

AGENDA

MATANUSKA-SUSITNA BOROUGH

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

PLATTING OFFICER
Tyler Young

PLATTING CLERK
Connor Herren - Acting

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
Vacant, District 6
Roman Fonov, District 7
Karla McBride, Alternate A
Vacant, Alternate B

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

PLATTING BOARD MEETING **1:00 P.M.** **October 1, 2026**

Ways you can participate in Platting Board meetings:

IN PERSON

IN WRITING: You can submit written comments by email to platting@matsu.gov 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)

Matanuska-Susitna Borough

- B. Pledge of Allegiance
- C. Approval of Agenda

2. APPROVAL OF MINUTES

- A. September 17, 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. **KOPPENBERG ESTATES PHASE 2:** The request is to create five lots from Lots 1 & 2, Koppenberg Estates, Plat #2023-94, (Tax ID #'s 8412000L001 & 8412000L002), to be known as **KOPPENBERG ESTATES PH 2**, containing 72.32 acres +/- . The property is located directly north of S. Foxworth Drive and directly west of S. Alix Drive; within the SE ¼ Section 7, Township 16 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Aaron Koppenberg & Theo Koppenberg, Staff: Chris Curlin, Case # 2026-090)
- B. **PROSPERITY ESTATES:** The request is to create 8 lots from Parcel 17N02E25D005, to be known as **PROSPERITY ESTATES**, containing 10.01 acres +/- . The property is located directly north of East Sullivan Avenue, directly west of South Caudill Road, and east of South Old Glenn Highway (Tax ID #17N02E25D005); within the SE ¼ Section 25, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1. (Petitioner/Owner: SJM Price Investments, LLC, Staff: Cayman Reynolds, Case # 2026-100)

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: Connor Herren)
 - So far we have 1 case on the October 15, 2026 meeting.
 - Aileron Acres

9. BOARD COMMENTS

10. ADJOURNMENT

MINUTES

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
September 17, 2026**

The regular meeting of the Matanuska-Susitna Borough Platting Board was held on September 17, 2026, at the Matanuska-Susitna Borough 350 E Dahlia Ave, Palmer, Alaska. Chair Traxler called the Meeting to order at 1:01 p.m.

1. CALL TO ORDER

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

Platting Board members present and establishing a quorum:

Mr. Chris Chiavetta, District Seat #1
Mr. Michael Liebing, District Seat #2
Mr. 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:

Vacant, District seat #6
Vacant, 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
Mr. Connor Herren, Platting Assistant

B. THE PLEDGE OF ALLEGIANCE

Platting Member McBride led the pledge of allegiance.

C. APPROVAL OF THE AGENDA

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

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

VOTE: The Agenda were approved unanimously.

2. APPROVAL OF MINUTES

- August 6, 2026

MOTION: Platting Member Liebing made motion to approve the Minutes presented. Platting Member Chiavetta seconded.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
September 17, 2026**

VOTE: The Minutes were approved unanimously.

3. AUDIENCE PARTICIPATION & PRESENTATIONS

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

(None)

4. UNFINISHED BUSINESS

(None)

5. RECONSIDERATIONS/APPEALS

(None)

6. PUBLIC HEARINGS

- A. **LOYAL HILL:** The request is to create 18 lots from Tract B, Polaris View, plat # 2024-153, to be known as Loyal Hill, containing 20.00 acres +/- . The property is located directly west of West Cormorant Way, south of West Hollywood Road, and north of West Sunset Avenue (Tax ID #8584000T00B); within the SW ¼ Section 29, Township 17 North, Range 02 West, Seward Meridian, Alaska. In the Knik-Fairview Community Council and in Assembly District #5. (Petitioner/Owner: Hazel Development, LLC, Staff: Cayman Reynolds, Case # 2026-078)

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

Kayla Smith provided the mailing report:

- Stating that 40 public hearing notices were mailed out on August 26, 2026.

Staff gave an overview of the case:

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

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

The petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony,

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

The petitioner's representative Gary LoRusso spoke.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
September 17, 2026**

MOTION: Platting Member Liebing made a motion to approve the preliminary plat of Loyal Hill. Platting Member McBride seconded the motion.

Discussion ensued.

MOTION: Platting Member Liebing made a motion to amend the recommendation of approval #5 and #6. Platting Member Gillson seconded the amended motion.

VOTE: The amended motion passed without objection.

VOTE: The main motion passed without objection.

- B. **RODDA PHASE 2 (VAC)**: The request is to eliminate the common access easement created by Rodda Subdivision, Phase 2, Plat #2024-86, containing 49.37 acres +/- . Access will be from the internal streets being proposed as a part of Wren Heights. The property is located north of W. Hollywood Road, south and east of W. Big Lake Road, and west of W. Maplewood Drive (Tax ID #8534000T00A / T00B); within the NW ¼ Section 22, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. *(Petitioner/Owner: Ridgeline Properties LLC, Linda Rodda, Debra Rodda, John Rodda, & The Susan K Rodda Trust, Staff: Matthew Goddard, Case # 2026-083)*

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

Kayla Smith provided the mailing report:

- Stating that 136 public hearing notices were mailed out on August 26, 2026.

Staff gave an overview of the case:

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

Platting Member Chiavetta had questions for staff.

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

The petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony,

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
September 17, 2026**

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

The petitioner's representative Gary LoRusso spoke.

The petitioner John Rodda spoke.

The petitioner Susan Rodda spoke.

MOTION: Platting Member Liebing made a motion to approve the elimination of the common access easement of the preliminary plat of Rodda Phase 2. Platting Member Chiavetta seconded the motion.

VOTE: The motion passed without objection.

- C. **WREN HEIGHTS**: The request is to create 14 lots from Tract B, Rodda Phase 2 Subdivision, Plat #2024-86, to be known as Wren Heights, containing 17.01 acres +/- . The property is located north of W. Hollywood Road, south and east of W. Big Lake Road, and west of W. Maplewood Drive (Tax ID #8534000T00A); within the NW ¼ Section 22, Township 17 North, Range 03 West, Seward Meridian, Alaska. In the Big Lake Community Council and in Assembly District #5. (*Petitioner/Owner: Ridgeline Properties LLC, Staff: Matthew Goddard, Case # 2026-084*)

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

Kayla Smith provided the mailing report:

- Stating that 119 public hearing notices were mailed out on August 26, 2026.

Staff gave an overview of the case:

- Staff recommends approval with 9 conditions and 6 findings of facts.

Platting Members Gillson, Liebing and Chiavetta had questions for staff.

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

The petitioner's representative chose not to speak.

Chair Traxler opened the public hearing for public testimony,

The following persons spoke:

- John Rodda

There being no one else to be heard Chair Traxler closed the public hearing and

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
September 17, 2026**

invited the petitioner and/or the petitioner's representative to further discuss and answer any questions from the Board.

The petitioner's representative Gary LoRusso spoke.

MOTION: Platting Member Chiavetta made a motion to approve the preliminary plat of Wren Heights. Platting Member McBride seconded the motion.

VOTE: The motion passed without objection.

7. ITEMS OF BUSINESS & MISCELLANEOUS
(None)

8. PLATTING STAFF & OFFICER COMMENTS

A. Adjudicatory (*if needed*)

B. Upcoming Platting Board Agenda Items

Platting Officer Tyler Young informed the Board that the Platting Board will have a new Platting Clerk. Platting Clerk Kayla Smith informed the Board of upcoming meetings.

- So far there is 1 case for October 15, 2026, Platting Board.
- Aileron Acres

9. BOARD COMMENTS.

- Platting Member Liebing – Congratulations to Kayla. Had questions for staff.
- Platting Member McBride – Congratulations.
- Platting Member Chiavetta – Congratulations to Kayla.
- Platting Member Gillson – Congratulations to Kayla and well miss you
- Platting Member Traxler – We will miss you.

10. ADJOURNMENT

With no further business to come before the Platting Board, Chair Traxler adjourned the meeting at **1:36 PM**.

**MATANUSKA-SUSITNA BOROUGH
PLATTING BOARD MINUTES**

**REGULAR MEETING
September 17, 2026**

ATTEST:

KAYLA SMITH
Platting Board Clerk

MICHELLE TRAXLER
Platting Board Chair

PUBLIC HEARINGS

6A

STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 1, 2026

PRELIMINARY PLAT: KOPPENBERG ESTATES PHASE 2
LEGAL DESCRIPTION: SEC 7, T16N, R02W S.M., AK
PETITIONERS: AARON KOPPENBERG
SURVEYOR/ENGINEER: BULL MOOSE/ALASKA RIM
ACRES: 72.32 +/- PARCELS: 5
REVIEWED BY: CHRIS CURLIN CASE #: 2026-090

REQUEST:

The request is to create five lots from Lots 1 & 2, Koppenberg Estates, Plat #2023-94, (Tax ID #'s 8412000L001 & 8412000L002), to be known as **KOPPENBERG ESTATES PH 2**, containing 72.32 acres +/- . The property is located directly north of S. Foxworth Drive and directly west of S. Alix Drive; within the SE ¼ Section 7, Township 16 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

Soils Report & Topographic Narrative

Exhibit B – 6 pgs

COMMENTS:

MSB Pre-Design and Engineering

Exhibit C – 1 pg

MSB Permit Center

Exhibit D - 1 pg

Utilities

Exhibit E - 4 pgs

Public

Exhibit F – 2 pgs

DISCUSSION: The request is to create two lots ranging in size from 6.76 to 36.45 acres +/- . The petitioner is proposing a cul-de-sac at the end of S. A Street for access to Tracts B through E. Tract A will access S. Foxworth Drive.

SOILS REPORT: A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Charles Leet, P.E., concludes the proposed Lot 1 will have at least 10,000 square feet of contiguous usable building area and at least 10,000 square feet of contiguous usable septic area as required by MSB 43.20.281 Area.

TOPOGRAPHIC NARRATIVE: Tracts B through E are over 400,000 square feet. A Topographic Narrative was submitted for all tracts by the surveyor (**Exhibit B**), pursuant to MSB 43.20.281(A)(1)(i)(i).

COMMENTS:

DPW Pre-Design and Engineering: (**Exhibit C**) The proposed cul de sac/extension of A Street shall be constructed to a minimum of residential standards in accordance with the 2022 Subdivision Construction Manual. Removal of the existing cul de sac at the end of A Street shall be coordinated with DPW to occur at the end of the warranty period of the road improvements.

MSB Permit Center: (**Exhibit D**) No comments from Development Services.

Utilities: (**Exhibit E**) ENSTAR has no comments or recommendations. MTA has no comments for Koppenberg Estates Phase 2. In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Public: (**Exhibit F**) Mariah Householder Has concerns about the rising water table and wildlife. A video of sandhill cranes was attached. This report has no means of displaying a video. A photograph was also sent and is included.

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

CONCLUSION

The plat of **KOPPENBERG ESTATES PH 2** is consistent with AS 29.40.070 *Platting Regulations* and MSB 43.15.016 *Preliminary Plats*. Physical and legal access exist, as-built survey, and topographic information were submitted. A soils report was submitted. There were no objections received from borough departments, outside agencies or utilities at the time of this staff report.

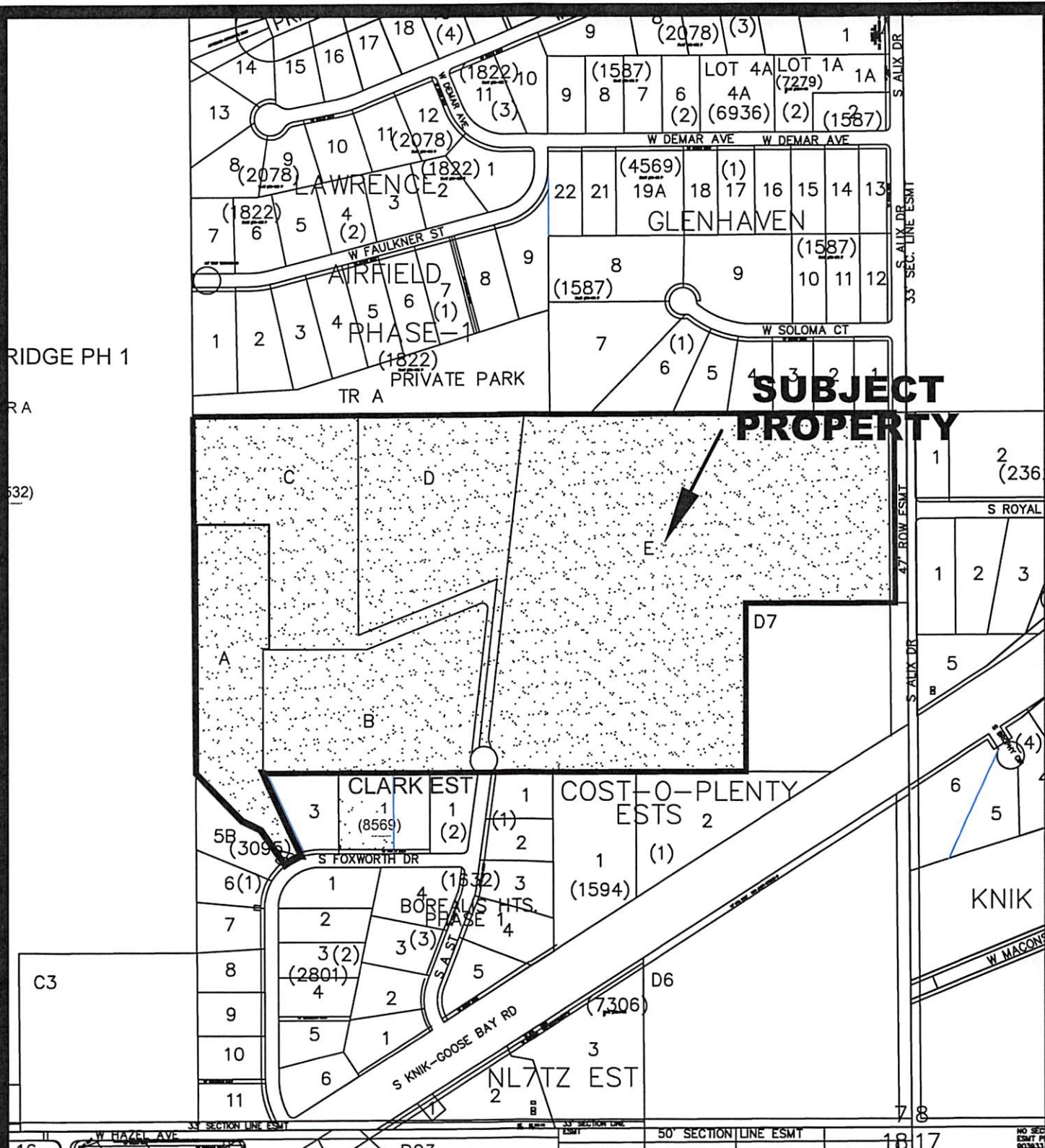
FINDINGS of FACT:

1. The preliminary plat of **KOPPENBERG ESTATES PH 2** 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 Soils Report was submitted, pursuant to 43.20.281(A). All lots have the required septic area and building area.
4. A Topographic Narrative pursuant to MSB 43.20.281(A)(1)(i)(i).
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 US Army Corps of Engineers; MSB Emergency Services, Assessments; or MEA.

RECOMMENDED CONDITIONS OF APPROVAL:

Suggested motion: I move to approve the Preliminary Plat of KOPPENBERG ESTATES PH 2, Section 7, Township 16 North, Range 02 West, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct 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) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
 - g) Show all easements of record on final plat.
 - h) Submit recording fees, payable to Department of Natural Resources (DNR).
 - i) Submit final plat in full compliance with Title 43.



VICINITY MAP

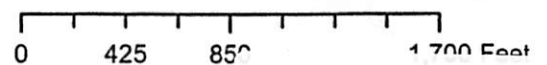
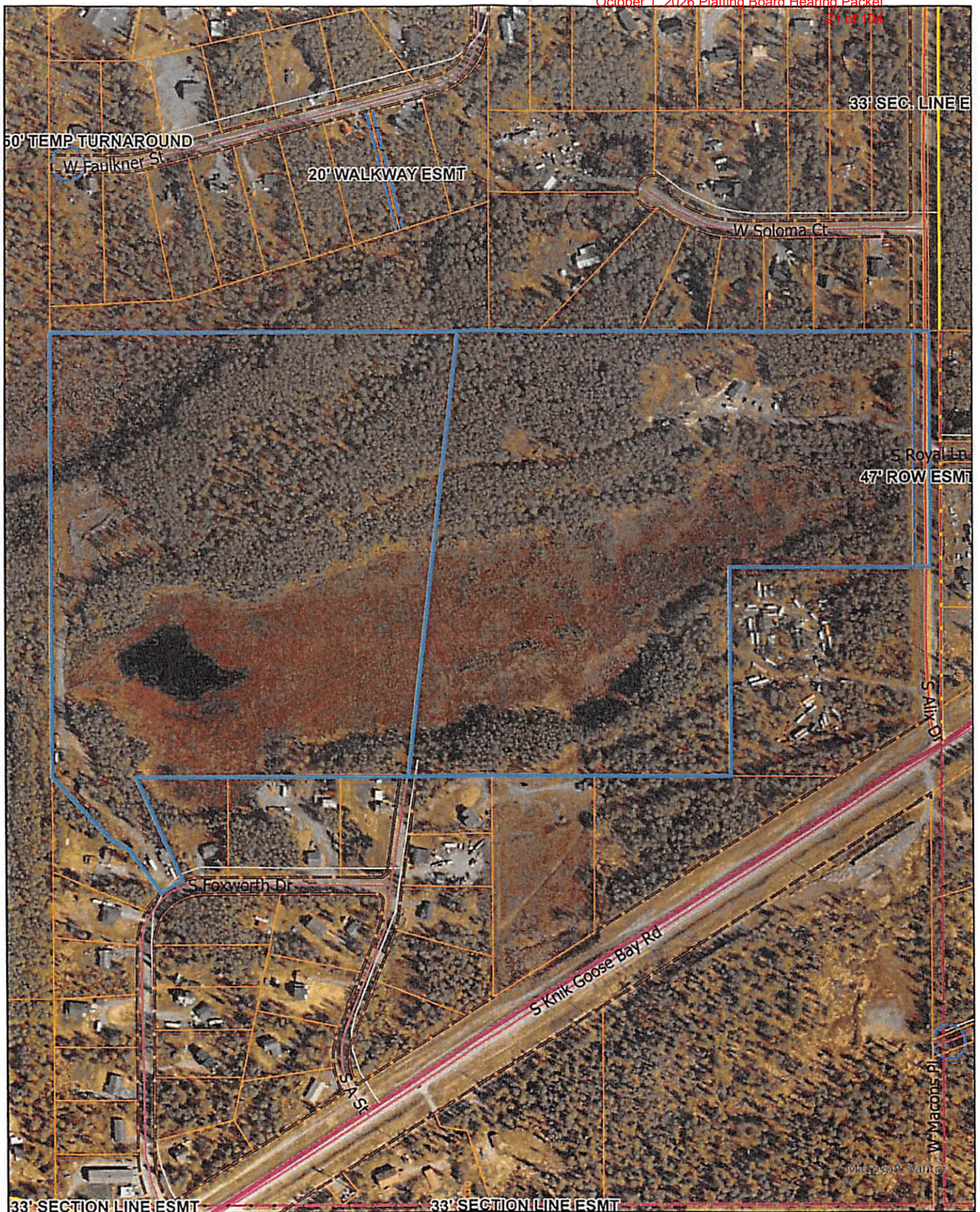
FOR PROPOSED KOPPENBERG ESTATES PH 2
SUBDIVISION

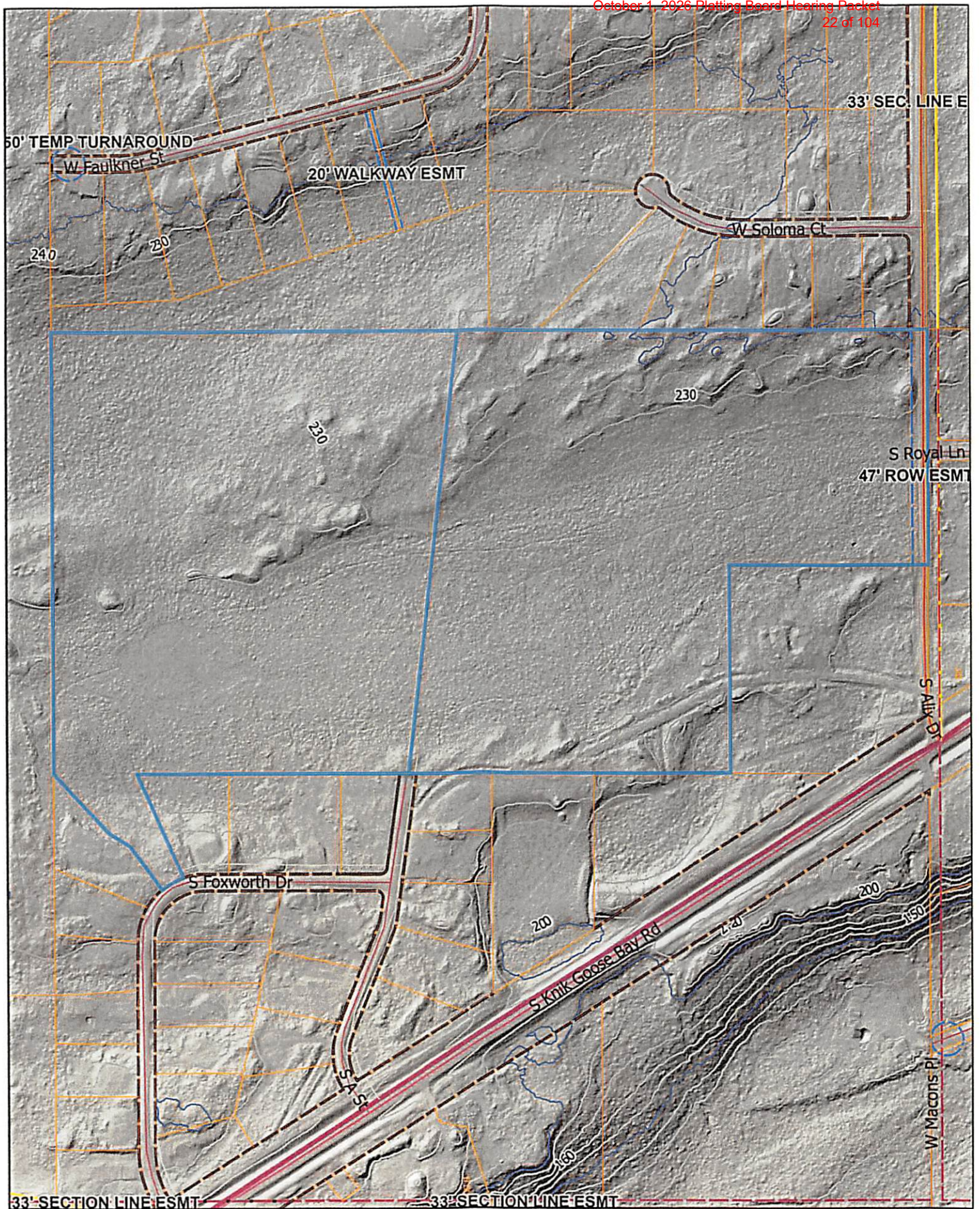
LOCATED WITHIN

SECTION 7, T16N, R02W, SEWARD MERIDIAN

ALASKA

OC04 MAP







Mat-Su Borough Wetlands Viewer



CookInlet Wetlands

Kettle

Mat-Su Borough Parcels
World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

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

0 0.04 0.07 0.15

Printed on Jan 13, 2026

EXHIBIT A-4



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

April 25, 2026

Mr. Tyler Young, PLS
Matanuska Susitna Borough
Platting Department
350 E. Dahlia
Palmer, AK 99645

RECEIVED
JUN 11 2026
PLATTING

RE: Koppenberg Est. Lot 1 & 2
8150 S Foxworth Drive Wasilla AK 99623

Subject: Usable Area Report for Koppenberg Estates Phase 2

Dear Mr. Young,

The owner of the above referenced parcels of land is proposing to subdivide this parcel into five lots. The Eastern, Lot 2 to be known as Tract E is more than 400,000 square feet and is part of this subdivision due the extension of "S. A Street". Lot 2 is being subdivided into four parcels, each with more than 40,000 square feet, meeting Borough's minimum lot size and three of the four tracts are also meet the 400,000 square foot exemption.

TOPOGRAPHY & DRAINAGE

Matanuska Susitna LiDar Imagery indicates the topography of the subject lot and surrounding area. The terrain on the parent parcel slopes from north to south.

There is adequate area on the proposed lots to accommodate development.

Tract A and Tract E have existing homes with functioning wells and septic.

The parent parcel is vegetated with birch, spruce, cottonwood, and brush.

SUBDIVISION DESIGN CRITERIA

Tract A will be 6.76 acres meeting the minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.28(A)(1).

Tract B will be 9.2 acres of total area with a minimum of 10,000 SF of contiguous useable septic and 10,000 SF of useable building area and meet the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.28(A)(1).

Tract C, D and Tract E will be 10.29, 9.61 and 36.45 acres respectively meeting the 400,000 square foot exemption MSB 43.20.281(A)(1), i, (i)

Professional Consulting --- Practical Solutions

EXHIBIT B - /



USEABLE AREA REPORT
PROPOSED REPLAT OF KOPPENBURG ESTATES PHASE 2

Page 2 of 2

FLOOD POTENTIAL EVALUATION

A review of the MSB GIS Mapping shows there is less than one percent chance that any part of the platted area will be inundated by the Base Flood Event in any given year.

GEOTECHNICAL FIELD EXPLORATION

On March 12, 2026, a subsurface soils investigation was conducted on proposed Tract A. One test hole was dug and visually rated as SM/GM, see attached drawing for test hole location. The soil encountered consisted of silty sand with gravel with some cobbles overlain with silt and organics. (see test hole log #1). No impermeable layers or water were encountered in the test holes.

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

SUBDIVISION DESIGN CONCLUSION

The subdivision is designed based on the criteria found in the MSB Title 43 and the current Subdivision Construction Manual.

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

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

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



4/25/2026

Attachment:

- Test Hole Location
- Test Hole Log 1
- Hansen Engineering, Inc. Gradation

Charles A. Leet, P.E.
Project Engineer

Cc: Arron Koppenberg
Bull Moose Surveying, LLC
AK Rim File No. 2026005



SOIL LOG

TEST HOLE 1

ARE, LLC
dba ALASKA RIM ENGINEERING
CONSULTING CIVIL ENGINEERS & PLANNERS
1920 Kentucky Derby Dr.
Palmer, Alaska 99645
Telephone (907) 775-2347
Email: alaskarimengineering.llc@gmail.com

Project: Proposed Tract A

Proj. Address 8150 S. Foxworth Drive

Logged By: Chuck Leet

Date: 3/12/2026

ARE File No. 26-005

Depth (feet)	Description
	Top Soil
1	
	Sand w/ Fines (SM)
2	
3	Sandy Gravel with Silt (SM/GM)
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	Bottom of Test Hole
15	
16	
17	
18	
19	
20	



TEST HOLE LOCATION:

See Test Hole Location Map

COMMENTS:

No water or impermeable layers were encountered.

Click or tap here to enter text.

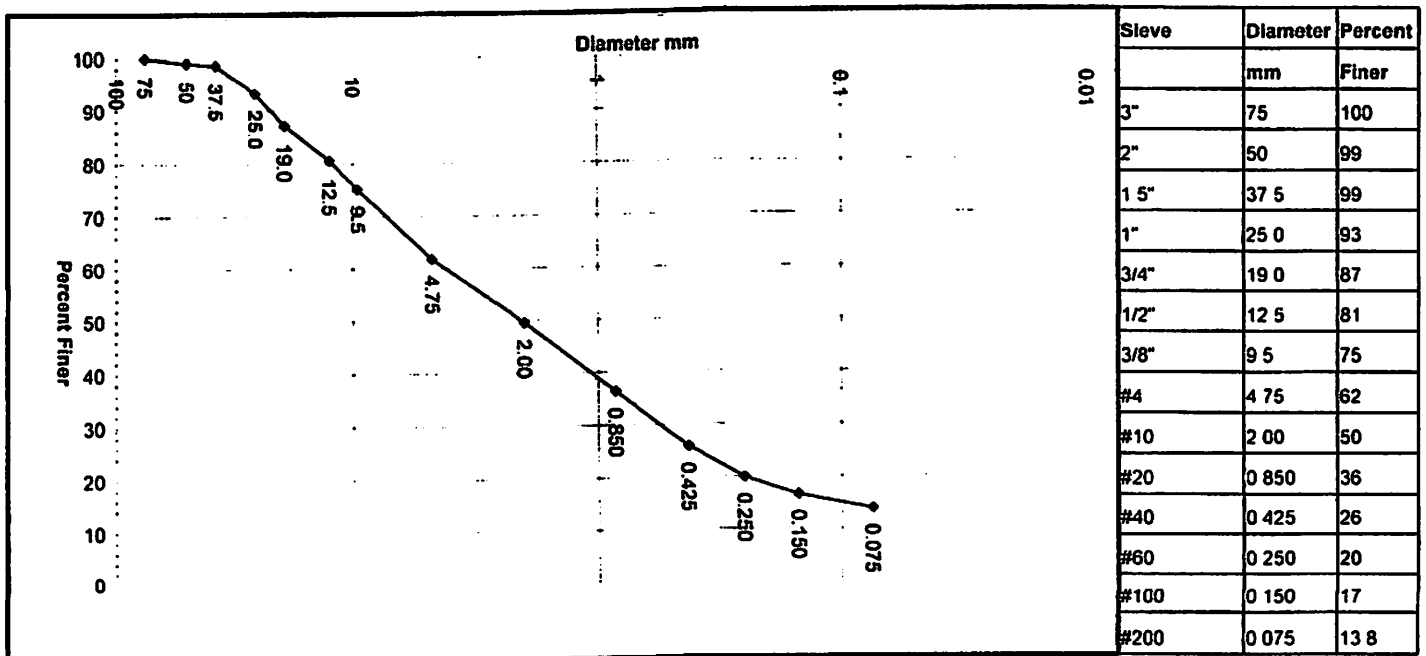
This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural properties, structural stability, and seismic stability or for any purpose other than wastewater absorption field development construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk. Rev 5/2025

Callout, Color, Density, Moisture Content, USC



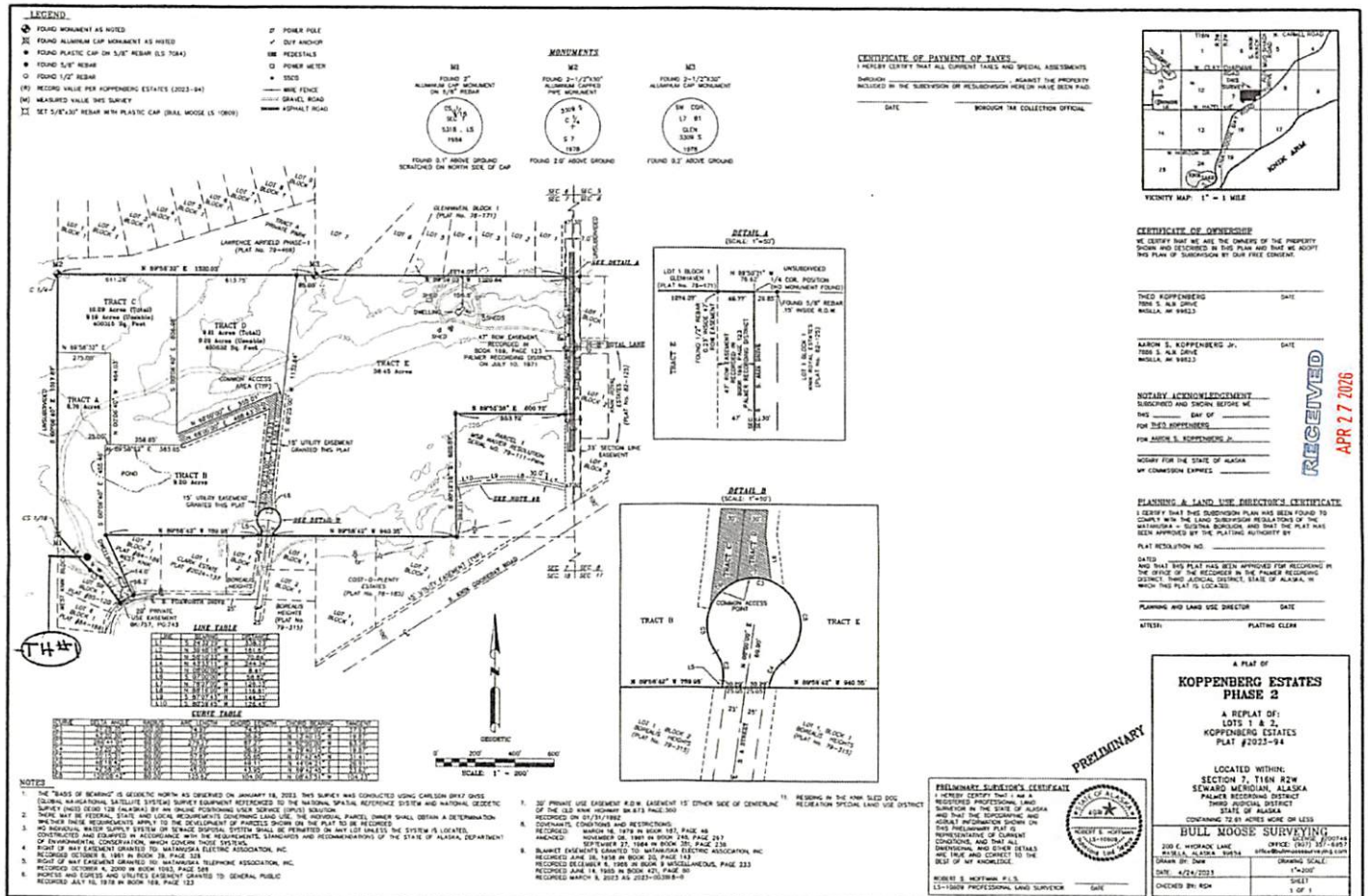
HANSEN ENGINEERING, INC.

CONSULTING ENGINEERS TESTING LABORATORY
2805 N. Old Glenn Hwy. Palmer, AK 99645 Phone: (907) 745-4721
e-mail: mhpe@ntonline.net



Client ARE, LLC Soil Description: Silty Sand with Gravel
Project Koppenburg Estates Unified Classification: SM
Sample Location Submitted

Date 4/2/2026
Sample Date 3/12/2026
Proj no 26013



Bull Moose Surveying LLC

Tim & Sara Carmen, Owners

Robert S. Hoffman, P.L.S.

200 E. Hygrade Lane

Wasilla, Alaska 99654

Phone 907.357.6957

Email: office@bullmoosesurveying.com



TOPOGRAPHIC NARRATIVE

TO: MSB Platting Board

RE: Koppenberg Estates – Phase 2

Date: 9/18/2026

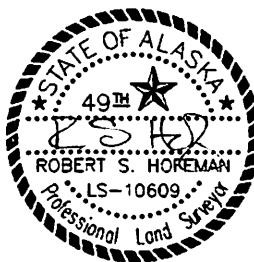
The topography for the Proposed Tract B starting at the right of way of S. A Street at an elevation of 224' and decreases at a $\pm 3\%$ slope over 171' to the low natural grassland area containing a small pond near the North West corner. Tract B has over 400,000 square feet of area.

The topography for the Proposed Tract C starting at the right of way of S. A Street at an elevation of 224' and decreases at a $\pm 3\%$ slope over 171' to the low natural grassland area Northerly along its flag pole and turning South West to the end of the flag pole portion. Thence, starting at an elevation $\pm 220'$ at a decreasing slope of $\pm 4\%$ through natural trees and vegetation to the north boundary. Tract C has over 400,000 square feet of area.

The topography for the Proposed Tract D starting at the right of way of S. A Street at an elevation of 224' and decreases at a $\pm 3\%$ slope over 171' to the low natural grassland area Northerly along its flag pole. Starting at an elevation $\pm 218'$ and the end of the flag pole portion. Continuing North through natural trees and vegetation uphill at a $\pm 3\%$ slope to an elevation of 236'. Thence, continuing through natural trees and vegetation downhill at a $\pm 5\%$ slope to the north west. Tract D has over 400,000 square feet of area.

The topography for the Proposed Tract E starting at the North boundary line at a rolling elevation of 250' to 240' and decreases at a $\pm 4\%$ to $\pm 7\%$ slope to the South to an elevation of 220' to the low natural grassland. Near the South property line the parcel returns to natural trees and vegetation and increases at a slope of $\pm 8\%$, except the South East corner, which decreases at a $\pm 18\%$ slope to an elevation of 210' and flattens out. Tract E has over 400,000 square feet of area.

Respectfully,
Robert S. Hoffman, PLS



DATE: 9/18/2026

Chris Curlin

From: Wheeler Nevels
Sent: Tuesday, August 18, 2026 3:44 PM
To: Chris Curlin
Cc: Brad Sworts; Jamie Taylor; Tammy Simmons; Wheeler Nevels
Subject: RE: RFC Koppenberg Estates Phase 2 (CC)

Chris,

The proposed cul de sac/extension of A Street shall be constructed to a minimum of residential standards in accordance with the 2022 Subdivision Construction Manual. Removal of the existing cul de sac at the end of A Street shall be coordinated with DPW to occur at the end of the warranty period of the road improvements.

Thank you,
PD& E Review Group

From: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Wednesday, August 12, 2026 12:32 PM
To: Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Land Management <Land.Management@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; admin@kfccak.org; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Bill Gamble <Bill.Gamble@matsu.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 Koppenberg Estates Phase 2 (CC)

Hello,

The link below is to the RFC packet for the Koppenberg Estates Phase 2 Subdivision. Please ensure that all comments are submitted by September 4, 2026, so that they can be incorporated in the staff report packet that will be presented to the Platting Board.

 [Koppenberg Estates Ph 2](#)

Sincerely,

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

Chris Curlin

From: Permit Center
Sent: Thursday, August 13, 2026 11:32 AM
To: Chris Curlin
Subject: RE: RFC Koppenberg Estates Phase 2 (CC)

No comments from Development Services.

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

From: Chris Curlin <Chris.Curlin@matsu.gov>
Sent: Wednesday, August 12, 2026 12:32 PM
To: Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Land Management <Land.Management@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; admin@kfccak.org; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Bill Gamble <Bill.Gamble@matsu.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 Koppenberg Estates Phase 2 (CC)

Hello,

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 [Koppenberg Estates Ph 2](#)

Sincerely,

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



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

4 September 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 plat(s) and has no comments or recommendations.

- **KOPPENBERG ESTATES PHASE 2**
(MSB Case # 2026-090)

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

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Echols", is written over a light blue horizontal line.

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

Chris Curlin

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Wednesday, September 2, 2026 3:11 PM
To: Chris Curlin
Subject: RE: RFC Koppenberg Estates Phase 2 (CC)

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

Hello,

MTA has no comments for Koppenberg Estates Phase 2.

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@matsu.gov>
Sent: Wednesday, August 12, 2026 12:32 PM
To: Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Colton Percy <colton.percy@alaska.gov>; DNR <dnr.scro@alaska.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Land Management <Land.Management@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Planning <MSB.Planning@matsu.gov>; Sarah Myers <sarah.myers@alaska.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; The Postmaster <eric.r.schuler@usps.gov>; Tom Adams <Tom.Adams@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; USACE <regpagemaster@usace.army.mil>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; admin@kfccak.org; materialsintegrity@gci.net; jszymik@hamil.com; firemanjoe63@gmail.com; Michael Keenan <Michael.Keenan@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Bill Gamble <Bill.Gamble@matsu.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 Koppenberg Estates Phase 2 (CC)

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

Hello,

Chris Curlin

From: OSP Design Group <ospdesign@gci.com>
Sent: Tuesday, August 18, 2026 9:48 AM
To: Chris Curlin
Cc: OSP Design Group
Subject: RE: RFC Koppenberg Estates Phase 2 (CC)
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

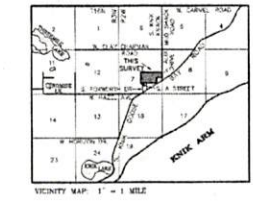
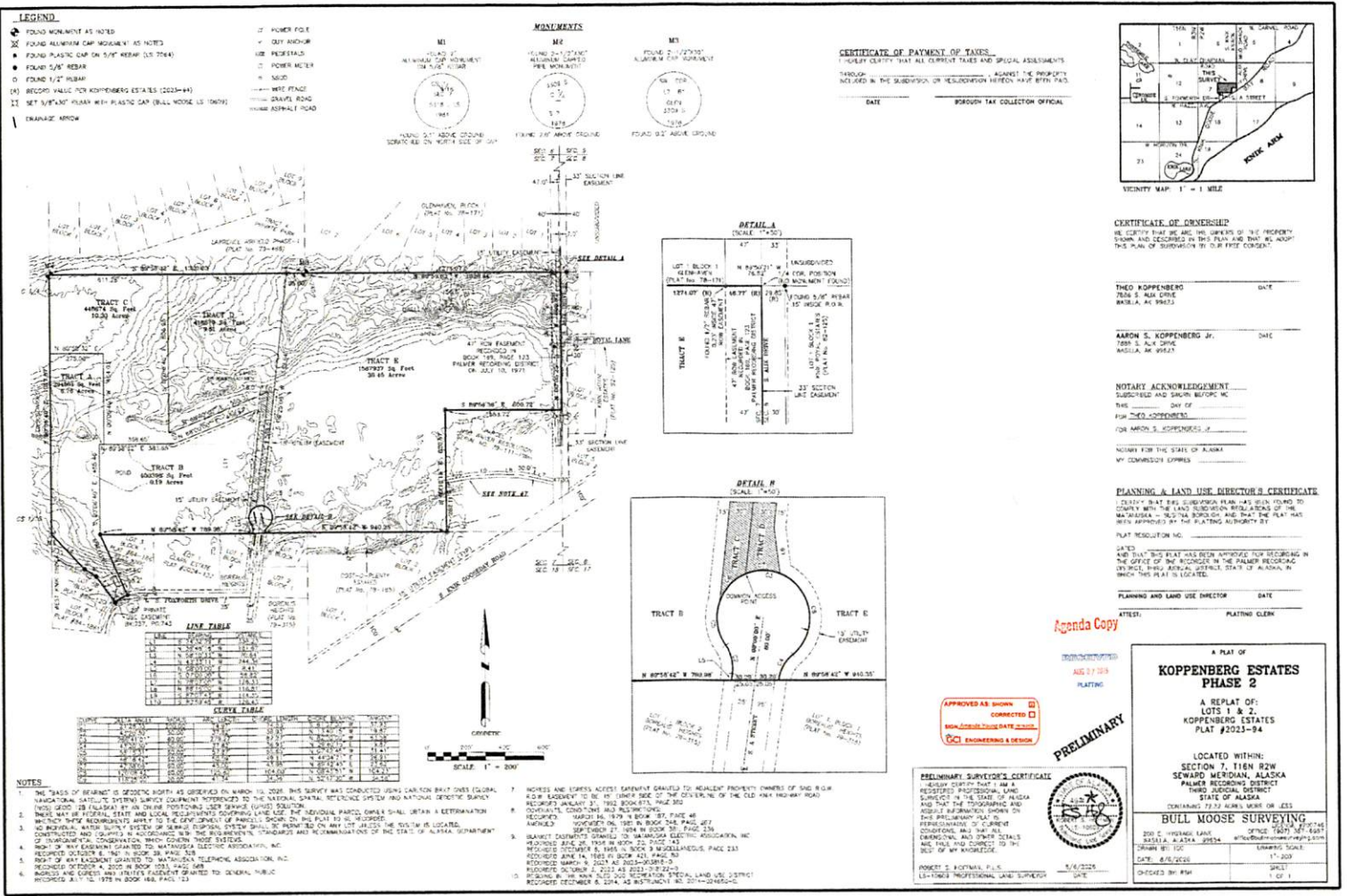
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Subject: RFC Koppenberg Estates Phase 2 (CC)

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

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 [Koppenberg Estates Ph 2](#)



CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS DUE ON THE PROPERTY DESCRIBED IN THE SUBDIVISION OR REDESCRIPTION HEREON HAVE BEEN PAID.

DATE: _____ BY: _____

CERTIFICATE OF OWNERSHIP
I, THEO KOPPENBERG, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT AND THAT NO OTHER PERSON HAS ANY INTEREST IN THE SAME.

THEO KOPPENBERG DATE: _____
7800 S. ALASKA DRIVE
MAGALLAN, AK 99503

AARON S. KOPPENBERG JR. DATE: _____
7800 S. ALASKA DRIVE
MAGALLAN, AK 99503

NOTARY ACKNOWLEDGEMENT
I, THEO KOPPENBERG, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT AND THAT NO OTHER PERSON HAS ANY INTEREST IN THE SAME.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I, THE PLANNING & LAND USE DIRECTOR, DO HEREBY CERTIFY THAT THE PLAT IS IN ACCORDANCE WITH THE PLANNING & LAND USE ACT AND THE SUBDIVISION ACT.

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

Agenda Copy

APPROVED AS SHOWN
AUG 27 2025
PLATTING

APPROVED AS SHOWN
CONNECTED
NON-CONNECTION DATE: 2025
DCT ENGINEERING & DESIGN

PRELIMINARY

PRELIMINARY SURVEYOR'S CERTIFICATE
I, THEO KOPPENBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THE PLAT IS IN ACCORDANCE WITH THE PLANNING & LAND USE ACT AND THE SUBDIVISION ACT.

A PLAT OF
KOPPENBERG ESTATES
PHASE 2

A REPLAT OF:
LOTS 1 & 2,
KOPPENBERG ESTATES
PLAT #2023-94

LOCATED WITHIN:
SECTION 7, T16N R2W
Seward Meridian, Alaska
Palmer Recording District
Third Judicial District
State of Alaska

BULL MOOSE SURVEYING
200 E. MOOSE LANE OFFICE: 907.257.1234
BARTALA, ALASKA 99524 info@bullmoosesurveying.com
OWNER: THEO KOPPENBERG
DATE: 8/16/2025
CHECKED BY: RWH
SCALE: 1" = 200'
SHEET: 1 OF 1

Chris Curlin

From: Mariah H <MariahHouseholder@live.com>
Sent: Tuesday, September 15, 2026 7:01 AM
To: Platting
Subject: Koppenberg Estates PH 2 Concerns
Attachments: VID_45100905_035631_810.mp4; Screenshot_20260914-063405_Gallery.jpg

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

Hi, my name is Mariah Householder. I live at 8132 S A St. Wasilla AK 99654 and have received the notification of public hearing about the proposed Koppenberg Estates. I would like to present a few concerns I have about the estates.

First, the vast majority, if not the whole subject property, is a swampy wetland. There is a pond that actually sits somewhere around proposed lots A - D on the map I was provided. This wetlands rising water table has already personally effected my property by inabling my leech fields and I have been advised that I will need a lift station for my new septic system. So it worries me that if there were to be any construction in the area, there is a high risk of potential flooding on my property.

Second, the pond in this swampy wetland is the yearly nesting area of Sandhill Cranes. For the last 6-7 years of living on my property I've gotten to enjoy these magnificent birds every year as they come home. Along with not only the sandhill cranes, this clearing provides a beautiful oasis for all of Alaska's wildlife between subdivisions. Anything from moose, all kinds of birds, foxes, rabbits, ect!

With Sandhill Cranes and Wetlands being protected under Alaska as well as possibly future damage to already established properties, I believe the development of these estates should be reconsidered.

I have attached a short video of the sandhill cranes within the clearing and a photo of them outside my house as they wander from the clearing.

Thank you for your time.

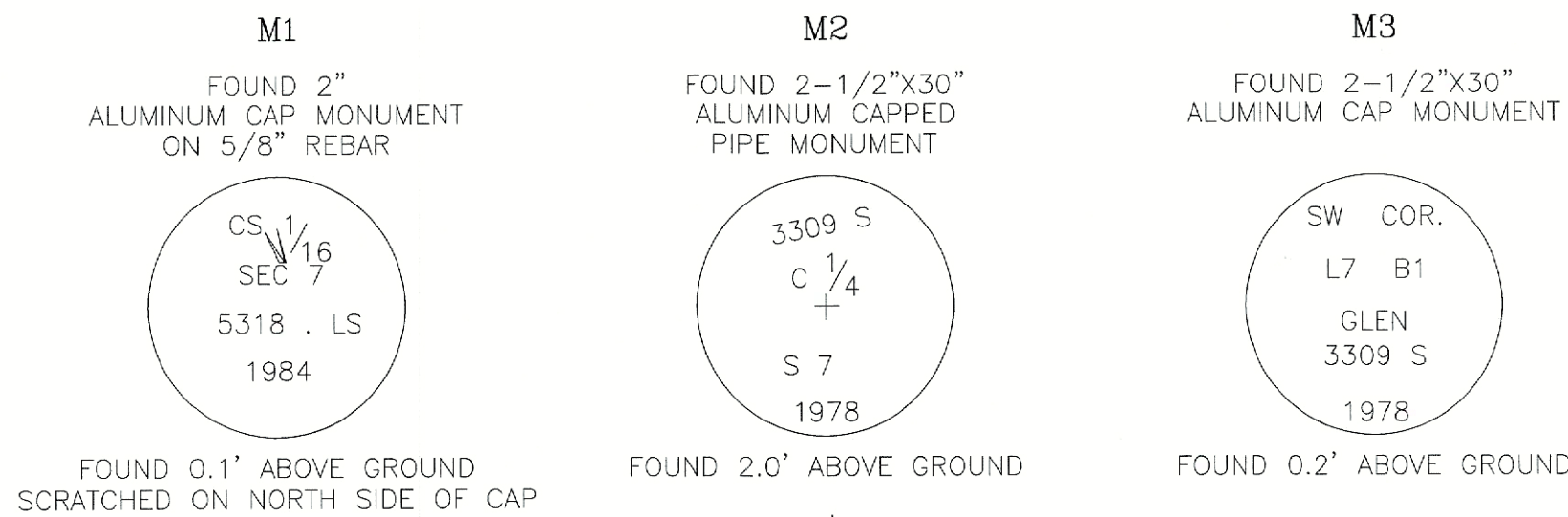
Sent from my Galaxy



LEGEND

- FOUND MONUMENT AS NOTED
⊗ FOUND ALUMINUM CAP MONUMENT AS NOTED
● FOUND PLASTIC CAP ON 5/8" REBAR (LS 7064)
● FOUND 5/8" REBAR
○ FOUND 1/2" REBAR
(R) RECORD VALUE PER KOPPENBERG ESTATES (2023-94)
⊗ SET 5/8"x30" REBAR WITH PLASTIC CAP (BULL MOOSE LS 10609)
| DRAINAGE ARROW
- ⚡ POWER POLE
✓ GUY ANCHOR
▬ PEDESTALS
□ POWER METER
○ SSCO
— WIRE FENCE
— GRAVEL ROAD
— ASPHALT ROAD

MONUMENTS

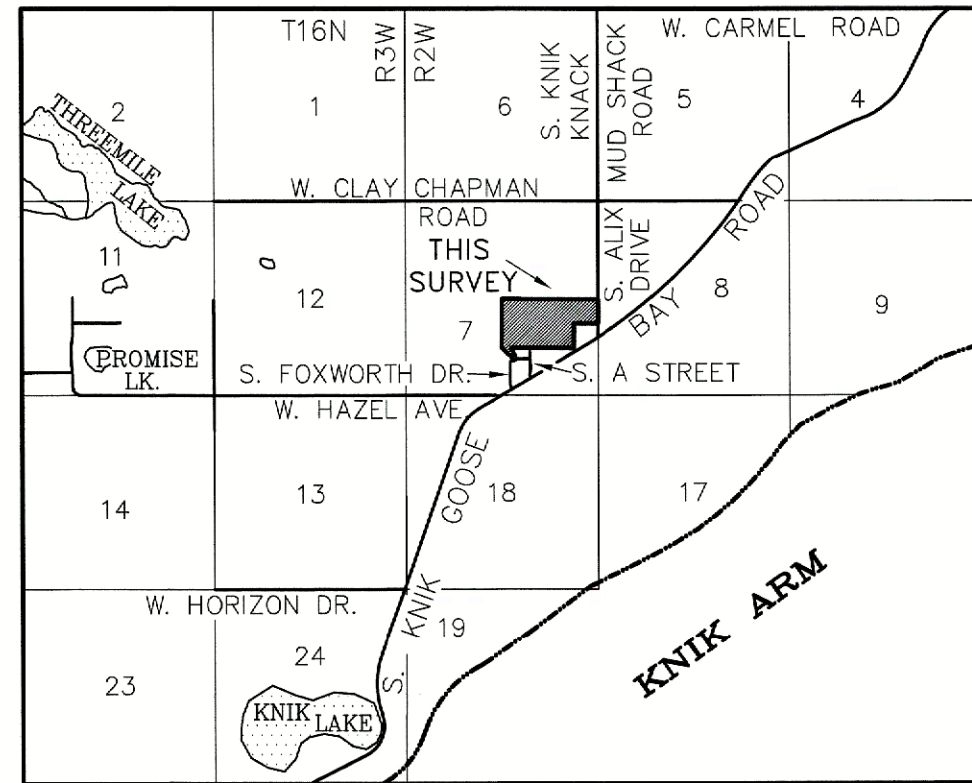


CERTIFICATE OF PAYMENT OF TAXES

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

DATE

BOROUGH TAX COLLECTION OFFICIAL



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

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

THEO KOPPENBERG

7886 S. ALIX DRIVE
WASILLA, AK 99623

DATE

AARON S. KOPPENBERG Jr.

7886 S. ALIX DRIVE
WASILLA, AK 99623

DATE

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____

FOR THEO KOPPENBERG

FOR AARON S. KOPPENBERG Jr.

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 _____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR

DATE

ATTEST:

PLATTING CLERK

Agenda Copy

RECEIVED

AUG 07 2026

PLATTING

PRELIMINARY

PRELIMINARY SURVEYOR'S CERTIFICATE

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

ROBERT S. HOFFMAN, P.L.S.

LS-10609 PROFESSIONAL LAND SURVEYOR

8/6/2026

DATE



A PLAT OF

KOPPENBERG ESTATES
PHASE 2

A REPLAT OF:
LOTS 1 & 2,
KOPPENBERG ESTATES
PLAT #2023-94

LOCATED WITHIN:
SECTION 7, T16N R2W
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA

CONTAINING 72.32 ACRES MORE OR LESS

BULL MOOSE SURVEYING

200 E. HYGRADE LANE
WASILLA, ALASKA 99654

OFFICE: (907) 357-6957
office@bulmoosesurveying.com

DRAWN BY: TGC

DATE: 8/6/2026

CHECKED BY: RSH

DRAWING SCALE:

1"=200'

SHEET

1 OF 1

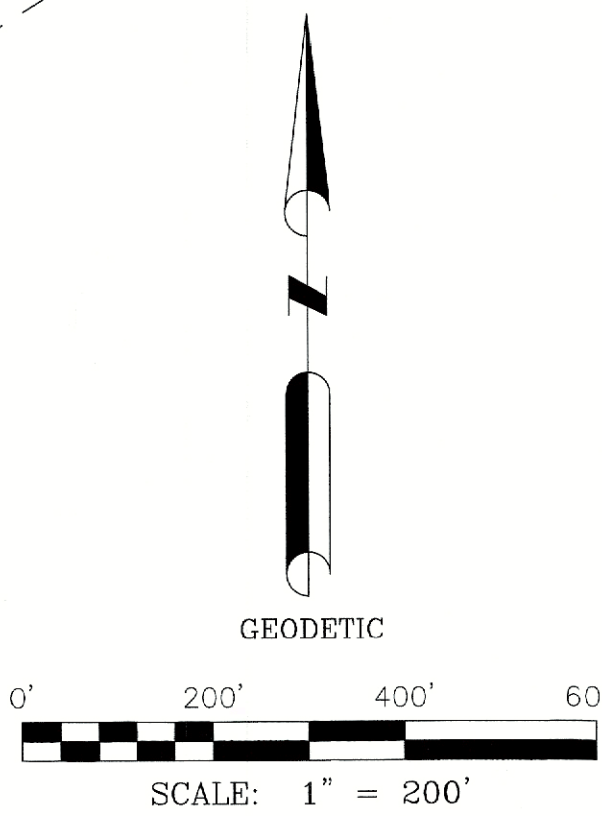
NOTES

- THE "BASIS OF BEARING" IS GEODETIC NORTH AS OBSERVED ON MARCH 10, 2026. THIS SURVEY WAS CONDUCTED USING CARLSON BRX7 GNSS (GLOBAL NAVIGATIONAL SATELLITE SYSTEM) SURVEY EQUIPMENT REFERENCED TO THE NATIONAL SPATIAL REFERENCE SYSTEM AND NATIONAL GEODETIC SURVEY (NGS) GEOID 12B (ALASKA) BY AN ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION.
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
- NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
- RIGHT OF WAY EASEMENT GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC.
RECORDED OCTOBER 6, 1961 IN BOOK 39, PAGE 328
- RIGHT OF WAY EASEMENT GRANTED TO: MATANUSKA TELEPHONE ASSOCIATION, INC.
RECORDED OCTOBER 4, 2000 IN BOOK 1093, PAGE 588
- INGRESS AND EGRESS AND UTILITIES EASEMENT GRANTED TO: GENERAL PUBLIC
RECORDED JULY 10, 1978 IN BOOK 169, PAGE 123

- INGRESS AND EGRESS ACCESS EASEMENT GRANTED TO: ADJACENT PROPERTY OWNERS OF SAID R.O.W. R.O.W. EASEMENT TO BE 15' EITHER SIDE OF THE CENTERLINE OF THE OLD KNIK HIGHWAY ROAD
RECORDED JANUARY 31, 1992 BOOK:673, PAGE:360
- COVENANTS, CONDITIONS AND RESTRICTIONS:
RECORDED: MARCH 16, 1979 IN BOOK 187, PAGE 46
AMENDED: NOVEMBER 06, 1981 IN BOOK 248, PAGE 267
SEPTEMBER 27, 1984 IN BOOK 381, PAGE 236
- BLANKET EASEMENTS GRANTED TO: MATANUSKA ELECTRIC ASSOCIATION, INC.
RECORDED JUNE 26, 1958 IN BOOK 20, PAGE 143
RECORDED DECEMBER 6, 1966 IN BOOK 9 MISCELLANEOUS, PAGE 233
RECORDED JUNE 14, 1985 IN BOOK 421, PAGE 80
RECORDED MARCH 9, 2023 AS 2023-003818-0
- RECORDED OCTOBER 3, 2023 AS 2023-018122-0
RESIDING IN THE KNIK SLED DOG RECREATION SPECIAL LAND USE DISTRICT
RECORDED DECEMBER 8, 2014, AS INSTRUMENT NO. 2014-024660-0.

LINE TABLE				
LINE	BEARING	DISTANCE		
L1	S 24°32'29" E	338.23'		
L2	N 36°48'18" W	161.67'		
L3	N 58°10'33" W	70.64'		
L4	N 43°33'11" W	244.34'		
L5	N 08°00'00" E	8.41'		
L6	S 07°00'00" E	58.82'		
L7	N 78°07'00" W	126.33'		
L8	N 88°16'00" W	116.81'		
L9	S 87°07'43" W	144.35'		
L10	S 80°59'45" W	126.43'		

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT
C1	21°28'35"	200.00'	74.97'	74.53'	S 61°07'00" W 37.93'
C2	43°20'30"	50.00'	37.82'	36.93'	N 13°40'15" W 19.87'
C3	266°41'01"	60.00'	279.27'	87.27'	N 82°00'00" W 63.58'
C4	43°20'30"	50.00'	37.82'	36.93'	N 29°40'15" E 19.87'
C5	55°15'31"	60.00'	57.87'	55.65'	N 07°42'45" W 31.41'
C6	48°18'42"	60.00'	50.59'	49.11'	N 44°04'21" E 26.91'
C7	42°58'06"	60.00'	45.00'	43.95'	N 89°42'45" E 23.62'
C8	120°08'42"	60.00'	125.82'	104.00'	N 08°43'51" W 104.23'
C9	118°25'00"	20.00'	41.34'	34.36'	N 52°47'30" W 34.56'



B

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
OCTOBER 1, 2026**

PRELIMINARY PLAT: PROSPERITY ESTATES

LEGAL DESCRIPTION: SEC 25, T17N, R02E, SEWARD MERIDIAN AK

PETITIONERS: SJM PRICE INVESTMENTS LLC

SURVEYOR/ENGINEER: LAVENDER SURVEY & MAPPING

ACRES: 10.01 ± PARCELS: 8

REVIEWED BY: CAYMAN REYNOLDS CASE #: 2026-100

REQUEST: The request is to create 8 lots from Parcel 17N02E25D005, to be known as **PROSPERITY ESTATES**, containing 10.01 acres +/- . The property is located directly north of East Sullivan Avenue, directly west of South Caudill Road, and east of South Old Glenn Highway (Tax ID #17N02E25D005); within the SE ¼ Section 25, Township 17 North, Range 02 East, Seward Meridian, Alaska. In the Butte Community Council and in Assembly District #1.

EXHIBITS:

SUPPORTING DOCUMENTATION:

Vicinity Map and Aerial Photos
As-Built
Average Daily Traffic (ADT) Calculations
Soils Report

EXHIBIT A – 4 pgs
EXHIBIT B – 1 pg
EXHIBIT C – 2 pgs
EXHIBIT D – 10 pgs

AGENCY COMMENTS

MSB Permit Center
MSB Pre-design & Engineering
Utilities

EXHIBIT E – 1 pg
EXHIBIT F – 2 pgs
EXHIBIT G – 1 pg

DISCUSSION: The proposed subdivision will be creating eight lots, ranging in size from 0.95 acres to 1.15 acres. Access is from a proposed internal road, connecting to South Caudill Road, a Borough owned and maintained road. The petitioner has updated the name of the proposed road to Prosperous Circle.

Soils Report: A geotechnical report was submitted (**Exhibit D**), pursuant to MSB 43.20.281(A). Eli Ward, PE, notes 8 testholes were excavated to a minimum of 12'. Testhole location map and soils log are attached. Soils are classified as GP. No groundwater was encountered. All lots have at least 10,000 sf of useable building area and all have at least 10,000 sf of contiguous useable septic area.

Comments:

MSB Permit Center: (**Exhibit E**): “Each access or encroachment constructed during subdivision road development shall be reported to the Permit Center for documentation. Cluster box pullout locations should be designed using the MSB Standard Drawing – Mailbox Pullouts, and in alignment with lot lines as shown on the plat layout. Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit. No other comments from Development Services.”

MSB Pre-design & Engineering (**Exhibit F**): “The fence and any other encroachments located in the dedicated right of way shall be removed.”

Utilities: (**Exhibit G**) MTA requests a 15’ wide utility easement along both sides of Prosperous Circle and around the culdesac. Enstar, MEA, and GCI did not respond.

At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Butte; Fire Service Area #02 Butte; Road Service Area #26 Greater Butte; MSB Emergency Services, Community Development, Assessments, Planning, or Development Services.

CONCLUSION: The preliminary plat of Prosperity 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 Prosperity 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. The lot has the required frontage pursuant to MSB 43.20.320.
4. At the time of staff report write-up, there were no responses to the Request for Comments from US Army Corps of Engineers; Community Council Butte; Fire Service Area #02 Butte; Road Service Area #26 Greater Butte; MSB Emergency Services, Community Development, Assessments, Planning, or Development Services.
5. There were no objections from any federal or state agencies, Borough departments, or utilities.
6. There were no objections from the public in response to the Notice of Public Hearing.

RECOMMENDATIONS OF CONDITIONS OF APPROVAL

Suggested motion: I move to approve the preliminary plat of Prosperity Estates, Section 25, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Construct the access road and cul-de-sac to pioneer standard according to the 2022 Subdivision Construction Manual (SCM):
 - a) Submit drainage report and other construction plans to Department of Public Works (DPW) per SCM F01.2;
 - b) Arrange preconstruction conference with DPW per SCM F01.3, sign Subdivision Construction Plan, pay inspection fee, and obtain Notice to Proceed from Platting staff;
 - c) Arrange Pre-Final and Final Inspections with DPW per SCM F01.6 and F01.7 and submit Final Report to Platting per F01.8;
 - d) Obtain Certificate of Construction Acceptance from DPW per F01.9.
 - e) Submit as-built of streets and drainage improvements to Platting staff once construction is complete.
 - f) Obtain approval of street names from Platting Assistant.
5. Grant a 15' utility easement along both sides of Prosperous Circle and around the culdesac.
6. Remove any encroachments located in the dedicated right of way.
7. Show all easements of record on final plat.
8. Submit recording fees, payable to Department of Natural Resources (DNR).
9. Submit plat in full compliance with Title 43.

E CONNIE KAY CIR

15' UTILITY ESMT

10x10 T&E ESMT

5

6

7

8

15' UTILITY ESMT

15' UTILITY ESMT

**SUBJECT
PROPERTY**

LOT 5

LOT 6

LOT 7

LOT 8

N PROSPERUS WAY

LOT 4

LOT 3

LOT 2

LOT 1

S CAUDILL RD

TR D

33' S/L ESMT

E SULLIVAN
AVE

VICINITY MAP

FOR PROPOSED PROSPERITY ESTATES
SUBDIVISION

LOCATED WITHIN
SECTION 25, T17N, R02E, SEWARD MERIDIAN
ALASKA

PA14 MAP

EXHIBIT A-1

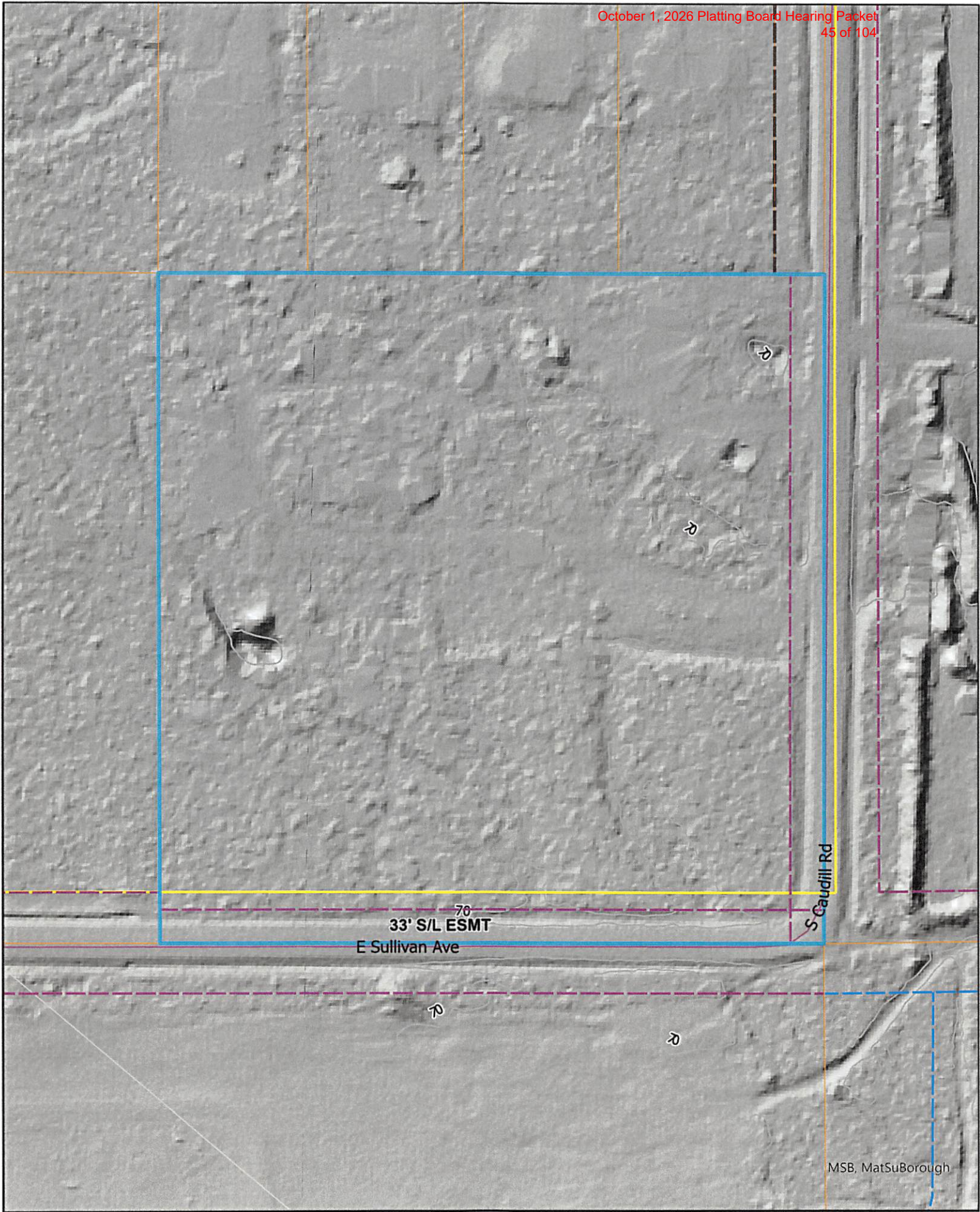


EXHIBIT A-2

0 145 290 580 Feet

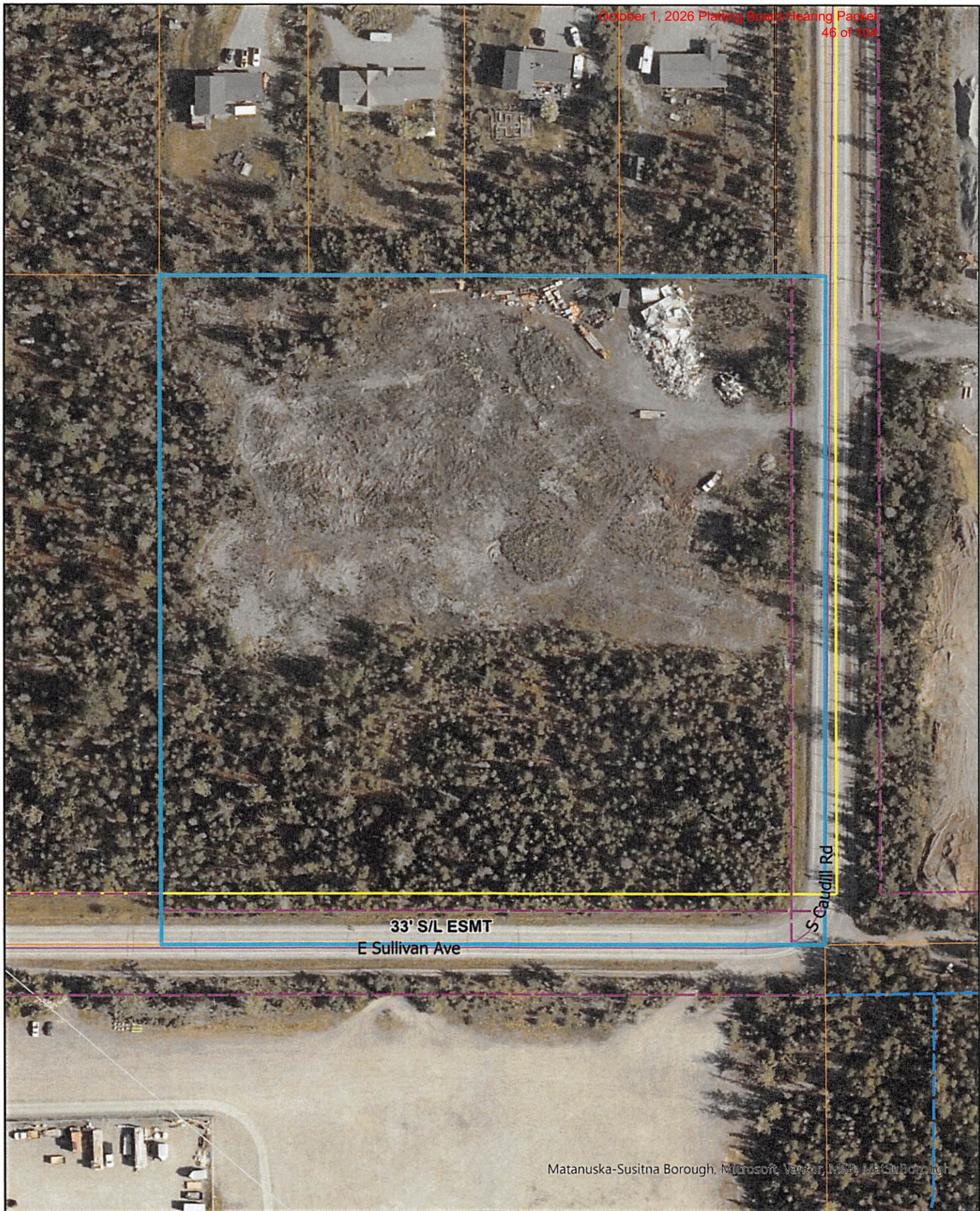


EXHIBIT A-3



0 145 290 580 Feet



EXHIBIT A-4

0 425 850 1,700 Feet

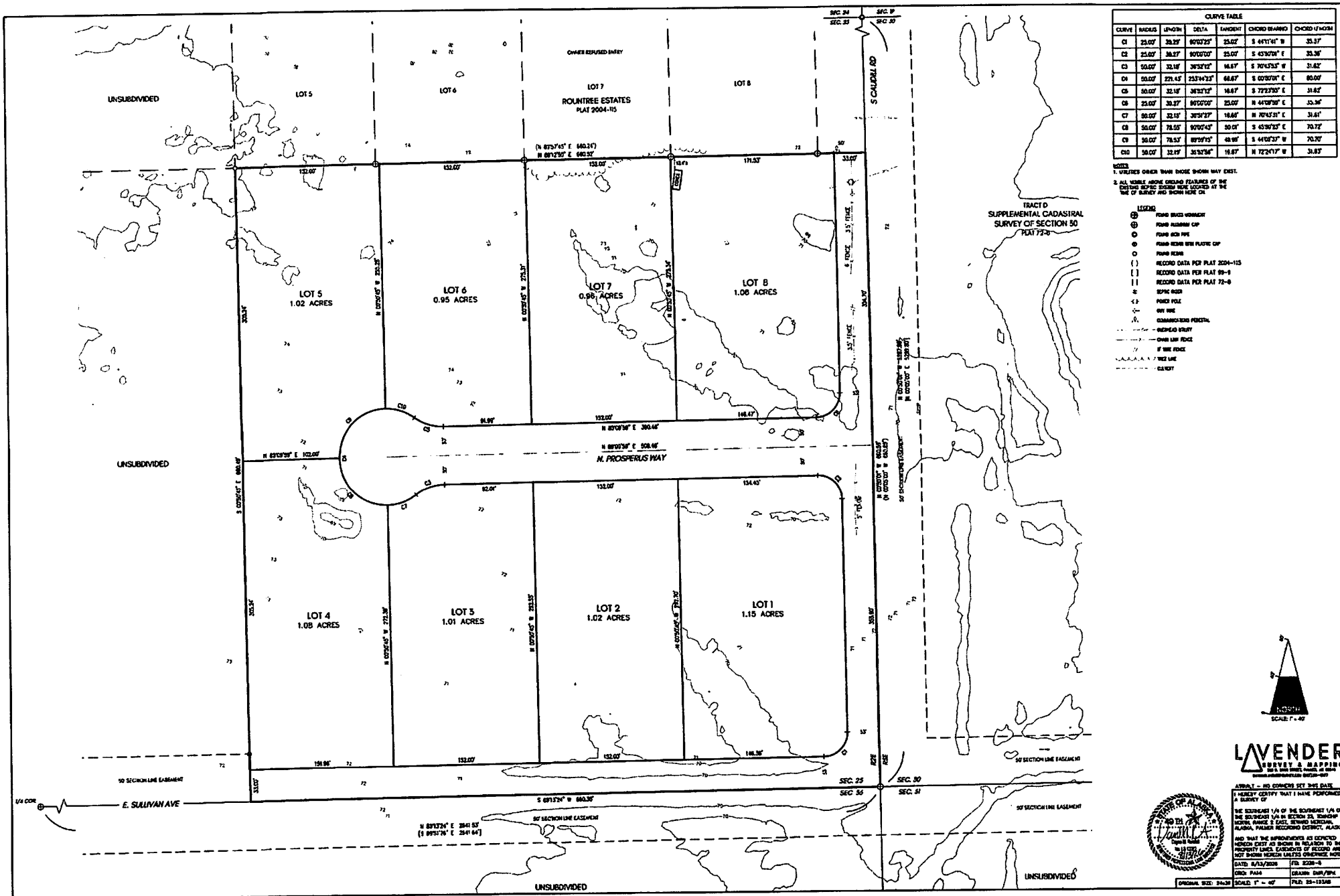


EXHIBIT B

Frosted Ground Engineering Services, LLC

Project No. P20260703

Matanuska-Susitna Borough, Platting Division

350 E. Dahlia Ave.

Palmer, AK 99645

TOWNSHIP 17N RANGE 2E SECTION 25 LOT D5: 4728 S Caudill Road Subdivision ADT Report, Palmer AK 99654

To whom it may concern,

This report is the summation of Average Daily Traffic (ADT) calculations associated with the subdivision of the aforementioned lot, on behalf of the owner and in coordination with Lavender Surveying. The project plans to divide the existing lots into eight lots.

S Caudill Road and E Sullivan Ave are both currently classified minor collectors, per the MSB 2022 Official Streets and Highways Plan (OSHP). For the purposes of this traffic assessment, the entirety of both roads were considered, from E Sullivan's exit to the Old Glenn Highway to the west and the intersection of S Caudill Road and E Plumley Road to the North. E Sullivan Ave previously reported 1057 for ADT, on the western extent, in the 2023 traffic count study. This was an increase of 144 from the 2014 traffic study. Caudill Road previously reported 653 for ADT, on the northern extent, during the 2024 traffic study. This was an increase of 8 from the 2014 traffic study. The summation of these studies equate to an ADT of 1710 for the project area.

Using the guidance of the 2022 MSB Subdivision Construction Manual, existing and post development conditions were also evaluated. Please see the Table 1 below for a summary of current and post development trip generation:

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Table 1: S Caudill Road Trip Generation

S Caudill Road Subdivision ADT		
Subdivision/Street Name	Lots	Count
Crooked Creek (S Morgan Cir)	12	120
Shady Spruce	7	70
Barlows Bungalow	1	10
S Mitzi Cir	7	70
E Butte Airman Rd	14	140
Roundtree Estates	8	80
E Pine Needle Way	29	290
E Carol Anne	8	80
E Walling Road	35	350
S Caudhill Road	11	110
E Sunnywood Drive	4	40
E Merry Cir	5	50
Pre-Development Total:		1410
S Caudill Road Subdivision	8	60
Post-Development Total:		1470

As can be seen on the table, both pre-development and post-development conditions are between an ADT of 1,001 – 3,000, which per the MSB 2022 Subdivision Construction Manual, classify as a residential collector. The combined results from the 2023 and 2024 traffic studies also support this range, with a summed value of 1710.

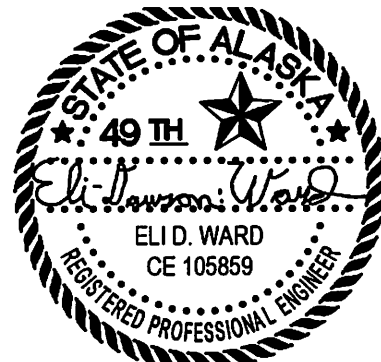
Construction of this subdivision should not have adverse impacts on S Caudill Road or E Sullivan Ave. If there are any questions, comments, or concerns, please do not hesitate to contact via phone: (907) 398-5272 or email: Eli@fg-eng.com.

August 11, 2026

Sincerely,

Eli D. Ward, PE

Principal Engineer



Matanuska-Susitna Borough, Platting Division

350 E. Dahlia Ave.

Palmer, AK 99645

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AUG 13 2026

PLATTING

TOWNSHIP 17N RANGE 2E SECTION 25 LOT D5: 4728 S Caudill Road
Subdivision Palmer, AK, 99645

To whom it may concern,

This report is the summation of a soils investigation for the subdivision of Sec 25, T17N, R02E Lot D5 (4728 S Caudill Road) on behalf of Mr. Shannon Price and in coordination with Lavendar Surveying. The project plans to divide the existing lot into eight lots of various sizes. Lots one through eight 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 August 6, 2026. All test holes were advanced to varying depth of at least 12 feet below ground surface. Groundwater was not encountered in the test pits of this geotechnical investigation. Materials encountered were primarily coarse-grained gravel soil, overlaid by a predominantly fine grained sand material. Please see the attached soils log 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.

August 13, 2026

Sincerely,

Eli D. Ward, PE

Principal Engineer



RECORD OF TEST HOLE TH 02

October 1, 2026 Platting Board Hearing Packet
53 of 104

PROJECT: S CAUDILL ROAD SUBDIVISION
PROJECT NO.: 20260703
LOCATION: PALMER, AK
CLIENT: SHANNON PRICE
LEGAL LOCATION: SEC 25, T17N, R02E, LOT D5

SURFACE ELEVATION: 100.0
DRILLING METHOD: EXCAVATION
SAMPLING METHOD: GRAB
COMPLETION DEPTH: 12'
SCALE: 1" TO 5.0'

DATE STARTED: AUGUST 6TH, 2026
DATE COMPLETED: AUGUST 6TH, 2026
LOGGED BY: EDW
COORDINATES: —
DATUM: —

ELEVATION	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
DEPTH (FEET)					
0.0 - 0.4	SURFACE: ORGANIC MAT, BROWN/GREY, MOIST SAND [SP], (~10% GRAVEL, ~85% SAND, ~5% FINES)	SP			
1.0 - 12.0	BROWN, MOIST GRAVEL W/ SAND [GP] (~55% GRAVEL, ~40% SAND, ~5% FINES), SUBROUNDED GRAVEL UP TO 4" IN DIAMETER	GP			
2.5					
5.0					
7.5					
10.0					
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: CLIENT
EQUIPMENT: CAT 323
OPERATOR: D. BROWN

FROSTED GROUND ENGINEERING SERVICES

SHEET
02 OF 08

RECORD OF TEST HOLE TH 03

October 1, 2026 Platting Board Hearing Packet
54 of 104

PROJECT: S CAUDILL ROAD SUBDIVISION
PROJECT NO.: 20260703
LOCATION: PALMER, AK
CLIENT: SHANNON PRICE
LEGAL LOCATION: SEC 25, T17N, R02E, LOT D5

SURFACE ELEVATION: 100.0
DRILLING METHOD: EXCAVATION
SAMPLING METHOD: GRAB
COMPLETION DEPTH: 12'
SCALE: 1" TO 5.0'

DATE STARTED: AUGUST 6TH, 2026
DATE COMPLETED: AUGUST 6TH, 2026
LOGGED BY: EDW
COORDINATES: —
DATUM: —

ELEVATION	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
DEPTH (FEET)					
0.0 - 1.0:	SURFACE: SAND, BROWN/GREY, MOIST SAND [SP], (~10% GRAVEL, ~85% SAND, ~<5% FINES)	SP			
1.0 - 12.0:	BROWN, MOIST SAND W/ GRAVEL [SP] (~35% GRAVEL, ~80% SAND, ~<5% FINES), SUBROUNDED GRAVEL UP TO 4" IN DIAMETER				
2.5					
5.0					
7.5					
10.0					
12.5					
15.0					
17.5					
20.0					



GENERAL NOTES:

SOILS APPEAR TO BE ABLE TO SUPPORT A CONVENTIONAL ON-SITE DISPOSAL SYSTEM.

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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: CLIENT
EQUIPMENT: CAT 323
OPERATOR: D. BROWN

FROSTED GROUND ENGINEERING SERVICES

SHEET
03 OF 08

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RECORD OF TEST HOLE TH 94

October 1, 2026 Platting Board Hearing Packet
55 of 104

PROJECT:	S CAUDILL ROAD SUBDIVISION	SURFACE ELEVATION:	100.0	DATE STARTED:	AUGUST 6TH, 2026
PROJECT NO.:	20260703	DRILLING METHOD:	EXCAVATION	DATE COMPLETED:	AUGUST 6TH, 2026
LOCATION:	PALMER, AK	SAMPLING METHOD:	GRAB	LOGGED BY:	EDW
CLIENT:	SHANNON PRICE	COMPLETION DEPTH:	12'	COORDINATES:	--
LEGAL LOCATION:	SEC 25, T17N, R02E, LOT D5	SCALE:	1" TO 5.0'	DATUM:	--

ELEVATION	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
DEPTH (FEET)					
	0.0 - 1.0: SURFACE: SAND, BROWN/GREY, MOIST SAND [SP], (~10% GRAVEL, ~85% SAND, ~<5% FINES)	SP			
	1.0 - 12.0: BROWN, MOIST SAND W/ GRAVEL [SP] (~35% GRAVEL, ~60% SAND, ~<5% FINES), SUBROUNDED GRAVEL UP TO 4" IN DIAMETER				
2.5					
5.0					
7.5					
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	

RECORD OF TEST HOLE TH 05

October 1, 2026 Platting Board Hearing Packet
56 of 104

PROJECT: S CAUDILL ROAD SUBDIVISION
PROJECT NO.: 20260703
LOCATION: PALMER, AK
CLIENT: SHANNON PRICE
LEGAL LOCATION: SEC 25, T17N, R02E, LOT D5

SURFACE ELEVATION: 100.0
DRILLING METHOD: EXCAVATION
SAMPLING METHOD: GRAB
COMPLETION DEPTH: 12'
SCALE: 1" TO 5.0'

DATE STARTED: AUGUST 6TH, 2026
DATE COMPLETED: AUGUST 6TH, 2026
LOGGED BY: EDW
COORDINATES: ---
DATUM: ---

ELEVATION	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
DEPTH (FEET)					
0.0 - 1.0:	SURFACE: SAND, BROWN/GREY, MOIST SAND [SP], (~10% GRAVEL, ~85% SAND, ~<5% FINES)	SP			
1.0 - 12.0:	BROWN, MOIST SAND W/ GRAVEL [SP] (~35% GRAVEL, ~60% SAND, ~<5% FINES), SUBROUNDED GRAVEL UP TO 4" IN DIAMETER				
2.5					
5.0					
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					



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		
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GW	WELL-GRADED GRAVEL	
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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: CLIENT
EQUIPMENT: CAT 323
OPERATOR: D. BROWN

FROSTED GROUND ENGINEERING SERVICES

SHEET
05 OF 08

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RECORD OF TEST HOLE TH 96

October 1, 2026 Platting Board Hearing Packet
57 of 104

PROJECT: S CAUDILL ROAD SUBDIVISION
PROJECT NO.: 20260703
LOCATION: PALMER, AK
CLIENT: SHANNON PRICE
LEGAL LOCATION: SEC 25, T17N, R02E, LOT D5

SURFACE ELEVATION: 100.0
DRILLING METHOD: EXCAVATION
SAMPLING METHOD: GRAB
COMPLETION DEPTH: 14'
SCALE: 1" TO 5.0'

DATE STARTED: AUGUST 6TH, 2026
DATE COMPLETED: AUGUST 6TH, 2026
LOGGED BY: EDW
COORDINATES: ---
DATUM: ---

ELEVATION	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
DEPTH (FEET)					
0.0 - 1.0:	SURFACE: SAND, BROWN/GREY, MOIST SAND [SP], (~10% GRAVEL, ~85% SAND, ~<5% FINES)	SP			
1.0 - 14.0:	BROWN, MOIST SAND W/ GRAVEL [SP] (~40% GRAVEL, ~55% SAND, ~<5% FINES), SUBROUNDED GRAVEL UP TO 4" IN DIAMETER				
2.5					
5.0					
7.5					
10.0					
12.5					
15.0	BOTTOM OF HOLE: 14.0 FT NO GW OBSERVED TEST HOLE LOCATED ON PROPOSED LOT 6				
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: CLIENT
EQUIPMENT: CAT 323
OPERATOR: D. BROWN

FROSTED GROUND ENGINEERING SERVICES

SHEET
06 OF 08

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RECORD OF TEST HOLE TH 07

October 1, 2026 Platting Board Hearing Packet
58 of 104

PROJECT: S CAUDILL ROAD SUBDIVISION	SURFACE ELEVATION: 100.0	DATE STARTED: AUGUST 6TH, 2026
PROJECT NO.: 20260703	DRILLING METHOD: EXCAVATION	DATE COMPLETED: AUGUST 6TH, 2026
LOCATION: PALMER, AK	SAMPLING METHOD: GRAB	LOGGED BY: EDW
CLIENT: SHANNON PRICE	COMPLETION DEPTH: 12'	COORDINATES: --
LEGAL LOCATION: SEC 25, T17N, R02E, LOT D5	SCALE: 1" TO 5.0'	DATUM: --

ELEVATION	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
DEPTH (FEET)					
	0.0 - 1.0: SURFACE: SAND, BROWN/GREY, MOIST SAND [SP], (~10% GRAVEL, ~85% SAND, ~<5% FINES)	SP			
	1.0 - 12.0: BROWN, MOIST SAND W/ GRAVEL [SP] (~40% GRAVEL, ~55% SAND, ~<5% FINES), SUBROUNDED GRAVEL UP TO 4" IN DIAMETER				
2.5					
5.0					
7.5					
10.0					
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

RECORD OF TEST HOLE TH 08

October 1, 2026 Platting Board Hearing Packet
59 of 104

PROJECT: S CAUDILL ROAD SUBDIVISION
PROJECT NO.: 20260703
LOCATION: PALMER, AK
CLIENT: SHANNON PRICE
LEGAL LOCATION: SEC 25, T17N, R02E, LOT D5

SURFACE ELEVATION: 100.0
DRILLING METHOD: EXCAVATION
SAMPLING METHOD: GRAB
COMPLETION DEPTH: 12'
SCALE: 1" TO 5.0'

DATE STARTED: AUGUST 6TH, 2026
DATE COMPLETED: AUGUST 6TH, 2026
LOGGED BY: EDW
COORDINATES: —
DATUM: —

ELEVATION	STRATIGRAPHY DESCRIPTION	USCS	GRAPHIC LOG	SAMPLE METHOD	SAMPLE NO.
DEPTH (FEET)					
0.0 - 2.0:	SURFACE: ORGANICS, ORGANIC FILL	PT			
2.5	2.0 - 3.0: BROWN/GREY, MOIST SAND [SP] (~10% GRAVEL, ~85% SAND, ~5% FINES), COARSE TO FINE GRAINED SAND	SP			
5.0	3.0 - 12.0: BROWN, MOIST SAND W/ GRAVEL [SP] (~40% GRAVEL, ~55% SAND, ~5% FINES), SUBROUNDED GRAVEL UP TO 4" IN DIAMETER	SP			
7.5					
10.0					
12.5	BOTTOM OF HOLE: 12.0 FT. NO GW OBSERVED TEST HOLE LOCATED ON PROPOSED LOT 8				
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

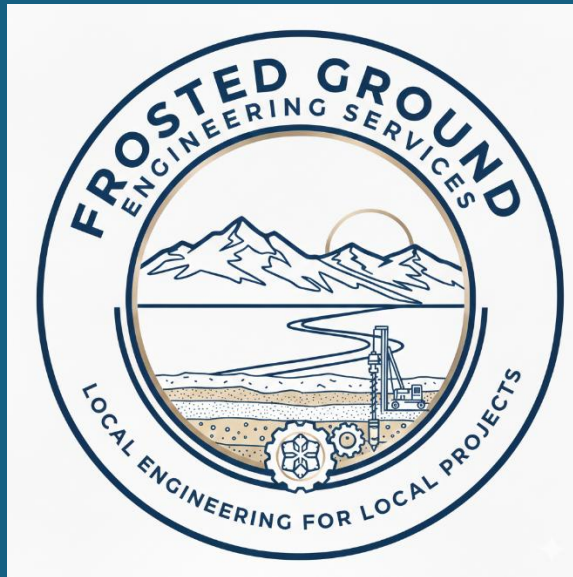
CONTRACTOR: CLIENT
EQUIPMENT: CAT 323
OPERATOR: D. BROWN

FROSTED GROUND ENGINEERING SERVICES

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PROSPERITY ESTATES SUBDIVISION GRADING AND DRAINAGE REPORT



Eli Ward, PE

FROSTED GROUND ENGINEERING SERVICES, LLC 16930 Meadow Creek Drive, Eagle River Ak,
99577

Executive Summary

Subject: Grading & Drainage Report, 4728 S. Caudill Road Subdivision, Matanuska-Susitna Borough, Alaska

This Report has been prepared for the proposed Prosperity Estates Subdivision at 4728 S. Caudill Road, Palmer, Alaska. The project will subdivide Lot D5, Section 25, Township 17 North, Range 2 East, into eight residential lots of various sizes. This report documents existing drainage and subsurface conditions, establishes the hydrologic analysis methodology, and provides a framework for evaluating the proposed stormwater conveyance system.

Under the adopted land-cover, curve-number, and impervious-area-connectivity assumptions, WinTR-55 reports no increase in the 10-year peak discharge at DP-1. DP-1 is defined as the common downstream evaluation point at the Sullivan Avenue/S. Caudill Road junction. Runoff in the Sullivan Avenue roadside ditch flows east to DP-1, while runoff in the S. Caudill Road ditch flows south to DP-1. The presence, type, condition, and hydraulic capacity of any culvert or downstream conveyance at or beyond the junction were not field verified or hydraulically evaluated. Accordingly, this report evaluates drainage only through DP-1 and does not certify downstream conveyance capacity beyond that location.

The analysis was performed using the hydrologic methods and drainage criteria identified in the 2022 Matanuska-Susitna Borough Subdivision Construction Manual. The findings are subject to the assumptions and limitations documented herein, final drainage design, and agency review.

We appreciate the opportunity to provide engineering services for this project. If you have any questions regarding this report or require additional engineering services, please contact Frosted Ground Engineering Services, LLC at 907-398-5272 or Eli@fg-eng.com.

Sincerely,

Eli D. Ward, PE

Principal Engineer

September 18, 2026



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Acronyms

Acronym	Definition
ADOT	Alaska Department of Transportation and Public Facilities
ADF&G	Alaska Department of Fish and Game
APDES	Alaska Pollutant Discharge Elimination System
AS	Alaska Statutes
BMP	Best Management Practice
cfs	Cubic feet per second
CN	Curve Number
FEMA	Federal Emergency Management Agency
FGES	Frosted Ground Engineering Services, LLC
FIRM	Flood Insurance Rate Map
ft	Feet
HSG	Hydrologic Soil Group
HOA	Homeowners' Association
hr	Hour
in.	Inches
JD	Jurisdictional Determination
LF	Linear feet
MSB	Matanuska-Susitna Borough
NFHL	National Flood Hazard Layer
NOAA	National Oceanic and Atmospheric Administration
NOI	Notice of Intent
NRCS	Natural Resources Conservation Service
O&M	Operations and Maintenance
PE	Professional Engineer
QDR	Direct Runoff Depth
ROW	Right of Way
SCM	Subdivision Construction Manual
SFHA	Special Flood Hazard Area
SWPPP	Stormwater Pollution Prevention Plan
T _c	Time of Concentration
TR-55	Technical Release 55 – Urban Hydrology for Small Watersheds
USDA	United States Department of Agriculture
USACE	United States Army Corps of Engineers
USCS	Unified Soil Classification System
USGS	United States Geological Survey
WOTUS	Waters of the United States

1 Project Description

The proposed Prosperity Estates Subdivision is located at 4728 S. Caudill Road in Palmer, Alaska, within Lot D5, Section 25, Township 17 North, Range 2 East. The project will divide the existing parcel into eight residential lots of varying sizes. The pre-development area is 10.02 acres.

The drainage analysis is intended to document existing runoff patterns, quantify changes resulting from ultimate residential development, and establish stormwater conveyance and erosion control measures consistent with the Matanuska-Susitna Borough Subdivision Construction Manual. The analysis includes the entire contributing watershed where drainage basins extend beyond the subdivision boundary.

Proposed improvements include construction of a residential road, roadside drainage swales/ditches, culvert installations, utility installation, grading, and associated residential infrastructure. Stormwater runoff will be conveyed by vegetated roadside swales/ditches, and the existing natural drainage corridor.

Hydrologic analyses were performed for existing and ultimate post-development conditions to evaluate runoff generation and representative conveyance through DP-1. The analyses include runoff depths, runoff volumes, and peak discharge rates for the applicable 2-year, 10-year, and 100-year, 24-hour design storm events.

The analysis applies the relevant drainage criteria of the 2022 Matanuska-Susitna Borough Subdivision Construction Manual. The project will disturb more than 10,000 square feet and includes a residential road.

2 Existing Site Conditions

2.1 Site Characteristics

The site is presently undeveloped and is bounded by S. Caudill Road and the section line along the east, E. Sullivan Avenue and the section line along the south, Rountree Estates to the north, and unsubdivided land to the west. The parcel exhibits gently varying terrain with localized depressions and topographic divides. The preliminary drainage map provided for this report indicates several distinct flow paths. Runoff from much of the western and central portions of the parcel generally travels south toward E. Sullivan Avenue, while localized areas discharge north or east toward S. Caudill Road. The hydrologic model includes applicable off-site areas that contribute runoff through the project drainage system.

For hydrologic analysis, the site was divided into drainage basins based on existing topography, drainage divides, and discharge locations. Basin delineations for existing and proposed conditions are presented in Appendix A.

2.2 Soils and Hydrologic Characteristics

Frosted Ground Engineering Services, LLC completed eight test holes on August 6, 2026. Test holes were excavated to depths ranging from 12 to 14 feet. Groundwater was not encountered in any of the test holes at the time of exploration.

Test holes TH-01 and TH-02 generally encountered thin surficial organic mat over gravel with sand (GP). Test holes TH-03 through TH-07 generally encountered sand over sand with gravel (SP). TH-08 encountered approximately 2 feet of organic material or organic fill, followed by sand and sand with gravel. The logged granular materials generally contained less than approximately 5 percent fines.

Based on the predominance of clean sands and gravels and the absence of observed groundwater, Hydrologic Soil Group A is appropriate for TR-55 modeling. Curve Numbers were selected in accordance with NRCS TR-55 based on existing and proposed land cover.

Table 1. Test Hole Summary

Test Hole	Depth	Generalized Profile	USCS / Notes
TH-01	12 ft	Organic mat over gravel with sand	GP; <5% fines
TH-02	12 ft	Organic mat over gravel with sand	GP; <5% fines
TH-03	12 ft	Sand over sand with gravel	SP; <5% fines
TH-04	12 ft	Sand over sand with gravel	SP; <5% fines
TH-05	12 ft	Sand over sand with gravel	SP; <5% fines
TH-06	14 ft	Sand over sand with gravel	SP; <5% fines
TH-07	12 ft	Sand over sand with gravel	SP; <5% fines
TH-08	12 ft	Organic fill over sand and sand with gravel	SP below organics

2.3 Existing Drainage Conditions

Existing runoff is conveyed primarily as dispersed sheet flow and shallow concentrated flow across the undeveloped parcel. Runoff from the western and central portions of the parcel generally travels south toward the E. Sullivan Avenue roadside ditch, while localized eastern areas drain toward the S. Caudill Road roadside ditch. Runoff entering the Sullivan Avenue ditch flows east, and runoff entering the Caudill Road ditch flows south. These roadside drainage paths converge at the Sullivan/Caudill junction, identified in this report as common downstream evaluation point DP-1. The presence, configuration, and condition of any culvert or downstream conveyance at the junction have not been field verified.

3 Proposed Development

The proposed subdivision will create eight residential lots, with Lots 1 through 4 south of the internal road and Lots 5 through 8 north of the road. The 50-foot-wide access right-of-way connects to S. Caudill Road along the east boundary and extends approximately 500 feet west before terminating in a cul-de-sac. The post-development hydrologic analysis represents ultimate build-out, including the constructed roadway, roadside ditches or swales, and other impervious surfaces shown on the final plans.

Stormwater runoff is anticipated to be conveyed by a combination of overland flow, roadside swales or ditches, culverts at road and driveway crossings, and preserved natural drainage paths. Final grading should provide positive drainage, maintain safe overland overflow routes, and minimize concentrated discharge onto adjacent properties.

4 Hydrologic Analysis & Drainage Design

4.1 Design Methodology

Hydrologic analyses were completed in general accordance with the 2022 Matanuska-Susitna Borough Subdivision Construction Manual using the NRCS TR-55 Urban Hydrology for Small Watersheds methodology. Runoff depths, runoff volumes, and peak discharge rates were evaluated for existing and ultimate post-development conditions. The WinTR-55 analyses used the Type I 24-hour rainfall distribution and the standard NRCS dimensionless unit hydrograph.

Point precipitation depths were obtained from NOAA Atlas 14, Volume 7, Version 2 at latitude 61.5273° north and longitude 148.9976 west. The selected 24-hour precipitation depths are summarized below.

Table 2. NOAA Atlas 14 Design Rainfall

Design Event	Duration	Rainfall Depth (in.)
1-year	24-hour	1.10
2-year	24-hour	1.36
10-year	24-hour	1.98
100-year	24-hour	2.95

Watershed delineations were developed using the proposed grading plan together with existing site topography. Individual drainage basins were established to represent distinct runoff characteristics and discharge locations throughout the subdivision.

The following engineering methods and assumptions were used in the hydrologic analysis:

- Time of concentration (T_c) was determined using the NRCS TR-55 methodology.
- Runoff hydrographs were developed using the NRCS Dimensionless Unit Hydrograph method.
- Runoff Curve Numbers (CN) were selected from USDA TR-55 Tables 2-2a through 2-2c, based on existing and proposed land cover, hydrologic soil group, and anticipated post-development conditions.
- Curve numbers were area-weighted where multiple land cover types occurred within a drainage basin.
- Hydrologic Soil Group A was assumed based on available site information and subsurface conditions.
- Maximum sheet-flow length is limited to 100 feet unless a shorter representative length is supported by site conditions.

- Peak runoff rates and runoff volumes were computed for both existing and proposed development conditions. WinTR-55 peak discharges are presented at the program's displayed precision, while direct-runoff volumes were independently calculated using the NRCS Curve Number equation.

4.2 Drainage Basin Delineation

The project watershed was divided into representative drainage basins based on existing and proposed topography, drainage divides, flow paths, and discharge locations. Pre- and post-development basin boundaries were delineated independently using the corresponding existing- and proposed-ground surfaces, as shown in Appendix A. Runoff depth, runoff volume, and peak discharge were calculated for each basin, and flows contributing to common discharge locations were combined to evaluate the hydrologic response of the drainage system.

Several drainage basins extend beyond the project boundary. The hydrologic analysis includes the entire contributing area of each basin to account for off-site runoff entering the project and continuing through the drainage system. Table 3 summarizes the total contributing area of each basin and identifies the portions located within and outside the project boundary.

Table 3. Contributing Drainage Basin Summary

Condition	Basin	Total Contributing Basin Area (ac)	Within Project Boundary (ac)	Outside Project Boundary (ac)
Pre-Development	B1	3.36	0.32	3.04
	B2	2.59	2.43	0.16
	B3	8.69	7.27	1.42
	Total	14.64	10.02	4.62
Post-Development	B1	5.61	3.30	2.31
	B2	0.99	0.85	0.14
	B3	5.35	4.90	0.45
	B4	2.69	0.97	1.72
	Total	14.64	10.02	4.62

4.3 Time of Concentration and Flow Paths

The time of concentration for each basin was determined using the hydraulically most remote flow path, defined as the route producing the longest total travel time to the applicable basin outlet. Each flow path begins with sheet flow, limited to a maximum representative length of 100 feet in accordance with NRCS TR-55, followed by shallow concentrated flow and ditch or channel flow where applicable. Flow lengths, slopes, surface conditions, and Manning's roughness coefficients were selected to represent the existing or proposed drainage conditions shown on the basin maps.

The post-development subbasins discharge to a common roadside ditch reach along S. Caudill Road. The reach extends approximately 314 feet from the common subbasin confluence near the proposed subdivision entrance south to DP-1 at the Sullivan/Caudill junction. The reach is routed once downstream of the contributing subbasins and is not included in an individual basin's Tc flow path. For example, the Basin 3 Tc path consists of 100 feet of sheet flow followed by 481 feet of channel flow, for a total basin flow-path length of 581 feet.

4.4 Curve Number Selection

Runoff curve numbers were selected in accordance with NRCS TR-55 based on mapped land cover, Hydrologic Soil Group A, and anticipated ultimate-development conditions. Under pre-development conditions, Basins 1 and 2 were modeled as woods-grass cover in good condition with a CN of 32. Basin 3 included 2.00 acres of cleared ground at CN 77 and 6.69 acres of woods-grass cover at CN 32, resulting in a weighted CN of 42. The post-development model includes 14.64 acres divided among four basins. Established grass in Basins 1 and 3 was assigned a pervious CN of 39, woods-grass cover in Basins 2 and 4 was assigned a CN of 32, and the combined 1.95 acres of pavement, roofs, and driveways was assigned a CN of 98. The resulting impervious percentages are 14.26, 0.00, 16.82, and 9.29 percent for Basins 1 through 4, respectively.

Because impervious coverage is less than 30 percent in each basin, the NRCS unconnected-impervious-area procedure was applied. The model assumes that runoff from pavement, roofs, and driveways is dispersed as sheet flow across established vegetated ground before entering a roadside ditch or other concentrated conveyance. The resulting post-development custom CNs are 43, 32, 44, and 35 for Basins 1 through 4, respectively, with an area-weighted entered CN of 41.15. Final grading shall maintain the modeled dispersed drainage pattern, and vegetated receiving areas shall be established and maintained. No impervious area classified as unconnected shall discharge directly to a ditch, culvert, or other conveyance. If a direct connection is introduced during final design or construction, the affected basin hydrologic parameters and runoff estimates shall be reevaluated.

Table 4. Post-Development Curve Number Calculations

Basin	Pervious cover	Perv. area (ac)	Perv. CN	Impervious. area (ac), CN 98	Impervious %	Unconnected imperv. %	Custom CN calc.	Final CN	Total area (ac)
B1	Open space/grass, good, HSG A	4.81	39	0.80	14.26%	100%	43.21	43	5.61
B2	Woods-grass, good, HSG A	0.99	32	0.00	0.00%	N/A	32.00	32	0.99
B3	Open space/grass, good, HSG A	4.45	39	0.90	16.82%	100%	43.96	44	5.35
B4	Woods-grass, good, HSG A	2.44	32	0.25	9.29%	100%	35.07	35	2.69
Total/weighted	Mixed pervious cover	12.69	—	1.95	13.32%	100%	41.23	41.15	14.64

*The custom CN was calculated as: $CN_c = CN_p + (Pimp/100)(98 - CN_p)(1 - 0.5R)$, where $Pimp$ is the basin impervious percentage and R is the ratio of unconnected impervious area to total impervious area. A value of $R = 1.00$ assumes that all pavement, roof, and driveway runoff is dispersed as sheet flow across pervious ground before reaching the drainage system.

4.5 Stormwater Conveyance

Conveyance capacity was evaluated using the post-development 10-year, 24-hour peak discharge and the 10-percent runoff allowance. The post-development WinTR-55 model reports a 10-year peak discharge of 0.00 cfs at the common outlet. Applying the required 10-percent allowance results in a design discharge of 0.00 cfs under the adopted curve-number and unconnected-impervious-area assumptions.

The S. Caudill roadside ditch was evaluated as a proposed trapezoidal vegetated channel with a 2.0-foot bottom width, 3H:1V side slopes, a longitudinal slope of 0.010 ft/ft, Manning's roughness coefficient of 0.040, and a total depth of 30 inches. With the required 12 inches of freeboard, the allowable flow depth is 1.5 feet. At this depth, Manning's equation gives a theoretical conveyance capacity of approximately 32.47 cfs and a corresponding velocity of approximately 3.33 ft/s. This capacity exceeds the modeled 10-year design discharge; however, the calculated capacity and freeboard apply only if the ditch is constructed and maintained with the modeled dimensions, slope, vegetation, and roughness. The stated velocity represents the velocity at the 1.5-foot allowable capacity stage and is not the modeled project design-flow velocity.

The final stormwater conveyance system is expected to use vegetated roadside swales or ditches, culverts at roadway and driveway crossings, and preserved natural flow paths. Conveyance features should be sized for the applicable design event and configured so routine flows remain within the drainage system. Culvert inlet and outlet protection should be provided where calculated velocities or site conditions indicate an erosion risk.

Overflow should remain within designated drainage easements or other controlled paths and should not be redirected onto adjoining lots or off-site properties.

4.6 Extended Detention

Extended detention applicability was evaluated in accordance with the 2022 Matanuska-Susitna Borough Subdivision Construction Manual, which requires 12 to 24 hours of detention for post-development runoff volume exceeding pre-development runoff volume during the 1-year, 24-hour storm. The NOAA Atlas 14 precipitation depth for the 1-year, 24-hour event at the project location is 1.10 inches.

Using the adopted pre- and post-development curve numbers, the NRCS Curve Number equation produces no direct runoff from either condition because the 1-year rainfall depth is less than the calculated initial abstraction for every modeled basin. The calculated pre- and post-development direct-runoff volumes are therefore both zero, resulting in no excess post-development runoff volume requiring extended detention. Accordingly, no extended detention facility is proposed. This conclusion depends on maintaining the modeled vegetative cover and unconnected-impervious-area conditions and shall be reevaluated if final grading or development directly connects additional impervious surfaces to the drainage system.

4.7 Stormwater Management

The proposed stormwater management system emphasizes preservation of the site's natural hydrologic characteristics rather than reliance on structural detention facilities. Existing vegetated swales and natural drainage features provide temporary storage, flow attenuation, and infiltration where site conditions permit. Proposed grading provides a defined overland overflow path that minimizes ponding and prevents runoff from being diverted onto adjacent properties. No regional detention facilities are proposed.

The post-development 100-year overflow route is shown as a red dashed line on the post-development drainage map. The route follows the roadside drainage corridor south along S. Caudill Road to DP-1 at the Sullivan/Caudill junction and shall be maintained free of structures, fill, snow storage, and other obstructions. The presence, configuration, and capacity of drainage facilities beyond DP-1 have not been field verified and are not evaluated by this report.

4.8 Water Quality Treatment

The MSB 0.50-inch water-quality event was evaluated using the proposed ultimate-development impervious coverage. The project includes approximately 1.95 acres of pavement, roofs, and driveways, producing a conservative gross treatment volume of approximately 3,540 cubic feet. This volume consists of approximately 1,452 cubic feet from Basin 1, 1,634 cubic feet from Basin 3, and 454 cubic feet from Basin 4. Basin 2 contains no modeled impervious area and therefore generates no impervious-surface treatment volume for the 0.50-inch water-quality event. Its existing woods-grass cover is maintained and continues to provide infiltration and filtration.

Water-quality treatment is provided by dispersing runoff as overland sheet flow across established pervious areas before it enters the vegetated roadside swales or ditches. These features reduce runoff velocity, promote sediment deposition, and provide opportunities for infiltration before discharge from the site. The final grading shall maintain this dispersion and prevent the modeled impervious areas from becoming directly connected to the roadside drainage system. Any impervious area that discharges directly to a ditch, culvert, or other conveyance shall be separately evaluated and provided with appropriate water-quality treatment. Snow-storage areas shall be located so that meltwater passes through stabilized vegetated conveyance features and does not obstruct culvert inlets, drainage easements, or designated overflow routes.

5 Hydrologic Results

Hydrologic analyses were completed for both existing conditions and the ultimate build-out of the proposed subdivision. Runoff depth, runoff volume, and peak discharge were evaluated for the 10-year and 100-year, 24-hour design storm events using the methods described in Section 4.1 of this report.

The hydrologic model evaluates runoff through the proposed roadside drainage system to DP-1 under the land-cover, impervious-area-connectivity, and conveyance assumptions documented herein. Tables 5 and 6 summarize the calculated runoff depths, runoff volumes, and peak discharge rates for the pre-development and ultimate development conditions. The 2-year, 24-hour event was also evaluated. Under the adopted curve-number and impervious-area-connectivity assumptions, the rainfall depth does not exceed the calculated initial abstraction for any post-development basin. Accordingly, the NRCS Curve Number method produces no direct runoff and WinTR-55 reports a peak discharge of 0.00 cfs. The complete pre- and post-development WinTR-55 output reports are provided in Appendix B. Direct-runoff depths and volumes calculated using the NRCS Curve Number equation are summarized in Tables 5 and 6.

Table 5: Pre-Development Runoff Summary

Basin	Area (ac)	10-Year Runoff Depth (in.)	10-Year Runoff Volume (ft³)	10-Year Peak Flow (cfs)	100-Year Runoff Depth (in.)	100-Year Runoff Volume (ft³)	100-Year Peak Flow (cfs)
B1	3.36	0.0000	0	0.00	0.0000	0	0.00
B2	2.59	0.0000	0	0.00	0.0000	0	0.00
B3	8.69	0.0000	0	0.00	0.0025	80	0.00
Total Watershed	14.64	0.0000	0	0.00	0.0015	80	0.00

* Direct runoff was calculated using the NRCS Curve Number method and the weighted curve number assigned to each WinTR-55 subbasin. Pre-development Basin 3 includes 2.00 acres of existing cleared ground at CN 77 and 6.69 acres of woods-grass cover at CN 32, resulting in a weighted basin curve number of 42. Runoff volumes were calculated using the unrounded runoff depths, while peak flows were taken directly from the WinTR-55 output.

Table 6: Post-Development Runoff Summary

Basin	Area (ac)	10-Year Runoff Depth (in.)	10-Year Runoff Volume (ft³)	10-Year Peak Flow (cfs)	100-Year Runoff Depth (in.)	100-Year Runoff Volume (ft³)	100-Year Peak Flow (cfs)
B1	5.61	0.0000	0	0.00	0.0066	134	0.00
B2	0.99	0.0000	0	0.00	0.0000	0	0.00
B3	5.35	0.0000	0	0.00	0.0125	242	0.00
B4	2.69	0.0000	0	0.00	0.0000	0	0.00
Total Watershed	14.64	0.0000	0	0.00	0.0071	376	0.00

The post-development WinTR-55 model includes 14.64 acres divided among four subbasins. The subbasins are routed to the common S. Caudill Road roadside ditch reach, which conveys runoff south to DP-1 at the Sullivan/Caudill junction. The approximately 314-foot reach is routed once downstream of the contributing subbasins and is not included in an individual basin's time-of-concentration flow path.

Using the adopted basin curve numbers and a 1.98-inch, 10-year rainfall depth, the NRCS Curve Number equation produces no direct runoff under either pre- or post-development conditions. WinTR-55 therefore reports a 10-year peak discharge of 0.00 cfs at the common outlet. For the 2.95-inch, 100-year event, the NRCS equation produces approximately 80 cubic feet of pre-development direct runoff and 376 cubic feet of post-development direct runoff. A defined overland overflow route is maintained through the project drainage system to DP-1. The presence, configuration, and capacity of downstream conveyance beyond DP-1 have not been field verified.

The modeled 10-year peak does not increase at the common discharge location. This conclusion depends on successful establishment and maintenance of the modeled vegetation and on the impervious areas remaining hydraulically unconnected. Impervious surfaces that

discharge directly to a ditch, culvert, or other conveyance must be modeled as connected impervious area.

6 Environmental and Regulatory Considerations

The proposed drainage system was evaluated using the applicable drainage criteria of the 2022 Matanuska-Susitna Borough Subdivision Construction Manual. The evaluation is based on the site information, proposed grading, modeled land-cover conditions, and hydrologic assumptions documented in this report.

6.1 FEMA Flood Hazard

A review of the current FEMA Flood Insurance Rate Maps (FIRMs) indicates that the project site is not located within a mapped Special Flood Hazard Area (SFHA). Accordingly, the proposed development is not expected to affect mapped flood elevations or require floodplain development permitting.

6.2 Waters of the United States

No surface water was reported within 100 feet of the proposed subdivision in the submitted soils report. This statement does not constitute a wetland delineation or jurisdictional determination. The final plans should be screened for mapped wetlands, field indicators, and potential jurisdictional waters. Work affecting regulated waters shall not proceed until required authorizations are obtained.

6.3 Alaska Department of Fish and Game

No work is proposed within a documented fish-bearing stream. The proposed drainage improvements maintain the existing drainage corridor and are not anticipated to adversely affect fish habitat. Should project activities change to include work within regulated waters, the owner should obtain the required authorizations before construction.

6.4 Stormwater Pollution Prevention

Construction activities should comply with applicable erosion and sediment control requirements. If the final limits of disturbance require coverage under the Alaska Pollutant Discharge Elimination System Construction General Permit, a Stormwater Pollution Prevention Plan (SWPPP) and Notice of Intent should be prepared prior to construction.

6.5 Erosion Control

Stormwater will be conveyed by vegetated roadside swales designed to reduce flow velocities and minimize erosion. Disturbed areas should be stabilized promptly following grading. Ditch linings, erosion-control matting, check structures, riprap, or other stabilization should be selected based on final ditch slopes, design flows, and calculated velocities. Concentrated discharge points should receive appropriate outlet protection, and temporary construction BMPs should remain until permanent stabilization is established.

Final ditch stabilization measures will be selected in accordance with the 2022 Matanuska-Susitna Borough Subdivision Construction Manual based on the calculated design flow rates and ditch slopes. Where permissible, vegetated stabilization is anticipated to provide adequate erosion protection.

7 Conclusion

Based on the hydrologic analyses presented herein, the modeled post-development 10-year peak discharge does not exceed the modeled pre-development peak discharge at DP-1 under the adopted land-cover, curve-number, and impervious-area-connectivity assumptions. DP-1 is located at the Sullivan Avenue/S. Caudill Road junction, where eastward flow in the Sullivan Avenue ditch and southward flow in the Caudill Road ditch converge. The representative S. Caudill Road roadside ditch section provides adequate theoretical capacity and freeboard for the modeled project discharge, provided it is constructed and maintained with the dimensions, slope, vegetation, and roughness assumed in this analysis.

The downstream drainage continuation beyond DP-1, including whether a culvert exists at the Sullivan/Caudill junction, was not located, surveyed, or hydraulically evaluated. This report therefore does not certify the configuration, condition, or capacity of drainage facilities beyond DP-1. Field verification and additional hydraulic analysis should be completed if required by the reviewing agency or if a downstream culvert or other controlling structure is identified.

Frosted Ground Engineering Services, LLC prepared this Drainage Report using the site information, design assumptions, and drainage criteria identified herein. The findings apply to the drainage system evaluated through discharge point DP-1 and are subject to the assumptions and limitations documented in this report. Final verification of the proposed culvert design, impervious-area connectivity, and downstream drainage conditions should be completed during final design and field investigation.

References

Alaska Department of Fish and Game (ADF&G). (2025). Anadromous Waters Catalog. Alaska Department of Fish and Game, Division of Habitat. Retrieved from <https://www.adfg.alaska.gov/sf/SARR/AWC/>

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United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). (1986). Urban Hydrology for Small Watersheds, Technical Release 55 (TR-55), Second Edition. Conservation Engineering Division, Washington, D.C.

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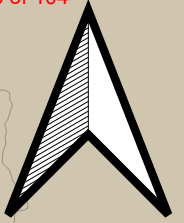
Frosted Ground Engineering Services, LLC

Appendix A – Site Maps

CONTENTS

- Pre-Development Drainage Basins
- Post-Development Drainage Basins

PRE-DEVELOPMENT DRAINAGE BASINS



BASIN 2
SLOPE: 0-3%
FLOW PATH: 1318'

BASIN 3
SLOPE: 0-3%
FLOW PATH: 1258'

BASIN 1
SLOPE: 0-3%
FLOW PATH: 851'

Account:17N02E25D005
General Ownership:PRIVATE
Owner:SJM PRICE
INVESTMENTS LLC
Legal Description:TOWNSHIP 17N
RANGE 2E SECTION 25 LOT D5

**RUNOFF ENTERS SULLIVAN
ROADSIDE DITCH AND
CONTINUES EAST TO DISCHARGE
POINT 1 (DP-1)**

**DP-1
(PEAK FLOW
& VELOCITY)**

Sullivan

Sullivan

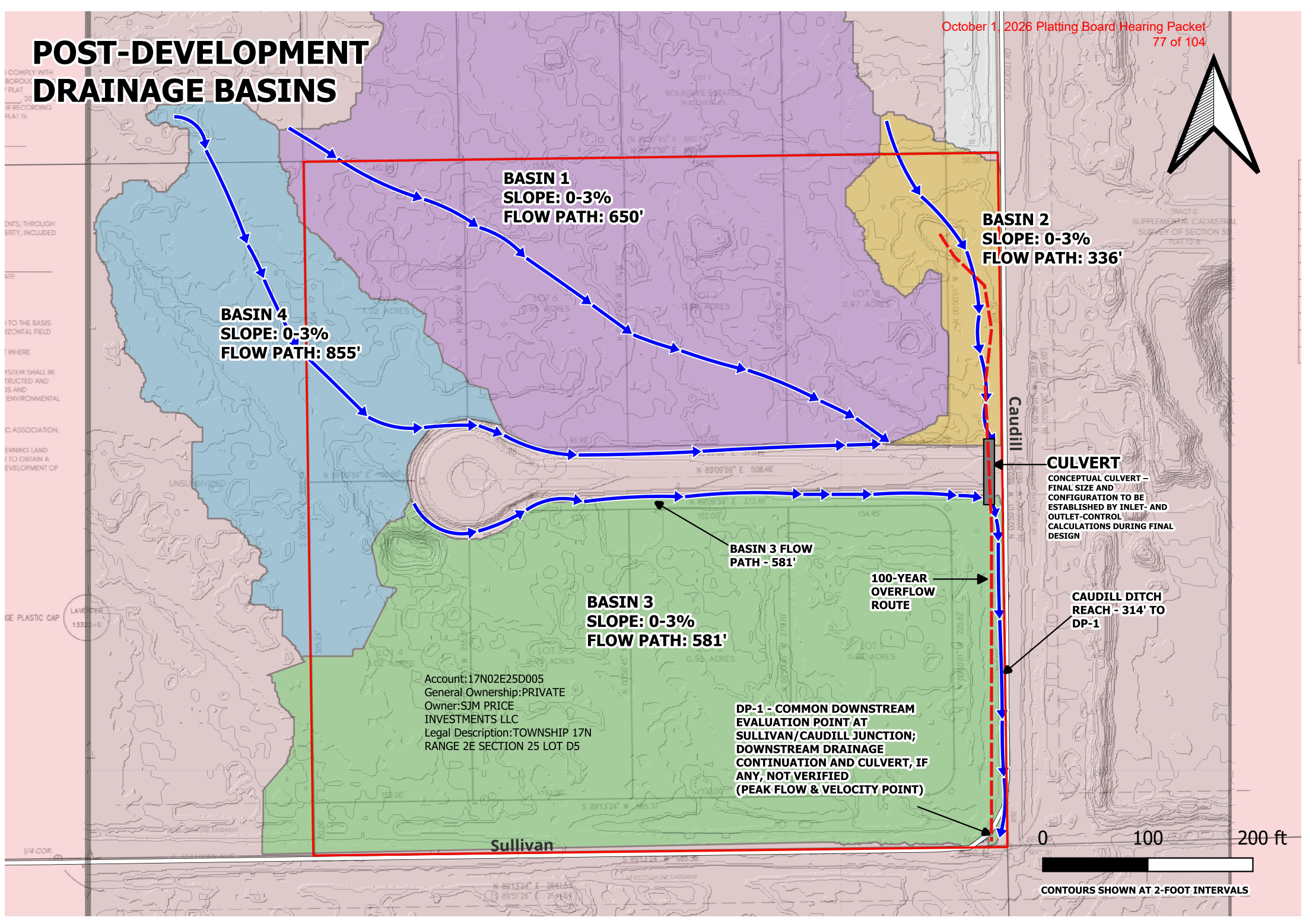
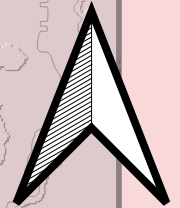
Caudill

FLOW

0 100 200 ft

CONTOURS SHOWN AT 2-FOOT INTERVALS

POST-DEVELOPMENT DRAINAGE BASINS



BASIN 1
SLOPE: 0-3%
FLOW PATH: 650'

BASIN 2
SLOPE: 0-3%
FLOW PATH: 336'

BASIN 4
SLOPE: 0-3%
FLOW PATH: 855'

BASIN 3 FLOW
PATH - 581'

BASIN 3
SLOPE: 0-3%
FLOW PATH: 581'

100-YEAR
OVERFLOW
ROUTE

CULVERT
CONCEPTUAL CULVERT -
FINAL SIZE AND
CONFIGURATION TO BE
ESTABLISHED BY INLET- AND
OUTLET-CONTROL
CALCULATIONS DURING FINAL
DESIGN

CAUDILL DITCH
REACH - 314' TO
DP-1

DP-1 - COMMON DOWNSTREAM
EVALUATION POINT AT
SULLIVAN/CAUDILL JUNCTION;
DOWNSTREAM DRAINAGE
CONTINUATION AND CULVERT, IF
ANY, NOT VERIFIED
(PEAK FLOW & VELOCITY POINT)

Account: 17N02E25D005
General Ownership: PRIVATE
Owner: SJM PRICE
INVESTMENTS LLC
Legal Description: TOWNSHIP 17N
RANGE 2E SECTION 25 LOT D5

0 100 200 ft

CONTOURS SHOWN AT 2-FOOT INTERVALS

Appendix B – Calculations and Data

CONTENTS

- Sample Calculations
- Pre-Development WIN TR55 Calculations
- Post-Development WIN TR55 Calculations

Sample Calculations

NRCS Curve Number Runoff Calculation

Direct-runoff depths and volumes were calculated using the NRCS Curve Number method. Potential maximum retention, initial abstraction, direct-runoff depth, and runoff volume were calculated as follows:

$$S = \frac{1000}{CN} - 10$$

$$I_a = 0.2S$$

When $P > I_a$:

$$Q = \frac{(P - I_a)^2}{P + 0.8S}$$

When $P \leq I_a$:

$$Q = 0$$

$$V = \frac{Q}{12} \times A \times 43,560$$

Where:

- S = potential maximum retention, inches
- I_a = initial abstraction, inches
- P = 24-hour rainfall depth, inches
- Q = direct-runoff depth, inches
- A = drainage area, acres
- V = direct-runoff volume, cubic feet

Sample Calculation — Post-Development Basin 3

Post-development Basin 3 has an area of 5.35 acres and an entered curve number of 44.

$$S = \frac{1000}{44} - 10 = 12.727 \text{ inches}$$

$$I_a = 0.2(12.727) = 2.545 \text{ inches}$$

For the 10-year event, $P = 1.98$ inches. Because $P \leq I_a$, the calculated direct-runoff depth and volume are:

Frosted Ground Engineering Services, LLC

P20260703

$$Q_{10} = 0.0000 \text{ inch}$$

$$V_{10} = 0 \text{ cubic feet}$$

For the 100-year event, $P = 2.95$ inches:

$$Q_{100} = \frac{(2.95 - 2.545)^2}{2.95 + 0.8(12.727)} = 0.01246 \text{ inch}$$

$$V_{100} = \frac{0.01246}{12} \times 5.35 \times 43,560 = 242 \text{ cubic feet}$$

The remaining direct-runoff depths and volumes presented in Tables 5 and 6 were calculated using the same procedure. Calculations were performed using unrounded values, and the reported results were rounded for presentation.

WinTR-55 Current Data Description

--- Identification Data ---

User: DYM Date: 9/2/2026
Project: 4728 S. Caudill Road Units: English
SubTitle: PreDev Areal Units: Acres
State: Alaska
County: Matanuska-Susitna (B)
Filename: C:\Users\USER\OneDrive\Desktop\Drainage Reports\Caudill Road\S_Caudill_pre2.w55

--- Sub-Area Data ---

Name	Description	Reach	Area (ac)	RCN	Tc
Basin1		Outlet	3.36	32	.523
Basin2		Outlet	2.59	32	1.308
Basin3		Outlet	8.69	42	.378

Total area: 14.64 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.36	1.71	1.98	2.36	2.65	2.95	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type I
Dimensionless Unit Hydrograph: <standard>

DYM

4728 S. Caudill Road
PreDev
Matanuska-Susitna (B) County, Alaska

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.36	1.71	1.98	2.36	2.65	2.95	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type I
Dimensionless Unit Hydrograph: <standard>

DYM

4728 S. Caudill Road
PreDev
Matanuska-Susitna (B) County, Alaska

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period		
	2-Yr (cfs)	10-Yr (cfs)	100-Yr (cfs)

SUBAREAS			
Basin1	.00	.00	.00
Basin2	.00	.00	.00
Basin3	.00	.00	.00
REACHES			
OUTLET	.00	.00	.00

DYM

4728 S. Caudill Road
PreDev
Matanuska-Susitna (B) County, Alaska

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow 2-Yr (cfs) (hr)	and Peak Time (hr) by Rainfall Return Period 10-Yr (cfs) (hr)	100-Yr (cfs) (hr)
------------------------------------	------------------------------------	--	-------------------------

SUBAREAS

Basin1	.00 n/a	.00 n/a	.00 n/a
Basin2	.00 n/a	.00 n/a	.00 n/a
Basin3	.00 n/a	.00 n/a	.00 n/a

REACHES

OUTLET	.00	.00	.00
--------	-----	-----	-----

DYM

4728 S. Caudill Road
PreDev
Matanuska-Susitna (B) County, Alaska

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Basin1	3.36	0.523	32	Outlet	
Basin2	2.59	1.308	32	Outlet	
Basin3	8.69	0.378	42	Outlet	
Total Area: 14.64 (ac)					

DYM

4728 S. Caudill Road
PreDev
Matanuska-Susitna (B) County, Alaska

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)

Basin1							
SHEET	100	0.0060	0.150				0.405
SHALLOW	751	0.0120	0.050				0.118
						Time of Concentration	.523
							=====
Basin2							
SHEET	100	0.0060	0.400				0.889
SHALLOW	1218	0.0025	0.050				0.419
						Time of Concentration	1.308
							=====
Basin3							
SHEET	100	0.0060	0.050				0.168
SHALLOW	1158	0.0090	0.050				0.210
						Time of Concentration	.378
							=====

DYM

4728 S. Caudill Road
PreDev
Matanuska-Susitna (B) County, Alaska
Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use		Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Basin1	Woods - grass combination	(good)	A	3.36	32
	Total Area / Weighted Curve Number			3.36	32
				====	==
Basin2	Woods - grass combination	(good)	A	2.59	32
	Total Area / Weighted Curve Number			2.59	32
				====	==
Basin3	Newly graded area (pervious only)		A	2	77
	Woods - grass combination	(good)	A	6.69	32
	Total Area / Weighted Curve Number			8.69	42
				====	==

WinTR-55 Current Data Description

--- Identification Data ---

User: DYM Date: 9/2/2026
Project: 4728 S. Caudill Road Units: English
SubTitle: PostDev Areal Units: Acres
State: Alaska
County: Matanuska-Susitna (B)
Filename: C:\Users\USER\OneDrive\Desktop\Drainage Reports\Caudill Road\S_Caudill_post2.w55

--- Sub-Area Data ---

Name	Description	Reach	Area (ac)	RCN	Tc
Basin1		Caudill	5.61	43	.713
Basin2		Caudill	0.99	32	.643
Basin3		Caudill	5.35	44	.665
Basin4		Caudill	2.69	35	.733

Total area: 14.64 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.36	1.71	1.98	2.36	2.65	2.95	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type I
Dimensionless Unit Hydrograph: <standard>

DYM

4728 S. Caudill Road
PostDev
Matanuska-Susitna (B) County, Alaska

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	-Yr (in)
1.36	1.71	1.98	2.36	2.65	2.95	.0

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type I
Dimensionless Unit Hydrograph: <standard>

DYM

4728 S. Caudill Road
PostDev
Matanuska-Susitna (B) County, Alaska

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period		
	2-Yr (cfs)	10-Yr (cfs)	100-Yr (cfs)

SUBAREAS			
Basin1	.00	.00	.00
Basin2	.00	.00	.00
Basin3	.00	.00	.00
Basin4	.00	.00	.00
REACHES			
Caudill	.00	.00	.00
Down	.00	.00	.00
OUTLET	.00	.00	.00

DYM

4728 S. Caudill Road
PostDev
Matanuska-Susitna (B) County, Alaska

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow 2-Yr (cfs) (hr)	and Peak Time (hr) by Rainfall Return Period 10-Yr (cfs) (hr)	100-Yr (cfs) (hr)
------------------------------------	------------------------------------	--	-------------------------

SUBAREAS

Basin1	.00	.00	.00
	n/a	n/a	n/a

Basin2	.00	.00	.00
	n/a	n/a	n/a

Basin3	.00	.00	.00
	n/a	n/a	n/a

Basin4	.00	.00	.00
	n/a	n/a	n/a

REACHES

Caudill	.00	.00	.00
	n/a	n/a	n/a
Down	.00	.00	.00
	n/a	n/a	n/a

OUTLET	.00	.00	.00
--------	-----	-----	-----

DYM

4728 S. Caudill Road
PostDev
Matanuska-Susitna (B) County, Alaska

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Basin1	5.61	0.713	43	Caudill	
Basin2	.99	0.643	32	Caudill	
Basin3	5.35	0.665	44	Caudill	
Basin4	2.69	0.733	35	Caudill	

Total Area: 14.64 (ac)

DYM

4728 S. Caudill Road
PostDev
Matanuska-Susitna (B) County, Alaska

Reach Summary Table

Reach Identifier	Receiving Reach Identifier	Reach Length (ft)	Routing Method
Caudill	Outlet	314	CHANNEL

DYM

4728 S. Caudill Road
PostDev
Matanuska-Susitna (B) County, Alaska

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)

Basin1							
SHEET	100	0.0060	0.240				0.591
SHALLOW	550	0.0060	0.050				0.122
						Time of Concentration	.713
							=====
Basin2							
SHEET	100	0.0060	0.240				0.591
SHALLOW	236	0.0060	0.050				0.052
						Time of Concentration	.643
							=====
Basin3							
SHEET	100	0.0060	0.240				0.591
CHANNEL	481	0.0100	0.040	1.75	5.16	1.806	0.074
						Time of Concentration	.665
							=====
Basin4							
SHEET	100	0.0060	0.240				0.591
SHALLOW	388	0.0060	0.050				0.086
CHANNEL	367	0.0100	0.040	1.75	5.16	1.820	0.056
						Time of Concentration	.733
							=====

DYM

4728 S. Caudill Road
PostDev
Matanuska-Susitna (B) County, Alaska

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Basin1	User defined urban (Click button or	A	5.61	43
	Total Area / Weighted Curve Number		5.61 ====	43 ==
Basin2	User defined urban (Click button or	A	.99	32
	Total Area / Weighted Curve Number		.99 ===	32 ==
Basin3	User defined urban (Click button or	A	5.35	44
	Total Area / Weighted Curve Number		5.35 =====	44 ==
Basin4	User defined urban (Click button or	A	2.69	35
	Total Area / Weighted Curve Number		2.69 =====	35 ==

DYM

4728 S. Caudill Road
PostDev
Matanuska-Susitna (B) County, Alaska

Reach Channel Rating Details

Reach Identifier	Reach Length (ft)	Reach Manning's n	Friction Slope (ft/ft)	Bottom Width (ft)	Side Slope
Caudill	314	0.04	0.01	2	3 :1

Reach Identifier	Stage (ft)	Flow (cfs)	End Area (sq ft)	Top Width (ft)	Friction Slope (ft/ft)
Caudill	0.0	0.000	0	2	0.01
	0.5	3.161	1.8	5	
	1.0	13.223	5	8	
	2.0	63.040	16	14	
	5.0	586.005	85	32	
	10.0	3431.691	320	62	
	20.0	20880.757	1240	122	

Appendix C – Stormwater Operations & Maintenance Plan

CONTENTS

- Stormwater O&M Plan

Stormwater Operations and Maintenance Plan

4728 S. Caudill Road Subdivision

Prepared for: Shannon Price, SJP Investments

1. Purpose

This Stormwater Operations and Maintenance (O&M) Plan has been prepared for the proposed 4728 S. Caudill Road Subdivision to provide inspection, operation, and maintenance guidance for the stormwater management facilities constructed as part of the subdivision improvements. The purpose of the drainage system is to safely collect, convey, and manage stormwater runoff while preserving existing drainage patterns, minimizing erosion and sedimentation, and protecting downstream properties.

2. Stormwater Facilities

The proposed stormwater management system consists of vegetated roadside drainage swales, project installed roadway and driveway culverts shown on the final plans, and the existing natural drainage corridor. The drainage system functions by conveying runoff through vegetated channels while promoting sediment deposition and infiltration where site conditions permit. The system contains no mechanical or electrical components.

3. Responsible Party

Unless otherwise accepted for maintenance by a public agency, all stormwater drainage facilities should be maintained by the property owner, homeowners' association (HOA), or other legally responsible entity. Maintenance responsibilities should transfer with property ownership unless otherwise established by recorded agreement.

4. Inspection Requirements

The drainage system should be inspected at least annually and following major rainfall events, rapid snowmelt, or spring breakup. Inspections should identify:

- Sediment accumulation
- Erosion or scour
- Standing water
- Blocked or damaged culverts
- Excessive vegetation
- Debris accumulation
- Settlement or other conditions affecting drainage performance

5. Maintenance Activities

Routine maintenance should include:

- Removal of accumulated sediment and debris from roadside swales.
- Inspection and cleaning of the culverts.
- Mowing or trimming vegetation as necessary to maintain flow capacity.
- Repair of localized erosion or settlement.
- Restoration of positive drainage where required.

6. Sediment and Erosion Control

Sediment accumulation within vegetated swales and at the culvert inlet and outlet should be periodically removed to maintain hydraulic capacity. Areas exhibiting erosion should be repaired promptly using vegetation, erosion-control matting, riprap, or other approved stabilization measures, as appropriate.

7. Modifications and Alterations

The drainage swales, culvert, grading, or existing drainage corridor should not be altered, filled, obstructed, or modified in a manner that adversely affects stormwater conveyance without review by a qualified professional engineer and approval from the applicable governing authority, if required.

8. General Notes

This Operations and Maintenance Plan provides general guidance for maintaining the long-term performance of the subdivision drainage system. Maintenance frequency may vary depending on weather conditions, seasonal runoff, sediment loading, and future land use. Proper maintenance is necessary to preserve drainage capacity, minimize erosion, and ensure continued performance of the stormwater management system.

Recommended Maintenance Schedule

Maintenance Item	Recommended Frequency
General visual inspection	Annually and after major storm events
Sediment and debris removal	As needed
Culvert inspection and cleaning	Annually, spring break-up, and after major storm events
Vegetation maintenance	As needed during the growing season
Erosion repair	As needed
Swale regrading or stabilization	As necessary based on observed performance

Cayman Reynolds

From: Permit Center
Sent: Thursday, August 27, 2026 9:07 AM
To: Cayman Reynolds
Subject: RE: Pre-application Prosperity Estates

Other than the fact that they spelled "prosperous" wrong... 😊

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

Any water system, sewer lines, or street lighting placed in the right-of-way shall require a utility permit.

No other comments from Development Services.

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

From: Cayman Reynolds <Cayman.Reynolds@matsugov.us>
Sent: Wednesday, August 26, 2026 3:36 PM
To: Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Code Compliance <Code.Compliance@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Sarah Thomas <Sarah.Thomas@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; msbaddressing <MSBAddressing@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Taunnie Boothby <Taunnie.Boothby@matsu.gov>; Tom Adams <Tom.Adams@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; Planning <MSB.Planning@matsu.gov>; ronjohnson@gci.net; wtaylorYork@gmail.com; bl@raceak.com; janetj@gci.net; 1lindagrace@gmail.com; eig48ak@gmail.com; harrisonmarble@yahoo.com; mitzi.99645@hotmail.com; gnillson@mtaonline.net; jstocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@matsu.gov>
Subject: Pre-application Prosperity Estates

Hello,

The following link is a pre-application request to create 8 lots.

Please ensure all comments have been submitted by September 16, 2026, so they can be incorporated in the pre-application notes packet that will be returned to the petitioner.

☐ Prosperity Estates

Cayman Reynolds

From: Tammy Simmons
Sent: Wednesday, September 2, 2026 9:56 AM
To: Cayman Reynolds
Cc: Brad Sworts; Jamie Taylor; Wheeler Nevels; Tammy Simmons
Subject: RE: RFC Prosperity Estates CR

Hello Cayman,

Thank you for the updated map. PD&E has no further comments.

PD&E Review Team

From: Cayman Reynolds <Cayman.Reynolds@matsu.gov>
Sent: Wednesday, September 2, 2026 8:33 AM
To: Tammy Simmons <Tammy.Simmons@matsu.gov>
Cc: Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>
Subject: RE: RFC Prosperity Estates CR

Hello,

The soils report has been updated with a test hole map.

Thank you,



Cayman Reynolds
Platting Division
Platting Technician

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

From: Tammy Simmons <Tammy.Simmons@matsu.gov>
Sent: Tuesday, September 1, 2026 4:08 PM
To: Cayman Reynolds <Cayman.Reynolds@matsu.gov>
Cc: Brad Sworts <Brad.Sworts@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>
Subject: RE: RFC Prosperity Estates CR

Hello Cayman,

EXHIBIT G-1

Please provide a legible test hole location map. The fence and any other encroachments located in the dedicated right of way shall be removed.

Thank you.

PD&E Review Group

From: Cayman Reynolds <Cayman.Reynolds@matsu.gov>

Sent: Wednesday, August 26, 2026 3:46 PM

To: Alex Strawn <Alex.Strawn@matsu.gov>; Amie Jacobs <Amie.Jacobs@matsu.gov>; Brad Sworts <Brad.Sworts@matsu.gov>; Brian Davis <Brian.Davis@matsu.gov>; Christina Sands <Christina.Sands@matsu.gov>; Code Compliance <Code.Compliance@matsu.gov>; Fire Code <Fire.Code@matsu.gov>; Tyler Young <Tyler.Young@matsu.gov>; Jamie Taylor <Jamie.Taylor@matsu.gov>; Katrina Kline <katrina.kline@matsu.gov>; Sarah Thomas <Sarah.Thomas@matsu.gov>; MSB Farmers <MSB.Farmers@matsu.gov>; msbaddressing <MSBAddressing@matsu.gov>; Permit Center <Permit.Center@matsu.gov>; Tammy Simmons <Tammy.Simmons@matsu.gov>; Taunnie Boothby <Taunnie.Boothby@matsu.gov>; Tom Adams <Tom.Adams@matsu.gov>; Wheeler Nevels <Wheeler.Nevels@matsu.gov>; Planning <MSB.Planning@matsu.gov>; ronjohnson@gci.net; wtaylorork@gmail.com; bl@raceak.com; janetj@gci.net; 1lindagrace@gmail.com; eig48ak@gmail.com; harrisonmarble@yahoo.com; mitzi.99645@hotmail.com; gnilsson@mtaonline.net; istocker@mtaonline.net; lucykleeb@hotmail.com; kmk@matnet.com; Michael Bowles <Michael.Bowles@matsu.gov>

Subject: RFC Prosperity Estates CR

Hello,

Please disregard previous Prosperity Estates email. The following link is a request for comments for the proposed Prosperity Estates Subdivision.

Please ensure all comments have been submitted by September 16, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing.

☐ [Prosperity Estates](#)

Feel free to contact me if you have any questions.

Thank you,



Cayman Reynolds
Platting Division
Platting Technician

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

EXHIBIT G-2

Cayman Reynolds

From: Holly Sparrow <hsparrow@mtasolutions.com>
Sent: Friday, September 18, 2026 10:01 AM
To: Cayman Reynolds
Subject: RE: RFC Prosperity Estates CR

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

Good morning,

MTA would like to request a 15' utility easement along both sides of Prosperous Way and around the culdesac.

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: Cayman Reynolds <Cayman.Reynolds@matsu.gov>
Sent: Thursday, September 17, 2026 2:57 PM
To: Land Management <Land.Management@matsu.gov>; Jillian Morrissey <Jillian.Morrissey@matsu.gov>; eric.r.schuler@usps.gov; matthew.a.carey@usps.gov; mearow@mea.coop; Right of Way Dept. <row@mtasolutions.com>; andrew.fraiser@enstarnaturalgas.com; row@enstarnaturalgas.com; OSP Design Group <ospdesign@gci.com>; Myers, Sarah E E (DFG) <sarah.myers@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>
Subject: RFC Prosperity Estates CR

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

Hello,

The following link is a request for comments for the proposed Prosperity Estates Subdivision. Please ensure all comments have been submitted by September 25, 2026, so they can be incorporated in the staff report packet that will be presented during the public hearing. This is outside of Platting's usual operating procedures. Platting would appreciate an expedited response.

☐ [Prosperity Estates](#)

EXHIBIT H

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.

REPRESENTATIVE? _____ 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: _____

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:

- ALL BEARINGS SHOWN ARE TRUE BEARINGS SHOWN AS ORIENTED TO THE BASIS OF BEARING AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCE.
- RECORD DIMENSIONS () ON THIS PLAT ARE FROM XXXXX EXCEPT WHERE OTHERWISE NOTED.
- 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
- EASEMENTS NOT DEPICTED ON THIS PLAT:
 - A BLANKET EASEMENT WAS GRANTED TO MATANUSKA ELECTRIC ASSOCIATION, INC, RECORDED ON X, IN BOOK X AT PAGE X.
- 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.

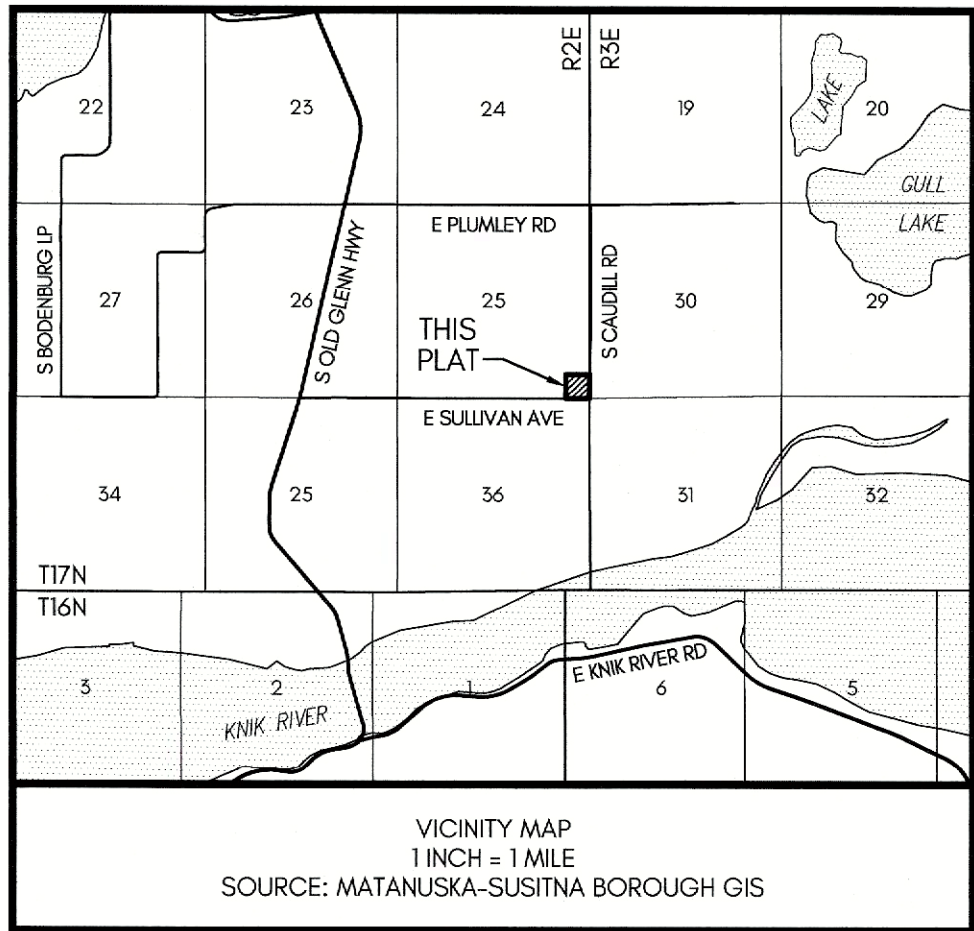
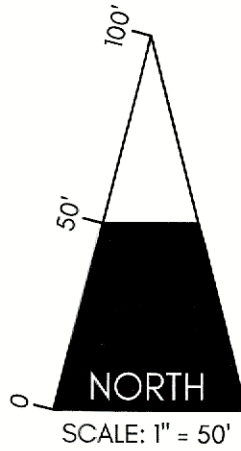
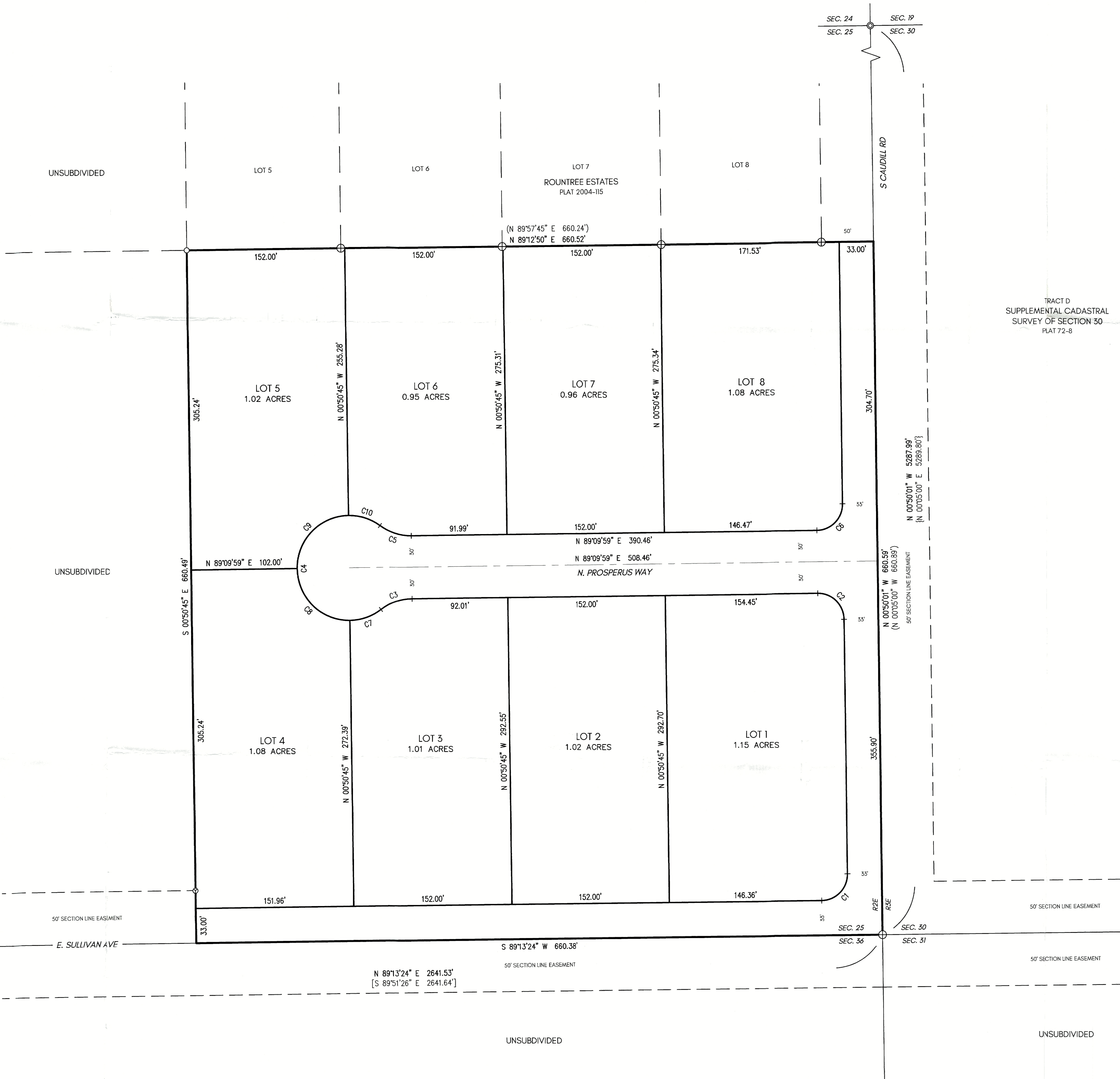
LEGEND

- ⊕ FOUND 2-1/2" BRASS MONUMENT
- ⊕ FOUND ALUMINUM CAP
- ⊙ FOUND IRON PIPE
- FOUND 1/2" REBAR
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP
- SURVEYED
- - - UNSURVEYED

N 89°59'09" E 670.00' MEASURED
(N 89°59'00" E 670.00') RECORD DATA PER PLAT 2004-115
[N 89°59'00" E 670.00'] RECORD DATA PER PLAT 99-9
{N 89°59'00" E 670.00'} RECORD DATA PER PLAT 72-8

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



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.29'	90°03'25"	25.02'	S 44°11'41" W	35.37'
C2	25.00'	39.27'	90°00'00"	25.00'	S 45°50'01" E	35.36'
C3	50.00'	32.18'	36°52'12"	16.67'	S 70°43'53" W	31.62'
C4	50.00'	221.43'	253°44'23"	66.67'	S 00°50'01" E	80.00'
C5	50.00'	32.18'	36°52'12"	16.67'	S 72°23'55" E	31.62'
C6	25.00'	39.27'	90°00'00"	25.00'	N 44°09'59" E	35.36'
C7	50.00'	32.16'	36°51'27"	16.66'	N 70°43'31" E	31.61'
C8	50.00'	78.55'	90°00'45"	50.01'	S 45°50'23" E	70.72'
C9	50.00'	78.53'	89°59'15"	49.99'	S 44°09'37" W	70.70'
C10	50.00'	32.19'	36°52'56"	16.67'	N 72°24'17" W	31.63'

RECEIVED
AUG 13 2026
PLATTING

PLAT OF
PROSPERITY ESTATES
A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 25, TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN
SE1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA
CONTAINING 10.01 ACRES, MORE OR LESS.

LAVENDER
SURVEY & MAPPING
203 S. COBB STREET, PALMER, AK 99645
DAYNALAVENDERSURVEY.COM (907)301-5177 COA#226083

DRAWN BY: SPK GRID: PA14 FB: 2026-5 DATE: 8/13/2026
CHECKED BY: DMR FILE: 26-193 SCALE: 1" = 50' SHEET: 1 OF 1