a total of twelve lots. Please see the table below for a summary of proposed lot sizes and associated trip generation:

Table 1: Fairview Park Subdivision Trip Generation

Proposed Lot Number	Area (Acres)	ADT	Access Road
LOT 1	4.167	177	E. Firewee Road
LOT 2	3.119	132	
LOT 3	2.765	117	
LOT 4	2.806	119	
LOT 5	2.499	106	
LOT 6	2.245	95	
LOT 7	2.406	102	
LOT 8	16.221	686	
LOT 9	12.277	519	
LOT 10	2.68	114	
LOT 11	9.719	411	E. Fairview Loop
LOT 12	12.363	523	

Trip generation rates were calculated using the Institute of Transportation Engineers Trip Generation Manual, 11th edition, based on Land Use Code 110 General Light Industrial. The rate derived for this development was approximately 42.25 trips per acre of development. Summaries for each access road are as follows:

- E. Fireweed Road: 51.185 Acres X 42.25 trips per acre = ~2,167 ADT
- E. Fairview Loop: 22.082 Acres X 42.25 trips per acre = ~934 ADT

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

Project Delivery: Statewide Planning
Anchorage Field Office

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

June 4, 2026

Tyler Young, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Young:

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

- **Plat Case #2026-062; Fairview Parks MSP; WA 10 Fairview Parks Investors; William Tucker (Fireweed Road & Fairview Loop Road)**
  - Shared access required for Lots 1 & 2.
  - Plat note required stating "Shared access to Fireweed Road for Lot 1 and 2" or similar.
  - All lots next to common access easements expected to take access through common access easements. No direct access to Fireweed Road for Lot 3, 4, 6, & 7.
  - Required to add plat note stating "No direct access to Fireweed Road for Lot 3, 4, 6, & 7" or similar.
  - Recommend platting roads instead of dedicating common access easements.
  - Recommend access coordination with DOT&PF ROW and planning for internal circulation with future lot development.
  - Apply for new access permits for existing access points and any new access points. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

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

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the

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

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

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

Sincerely,

Kristina Huling
Mat-Su Area Planner, DOT&PF

cc: Gabe Kutcher, Acting Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF
Brad Sworts, Pre-Design & Engineering Div. Manager, MSB
Anna Bosin, Traffic & Safety Engineer, DOT&PF
Alex Strawn, Planning Director, MSB
Chris Post, Highway Design Chief, DOT&PF

Matthew Goddard

From: Daniel Anunciacion <AnunciacionD@akrr.com>
Sent: Thursday, June 11, 2026 10:23 AM
To: Matthew Goddard
Cc: Jon Roder
Subject: RFC Fairview Parks MSP (MG)
Attachments: Agenda Plat ARRC Notes.pdf

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

Attached to this email are the comments from the Alaska Railroad Corporation regarding the proposed Fairview Parks MSP.

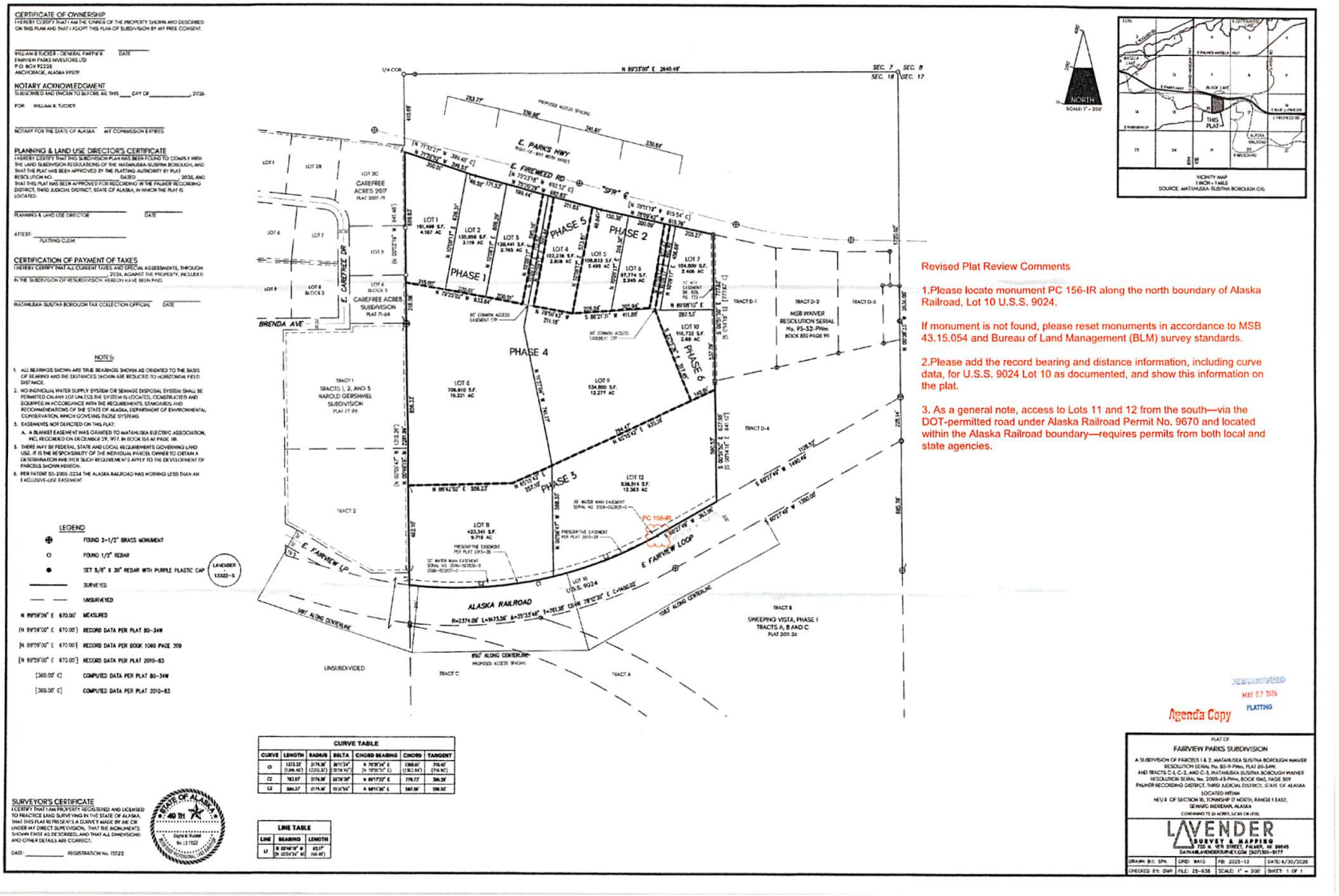
Please let me know if you have any questions or need additional information.

Thank you,

Daniel Anunciacion LSIT
Land Services & Geo Prgms
907-265-2469 *office*
mailing: PO Box 107500, Anchorage, AK 99510-7500
physical: 327 W Ship Creek Ave, Anchorage, AK 99501
web: www.AlaskaRailroad.com

ALASKA RAILROAD

The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or proprietary information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.


CERTIFICATE OF OWNERSHIP
NOTARY ACKNOWLEDGMENT
PLANNING & LAND USE DIRECTOR'S CERTIFICATE
CERTIFICATION OF PAYMENT OF TAXES
NOTES:
LEGEND
SURVEYOR'S CERTIFICATE
E. PARKS HWY
E. FIREWEED RD
E. CAREFREE DR
BRENDA AVE
E. FAIRVIEW LP
E. FAIRVIEW LOOP
ALASKA RAILROAD
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PC 156-IR
CAREFREE ACRES 2017
CAREFREE ACRES SUBDIVISION
HAROLD GERSHMEL SUBDIVISION
MSB WAIVER RESOLUTION SERIAL No. 95-52-PWm
SWEEPING VISTA, PHASE I
UNSUBDIVIDED
NORTH
VICINITY MAP
THIS PLAT
Revised Plat Review Comments
1.Please locate monument PC 156-IR along the north boundary of Alaska Railroad, Lot 10 U.S.S. 9024.
If monument is not found, please reset monuments in accordance to MSB 43.15.054 and Bureau of Land Management (BLM) survey standards.
2.Please add the record bearing and distance information, including curve data, for U.S.S. 9024 Lot 10 as documented, and show this information on the plat.
3. As a general note, access to Lots 11 and 12 from the south—via the DOT-permitted road under Alaska Railroad Permit No. 9670 and located within the Alaska Railroad boundary—requires permits from both local and state agencies.
RECEIVED
MAY 07 2026
PLATTING
Agenda Copy
CURVE TABLE
LINE TABLE
FAIRVIEW PARKS SUBDIVISION
LAVENDER SURVEY & MAPPING

Matthew Goddard

From: Jamie Taylor
Sent: Friday, June 12, 2026 11:41 AM
To: Matthew Goddard
Cc: Wheeler Nevels; Tammy Simmons; Brad Sworts
Subject: Re: FW: FW: RFC Fairview Parks MSP (MG)

Thank you for providing the figure. PD&E has no further comments.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Thursday, June 11, 2026 9:05 AM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>
Subject: FW: FW: FW: RFC Fairview Parks MSP (MG)

Good morning PD&E,

Please find attached the requested information for Fairview Parks MSP

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

From: Dayna Rumfelt <dayna@lavendersurvey.com>
Sent: Wednesday, June 10, 2026 12:01 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Subject: Re: FW: FW: RFC Fairview Parks MSP (MG)

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

Attached is the Prelim Plat with the CLs shown on a really old map Tucker had. I don't know the date or creator of the map and it is the only data we have on the possibly proposed CLs. The map image was

scaled and rotated to the found monumentation. I am sharing this with a huge disclaimer that I am not responsible for the accuracy of the proposed CLs.

Dayna Rumfelt PLS, CFedS
Lavender Survey & Mapping
203 S Cobb St.
Palmer, AK 99645
907.301.5177
www.lavendersurvey.com
https://www.facebook.com/lavendersurveyandmapping

For any survey requests, please contact our team at admin@lavendersurvey.com. Thank you!

Lavender's mailing address has changed.

On Wed, Jun 10, 2026 at 10:47 AM Matthew Goddard <Matthew.Goddard@matsugov.us> wrote:

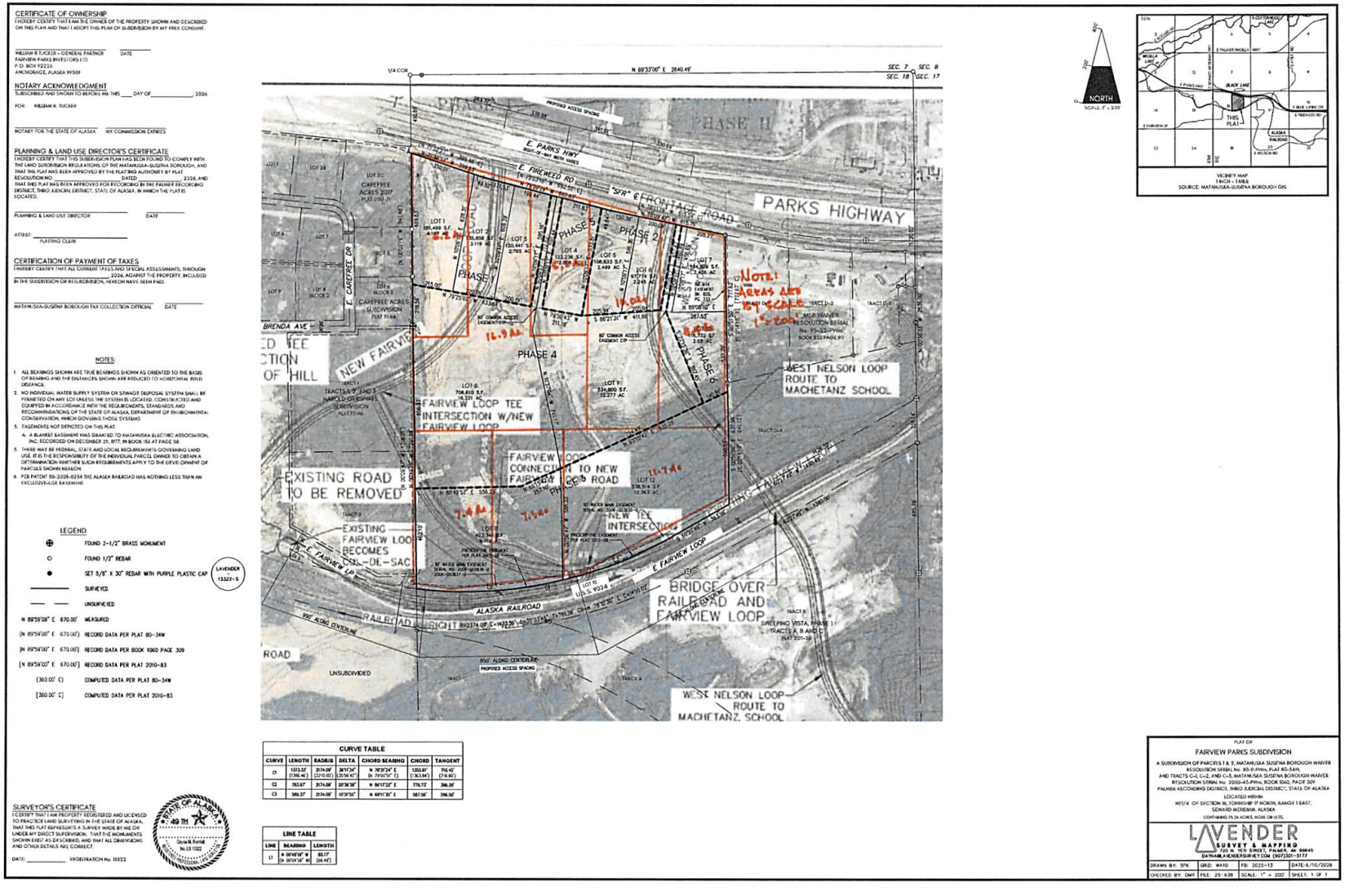
> Good morning Dayna,
>
> DPW has one more question (see below).
>
> Thank you,
>
> Matthew Goddard
> Platting Technician
> 907-861-7881
> Matthew.Goddard@matsugov.us

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Wednesday, June 10, 2026 10:46 AM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>
Subject: Re: FW: RFC Fairview Parks MSP (MG)

Hi Matthew,

Could we please request a figure showing how the proposed lot lines relate to and will work with the future OSHP routes? I remember seeing a drawing at the pre-app stage which had the proposed lot lines with the OSHP routes overlaid, but as far as I could tell there didn't seem to be any coordination between the two.

Thank you,


CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.
WILLIAM R TUCKER - GENERAL PARTNER DATE
FAIRVIEW PARKS INVESTORS LTD
P O BOX 92223
ANCHORAGE, ALASKA 99509
NOTARY ACKNOWLEDGMENT
SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF_____, 2026.
FOR: WILLIAM R. TUCKER
NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES
PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THIS PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. DATED: 2026, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING BY THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.
PLANNING & LAND USE DIRECTOR DATE
ATTEST: PLATTING CLERK
CERTIFICATION OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2026, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.
MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE
NOTES:
1. ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL PLFD DISTANCE.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS
3. EASEMENTS NOT DEPICTED ON THIS PLAT:
A. A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC. RECORDED ON DECEMBER 29, 1977, IN BOOK 154 AT PAGE 118.
5. 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.
6. PER PATENT 50-2005-0234 THE ALASKA RAILROAD HAS NOTHING LESS THAN AN EXCLUSIVE-USE EASEMENT.
LEGEND
FOUND 3-1/2" BRASS MONUMENT
FOUND 1/2" REBAR
SET 5/8" X 30" REBAR WITH PURPLE PLASTIC CAP LAVENDER 13322-S
SURVEYED
UNSURVEYED
N 89°59'09" E 670.00' MEASURED
(N 89°59'00" E 670.00') RECORD DATA PER PLAT 80-34W
[N 89°59'00" E 670.00'] RECORD DATA PER BOOK 1060 PAGE 309
{N 89°59'00" E 670.00'} RECORD DATA PER PLAT 2010-83
(360.00' C) COMPUTED DATA PER PLAT 80-34W
[360.00' C] COMPUTED DATA PER PLAT 2010-83
SURVEYOR'S CERTIFICATE
I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.
DATE: _____ REGISTRATION No. 13322
STATE OF ALASKA
Donald Reed
LS 13322
1/4 COR
N 89°33'00" E 2640.49'
SEC. 7
SEC. 8
SEC. 18
SEC. 17
PHASE II
E. PARKS HWY
E. FIREWEED RD
"SFR" & FRONTAGE ROAD
PARKS HIGHWAY
PHASE 3
PHASE 2
PHASE 1
PHASE 4
PHASE 5
PHASE 6
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 2C CAREFREE ACRES 2017 PLAT 2017-71
CAREFREE ACRES SUBDIVISION PLAT 71-66
E. CAREFREE DR
BRENDA AVE
NEW FAIRVIEW
TRACTS A, B AND C HAROLD DESHAWN SUBDIVISION PLAT 77-146
FAIRVIEW LOOP TEE INTERSECTION W/NEW FAIRVIEW LOOP
FAIRVIEW LOOP CONNECTION TO NEW FAIRVIEW LOOP ROAD
NEW TEE INTERSECTION
EXISTING ROAD TO BE REMOVED
EXISTING FAIRVIEW LOOP BECOMES CUL-DE-SAC
E. FAIRVIEW LOOP
E. FAIRVIEW CT
ALASKA RAILROAD
99' ALONG CENTERLINE
RAILROAD RIGHT
BRIDGE OVER RAILROAD AND FAIRVIEW LOOP
WEST NELSON LOOP ROUTE TO MACHETANZ SCHOOL
WEST NELSON LOOP ROUTE TO MACHETANZ SCHOOL
ROAD
UNSUBDIVIDED
TRACT A
TRACT B SWEEPING VISTA, PHASE 1 TRACTS A, B AND C PLAT 2015-28
TRACT D-1
TRACT D-2
TRACT D-4
MOA WAIVER RESOLUTION SERIAL No. 93-229(PWW) BOOK 850 PAGE 90
NOTE! AREAS ARE SCALE 1" = 200'
15.9 Ac
7.9 Ac
7.9 Ac
15.9 Ac
CURVE TABLE
CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD | TANGENT
C1 | 1333.33' (1330.45') | 2174.08' (2210.00') | 35°13'34" (35°36'47") | N 78°31'24" E (N 79°05'11" E) | 1250.61' (1251.84') | 710.45' (718.80')
C2 | 765.03' | 2174.08' | 20°09'38" | N 86°17'22" E | 776.73' | 386.29'
C3 | 568.37' | 2174.08' | 15°31'56" | N 88°51'35" E | 567.06' | 286.50'
LINE TABLE
LINE | BEARING | LENGTH
L1 | N 00°49'18" W (N 00°04'58" W) | 65.17' (66.48')
VICINITY MAP
1 INCH = 1 MILE
SOURCE: MATANUSKA-SUSITNA BOROUGH GIS
PLAT OF
FAIRVIEW PARKS SUBDIVISION
A SUBDIVISION OF PARCELS 1 & 7, MATANUSKA SUSITNA BOROUGH WAIVER RESOLUTION SERIAL No. 85-9-PWW, PLAT 80-34W, AND TRACTS C-1, C-2, AND C-3, MATANUSKA SUSITNA BOROUGH WAIVER RESOLUTION SERIAL No. 2000-45-PWW, BOOK 1060, PAGE 309 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN
NE1/4 OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, ALASKA
CONTAINING 75.34 ACRES, MORE OR LESS.
LAVENDER
SURVEY & MAPPING
320 N. YES STREET, PALMER, AK 99645
DAN@LAVENDERSURVEY.COM (907)205-5177
DRAWN BY: SPK
GRID: WA10
FB: 2025-13
DATE: 6/10/2026
CHECKED BY: DAM
FILE: 25-638
SCALE: 1" = 200'
SHEET: 1 OF 1

Matthew Goddard

Platting Technician

907-861-7881

Matthew.Goddard@matsugov.us

From: Jamie Taylor <Jamie.Taylor@matsugov.us>
Sent: Wednesday, June 10, 2026 10:46 AM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>
Subject: Re: FW: RFC Fairview Parks MSP (MG)

Hi Matthew,

Could we please request a figure showing how the proposed lot lines relate to and will work with the future OSHP routes? I remember seeing a drawing at the pre-app stage which had the proposed lot lines with the OSHP routes overlaid, but as far as I could tell there didn't seem to be any coordination between the two.

Thank you,

Jamie Taylor, PE (she/her)

Civil Engineer

Matanuska-Susitna Borough

Department of Public Works

t: 907-861-7765 c: 907-355-9810

jamie.taylor@matsugov.us

http://www.matsugov.us/

Matthew Goddard

From: Tammy Simmons
Sent: Tuesday, June 9, 2026 3:46 PM
To: Matthew Goddard
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Fairview Parks MSP (MG)

Hello Matthew,

As commented on the pre-application, the MSB OSHP shows two major collector routes and one minor collector route through the proposed subdivision. The 2022 SCM B05 states that "Subdivisions shall be designed in a manner that does not conflict with the LRTP or OSHP. Subdivision containing future road corridors identified in the LRTP or OSHP are encouraged to include the future road corridor as part of the road layout of the subdivision". **Please show how this section of the SCM is applied within the proposed subdivision.**

Thank you for the revised soils report. PD&E assumes the sieve analysis labeled BH-09 is associated with the test hole log labeled BH-02. If this is correct PD&E has no further comments on the soils report for Fairview Park. For future soils reports please ensure the test hole labels on the test hole location map are of a legible text size.

Thank you.

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, May 22, 2026 12:47 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; duebrk@akrr.com; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; council@gatewaycommunitycouncil.org; gatewaycommunitycouncil@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; jprevost@palmerak.org; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Dan Tucker <antiquetuck@gmail.com>; Dee McKee <Dee.McKee@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Fairview Parks MSP (MG)

Hello,

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Wednesday, June 10, 2026 9:28 AM
To: Jamie Taylor <Jamie.Taylor@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>
Subject: FW: FW: RFC Fairview Parks MSP (MG)

Hello PD&E,

I received the answers below for Fairview Parks Master Plan.

Please let me know if you have any further questions/concerns and I will pass them on to the petitioner.

Have a great day,

Matthew Goddard

Platting Technician

907-861-7881

Matthew.Goddard@matsugov.us

From: Dayna Rumfelt <dayna@lavendersurvey.com>
Sent: Wednesday, June 10, 2026 9:24 AM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>; William Tucker <wm.tucker@gci.net>; Jeffrey Goyette <jeffgoyetteak@gmail.com>
Subject: Re: FW: RFC Fairview Parks MSP (MG)

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

The subdivision layout was developed considering the centerlines of the proposed rights-of-way. Preliminary roadway alignments were incorporated through the proposed lots in locations that generally

account for the anticipated 200-foot right-of-way acquisition corridor while maintaining access to the flag lots from Fireweed Road.

The design also preserves the anticipated roadway bearings and intersection geometry where the proposed roads would connect with Fireweed Road.

Lot 9 includes dual flagpole access corridors, providing an alternative access route should one access corridor be affected by future right-of-way acquisition associated with Nelson Road.

Yes, BH-09 is test hole log BH-02.

Dayna Rumfelt PLS, CFedS

Lavender Survey & Mapping

203 S Cobb St.

Palmer, AK 99645

907.301.5177

www.lavendersurvey.com

https://www.facebook.com/lavendersurveyandmapping

For any survey requests, please contact our team at admin@lavendersurvey.com. Thank you!

Lavender's mailing address has changed.

On Wed, Jun 10, 2026 at 8:33 AM Matthew Goddard <Matthew.Goddard@matsugov.us> wrote:

> Good morning Dayna,

I am passing on PD&E's comments for Fairview Parks MSP. If you could give response to the two comments made by PD&E it would be preferred.

Have a great day,

Matthew Goddard

Platting Technician

907-861-7881

Matthew.Goddard@matsugov.us

From: Tammy Simmons <Tammy.Simmons@matsugov.us>
Sent: Tuesday, June 9, 2026 3:46 PM
To: Matthew Goddard <Matthew.Goddard@matsugov.us>
Cc: Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>
Subject: RE: RFC Fairview Parks MSP (MG)

Hello Matthew,

As commented on the pre-application, the MSB OSHP shows two major collector routes and one minor collector route through the proposed subdivision. The 2022 SCM B05 states that "Subdivisions shall be designed in a manner that does not conflict with the LRTP or OSHP. Subdivision containing future road corridors identified in the LRTP or OSHP are encouraged to include the future road corridor as part of the road layout of the subdivision". **Please show how this section of the SCM is applied within the proposed subdivision.**

Thank you for the revised soils report. PD&E assumes the sieve analysis labeled BH-09 is associated with the test hole log labeled BH-02. If this is correct PD&E has no further comments on the soils report

for Fairview Park. For future soils reports please ensure the test hole labels on the test hole location map are of a legible text size.

Thank you.

PD&E Review Team

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, May 22, 2026 12:47 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; duebrk@akrr.com; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; council@gatewaycommunitycouncil.org; gatewaycommunitycouncil@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; jprevost@palmerak.org; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Dan Tucker <antiquetuck@gmail.com>; Dee McKee <Dee.McKee@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Fairview Parks MSP (MG)

Hello,

The following link is a request for comments for the proposed Fairview Parks MSP.

Please ensure all comments have been submitted by June 12, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Fairview Parks MSP

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

Platting Technician

907-861-7881

Matthew.Goddard@matsugov.us

Matthew Goddard

From: Permit Center
Sent: Tuesday, May 26, 2026 8:46 AM
To: Matthew Goddard
Subject: RE: RFC Fairview Parks MSP (MG)

No comments from the Permit Center.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, May 22, 2026 12:47 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; duebrk@akrr.com; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; council@gatewaycommunitycouncil.org; gatewaycommunitycouncil@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; jprevost@palmerak.org; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Dan Tucker <antiquetuck@gmail.com>; Dee McKee <Dee.McKee@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Fairview Parks MSP (MG)

Hello,

The following link is a request for comments for the proposed Fairview Parks MSP.
Please ensure all comments have been submitted by June 12, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Fairview Parks MSP

Feel free to contact me if you have any questions.

Thank you,

Matthew Goddard

From: Code Compliance
Sent: Tuesday, June 2, 2026 4:46 PM
To: Matthew Goddard
Subject: RE: RFC Fairview Parks MSP (MG)

No comments from Code Compliance.

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, May 22, 2026 12:47 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; duebrk@akrr.com; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; council@gatewaycommunitycouncil.org; gatewaycommunitycouncil@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; jprevost@palmerak.org; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Dan Tucker <antiquetuck@gmail.com>; Dee McKee <Dee.McKee@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Fairview Parks MSP (MG)

Hello,

The following link is a request for comments for the proposed Fairview Parks MSP.
Please ensure all comments have been submitted by June 12, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Fairview Parks MSP

Feel free to contact me if you have any questions.

Thank you,

MATANUSKA-SUSITNA BOROUGH
Planning and Land Use Department
Code Compliance Division
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7822 • Fax (907) 745-9876
E-mail: ccb@matsugov.us

MEMORANDUM

DATE: June 12, 2026

TO: Matthew Goddard, Platting Technician

FROM: Kendra Johnson, CFM
Senior Code Compliance Office

SUBJECT: Proposed Preliminary Plat – Fairview Parks MSP -2026-062

There are no open or active Code Compliance Cases on the existing lots.

No objections to moving forward with the preliminary plat action

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

11 June 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 plats and has no comments or recommendations.

- **ALASKA SUNRISE**
  (MSB Case # 2026-061)

- **FAIRVIEW PARK MSP**
  (MSB Case # 2026-062)

If you have any questions, please feel free to contact me at (907) 334-7944 or by email at brandon.echols@enstarnaturalgas.com.

Sincerely,

Brandon Echols
Right of Way & Permitting Agent
ENSTAR Natural Gas Company, LLC

Matthew Goddard

From: OSP Design Group <ospdesign@gci.com>
Sent: Wednesday, June 10, 2026 4:15 PM
To: Matthew Goddard
Cc: OSP Design Group
Subject: RE: RFC Fairview Parks MSP (MG)
Attachments: Agenda Plat.pdf

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

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

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

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, May 22, 2026 12:47 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; duebrk@akrr.com; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; council@gatewaycommunitycouncil.org; gatewaycommunitycouncil@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; jprevost@palmerak.org; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Dan Tucker <antiquetuck@gmail.com>; Dee McKee <Dee.McKee@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Fairview Parks MSP (MG)

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

Hello,

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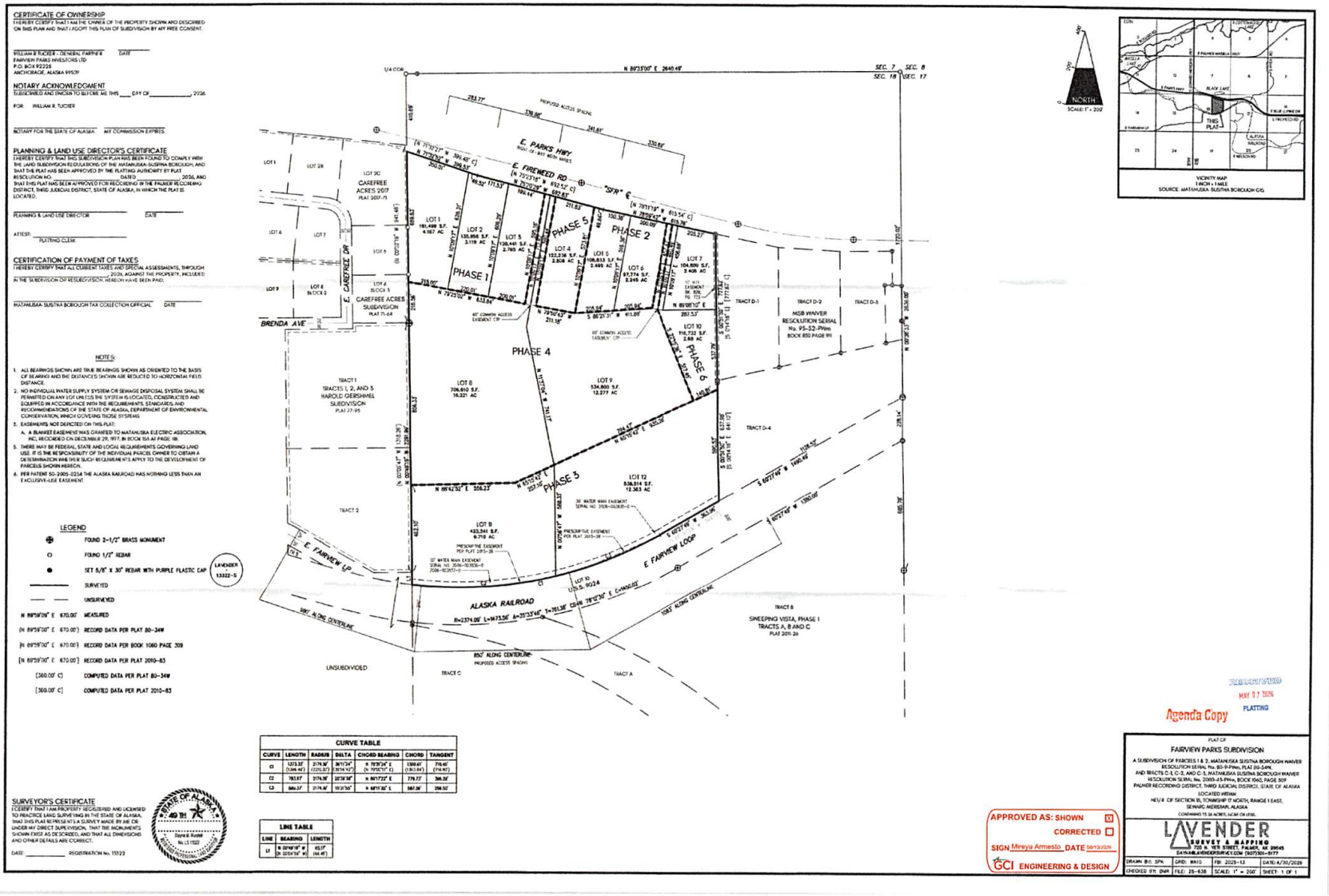
Please ensure all comments have been submitted by June 12, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Fairview Parks MSP


CERTIFICATE OF OWNERSHIP
NOTARY ACKNOWLEDGMENT
PLANNING & LAND USE DIRECTOR'S CERTIFICATE
CERTIFICATION OF PAYMENT OF TAXES
NOTES:
LEGEND
SURVEYOR'S CERTIFICATE
E. PARKS HWY
E. FIREWEED RD
E. FAIRVIEW LP
E. FAIRVIEW LOOP
CAREFREE DR
BRENDA AVE
ALASKA RAILROAD
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
TRACT 1
TRACT 2
TRACT A
TRACT B
TRACT C
TRACT D-1
TRACT D-2
TRACT D-3
TRACT D-4
UNSUBDIVIDED
CAREFREE ACRES 2017
CAREFREE ACRES SUBDIVISION
HAROLD GERSHMEL SUBDIVISION
SWEEPING VISTA, PHASE I
MSB WAIVER RESOLUTION SERIAL No. 95-52-PWm
CURVE TABLE
LINE TABLE
NORTH
VICINITY MAP
1 INCH = 1 MILE
SOURCE: MATANUSKA-SUSITNA BOROUGH GIS
RECEIVED
MAY 07 2026
PLATTING
Agenda Copy
APPROVED AS: SHOWN
CORRECTED
SIGN Mireya Armesto DATE 05/13/2026
GCI ENGINEERING & DESIGN
PLAT OF
FAIRVIEW PARKS SUBDIVISION
LAVENDER
SURVEY & MAPPING

Matthew Goddard

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, May 27, 2026 1:16 PM
To: Matthew Goddard
Subject: RE: RFC Fairview Parks MSP (MG)

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

MTA requests utilities be included in the 60' Common Access Easements so we are able to serve those flag lots.

Thank you for the opportunity to comment.

Holly Sparrow, Sr. Right of Way Agent
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2599 | www.mtasolutions.com

From: Matthew Goddard <Matthew.Goddard@matsugov.us>
Sent: Friday, May 22, 2026 12:47 PM
To: Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; Keiner, Robert (DOT) <bob.keiner@alaska.gov>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Jon Roder <roderj@akrr.com>; duebrk@akrr.com; CEPOA-SM-RD-Pagemaster <regpagemaster@usace.army.mil>; council@gatewaycommunitycouncil.org; gatewaycommunitycouncil@gmail.com; Brian Davis <Brian.Davis@matsugov.us>; jprevost@palmerak.org; davemtp@mtaonline.net; Fire Code <Fire.Code@matsugov.us>; Dan Tucker <antiquetuck@gmail.com>; Dee McKee <Dee.McKee@matsugov.us>; Land Management <Land.Management@matsugov.us>; Jillian Morrissey <Jillian.Morrissey@matsugov.us>; Tom Adams <Tom.Adams@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Wheeler Nevels <Wheeler.Nevels@matsugov.us>; Tammy Simmons <Tammy.Simmons@matsugov.us>; Pre-Design & Engineering <pde@matsugov.us>; Amie Jacobs <Amie.Jacobs@matsugov.us>; Katrina Kline <katrina.kline@matsugov.us>; MSB Farmers <MSB.Farmers@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Code Compliance <Code.Compliance@matsugov.us>; Kendra Johnson <Kendra.Johnson@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Tyler Young <Tyler.Young@matsugov.us>; Taunnie Boothby <Taunnie.Boothby@matsugov.us>; msbaddressing <msbaddressing@matsugov.us>; eric.r.schuler@usps.gov; Erin Ashmore <Erin.Ashmore@matsugov.us>; Andrew Fraiser <andrew.fraiser@enstarnaturalgas.com>; ROW <row@enstarnaturalgas.com>; Right of Way Dept. <row@mtasolutions.com>; OSP Design Group <ospdesign@gci.com>; mearow@mea.coop
Subject: RFC Fairview Parks MSP (MG)

Hello,

The following link is a request for comments for the proposed Fairview Parks MSP.
Please ensure all comments have been submitted by June 12, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

Fairview Parks MSP

Feel free to contact me if you have any questions.

Thank you,

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

CERTIFICATE OF OWNERSHIP

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

WILLIAM R TUCKER - GENERAL PARTNER DATE
FAIRVIEW PARKS INVESTORS LTD
P.O. BOX 92225
ANCHORAGE, ALASKA 99509

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF_____, 2026.

FOR: WILLIAM R. TUCKER

NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO._____ DATED _____, 2026, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR DATE

ATTEST: _____
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 2026, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

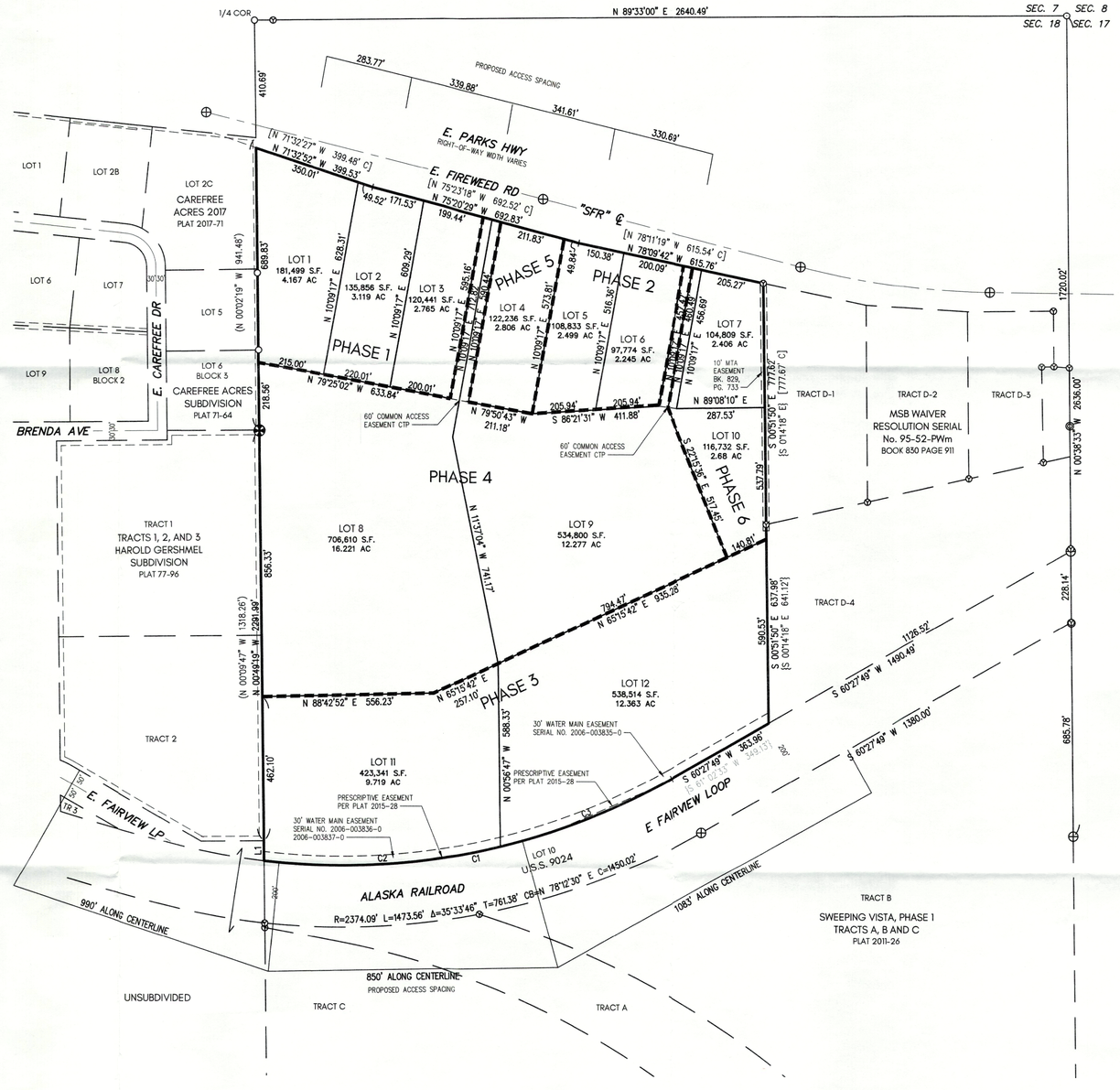
MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL DATE

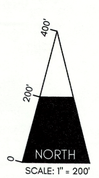
NOTES:

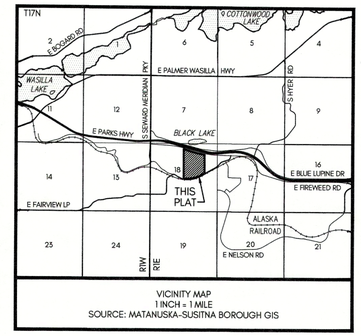
1. ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS
3. EASEMENTS NOT DEPICTED ON THIS PLAT:
   A. A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC, RECORDED ON DECEMBER 29, 1977, IN BOOK 156 AT PAGE 118.
5. 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.
6. PER PATENT 50-2005-0254 THE ALASKA RAILROAD HAS NOTHING LESS THAN AN EXCLUSIVE-USE EASEMENT.

LEGEND

- FOUND 2-1/2" BRASS MONUMENT
- FOUND 1/2" REBAR
- SET 5/8" X 30" REBAR WITH PURPLE PLASTIC CAP (LAVENDER 13322-S)
- SURVEYED
- UNSURVEYED
- N 89°59'09" E 670.00' MEASURED
- (N 89°59'00" E 670.00') RECORD DATA PER PLAT 80-34W
- {N 89°59'00" E 670.00'} RECORD DATA PER BOOK 1060 PAGE 309
- [N 89°59'00" E 670.00'] RECORD DATA PER PLAT 2010-83
- (360.00' C) COMPUTED DATA PER PLAT 80-34W
- [360.00' C] COMPUTED DATA PER PLAT 2010-83







VICINITY MAP
1 INCH = 1 MILE
SOURCE: MATANUSKA-SUSITNA BOROUGH GIS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	1373.33' (1386.46')	2174.99' (2210.00')	36°11'34" (35°56'42")	N 78°31'24" E (N 79°00'51" E)	1350.61' (1363.84')	710.45' (716.90')
C2	783.97'	2174.99'	20°39'38"	N 86°17'22" E	779.73'	396.29'
C3	589.37'	2174.99'	15°31'55"	N 68°11'35" E	587.56'	296.50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°49'19" W (N 00°04'59" W)	65.17' (66.48')

SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERTY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: _____ REGISTRATION No. 13322

STATE OF ALASKA 49TH REGISTERED PROFESSIONAL LAND SURVEYOR
Dayna M. Rumfelt
No. LS 13322

RECEIVED
MAY 07 2026
PLATTING

Agenda Copy

PLAT OF

FAIRVIEW PARKS SUBDIVISION

A SUBDIVISION OF PARCELS 1 & 2, MATANUSKA SUSITNA BOROUGH WAIVER RESOLUTION SERIAL No. 80-9-PWm, PLAT 80-34W, AND TRACTS C-1, C-2, AND C-5, MATANUSKA SUSITNA BOROUGH WAIVER RESOLUTION SERIAL No. 2000-45-PWm, BOOK 1060, PAGE 309 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

LOCATED WITHIN
NE1/4 OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 1 EAST, SEWARD MERIDIAN, ALASKA

CONTAINING 75.26 ACRES, MORE OR LESS.

LAVENDER SURVEY & MAPPING
720 N. YETI STREET, PALMER, AK 99645
DAYNA@LAVENDERSURVEY.COM (907)301-5177

DRAWN BY: SPK	GRID: WA10	FB: 2025-13	DATE: 4/30/2026
CHECKED BY: DMR	FILE: 25-638	SCALE: 1" = 200'	SHEET: 1 OF 1

I

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
July 16, 2026

PRELIMINARY PLAT: MONTANA SUNSHINE

LEGAL DESCRIPTION: SEC 21, T24N, R04W, SEWARD MERIDIAN AK

PETITIONERS: HANSON LAND SOLUTIONS

SURVEYOR/ENGINEER: PIONEER ENGIEERING LLC

ACRES: 38.09 ± PARCELS: 8

REVIEWED BY: CAYMAN REYNOLDS CASE #: 2026-064

REQUEST: The request is to create eight lots from Parcel 24N04W21B003, to be known as **MONTANA SUNSHINE**, containing 38.09 acres +/-. The plat is located directly south of East Romano Avenue, east of South Talkeetna Spur Road, and west of Montana Creek, located within the NW ¼ Section 21, Township 24 North, Range 04 West, Seward Meridian, Alaska. In the Susitna Community Council and in Assembly District #7.

EXHIBITS

Vicinity Map and Aerial Photos	**EXHIBIT A** – 4 pgs
Preliminary Site Plan	**EXHIBIT B** – 6 pgs
Soils Report	**EXHIBIT C** – 7 pgs

AGENCY COMMENTS

MSB Pre-design and Engineering	**EXHIBIT D** – 1 pg
AK DOT	**EXHIBIT E** – 1 pg
Utilities	**EXHIBIT F** – 2 pgs

DISCUSSION: The proposed Master Plan is creating 8 lots from Parcel 4N04W21B003. The master plan has 2 phases. Proposed lots vary in size from 4.75 to 4.77 acres. Access is by proposed internal roads connecting to East Romano Avenue, a Mat-Su Borough owned and maintained road.

Soils Report: A soils report submitted (Exhibit C) pursuant to MSB 43.20.281(A) William Klebesadel, PE, notes the soils evaluation included logging 4 new test holes on the parent parcel. No water was found in the test holes. 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): "PD&E comments to redesign the road and ditch profiles so that there are no low spots in the ditch without an outlet (such as station 1+50)."

AK DOT (Exhibit E) "The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following plats and have no comments: Montana Sunshine; Parcel 24N04W21B003; MO 07 Sutherland (East Romano Avenue)

Utilities: **(Exhibit F)** GCI has no comments or objections. MTA requests a 15' utility easement on the east side of lots 1-4 and a 15' utility easement on the west side of lots 5-8 fronting the road access. MEA and ENSTAR did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from USACE; Community Council Knik-Fairview, Road Service Area 17 Knik, Planning Division, or Development Services; GCI or MTA.

CONCLUSION: The preliminary plat of Montana Sunshine 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 submitted, pursuant to MSB 43.20.281(A).

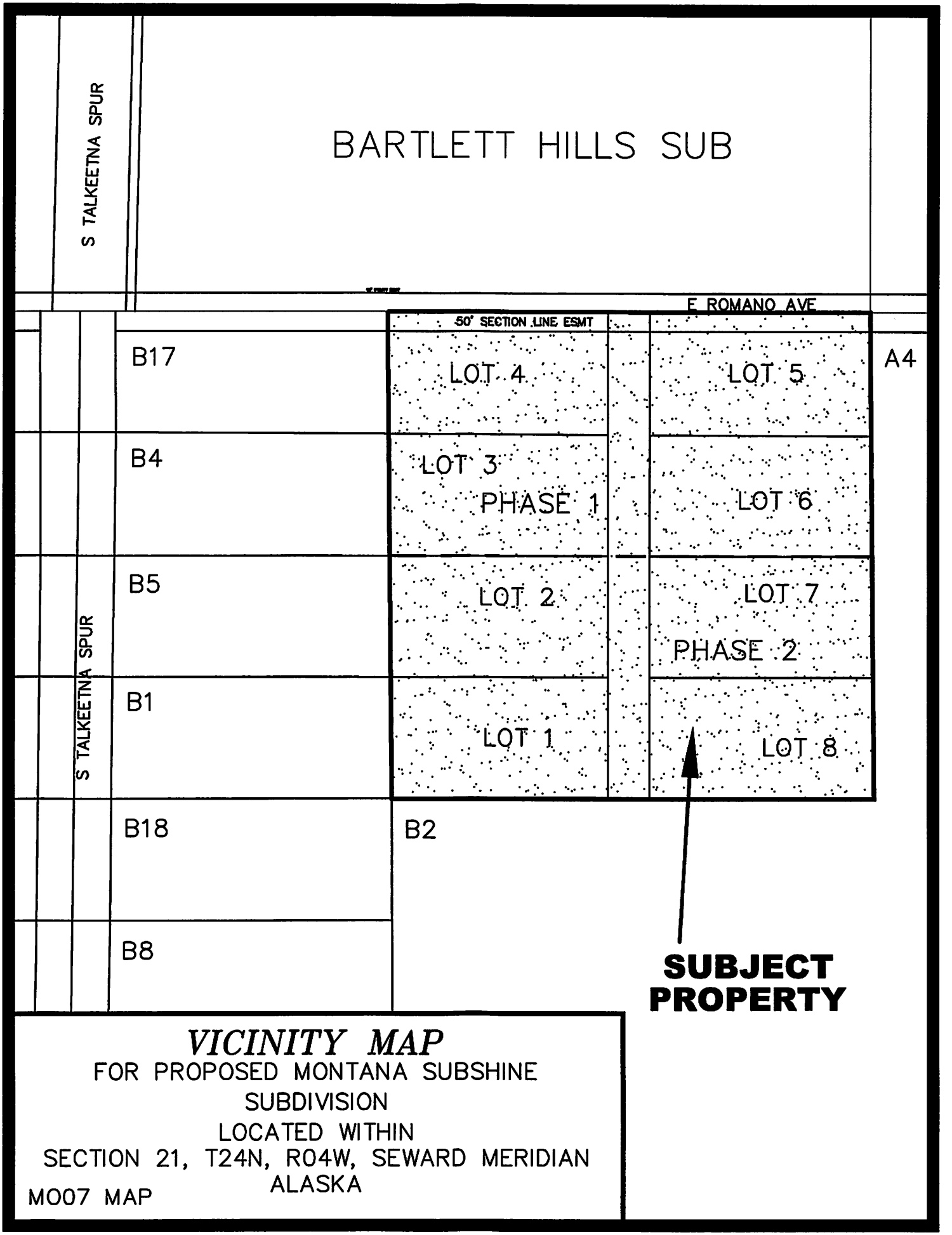
FINDINGS OF FACT

1. The master plan of Montana Sunshine 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 USACE; Community Council Knik-Fairview, Road Service Area 17 Knik, Planning Division, or Development Services; GCI 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 master plan of Montana Sunshine, Section 31, Township 17 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH 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. Provide copy of driveway permit application to the platting staff for all existing driveways.
4. Pay postage and advertising fees.
5. Grant a 15' utility easement on the east side of lots 1-4 and a 15' utility easement on the west side of lots 5-8 fronting the road access.
6. Construct the access road and temporary cul-de-sac to residential 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.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit final plat in full compliance with Title 43.

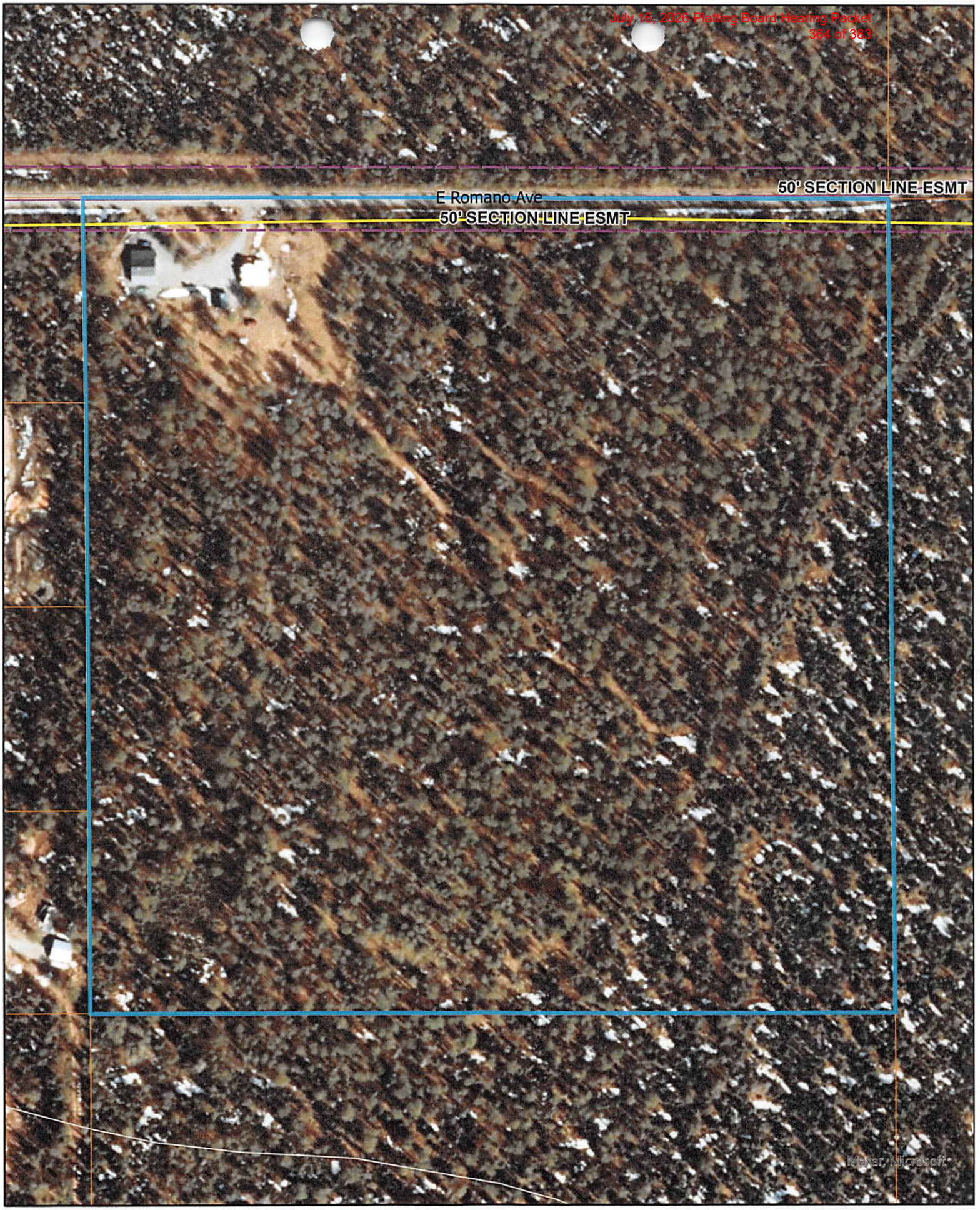


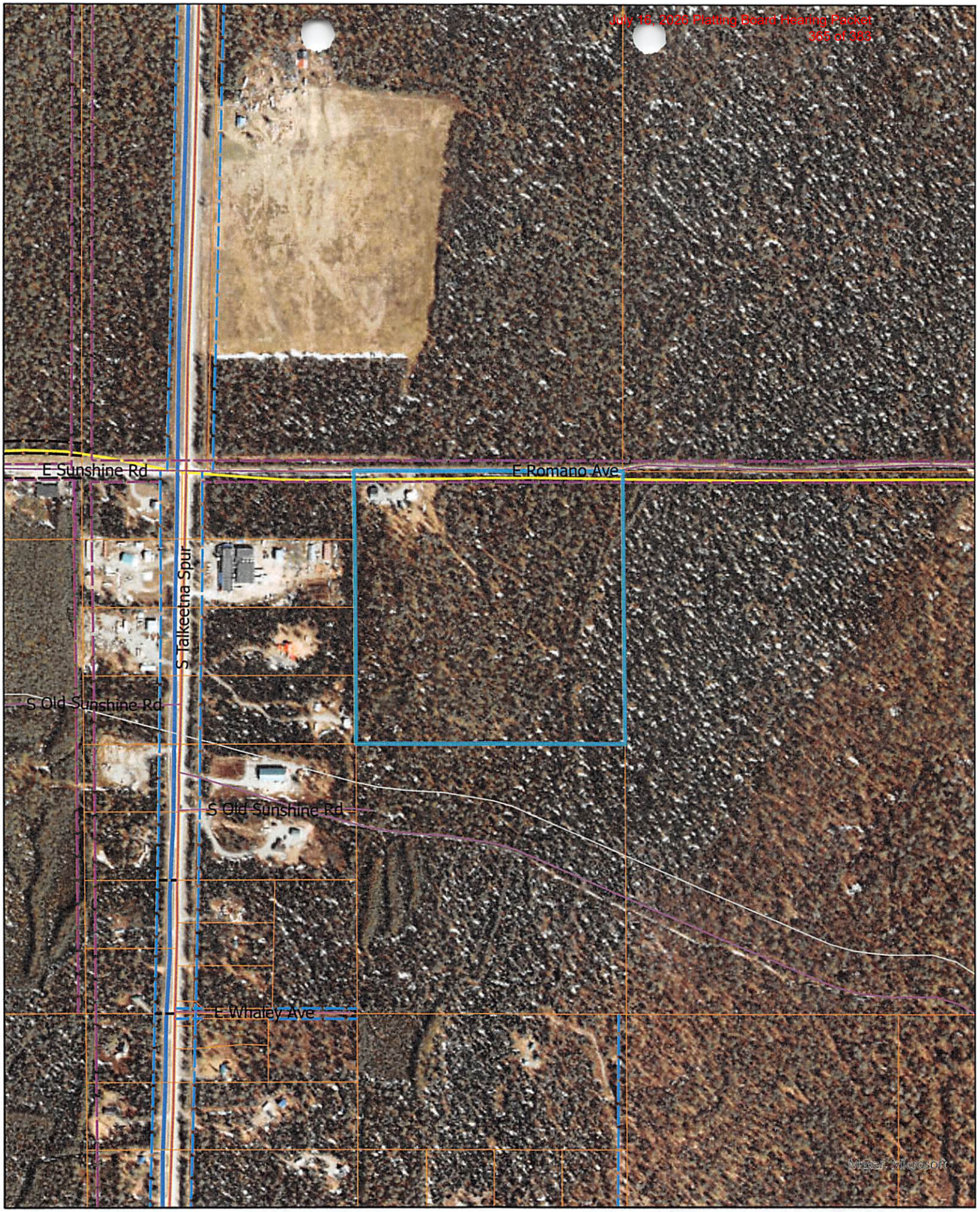
VICINITY MAP

FOR PROPOSED MONTANA SUBSHINE SUBDIVISION
LOCATED WITHIN
SECTION 21, T24N, R04W, SEWARD MERIDIAN
ALASKA

M007 MAP

50' SECTION LINE ESMT
E Romano Ave
50' SECTION LINE ESMT
428
416
412
420
410
410
408
410
408
404
N
W
E
S
0
245
490
980 Feet


50' SECTION LINE ESMT
E Romano Ave
50' SECTION LINE ESMT
Maxar, Microsoft
N
W
E
S
0
245
490
980 Feet



N
W E
S

0 500 1,000 2,000 Feet

50' SECTION LINE ESMT.

50'

E. ROMANO AVE.

50' SECTION LINE ESMT. (ADL 21221-ELECTRIC DISTRIBUTION LINR ROW 50')

A PORTION OF N½ N½ NW¼ NW¼ (DEED 2005-002025-0)

LOT 4
207172 SQ. FT
4.76 ACRES±

LOT 5
206955 SQ. FT
4.75 ACRES±

PARCEL 1

DEED 2006-002004-0

LOT 3
207876 SQ. FT
4.77 ACRES±

LOT 6
207876 SQ. FT
4.77 ACRES±

COAL PROSPECTING PERMIT ADL 72675

PARCEL 2

LOT 2
207724 SQ. FT
4.77 ACRES±

LOT 7
207724 SQ. FT
4.77 ACRES±

A PORTION OF S½ S½ NW¼ NW¼ (DEED 2007-002178-0)

LOT 1
206906 SQ. FT
4.75 ACRES±

LOT 8
206696 SQ. FT
4.75 ACRES±

A PORTION OF N½ N½ NW¼ NW¼ (DEED 2017-000418-0)

SE¼ NW¼

40 0 40 80 160 240 320
SCALE IN FEET

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

STATE OF ALASKA 49TH
CHARLES E. HANSON
5/14/25
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES
1. THE IMAGE SHOWN HEREON IS DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH IMAGERY PROJECT OF 2019/2020/2021.
2. THE HORIZONTAL DATUM IS NAD83 (CORS96 EPOCH 2002.0000)

RECEIVED
MAY 11 2026
PLATTING

TALKEETNA, ALASKA
MONTANA SUNSHINE
SITE PLAN - EXISTING CONDITIONS
PROJECT OVERVIEW

DWG.#: 25-203C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=160'
22x34: 1"=80'
REVISION DATE:
09-17-25

REFERENCE NUMBER:
V-2.0
SHEET 1 OF 3

50' SECTION LINE ESMT.

N89° 58' 22"W 1321.59'

50' SECTION LINE ESMT. (ADL 21221-ELECTRIC DISTRIBUTION LINR ROW 50')

E. ROMANO AVE.

50' S89° 58' 22"E 1321.25' 1321.25' 600.38' S89° 58' 22"E 2642.84'

A PORTION OF N½ N½ NW¼ NW¼ (DEED 2005-002025-0)

PARCEL 1

DEED 2006-002004-0

PARCEL 2

A PORTION OF S½ S½ NW¼ NW¼ (DEED 2007-002178-0)

A PORTION OF N½ N½ NW¼ NW¼ (DEED 2017-000418-0)

600.86' 49.61' 50.07'

WATER WELL PROTECTION ZONE (100' RADIUS)

36.3'x52.3' 1 STORY HOUSE

20.2'x20.3' 1 STORY HOUSE

12.4'x10.3' 1 STORY HOUSE

SEE DETAIL

4.3'x4.4' OUTHOUSE

279.47' 329.11' 222' 100' 126' 118' 135' 102' 86'

LOT 4
207172 SQ. FT
4.76 ACRES±

LOT 5
206955 SQ. FT
4.75 ACRES±

LOT 3
207876 SQ. FT
4.77 ACRES±

LOT 6
207876 SQ. FT
4.77 ACRES±

LOT 2
207724 SQ. FT
4.77 ACRES±

LOT 7
207724 SQ. FT
4.77 ACRES±

LOT 1
206906 SQ. FT
4.75 ACRES±

LOT 8
206696 SQ. FT
4.75 ACRES±

630.16' S89° 59' 58"W 299.04' 298.53' 328.46'

330.01' 1287.85' 330.01' 1316.94'

659.70' 629.70' N89° 59' 58"E 60' 1287.32' 629.70' S89° 59' 58"W 1266.87'

330.01' N0° 30' 29"W 330.01' N0° 25' 40"W 330.01' N0° 20' 45"W

629.23' N89° 59' 58"E 629.23' S89° 59' 58"W

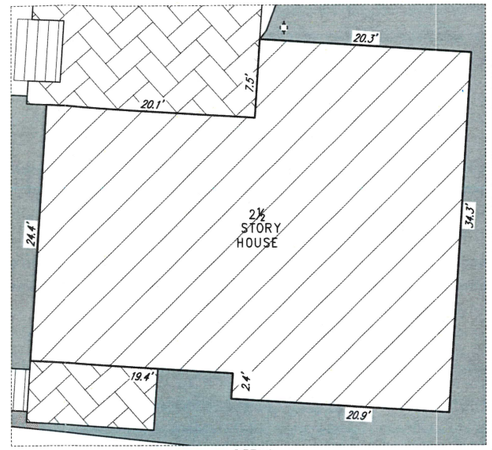
315.99' 328.11' 328.80' 328.77' 328.46'

628.77' N89° 58' 18"E 628.77' 1317.54'

60' RADIUS TEMPORARY TURN AROUND

SE¼ NW¼

N0° 16' 54"W 1320.51'



DETAIL (N.T.S.)

LEGEND

- RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- RECOVERED 2½" ALUMINUM POST MONUMENT
- RECOVERED ALUMINUM CAP ON ⅝" REBAR
- RECOVERED PLASTIC CAP ON ⅝" REBAR
- RECOVERED ⅝" REBAR
- N74°58'11"W (N74°45'W) 255.65' (254.70') MEASURED DATA / RECORD PER PLAT (2014-151)
- (1) BLOCK
- METER, ELECTRIC
- WATER WELL
- CLEANOUT (SEWER)
- PLAYGROUND EQUIPMENT
- POST
- UTILITY POLE
- GATE
- FENCE
- SATELLITE DISH
- DECK/PORCH
- BUILDING
- GRAVEL ROAD/DRIVEWAY
- ASPHALT ROAD/DRIVEWAY
- CONCRETE PAD/SIDEWALK/RETAINING WALL

40 0 40 80 160 240 320
SCALE IN FEET

COAL PROSPECTING PERMIT ADL 72675

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	46.89	30.00	89°32'42"	42.26	S45° 12' 01"E	29.76
C2	47.36	30.00	90°27'18"	42.59	S44° 47' 59"W	30.24

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

STATE OF ALASKA 49TH
2/4/26
PROFESSIONAL LAND SURVEYOR

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

RECEIVED
MAY 11 2026
PLATTING

TALKEETNA, ALASKA
MONTANA SUNSHINE
SITE PLAN - EXISTING CONDITIONS
PLANIMETRY-AB

DWG.#: 25-203C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"= 160'
22x34: 1"= 80'
REVISION DATE:
12-17-25

REFERENCE NUMBER:
V-2.1
SHEET 2 OF 3

RECEIVED
MAY 11 2026
PLATTING

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

STATE OF ALASKA
49TH
Chad Hanson
5/11/26
REGISTERED PROFESSIONAL LAND SURVEYOR

50' SECTION LINE ESMT.

E. ROMANO AVE.

50' SECTION LINE ESMT.
(ADL 21221-ELECTRIC DISTRIBUTION LINE ROW 50')

A PORTION OF N½ N½ NW¼ NW¼
(DEED 2005-002025-0)

PARCEL 1

DEED
2006-002004-0

PARCEL 2

A PORTION OF S½ S½ NW¼ NW¼
(DEED 2007-002178-0)

A PORTION OF N½ N½ NW¼ NW¼
(DEED 2017-000418-0)

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207172 SQ. FT
4.76 ACRES±

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LOT 1
206906 SQ. FT
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LOT 8
206696 SQ. FT
4.75 ACRES±

COAL PROSPECTING
PERMIT ADL 72675

40 0 40 80 160 240 320
SCALE IN FEET

NOTES
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. THE HORIZONTAL DATUM IS NAD83 (CORS96 EPOCH 2002.0)
3. THE VERTICAL DATUM IS NAVD88 (GEOID09)

TALKEETNA, ALASKA
MONTANA SUNSHINE
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY

DWG.#: 25-203C
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=160'
22x34: 1"=80'
REVISION DATE:
09-17-25

REFERENCE NUMBER:
V-2.2
SHEET 3 OF 3

RECEIVED
July 16, 2026 Platting Board Hearing Packet
369 of 383
MAY 11 2026
PLATTING

E. ROMANO AVE.

50' SECTION LINE EASEMENT

50' SECTION LINE EASEMENT

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

INFILTRATOR

INFILTRATOR

INFILTRATOR

INFILTRATOR

1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
12+58

-1.4%
-1.6%
-0.2%
-3.6%
-10.1%
-5.1%
-3.3%
-0.8%
-2.6%
-6.3%
-2.2%
-0.8%
-2.7%
-1.5%
-1.1%
-4.5%
-0.4%
-1.2%
-2.2%
-4.1%
-27.3%
-17.0%
-5.3%
-14.2%
-15.8%

40 0 40 80 160 240 320
SCALE IN FEET

FLOOD HAZARD AREA

NOTES
1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 2' INTERVAL AND PRESENT THE DESIGNED TOP OF FINISHED GRADE AND THE DITCH BACKSLOPES.
2. THE 2' BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITIONING CONSTRAINED WITH AN OPUS SOLUTION OF A GPS STATIC OCCUPATION.
4. THE HORIZONTAL DATUM IS NAD83(EPOCH 2010)

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

STATE OF ALASKA
49TH
CRAIG E. HANSON
12312
REGISTERED PROFESSIONAL LAND SURVEYOR
5-11-26

TALKEETNA, ALASKA
MONTANA SUNSHINE
SITE PLAN - DESIGN
GRADING-DRAINAGE PLAN

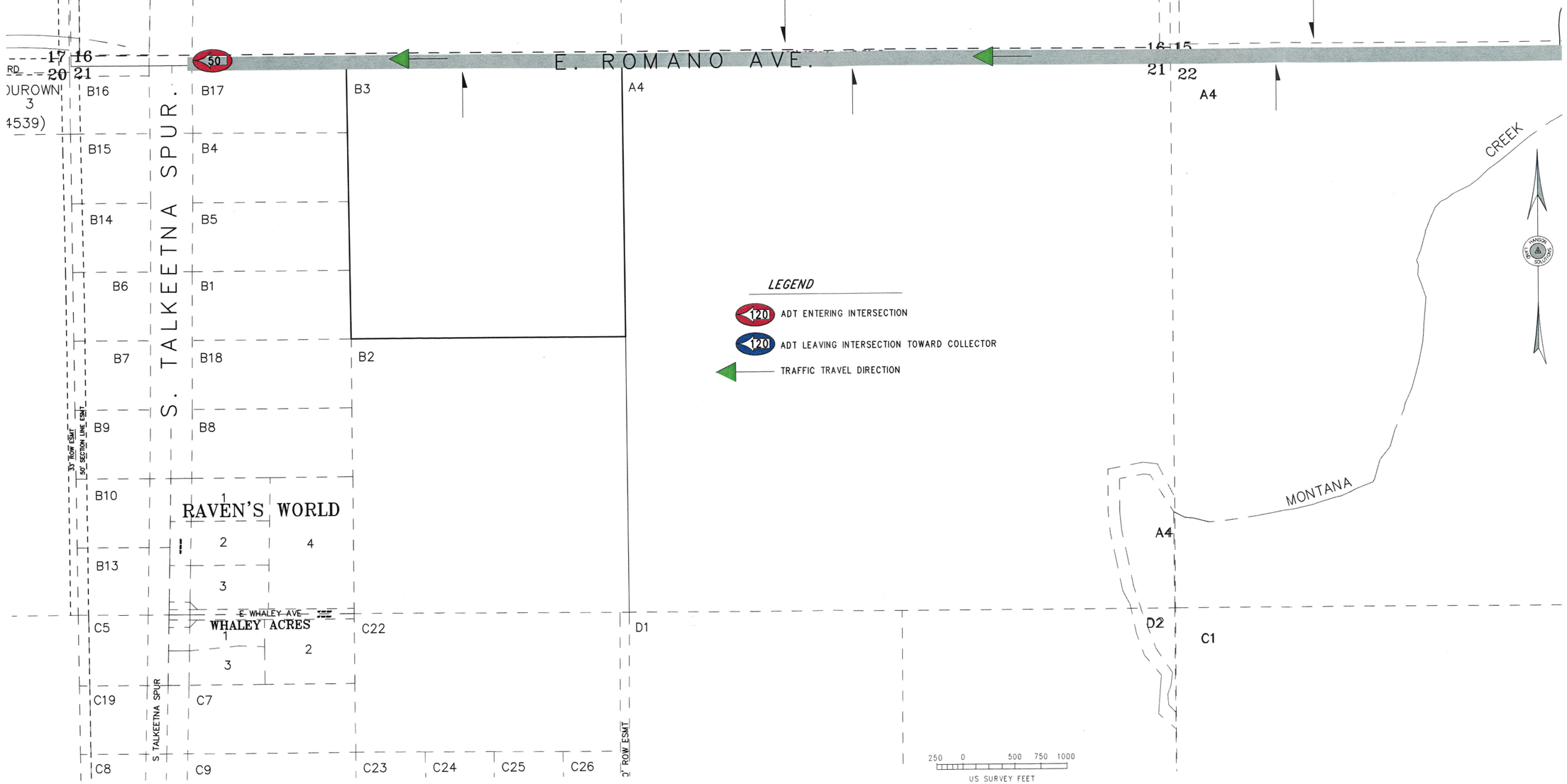
DWG.#: 25-203C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=160'
22x34: 1"=80'
REVISION DATE:
02-10-26

REFERENCE NUMBER:
D-1.0
SHEET 1 OF 1

RECEIVED
MAY 11 2026
PLATTING

ASLS 79-109

BARTLETT HILLS SUB



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

STATE OF ALASKA
49TH
CRAIG E. HANSON
LICENSED PROFESSIONAL LAND SURVEYOR
5/11/26

NOTES
1.AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
2.SUMMARY: EXISTING AVERAGE DAILY TRAFFIC ON THE INTERSECTION OF XXXX EXIT ONTO XXXX IS XXX.

TALKEETNA, ALASKA
MONTANA SUNSHINE
EXISTING AVERAGE DAILY TRAFFIC

DWG.#: 25-203
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"=500'
22x34: 1"=250'
REVISION DATE: 02/11/26

REFERENCE NUMBER:
C-2.0
SHEET 1 OF 2

LS

BARTLETT HILLS SUB

E. ROMANO AVE.

S. TALKEETNA SPUR.

RAVEN'S WORLD

E. WHALEY AVE

WHALEY ACRES

E. MCCONNELL CIR

CREEK

MONTANA

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8

B1 | B2 | B3 | B4 | B5 | B6 | B7 | B8 | B9 | B10 | B13 | B14 | B15 | B16 | B17 | B18

C1 | C5 | C7 | C8 | C9 | C10 | C19 | C22 | C23 | C24 | C25 | C26

A4 | D1 | D2

LEGEND

120 ADT ENTERING INTERSECTION

120 ADT LEAVING INTERSECTION TOWARD COLLECTOR

TRAFFIC TRAVEL DIRECTION

80

33' ROW ESMT

60' SECTION LINE ESMT

25' ROW ESMT

40' ROW ESMT

250 0 500 750 1000

US SURVEY FEET

LS

NOTES

1. AVERAGE DAILY TRAFFIC IS BASED ON 10 ADDITIONAL TRAFFIC PER LOT.
2. SUMMARY: EXPECTED AVERAGE DAILY TRAFFIC INCREASES BY XX ON THE INTERSECTION OF XXXX ONTO XXXXX IN WHICH REQUIRES NO UPDATE OF ROAD STATUS AS IT DOES NOT EXCEED 400.

TALKEETNA, ALASKA
MONTANA SUNSHINE
ANTICIPATED AVERAGE DAILY TRAFFIC

DWG.#: 25-203
DESIGN: CEH
DRAWN BY: LS
CHECKED: CEH
SCALE
11x17: 1"= 500'
22x34: 1"= 250'
REVISION DATE:
02/11/26

REFERENCE NUMBER:
C-2.0
SHEET 2 OF 2

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

STATE OF ALASKA
49TH
CHARLES E. HANSON
02/11/26
REGISTERED PROFESSIONAL LAND SURVEYOR

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

RECEIVED
MAY 1 1 2026
PLATTING

USEABLE AREA CERTIFICATION

MONTANA SUNSHINE

A SUBDIVISION OF

NE1/4 NW1/4 SEC. 21, T.24N. R.4W. SM.

INTRODUCTION TO INVESTIGATION

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

INDIVIDUAL LOTS: GEOMETRY

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

EXCEPTIONS: _____

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

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

USABLE BUILDING AREAS

CONFLICTING USE CONSIDERATIONS:

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

USABLE SEPTIC AREAS

CONFLICTING USE CONSIDERATIONS:

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

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

TOPOGRAPHIC/PLANIMETRIC CONSIDERATIONS:

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

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

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

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

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

SOILS INVESTIGATION

EXCAVATIONS

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

☐ Test-holes or borings have been made such that the bottom of the excavation is at least 16' deep and "deep trench" or "sewage pits" will likely be used

☐ Test-holes or borings were made to the depth of permafrost or an impermeable layer. (test holes with permafrost or impermeable layer): _____

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

SOIL CLASSIFICATIONS

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

(GW) TEST HOLES:	1, 2, 3, 4	(GP) TEST HOLES:	
(SW) TEST HOLES:	3, 4	(SP) TEST HOLES:	

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

(GM) TEST HOLES:		(SM) TEST HOLES:	

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

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

GROUND WATER INVESTIGATION

☒ No groundwater was encountered in any of the Test Holes

☐ Groundwater was encountered in some Test Holes and excavation continued at least 2' below encounter depth. Seasonal High Water table level was determined by:

- ☐ Monitoring Test Holes May through October: TEST HOLES:
- ☐ Soil Mottling or Staining Analysis: TEST HOLES:

☐ Depth to seasonal high water is a min. of 8' TEST HOLES:

☐ Depth to seasonal high water is less than 8'

- ☐ Fill will be required
- ☐ A suitable standard design will be provided

SUMMARY OF REQUIRED FURTHER ACTION

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

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

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

☒ No further action required to establish sufficient usable area.

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

Bill Klebesadel 2-6-26

WILLIAM KLEBESADEL P.E. ***Date***

Professional Engineer

STATE OF ALASKA
49 TH
Bill Klebesadel
WILLIAM S. KLEBESADEL
CE-9135
2-6-26
REGISTERED PROFESSIONAL ENGINEER

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	MONTANA SUNSHINE	TEST HOLE NO.	Date:	9-24-25
Insp. By:	PIONEER	1	Job #	25-203

TEST HOLE EXCAVATION ANALYSIS

1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.
3ft		
4ft		
5ft		
6ft		
7ft		
8ft		
9ft		
10ft		
11ft		
12ft		
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

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

TEST HOLE LOCATION MAP

See attached

PERCOLATION TEST

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

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep

COMMENTS:

WATER LEVEL MONITORING

Date	WATER LEVEL

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	MONTANA SUNSHINE	TEST HOLE NO.	Date:	9-24-25
Insp. By:	PIONEER	2	Job #	25-203

TEST HOLE EXCAVATION ANALYSIS

1ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
2ft		
3ft		
4ft		
5ft		
6ft		
7ft		
8ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.
9ft		
10ft		
11ft		
12ft		
13ft		
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

TEST HOLE LOCATION MAP

See attached

PERCOLATION TEST

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

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep

COMMENTS:

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

WATER LEVEL MONITORING

Date	WATER LEVEL

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	MONTANA SUNSHINE	TEST HOLE NO.	Date:	9-24-25
Insp. By:	PIONEER	3	Job #	25-203

TEST HOLE EXCAVATION ANALYSIS

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

TEST HOLE LOCATION MAP

See attached

PERCOLATION TEST

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

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep

STATE OF ALASKA
49 TH
WILLIAM S. KLEBESADEL
CE-9135
2/6/26
REGISTERED PROFESSIONAL ENGINEER

COMMENTS:

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

WATER LEVEL MONITORING

Date	WATER LEVEL

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

GEOTECHNICAL ANALYSIS – SOIL INSPECTION LOG

Parcel:	MONTANA SUNSHINE	TEST HOLE NO.	Date:	9-24-25
Insp. By:	PIONEER	4	Job #	25-203

TEST HOLE EXCAVATION ANALYSIS

1ft – 2ft	OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
3ft – 5ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.
6ft – 7ft	SW	WELL-GRADED SANDS,GRAVELLY SANDS, LITTLE/NO FINES
8ft – 13ft	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIX, LITTLE/NO FINES.
14ft		
15ft		
16ft		
17ft		
18ft		
19ft		
20ft		

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

TEST HOLE LOCATION MAP

See attached

PERCOLATION TEST

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

Perc. Hole Diam. (in.):

Test Run Between:

ft and ft Deep

STATE OF ALASKA
49 TH
WILLIAM S. KLEBESADEL
CE-9135
REGISTERED PROFESSIONAL ENGINEER
2/6/26

COMMENTS:

WATER LEVEL MONITORING

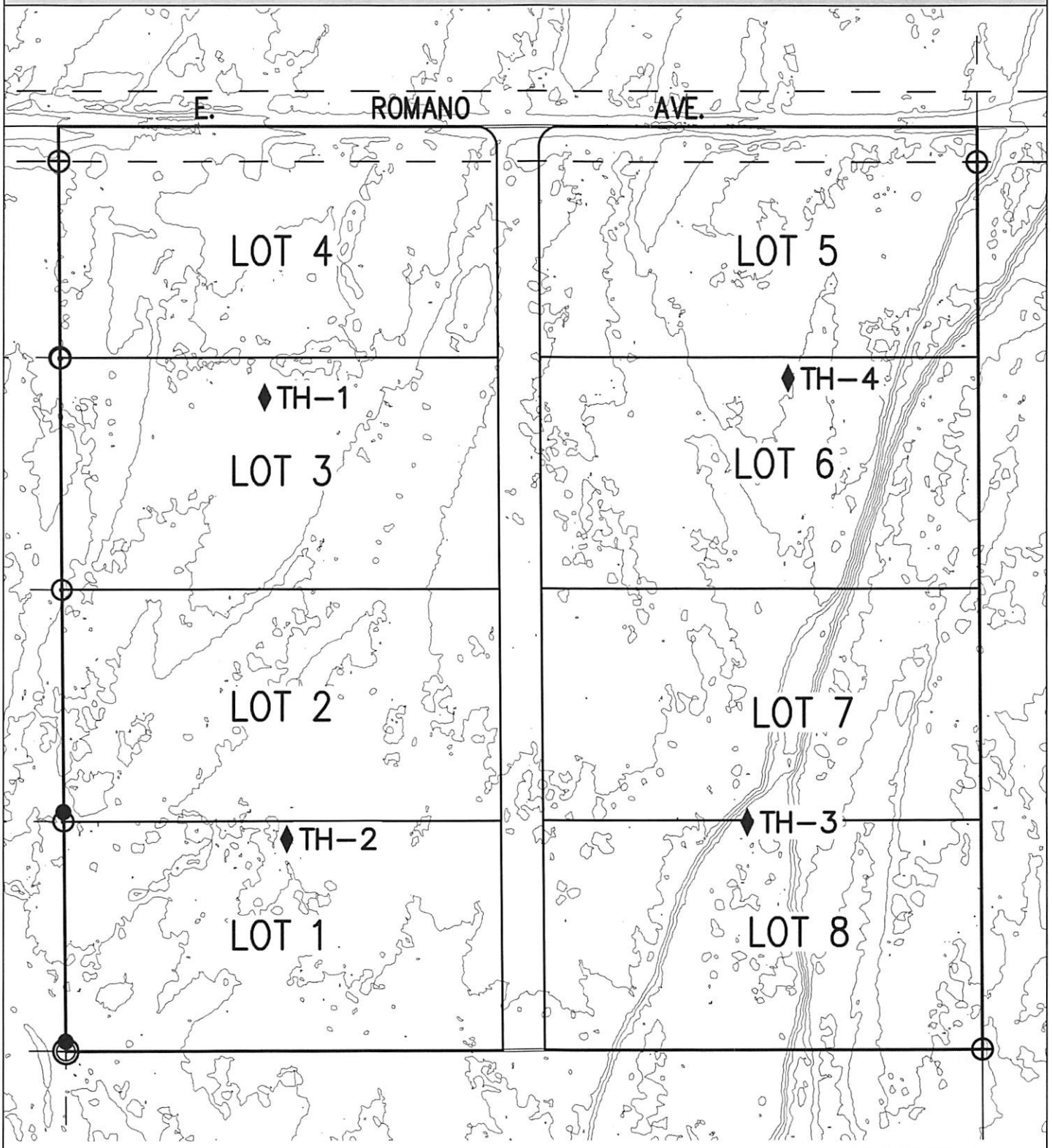
Date	WATER LEVEL

HANSON LAND SOLUTIONS

SURVEYING, ENGINEERING, & LAND DEVELOPMENT SERVICES

305 EAST FIREWEED AVENUE PALMER, ALASKA, 99645

TEST HOLE LOCATION EXHIBIT MAP



LEGEND

♦ TEST HOLE

MONTANA SUNSHINE		
FILE: 25-203	DRAWN: LS	09/25/25

EXHIBIT A

Page 1 of 1

Cayman Reynolds

From: Tammy Simmons
Sent: Tuesday, June 16, 2026 3:42 PM
To: Cayman Reynolds
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Montana Sunshine CR

Hello Cayman,

PD&E comments to redesign the road and ditch profiles so that there are no low spots in the ditch without an outlet (such as station 1+50).

Thank you.

PD&E Review Group

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Friday, May 29, 2026 3:52 PM
To: Brian Davis <Brian.Davis@matsugov.us>; 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>; Tyler Young <Tyler.Young@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>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; bob.keiner@alaska.gov; randalesparks@gmail.com; jzimmerly.scl@gmail.com; sheenafortlmt@yahoo.com; 4hornbuffalo@gmail.com; bryan.kirby@gmail.com; mrsmikestevenson@gmail.com; airportmanfly@gmail.com; alaska355a@gmail.com; rgerlach@mtaonline.net; willjam55@gmail.com; jstras@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: RFC Montana Sunshine CR

3Hello,

The following link is a request for comments for the proposed Blair Residence vacation.

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

Montana Sunshine MSP

Feel free to contact me if you have any questions.

Thank you,

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

Project Delivery: Statewide Planning
Anchorage Field Office

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

June 8, 2026

Tyler Young, Platting Officer
Matanuska-Susitna Borough
350 East Dahlia Avenue
Palmer, AK 99645

[Sent Electronically]

Re: Plat Review

Dear Mr. Young:

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

- **Preapp-2026-082; PLT-21-8-3461; IN 15 Pavlik (East Mikes Lane)**
- **Montana Sunshine; Parcel 24N04W21B003; MO 07 Sutherland (East Romano Avenue)**

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

- **Preapp-2026-000080; PLT-21-8-3456; PA 11 Miller; Ben Miller (Old Glenn Highway)**
  - No objection to proposed lot division.
  - Require removal of southern driveway.
  - No direct access to lot 1 will be permitted to proposed lot 1 to Old Glenn Highway. Add plat note: "No direct access lot 1 to Old Glenn Highway" or similar.
  - Dedicate shared access easement for northern driveway to both lots.
  - Platting actions change lot legal descriptions and require access permits to be reapplied for. Reapply for existing northern access to Old Glenn Highway. Driveway permits and Approach Road Review can be applied for at DOT&PF's online ePermits website: https://dot.alaska.gov/row/Login.po. Please contact Gabe Kutcher in DOT&PF's ROW Property Management division at 907-269-0691 if you have any questions.

Cayman Reynolds

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Monday, June 1, 2026 11:49 AM
To: Cayman Reynolds
Subject: RE: RFC Montana Sunshine CR

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

MTA requests a 15' utility easement on the east side of lots 1-4 and a 15' utility easement on the west side of lots 5-8 fronting the road access.

Thank you for the opportunity to comment.

Holly Sparrow, Sr. Right of Way Agent
1740 S. Chugach St., Palmer, Alaska 99645
Office: (907) 761-2599 | www.mtasolutions.com

Life. Technology. Together.

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Friday, May 29, 2026 3:41 PM
To: Brian Davis <Brian.Davis@matsugov.us>; 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>; Tyler Young <Tyler.Young@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>; Fire Code <Fire.Code@matsugov.us>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; bob.keiner@alaska.gov; randalesparks@gmail.com; jzimmerly.scl@gmail.com; sheenafortlmt@yahoo.com; 4hornbuffalo@gmail.com; bryan.kirby@gmail.com; mrsmikestevenson@gmail.com; airportmanfly@gmail.com; alaska355a@gmail.com; rgerlach@mtaonline.net; willjam55@gmail.com; jstras@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: RFC Montana Sunshine CR

Hello,

The following link is a request for comments for the proposed Blair Residence vacation.

Cayman Reynolds

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, June 16, 2026 10:40 AM
To: Cayman Reynolds
Cc: OSP Design Group
Subject: RE: RFC Montana Sunshine 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
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From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Friday, May 29, 2026 3:41 PM
To: Brian Davis <Brian.Davis@matsugov.us>; 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>; Tyler Young <Tyler.Young@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>; Huling, Kristina N (DOT) <kristina.huling@alaska.gov>; bob.keiner@alaska.gov; randalesparks@gmail.com; jzimmerly.scl@gmail.com; sheenafortlmt@yahoo.com; 4hornbuffalo@gmail.com; bryan.kirby@gmail.com; mrsmikestevenson@gmail.com; airportmanfly@gmail.com; alaska355a@gmail.com; rgerlach@mtaonline.net; willjam55@gmail.com; jstras@mtaonline.net; Ron Bernier <Ron.Bernier@matsugov.us>
Subject: RFC Montana Sunshine CR

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

Hello,

The following link is a request for comments for the proposed Blair Residence vacation.

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

Montana Sunshine MSP

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

_____
PLANNING AND LAND USE DIRECTOR DATE

ATTEST: _____
(PLATTING CLERK)

CERTIFICATE OF PAYMENT OF TAXES

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

_____
TAX COLLECTION OFFICIAL DATE
(MATANUSKA-SUSITNA BOROUGH)

DENALI NORTH
6925-S
TYPICAL RECOVERED PLASTIC CAP

LEGEND

- RECOVERED BLM/GLO BRASS CAP ON IRON PIPE
- RECOVERED 2½" ALUMINUM POST MONUMENT
- RECOVERED BLANK ALUMINUM CAP ON ⅝" REBAR
- RECOVERED PLASTIC CAP ON ⅝" REBAR
- RECOVERED ⅝" REBAR
- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD PER PLAT (80-25)
- (1) BLOCK
- SET PLASTIC CAP ON ⅝"x30" REBAR

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	TANGENT
C1	46.89	30.00	89°32'42"	42.26	S45° 12' 58"E	29.76
C2	47.36	30.00	90°27'18"	42.59	S44° 47' 03"W	30.24

CERTIFICATE OF OWNERSHIP

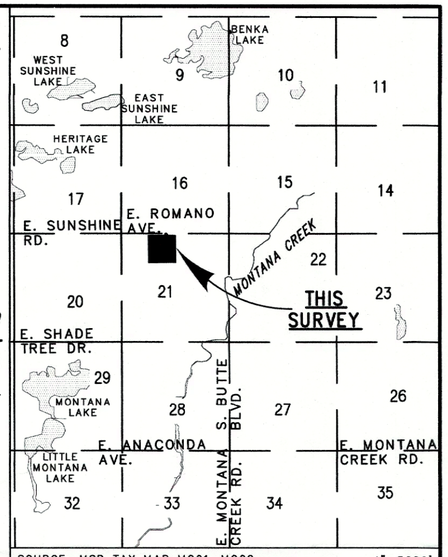
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

_____
OWNER(REPRESENTATIVE) DATE
JOHN R DENNISON

CERTIFICATE OF OWNERSHIP

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

_____
OWNER(REPRESENTATIVE) DATE
WENDY W SUTHERLAND



SOURCE: MSB TAX MAP M001, M002, M007, M008, 1"=5280'

NOTARY ACKNOWLEDGEMENT

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

_____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES:_____

NOTARY ACKNOWLEDGEMENT

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

_____
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES:_____

SURVEYOR'S CERTIFICATE

STATE OF ALASKA 49TH
CRAIG E. HANSON
LS 12312
REGISTERED PROFESSIONAL LAND SURVEYOR

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

_____
REGISTERED LAND SURVEYOR

US GENERAL LAND OFFICE SURVEY T24N R4W S17 S16 S20 S21 1917

50' SECTION LINE ESMT. (ADL 21221-ELECTRIC DISTRIBUTION LINR ROW 50')

(S89°59'00"W) S89° 59' 19"E (5276.70') 5285.68'

E. ROMANO AVE.

1/16 1321.25' N¼

1321.59' 49.61' 600.86' 600.38' 50.07' 2642.84'

A PORTION OF N½ N½ NW¼ NW¼ (DEED 2005-002025-0)

PARCEL 1

DEED 2006-002004-0

PARCEL 2

A PORTION OF S½ S½ NW¼ NW¼ (DEED 2007-002178-0)

A PORTION OF N½ N½ NW¼ NW¼ (DEED 2017-000418-0)

1318.24' N0° 31' 25"W 1316.94' N0° 21' 47"W

279.47' 329.11' 299.04' 60' 298.53' 328.46' 278.39'

LOT 4 207172 SQ FT 4.76 ACRES ±
LOT 5 206955 SQ FT 4.75 ACRES ±
630.16' S89° 59' 02"W 630.16' S89° 59' 02"W

PHASE I

LOT 3 207876 SQ FT 4.77 ACRES ±
LOT 6 207876 SQ FT 4.77 ACRES ±
330.01' 330.01' 330.01' 330.01'
629.70' N89° 59' 02"E 36"W 629.70' S89° 59' 02"W

LOT 2 207724 SQ FT 4.77 ACRES ±
LOT 7 207724 SQ FT 4.77 ACRES ±
330.01' 330.01' 330.01' 330.01'
629.23' N89° 59' 02"E N0° 26' 629.23' S89° 59' 02"W

PHASE II

LOT 1 206906 SQ FT 4.75 ACRES ±
LOT 8 206696 SQ FT 4.75 ACRES ±
329.11' 328.80' 328.77' 328.46'
628.77' N89° 57' 22"E 628.77'

1317.54'

50' SECTION LINE ESMT.

US GENERAL LAND OFFICE SURVEY T12N R4W S16 S15 S21 S22 1917

COAL PROSPECTING PERMIT ADL 72675

STATE OF AK DIVISION OF TECHNICAL SERVICES NW 1/16 S21 647 1S 1989 SURVEY MONUMENT DEPARTMENT OF NATURAL RESOURCES

60' RADIUS TEMPORARY TURN AROUND

SE¼ NW¼

STATE OF AK DIVISION OF TECHNICAL SERVICES C1/4 • S21 6471S 1989 SURVEY MONUMENT DEPARTMENT OF NATURAL RESOURCES

100 0 200 300 400
US SURVEY FEET

HANSON LAND SOLUTIONS BOUNDARY MARKER 2025 LS 12312
TYPICAL SET 1¾" PLASTIC CAP

HANSON LAND SOLUTIONS

NOTES

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
2. THE BASIS OF BEARING ON THIS PLAT IS TRUE NORTH WITH RESPECT TO THE LONGITUDINAL MERIDIAN THROUGH THE SOUTHEAST CORNER OF LOT 8, A RECOVERED ALUMINUM CAP ON REBAR WITH A NETWORK GNSS GEODETIC POSITION OF 62° 09' 32.99"N 150° 01' 03.85"W
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 GOVERNS THOSE SYSTEMS.
4. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
5. THIS SUBDIVISION IS SUBJECT TO M.E.A. BLANKET EASEMENT RECORDED ON JULY 9, 2019, AT SERIAL NUMBER 2019-000852-0.

LS

Agenda Copy

RECEIVED
MAY 11 2026
PLATTING

(MASTER PLAN)

A PLAT OF
MONTANA SUNSHINE

A SUBDIVISION OF
NE¼ NW¼ SECTION 21, TOWNSHIP 24 N. R. 4W. SM.

TALKEETNA RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
LOCATED WITHIN
NE¼ NW¼ SEC. 21, T.24N. R.4W. SM, AK
CONTAINING 38.09 ACRES MORE OR LESS

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

FILE: FB25-203	CK: CEH	SCALE:1"=200'	09/10/25	1 OF 1